

EXECUTIVE SUMMARY



**SUGAR CREEK  
APARTMENTS**

950 Duncan Perry Rd. | Grand Prairie, TX 75050

**wellington**  
REALTY

*PERFORMANCE THAT BUILDS RELATIONSHIPS*

1700 Pacific Ave Suite 1650  
Dallas, TX 75201

# EXECUTIVE SUMMARY

## SUBJECT PROPERTY

Primary Address:	950 Duncan Perry Rd. 2345 Sweet Water Dr.
County:	Dallas and Tarrant County
Parcel Numbers:	28171350000010000; 80447120
Total Land:	614,697 SF (14.1 Acres)
Gross Leasable:	291,296 SF
No. of Buildings:	25
Zoning:	Commercial- MF
Landscaping:	Native Trees and Shrubs

## RENT ROLL BREAKDOWN

Units:	336 Units
Avg. Unit Size:	867 SF
Avg. Rent/SF:	\$1.10
Avg. Rent/Unit:	\$955

## CONSTRUCTION

Year Built:	1985
Construction Type:	Wood Frame
Roofs:	Pitched
Metering:	Individual



## COMMUNITY AMENITIES

- Two Pools
- Clubhouse
- Picnic Area
- Playground
- Professional Management
- 24-Hour Emergency Maintenance

## APARTMENT AMENITIES

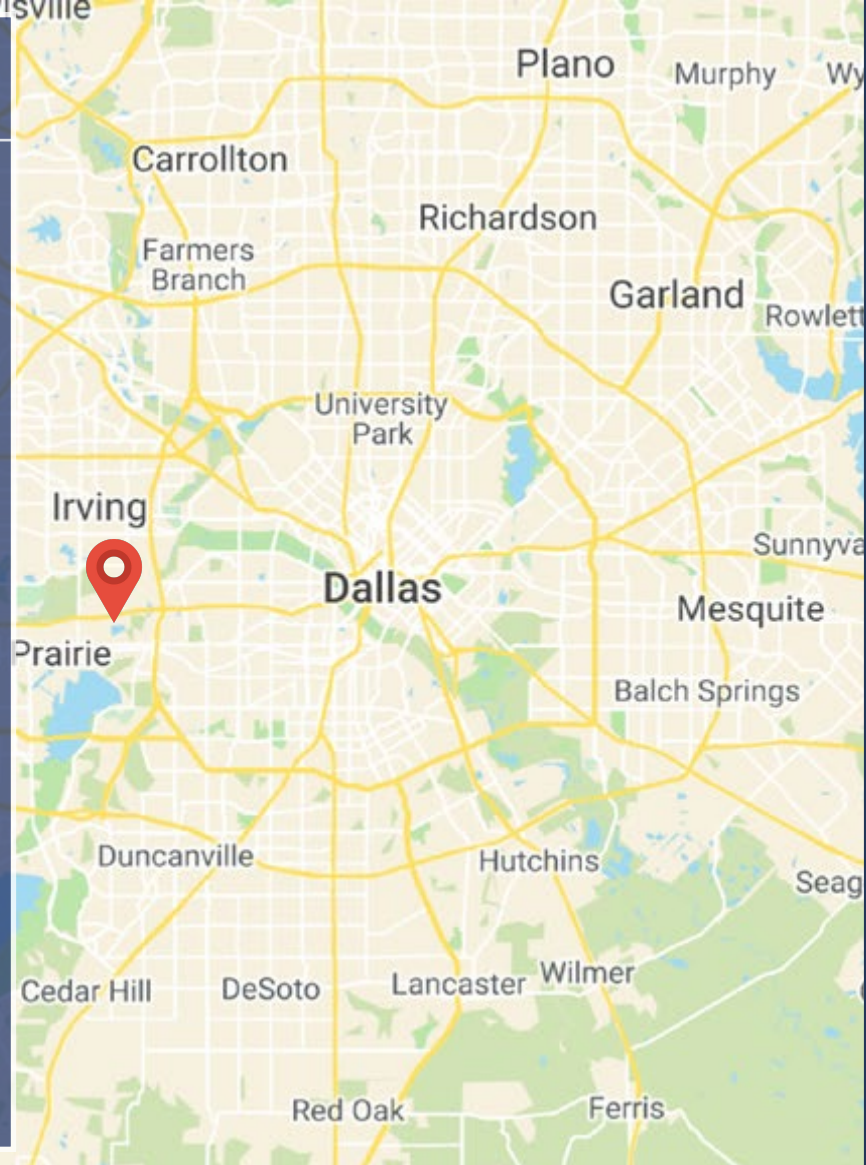
- High Speed Internet Access
- Washer & Dryer Hookup
- Air Conditioning
- Ceiling Fans
- Fireplace
- Dishwasher
- Disposal
- Oven
- Refrigerator
- Walk-In Closet
- Balcony
- Patio
- Grill

Unit Type	No. of Units	Total Sq. Ft.	Market Rent/Unit	Price/SF	April. GPR
1 x 1	76	46,892	\$662	\$1.07	\$50,312
1 x 1	36	28,692	\$747	\$0.94	\$26,892
1 x 1	104	91,312	\$770	\$0.88	\$80,080
2 x 2	104	104,416	\$1,350	\$1.34	\$140,400
2 x 2	16	19,984	\$1,440	\$1.15	\$23,040
	336	867	\$955	\$1.10	\$320,724



## KEY INVESTMENT CONSIDERATIONS

- 1985 vintage situated between two of the highest performing rental submarkets in DFW - Grand Prairie & Arlington.
- Minutes away from major thoroughfares (I-30 and President George Bush Turnpike) that provide access throughout the metroplex.
- Located near the DFW airport, Love Field Airport, major sporting/entertainment centers, and major employment hubs.
- Positioned in a heavily concentrated employment pocket of Grand Prairie (603 buildings totaling over 55 MSF of Industrial space within 2.5 Miles).
- Rents are well below the market avg. in an area with median HH Income over \$40k



## ADDITIONAL INFORMATION:

### DAVID SHAFFER

Managing Partner

dshaffer@wellingtonrealty.com

### WILLIAM HUBBARD

Associate

whubbard@wellingtonrealty.com

### CALEB JONES

Partner

cjones@wellingtonrealty.com

### WILL MILLER

Associate

wmiller@wellingtonrealty.com

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CORPORATE OFFICE:

1700 Pacific Ave. Suite 1650

Dallas, TX 75201

214.855.5900

www.wellingtonrealty.com

# Principal Confidentiality Agreement for Sugar Creek Apartments

Recipient hereby acknowledges and agrees that certain confidential information, which has been or may be disclosed in the future is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property listed above.

Seller or Wellington Realty LLC nor any of their officers, employees, or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential information and no legal liability is assumed or shall be implied with respect thereto. Recipient understands that all financial projections are provided for general reference purposes only. The projections are based upon various assumptions relating to the general economy, competition, and other factors beyond Owner's and Wellington Realty LLC control, and therefore are subject to material variation and may not be indicative of the current or future performance of the Property. Information provided has been or will be gathered from sources that are deemed reliable but Seller or Wellington Realty LLC does not warrant or represent that the information is true or correct. Recipient is advised to verify information independently. Seller or Wellington Realty LLC reserves the right to change the price, or any information provided or to withdraw the Properties from the market at any time without notice.

Recipient agrees that the information provided is confidential that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose or permit anyone else to disclose this information to any other person, firm, or entity without prior written authorization of Seller or Wellington Realty LLC and that you will not use or permit to be used this information, in any fashion or manner detrimental to the interest of the Seller or Wellington Realty LLC. Photocopying or other duplication is strictly prohibited.

While Seller and/or Wellington Realty LLC may discuss the purchase and sale of the Properties with Recipient, either Seller or Wellington Realty LLC, in our sole and absolute discretion, may terminate discussions at any time and for any reason. Recipient acknowledges Seller has no obligation to discuss or agree to the sale of the Property.

Principal is advised that Wellington Realty LLC is acting on behalf of Seller as exclusive agent in connection with the investment in this Property. Should the Principal elect to have representation by a Co-broker, Principal hereby agrees that any fees earned by or owed to Co-broker in connection with this transaction will be paid by the undersigned Principal. Principal and Co-broker agree to indemnify and hold harmless Wellington Realty LLC, Seller, and their respective affiliates, agents, successors, and assigns, employees, officers, and directors against and from any loss, liability, or expense, including reasonable attorney's fees, arising out of any claim or claims by Co-broker, finder, or similar agent for commissions, fees, or other compensation as agreed herein, for bringing about any investment in these Properties by Principal.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, you agree to return all confidential information to Seller or Wellington Realty LLC.

Otherwise, please either execute below, physically execute, return via facsimile to (214) 276-7415 or email [dshaffer@wellingtonrealty.com](mailto:dshaffer@wellingtonrealty.com) at your earliest convenience.

THIS CONFIDENTIAL INFORMATION SHALL NOT BE DEEMED AS REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTIES OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTIES SINCE THE DATE OF PREPARATION OF THIS MEMORANDUM.

AGREED AND ACCEPTED, this \_\_\_\_\_ day of, 2020.

Name(Printed): \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone (Work): \_\_\_\_\_  
Fax: \_\_\_\_\_  
Website: \_\_\_\_\_

Signature: \_\_\_\_\_  
Title: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone (Mobile): \_\_\_\_\_  
Email: \_\_\_\_\_

To receive more information on this property, execute and return to OR fill out the CA online at [www.wellingtonrealty.com](http://www.wellingtonrealty.com) for immediate access to property materials:

David Shaffer

Fax: (214) 276-7415

[investments@wellingtonrealty.com](mailto:investments@wellingtonrealty.com)