



COUNTRY PODS™

Cresson, TX

*(Fort Worth)*

A Single-Family Home Rental Community  
*TURN-KEY \* FULL-SERVICE INVESTMENT*

Offering Memorandum

- CONFIDENTIAL -

# Disclaimer

This Offering Memorandum contains privileged and confidential information and unauthorized use of this information in any manner is strictly prohibited. Information provided is deemed from reliable sources. However seller, seller's representative and assigning parties make no warranty either expressed or implied of the representation. Buyers are advised to independently investigate all information to determine the accuracy of any statements made and seek professional advice.

This offering is issued by authorized Assignor who holds a valid assignable option agreement to purchase the property.

Assignor is the owner / operator of the remaining interest of the master community. Assignor is the owner / operator of the property management company that manages the master community.

Subject property is in a master plan community that is subject to CC&R with property management requirements.

Buyer receives THREE YEARS Selected Complimentary service and operating expenses provided by the designated property management company affiliated with selling assignor and service providers as part of the sale.

Income illustrated is a projection based on property management company's current leasing rates, premium charges, and other fees. Some items may require additional capital investments. Some items are currently being implemented, and some items are for future implementation.

This Offering further contains several future financial projections and forecasts. These estimated projections are based on numerous assumptions and hypothetical scenarios and selling assignor explicitly makes no representation or warranty of any kind with respect to any financial projection or forecast delivered in connection with the Offering or any of the assumptions underlying them. This Offering further contains performance data that represents past performances.

Selling Assignor is an inactive real estate licensee in the state of California.

# Agenda





# Overview

## Investment Highlights



**\$6,950,000**

Offer price



**7.60%**

Year 1  
Pro Forma  
CAP RATE



**43**

Single Family  
Rental Homes



**2019**

New Build

### The Market



DFW  
Texas



Cresson  
(Fort Worth)  
TX 76035



20 mins  
To  
Fort Worth



Workforce  
Housing

### The Property



**ONE**  
Master  
Community



**43**  
Single Family  
Homes



3 Beds  
2 Baths  
1200 SF



**100%**  
Rental

### The Site



## Harris Drive & Strait Court

Cresson, TX 76035

*(Fort Worth)*



# Investment Opportunity

COUNTRY PODS™ is an innovative housing concept in the Multifamily and Rental Sector.

Our Build-to-Lease Single-Family Home Rental Community combines the carefree lifestyle of living in an apartment with the privacy and freedom of living in a single-family home.



**ONE Master  
Community**

**16  
17**

**2  
Parcels**



**100%  
Rental**



**Investment  
Opportunity**

## Cresson Lot 16 & 17

- 2 Separate Parcels
- 43 Homes
- All Single Family Homes
- 100% Multifamily Rental Community
- Leased

## BUYER'S BONUS

Turn-Key \* Full-Service Offer  
Buyer receives THREE YEARS  
Selected Complimentary service and  
operating expenses as part of the sale  
- valued at over \$148,000.

See Buyer's Bonus Page for details.

# Site Plan

## PARCEL DETAILS

Lot	No. of Houses	Acreage	Name
16	19	2.20	Strait Ct
17	24	2.16	Harris Dr
<b>TOTAL</b>	<b>43</b>	<b>4.36</b>	





# Financials



# Rent Income Breakdown

## Strait Court

Items	Unit Price	# of Units	Monthly Income
Plan A (base rent)	\$1,200	8	\$9,600
Plan B (base rent)	\$1,250	11	\$13,750
Premium Location	\$95	3	\$285
Pet Rent	\$30	10	\$300
Appliance Lease*	\$180	4	\$720
Shed*	\$40	10	\$400
Smart Home*	\$90	3	\$270
Total Monthly Income			\$25,325

## Harris Drive

Items	Unit Price	# of Units	Monthly Income
Plan A (base rent)	\$1,200	13	\$15,600
Plan B (base rent)	\$1,250	11	\$13,750
Premium Location	\$95	4	\$380
Pet Rent	\$30	10	\$300
Appliance Lease*	\$180	4	\$720
Shed*	\$40	18	\$720
Smart Home*	\$90	3	\$270
Total Monthly Income			\$31,740

Item	Monthly Income
Total Base Rent	\$52,700
Total Additional Rent	\$4,365
Total Monthly Income	\$57,065

Income illustrated is a projection based on property management company's current leasing rates, premium charge, and other fees.

\*Some items may require additional capital investments. Some items are currently being implemented, and some items are for future implementation.

# Annualized Income & Expenses

Pro Forma			REMARKS		
INCOME					
Gross Scheduled Rent		\$	632,400		
Additional Rent Income		\$	52,380	See Additional Income Opportunities Page	
Concessions & Other Loss		\$	(12,648)	2.0%	
Vacancy		\$	(31,620)	5.0%	
Other Income		\$	15,840		
TOTAL INCOME		\$	656,352		
EXPENSES					
			Budgeted at		
Tax		\$	(51,600)	Ask for Details	
Insurance		\$	(25,800)	\$600 / door	
Management Fee		FREE	7.0%	Value at \$47,935	
Utilities (office/models)		FREE		Included In Buyer's Bonus	
Payroll		FREE		Included In Buyer's Bonus	
Admin		FREE		Included In Buyer's Bonus	
Advertising		FREE		Included In Buyer's Bonus	
Lawn / Groundskeeping		\$	(7,200)	\$167 / door	
Repairs & Maintenance		\$	(32,895)	\$765 / door	
Reserve		\$	(10,750)	\$250 / door	
TOTAL EXPENSES		\$	(128,245)		
NET OPERATING INCOME		\$	528,107		

**NOI = \$ 528,107**

# Buyer's BONUS

## Annual Benefits

Items	Estimated Amount	Buyer Pays
Management Fee	\$47,935	<b>FREE</b>
Utilities	Included	<b>FREE</b>
Payroll	Included	<b>FREE</b>
Admin	Included	<b>FREE</b>
Advertising	Included	<b>FREE</b>

## Total Benefits

Items	Estimated Amount	Buyer Pays
Year 1	\$47,935	<b>FREE</b>
Year 2	\$49,373	<b>FREE</b>
Year 3	\$50,854	<b>FREE</b>
<b>Total</b>	<b>\$148,162</b>	<b>FREE</b>

## Benefits Include

- Professional Management
- Access to Leasing Office
- Access to Furnished Models
- Access to Community Center
- Online Resident Portal / Website
- Full Time / On-Site Property Manager
- Full Time / On-Site Maintenance Manager
- Service Contractors Available
- Uniform Community Policy
- Daily On-Site Presence
- Full-Service Operation
- Turn-Key Investment

Buyer receives THREE YEARS Selected Complimentary service and operating expense items provided by designated property management company affiliated with selling assignor and service providers as part of the sale.

# Additional Income Opportunities

## Current Implementation



### Appliance Rental

- Stainless Steel Fridge
- Washer & Dryer Set
- NOT a Lease-to-Own program
- \$2200 / unit Capital Investment
- Purchased Upon Tenant Request

**\$180 / month**



### EXTRAS

- Premium Location Units
- Additional Parking
- Existing Appliance Upgrades (stove & dishwasher) – no additional capital investment required
- Existing Cabinetry Upgrades – no additional capital investment required

**Vary**

## Future Implementation



### Storage Shed

- UPGRADE Feature
- Storage Sheds
- Install in Select Homes
- Q2 2020 Implementation
- \$700 / unit Capital Investment

**\$40 / month**



### Smart Homes

- UPGRADE feature
- Smart Home Technology
- Install in Select Homes
- Q2 2020 Implementation
- \$800 / unit Capital Investment

**\$80-90 / month**



**Market**

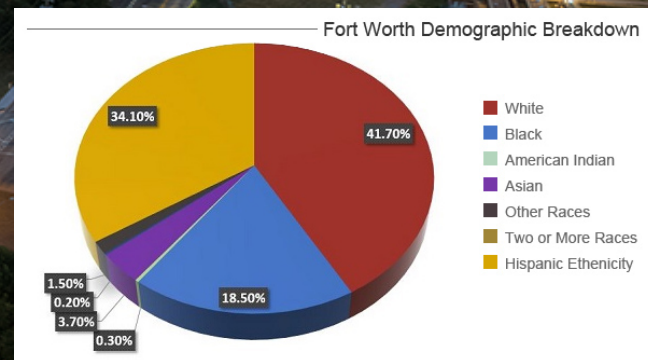
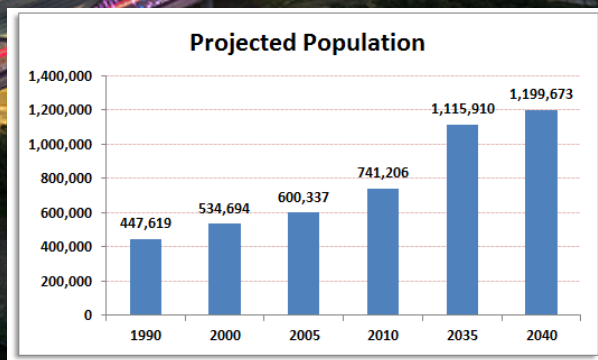


# Fort Worth, TX

Fort Worth's central U.S. location, cost effective business and living environment, highly skilled workforce, abundant labor pool, quality and plentiful education, and pro-business attitude help make Fort Worth an ideal location for any business.

With more than 80,000 businesses, Fort Worth ranks among the top business destinations in the world.

Fort Worth is ranked the fastest growing metro market and the 13<sup>th</sup> largest city. Since the 2000 Census, our population has increased by over 267,681 to 895,000 persons in 2019. If Fort Worth continues to grow at this rate, the city's population could easily exceed one million by 2025.



# Fort Worth's Largest Employers

American Airlines



GENERAL MOTORS



COMPANY	EMPLOYMENT
AMR/American Airlines	25,000
Lockheed Martin	13,690
Fort Worth ISD	12,000
Texas Health Resources	12,000
NAS - Fort Worth - JRB	10,000
JPS Health Network	6,500
City of Fort Worth	6,161
Cook Children's Health Care System	6,042
Tarrant County College	5,999
Alcon Laboratories Inc.	5,393
Bell Helicopter Textron	4,953
BNSF Railway	4,500
Tarrant County Government	4,310
General Motors	4,125
GM Financial	3,820
JPMorgan Chase	3,678

Source : Fort Worth Chamber of Commerce



# Why City of Cresson

Cresson is a city located at the corners of Hood, Johnson, and Parker counties on the southwest edge of the DFW Metroplex.

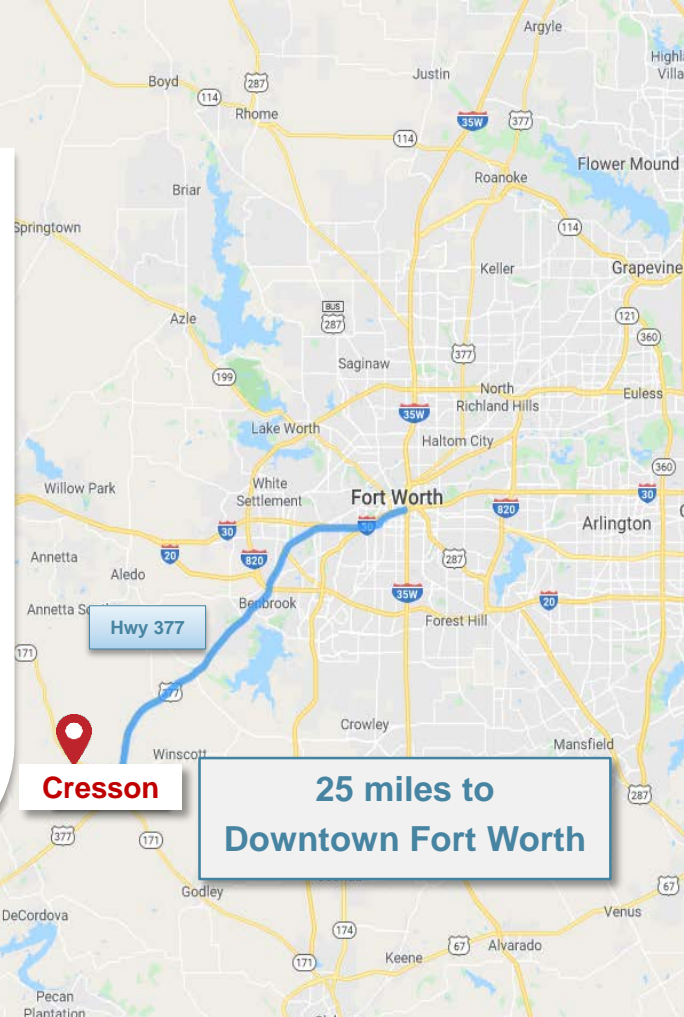
It is located at the intersection of U.S. Highway 377 and State Highway 171, 25 miles southwest of downtown Fort Worth.

Also known as the crossroads because it connects the neighboring cities of Weatherford, Benbrook, Granbury, and Cleburne.

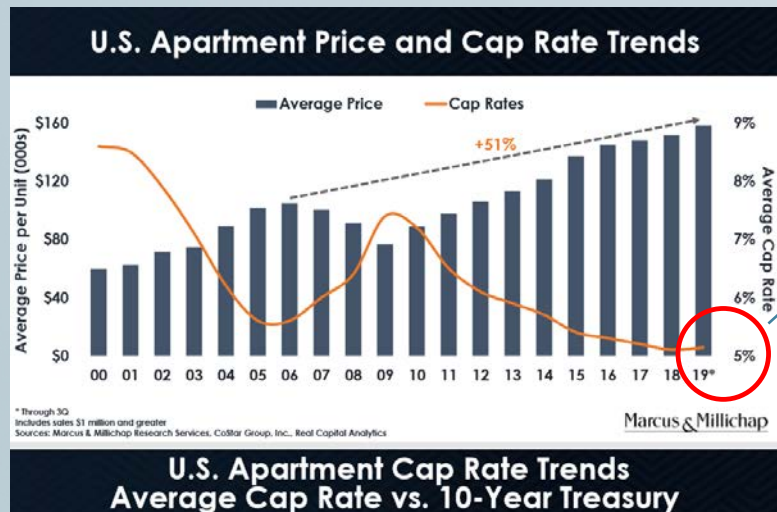
23,000 Vehicle Daily Count on Hwy 377 & Hwy 171

Low Property Tax Rate : **1.61%**

Source : City of Cresson



# Cap Rate Study : Market vs Country Pods



Source : Marcus & Millichap

## Multi Family Cap Rate

MARKET	CAP RATE
U.S.	5.20%
Dallas-Fort Worth	5.25%
<b>COUNTRY PODS</b>	<b>7.60%</b>

COUNTRY PODS™	Amount
Purchase Price	\$6,950,000
Fair Market Value	\$9,000,000
<b>Below Market Value</b>	<b>\$2,050,000</b>

Projected FMV is calculated based on 5.25% Cap Rate.

## Rent Comps – 3 Beds / 2 Baths Single Family Residences

	<b>Country Pods at Cresson</b>	144 Crossbow Ct Weatherford TX 76088	115 Linda Creek Weatherford TX 76088	3128 Cherry Lane Fort Worth TX 76116	322 Sweetwater Dr Weatherford TX 76088	1703 Broken Bow Granbury TX 76049
						
Built	<b>2019</b>	2019	2008	2007	2001	1985
SF	<b>1200</b>	1134	1071	1150	1445	1325
Price	<b>\$1200-1500</b>	\$1395	\$1100	\$1249	\$1450	\$1300
Price/ SF	<b>\$1.04-1.25</b>	\$1.23	\$1.03	\$1.09	\$1.00	\$0.98
Type	<b>SFR</b>	Duplex	Duplex	SFR	SFR	SFR



## Rent Comps – 3 Beds / 2 Baths Apartments

	<b>Country Pods at Cresson</b>	180 Crown Point Blvd Willow Park TX 76087	309 Tyler Ct Weatherford TX 76088	7301 Oakmont Blvd Fort Worth TX 76132	3405 River Park Dr Fort Worth TX 76116	6301 Woodway Dr Fort Worth TX 76133
						
Built	<b>2019</b>	2013	2007	2002	2000	1969
SF	<b>1200</b>	1343	1110	1352	1495	1240
Price	<b>\$1200-1500</b>	\$1629	\$1175	\$1448	\$2041	\$1125
Price/ SF	<b>\$1.04-1.25</b>	\$1.21	\$1.06	\$1.07	\$1.37	\$0.91
Type	<b>SFR</b>	Apartment	Apartment	Apartment	Apartment	Apartment



**Property**

# What is COUNTRY PODS™ ?

COUNTRY PODS™ serves a demographic that desires to *live in the country but close to the city*.

We filled the gap between apartment renters and entry level homeowners.

Our residents refer to their homes as their “PODs”. It gives them a sense of community as well as personalization.

COUNTRY PODS™ allows them to live in the country to enjoy greater personal space and privacy with a short drive away from the City – that is COUNTRY PODS™.



**ONE**  
Master  
Community



**2**  
Separate  
Parcels



**4.36**  
Acres  
Total



**43**  
Single Family  
Homes



One-Level  
Country  
Cottage Design



**2019**  
New  
Build



Built  
To  
Lease



Two  
Floor  
Plans



3 Beds  
2 Baths  
1200 SF



**100%**  
Rental



# Property Details

PROPERTY DETAILS	
Address	Harris Drive & Strait Court Cresson TX 76035
County	Hood County
Parcels	2
Acreage	4.13 acres
Type	Single Family Home
No. of Buildings	43
No. of Houses	43
No. of Parking	86 (approx.)
Unit Mix	3 bedroom / 2 baths
Floor Plans	2
Total Rentable SF	51,112 SF
Avg Unit Size	1200 SF
Avg Rent / SF	\$1.10
Occupancy	90% at COE

PROPERTY CONSTRUCTION	
Year Built	2019
Type	Single Family Home
Style	Cottage
Level	One Level
Foundation	Concrete Slabs
Exterior	Sidings / Stones
Roof	Pitched / Composite
Ceiling	13'10" Vaulted Ceiling
Washer / Dryer	Hook Up in each home
Electrical	200 AMP Individual Metered
Water Heater	50 Gallons Individual Tank
HVAC	Individual Unit
Plumbing	PEX
Internet	Available

PARCEL DETAILS			
Lot	No. of Houses	Acreage	Name
16	19	2.20	Strait Ct
17	24	2.16	Harris Dr
TOTAL	43	4.36	

RESIDENT UTILITIES	
Water / Trash / Sewer	Paid by Resident
Electricity	Paid by Resident
Cable / Internet	Paid by Resident

Due to New Construction,  
Property Address may not show in Google Map yet.

## Exterior Photos

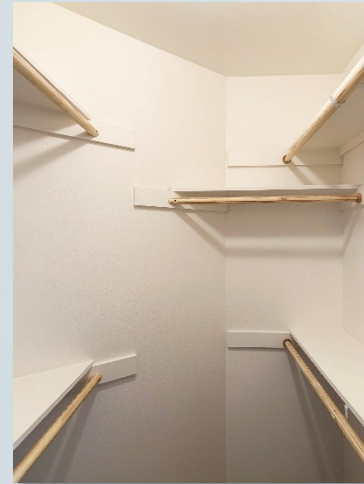




## Interior Photos



Living / Dining Room w/ Vaulted Ceiling



Open Concept Kitchen



Washer/Dryer Hook Up

## Interior Photos



Living / Dining Room w/ Vaulted Ceiling



Galley Style Kitchen



Master Bedroom



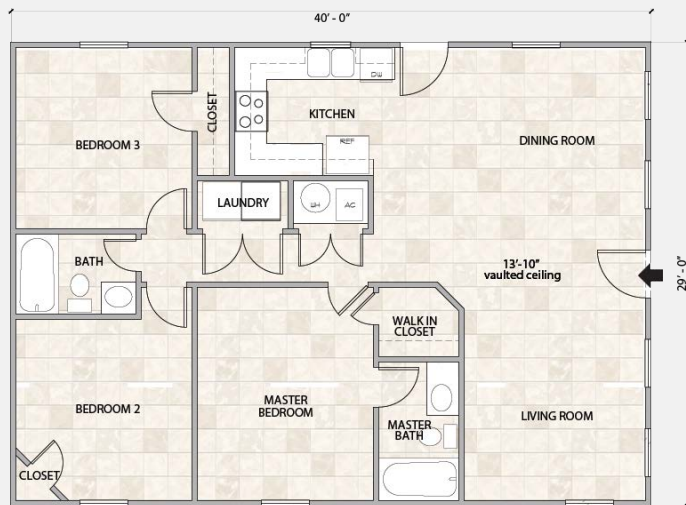
Master Bathroom w/ Walk-In Closet

# The Floor Plans

COUNTRY PODS™ offers two functional yet popular floor plans.

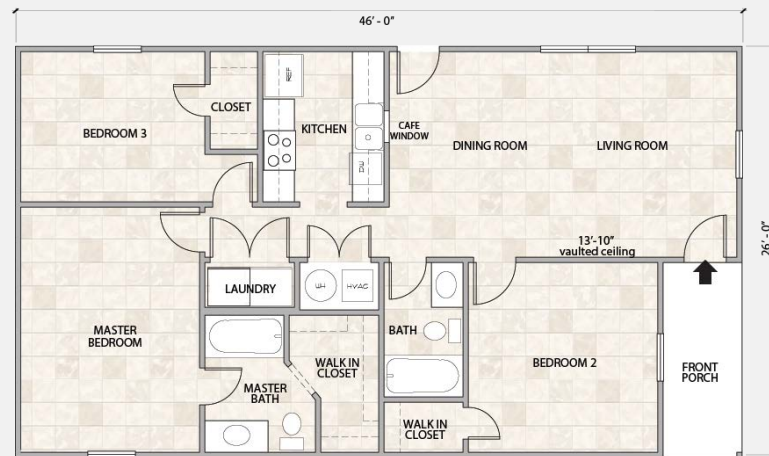
## Plan A : Open Concept

- 3 bedrooms / 2 baths
- 1160 SF



## Plan B : Café Window

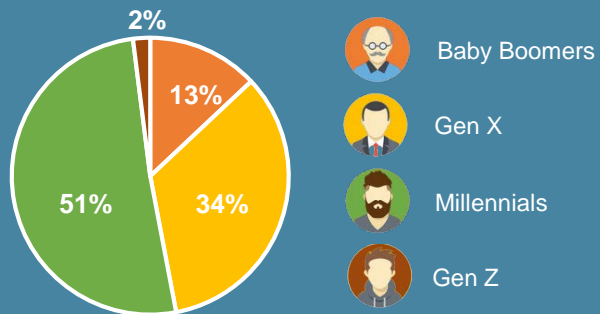
- 3 bedrooms / 2 baths
- 1216 SF





# COUNTRY PODS™ Stats

## Age

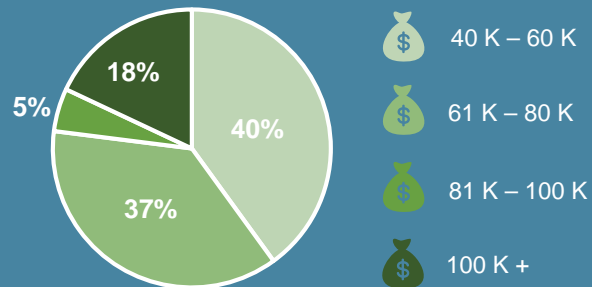


## Average Household Size



Source : Country Pods™ Internal Data

## Household Income



## Median Household Income Comparison

Area	Income
U.S.	\$60,336
Texas	\$59,206
Dallas – Fort Worth	\$67,382
Fort Worth	\$60,205
Cresson, TX	\$72,000

Source : Datausa.io – 2017

## Top 5 Reasons People Move to COUNTRY PODS™ at Cresson

I need to move  
closer to my job.

I hate my apartment.  
I want to live in a House  
with more personal space.

I LOVE the Country!  
I want to move away  
from the City.

I want my kids  
To go to  
better schools.

It's a Brand New Home  
at a great price!!

Source : Country Pods™ Internal Data



# Top 10 Reasons to Invest in COUNTRY PODS™ at Cresson



01

High Demand Multifamily Asset

Single Family Home Rental Community

02

Workforce Housing

Recession Resistance

03

Build-In Equity : **\$2,050,000**

Below FMV

04

**2019** New Construction

90% Occupancy at COE

05

High Cap Rate **7.60%**

Compare DFW avg at 5.25%

06

**\$148K+** Buyer's Bonus

FREE Professional Management up to 3 years

07

LOW Property Tax Rate **1.61%**

Compare DFW avg at 2.75%

08

Tenant Pays All Utilities

Time & Money Savings

09

High Median Household Income

Above National and State level

10

Multiple Income Opportunities

Appliance, Smart Home, Storage, etc



# Contact

**Amada Chan**

**310 . 882 . 2288**

**Amada @ US2288.com**