



812 & 820 S Carroll, Dallas TX 75223



# For Sale



**Great Investment Property located in the Dallas TX.**

812 & 820 S Carroll,  
Dallas TX 75223

**\$800,000**

- Located just South of I30 in the Jubilee area, this asset sits on a hard corner across the street from a brand new library & Police station.
- The properties are walking distance from the Cotton Bowl Stadium and Fair Park Area.





- Multiple streams of income and a hard corner spot makes this asset valuable.
- Rent increases and improvements will maximize higher returns.
- In the future, the City of Dallas is actually planning to bring a deck park on Carroll Ave over passing I30.







### Zoning:

Cluster Housing

### Property includes:

- 4 Single Family Homes - All roofs were replaced in 2017 - All Rented
- 1 Corner Retail - Gym - Leased until end of 2022
- 3 empty lots

### Investment Highlights:

- Excellent Location close to Cotton Bowl Stadium
- Different exit strategies offered
- Low maintenance / low maintenance
- Great piece of land - Hard Corner

### 812 & 820 S Carroll Ave

	Actual	Proformas
Total Monthly Rent	\$ 5,150	\$ 6,500
Total Yearly Rent	\$ 61,800	\$ 78,000
Vacancy 5%	\$ 3,090	\$ 3,900
Total Income	\$ 58,710	\$ 74,100
Expenses		
Real Estate Taxes	\$ 4,695	\$ 4,695
Insurance	\$ 2,403	\$ 2,650
Repair & Maintenance	\$ 3,700	\$ 5,000
Management Fee	\$ 1,000	\$ 3,705
Total Expense	\$ 11,798	\$ 16,050
NOI	\$ 46,912	\$ 58,050
Cap Rate	5.86%	7.26%





A



B



C



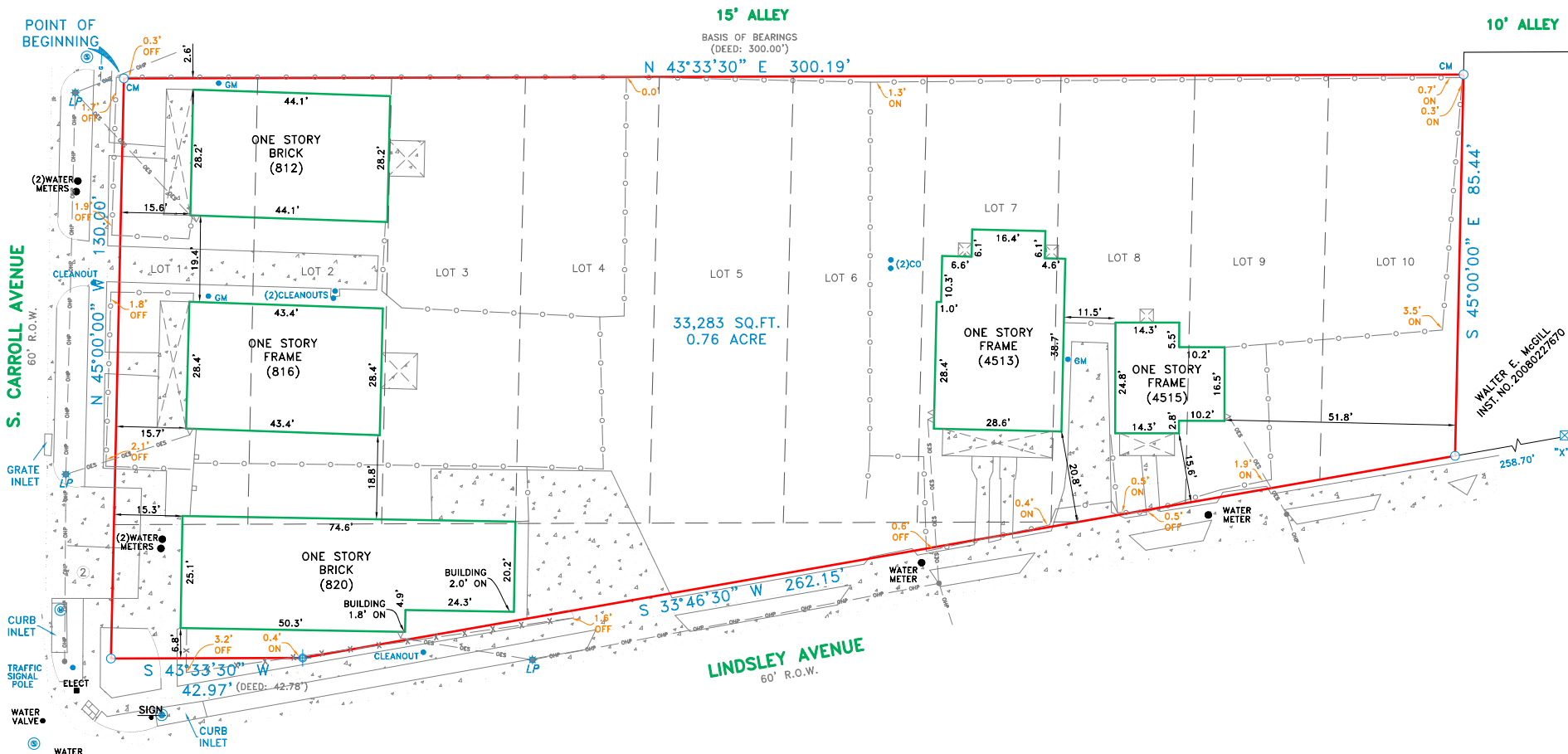
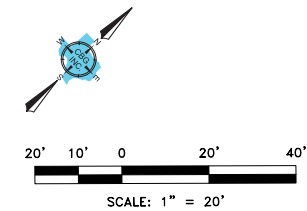
D



E







NOTES:  
BEARINGS, based on Deed recorded in Volume 81085,  
Page 2489, Deed Records, Dallas County, Texas.

## 812, 816 & 820 S. Carroll Avenue 4513 & 4515 Lindsley Avenue

Being a tract of land situated in the John Grigsby Survey, Abstract No. 495 in the City of Dallas, Dallas County, Texas, and being Lots 1, 2, 3, 4, 5, 6, 7, and part of Lots 8, 9 and 10, Block F/1058 of Hunnicut Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 1, Page 182, Map Records, Dallas County, Texas, and a part of abandoned Hunnicut Street, being that same tract of land conveyed to Savadore Terrante and Anthony Terrante by Special Warranty Deed with Vendor's Lien recorded in Volume 81085, Page 2489, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the Northeast right-of-way line of S. Carroll Avenue (60 foot right-of-way) and the Southeast right-of-way line of a 15 foot alley;

THENCE North 43 degrees 33 minutes 30 seconds East, along said Southeast right-of-way line of alley, a distance of 300.19 feet to a 5/8 inch iron rod found on the Southwest line of a tract of land conveyed to Walter E. McGill by Deed recorded in Instrument No. 20080227670, Official Public Records, Dallas County, Texas;

THENCE South 45 degrees 00 minutes 00 seconds East, along said Southwest line of McGill tract, a distance of 85.44 feet to a 5/8 inch iron rod found at the South corner of said McGill tract, said point being on the Northwest right-of-way line of Lindsley Avenue (60 foot right-of-way);

THENCE South 33 degrees 46 minutes 30 seconds West, along said Northwest right-of-way line of Lindsley Avenue, a distance of 262.15 feet to a point for corner;

THENCE South 43 degrees 33 minutes 30 seconds West, continuing along said Northwest right-of-way line of Lindsley Avenue, a distance of 42.97 feet to a 5/8 inch iron rod found at the intersection of said Northwest right-of-way line of Lindsley Avenue and aforementioned Northeast right-of-way line of S. Carroll Avenue;

THENCE North 45 degrees 00 minutes 00 seconds West, along said Northeast right-of-way line of S. Carroll Avenue, a distance of 130.00 feet to the POINT OF BEGINNING and containing 33,283 square feet or 0.76 of an acre of land.

## SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Republic Title of Texas, Inc. in connection with the transaction described in GF# 1007-228458-RTI. The undersigned Registered Professional Land Surveyor, Bryan Connolly, hereby certifies to Peyman Elebari, Republic Title of Texas, Inc. and First American Title Guaranty Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 812, 816 & S. Carroll Avenue and 4513 & 4515 Lindsley Avenue described in Volume 81085, Page 2489, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X (N.F.H.A.) and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48113C0345J, with a date of 08/23/2001) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Peyman Elebari, Republic Title of Texas, Inc. and First American Title Guaranty Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

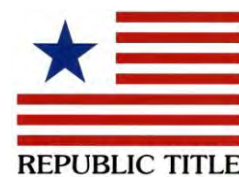
Executed this 1st day of August, 2017.

*Bryan Connolly*

Bryan Connolly  
Registered Professional Land Surveyor No. 5513



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



REVISIONS		
DATE	BY	NOTES

LEGEND	
CM CONTROLLING MONUMENT	PE POOL EQUIPMENT
5/8" IRON ROD FOUND	BRICK COLUMN
1/2" IRON ROD SET	AC AIR CONDITIONING
1" IRON PIPE FOUND	FIRE HYDRANT
FENCE POST CORNER	COVERED PORCH/DECK OR GARPORT
"X" FOUND / SET	DES OVERHEAD ELECTRIC SERVICE
UNDERGROUND ELECTRIC	DHP OVERHEAD POWER LINE
POWER POLE	GM-GAS METER
ASPHALT PAVING	CO-CLEANOUT
GRAVEL/ROCK ROAD OR DRIVE	CONCRETE PAVING
CHAIN LINK FENCE	WOOD FENCE
0.5" WIDE TYPICAL BARBED WIRE	IRON FENCE
PIPE FENCE	

C.B.G. Surveying, Inc.  
12025 Shiloh Rd, Suite 230  
Dallas, Texas 75228  
P 214-349-9485 F 214-349-2216  
Firm No. 10168800  
www.cbgsinc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	09/01/17	1715737	SEE CERT	MC

**TEXAS LAND TITLE SURVEY**  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
812, 816 & 820 S. CARROLL AVENUE  
4513 & 4515 LINDSLEY AVENUE



*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and

• Must not, unless specifically authorized in writing to do so by the party, disclose:

- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.





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