

INVESTMENT MEMORANDUM

4723 Belmont - Dallas, TX 75204

Mult-Family Development Opportunity



Matteo Faeth, CCIM
Managing Partner / Broker

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MULTIFAMILY Q3 21

- Compared to Q3 2020, DFW posted a little over double its net absorption amount of 9,165 units, and was also a new high for the DFW multifamily market after surpassing last quarter's amount.
- DFW occupancy was up 110 bps from 95.5% in Q2 2021 to 96.6%, a record high.
- In Q3 2021, DFW multifamily experienced another increase in rents with the average rental rate increasing by 7.1% to \$1.51 per sq. ft.
- There were 7,457 units delivered in Q3 2021, a decrease of 7.8% from Q2 2021. Year-to-date, 22,011 multifamily units have been delivered.

PROPERTY DETAILS

List Price:	\$399,000
Price per SF:	\$68
Lot Size:	5,860 sf .13 Acres
Zoning:	MF2
Lot Size:	49 x 119.6



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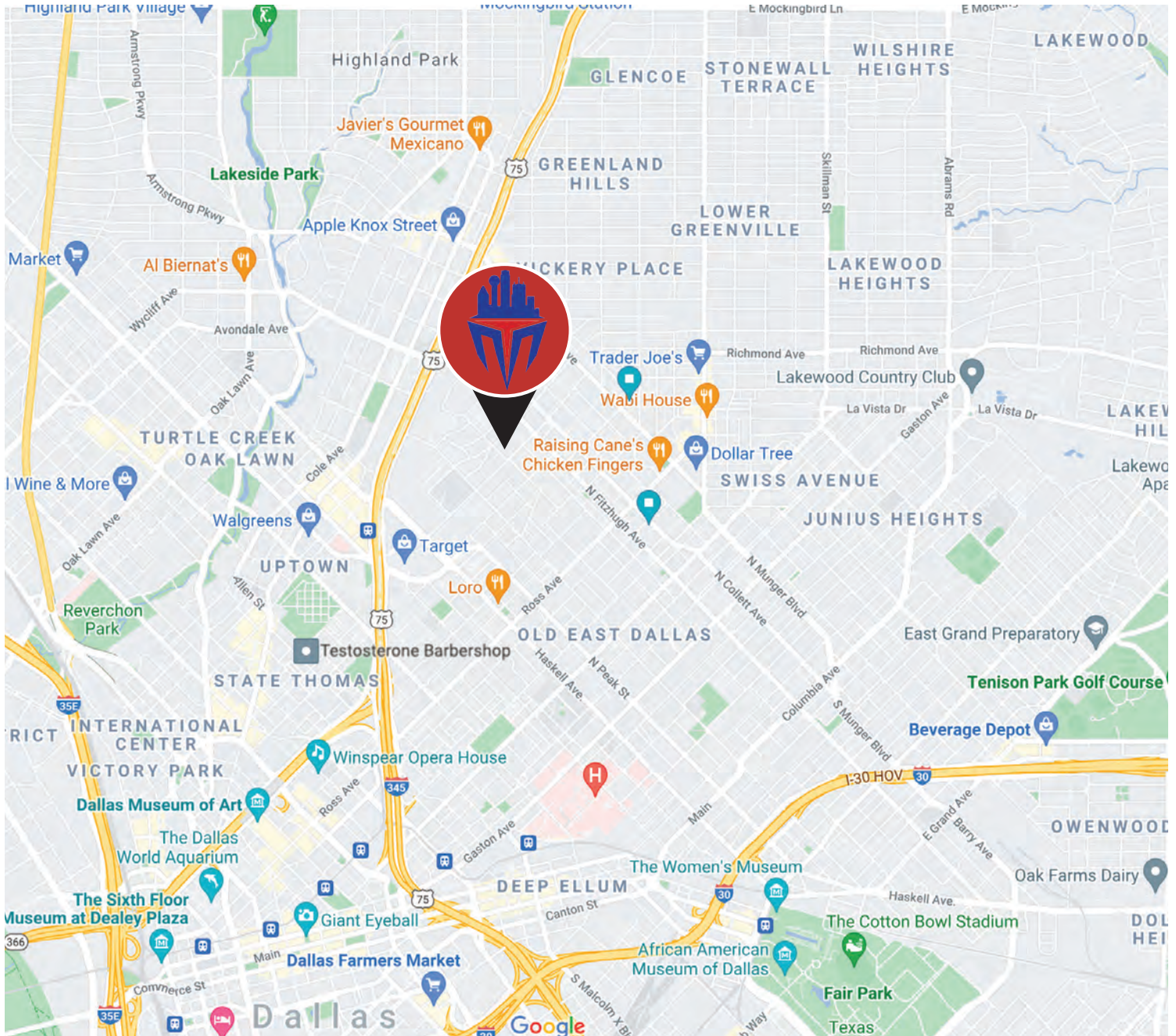


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LOCATION OVERVIEW

Located in the red-hot Fitzhugh Corridor East Dallas submarket, 4723 Belmont represents a tremendous development opportunity. Build a boutique apartment, Townhomes, or Duplex; there are numerous options. The area is booming with development and is centrally located in between Uptown, Knox Henderson, and Lower Greenville.



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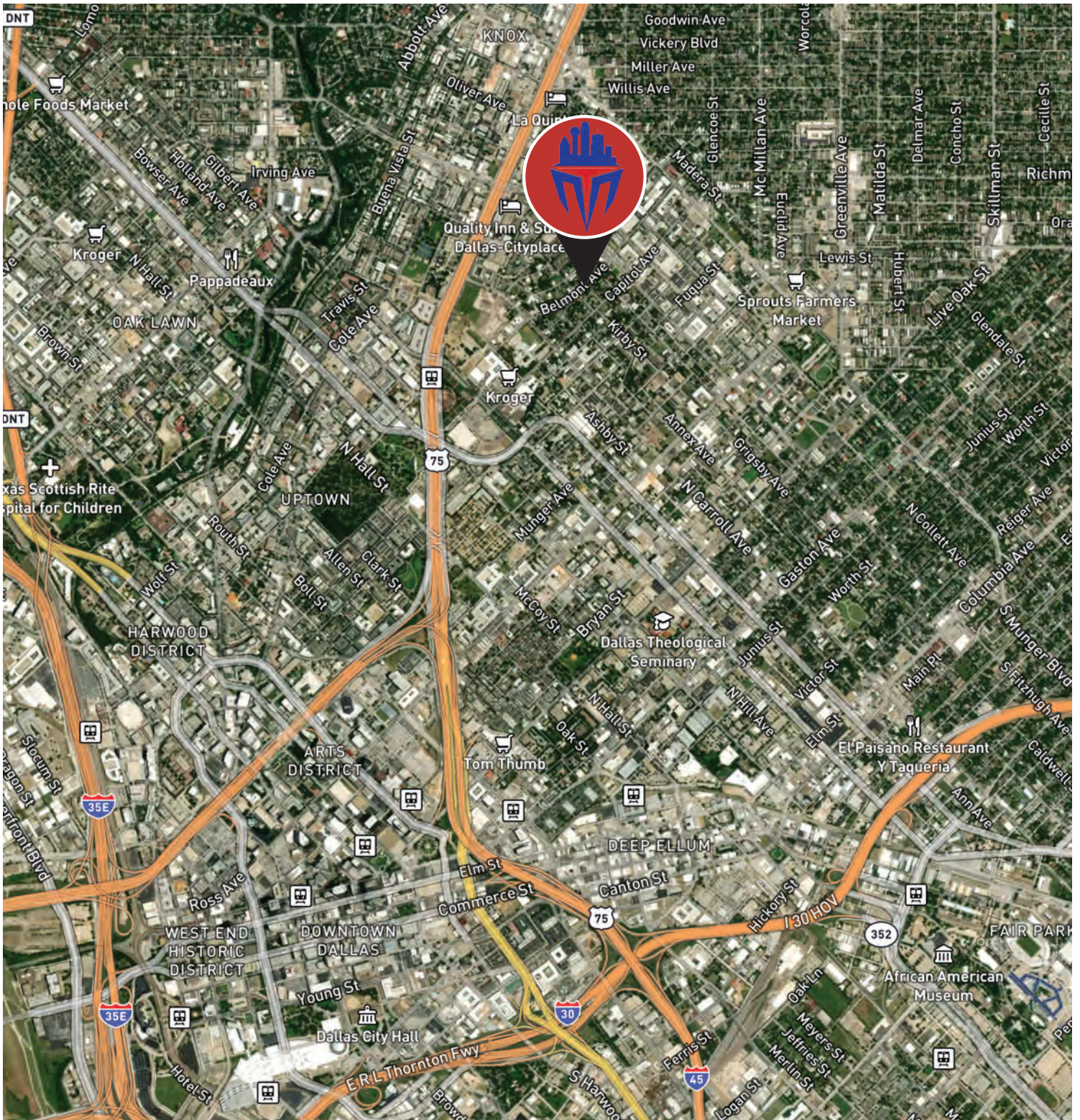
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AERIAL MAP



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