

CORONADO TOWNHOMES

7411 Coronado Avenue | Dallas, TX 75214

**Multifamily
Investment Opportunity**

Offering Memorandum

Rare Opportunity to Acquire a Newly Constructed 20-Unit Townhome Community in Dallas' Premier Submarket



MATTHEWS™

Exclusively Listed By



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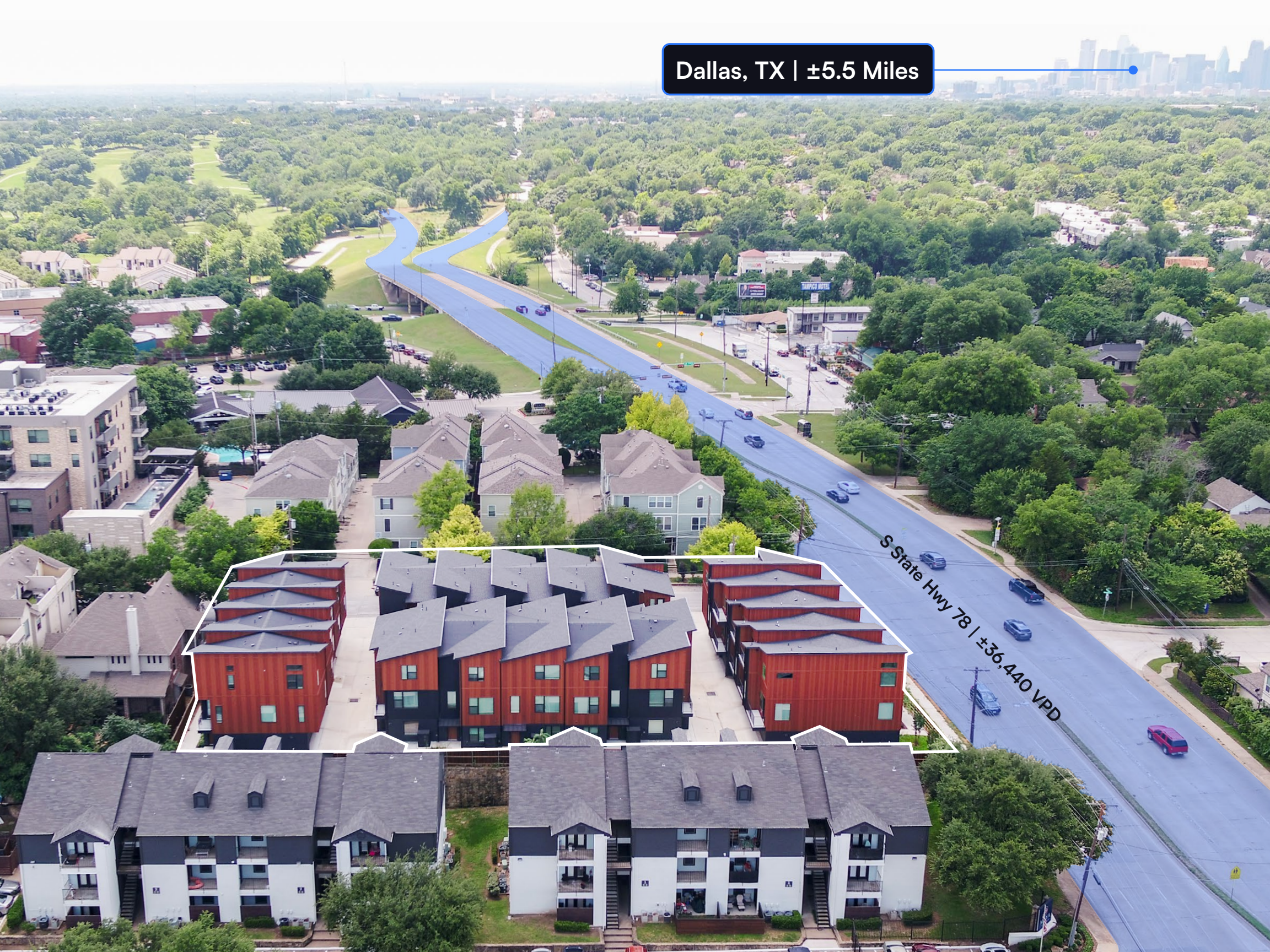
PORTFOLIO OVERVIEW

Coronado Townhomes

7411 Coronado Avenue | Dallas, TX 75214



Dallas, TX | ±5.5 Miles



S State Hwy 78 | ±36,440 VPD

Executive Summary

The Opportunity

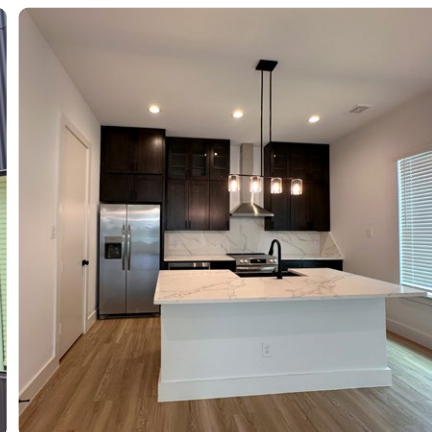
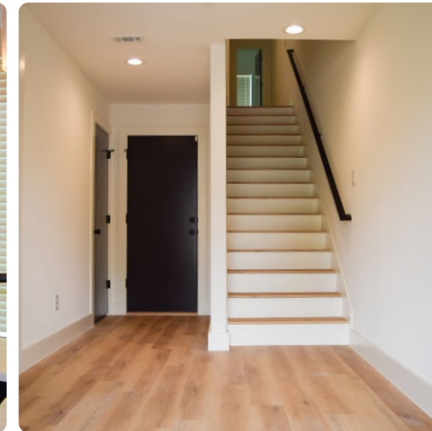
Matthews™ is pleased to present Coronado Townhomes, a newly constructed 20-unit townhome community located at 7411 Coronado Avenue in Dallas, Texas. Delivered in 2024, the property offers investors a high-quality, modern multifamily asset with limited near-term capital needs, premium interior finishes, and a differentiated large-format townhome product within the established Lakewood / East Dallas submarket.

The community consists entirely of spacious 2-bedroom / 2.5-bathroom three-story townhomes averaging approximately 1,692 square feet. Each residence features private entries, open-concept living areas, quartz countertops, LVP flooring, 11-foot ceilings on the second floor, oversized walk-in showers, and double-vanity primary suites. The property is currently vacant, providing investors the opportunity to acquire a newly built asset prior to full stabilization and capture upside as occupancy increases and the rent roll matures.

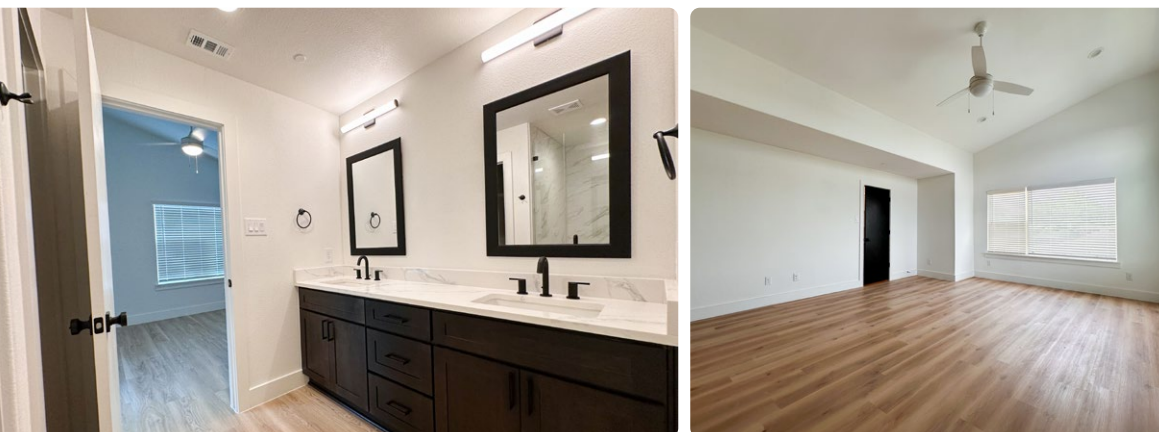
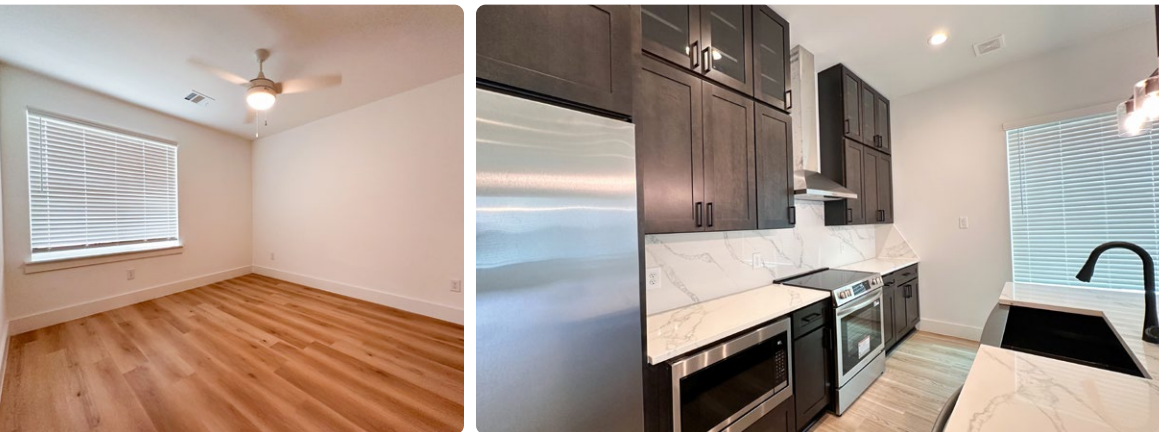
Location Highlights

Positioned in one of Dallas' most established and supply-constrained infill neighborhoods, Coronado Townhomes benefits from strong household demographics, including average household income of \$141,577 within one mile and \$120,345 within three miles. Residents enjoy convenient access to Downtown Dallas, the Baylor Medical District, Lower Greenville, Deep Ellum, and White Rock Lake, along with nearby daily-needs retail including Whole Foods, Trader Joe's, Sprouts, Target, restaurants, coffee shops, and fitness concepts.

Coronado Townhomes offers investors a rare opportunity to acquire new construction scale in a mature East Dallas location supported by strong renter demographics, lifestyle amenities, and favorable long-term DFW housing fundamentals.



Investment Highlights



New Construction Townhome Community

Delivered in 2024, Coronado Townhomes offers investors a newly built 20-unit asset with modern construction, limited near-term capital needs, and premium interior finishes designed to compete at the top of the Lakewood / East Dallas rental market.

Rare Infill Location in Lakewood / East Dallas

The property is located at 7411 Coronado Avenue in one of Dallas' most established and supply-constrained neighborhoods, benefiting from strong neighborhood identity, mature surroundings, and limited opportunities for comparable new development.

Large-Format Townhome Product

The community consists entirely of 2-bedroom / 2.5-bathroom three-story townhomes averaging 1,692 square feet, offering a differentiated rental option with private entries and larger floor plans than much of the surrounding competitive set.

Vacant Asset

The asset is currently vacant, providing investors the opportunity to acquire a high-quality new construction property prior to full stabilization and capture upside as occupancy increases and the rent roll matures.

Attractive Renter Demographics

The surrounding area benefits from strong household income levels, including average household income of \$141,577 within 1 mile and \$120,345 within 3 miles, supporting demand for high-quality rental housing in this submarket.

Access to Major Employment Hubs

Residents have convenient access to Downtown Dallas, the Baylor Medical District, Lower Greenville, and Deep Ellum, positioning the property well for professionals seeking a balance of neighborhood character and commute convenience.

Walkable Access to Daily Retail

The property is near a strong mix of neighborhood-serving retail, including Whole Foods, Trader Joe's, Sprouts, Target, restaurants, coffee shops, and fitness concepts, reinforcing the property's live-work-play appeal.

Property Photos



Interior Photos



White Rock Medical Center
±218 Beds
±256 Employees

Gaston Middle
±757 Students



Lakewood Elementary School
±1,075 Students

±36,440 VPD



Bishop Lynch High
±1,024 Students

Lakewood Country Club
Country Club

Alex Sanger Preparatory
±769 Students



78

Subject Property

SS Conner Elementary School
±557 Students

Tenison Park Golf Course
Golf Course



Harold Wendell Lang Sr. Middle
±745 Students

Woodrow Wilson High
±1,790 Students

Creekside Park MTB Trail
±2.3 Miles Away

Bayles Elementary
±404 Students

Samuell Grand Tennis & Pickleball Center
Tennis Court

INTERSTATE 30

±133,174 VPD

Downtown Dallas
±5 Miles Away



Google Earth

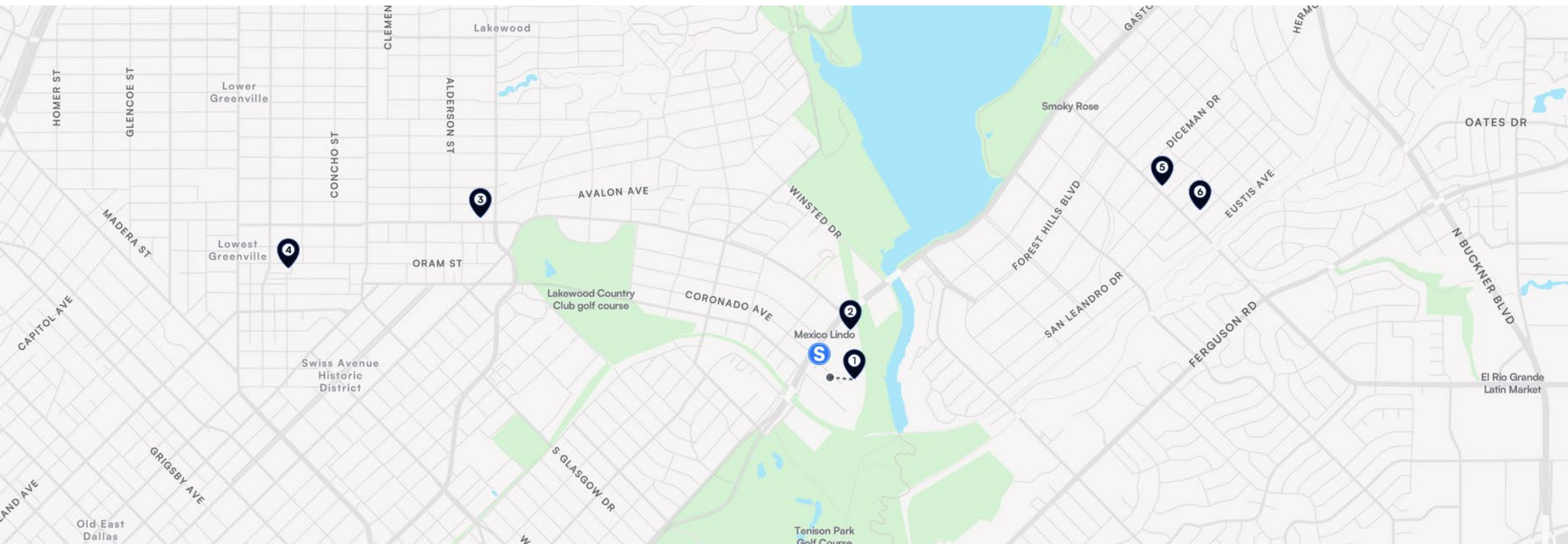
FINANCIAL OVERVIEW

Coronado Townhomes
7411 Coronado Avenue | Dallas, TX 75214



Rent Comparables

	Building Name	Address	Units	Star Rating	Building Class	Property Type	2 Bedroom Units	Asking Rent/Unit	Effective Rent/Unit	Asking Rent/SF	Avg SF	Effective Rent/SF
S	Coronado Townhomes	7411 Coronado Ave	20	2024	-	Multifamily	20	-	-	-	1,692	-
1	The Drake at White Rock Lake	7450 Coronado Ave	84	4	B	Multifamily	61	\$4,500	\$4,455	\$2.45	1,836	\$2.43
2	Modera Trailhead	7522-7530 E Grand Ave	285	4	B	Multifamily	99	\$3,027	\$2,865	\$2.40	1,263	\$2.27
3	Townhouse	6345 Richmond Ave	7	-	-	-	7	\$5,025	\$5,025	\$2.56	1,957	-
4	Townhouse	5830 Oram St	5	-	-	-	5	\$3,650	\$3,650	\$2.79	1,307	-
5	House	1706 Lakeland Dr	1	-	-	-	1	\$2,750	-	\$2.95	932	-
6	House	8619 Groveland Dr	1	-	-	-	-	-	-	-	-	-



Financial Overview

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Avg. Square Feet	Market Avg. Rent	Market Rent PSF	Market Monthly Rent
1	2 +2.5	5%	2,051	\$4,546	\$2.22	\$4,546
1	2 +2.5	5%	1,833	\$4,063	\$2.22	\$4,063
1	2 +2.5	5%	1,652	\$3,662	\$2.22	\$3,662
1	2 +2.5	5%	1,876	\$4,158	\$2.22	\$4,158
1	2 +2.5	5%	1,660	\$3,680	\$2.22	\$3,680
2	2 +2.5	10%	1,662	\$3,684	\$2.22	\$7,368
5	2 +2.5	25%	1,636	\$3,626	\$2.22	\$18,132
1	2 +2.5	5%	1,648	\$3,653	\$2.22	\$3,653
1	2 +2.5	5%	1,700	\$3,768	\$2.22	\$3,768
1	2 +2.5	5%	1,733	\$3,841	\$2.22	\$3,841
2	2 +2.5	10%	1,518	\$3,365	\$2.22	\$6,730
1	2 +2.5	5%	1,538	\$3,409	\$2.22	\$3,409
1	2 +2.5	5%	1,929	\$4,276	\$2.22	\$4,276
1	2 +2.5	5%	1,676	\$3,715	\$2.22	\$3,715
	Average		1,692	\$3,750	\$2.22	\$75,000
20	Total		33,836	\$75,000	\$44.33	\$900,000

Annual Operating Summary

	Pro Forma Estimates	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit
Gross Potential Rent		\$900,000	Market Rent	\$954,810	0% Upside
Less Vacancy	-63.9%	-\$575,000	-63.9%	-\$47,741	-5.0%
Loss/Gain to Lease	-1.0%	-\$9,000	-1.0%	-\$9,548	-1.0%
Less Concessions	-0.50%	-\$4,500	-0.5%	-\$4,774	-0.5%
Less Change in Delinquency	-0.50%	-\$4,500	-0.5%	-\$4,774	-0.5%
Other Income	\$250 Per Unit	\$5,000	\$250	\$5,202	\$260
Gross Operating Income		\$312,000		\$893,175	
Expenses		\$318,025	35.85%	\$368,047	39.12%
Net Operating Income		-\$6,025	-\$301	\$525,128	\$26,256
Loan Payments		\$0		\$0	
Pre-Tax Cash Flow		-\$6,025	-0.06%	\$525,128	5.00%
Plus Principal Reduction		\$0		\$0	
Total Return Before Taxes		-\$6,025	-0.06%	\$525,128	5.00%

Pro Forma Annual Operating Summary

	Pro Forma Estimates	Year 1 Adjusted	Per Unit	Year 3 Stabilized	Per Unit	% of SGI
Real Estate Taxes	Total	\$233,805	\$11,690	\$245,641	\$12,282	25.7%
Property Management Fee	6.0% GOI	\$18,720	\$936	\$53,591	\$2,680	5.6%
Insurance	\$1,000 Per Unit	\$20,000	\$1,000	\$21,013	\$1,051	2.2%
General and Administrative	\$500 Per Unit	\$10,000	\$500	\$10,506	\$525	1.1%
Contract Services	\$100 Per Unit	\$2,000	\$100	\$2,101	\$105	0.2%
Landscaping/Grounds	\$150 Per Unit	\$3,000	\$150	\$3,152	\$158	0.3%
Turnover	\$200 Per Unit	\$4,000	\$200	\$4,203	\$210	0.4%
Repairs & Maintenance	\$500 Per Unit	\$10,000	\$500	\$10,506	\$525	1.1%
Electricity	\$250 Per Unit	\$5,000	\$250	\$5,253	\$263	0.6%
Water/Sewer	\$100 Per Unit	\$2,000	\$100	\$2,101	\$105	0.2%
Trash Removal	\$75 Per Unit	\$1,500	\$75	\$1,576	\$79	0.2%
Other Utilities/Fuel/Gas	\$100 Per Unit	\$2,000	\$100	\$2,101	\$105	0.2%
Marketing/Advertising	\$100 Per Unit	\$2,000	\$100	\$2,101	\$105	0.2%
Reserves	\$200 Per Unit	\$4,000	\$200	\$4,203	\$210	0.4%
Total Expenses		\$318,025	\$15,901	\$368,047	\$18,402	38.5%

MARKET OVERVIEW

Coronado Townhomes

7411 Coronado Avenue | Dallas, TX 75214



East Dallas / Lakewood, TX

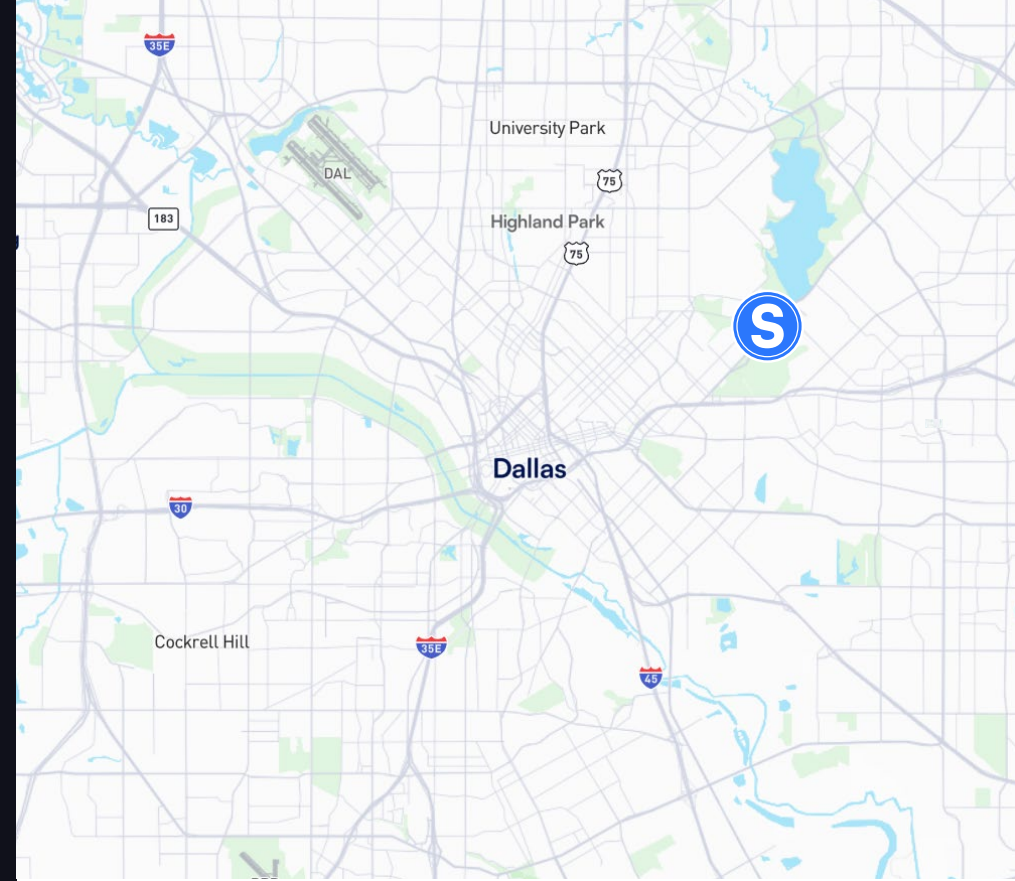
Neighborhood Overview East Dallas

7411 Coronado Avenue is located within the highly sought-after Lakewood / East Dallas corridor, one of Dallas' most established and lifestyle-oriented residential neighborhoods. Known for its tree-lined streets, neighborhood character, and proximity to White Rock Lake, the area continues to attract strong renter demand from young professionals, healthcare employees, and families seeking a more residential alternative to dense urban living. Residents benefit from convenient access to Downtown Dallas, Lower Greenville, Deep Ellum, and the Baylor Medical District, making the location ideal for commuters and lifestyle-driven renters alike.

The surrounding area offers a highly functional live-work-play environment supported by strong neighborhood amenities including Whole Foods, Trader Joe's, Sprouts, Target, and Tom Thumb, along with popular restaurants, coffee shops, fitness studios, and outdoor recreation at White Rock Lake. The property also benefits from proximity to well-regarded schools including Lakewood Elementary, J.L. Long Middle School, and Woodrow Wilson High School, which further enhance the area's long-term residential appeal. Combined with limited infill development opportunities and continued population growth throughout East Dallas, the submarket remains well-positioned for durable multifamily demand and long-term rent growth.

Property Demographics

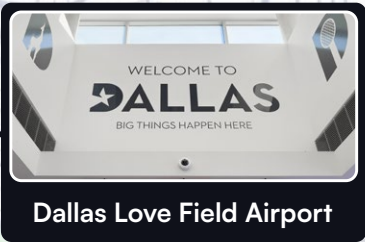
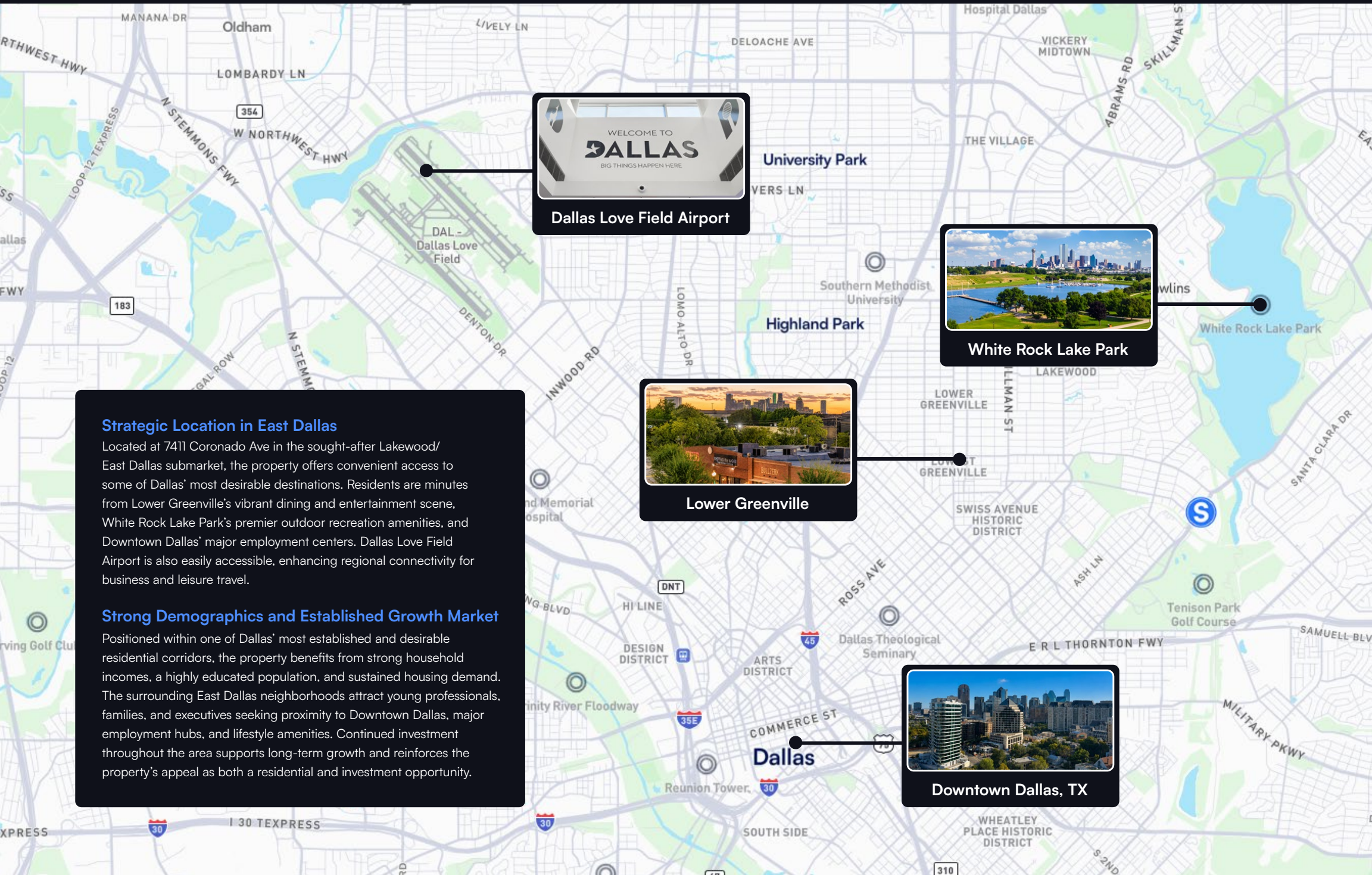
POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	12,293	128,441	414,775
2025 Population	12,782	136,374	437,845
2030 Population Projection	13,220	141,650	454,238
2020-2025 Population Growth	0.8%	1.2%	1.1%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	5,660	54,805	184,590
2025 Households	5,900	58,376	196,473
2030 Household Projection	6,112	60,753	204,441
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$141,577	\$120,345	\$117,039



±5.3 Miles Away From Downtown Dallas



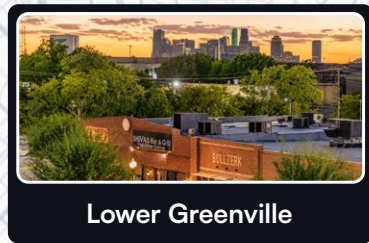
Location Highlights



Dallas Love Field Airport



White Rock Lake Park



Lower Greenville



Downtown Dallas, TX

Strategic Location in East Dallas
Located at 7411 Coronado Ave in the sought-after Lakewood/ East Dallas submarket, the property offers convenient access to some of Dallas' most desirable destinations. Residents are minutes from Lower Greenville's vibrant dining and entertainment scene, White Rock Lake Park's premier outdoor recreation amenities, and Downtown Dallas' major employment centers. Dallas Love Field Airport is also easily accessible, enhancing regional connectivity for business and leisure travel.

Strong Demographics and Established Growth Market
Positioned within one of Dallas' most established and desirable residential corridors, the property benefits from strong household incomes, a highly educated population, and sustained housing demand. The surrounding East Dallas neighborhoods attract young professionals, families, and executives seeking proximity to Downtown Dallas, major employment hubs, and lifestyle amenities. Continued investment throughout the area supports long-term growth and reinforces the property's appeal as both a residential and investment opportunity.

Dallas-Fort Worth, TX

Dallas-Fort Worth ranks among the **Top 3 multifamily markets in the United States** and was named the **#1 U.S. real estate market to watch in 2026**, reflecting strong investor confidence and sustained apartment demand. Corporate relocations and expansions across finance, logistics, healthcare, and tech sustain

demand for rental housing, while the region's central location and infrastructure reinforce its position as a national business hub. Additionally, the metro often leads the nation in apartment investment sales volume, outperforming major coastal markets such as San Francisco, Los Angeles, and New York.

8.5M+
2025 Population

3.1M+
Total Households

150K-180K Residents
Added Annually Since 2022

Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | 2025 Dataset



Demographics & Demand Drivers

Dallas-Fort Worth is one of the most dynamic and rapidly expanding metro areas in the country, driven by strong population growth, steady job creation, and a highly diversified economy. The region continues to benefit from significant corporate relocations and expansions, reinforcing its position as a national business hub. Combined with a growing workforce, rising household formation, and a deep talent pipeline supported by major universities, these factors create sustained demand across housing, retail, and commercial sectors.

#1

U.S. Metro
for Jobs Added

4M+

Total in
Workforce

50K+

Jobs Added
in 2025

>2%

Employment Growth
vs 1% U.S. Average

24 **Fortune 500** Headquarters Located in DFW



Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission, U.S. Census Bureau | 2025 Dataset

Higher Education & Talent Pipeline

#6 U.S. Metros

For College Student Population
& Higher Education Presence

250K+ College Students



Workforce & Household Formation

22K+ New Households

Formed Annually Since 2019

180K+ Housing Units

Delivered Since 2020

Corporate Relocations & Expansions

Finance, Tech, Logistics, &
Healthcare Expansion

Plano, Frisco, & North Dallas
Focused Campus Growth

Central U.S. Location Supports
National Business Operations



DFW Multifamily Performance

Multifamily investment activity in DFW strengthened in Q4 2025, reflecting improving deal flow as the market moves closer to supply-demand balance. Trailing four-quarter sales volume reached \$10.4 billion through Q3 '25, up 42% YoY, with momentum carrying into year-end. DFW is frequently #1 nationally for apartment deliveries, reflecting deep capital flows and developer confidence.

Source: CoStar Group | 2025 Dataset

\$1.6B+
Sales Volume

\$183K
Price Per Unit

5.8%
Market Cap Rate

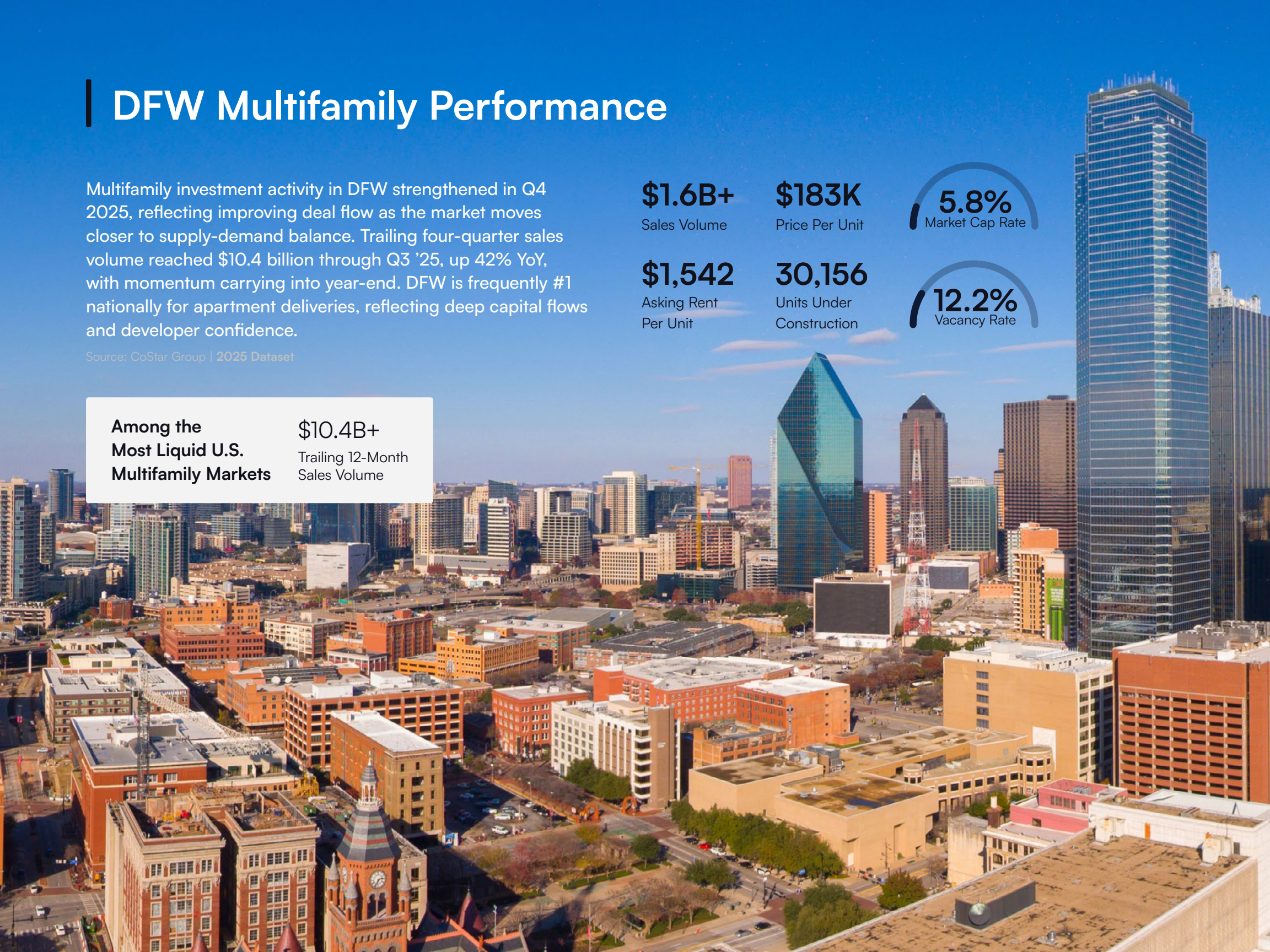
\$1,542
Asking Rent
Per Unit

30,156
Units Under
Construction

12.2%
Vacancy Rate

**Among the
Most Liquid U.S.
Multifamily Markets**

\$10.4B+
Trailing 12-Month
Sales Volume



East Dallas / Lakewood Market

East Dallas continues to attract residents seeking a unique blend of urban convenience, neighborhood character, and outdoor recreation. The area benefits from proximity to Downtown Dallas, Lower Greenville, White Rock Lake, and major employment centers, driving strong residential demand from young professionals, families, and executives.

Population & Lifestyle Growth

One of Dallas' Most Desirable Urban Neighborhoods

8.4% | East Dallas

7.9% | Lakewood

6.8% | Dallas Urban Core

0.5% | National Average

#1 Lifestyle Destination
in East Dallas for
Walkability & Recreation

5
Miles to
Downtown Dallas

Market Fundamentals

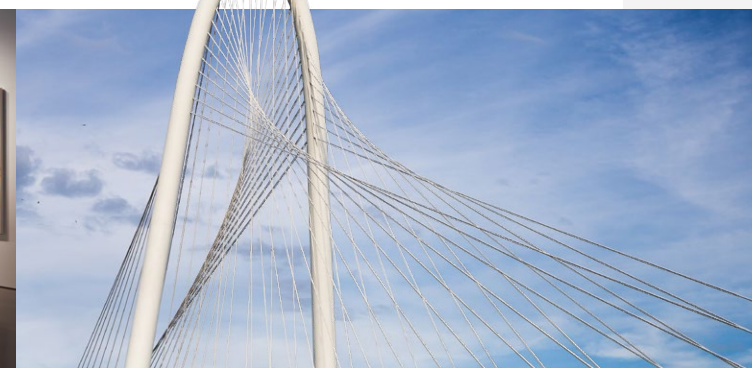
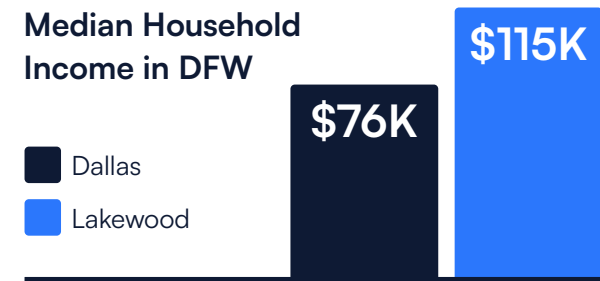
Minutes from Downtown Dallas

Direct access to one of the largest employment centers in Texas.

Access to Major Lifestyle Destinations

Lower Greenville, White Rock Lake, Deep Ellum, Uptown, and Knox-Henderson.

Median Household
Income in DFW



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7411 Coronado Avenue | Dallas, TX 75214** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



Information About Brokerage Services

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

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- 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.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS 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.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS 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 buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date