

CIMMARON COURT CONDOMINIUMS

18333 ROEHAMPTON

DALLAS, TEXAS



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DALLAS | BOSTON





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Cimarron Court

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PROPERTY OVERVIEW

PROPERTY OVERVIEW

Off market, fully leased, and fully furnished 6 Condo package in the 1980's development Cimmaron Court Condominiums in Far North Dallas now available for sale. Condos are part of a turnkey short/long term corporate lease business that is ready for the next owner to take over instantly And start making money.

Each condo is 584 square feet with 1 bedroom/1 Bath. Each unit is fully furnished and has been meticulously updated with new flooring, updated kitchens with stainless steel appliances, new bathrooms with designer tile and lighting, electrical and plumbing upgrades, and much more. Each unit has a fireplace, full size washer/dryer, covered reserved parking, large walk-in closet, large pantry, and patio/porch. The property sits on about 10 acres and has the following community amenities: lush gardens, mature trees, small dog park, walking paths, 2 community pools, 1 hot tub, and a club house. The low HOA of \$169 per month covers all exterior maintenance, trash, water, lawn and pool care. Owner pays for internet and electricity.

There are 4 additional condos that could increase the package size to 10 for interested buyers.

The location is very central in Dallas with access to the Dallas Toll road and George Bush Turnpike. As well as in close proximity to shops and restaurants either in Plano, Addison, or Dallas. The property also feeds into an excellent school district; Plano ISD



ASKING PRICE: \$1,095,000

584 SF

UNIT SIZE

3,504 SF

TOTAL SF

6 (+4)

UNITS

\$183,186

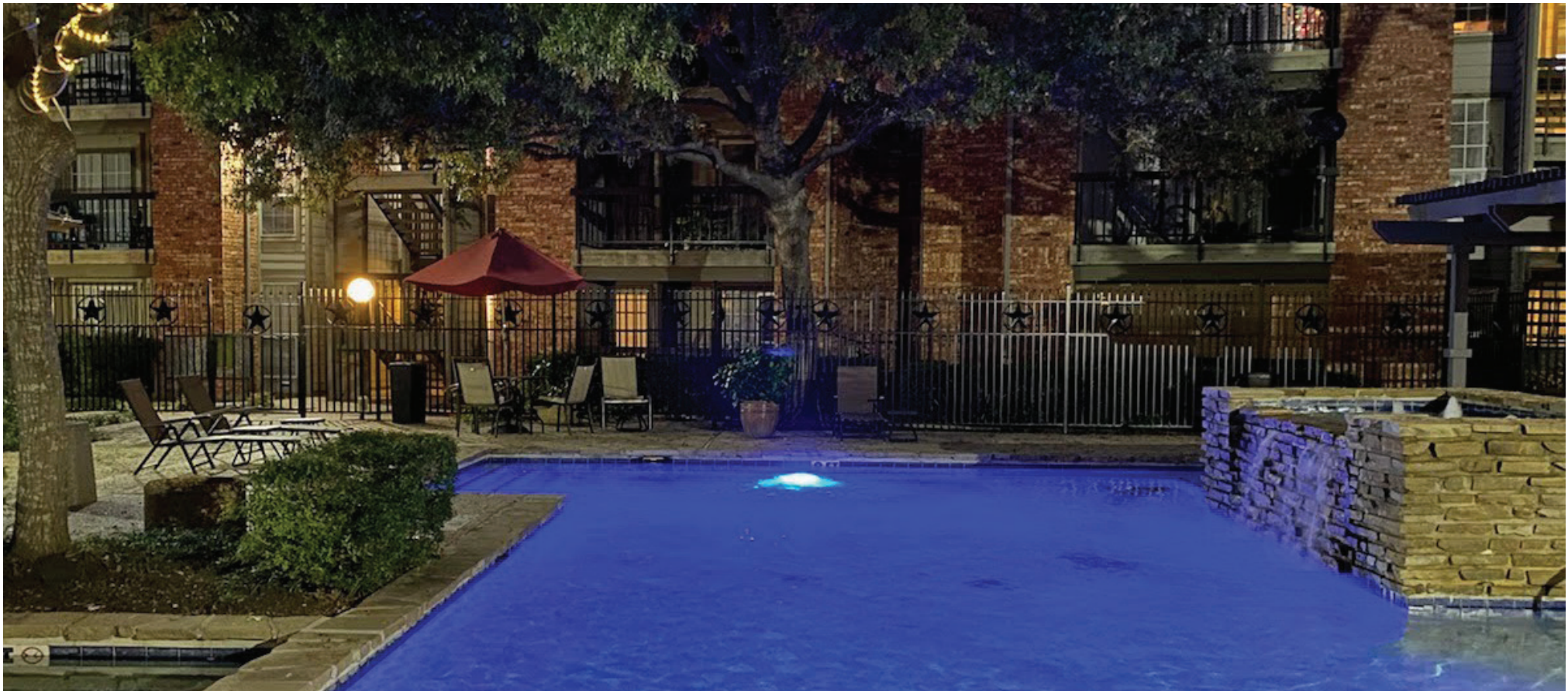
PRICE PER UNIT

\$313

PRICE PSF

6.8%

CAP RATE



Cimmaron Court Condominiums | 18333 Roehampton

Proforma

Rental Income:	\$143,640.00
5% Vacancy	-\$6,864.00
Total:	\$136,776.00

Management:	\$13,677.60
Annum Dues:	\$12,168.00
Annum Property Tax:	\$18,378.60
Annum Makeready:	\$3,300.00
Annum Ins.	HOA
Annum Telecom:	\$5,789.52
Annum Electric:	\$9,000.00
Annum Total Expense:	\$62,313.72
NOI:	\$74,462.28

Lease Type	STR Lease	Proforma
Month-To-Month	\$1,995.00	\$1,995.00
Month-To-Month	\$1,900.00	\$1,900.00
Month-To-Month	\$1,995.00	\$1,995.00
Lease	\$1,850.00	\$1,995.00
Lease	\$1,850.00	\$1,995.00
Lease	\$1,850.00	\$1,995.00
	\$11,440.00	\$11,970.00





**PRO
FORMA**





AREA OVERVIEW

AREA OVERVIEW | (FAR NORTH) DALLAS

Pursuit of a more suburban lifestyle — bigger homes and yards — within the big city itself is what often draws people to life north of LBJ Freeway. That, and the ability to enjoy the advantages of a Dallas address while being able to send children to Richardson or Plano schools. Access to the entertainment and dining district of Addison or the variety of ethnic cuisines available in Richardson doesn't hurt either.

35.4

MEDIAN AGE

\$46,320

PER CAPITA INCOME

\$82,743

MEDIAN HOUSEHOLD INCOME

47,615

HOUSING UNITS

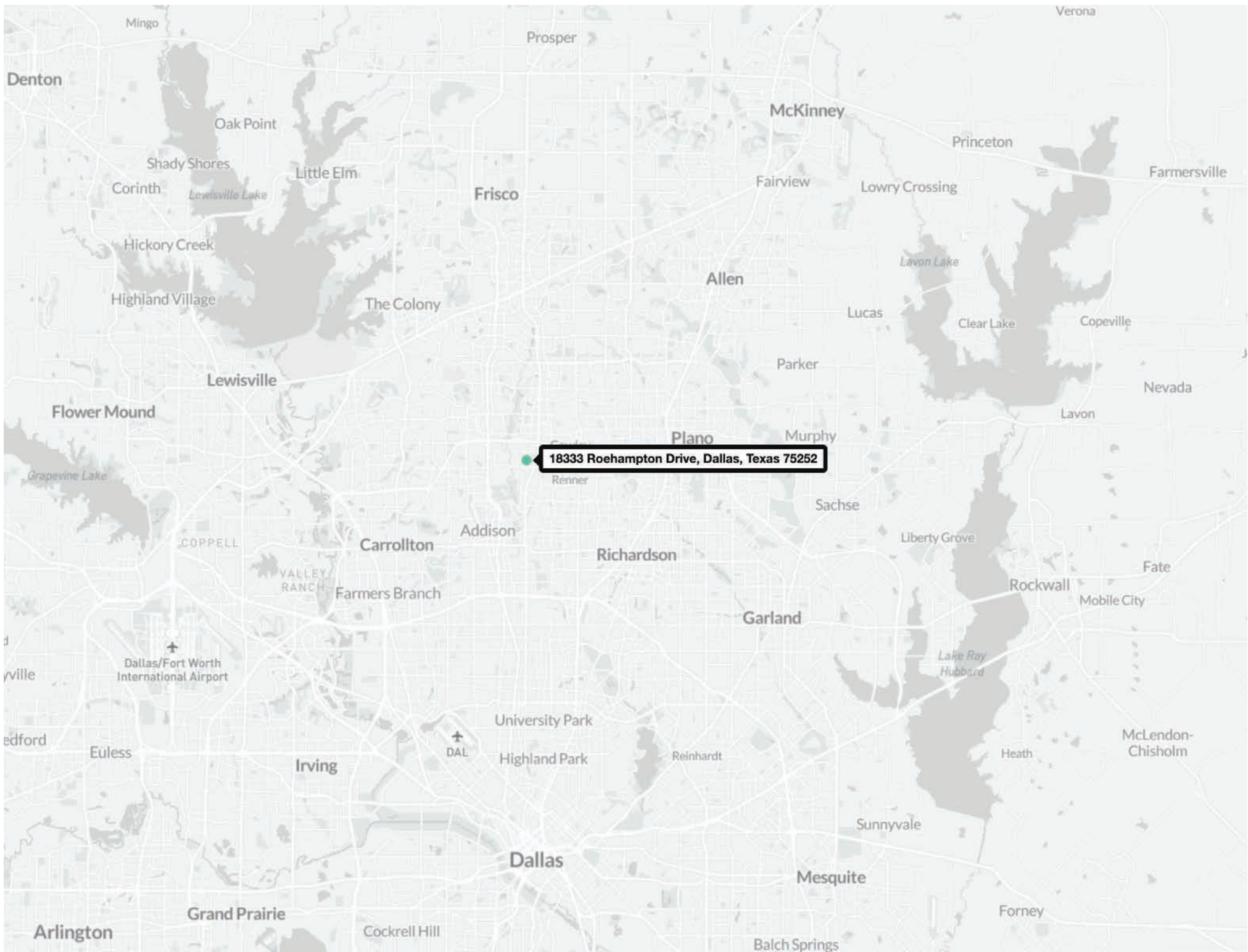
62%

SINGLE UNIT

92%

OCCUPIED





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NORHT DALLAS

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