



8360 SPRING VALLEY RD.

DALLAS, TX | MULTIFAMILY FOR SALE

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SPRING VALLEY RD.

PROPERTY INFORMATION



SIZE:

Land: \pm 2.12 AC
Building: \pm 38,800 SF
Units: 50



TRAFFIC COUNTS:

I-75: 272,647 VPD
I-635: 308,496 VPD



ZONING:

MF - 2(A)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	28,239	150,740	398,650
% Proj Growth 2023-2028	0.22%	0.0%	0.31%
2023 Average HH Income	\$79,008	\$110,000	\$114,768
2023 Median HH Income	\$53,381	\$65,682	\$68,272

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Davidson & Bogel Real Estate, LLC 2024

PROPERTY DETAILS

CASA DE ARROYO
8360 SPRING VALLEY RD.
DALLAS, TX 75240



50
UNITS



2.12
LOT SIZE (AC)



38,800
RENTABLE SF

YEAR BUILT
1968/2006

TYPE OF OWNERSHIP
FEE SIMPLE

PARCEL NUMBER
776000000000

PROPERTY INFORMATION

BUILDINGS	4
STORIES	2
AVERAGE UNIT SIZE	776 SF
OCCUPANCY	74.0%
AVERAGE IN-PLACE RENT	\$1,449.68
AVERAGE RENT/SF	\$1.87
PARKING	89

CONSTRUCTION

FRAMING	WOOD
EXTERIOR	STUCKO & WOOD
ROOF	PITCHED/WOOD
WINDOWS	DOUBLE PANE

MECHANICS

HEATING	CENTRAL HEAT
AIR CONDITIONING	CENTRAL AC

UTILITIES

UTILITY SERVICE	POWER SERVICE	PAID BY	METER TYPE
HEAT	ELECTRIC	TENANT	INDIVIDUAL
COOKING	ELECTRIC	TENANT	INDIVIDUAL
HOT WATER	GAS	PROPERTY	INDIVIDUAL
AIR CONDITIONING	ELECTRIC	TENANT	INDIVIDUAL
WATER/SEWER	-	PROPERTY	INDIVIDUAL

TAXES

TAX YEAR	TOTAL ASSESSED VALUE	TAX RATE	TAXES PAID
2023*	\$4,250,000	2.424%	\$103,021.96
2022	\$3,500,000	2.640%	\$992,400.00

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CASA DE ARROYO

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PROPERTY OVERVIEW	
UNITS	50
OCCUPANCY (06/23)	74.0%
YEAR BUILT	1968

UNIT TYPE	# OF UNITS	AVG. SF	IN-PLACE RENT	EFFECTIVE RENT/SF
A1 - 1 BDR / 1BA	22	640	\$1,312.00	\$2.05
B1 - 2BDR / 1 BA	16	840	\$1478.40	\$1.76
B2 - 2BDR / 2 BA	12	940	\$1663.80	\$1.77

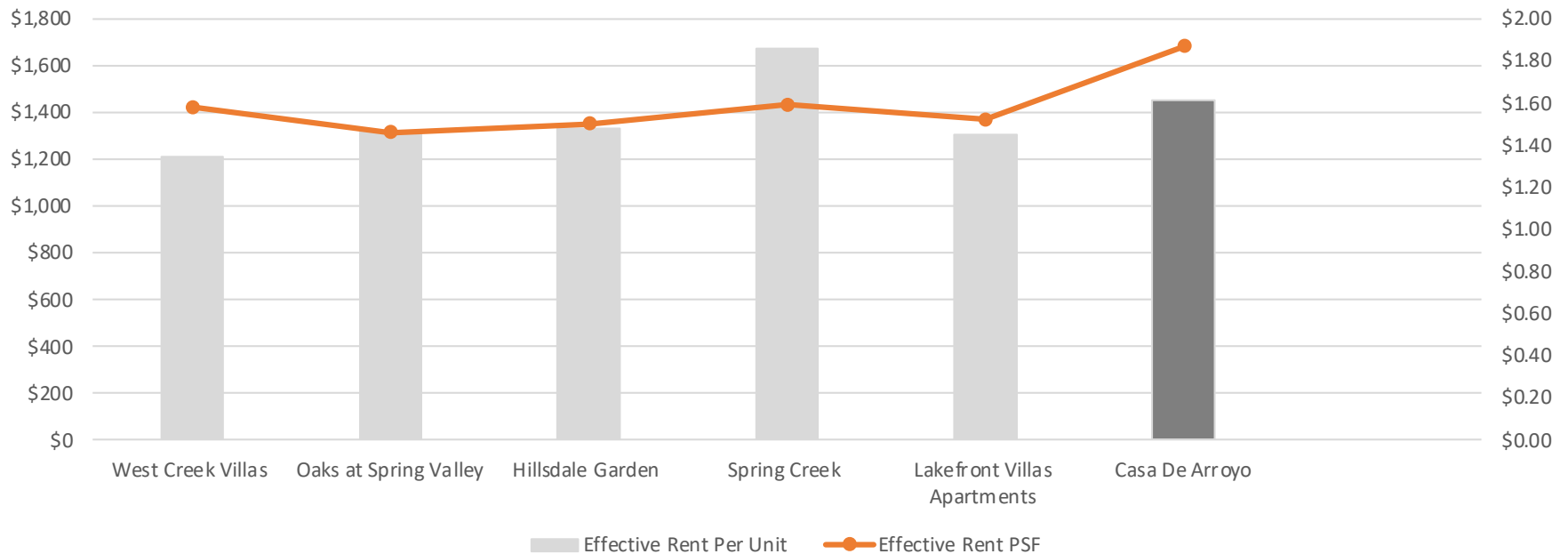


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RENT COMPARABLES MATRIX

	PROPERTY	UNITS	YEAR BUILT	AVG. SF	ASKING RENT PER UNIT	ASKING RENT PER SF	OCC. RATE	DIST. TO SUBJECT (MILES)
1	WEST CREEK VILLAS	54	1979	847	\$1,208	\$1.58	100%	0.15
2	OAKS AT SPRING VALLEY	56	1962	977	\$1,327	\$1.46	80.4%	0.45
3	HILLSDALE GARDEN	72	1971	1095	\$1,331	\$1.50	98.6%	0.43
4	SPRING CREEK	72	1978	989	\$1,671	\$1.59	94.4%	1.02
5	LAKEFRONT VILLAS APARTMENTS	105	1968	875	\$1,303	\$1.52	94.3%	0.65
	CASA DE ARROYO*	50	1968	822	\$1,450	\$1.87	74.0%	-
				934	\$1,382	\$1.59	90.3%	

*SUBJECT PROPERTY EFFECTIVE RENT

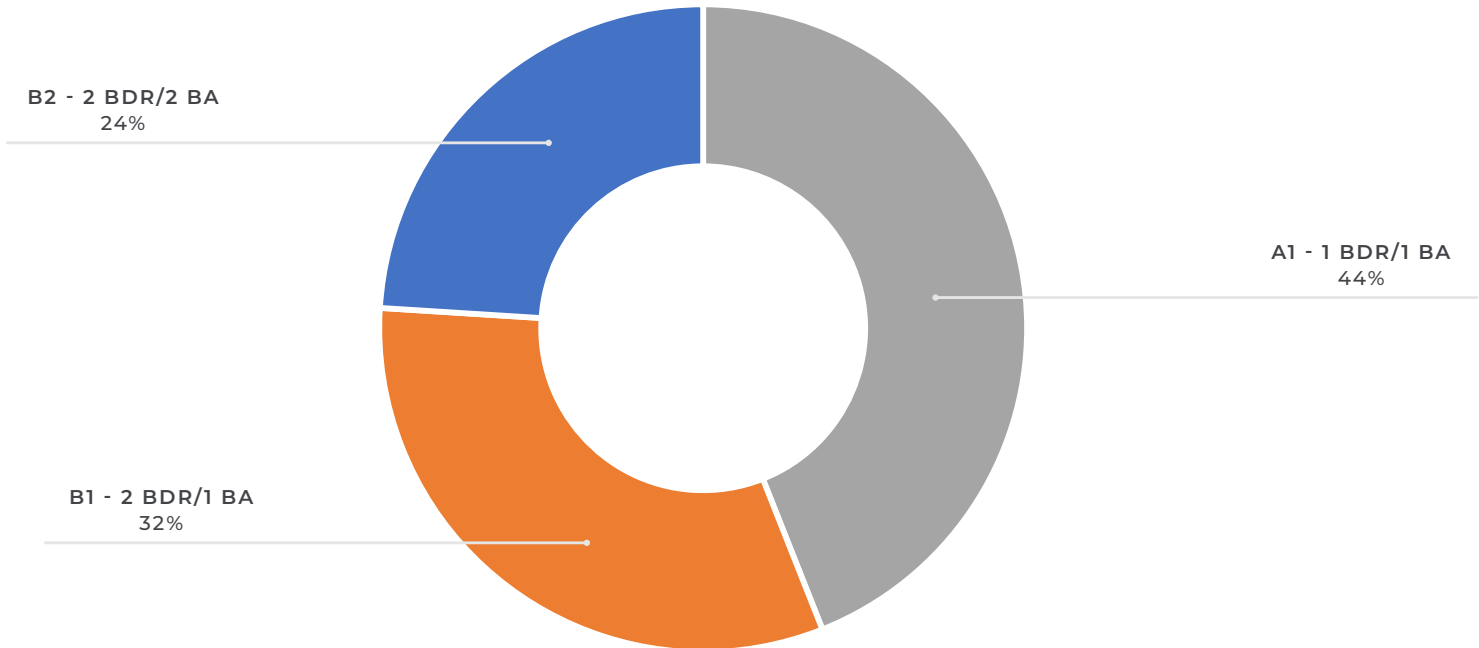


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8360 SPRING VALLEY RD. UNIT MIX

UNIT MIX SUMMARY

UNIT TYPE	NO. OF UNITS	RENTABLE SF	TOTAL RENTABLE SF	*BASED ON OCCUPANCY	*BASED ON OCCUPANCY	*BASED ON OCCUPANCY	MARKET RENT/UNIT	MARKET RENT/SF	TOTAL MARKET RENT POTENTIAL
				EFFECTIVE RENT/OCC. UNIT	EFFECTIVE RENT/SF	TOTAL EFFECTIVE RENT			
A1 - 1 BDR/1 BA	22	640	14,080	\$1,312.00	\$2.05	\$ 17,056.00	\$1,004.80	\$1.57	\$22,105.60
B1 - 2 BDR/1 BA	16	840	13,440	\$1,478.40	\$1.76	\$23,654.00	\$1,125.95	\$1.57	\$21,100.80
B2 - 2 BDR/2 BA	12	940	11,280	\$1,663.80	\$1.77	\$13,310.00	\$1,475.80	\$1.57	\$17,709.60
TOTALS/WTD. AVERAGES	51	776	38,800	\$1,449.68	\$1.87	\$54,020.40	\$1,218.32	\$1.57	\$60,916.00



DOWNTOWN

DRONE PHOTOS

PROPERTY HIGHLIGHTS

- 1 .1 MILES NORTH OF CAROLYN G BUKHAIR ELEMENTARY SCHOOL
- 2 1 MILE SOUTH OF RICHARDSON HIGH SCHOOL
- 3 .5 MILES WEST OF STUDIO MOVIE GRILL
- 4 .4 MILES WEST OF WALMART
- 5 1 MILE SOUTH OF COTTONWOOD PARK

D || B

SPRING VALLEY RD.

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SUBMARKET OVERVIEW

This amicable neighborhood located in far North Dallas is known for its family-friendly atmosphere. The area is filled with charming playgrounds, parks and walking trails accompanied by well desired shops and restaurants. With easy access to highway 75 and Interstate 635, you will find yourself within twenty minutes to Downtown Dallas followed by a quick drive to Carrollton or Richardson.

PARKS & RECREATION

This community is made up of various trails and parks for residents to take advantage of. Within one mile, one may find themselves strolling through Valley View Park along White Rock Creek or enjoying a tennis match at Cottonwood Park. The North Dallas submarket is attractive for the workforce community to work, live and play.



DALLAS MARKET OVERVIEW

Dallas/Fort Worth (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. DFW is the largest urban agglomeration in Texas and the fourth largest in the United States spanning an area of 9,286 square miles with a population of approximately 7.1 million people. By the year 2030, it is projected that over 10.5 million people will be living in DFW according to the Dallas Regional Chamber.

DFW is connected to the world by the nation's fourth busiest airport and is served by 55 international flights. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were its own state it would be the 9th largest in the Nation and 23rd largest country in the World.

20
3.51 Million
34.20%
33
157
96

Fortune 500 Companies Headquartered in DFW
People in the DFW Workforce
Of the Population 25 & Older Have a Bachelor's Degree or Higher
Colleges & Universities
Public School Districts
Public Charter Schools

#1 **#2** **#1** **#1**

Best States For Growth
- U.S. News

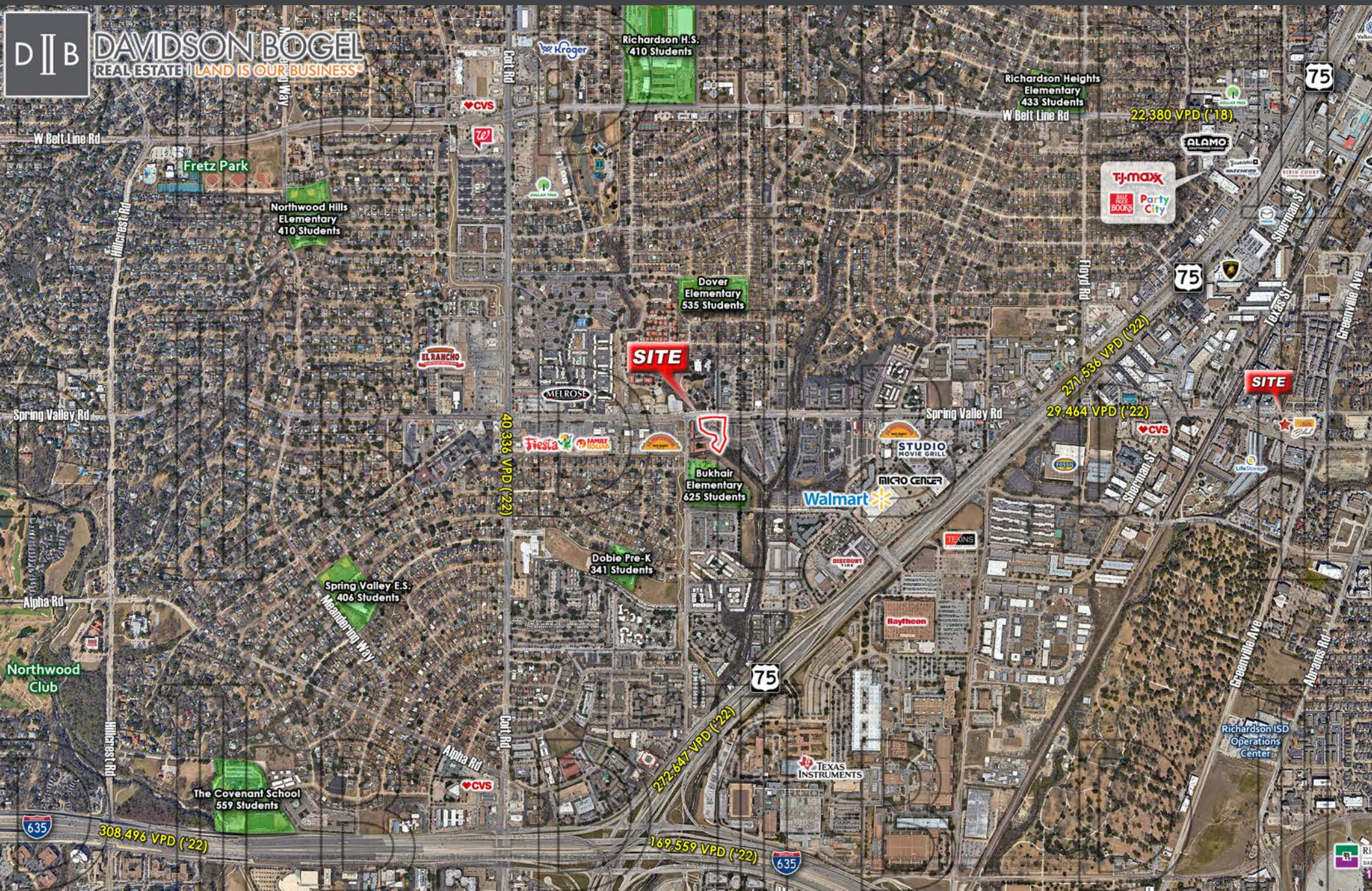
The Best Places For
Business And Careers
- Forbes

Cities for Absolute
Job Growth – Bureau
of Labor Statistics

Real Estate Market for
(Urban Land Institute)

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WIDE AERIAL



8360 SPRING VALLEY RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DB URBAN, LLC
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
SCOTT LAKE
SALES AGENT/ASSOCIATE
JAKE MILNER
SALES AGENT/ASSOCIATE
MARTIN GROSSMAN
SALES AGENT/ASSOCIATE
KAMERON DUHON
SALES AGENT/ASSOCIATE

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Information About Brokerage Services

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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DB Urban, LLC	9009183	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Scott Lake	618506	slake@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jake Milner	647114	jmilner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Martin Grossman	637148	mgrossman@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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