OFFERING MEMORANDUM

# ARCHER VILLAGE APARTMENTS

415 Archer Drive | Sherman, TX 75092

wellington REALTY

1700 Pacific Ave Suite 1650

Dallas, TX 75201

# EXECUTIVE SUMMARY

## SUBJECT PROPERTY

| | |
|---|---|
| Primary Address: | 330,415 Archer Drive Sherman, TX 75092<br>1824 Crescent Drive Sherman, TX 75092 |
| County: | Grayson County |
| Parcel Numbers: | 162811<br>162826<br>162874 |
| Gross Leasable: | 146,800 SF |
| No. of Buildings: | 15 |
| Zoning: | Commercial- MF |
| Landscaping: | Native Trees and Shrubs |

## RENT ROLL BREAKDOWN

| | |
|---|---|
| Units: | 205 |
| Avg. Unit Size: | 716 SF |
| Effective Rent/SF: | $0.94 |
| Effective Rent/Unit: | $670 |

## CONSTRUCTION

| | |
|---|---|
| Year Built: | 1965, 1968, 1973 |
| Construction Type: | Wood Frame |
| Roofs: | Pitched |
| Metering / Wiring / Hot Water: | Individually Metered |



ARCHER VILLAGE - EXECUTIVE SUMMARY

## Salient Facts

1. Sherman, TX, an outlying DFW market, is located directly in the path of progress and expected to experience similar growth trends to Dallas over the next 3-5 years.
2. Massive infrastructure and development projects are planned over the next two years in Grayson County including a $170 million revamp of a 12-mile span of U.S. Highway 75.
3. Sherman, TX boasts a very strong employment base as Tyson Foods and Texas Instruments employ roughly 2,300 people at their facilities.
4. Due to the lack of housing in Grayson County, and more specifically Sherman, the 10 year average occupancy for apartments is strong at 95%.
5. The asset has various floor plans, with many non-upgraded units, allowing the next owner the opportunity to increase rents by 25%.
6. The property is located in very close proximity to U.S. Highway 75, allowing for quick and easy access to the city of Dallas and the state of Oklahoma.

ARCHER VILLAGE - EXECUTIVE SUMMARY

# Principal Confidentiality Agreement for Archer Village 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 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):_____ Signature: _____

Company:_____ Title:_____

Address: _____ City/State/Zip: _____

Phone (Work):_____ Phone (Mobile):_____

Fax: _____ Email: _____

Website: _____

To receive more information on this property, execute and return to OR fill out the CA online at www.wellingtonrealty.com for imediate access to property materials:

David Shaffer

Fax: (214) 276-7415

investments@wellingtonrealty.com