



FOUR SEAGOVILLE FOUR PLEXES

SEAGOVILLE, TX



OFFERING MEMORANDUM

FOUR SEAGOVILLE FOUR PLEXES

SEAGOVILLE, TX

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CONFIDENTIALITY AGREEMENT

FOUR SEAGOVILLE FOUR PLEXES

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FOUR PLEXES

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PRICING & FINANCIAL ANALYSIS

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Offering Summary



Price		\$1,000,000
Down Payment	20%	\$200,000
Price/Unit		\$62,500
Price/SF		\$57.47
Number of Units		16
Rentable Square Feet		17,400
Number of Buildings		4
Number of Stories		2
Year Built		1985
Lot Size (acres)		1.115

Vital Data

CAP Rate – Current		8.56%
GRM – current		8.16
Net Operating Income – Current		\$85,565
Net Cash Flow After Debt Service – Current	22.8%	\$28,008
CAP Rate – Pro Forma		9.60%
GRM – Pro Forma		7.52
Net Operating Income – Pro Forma		\$96,041
Net Cash Flow After Debt Service – Pro forma	28.9%	\$38,484

PRICING & FINANCIAL ANALYSIS

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Financing



EXISTING FINANCING

Loan Type Term Fixed Rate

PROPOSED FINANCING

FIRST TRUST DEED

Loan Amount \$800,000

Loan Type Conventional

Interest Rate 6.00%

Amortization 30 Years

Loan to Value 80%

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Unit Mix

No. of Units	Unit Type	Approx. Square Feet	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
4	2 Bedroom 1 Bath	3,600	\$2,525	\$0.70	\$2,525	\$2,780	\$0.77	\$2,780
12	3 Bedroom 2 Bath	13,800	\$8,390	\$0.61	\$8,390	\$9,540	\$0.69	\$9,540
16	TOTAL				\$10,915			\$12,320



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INCOME & EXPENSES

PRICING & FINANCIAL ANALYSIS

Total Number of Units:	16
Total Rentable Area	17,400 SF

INCOME	CURRENT	PER UNIT	PRO FORMA	PER UNIT
EFFECTIVE GROSS INCOME	\$ 122,580	\$ 7,661	\$133,056	\$ 8,316
Real Estate Taxes	\$ 15,815	\$ 988	\$ 15,815	\$ 988
Insurance	8,000	500	8,000	500
Repairs & Maintenance	4,800	300	4,800	300
Utilities	8,400	525	8,400	525
Total Expenses	\$37,015	\$2,313	\$37,015	\$2,313
Expenses				
As % of EGI	30.2%		27.8%	
Per Square Foot	\$2.13		\$2.13	
NET OPERATING INCOME	\$85,565	\$5,348	\$96,041	\$6,003

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PRICING & FINANCIAL ANALYSIS

Financial Overview

Location

1318,1320,1322,1324 Bluffview

Seagoville, TX 75159

Price	\$1,000,000
Down Payment	20% \$200,000
Number of Tenants	16
Price/Unit	\$62,500
Rentable Square Feet	17,400
Price/SF	\$57.47
CAP Rate - Current	8.56%
CAP Rate - Pro Forma	9.60%
GRM - Current	8.16
GRM - Pro Forma	7.52
Year Built	1985
Lot Size	1.115 acres
Type of Ownership	Fee Simple

Financing

First Trust Deed

Loan Amount	\$800,000
Loan Type	Conventional
Interest Rate	6.0%
Amortization	30 Years
Loan to Value	80%

Loan information is time sensitive and subject to change. Contact your local Genesis Realty Group representative.

ANNUALIZED OPERATING DATA

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$130,980	\$147,840
Gross Potential Income	\$130,980	\$130,980
Effective Gross Income	\$122,580	\$133,056
Less: Expenses	37,015	37,015
Net Operating Income	\$ 85,565	\$ 96,041
Debt Service	57,557	57,557
Net Cash Flow After Debt Svc	\$ 28,008	\$ 38,484
Principal Reduction	9,557	9,557
Total Return	\$37,565 18.78%	\$48,041 24.02%

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PROPERTY DESCRIPTION

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FOUR SEAGOVILLE FOUR PLEXES

SEAGOVILLE, TX

PROPERTY DESCRIPTION

Investment Overview



Investment

Highlights

New Roofs - September 2010

New Exterior Paint - October 2010

Potential to Adjust Rents to Market

Close Proximity to Beardon Park

*Close Proximity to Major Retail
And Schools*

Totaling approximately 1,150 square feet, twelve of these duplexes feature three bedrooms and two full bathrooms. The first floor includes the main living area with rich dark wood cabinets and ceramic tile in the kitchen and bathroom. It also has 1 bedroom and 1 bath. The second story has 2 bedrooms and 1 bath. The units are all electric and include a stove/oven, built-in dishwasher, refrigerator and full-size washer/dryer connections.

The duplexes have new roofs that were replaced in September and October of 2010. The exterior of all the duplexes were repainted in October and November of 2010. These duplexes have been very well maintained.

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PROPERTY DESCRIPTION

Investment Overview



More than 150,000 people live in the greater Mesquite/Seagoville area, making it the eighteenth-largest city in Texas and the 174th-largest in the United States. The city is 15 miles

southeast of downtown Dallas. While having all the conveniences of the metroplex, Seagoville/Mesquite offers a comfortable, hometown atmosphere.

The Seagoville/Mesquite area has many large employers such as United Parcel Service that employs 3,000, Dallas Regional Medical Center that employs 1,150, City of Mesquite that employs 1,054, and Sears that employs 450.

There are two colleges in the area that service the Seagoville/Mesquite area which are Eastfield College and Texas A&M University-Commerce. Eastfield College is part of the Dallas County Community College District and offers undergraduate degrees and continuing education credit. Texas A&M University-Commerce offers graduate level courses and various degrees.

Lake Ray Hubbard, a 22,000-acre lake that borders the southeastern part of the district, is popular for fishing and boating. Harbor Point, a development anchored by a Bass Pro Shop location, is on Interstate 30 within district boundaries. Several private and municipal golf courses are located in the Garland, Rowlett and Sachse communities.

The Dallas/Fort Worth area offers a full spectrum of professional sports franchises and facilities, including baseball, football, basketball, hockey, soccer, and a motor speedway. Musical venues range from intimate clubs to huge concert halls and arenas. The area also offers a variety of museums, amusement parks, and weekend events.

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Property Summary



PROPERTY DESCRIPTION

THE OFFERING

Property	Four Seagoville Four Plexes
Property	1318,1320,1322,1324 Bluffview Seagoville, TX 75159

SITE DESCRIPTION

Number of Units	16
Number of Buildings	4
Number of Stories	2
Year Built	1985
Rentable Square Feet	17,400
Lot Size	1.115 acres
Type of Ownership	Fee Simple
Parking	Concrete Drive
Landscaping	Mature Trees & Shrubs
Topography	Flat

UTILITIES

Water	Owner Pays
Phone	Tenant Pays
Electric	Tenant Pays

CONSTRUCTION

Foundation	Concrete Slab
Framing	Wooden
Exterior	Brick
Parking Surface	Concrete
Roof	Pitched Composition

MECHANICAL

HVAC	Individual
Wiring	Copper
Fire Protection	Smoke Detectors

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Amenities



COMMON AREA AMENITIES

Secure Mailboxes

Concrete Driveway

Well-Manicured Grounds

PROPERTY DESCRIPTION

UNIT AMENITIES

New Roofs & Exterior Paint

Dishwasher and Disposal

Free Standing Stove/Oven

Frost-Free Refrigerator

Full Size Washer/Dryer Connections



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Property Photos



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Property Photos



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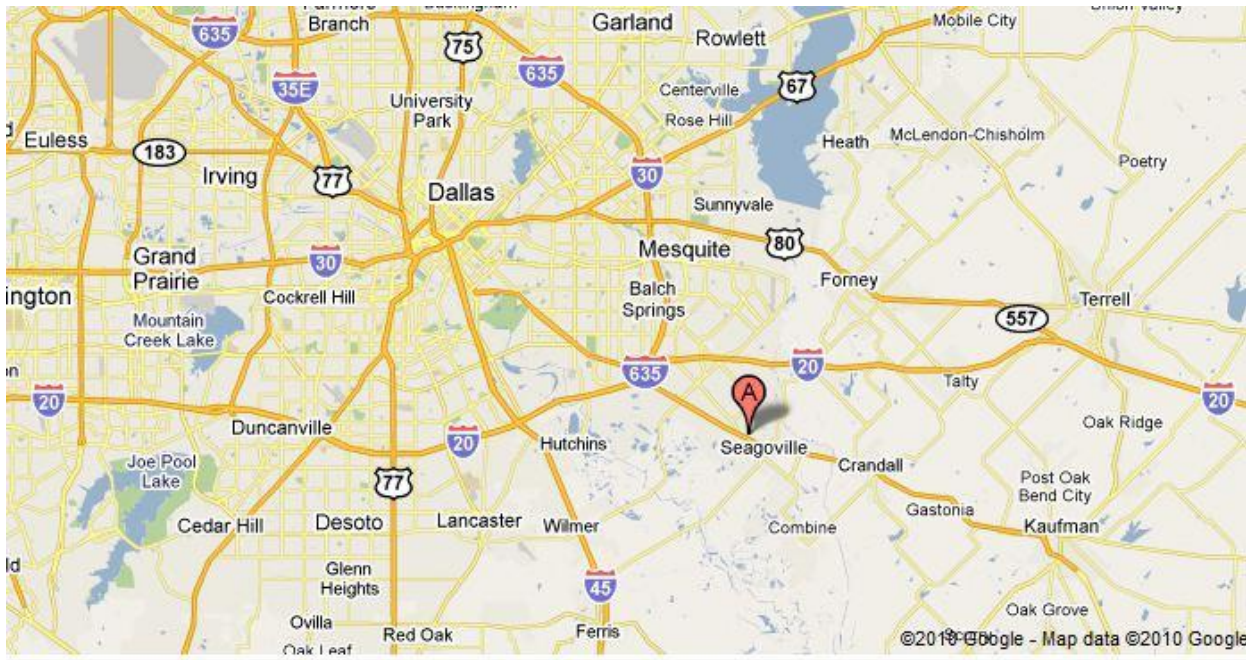
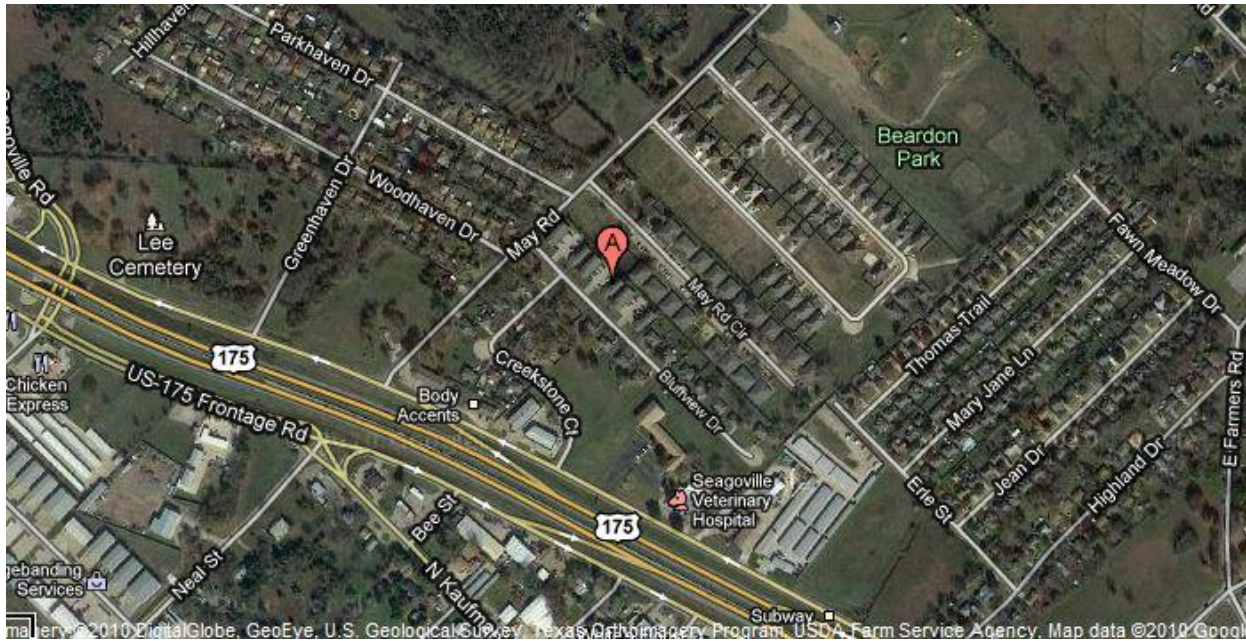


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MARKET OVERVIEW

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Dallas–Fort Worth

MARKET HIGHLIGHTS

High Population Growth

- Dallas/Fort Worth's population has grown at more than twice the national rate for 13 consecutive years.

Heavy Concentration of Headquarters

- The Metroplex is home to 24 fortune 500 companies and many regional headquarters.

Productivity

- Dallas/Fort Worth comprises 27 percent of the state's labor force, 28 percent of total wages and 33 percent of total GDP.

High Median Household Income

- The median household income in Dallas/Fort Worth is 7 percent higher than the United States' median.

Geography

The largest MSA in the South and fourth in the nation, Dallas/Fort Worth is located in the plains of North Texas. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating the two metropolises. Interstates 20,30,35 and 45 penetrate the MSA, connecting it total regions of the country. Superior growth along these routes has pushed the boundaries of the MSA in all directions, consuming almost 9,300 square miles.



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Dallas–Fort Worth METRO

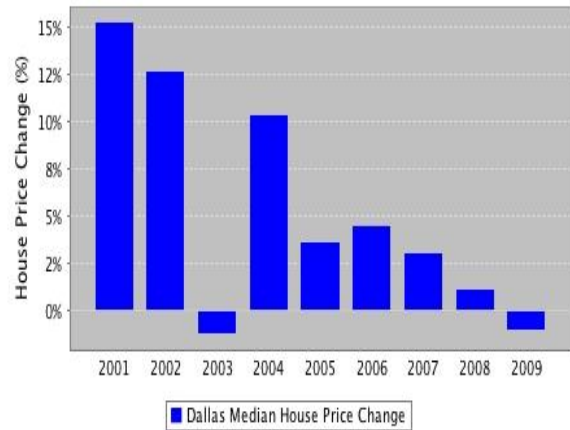
The Dallas/Fort Worth metropolitan statistical area is comprised of 12 counties. The region has had tremendous growth during the past five years, rising 2.3 percent, or 120,000 residents annually. The MSA contains three of the nation's top 25 counties in terms of population growth during the 1990s, including Dallas (No. 8), Tarrant (No. 13) and Collin (No. 19). Dallas and Tarrant counties accounted for more than 50 percent of the growth.

INFRASTRUCTURE

The region's transportation network continues to evolve to meet the needs of a growing populace. Traffic congestion has increased over the years, but metro-area civic leaders are taking proactive steps to improve mobility. Additional toll way miles are planned, including the Trinity Parkway in Dallas and the extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties.

The business community has easy connections to major commercial centers around the globe via Dallas–Fort Worth International Airport, home to American Airlines, Dallas Love Field, home to Southwest Airlines. The metroplex's strategic location on Interstate 35, the NAFTA Superhighway, ensures the region's status as a nation distribution hub.

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MARKET OVERVIEW

Largest Counties: Dallas/Fort Worth MSA

Dallas	2,382,900	Denton	577,100
Tarrant	1,653,300	Johnson	151,700
Collin	692,600	Ellis	137,500

One international airport

- Dallas–Fort Worth International Airport
- Home to American Airlines

One regional Airport

- Dallas Love Field
- Home to Southwest Airlines

13 other airports

Four interstate freeways

- I-20, I-30, I-35 and I-45

Nine railroads

Dallas–Fort Worth is:

- 263 miles from Houston (port facilities)
- 451 miles from Mexico (Nuevo Laredo)
- 992 miles from Chicago



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Summary Report

Geography:

Population

In 2007, the population in your selected geography is 124,523. The current population is 48.19% male and 51.81% female. The median age of the population in your area is 32, compare this to the US average which is 36.7. The population density in your area is 2,868.1 people per square mile.

Households

There are currently 43,926 households in your selected geography. The average household size in your area is 2.82 persons. The housing density in your area is 1,065.2 households per square mile. There are 32,900 families in your selected area.

Income

In 2007, the median household income for your selected geography is \$50,424, compare this to the US average which is currently \$51,680.

The current year per capita income in your area is \$20,890, compare this to the US average, which is \$25,232. The current year median family income in your area is \$56,357, compare this to the US average which is \$65,273.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 73.54% White, 13.32% Black, 0.60% Native American and 3.80% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 15.66% of the current year population in your selected area. Compare this to the US average of 15.07%.

Housing

The median housing value in your area was \$114,500 in 2008, compare this to the Texas average of \$126,800 for the same year. In 2008, there were 28,882 owner occupied housing units in your area and there were 15,195 renter occupied housing units in your area. The median rent at the time was \$705.

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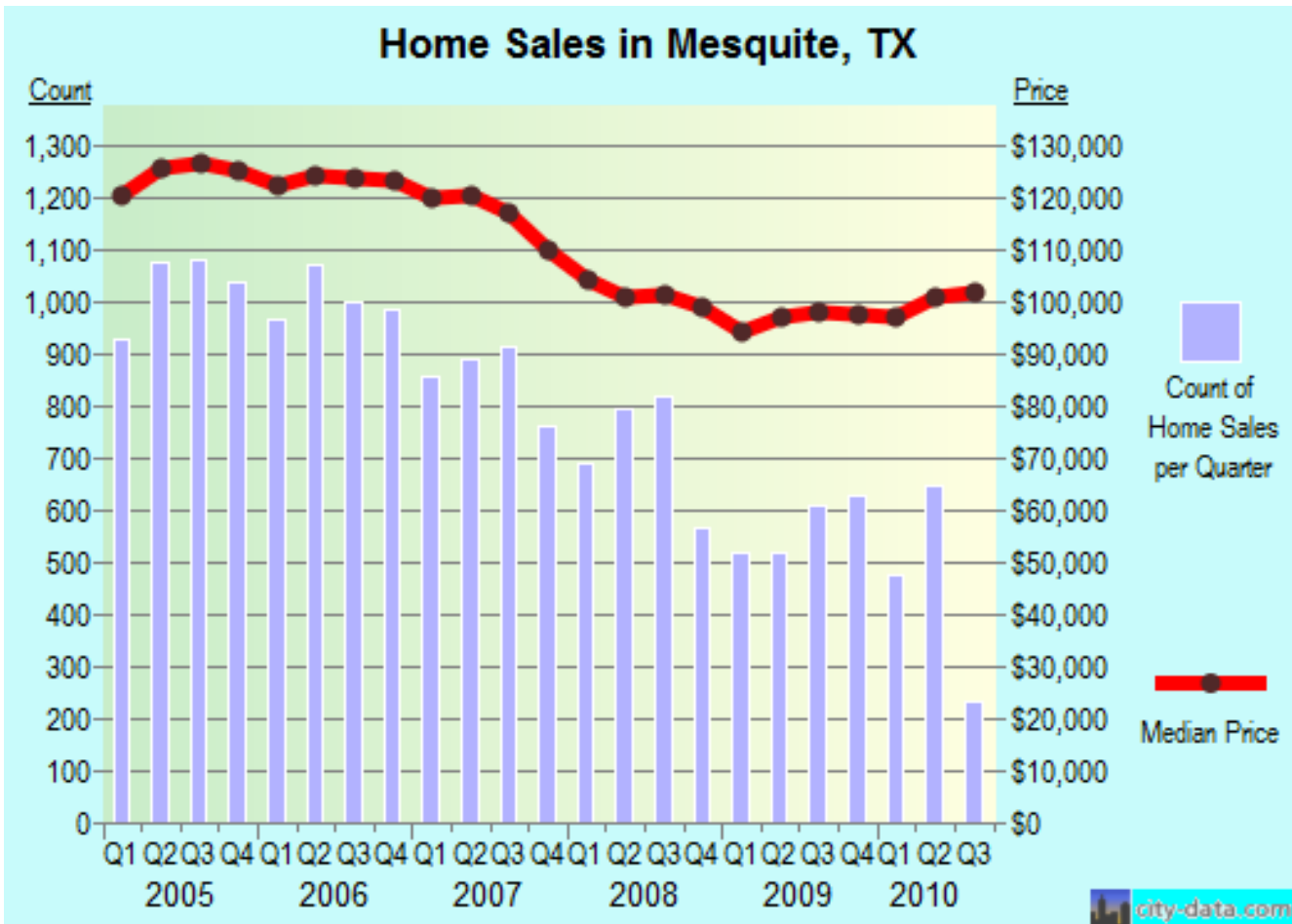


Summary Report Continued

Employment

In 2008, there are 64,561 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 62.1% of employees are employed in white-collar occupations in the area and 37.9 are employed in blue-collar occupations. In 2009, unemployment in this area is 8.6%. In 2000, the median time traveled to work was 29.1 minutes.

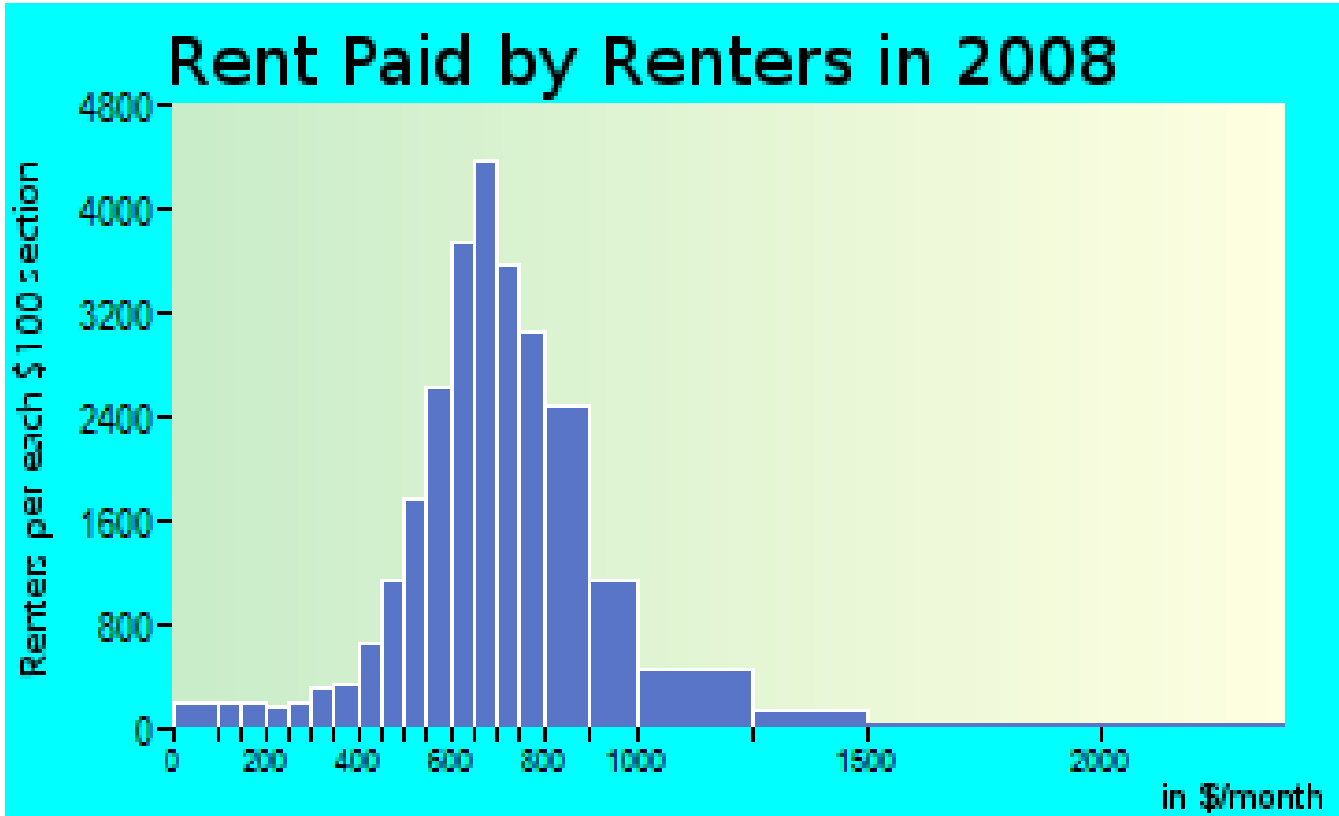
Housing Sales



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Rental Market



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Income Distribution



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OFFERING MEMORANDUM

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