

# 40 Townhomes in Grand Prairie, TX

**COMING SOON!!**

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1401 Sultan Dr, Grand Prairie, TX 75051

## Project Overview





# Site Aerial





# Site Pics

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# Sample Elevations

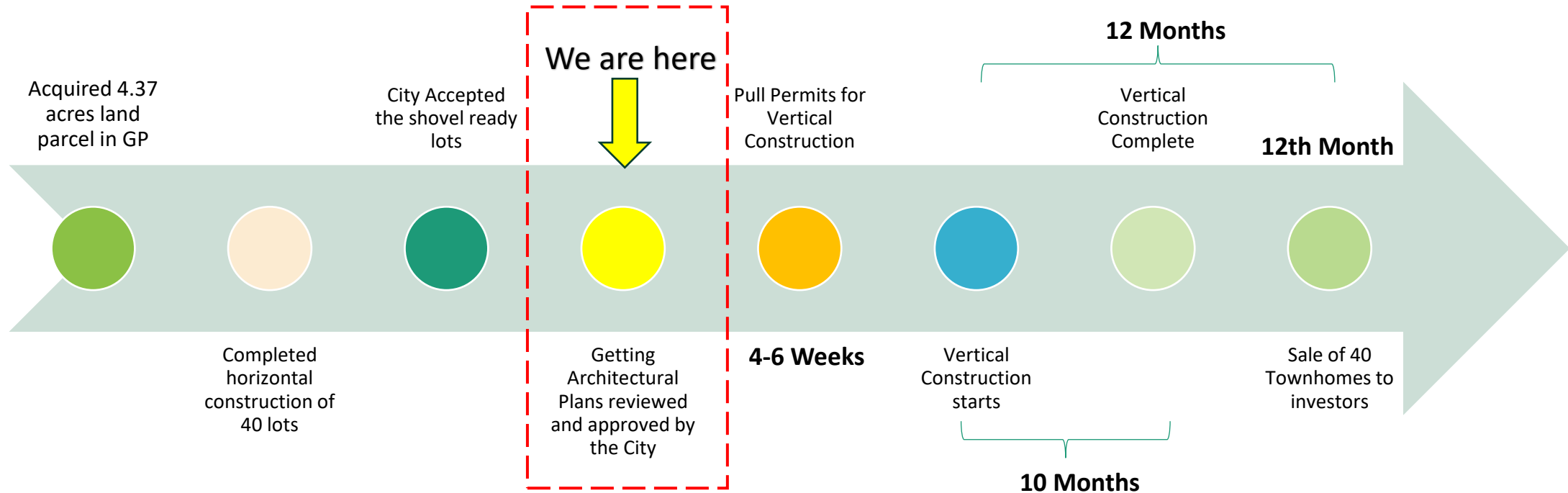


# Project Summary

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- ❖ 4.37 Acres of Land Parcel was acquired in Grand Prairie, TX. Located just off President George Bush Highway & Marshal Dr. Also, 10mins drive to Grand Prairie Cricket Stadium
- ❖ Lockheed Martin, PolyAmerica, Dominoes Pizza distribution Center are right across on the other side of the highway from our site that have 100's of blue-collar employees
- ❖ We constructed 40 lots (along with laying utilities, paving street, fence, etc..) with an intent to build 40 townhomes
- ❖ City has accepted our horizontal construction, and lots are 'shovel' ready for vertical construction
- ❖ Our plan is to build 3 BR, 2.5 BA and 4 BR 3BA townhomes with rear entry 2 car garages with approximate unit size of 1700 square feet
- ❖ Appraisal accomplished by independent broker for a 1741 square foot was at \$444k
- ❖ A similar sample comp is CB Jeni Homes, which is 3 miles south of our parcel and their 1650 SF townhomes start at \$375k and buyers cannot sell to rent

# Project Timeline

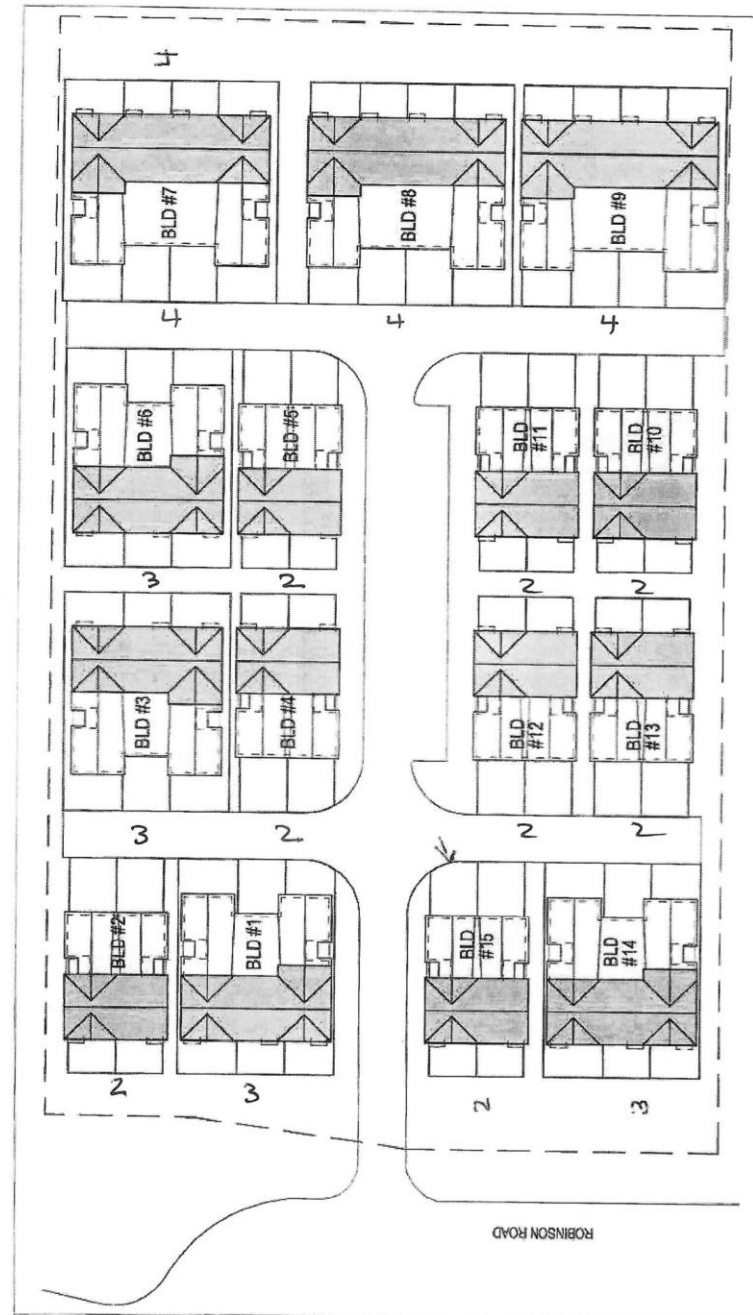




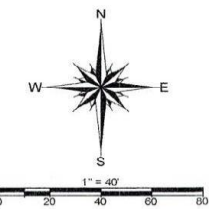
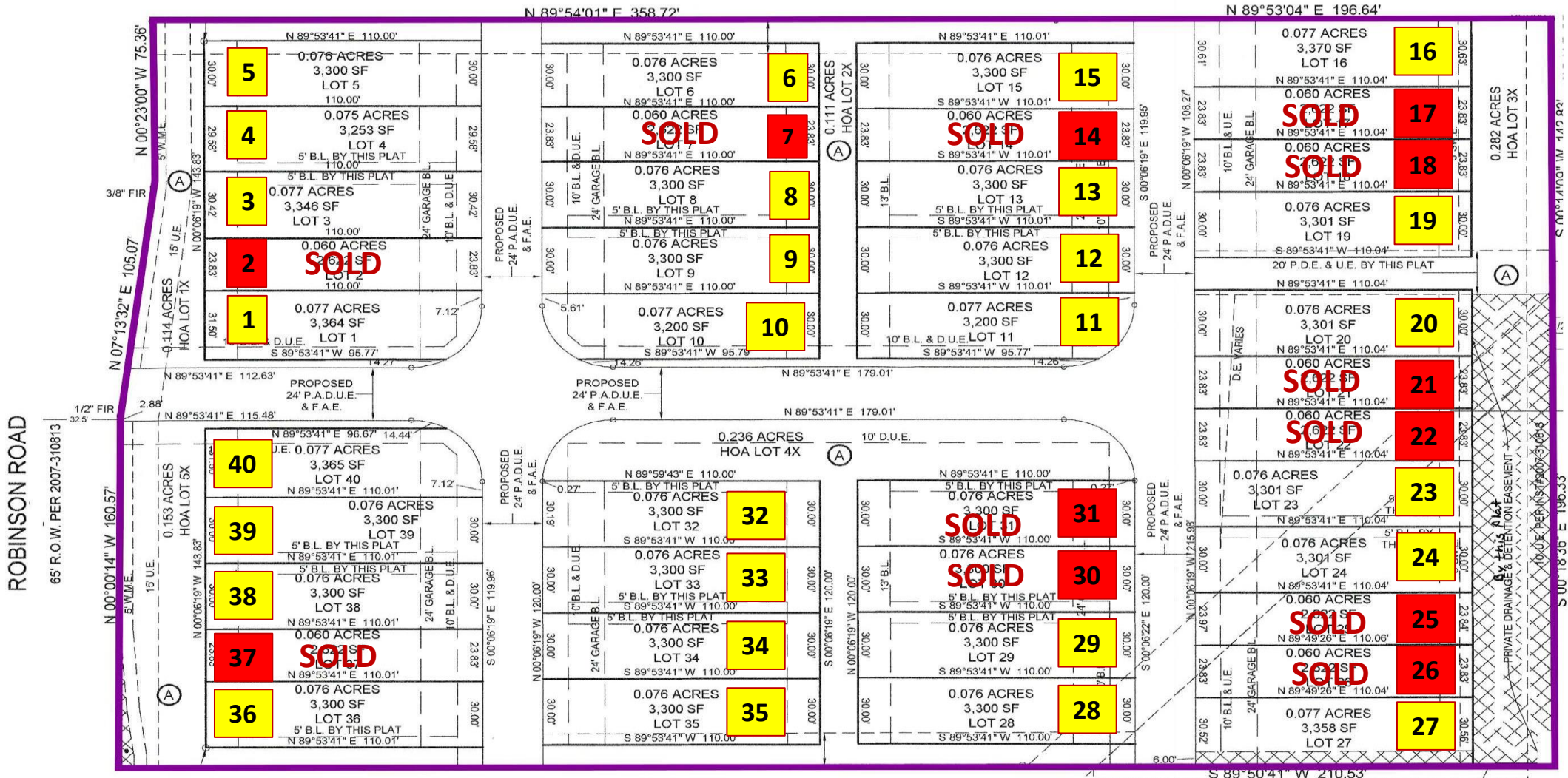
# Site Plan



# of Bldgs	Units	Total
3	4	12
4	3	12
8	2	16
<b>Total Units</b>		<b>40</b>
<b>Total Buildings</b>		<b>15</b>



# Final Recorded Plat





## Offering - Reserve a Brand-New Townhome in Grand Prairie, TX (DFW Suburb) for \$375k (in Installments \$100k+\$100K+\$175k)

- 28 Homes remaining for sale in 40 home subdivision – with ‘vertical’ ready lots
- Approximately 1700 sf 3 bed and 2.5-bath unit with 2 car garage
- First deposit of \$100K due at the signing of the contract before August 10<sup>th</sup>, 2024
- Your contract will be assigned to a specific lot number with a physical address
- Townhomes delivered in 12 months
- Expected rent is \$2800 per month
- If interested call or text Mohammad Hussain at 703-554-7707
- Visit [www.wazucapital.com](http://www.wazucapital.com) for details



- ❖ Located right off major Highway
- ❖ Major Employers across the street
- ❖ DFW Airport 15 mins
- ❖ EPIC Central GP - Major Retail Development

## Property & Lease Management and HOA

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- Post Construction we will offer our services to manage the property and lease it to the tenants as **an option**
- Property management fees includes one month rent and a monthly fee of 10% of the monthly rent
- Market rents in the area can fetch up to \$1.85 per square foot
- HOA dues will be approximately \$200 per month
- HOA will maintain the front yards and common areas. Making this stress-free to the landlords





# Why Grand Prairie?

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- ✓ Grand Prairie Cricket Stadium just 10mins drive from the property
- ✓ Irving Masjid is just 10mins drive from the property
- ✓ New retail development such as:
  - ✓ Andretti's Indoor Carting & End Games
  - ✓ EPIC Waters indoor Water Park
  - ✓ EPIC Central Illuvia - New Vegas Style Water & Light Show
- ✓ Major Employers right across the site: Lockheed Martin, PolyAmerica, Dominoes Distribution Center, etc..





## Sponsor Bio



### Mohammad Hussain Founder & CEO

- Over 15 years of experience in Real Estate Development, construction, and land acquisition
- Multifamily, new construction, SFH, Retail, and hotel experience
- Over ten years of Investor Relations and syndication Experience
- Investing in Commercial Real Estate for over 10 years
- Over 30+ years of Telecom and IT Experience
- MS in Engineering Management, BSEE in Telecom, University of Texas - Dallas

### Zulikha Hussain Co-Founder & President

- Over 20 years of experience in Commercial and Residential Real Estate
- Over 22 years of property management experience
- Over six years of land development experience
- Licensed Texas Realtor
- Motivational and Professional Speaker for over 30 years
- Interfaith and Political Activist
- BS in Business Administration from Dallas Baptist University





# Connect With Us

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- ✓ Mohammad Hussain: 703-554-7707 - Mobile
- ✓ Zulikha Hussain: 913-461-9697 - Mobile
- ✓ Office Address: 13151 Emily Road, Suite#140, Dallas, TX 75240
- ✓ Office Tel: 972-707-0630

Visit us at: [www.wazucapital.com](http://www.wazucapital.com) and click on **New Investor** to register in our investor portal so that you can get notified of our current and future offerings.

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[ladyz@wazucapital.com](mailto:ladyz@wazucapital.com)

For more information on Self Directed IRA/401K investment opportunities, please contact us.



# Q & A

[www.WaZuCapital.com](http://www.WaZuCapital.com)

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