

TEXAS INCOME PROPERTIES



LOCATION:

- [Click Here For Map](#)

HELPFUL WEBSITES:

- [D.A.R.T Rail Map](#)
- [Telecom Corridor](#)
- [Value Builders, Inc.](#)

CONTACT FOR SALES:

Josh Anderson
Value Builders, Inc.
Office: 972-775-8112
Cell: 512-300-5520
josh@valuebuilders.com



Lavon, TX

GRAND HERITAGE TOWN HOMES

INVESTMENT HIGHLIGHTS

Accessibility:

Residents of Grand Heritage have convenient access to a vast amount of jobs, shopping, and dining from the subdivision's close-in location at the intersection of Highway 78 and Highway 205.

D.A.R.T. Rail: For those residents of Lavon who will be commuting into Downtown Dallas for work each day, the Dallas Area Rapid Transit Rail that is located in Garland, just 14 miles from the subdivision, provides a convenient and inexpensive means of transportation.

Benefits of This Location:

- **Plano (12 Miles):** Plano is home to over 6,000 companies. Lavon is located approximately 11 miles east of [Plano's Research and Technology Corridor](#). Residents of Grand Heritage will also have access to Plano's heavy concentration of upscale shopping, dining, and entertainment.
- **Richardson (15 miles):** Grand Heritage sits 15 miles north east of [Richardson's Telecom Corridor](#). This area, also known as the "Silicon Plains", is home to over 600 technology companies. Richardson itself is home to over 5,700 businesses.
- **Rockwall (6 Miles):** Grand Heritage sits just 6 miles north of all of Rockwall's extensive medical and high-end retail.
- **Garland (10 Miles):** Residents of Grand Heritage are within 10 Miles of Garland's [Firewheel Shopping Center](#) which is comprised of over 1,000,000 Sq.ft. of high end retail.

Shopping and Entertainment:

Collin Creek Mall - Plano, TX

One of the largest malls in the Metroplex, Collin Creek Mall is truly one-stop shopping. You will enjoy beautiful two-level shopping at five major department stores including Dillard's and Macy's, and more than 160 specialty shops including Ann Taylor, Eddie Bauer, Gap, Disney Store, Bombay Co. and many more. Enhanced by popular eating spots such as Tino's Restaurant and Cantina and the Terrace Food Court..

The Shops at Willow Bend - Plano, TX

The Shops at Willow Bend is a blend of exciting and sophisticated fashion-forward shopping set in a two-level beautiful, yet comfortable environment. This 1.4 million square foot shopping center features Neiman Marcus, Macy's, Dillard's, Saks Fifth Avenue, and over 140 stores and dining options. The children's play area was voted "Best Mommy Mall Experience in Dallas" by D Magazine in 2002. Complimentary strollers and wheelchairs and a helpful Concierge Center are just a few of many amenities.



HERITAGE CLUB

\$5M WORLD CLASS AMENITY CENTER

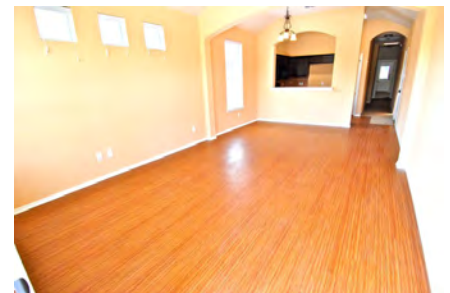
- 300,000 Gallon Pool
- 2-Story Water Slide
- Splash Center
- 4,000 Sq.ft. Patio
- 18,000 Sq.ft. Clubhouse
- State of the Art Fitness Center
- Gaming Rooms
- Computer Labs
- Ballrooms



UNIT MIX/DESCRIPTION

Averages/Totals:

- **Total # of Units:** 64 Units (32 Buildings)
- **Average Rent/Month:** \$1,250 per door
- **Average Rent PSF:** \$1.01
- **Average Unit Size:** 1,241 Sq.ft. (per door)



EXPENSE/INCOME SUMMARY

• **Sales Price:**

- Plan 2402 & 2432 = \$239,900 per duplex
- Plan 2536 & 2596 = \$249,900 per duplex

• **Rents:**

- Plan 2402 & 2432 = \$1,225 per door
- Plan 2536 & 2596 = \$1,275 per door

• **Taxes:** 2.199%

• **P.I.D. Fee:** \$828 per duplex, annually

• **H.O.A.:** \$114 per duplex, per month

• **Leasing Fee:** 65% of first month's rent

• **Management Fee:** 5%

• **Utilities:** All utilities paid for by tenant.

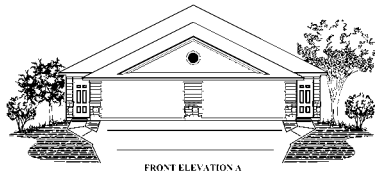


CURRENT INVENTORY

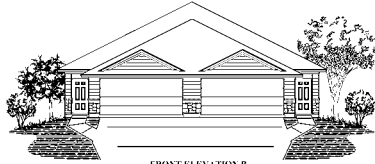
Grand Heritage: Lavon, TX						
Address	Lot	Blk	Plan	Rental Rates	Availability	Completion (Estimate)
332/334 Armstrong Lane	6A/6B	B	2402B	\$1,225	Closed	Completed
340/342 Armstrong Lane	7A/7B	B	2402A	\$1,225	Closed	Completed
348/350 Armstrong Lane	8A/8B	B	2432B	\$1,225	Closed	Completed
356/358 Armstrong Lane	9A/9B	B	2432A	\$1,225	Closed	Completed
364/366 Armstrong Lane	10A/10B	B	2536 A&C	\$1,275	Closed	Completed
333/331 Armstrong Lane	14A/14B	E	2536 D&F	\$1,275	Closed	Completed
341/339 Armstrong Lane	15A/15B	E	2402B	\$1,225	Closed	Completed
349/347 Armstrong Lane	16A/16B	E	2402A	\$1,225	Closed	Completed
332/334 Schirra Court	23B/23A	E	2402A	\$1,225	Under Contract	Completed
340/342 Schirra Court	22B/22A	E	2536 A&C	\$1,275	Closed	Completed
347/345 Schirra Court	24A/24B	E	2432A	\$1,225	Closed	Completed
355/353 Schirra Court	25A/25B	E	2402B	\$1,225	Closed	Completed
357/355 Armstrong Lane	17A/17B	E	2536 A&C	\$1,275	Closed	Completed
348/350 Schirra Court	21B/21A	E	2402B	\$1,225	Under Contract	Completed
356/358 Schirra Court	20B/20A	E	2402A	\$1,225	Under Contract	Completed
365/363 Armstrong Lane	18A/18B	E	2402B	\$1,225	Under Contract	Completed
364/366 Schirra Court	19B/19A	E	2536 D&F	\$1,275	Under Contract	Completed
380/382 Armstrong Lane	12A/12B	B	2596	\$1,275	Available	9/1/11
395/393 Orbit Drive	13A/13B	B	2536 D&F	\$1,275	Available	9/1/11
389/387 Orbit Drive	14A/14B	B	2402A	\$1,225	Available	T.B.D.
383/381 Orbit Drive	15A/15B	B	2536 A&C	\$1,275	Available	T.B.D.
377/375 Orbit Drive	16A/16B	B	2402B	\$1,225	Available	T.B.D.
371/369 Orbit Drive	17A/17B	B	2536 D&F	\$1,275	Available	T.B.D.
365/363 Orbit Drive	18A/18B	B	2402A	\$1,225	Available	T.B.D.
359/357 Orbit Drive	19A/19B	B	2536 A&C	\$1,275	Available	T.B.D.
353/351 Orbit Drive	20A/20B	B	2402B	\$1,225	Available	T.B.D.
347/345 Orbit Drive	21A/21B	B	2536 D&F	\$1,275	Available	T.B.D.
341/339 Orbit Drive	22A/22B	B	2402A	\$1,225	Available	T.B.D.
317/315 Orbit Drive	24A/24B	B	2536 A&C	\$1,275	Available	T.B.D.
311/309 Orbit Drive	25A/25B	B	2402B	\$1,225	Available	T.B.D.
305/303 Orbit Drive	26A/26B	B	2536 D&F	\$1,275	Available	T.B.D.
363/361 Schirra Court	26A/26B	E	2596	\$1,275	Available	9/1/11

FLOOR PLANS & ELEVATIONS

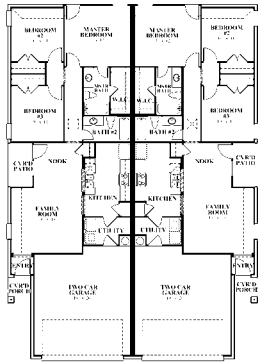
2402 Plan



FRONT ELEVATION A



FRONT ELEVATION B



FIRST FLOOR PLAN

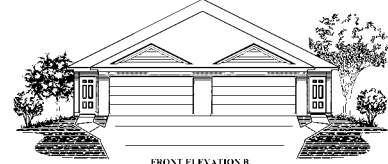
Plan Number: 2402
 A/C Footage: 2402 S.F.
 Covered Porch/Patio: 130 S.F.
 Garage and Storage: 880 S.F.
 Total Under Roof: 3412 S.F.
 Width/Depth: 50' X 71'

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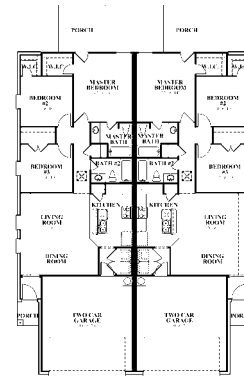
2432 Plan



FRONT ELEVATION A



FRONT ELEVATION B



FIRST FLOOR PLAN

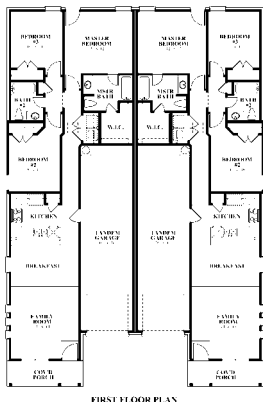
Plan Number: 2432
 A/C Footage: 2432 S.F.
 Covered Porch/Patio: 46 S.F.
 Garage and Storage: 836 S.F.
 Total Under Roof: 3313 S.F.
 Width/Depth: 50' X 69'

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2536 Plan



FRONT ELEVATION A



FIRST FLOOR PLAN



ELEVATION B

ELEVATION C



ELEVATION D

ELEVATION E



ELEVATION F

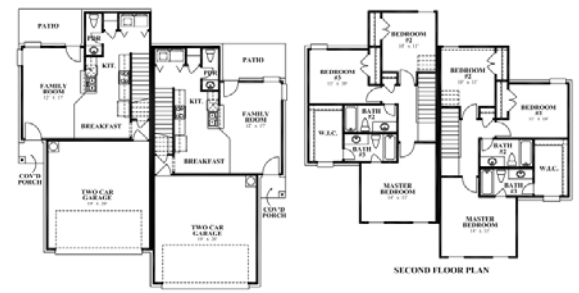
Plan Number: 2536
 A/C Footage: 2536 S.F.
 Covered Porch/Patio: 148 S.F.
 Garage and Storage: 778 S.F.
 Total Under Roof: 3462 S.F.
 Width/Depth: 50' X 74'

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2596 Plan



FRONT ELEVATION



FIRST FLOOR PLAN

SECOND FLOOR PLAN

Plan Number: 2596
 A/C Footage: 2596 S.F.
 Covered Porch/Patio: 36 S.F.
 Garage and Storage: 846 S.F.
 Total Under Roof: 3478 S.F.
 Width/Depth: 50' X 57'

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Subdivision Highlights:

- The amenities in Grand Heritage surpass the standards of any Class A apartment project with all the benefits of living in a single family home.
- This subdivision is truly the best that the rental world has to offer with gaming rooms, a 300,000 gallon-resort style swim and splash area, a commercial grade fitness center, and much more.
- The combination of the subdivision's 1st class amenities and it's close proximity to all of the high paying jobs and high end retail make Grand Heritage a rare investment opportunity.



Texas In The News

- **"Contacts in several industries, most notably retail, high tech manufacturing, and staffing services, reported improved demand," the Fed's Beige Book Report for the Dallas district said.**
- **Dallas/Fort Worth better than most metro areas for job seekers, study says: The nation's 4th largest metro area is number 17.**
- **"Texas Poised for 21st Century Boom."**
- **The Looming Boom-Texas through 2030**
- **Texas remains fastest growing state in latest census estimate: Murdock and Eschbach credit the latest influx to the recession's delayed arrival in Texas.**
- **Experts predict apartment shortage in the U.S.**



TELECOM CORRIDOR: RICHARDSON, TX

- Over 25 million Sq.ft. of office space.
- Accounts for over 82,000 jobs.
- More than 5,700 companies.
- Includes over 600 technology companies.
- Within 15 miles of Grand Heritage.

The **Telecom Corridor** is a technology business center in [Richardson, Texas \(USA\)](#), a northern suburb of [Dallas](#), which contains over 25 million [square feet](#) (2.3 million [square meters](#)) of office space and accounts for over 82,600 jobs. The Corridor is a strip about 6.5 miles (10 km) long along [U.S. Highway 75](#) (the [North Central Expressway](#)), between [President George Bush Turnpike](#) and [Interstate 635](#) and is often considered an area of the [Silicon Prairie](#). More than 5,700 companies, including 600 technology companies are located in the area, including significant players such as [Nortel](#), [Ericsson](#), [Alcatel-Lucent](#), [Tellabs](#), [Texas Instruments](#), and [AT&T](#). Some of these companies also have offices in [Telecom Valley](#) located in California. *



SITE INFORMATION

Completion Estimate:

- May 2009

Lot Size:

- 60'x120' (Avg.)

Mechanical System:

- Electricity: Individually metered (resident pays)
- HVAC: Individually climate-controlled units
- Water: Lavon Water Supply Corp. (resident pays)
- Hot Water: 50 gallon, energy miser, electric water heater

Construction:

- Foundation: Concrete post tension slab
- Exterior Walls and Masonry:
 - 80% Brick and stone mixture.
 - Siding to be 7/16" Hardiboard concrete siding per plan.
- Roofing: 7/16" O.S.B. with ply clips; 15# felt, calotte fiberglass asphalt shingles, 26 gauge metal flashing. 20-year warranty on shingles.
- Flooring: Carpet; tile in all wet-areas.

Parking:

- Each unit has a 2-Car Garage with 2 additional spaces in driveway.

School District: [Community Independent School District](#)

- **Elementary School:** McClendon Elementary School
- **Secondary School:** Community Middle School
- **High School:** Community High School



Sample of Employers w/in 15 Mile Radius:

Employer	Employees
EDS	12,000
Texas Instruments	10,000
Richardson ISD	4,900
Nortel	4,300
Blue Cross/Shield	2,900
U.T. Dallas	2,830
Verizon Business	2,256
AT&T Inc.	2,140
Alcatel	2,000
Fujitsu Network Communications	1,500
Cisco Systems	1,200
Hewlett-Packard Company	1,200
Elcan/Raytheon	1,100
Rockwell Collins	1,100
Raytheon	800
Fossil	800
Samsung Telecomm.	725
America Credit Solutions	700
Richardson Regional Medical	700
Caremark Pharmacy Services	700
Traveler's Insurance	600
Tektronix	530
Trident Metals	450
TriQuint Semiconductor	442
Education Service Center Regional	421
Lennox International	400
MetroPCS	400
Texans Credit Union	400
Metapath Software International	378
Fujitsu Transaction Solutions	350
Systimax/CommScope	350
AMX Corporation	300
U.S. Oncology	300
Owens	290
Avnet	250
Honeywell	205
Boenig Service Company	85

Demographics: Collin County**POPULATION (Census Bureau)****COUNTY POPULATION**

Estimate 2007:	730690
Estimate 2006:	696383
Estimate 2005:	658877
Estimate 2004:	627211
Estimate 2003:	596389
Estimate 2002:	568774
Estimate 2001:	537719
Census 2000:	491675
Census 1990:	264036
Census 1950:	41692

DEMOGRAPHICS

Ethnicity - 2007 (Census Bureau)

Percent Hispanic: 13.90%

Race - 2007 (Census Bureau)

Percent White Alone: 80.30%

Percent African American Alone: 7.80%

Percent American Indian and Alaska

Native Alone: 0.60%

Percent Asian Alone: 9.60%

Percent Native Hawaiian and Other

Pacific Islander Alone: 0.10%

Percent Multi-Racial: 1.70%

INCOME

Per Capita Income - 2005 (BEA): \$47,202

Total Personal Income - 2005 (BEA): \$32,870,71

Median Household Income - 2006
(Census Bureau): \$71,419