

## Charleston Townhomes



## Charleston Townhomes



Starting at \$350,000 , Invest in one of the most wealthy cities in Texas and one of best school district

## Texas: Future of America

- Population:** Texas increase 600,000 people in 2023 and now reach to 30,727,890. Based on current trend, Texas population will surpass CA in 12 years.
- Coporations:** The amount of Fortune 500 global headquarters in Texas now surpass 54, ranked top one in US.
- Industry:** Texas now is the center of US aerospace, energy, car manufacture, chip, IT, communication, and military industry. In the meantime, Texas is the second largest state in US now in Size, Population, GDP, etc.



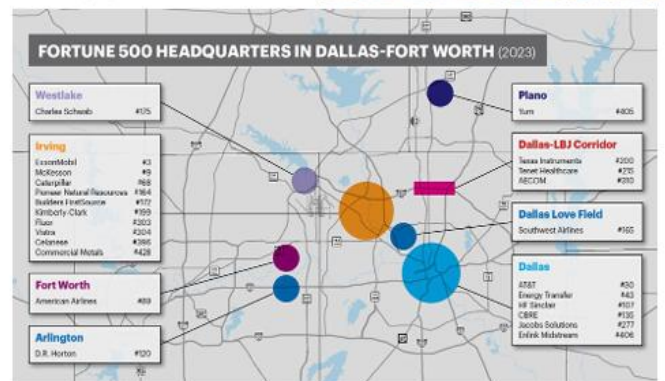
## DFW Metro

### Fourth Largest Metro in US

- From 2009 to 2023, DFW population increased more than 1.5 million, ranked NO.1 in all US Metro;
- Based on the current trend, DFW will surpass Chicago Metro around 2035 and become TOP 3 Metro in US;
- There are 47 Fortune 1000 Global Headquarters and 24 Fortune 500 companies. This is only surpassed by New York and Chicago.
- In 2023, DFW created 139,700 new jobs. Employment growth is now leading all other US Cities.

Top 10 U.S. Metro Areas by Annual Numeric Growth: July 1, 2022 to July 1, 2023

Rank	Metro Area	April 1, 2020 (Business Week)	July 1, 2022	July 1, 2023	Numeric Growth
1	Dallas-Fort Worth-Airplex, TX	7,437,290	7,947,439	8,100,037	152,598
2	Houston-The Woodlands, TX	7,149,624	7,375,864	7,512,253	139,789
3	Atlanta-Sandy Springs-Roswell, GA	6,158,847	6,238,676	6,307,261	68,385
4	Orlando-Kissimmee-Stanford, FL	2,675,291	2,763,017	2,817,933	54,916
5	Tampa-St. Petersburg-Clearwater, FL	3,175,291	3,291,241	3,340,963	51,622
6	Charlotte-Concord-Gastonia, NC-SC	2,863,348	2,754,857	2,805,115	50,498
7	Austin-Round Rock-San Marcos, TX	2,283,379	2,423,178	2,479,275	50,166
8	Phoenix-Mesa-Chandler, AZ	4,891,162	5,020,079	5,070,119	49,249
9	San Antonio-New Braunfels, TX	2,356,115	2,405,928	2,459,999	46,071
10	Miami-Fort Lauderdale-West Palm Beach, FL	6,138,356	6,178,812	6,183,199	43,387



## Charleston Townhomes

### Charleston Townhomes



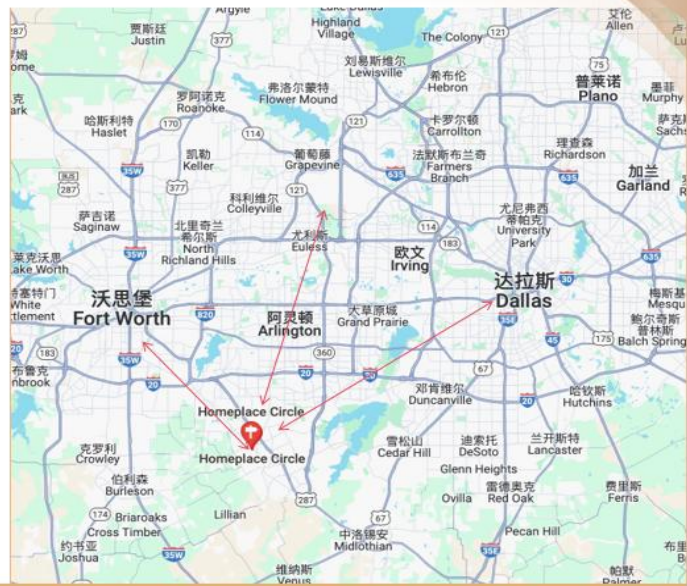
- Number of Units: Totally 75 units;
- Gated Community: Yes. Very Rare high-end gated community in Texas;
- Lot Size: 2700 square feet to 6300 square feet;
- Net Square Feet: 1500 to 1700 square feet
- Floor Plans: Four Different Floor Plans;
- Garage: Two Garages Each Unit;
- Type of Property: Townhouse;
- Price Range: \$350,000 to \$380,000;
- Construction Time: Closing Date would be July to 2026, depends on the exact units;
- Community facilities: Pickle Ball Court, Park, Walking Zone, Lake, Barbecue etc;
- School District: Mansfield school district ranked top 5% in Texas;
- 3D Tour: <https://my.matterport.com/show/?m=xZPoPJAZdeq>



## Charleston Townhomes

### Location

- The project located in the south-central area of DFW Metroplex .The project is only 3 minutes walking to the high school, and 5 minutes to the Seventh Largest semiconductor corporation , Mouser Electronic global headquarters with more than 3000 employees;
- 20 minutes to Fort Worth downtown;
- 30 minutes to DFW airport, **35 minutes to Dallas Downtown**;
- 40 minutes from all large corporations in DFW area;



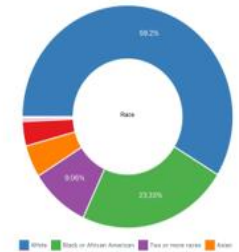
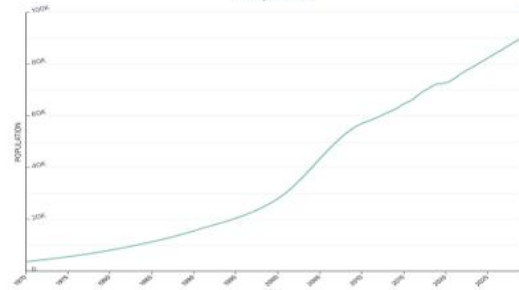
## Charleston Townhomes

### Population diversity

- Mansfield, TX has a diverse population of highly educated people all contributing to a dynamic city.
- Mansfield, TX total population surpassed **80,000**. In the last 10 years, Mansfield population has increased 10% annually;
- Over 50% population has at least undergraduate degree, whilst the US average is 37%, Texas average is 21%, very high education area;**



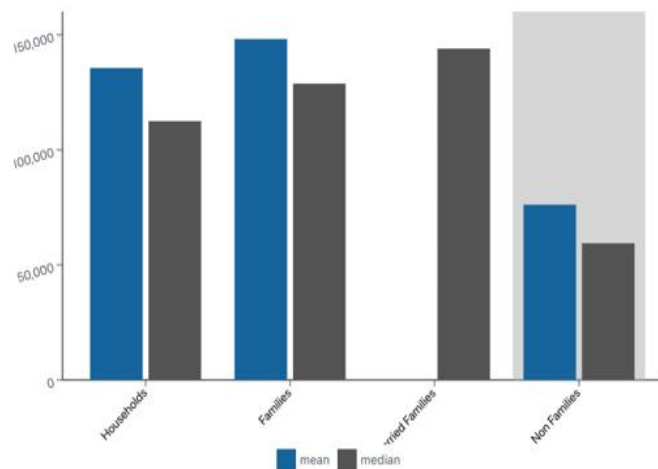
Mansfield, Texas Population 2024  
80,468



## Charleston Townhomes

### Income

- Mansfield, TX Median and Average income is between **\$135,000 to \$140,000**, nearly double than the of the US and Texas median income. Clearly, this is a very wealthy area.;



# Charleston Townhomes

## School District

- **Best School District**, Mansfield school district ranked top 5% in Texas, Athletes ranked top 1%;
- All schools in the district are **A and A+ level**;

### Texas

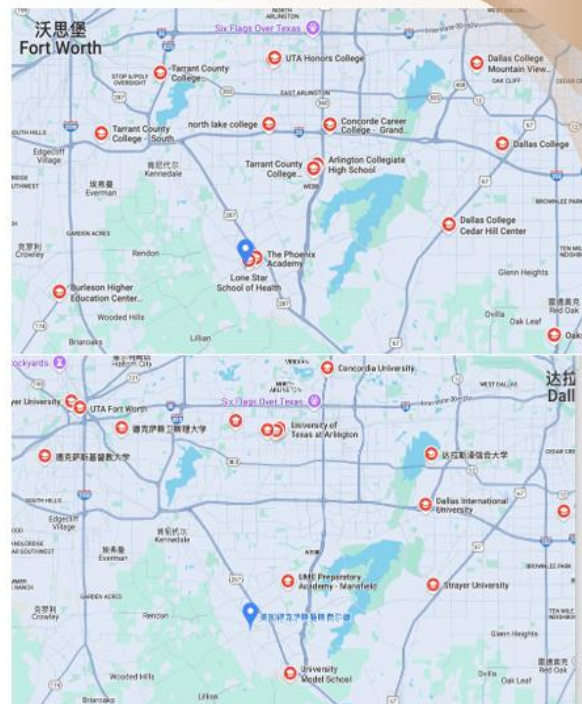
 <p>Most Diverse School Districts in Texas #12 of 1,061</p>	 <p>Best School Districts for Athletes in Texas #25 of 964</p>	 <p>Best School Districts in Texas #48 of 1,052</p>
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Elementary	Middle	High
<p><b>Elementary Schools in Mansfield Independent School District</b></p> <ul style="list-style-type: none"> <li>A Willie Brown Elementary School ★★★★★ 2 reviews</li> <li>A Cora Spencer Elementary School ★★★★★ 1 review</li> <li>A Anna May Daulton Elementary School ★★★★★ 1 review</li> <li>A Nancy Neal Elementary School</li> <li>A Elizabeth Smith Elementary School</li> </ul>	<p><b>Middle Schools in Mansfield Independent School District</b></p> <ul style="list-style-type: none"> <li>A Brooks Wester Middle School ★★★★★ 5 reviews</li> <li>A Danny Jones Middle School ★★★★★ 7 reviews</li> <li>A Mary Lillard Intermediate School</li> <li>A Mary Orr Intermediate School ★★★★★ 2 reviews</li> <li>A Rogene Worley Middle School ★★★★★ 5 reviews</li> </ul>	<p><b>High Schools in Mansfield Independent School District</b></p> <ul style="list-style-type: none"> <li>A+ Mansfield Frontier High School ★★★★★ 147 reviews</li> <li>A+ Tocco Early College-H S At Timberview ★★★★★ 16 reviews</li> <li>A Mansfield Lake Ridge High School ★★★★★ 116 reviews</li> <li>A Mansfield High School ★★★★★ 745 reviews</li> <li>A Mansfield Legacy High School ★★★★★ 482 reviews</li> </ul>

# Charleston Townhomes

## Higher Education

- ➔ **Mansfield has** more than 10 colleges and universities located in the surrounding area;
- ➔ Including famous Universities :
- **University of Texas Arlington**  
15 minutes to our project, Texas second largest university;
- **Texas Wesleyan University**
- **Dallas Baptist University**



## Charleston Townhomes

### Crime Rate

- Mansfield, TX average crime is 20% compared against the US average. This is definitely a very low crime rate area.
- Money Magazine ranked Mansfield TX as one of the safest cities in US;

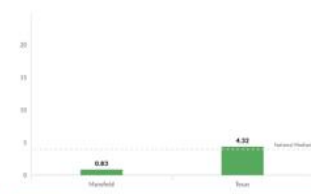
Mansfield named the safest and most affordable small city in Texas, **fourth in nation**. Mansfield is one of the safest and most affordable cities in the United States, according to the data from a national survey. 2024年3月14日



City of Mansfield TX (.gov)  
<https://www.mansfieldtexas.gov> CivicAlerts

News Flash • Mansfield named the safest and most affordable

VIOLENT CRIME  
 Violent Crime Comparison (per 1,000 residents)



## Charleston Townhomes

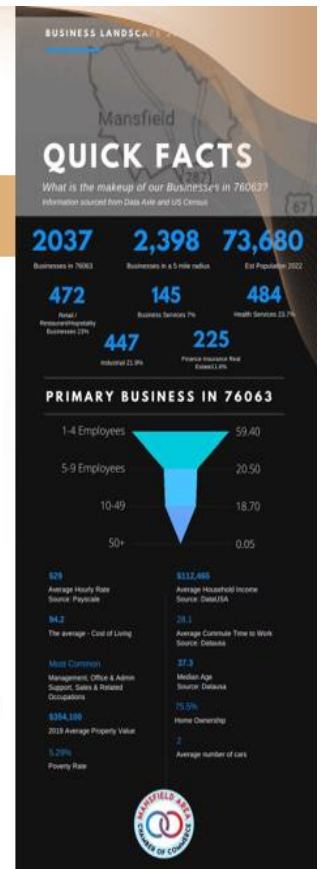
### Enterprise

- Mansfield, TX has more than **2000 businesses**. Semiconductor, Logistics and Medical are three largest industry;

Top two largest employers:

- ➔ **Mouser Electronic :Global Headquarter, owner by Warren Buffett. One of the largest semiconductor company in the world;**

- ➔ **Texas famous logistics company Chalk Mountain Services**



## Charleston Townhomes

### Lifestyle and Entertainment

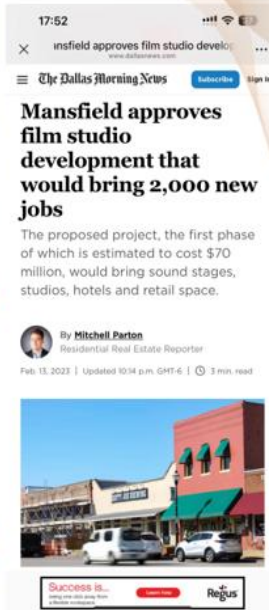
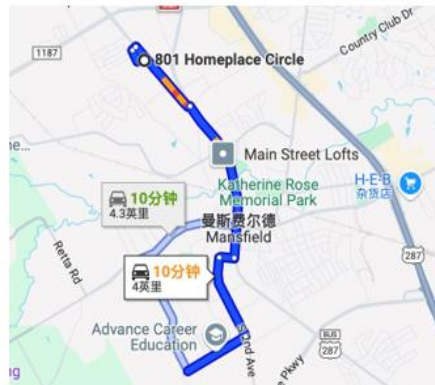
- **Mansfield has all facilities in the HWY 287 area, our project is only 5 minutes from there;**
- Supermarkets (Walmart, Target and Sams etc), shopping malls, amusement parks, hospitals hotels and water parks etc;
- **The project is only 10 minutes to Walnut Creek Golf course.**
- The project is only 30 minutes to the largest stadium in Texas : AT&T



## Charleston Townhomes

### Future Development

- **Mansfield has significant new businesses and corporations moving or relocating to Mansfield .**
- Mansfield Super Studios is the largest studio in Texas now under construction, Hollywood is investing \$250 million in this project.
- Only 10 minutes to our project, and Phase one will create 2000 jobs.;



## Surrounding: Schools

- High School is one minute driving and 5 minutes walking distance;
- Middle school is approx 3 minutes driving distance;



## HOSPITAL

5 – 10 Minutes to two (2) Trusted Medical Centers



# Charleston Townhomes

## House Price

- Mansfield Median Price is between **\$450,000 to \$510,000**;
- There are two townhouse communities not far our project. The lowest price sold was \$360,000 with the majority higher than \$400,000;



Zillow  
<https://www.zillow.com/home-values/m...>

### Mansfield, TX Housing Market: 2024 Home Prices & Trends

The average home value in Mansfield, TX is **\$446,343**, up 1.0% over the past year. Learn more about the Mansfield housing market and real estate trends.

Realtor.com  
<https://www.realtor.com/overview>

### Mansfield, TX 2024 Housing Market

The median listing home price in Mansfield, TX was **\$515K** in June 2024, trending down -4.5% year-over-year. The median listing home price per square foot was ...

# Charleston Townhomes

## Rent

- We have successfully leased units with rental income between **\$2700 to \$2800**;
- Based on historical data, all townhomes in this area rent between **\$2500 to \$3000**;
- Expected cap rate above **10% gross**

#### Listings: Closed

1	20457804	2000 Naylor RD #1115	Mansfield	2	2	1,154	2023	0/00	No	0.000	\$2.64	\$2,350	\$2,350	09/13/2024	100.0%
2	20995926	2000 Naylor RD #1237	Mansfield	2	2	1,154	2023	0/00	No	0.000	\$1.91	\$2,199	\$2,199	09/13/2024	100.0%
3	20555303	321 Queens CT 5	Mansfield	3	2	1,176	2008	0/00	No	0.152	\$1.57	\$1,850	\$1,850	08/01/2024	100.0%
4	20632064	319 Queens CT # 40	Mansfield	3	2	1,176	2008	0/00	No	0.094	\$1.57	\$1,850	\$1,850	08/02/2024	100.0%
5	20622266	1307 Ravenwood DR	Mansfield	3	2	1,200	2008	2/00	No	0.088	\$1.63	\$1,950	\$1,950	08/12/2024	100.0%
6	20808008	32 Shady Valley CT	Mansfield	2	2	1,201	1984	0/00	No	0.209	\$1.33	\$1,600	\$1,600	08/12/2024	100.0%
7	20655263	1504 Piedmont DR	Mansfield	3	2	1,225	2008	2/02	No	0.100	\$1.55	\$1,900	\$1,900	08/01/2024	100.0%
8	20584272	612 Kings Villy DR	Mansfield	3	2	1,226	2000	2/02	No	0.218	\$1.43	\$1,750	\$1,750	08/29/2024	100.0%
9	20619308	1443 Ravenwood DR	Mansfield	3	3	1,252	2011	2/02	No	0.110	\$1.64	\$2,050	\$2,050	07/09/2024	100.0%
10	20674602	1428 Ravenwood DR	Mansfield	2	2	1,295	2009	1/01	No	0.104	\$1.62	\$2,100	\$2,100	08/19/2024	100.0%
11	20423377	2000 Naylor RD #1125	Mansfield	1	1	1,313	2023	0/00	No	0.000	\$1.71	\$2,245	\$2,245	08/12/2024	100.0%
12	20320242	2428 Ravenwood CT	Mansfield	3	2	1,440	2009	2/02	No	0.096	\$1.32	\$1,895	\$1,895	06/29/2024	100.0%
13	20639528	1410 Ravenwood DR	Mansfield	3	3	2,032	2006	2/02	No	0.090	\$1.16	\$2,400	\$2,400	06/22/2024	100.0%
14	20593826	321 Sandford CT	Mansfield	3	3	2,090	2024	2/02	No	0.093	\$1.27	\$2,095	\$2,095	07/01/2024	100.0%
15	2077914	814 Sandford CT	Mansfield	4	3	2,163	2024	2/20	No	0.053	\$1.55	\$3,350	\$3,350	08/23/2024	100.0%

**\$3,100/mo**  
 3 bds | 3 ba | 1,733 sqft - Townhouse for rent  
 2402 Bulin Dr, Mansfield, TX 76063

**\$2,900/mo**  
 3 bds | 3 ba | 1,712 sqft - Townhouse for rent  
 2302 Bulin Dr, Mansfield, TX 76063

**\$2,810/mo**  
 3 bds | 3 ba | 1,344 sqft - Townhouse for rent  
 5900-155 Us Highway 287, Arlington, TX 76017

**\$2,810/mo**  
 3 bds | 3 ba | 1,344 sqft - Townhouse for rent  
 5900-170 Us Highway 287, Arlington, TX 76017

# Charleston Townhomes

## Highlights

- ✔ Gated Community. Secures safety and privacy. Please remember there are not many communities in Texas that are gated.. We are very special.
  - ✔ The community has two small lakes creating a beautiful environment;
  - ✔ The community has a free Pickle Ball court;
  - ✔ Great school District;
  - ✔ Very high-income area;
- Next to Mouser Electronic Global Headquarters. Also next to the middle and high schools;



# Charleston Townhomes

## Floor Plans: Alpine A/B/C/D

### ALPINE



A



### ALPINE



B



### ALPINE



C



### ALPINE



D



Charleston Townhomes

Floor Plans: Baird A/B/C/D

**BAIRD**  
 Base Plan 1200 Sq Ft, 1300 Sq Ft, 2 Car Garage, 2 Story  
 Homeowners



**A**



**BAIRD**  
 Base Plan 1200 Sq Ft, 1300 Sq Ft, 2 Car Garage, 2 Story  
 Homeowners



**B**



**BAIRD**  
 Base Plan 1200 Sq Ft, 1300 Sq Ft, 2 Car Garage, 2 Story  
 Homeowners



**C**



Baird 'C' First Floor  
 Baird 'C' Second Floor

**BAIRD**  
 Base Plan 1200 Sq Ft, 1300 Sq Ft, 2 Car Garage, 2 Story  
 Homeowners



**D**



Baird 'D' First Floor  
 Baird 'D' Second Floor

Charleston Townhomes

Purchase Process



## SAMPLE PHOTOS



## After-Sale Management Offers

- Full management service including listing and leasing the building, managing the tenant, accounting, tax return, repairs etc;
- Management Fees would be 8% of the gross rent. However, it is negotiable based on the number of units or buildings purchased.
- Care for building from the first day after closing until you decide to sell sometime in the future.