

Riverside Gardens - Offering Memorandum

Investment Highlights

Offering Price: \$20,000,000

Total Units: 120 units

Year Built: 2005

In-Place Occupancy: 94% occupancy

Net Operating Income: \$1,148,000

Riverside Gardens is a 120-unit multifamily community located in Dallas, TX. Stabilized asset whose T12 insurance line is materially below market for the vintage and

Rent Roll Summary

Unit Type	Count	Avg SqFt	Market Rent
1BR/1BA	54	700	1600
2BR/2BA	66	1020	2200

Offering Notes

Insurance expense reflects the seller's legacy master policy and may not be assumable.

Buyer should obtain a fresh insurance quote during due diligence.