



# The Fields of Peaster

104 Jolin Lane | Weatherford, Texas

## OFFERING SUMMARY

### Investment Summary

Year Built	2009
Units	24
Construction	Wood Frame
Zoning	Subdivision
Land	8.15 AC
Total Rentable SF	28,800 SF
Average Unit Size	1,200 SF
Occupancy (11/1/2017)	100%
Average Market Rent	\$1,050
Average Market Rent/SF	\$0.88

### UNIT MIX SUMMARY

Unit Type	No. of Units	Total Rentable SF	Effective Rent/Unit	Market Rent/Unit
3 BDR/ 2 BA	24	28,800	\$967	\$1,050



### 24-Unit Class A Property Outside Weatherford

The Fields of Peaster is a 24-unit subdivided multifamily community consisting of highly desired one story luxury duplexes, all with covered carports and all units are three bedrooms two bathrooms measuring a comfortable 1,200 square feet.



### Minutes from Downtown Weatherford

The Property is located just off of Peaster Highway or often referred to as Highway 920, which gives access to Downtown Weatherford in about 10 minutes, as well as access to Highway 180, which connects to Interstate 30 to Fort Worth and Dallas. Travel time to Fort Worth is approximately 40 minutes and Dallas is about an hour.



### Extremely Low Density

Residents at The Fields of Peaster enjoy spacious surrounding with an extremely low density of 2.94 units per acre, giving residents and their kids large yards to enjoy.



### Offered All Cash

The Fields of Peaster is being offered free and clear of existing debt, giving new ownership the chance to place attractive financing to achieve maximum returns. Contact Greysteel Debt & Structured Finance team to discuss competitive financing options.

## THE FIELDS OF PEASTER



### AREA MAP

#### HEALTH SERVICES

- ① Medical City Weatherford (5.2 Miles)
- ② Weatherford Healthcare Center (2.3 Miles)

#### EDUCATION

- ③ Weatherford College (5.4 Miles)

#### SHOPPING & RESTAURANTS

- ④ C D Hartnett Co (0.7 Miles)
- ⑤ Walmart Supercenter (6.0 Miles)
- ⑥ Whistle Hill's Downtown Cafe (4.2 Miles)
- ⑦ Weatherford Farmers Market (4.3 Miles)

#### GOVERNMENT

- ⑧ United States Postal Service (5.4 Miles)
- ⑨ Weatherford City Hall (4.2 Miles)
- ⑩ Weatherford Police Department (5.3 Mile)

#### PARKS & RECREATION

- ⑪ Chandor Gardens (4.3 Miles)
- ⑫ Doss Heritage & Culture Center (5.6 Miles)
- ⑬ Holland Lake Park (5.9 Miles)
- ⑭ Texas Pythian Home Inc (6.2 Miles)



# Greysteel

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