

# FAQ SHEET

**PROPERTY: 15759 SEABOLT #44 | ADDISON, TX**

**Q: What is the current lease status? What are the annual taxes, insurance and utility averages?**

**A:** The condo is currently rented through April 2027 for \$2,975/month. While most new owners cannot lease for a year, this condo has been given Board approval with lease in effect. No wait time. Tenant pays all utilities, but the average carrying costs are as follows: Electricity- \$300, Security (required) \$10, Insurance- \$2,300.00, Taxes- \$10,072.00.

**Q: How does the layout support a co-living or executive rental strategy?**

**A:** The unit features a unique vertical layout with one bedroom and one full bathroom on each of the three floors.

- **Investor Benefit:** This configuration provides maximum privacy, making it ideal for "by-the-room" co-living arrangements or high-end executive rentals. In a market like Addison, where professional mobility is high, this layout often commands a premium over traditional single-family floor plans.
- Three bedrooms condos are somewhat of a rarity in this particular area, and the median DOM for lease currently is 21 days, with median rent at \$3,000.

**Q: What is the "Location Alpha" for long-term appreciation?**

**A:** The property is less than half a mile from the \$240 million Addison Junction mixed-use development and the new Silver Line Station.

- **The Catalyst:** The Silver Line will provide a direct commuter rail connection from Plano to DFW International Airport. Transit-oriented developments (TOD) historically see significantly higher appreciation rates than the broader market, making this a strategic "buy and hold" for the next 5-10 years.

**Q: Are there restrictions on Short-Term Rentals (STR) or Corporate Housing?**

**A:** The property is subject to Deed Restrictions. All leases must be more than 30 days - no STR. While Addison is generally more corporate-friendly than some parts of Dallas proper, many condo communities in the Addison Circle area have minimum lease terms (often 12 months).

- **Investor Note:** Even though STR (Airbnb) is restricted, the proximity to Addison Circle Park and the Tesla Supercharger makes it a prime candidate for medium-term corporate housing, which often yields 1.5x-2x standard long-term rents.

# TOP FIVE

## ACTIVITIES & ATTRACTIONS NEAR THIS HOME

**Addison Circle Park:** The Cultural Epicenter This isn't just a patch of grass; it's a 10-acre award-winning urban space designed specifically for community engagement.

- The "Blueprints" Sculpture: This massive, 4-story blue steel structure serves as a landmark for the entire neighborhood.
- Event Hub: It is the permanent home to Kaboom Town! (ranked as one of the best fireworks shows in the nation) and Addison Oktoberfest, which draws over 50,000 people.
- Urban Design: The park features a unique "bosque" (a cluster of trees) and interactive fountains that provide a cooling mist during Texas summers, making it a favorite for local joggers and dog walkers.

**Vitruvian Park:** Nature Meets Modernity Located just a short distance from the Circle, Vitruvian Park offers a more organic, scenic vibe centered around a spring-fed creek.

- The Trails: It features wide, amphitheater-style grass seating and miles of paved walking and biking paths that connect to the broader North Dallas trail system.
- Vitruvian Lights: During the holidays, the park transforms into a wonderland where hundreds of trees are wrapped in millions of sparkling LED lights, creating a "magical forest" effect that is a regional tradition.
- Dining Integration: The park is flanked by modern residential buildings with ground-floor restaurants, allowing for a seamless transition from a sunset walk to a patio dinner.

**WaterTower Theatre:** Professional Art in an Intimate Setting For those who appreciate the performing arts, having a professional theater company in the neighborhood is a rare luxury.

- The Venue: Housed in the repurposed historic Addison Water Tower, the theater provides a "thrust stage" configuration, meaning the audience is seated on three sides for an immersive experience.
- Acclaimed Productions: Unlike community theaters, WaterTower is a fully professional Equity theater, known for high-caliber acting and set designs that rival larger downtown Dallas venues.
- Cultural Hub: It anchors the Addison Theatre Centre, which often hosts smaller workshops, local art galleries, and community theater festivals.

**Sidecar Social:** The Ultimate "Adult Playground" This 22,000-square-foot venue represents the "new wave" of Addison nightlife, focusing on high-end social gaming.

- Interactive Gaming: Forget simple arcade games; Sidecar features 8-person foosball tables, classic shuffleboard, professional darts, and private karaoke "pods."
- Live Entertainment: It boasts a massive 18-foot LED screen for sports fans and a stage that hosts some of the best live cover bands in DFW every weekend.
- Elevated Menu: While it has the energy of a bar, the kitchen serves "from-scratch" food like flatbreads and short rib tacos, making it a popular spot for both corporate happy hours and late-night social gatherings.

**Mary Kay Museum:** A Global Legacy Next Door Addison is the international headquarters for Mary Kay Inc., and the museum offers a unique, sophisticated look at corporate history.

- Entrepreneurial Inspiration: The museum chronicles the life of Mary Kay Ash, who started her empire with \$5,000 and a dream. It's a must-visit for anyone interested in business or local history.
- The Hall of Honor: Visitors can see the famous "Pink Cadillacs" and explore exhibits detailing the brand's evolution from 1963 to today.
- The Building Itself: Even just visiting the lobby of the headquarters is an experience; the architecture is striking, and the museum is a quiet, impeccably maintained hidden gem in the city.