



WHEATLAND GARDEN & WEVERLY APARTMENTS

INVESTMENT OPPORTUNITY

Confidential Investors Package
Intended for Recipient Only

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ABOUT US



REBEL PROPERTY INVESTMENTS LLC

Rebel Property Investments, LLC takes bold, strategic actions to pursue long-term financial success through apartment syndication and multifamily investments. Founded by Lelan M. White, we help individual investors or professionals, along with family offices, in the creation of passive income streams backed by real estate assets.

Lelan started his journey from humble beginnings, having gone through unpleasant experiences that put him through the grind at every stage in the struggling world of real estate investing. These are true affirmations to show that with knowledge, persistence, and courage, anyone can achieve financial independence through multifamily investing.

Today, Rebel Property Investments is an icon of empowerment for individuals who want to control their financial future.

WHEATLAND GARDEN

P r o j e c t S u m m a r y



PROJECT SUMMARY

WheatlandGarden is a 75-unit value-addmultifamily opportunity in Dallas, TX, positioned for strong upside through strategic renovations and operational improvements. With an attractive entry price of \$4M and a current cap rate of 12.8%, the property offers significant room to enhance revenue, stabilize operations, and lift NOI through targeted upgrades and management efficiencies. Despite elevated current vacancy, the property is primed for repositioning, supported by a focused 12-month renovation plan and a manageable CapEx budget.

Underwriting shows compelling projected performance, including a proforma NOI of over \$580K, a DSCR of 2.05, and strong cash flow once stabilized. Investor returns are further supported by favorable loan terms, a full return of capital at refinance, and substantial upside at sale, positioning this asset as a high-potential opportunity for both near-term value creation and long-term wealth growth

PROPERTY NAME	Wheatland Garden
ADDRESS	911 WHEATLAND RD., DALLAS, TX 75232
YEAR BUILT/RENOVATED	1964 / 1967
TOTAL UNITS	75
PROPOSED/ACTUAL PRICE	\$4,000,000
COST PER DOOR (ACTUAL)	\$53,333

RENOVATION STABILIZATION PERIOD	12 MONTHS
VACANCY	28%
ANNUALIZED RETURN	23%
CAP RATE	12.8%
LOAN-TO-VALUE (LTV)	75%
LOAN TERMS	6.5%

PROPERTY PHOTOS



PROPERTY PHOTOS



WAVERLY APARTMENTS

P R O J E C T S U M M A R Y



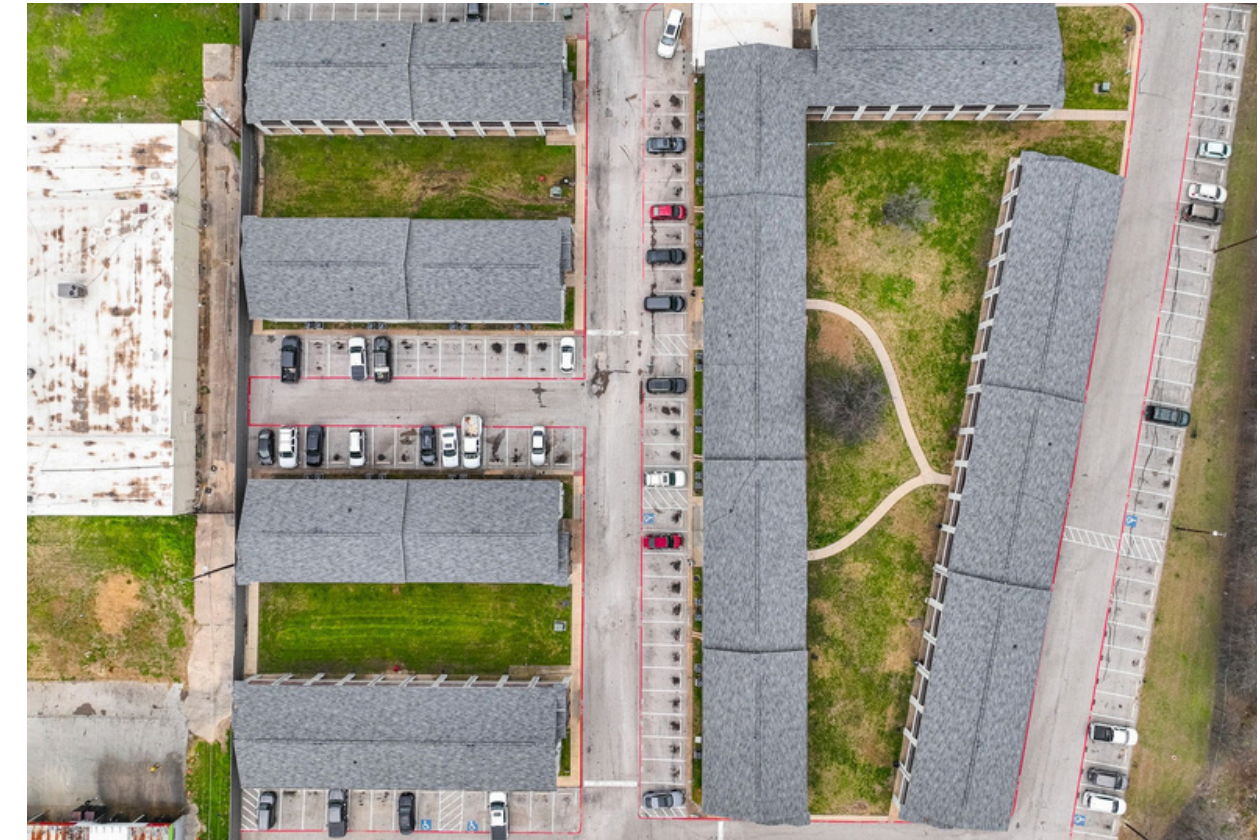
PROJECT SUMMARY

Waverly Apartments is a 134-unit value-addmultifamily opportunity in Dallas, TX, positioned for long-term stability and income growth. At a proposed purchase price of \$11.05M (negotiated to \$10.9M) and an in-place cap rate of 7.69%, the property offers attractive yield with room to enhance operations and streamline expenses. A focused \$510K renovation and capital plan targets roofs, exterior improvements, and common areas, supporting both rent growth and asset durability. Underwriting projects strong performance with a proforma NOI of roughly \$875K, an expense ratio of 54.6%, and a DSCR of 1.45 on new debt. Investor returns are further supported by favorable loan terms at 3.06 % interest and approximately 80% LTV, a 12-month stabilization period to reach market rents, and a projected 13.7% annualized return, positioning Waverly as a solid income-producing asset with upside.

PROPERTY NAME	WAVERLY APARTMENTS
ADDRESS	1025 W. WHEATLAND RD., DALLAS, TX 75232
YEAR BUILT/RENOVATED	1967
TOTAL UNITS	134
PROPOSED/ACTUAL PRICE	\$11,050,000
COST PER DOOR (ACTUAL)	\$81,343

RENOVATION STABILIZATION PERIOD	12 MONTHS
VACANCY	10%
ANNUALIZED RETURN	13.7
CAP RATE	7.69%
LOAN-TO-VALUE (LTV)	80.02%
LOAN TERMS	3.06%

PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION & INFRASTRUCTURE

Wheatland Garden sits in a prime South Dallas location with quick access to Highway 67 and I-20, connecting residents to major employment hubs across the DFW metro. The community is surrounded by strong workforce demand, reputable schools, essential retailers, healthcare services, and expanding commercial development—supporting a stable renter base and long-term rental demand.

Shopping & Errands

- Walmart Supercenter
- Southwest Center Mall
- Sam's Club
- Aldi
- Target
- Fiesta Mart
- Home Depot

Healthcare

- Methodist Charlton Medical Center
- Dallas Regional Medical Center
- CareNow Urgent Care
- Walmart Health
- City Hospital at White Rock

Schools & Universities

- David W. Carter High School
- T.W. Browne Middle School
- Umphrey Lee Elementary School
- Dallas College – Mountain View Campus
- University of North Texas at Dallas

Parks & Recreation

- Glendale Park
- Kiest Park & Recreation Center
- Boulder Park Trail
- Meadowbrook Golf Course
- Cedar Ridge Preserve



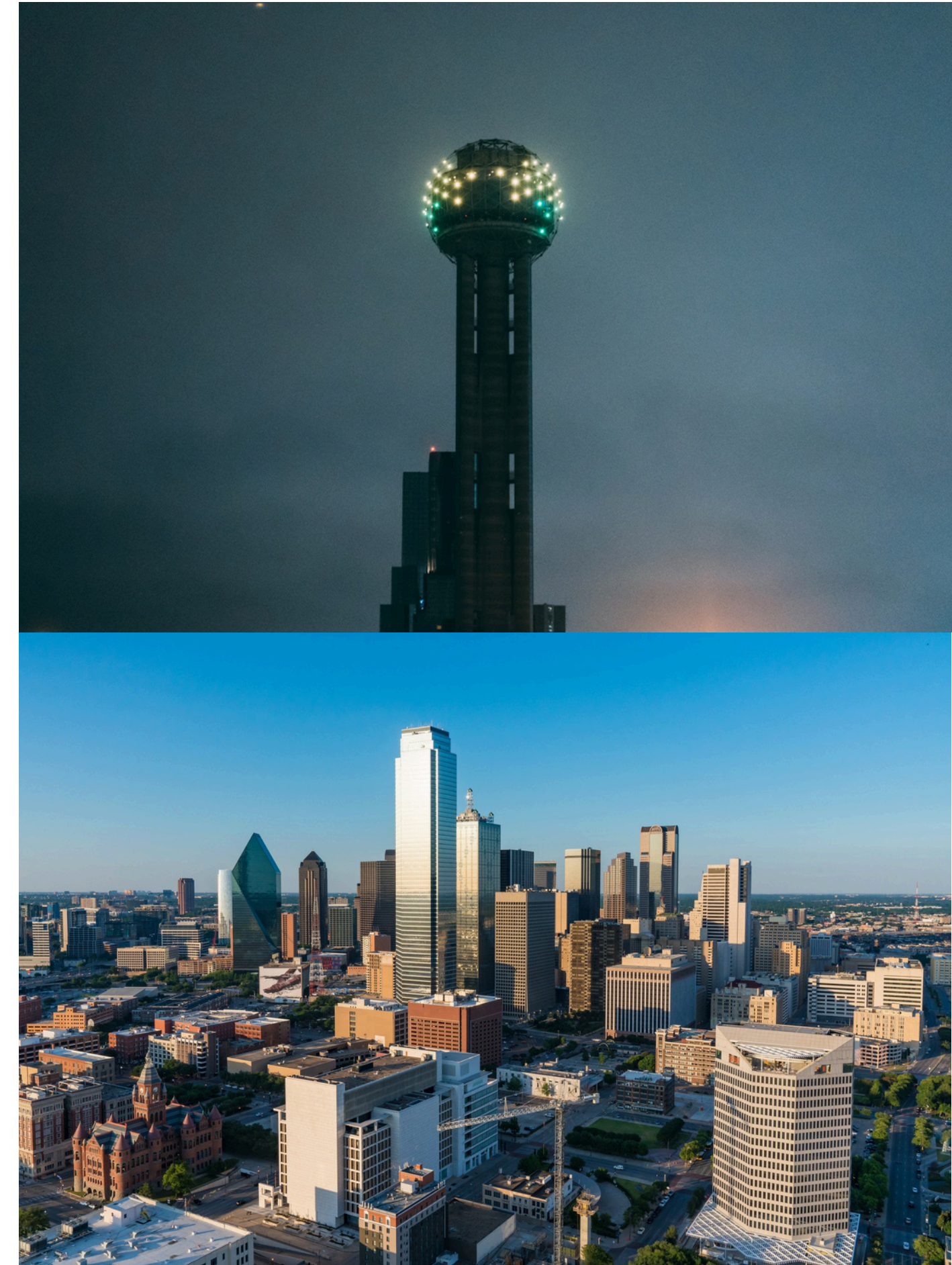
LOCATION DEMOGRAPHICS

- The South Dallas–Oak Cliff area has a population of over 95,000 residents within a 3-mile radius.
- Roughly 32,000 households reside in the area, with an average household size of 2.9 people.
- The median household income is approximately \$52,000, supporting strong demand for workforce housing. Median home values in the surrounding neighborhoods average around \$210,000, reflecting steady growth in the submarket. About 23% of adults hold an associate degree or higher, supported by nearby access to Dallas College and UNT Dallas. The median age is 33.8 years, indicating a young, active, and heavily renter-oriented population. Approximately 58% of households rent their homes, providing a strong and consistent renter base. Income distribution shows that more than 45% of households fall between \$35,000–\$75,000, aligning with demand for affordable and renovated Class C/C+ units.



• WHY THIS MATTERS FOR REAL-ESTATE INVESTMENT & POSITIONING

- The strong and growing population base in South Dallas creates consistent demand for affordable, quality rental housing—ideal for multifamily and value-add investment strategies. Median income levels and surrounding home values indicate
- a market that supports renovated Class C/C+ workforce housing, without the pricing pressures of premium Class A competitors. A younger demographic with a high share of renters provides opportunities to target working professionals, service
- workers, and small families seeking clean, modernized units at attainable rents. The balanced mix of renters and long-term residents provides flexibility for future exit strategies—whether maintaining the asset as a stabilized cash-flow property or
- positioning it for a sale to another operator. Overall affordability and steady rent demand make the submarket well-suited for repositioning, operational improvements, and amenity upgrades, offering compelling upside with controlled risk.



MARKET SUMMARY

DALLAS, TEXAS

Economic Strength & Stability

Dallas is one of the fastest-growing major metros in the U.S., driven by diverse industries including technology, healthcare, logistics, finance, and corporate headquarters—creating consistent demand for quality housing.

Major Employment Hub

Home to Fortune 500 employers, major hospital networks, higher-education institutions, and a deep logistics and service-sector base, South Dallas benefits from a strong workforce population that supports long-term rental demand.

Highly Connected Location

With immediate access to I-20, Highway 67, and Downtown Dallas just minutes away, the area offers seamless connectivity across the entire DFW region, including Arlington, Grand Prairie, and DFW Airport.

Lifestyle & Affordability

The community offers a blend of urban convenience and suburban affordability—featuring parks, retail corridors, schools, and service amenities that attract working families and young professionals seeking attainable, modernized housing.



DEAL TIMELINE



PSA SIGNED



**DUE
DILLIGENCE
PERIOD**



SITE VISIT



**SOFT
COMMITMENTS**



**FUNDS
WIRED**



CLOSING





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Thank you