

Client Name: Charlene Tillery (Willingham)
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Evan 903-219-7638

Property Address: 435 CR 3213, DeKalb, TX 75559

Recommended Price: \$350,000

Taxes

- ☐ \$80,936 at \$1,324.49
- ☐ \$74,007 at \$865.14
- ☐ \$46,068 at \$753.89
- ☐ \$20,886 at \$341.79
- ☐ Total \$\$221,897 at \$3,285.31

RENTS

- ☐ Main House \$250 x 52 = \$13,000
- ☐ 950 sq ft cabin \$160 x 52 = \$8,320
- ☐ 550 sq ft x 3 cabins @ \$120 x 3 x 52 = \$18,720
- ☐ GRI = \$40,040

EXPENSES

- ☐ Insurance \$2,200
- ☐ Electric \$400 x 12 = \$4,800
- ☐ Dish Network \$720
- ☐ Water \$35 x 12 = \$420
- ☐ Taxes \$3,286
- ☐ Total = \$11,426

NOI

- ☐ \$28,614

Home Features:

- ☐ 1/4 acre stocked pond, spring fed, stocked
- ☐ 1 cabin 950 sq ft- income \$150-\$160 week
- ☐ 3 cabins 550 sq ft- income \$120 week
- ☐ avg stay is 2 months to a year
- ☐ Gross rents per month averages \$2,000
- ☐ expenses \$400 electric, \$60 Dish Network, \$35 water, and \$2200 insurance
- ☐ FEMA trailer for caretaker
- ☐ 2/2 bath custom home, 1200 sq ft with 120 sq ft poured slab for addition of bedroom or game room enclosed/heated
- ☐ Trent Couch- builder, stained concrete floors
- ☐ 65 acres with 10 acres cleared, 55 wooded
- ☐ 2 pole barns
- ☐ Mud Creek runs in back of property
- ☐ You Pick Vegetable Biz- Seasonal
- ☐ Almost half mile road frontage
- ☐ Appliances convey
- ☐ Mud room/ laundry
- ☐ Attic storage
- ☐ 40x80 and 20x40 pole barns
- ☐ 40 acres of t post fencing
- ☐ Tiller will stay, riding mower
- ☐ Paddle boat stays
- ☐ Picnic table stays
- ☐ Bon fire area

Recommended Repairs/Updates:

- ☐
- ☐
- ☐
- ☐

List/Marketing Date:

Showing Instructions:

- ☐ Vacant/Go
- ☐ Call First/Go
- ☒ Appointment with Realtor- prefers one day notice
- ☐ Appointment with Owner

Pets:

- ☐ Yes
- ☐ No

Lifestyle Features:

- Meditation Garden
- Spring Fed Stocked Pond- catfish and bass 9' depth 1/4 acre
- Atv trails across property- to the creek at back of property
- Large amount of game; turkey, deer, hog

Next Steps:

1. Selling business only and land separately. Land \$150,000 remainder to business.
2. Expansion of park most easy with road access to rear of existing homes.
- 3.