



Category: Multi-Family
Area: 17/2 **Map:** DA/0035/V
Subdv: Bowser & Lemmons Oaklawn
County: Dallas
Parcel ID: 00000160840000000
Lot: **Blk:** **Multi Prcl:**
Bldg SqFt: 10,388 /Tax **Yr Built:** 1971 / Preowned **Stories:** 2
Complex Name: 4202 & 4227 Bowser
#Units: 20 **#Bldgs:** 2
Parking Spaces: 20
Acres: **Lot Dimen:**
Media: 5 / 0 / 0 **PAR:** Y
Type: Apartment/5Plex+
Plan Dvlpmnt:
Legal: Lots 1&14, Blks 34/1574&35/1575
MUD Dst: No
Unexempt Taxes: \$17968
Pool: No
Security System:
HOA Dues: \$ /

Click on Image for More Options

School District: DALLAS ISD

Bus: **Type:** E
Bus: **Type:** M
Bus: **Type:** H
Bus: **Type:**

Name: BOWIE
Name: RUSK
Name: NORTHDALLA
Name:

Gross Income: \$122,412
Gross Expenses: \$
Net Income: \$65,671

Insurance: \$4,200
Gross Multiplier: 9.76
Cap Rate: 0.05%

Living Area:
Dining Area:
Kitchen:
Master BR:
Unit SqFt:
Full Baths:
Half Baths:
Bedrooms:
Avg Lse Rt:
Like Units:

Unit 1: Unit 2: Unit 3: Unit 4

Lot Description	Iron	Sidewalk	Flooring	Maintenance
Corner	Wood	Tenancy	Carpet	Taxes
Interior Lot	Parking/Garage	9 Months or Less	Heating/Cooling	Water/Sewer/Trash
No Backyard Grass	Front	Interior Features	Central Air-Elec	Other
Construction	Rear	Cable TV Available	Central Heat-Gas	Showing
Brick	Side	Kitchen Equipment	Assumption Info	Agent Or Owner Present
Wood	Uncovered	Cooktop-Electric	Not Assumable	HOA Includes
Foundation	Street/Utilities	Dishwasher	Possession	None
Pier & Beam	Alley	Disposal	Closing/Funding	
Roof	City Sewer	Oven-Electric	Total Annual Expenses Inc	
Composition	City Water	Kitchen Other	Common Area	
Alarm/Security Type	Concrete	Breakfast Bar	Electric	
Exterior Security Light(s)	Curbs	Utility Room	Gas	
Type of Fence	Overhead Utilities	None	Insurance	

Property Description: These two ten unit apartment buildings are well maintained, secured, electricity is separately metered, located on the same block for easy management and easy to rent; must be purchased as a package. The area is experiencing rapid growth with new and remodeled single family homes, condominiums, retail, office, restaurants, etc.
Directions: From Lemmon, North on Douglas. Turn Left. 4202 is on the right and 4227 is on the left toward the end of the block.

LO: GUES01 Perry Guest Company

LA: 0455118 Grant Guest

Prepared By: Rebekah Owen / Benchmark Properties

— Information herein deemed reliable but not guaranteed. —

Copyright: 2006 by North Texas Real Estate Info. Systems, Inc. Tue, Aug 15, 2006 06:56 AM