

The *Bungalows* at North Hills



EL PASO, TEXAS



OFFERING SUMMARY



Investment Overview

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate has been exclusively retained to offer an opportunity for qualified investors to purchase the fee simple interest in The Bungalows at North Hills (the "Property") located in El Paso, Texas. Completed in 2009, the 342-unit community represents an opportunity to acquire an outstanding asset with the potential for significant upside through an interior renovation program. Situated in Northeast El Paso adjacent to the Franklin Mountains, the Property's strategic location provides a strong neighboring amenity, convenient access to several major thoroughfares, and close proximity to major economic drivers such as Fort Bliss, the El Paso International Airport, and the recently announced 1.7 million SF warehouse and distribution center for Marmaxx Operating Group that will cost \$150 million and create over 950 jobs within five years. Moreover, the world's largest online retailer has broken ground on a new 625,000 SF fulfillment center that will bring more than 750 new jobs to the area.

Investment Highlights

Class "A" Asset Below Replacement Cost - The Bungalows at North Hills presents the opportunity to acquire a well-maintained, Class "A" asset below replacement cost. Spanning 42 buildings, the community features spacious interiors, a large clubhouse with vaulted ceilings, a resort-style swimming pool, fitness center, two pet parks, playground, 28 detached garages, 68 covered parking, and 36 storage units leasing for \$45 per month. In addition, the Property was repainted in 2020.

Significant Value Enhancement Opportunity Through Interior Upgrades - New ownership is afforded the opportunity to increase effective rental rates through an interior renovation program, which could include the following:



Stainless steel appliances



Granite countertops



Faux wood flooring on 2nd floor



Tile backsplash



New or painted cabinet fronts



Upgraded lighting package



New fixtures and hardware



Washer/dryer units



Surrounding Economic Drivers - Located on a premier site in one of El Paso's premier suburban markets, The Bungalows at North Hills is surrounded by numerous employment centers and quality economic drivers including:

- » **Fort Bliss US Military Base:** Home to more than 38,500 active duty military personnel, 39,000 military family members, 13,000 civilians, and 1,000 reservists.
- » **El Paso International Airport:** Less than 10 minutes from The Bungalows at North Hills, the El Paso International Airport handles more than 3 million passengers each year with 14 nonstop destinations.
- » **The University of Texas at El Paso:** More than 25,000 students and over 3,500 faculty and staff.
- » **Healthcare:** Large presence of healthcare providers and companies including three campuses operated by Texas Tech University Health Sciences Center, University Medical Center (UMC), El Paso Healthcare System, Ltd., El Paso's Children Hospital, and a 440-acre master-planned Health Science Campus.
- » **Foreign Trade:** El Paso's strategic position along the U.S. / Mexico border makes it a foreign trade hub with over \$75 billion in annual trade volume and more than 30 million annual border crossings. El Paso's sister city across the border, Juarez, is more than twice the size of El Paso and continues to benefit the El Paso economy.



Strong-Growth Corridor - The area surrounding The Bungalows at North Hills continues to grow at an extremely rapid rate. Since 2000, the population within a one-mile radius surrounding the Property increased by 67%. Furthermore, the average income per household within a one-mile radius is an impressive \$90,624 per year, well above the \$61,996 average income for the El Paso MSA.

Prominent Neighboring Retail - The Property is conveniently located adjacent to the 158,000 SF North Hills Crossing Shopping Center that features over 28 shops and dining options including Walmart Neighborhood Market, PetCo, Marshall's, Planet Fitness, Big Lot's, Rack Room Shoes, Starbucks, Chick-Fil-A, Chipotle, and Wendy's. Additionally, The Bungalows at North Hills is just two blocks from Kenworthy Crossing Shopping that is anchored by Albertson's and consists of 74,000 SF. Other major retailers in the immediate vicinity include AMC Theaters, Lowe's, Walmart Supercenter, Sam's Club, Ross, Walgreens, and CVS.

High Visibility with Superior Ingress/Egress - The Property is located along Loma Del Sur Dr., and is bordered by the heavily travelled US-54 and Martin Luther King Jr. Blvd. This ideal location affords excellent connectivity to Interstate-10 to the south as well as SH 375 that runs through the Franklin Mountains State Park and easily connects residents to virtually every significant employment area and amenity base in the El Paso MSA including the El Paso CBD and the University of Texas at El Paso.

PROPERTY DESCRIPTION

Address:	4649 Loma Del Sur Dr. El Paso, TX 79934
Year Built:	2009
Current Occupancy:	94.7% (as of 1/25/21)
Total Units:	342
Average Unit Size:	897 square feet
Rentable Square Footage:	306,822 square feet
Land Area:	17.74 acres
Density:	19.28 units per acre
Parking:	649 open surface spaces 68 carports (\$30 / month) 28 detached garages (\$140-\$150 / month) 745 total spaces or 2.18 spaces per unit



UNIT MIX:

Units	Unit Description	Unit Type	% of Total	SF	Market Rent	Rent per SF	Effective Rent	Effective Rent PSF
14	1 BR-1 BA	A2	4%	557	\$830	\$1.49	\$800	\$1.44
52	1 BR-1 BA	B1	15%	709	\$915	\$1.29	\$882	\$1.24
52	1 BR-1 BA	B4	15%	709	\$865	\$1.22	\$842	\$1.19
16	2 BR-2 BA	C1	5%	878	\$1,015	\$1.16	\$988	\$1.13
16	2 BR-2 BA	C4	5%	878	\$965	\$1.10	\$933	\$1.06
61	2 BR-2 BA	D1	18%	970	\$1,075	\$1.11	\$1,035	\$1.07
7	2 BR-2 BA	D2	2%	970	\$1,105	\$1.14	\$1,075	\$1.11
68	2 BR-2 BA	D4	20%	970	\$1,020	\$1.05	\$993	\$1.02
8	2 BR-2 BA	F	2%	1,215	\$1,265	\$1.04	\$1,237	\$1.02
15	3 BR-2 BA	E1	4%	1,093	\$1,170	\$1.07	\$1,138	\$1.04
5	3 BR-2 BA	E2	1%	1,093	\$1,200	\$1.10	\$1,160	\$1.06
20	3 BR-2 BA	E4	6%	1,093	\$1,122	\$1.03	\$1,084	\$0.99
8	3 BR-2 BA	G	2%	1,479	\$1,395	\$0.94	\$1,350	\$0.91
342			100%	897	\$1,011	\$1.13	\$976	\$1.09



COMMUNITY FEATURES:

- » Elegant clubhouse
- » Resort style swimming pool
- » 24-hour fitness center
- » Controlled access gates
- » Two pet parks
- » BBQ & picnic areas
- » Beautifully landscaped courtyard
- » Internet café & coffee bar
- » Laundry facility
- » Playground
- » Wi-Fi access at pool and clubhouse
- » Detached garages
- » Covered parking



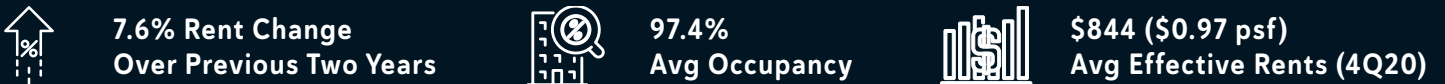
UNIT FEATURES:

- » Black Whirlpool appliance package
- » Wood-style flooring*
- » Patios*
- » Vaulted ceilings upstairs
- » 9-foot ceilings downstairs
- » Full-size washer/dryer connections
- » 2" plantation blinds
- » Framed mirrors in bath
- » Ceramic tile entries*
- » Ceiling fans with light kits

**In select units.*



NORTHEAST EL PASO APARTMENT MARKET OVERVIEW



ADDITIONAL INFORMATION

If you have any questions or require additional information, please contact any of the individuals below.

Steven Hahn Jr. · Senior Director · steven.hahn@am.jll.com · o (214) 692.4715 c (214) 226.3852

Art Barnes · Director · art.barnes@am.jll.com · o (214) 438.6351 c (214) 384.0072

Roberto Casas · Senior Managing Director · roberto.casas@am.jll.com · (469) 232.1939

William Jennings · Senior Associate · william.jennings@am.jll.com · (469) 232.1998

For questions regarding debt structures on this property, please contact:

Dustin Dulin · Senior Managing Director · dustin.dulin@am.jll.com · (214) 438.6393

Offering: The Bungalows at North Hills is being offered on a free and clear basis

Offer Date: TBD

Timing: All submissions must include specific terms relating to Due Diligence and Closing time periods.

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.



One Victory Park
2323 Victory Avenue
Dallas, TX 75219 USA
Telephone: (214) 265.0880
Facsimile: (214) 265.9564