



OFFERING MEMORANDUM

Grayson County Residential Package

PREPARED BY

Taylor Lokey *Commercial Agent*

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TX #0705913



Property Overview

This property portfolio consists of four (4) single-family homes in Grayson County located throughout Denison, Sherman, and Howe near U.S. 75 and roughly 40 minutes from Plano, TX. Properties included were updated in 2021-2022 and range from 1,185 SF and offer fenced yards and driveways for dedicated parking.

Sale Price: \$999,000
Number of Units: 4 Homes
Building Size: 5,613 SF
Cap Rate (Current): 6.75%
Zoning: Residential
NOI: \$67,632.00

Monthly Avg. Rent: \$1,743.00
Market: North Texas -US
 75 Corridor
Submarket: Grayson County
Price/Sq. Ft.: \$214.27 / SF

Sale Highlights

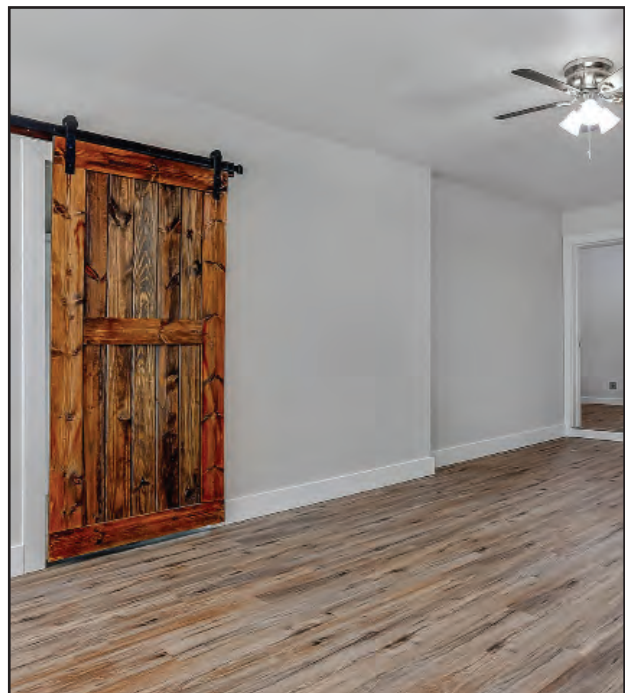
Four (4) rental properties with established, long-term leases in place

All properties are recently updated, including:

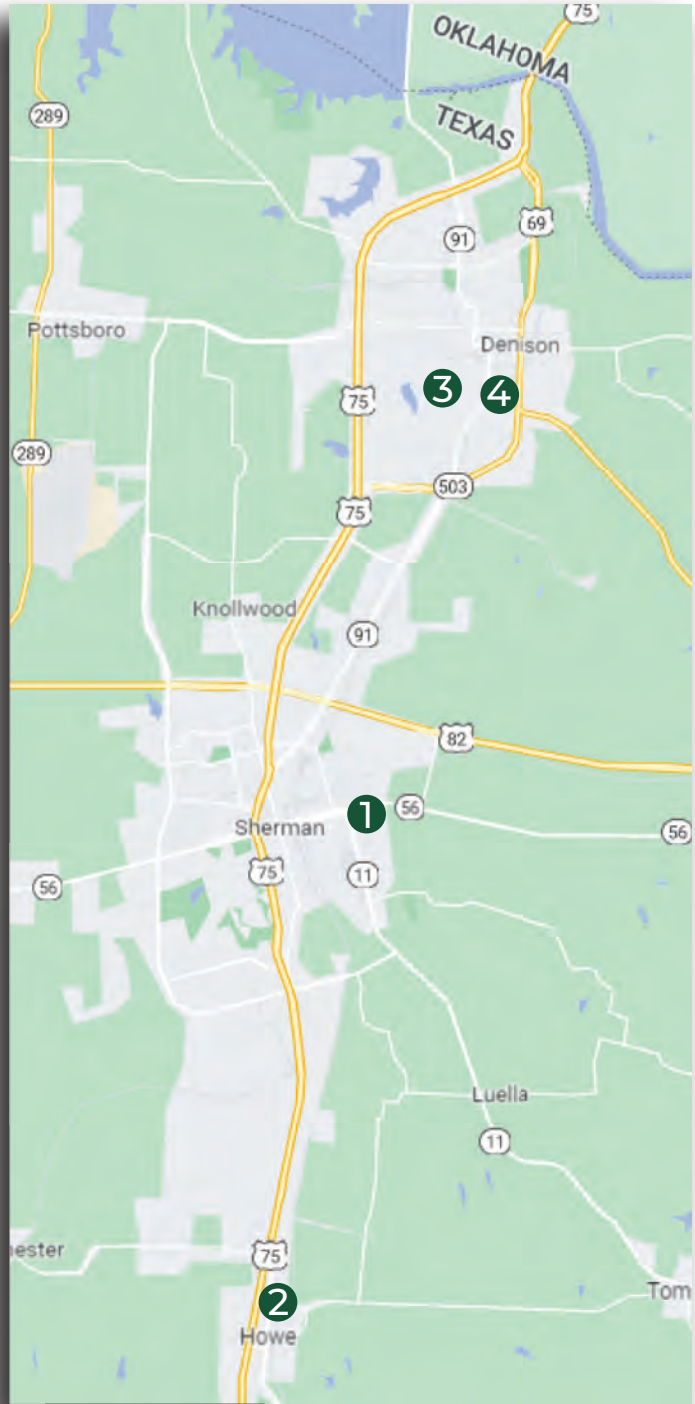
- Granite
- Flooring
- Bathrooms
- Paint
- Fixtures

\$67,632.00 NOI

Tenants pay all bills, only expense for owner are taxes and insurance



- 1 1929 E Jones Circle,
Sherman, TX 75090
- 2 801 N Hughes Avenue,
Howe, TX 75456
- 3 1830 S Maurice Avenue,
Denison, TX 75020
- 4 1115 S Rusk Avenue,
Denison, TX 75020



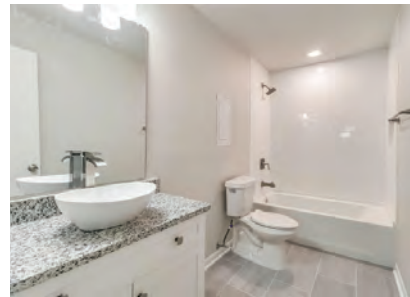


Property Details

Type:	Single-Family
Year Built:	1964
Sq. Footage:	1,185 SF
Bed/Bath/Garage:	3 / 2 / Garage
Lot Size:	9,074 SF
Yard:	Fenced
City:	Sherman
ZIP:	75090

Lease Details

Current Rent:	\$1,650
Occupied:	Yes
Price/Sq. Ft.:	\$1.39 / SF



Property Details

Type:	Single-Family
Year Built:	1963
Sq. Footage:	1,302 SF
Bed/Bath/Garage:	4 / 3 / Driveway
Lot Size:	8,161 SF
Yard:	Fenced
City:	Howe
ZIP:	75459

Lease Details

Current Rent:	\$1,899
Occupied:	Yes
Price/Sq. Ft.:	\$1.39 / SF



Property Details

Type:	Single-Family
Year Built:	1957
Sq. Footage:	1,368 SF
Bed/Bath/Garage:	3 / 2 / Driveway
Lot Size:	7,501 SF
Yard:	Fenced
City:	Denison
ZIP:	75020

Lease Details

Current Rent:	\$1,699
Occupied:	Yes
Price/Sq. Ft.:	\$1.24 / SF



Property Details

Type:	Single-Family
Year Built:	1940
Sq. Footage:	1,758 SF
Bed/Bath/Garage:	3 / 1 / Driveway
Lot Size:	11,430 SF
Yard:	Fenced
City:	Denison
ZIP:	75020

Lease Details

Current Rent:	\$1,700
Occupied:	Yes
Price/Sq. Ft.:	\$0.97 / SF



Scott Brown *Founder & Principal*

In 1992, Scott established Scott Brown Properties. Within five years, it became the largest residential property management business in Denton County. Scott built his business one investor at a time with the simple motto, "I will make you more money with less hassle."

Scott Brown Commercial followed in 2002. Today, Scott Brown Commercial has the largest commercial agent staff in Denton County. The company handles a full line of commercial real estate products, including office, retail, industrial, and land. Our services include investment sales, property listings, property management, and tenant representation.



Christian Scofield *Vice President of Commercial*

Joining the team in 2021, Christian brought his expertise to the heart of Denton and now heads a growing team of commercial agents at SBC. Specializing in acquisition, disposition, project leasing, and tenant representation, Christian is a driving force for company growth across the metroplex.

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Taylor Lokey *Commercial Agent*

Taylor transitioned from Scott Brown Group's Real T Team in 2022 to utilize his expertise in real estate investment to further expand the SBC market. Since 2017, Taylor has worked alongside investors of Denton County in property acquisitions to hone his knowledge of the industry.

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