

TFS PROPERTIES REAL ESTATE INVESTMENTS



FOR
INVESTORS
SEEKING:

OUR REAL ESTATE CONSULTANTS



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1031 EXCHANGE ADVISORY

IRA / 401K ROLLOVER

8-12%+ CAP RATES



Over **35+** Years of
Real Estate Experience



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A LICENSED CALIFORNIA REAL ESTATE BROKERAGE | DRE#: 01953354



BROKERAGE SERVICES

Portfolio Analysis & Optimization

Commercial & Residential Listings

1031 Exchange Advisory

8-12%+ Cap Rate Real Estate Investments

401K & IRA Rollover Options

Off-Market + Out-of-State Opportunities

Today's Real Estate Market in California has driven up prices far out-pacing rents and driving down net income (NOI) for investors.

When comparing to out-of-state markets, we are consistently finding much higher-yielding cap rates (%) on investment properties.

TFS Properties partners with reputable developers, acquisition teams, and real estate experts to source properties in these key markets:

Indianapolis, IN

Dallas-Fort Worth, TX

Houston, TX

Austin, TX

Los Angeles, CA

+ More

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2060 HUNTINGTON DR. SUITE #1, SAN MARINO, CA 91108
OFFICE: 626-551-4326 | FAX: 626-588-1527

COMMERCIAL REAL ESTATE

RETAIL / MEDICAL / INDUSTRIAL / MULTI-FAMILY



MEDIX BUILDING – 12 YEAR NNN | ELKHART, IN
CLOSED: \$4,625,000 | **CAP:** 8.80%



POPEYES – 15 YEAR ABSOLUTE NNN | Houston, TX
CLOSED: \$2,144,000 | **CAP:** 5.00%



IN-N-OUT – 20 YEAR NNN | YUCAIPA, CA
CLOSED: \$8,000,000 | **CAP:** 4.25%



CHANCELLOR ROW | DALLAS, TX
CLOSED: \$2,497,500 | **CAP:** 8.40%



STRATUM PETROLEUM | GRAPEVINE, TX
CLOSED: \$1,700,000 | **CAP:** 8.00%



DEKRA – 15 YEAR NNN | PLANO, TX
CLOSED: \$1,572,000 | **CAP:** 6.25%



BONNIE AVENUE | PASADENA, CA
SOLD: \$1,189,000 | **CAP:** 2.2%



CONCERTO LOFTS #712 | DOWNTOWN LA
SOLD: \$1,060,000 | **CAP:** 3.4%



20-UNIT MULTI-FAMILY | HOUSTON, TX
CLOSED: \$1,550,000 | **CAP:** 8.80%

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POPEYE'S – 15+ YEAR NNN | RIVERSIDE, CA
CLOSED : \$2,800,000 | **CAP**: 5.00%



WENDY'S – 15 YEAR NNN | SWEETWATER, TX
CLOSED : \$1,700,000 | **CAP**: 6.00%



RAISING CANE'S – XX YEAR NNN | UPLAND, CA
CLOSED : \$X,XXX,XXX | **CAP**: X.XX%



DOLLAR GENERAL – 20 YEAR NNN | DALLAS, TX
CLOSED : \$X,XXX,XXX | **CAP**: X.XX%



12-UNIT MULTI-FAMILY PORTFOLIO | RENO, NV
CLOSED : \$2,802,000 | **CAP**: 7.00%



PIZZA HUT PORTFOLIO SALE – 20 YEAR NNN
CLOSED : \$3,084,150 | **CAP**: 6.00%



DOVE CANYON | RANCHO SANTA MARGARITA
SOLD : \$X,XXX,XXX | **CAP**: X.X%



DOWNTOWN STUDIO | LONG BEACH, CA
SOLD : \$315,000 | **CAP**: X.XX%



5-UNIT MULTI-FAMILY | PASADENA, CA
SOLD : \$X,XXX,XXX | **CAP**: X.XX%

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HOUSTON MANUFACTURED HOMES (12% CAP)

HIGH CASH FLOW INVESTMENT

INVESTMENT OVERVIEW



TFS + TCG MANUFACTURED HOME PARK | HUMBLE, TX (HOUSTON MSA)

- **LOCATION:** HOUSTON, TX - MSA
- **PRICING:** \$40,000 – \$70,000
- **FINANCING OPTIONS:** NO
- **YEAR BUILT:** 1990 – 2019
- **SUITABLE FOR:** IRA / 1031 / CASH PURCHASE

RENTAL SUMMARY

PRICE

Rent
Annual Gross Rent

\$53,500
\$1000
\$12,000

EXPENSES (ANNUAL)

Lot Lease
Maintenance Warranty
Taxes (est.)
Insurance (est.)
Management
(4.5% after Lot Lease)
Vacancy (5%)

-\$3900
-\$456
-\$400
-\$360
-\$365
-\$405

NET INCOME (PROJ.)

\$6,114

CAP RATE

11.42%



MANUFACTURED HOME | PAD SITES



INTERIOR | BEDROOM



AERIAL | PARK VIEW



INTERIOR | LIVING ROOM + KITCHEN

OVER 225+ HOUSTON MANUFACTURED HOMES SOLD SINCE 2017

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INDIANAPOLIS SINGLE FAMILY RENTALS (8-10% CAP)

FULLY REHABBED, RENTED, & PRODUCING INCOME

INVESTMENT OVERVIEW



SOLD PRICE: \$84,000 | **CAP:** 9.50%



SOLD PRICE: \$88,300 | **CAP:** 9.59%



SOLD PRICE: \$80,000 | **CAP:** 9.83%



SOLD PRICE: \$72,000 | **CAP:** 9.67%



SOLD PRICE: \$72,000 | **CAP:** 10.07%



SOLD PRICE: \$80,000 | **CAP:** 10.15%



SOLD PRICE: \$76,098 | **CAP:** 9.03%



SOLD PRICE: \$81,129 | **CAP:** 8.14%

- **LOCATION:** INDIANAPOLIS, IN - MSA
- **PRICING:** \$70,000 – \$120,000
- **FINANCING OPTIONS:** YES
- **YEAR BUILT:** 1950 – 2000 (**2017+ REHAB**)
- **SUITABLE FOR:** IRA / 1031 / CASH PURCHASE

RENTAL SUMMARY

PRICE	\$80,000
Rent	\$900
Annual Gross Rent	\$10,800
% Gross Rent	13.6%
EXPENSES (ANNUAL)	
Maintenance (5%)	-\$450
Taxes (est.)	-\$850
Insurance (est.)	-\$575
Management (9%)	-\$972
Vacancy (5%)	-\$450
NET INCOME (PROJ.)	\$7,953
CAP RATE	9.38%

OVER 175+ INDIANAPOLIS SINGLE FAMILY HOMES SOLD SINCE 2016

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JOIN US AT OUR NEXT REAL ESTATE SEMINAR

RSVP: [TFSPROPERTIES.COM/EVENTS](https://www.tfsproperties.com/events)



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**Have Any Questions on Real Estate? Need Additional Help?
Schedule a Complimentary 30-Minute Consultation with TFS:**

(626) 551-4326

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