

# TEXAS INCOME PROPERTIES



## **LOCATION:**

- [Click Here For Map](#)

## **PREFERRED LENDER:**

Please contact us about our preferred lender program.

## **CONTACT FOR SALES:**

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Mansfield, TX

## **WOODLAND ESTATES TOWN HOMES**

### **INVESTMENT HIGHLIGHTS**

#### **Accessibility:**

Residents of Woodland Estates enjoy a prime location both within Mansfield, and within the greater DFW Metroplex:

- ◆ 1 minute from Hwy. 287
- ◆ 2 Minutes From Mansfield's High End Retail and Dining
- ◆ On-Site Elementary School Opening in Fall '11
- ◆ Jr High and High School Within 3 Minutes of Subdivision
- ◆ 5 Minutes From Mansfield Methodist Hospital
- ◆ Within 7 Miles of 16.5M Square Feet of Retail in South Arlington
- ◆ Approximately 13 Miles From Downtown Fort Worth
- ◆ Approximately 32 Miles/35 Minutes From Downtown Dallas

#### **Benefits of This Location:**

- Residents of Woodland Estates qualify to enroll their children in Mansfield ISD's nationally known, exemplary schools.
- With 4 major hospitals within an 8 mile radius, and the ever expanding Mansfield Independent School District, stable employment is a hallmark of this community.
- Woodland Estates backs up to multi-million dollar estates - offering investors solid evidence of both the current, and long term viability of the area.
- Our town homes are nestled in among new single family homes ranging up to \$350,000 in value.

#### **Shopping and Entertainment:**

- **Mansfield Town Center:** 450,000 Sq.Ft. of new, high end retail
- **Big League Dreams:** An eight unique diamond ballpark with an indoor soccer pavilion, batting cages and two restaurant pavilions that provides quality fields for tournaments as well as local play.
- **Hawaiian Falls Water Park**
- **Arlington Highlands:** 800,000+ Sq.Ft. of New, High-End Retail





## WOODLAND ESTATES

- Single Family Homes Ranging Up To \$350k in Price.
- Backing Up to Multi-Million Dollar Estates
- Much Sought After Mansfield Independent School District
- On-Site Elementary School



## UNIT MIX/DESCRIPTION

### **Averages/Totals:**

- Total # of Units:** 80 Units (40 Duplexes)  
**Average Rent/Month:** \$1,250 per unit  
**Average Rent PSF:** \$.99  
**Average Unit Size:** 1,234 Sq.ft.

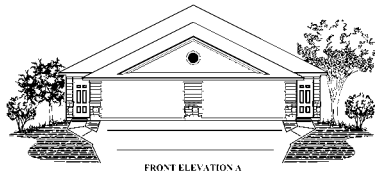
## EXPENSE SUMMARY

- **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:** 2.7895%
- **H.O.A.:** \$1,800 per duplex annually (Includes insurance policy + maintenance of duplex exteriors and common areas)
  - HOA Provided Insurance/Maintenance Fee = \$1,200 annually
  - Common Area Maintenance = \$600 annually
- **Leasing Fee:** 65%
- **Management Fee:** 5%
- **Utilities:** All utilities are paid for by the tenant.

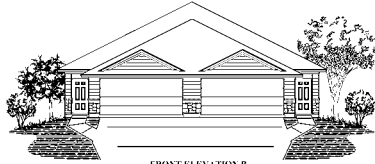


# FLOOR PLANS & ELEVATIONS

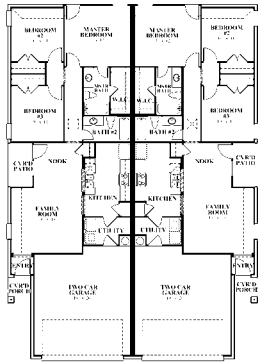
## 2402 Plan



FRONT ELEVATION A



FRONT ELEVATION B



FIRST FLOOR PLAN

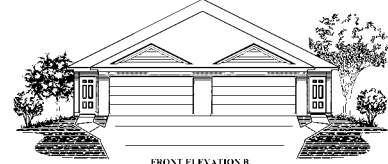
Plan Number: 2402  
 A/C Footage: 2402 S.F.  
 Covered Porch/Patio: 130 S.F.  
 Garage and Storage: 880 S.F.  
 Total Under Roof: 3412 S.F.  
 Width/Depth: 50' X 71'

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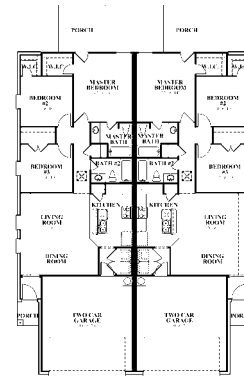
## 2432 Plan



FRONT ELEVATION A



FRONT ELEVATION B



FIRST FLOOR PLAN

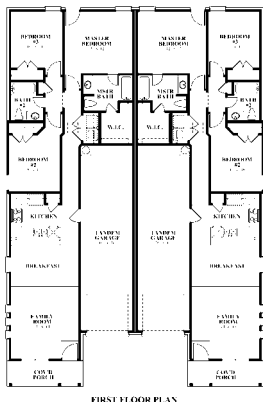
Plan Number: 2432  
 A/C Footage: 2432 S.F.  
 Covered Porch/Patio: 46 S.F.  
 Garage and Storage: 836 S.F.  
 Total Under Roof: 3313 S.F.  
 Width/Depth: 50' X 69'

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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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**MANSFIELD  
METHODIST  
MANSFIELD, TX**

<b>Methodist Mansfield Medical Center at a Glance*</b>	
Licensed beds (all private)	160
Physicians	176
ER visits	37,664
Newborns	837
Patient discharges (includes newborns)	5,548
Outpatient visits (includes ED visits)	55,706
Employees	647
Active volunteers	110
<i>*2009 data</i>	

**Nationally recognized for patient satisfaction**

Methodist Mansfield ranks among the best in the nation in patient satisfaction, according to HealthGrades,® the nation's leading independent health care ratings organization. Methodist Mansfield **ranked in the top 10 percent of hospitals nationwide** for outstanding patient experience in 2009/2010 — one of only 340 hospitals to receive the distinction.

**City & State Market Highlights:**

- [Texas' Economic Recovery Strengthens](#)
- [The Looming Boom-Texas through 2030](#)
- [Private Sector Plays Key Role In Texas Job Stability](#)
- [Texas Faring Better Than Nation Overall](#)

## SITE INFORMATION

### **Completion Estimate:**

- May 2010

### **Lot Size:**

- 65'x125' (Avg.)

### **Mechanical System:**

- Electricity: Individually metered (resident pays)
- HVAC: Individually climate-controlled units
- Water: City of Mansfield (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; vinyl wood planks in some plans.

### **Parking:**

- Each unit has a 2-Car Garage with 1-2 additional spaces in driveway.

### **School District:** Mansfield Independent School District

- Elementary School: Nancy Neal Elementary
- Secondary School: Donna Shepherd Intermediate
- High School: Legacy High School

Legacy High School

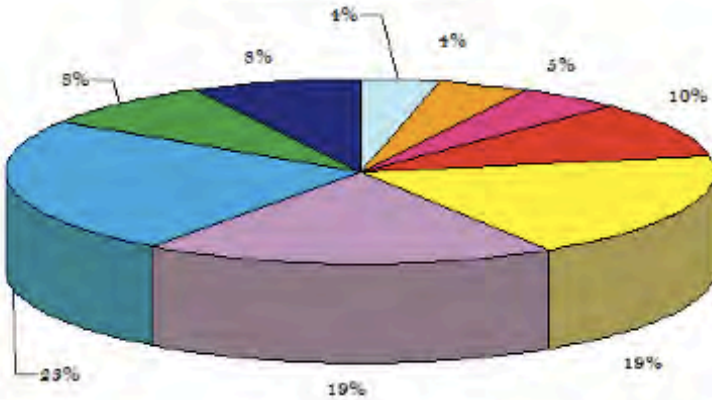


Big League Dreams



# DEMOGRAPHICS

**Population by Income**



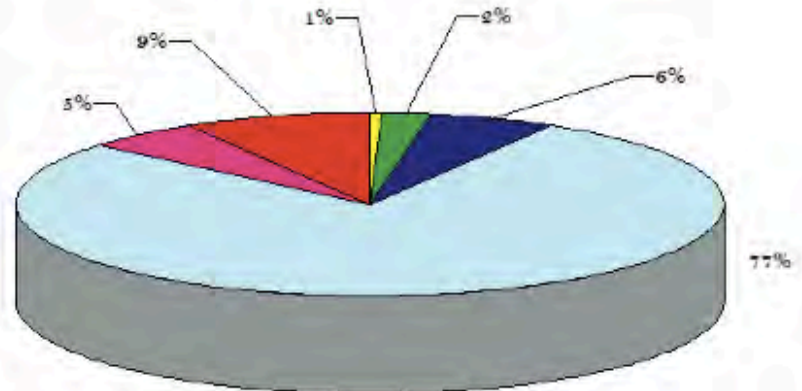
**Population by Income**

Below \$14,999	3.7%
\$15,000-\$24,999	4.0%
\$25,000-\$34,999	4.8%
\$35,000-\$49,999	9.6%
\$50,000-\$74,999	19.1%
\$75,000-\$99,999	18.8%
\$100,000-\$149,999	24%
\$150,000-\$199,999	8.0%
\$200,000 or more	7.9%

**Population by Race**

American Indian & Alaska Native	1%
Asian & Pacific Islander	2.3%
Black or African American	6%
Caucasian	77%
Hispanic or Latino	5%
Other	9%

**Population by Race**



## **POPULATION CHARACTERISTICS:**

The City of Mansfield continues to sustain its' citizens quality of life through education, and a safe environment. New residents find quality housing developments featuring many conveniences within each community. Demographic projections for the City of Mansfield has the 2009 population at 58,069 and forecasts the population of Mansfield to surpass 76,602 by 2015. An abundance of undeveloped land allows for growth and development to continue. Based on the current land use plan, Mansfield's ultimate population is estimated to be approximately 134,180.

Families are the dominant unit as over eighty-six percent of total households are family households. Additionally, fifty-six percent of the population is between the ages of twenty and fifty-nine.

Stability is also evident in Mansfield's housing characteristics. Over eighty percent of Mansfield's homes are owner-occupied and approximately forty-two percent of households have lived in their residence for at least five years.