

**PROPERTY INFORMATION BROCHURE ON:
LOT 1, NORTHWOOD ADDITION LOCATED IN THE G. MARTINEZ SURVEY A-481
BEING OTHERWISE KNOWN AS
502-508 NORTH TERRY STREET
MALAKOFF, HENDERSON COUNTY, TEXAS 75148**



GENERAL INFORMATION:

- I. **LOCATION:** The subject property is located at the corner of N. Terry Street and E. Dewey Street in Malakoff.
 - A. Directions—From Athens town square, take Texas Highway 31 to Malakoff. Turn right on N. Terry Street and the property is on the right at the corner of N. Terry Street and E. Dewey Street.
 - B. GPS Coordinates—
 - 1. Latitude: 32.17635059999999
 - 2. Longitude: -96.01444659999999
- II. **ASKING PRICE:** See website for pricing.
- III. **FINANCING TERMS:**
 - A. Existing—Treat as Clear
 - B. Terms—
 - 1. Cash
 - 2. Third-Party Financing
- IV. **PROPERTY DESCRIPTION:**
 - A. Improvements—Fourplex with each unit has a with living area, kitchen with dishwasher, electric oven/range, dishwasher and refrigerator, carpet and vinyl flooring and central air/heat (electric)
 - 1. Unit #502—
 - a) Two bedroom, one bath
 - b) Current Rental Rate—\$725 per month
 - 2. Unit #504—
 - a) One bedroom, one bath
 - b) Current Rental Rate—\$575 per month
 - 3. Unit #506—
 - a) One bedroom, one bath
 - b) Current Rental Rate—\$575 per month
 - 4. Unit #508—
 - a) Two bedroom, one bath
 - b) Current Rental Rate—\$730 per month
 - 2. Square Footage—Approximately 3,892 square feet per the Henderson County Appraisal District
 - 3. Construction—Brick veneer constructed on a slab foundation with a composition roof
 - 4. Age—Constructed in 1980 (per the Owner)
 - B. Utilities—
 - 1. Electric—Oncor (888-313-6862)
 - 2. Water/Sewer/Trash—City of Malakoff
 - 3. Telephone—Brightspeed (844-595-0525)
 - 6. Cable/Internet—Optimum (877-694-9474)

V. **SITE DESCRIPTION:**

- A. Site Size—Approximately .4170 acres
- B. Terrain—Sandy loam soil
- C. Asphalt parking lot with approximately 10 spaces
- D. Road Frontage—
 - 1. Approximately 155' of frontage on N. Terry Street with an entrance to the property
 - 2. Approximately 90' of frontage on E. Dewey Street with an entrance to the property
- E. Traffic Count—Approximately 6,181 per day per the Texas Department of Transportation
- F. Zoning—Multi-Family (per the City of Malakoff)

VI. **TAXES AND TAXING AUTHORITIES:**

- A. Henderson County
- B. Malakoff Independent School District
- C. Total Estimated Taxes—Approximately \$3,158.74 per year per the Henderson County Appraisal District.

VII. **OTHER INFORMATION:**

- A. Financials—Cash Flow Statements are being provided for information purposes only and is not guaranteed by the Seller(2) and/or the Broker. Actual Financial Proforma can vary and is subject to change. See Proforma Statement included herein.
- B. Restrictions—Subject to any restrictions of record.
- C. Easements—Subject to any visible and apparent easements and any easements of record.

VIII. **REMARKS:**

INVESTOR'S DELIGHT—Convenient location in an area that has experienced much growth. This fourplex has a stable rental history and the potential to grow!

*****Note: This material is based upon information which we, Steve Grant Real Estate LLC, consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or with drawal without notice. Texas law requires all licensees to provide the Texas Real Estate Commission Information About Brokerage Services and the Texas Real Estate Commission Consumer Protection Notice, which can be found at www.stevegrant.com.***

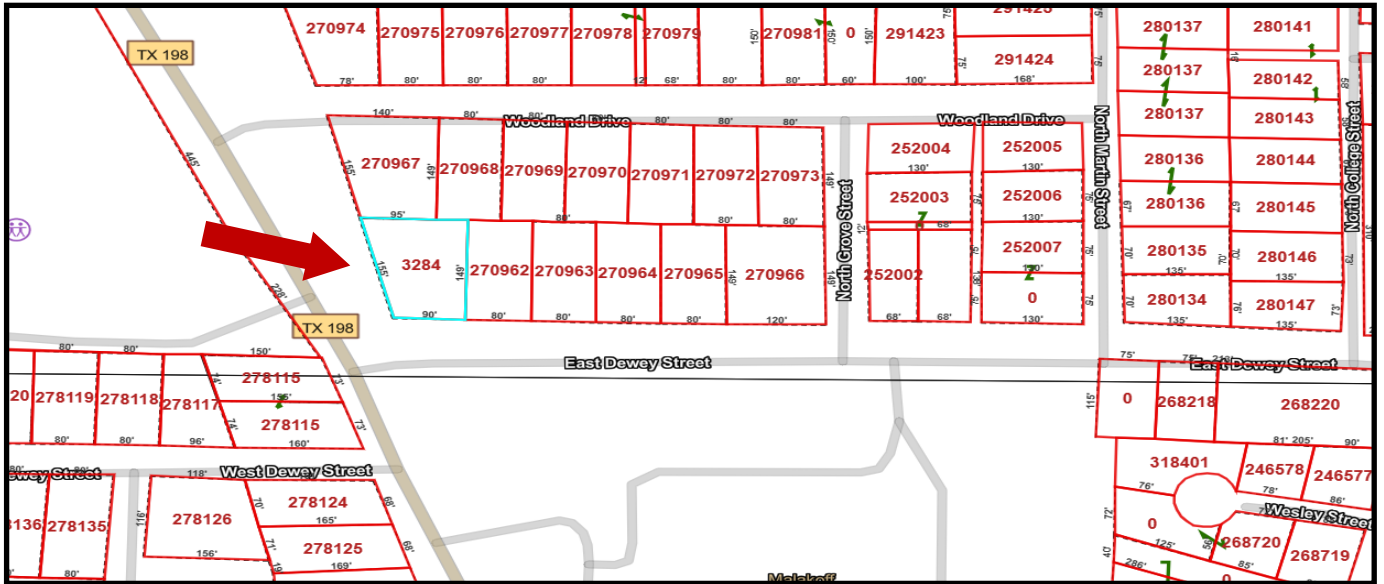




INCOME APPROACH TO VALUE
PROFORMA STATEMENT
(Based on 2023 Actuals)
502-508 NORTH TERRY STREET
MALAKOFF, TEXAS 75148

I.	GROSS POTENTIAL INCOME:	-	\$31,820.00
II.	EXPENSES:		
	A. Property Taxes	-	\$ 3,158.75
	B. Insurance (estimated)	-	\$ 2,516.00
	C. Management Fees	-	\$ 3,123.50
	D. Other Expenses	-	\$ <u>6,957.80</u>
	Total Expenses	-	< <u>15,756.05</u> >
III.	NET OPERATING INCOME:		\$ 16,063.95

The 2023 Proforma Statement is being provided for information purposes only and future cash flows are not guaranteed by the Seller(s) nor the Broker. Future revenues and expenses can vary and are subject to change.





DIRECTIONS—

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