

**COLONIAL AVE,  
DALLAS, TX**

**DANNY BRUCE**  
**FUNDING NOW AVAILABLE**

## About the Property

3510 Colonial Ave in Dallas, TX offers 20 units, including 1-bedroom and 2-bedroom options. With projected rents ranging from \$1,000 to \$1,200, the property anticipates annual rental income of \$278,400. Featuring minimal expenses and a solid cap rate of 5%, this property presents a promising investment opportunity

## Property Features

- Water/Sewer - 16,654
- Oil/Gas - 0
- Electric - 5,719
- Insurance - 2,796
- Garbage - 0
- Landscaping - 0
- Repair/Maintenance 10% - 27,840
- Management 10% - 27,840
- Number of Units - 20
- Type of Units - 4 x 1bd, 16 x 2bd
- Projected Rents - 1000, 1200
- Projected-Annual-Rent - 278,400
- Prop Tax - 24,282
- Vacancy 10% - 27,840
- Rehab - \$5k per unit = 100,000
- Cap Rate - 5%
- Price - \$2,950,000

ALL OFFERS CONSIDERED

**\$2,950,000**

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