



HERITAGE FIELDS

Arlington Three

PORTFOLIO



MONTERRA POINTE



RIDGEWOOD PRESERVE

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 624-unit Arlington Three Portfolio (the "Portfolio" or the "Properties"), consisting of three value-add assets in Arlington, Texas. The Properties provide potential buyers the opportunity to continue or expand on the in-place interior renovation program to further push rent rates. Boasting proximate locations to some of DFW's most influential employment centers and entertainment centers including the General Motors Assembly Plant, the Great Southwest Industrial Park, AT&T Stadium, Globe Life Field, and DFW International Airport, the Portfolio offers investors an opportunity to acquire scale in Dallas/Fort Worth, widely regarded as one of the leading investment markets in the country.



HERITAGE FIELDS



MONTERRA POINTE



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Strong Value-Add Potential

The Portfolio presents an opportunity for potential investors to continue or expand on the in-place renovation program will help bridge the rent gap between the Properties and the competitive set by installing:



GRANITE COUNTERTOPS



TILE BACKSPLASH



NEW CABINET FRONTS



VINYL PLANK FLOORING
Second & Third Floors



WASHER/DRYER SETS



NEW HARDWARE



DOG PARK



PRIVATE YARDS



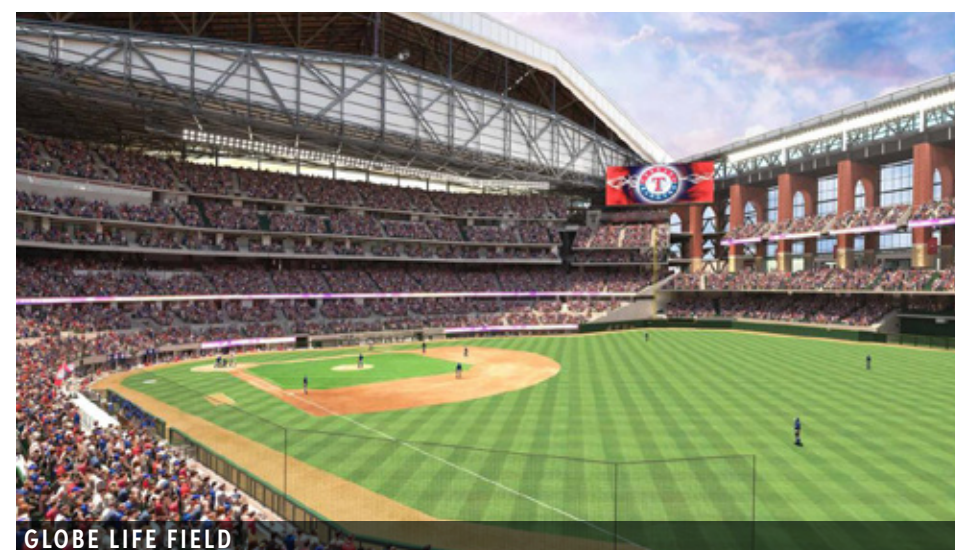
ENHANCED POOL AREA



RIDGEWOOD PRESERVE



RIDGEWOOD PRESERVE



GLOBE LIFE FIELD

At the Heart of DFW Entertainment



AT&T STADIUM

- × \$1.3 billion cost
- × 105,000 capacity
- × State-of-the-art technology
- × Home to the Dallas Cowboys



GLOBE LIFE FIELD

- × \$1.1 billion cost
- × Capacity of GLP: 40,300
- × Home of the Texas Rangers



TEXAS LIVE

- × Unique entertainment complex with restaurants, bars, and more
- × Arlington Backyard concert facility
 - × PBR Texas bar
- × Live! Arena, multi-level sports bar



SIX FLAGS OVER TEXAS / HURRICANE HARBOR

- × 212-acre amusement park with 45 total attractions
- × 50-acres of water park with 23 rides



ARLINGTON HIGHLANDS SHOPPING CENTER

- × 800,000 SF of open-air retail, restaurants, shops, entertainment, Class A office space



THE PARKS AT ARLINGTON MALL

- × Dillard's, Macy's, JCPenney, and 180 specialty stores

Premier Economic Drivers

General Motors Assembly Plant – The Arlington plant is the sole producer of Chevrolet Tahoe and Suburban, GMC Yukon and Yukon XL, and the Cadillac Escalade. GM recently invested more money into the plant, to prepare for their brand-new full-size SUV, bringing the total to \$1.4 billion invested in the Arlington plant since 2015.

Great Southwest Industrial Park – 88-million square feet of master-planned industrial park with major tenants including Lockheed Martin, GM, and Quaker Oats.

University of Texas at Arlington – One of the 8 University of Texas locations, UT Arlington has 41,933 students and boasts the third largest number of college graduates in Texas.

DFW International Airport – supports 228,000 full-time jobs and is the fourth busiest airport in the world in terms of takeoffs and landings, handling more than 75 million passengers during 2019.

USMD Hospital at Arlington / Medical Center of Arlington – Two award-winning medical institutions that combined employ more than 1,600 people.

Superior Connectivity

The Properties are well positioned within minutes to some of the most traveled highways in Dallas/Fort Worth including Interstate 30, SH-360, Interstate 20, President George Bush Turnpike, and SH-303. The central location of the Properties provides quick and convenient access to all the major business centers in the DFW metroplex. Residents of the properties are less than 25 minutes from Fort Worth CBD and Dallas CBD.



	HERITAGE FIELDS	MONTERRA POINTE	RIDGEWOOD PRESERVE	TOTAL / AVERAGES
Year Built:	1979	1985	1979	
Address:	2308 Fair Oaks Dr	2105 Cottonwood Club Rd	1000 Mill Crossing Pl	
Location:	Arlington, TX	Arlington, TX	Arlington, TX	
Buildings:	19	11	15	
Stories:	2 & 3	3	2	
Occupancy (6/01):	96.7%	93.0%	93.5%	94.4%
Total Units:	240	200	184	624
Avg. Unit Size:	713 SF	751 SF	691 SF	719 SF
Rentable Area:	171,088 SF	150,200 SF	127,168 SF	448,456 SF
Land Area:	9.8 acres	7.2 acres	8.0 acres	25.0 acres
Density:	25 units/acre	28 units/acre	23 units/acre	25 units/acre
Parking:	438 spaces	421 spaces	384 spaces	1,243 spaces
Parking Ratio:	1.83 spc/unit	2.11 spc/unit	2.09 spc/unit	1.99 spc/unit

Unit Mix

HERITAGE FIELDS

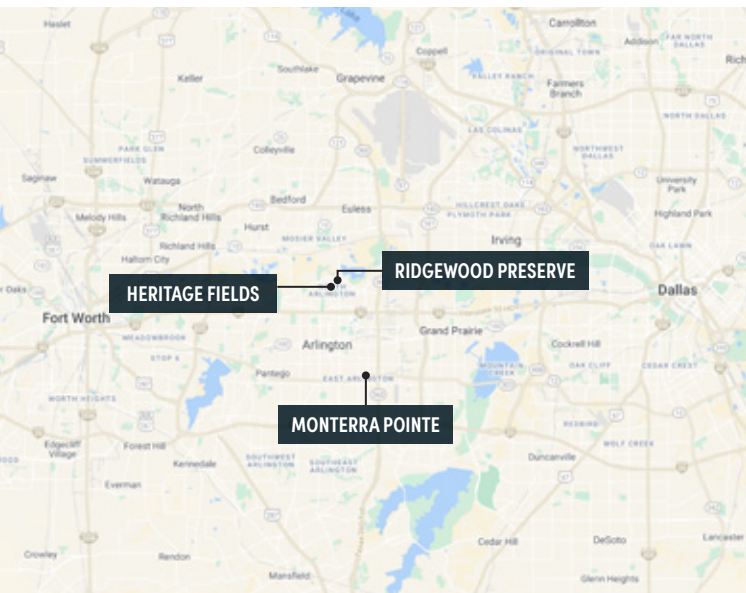
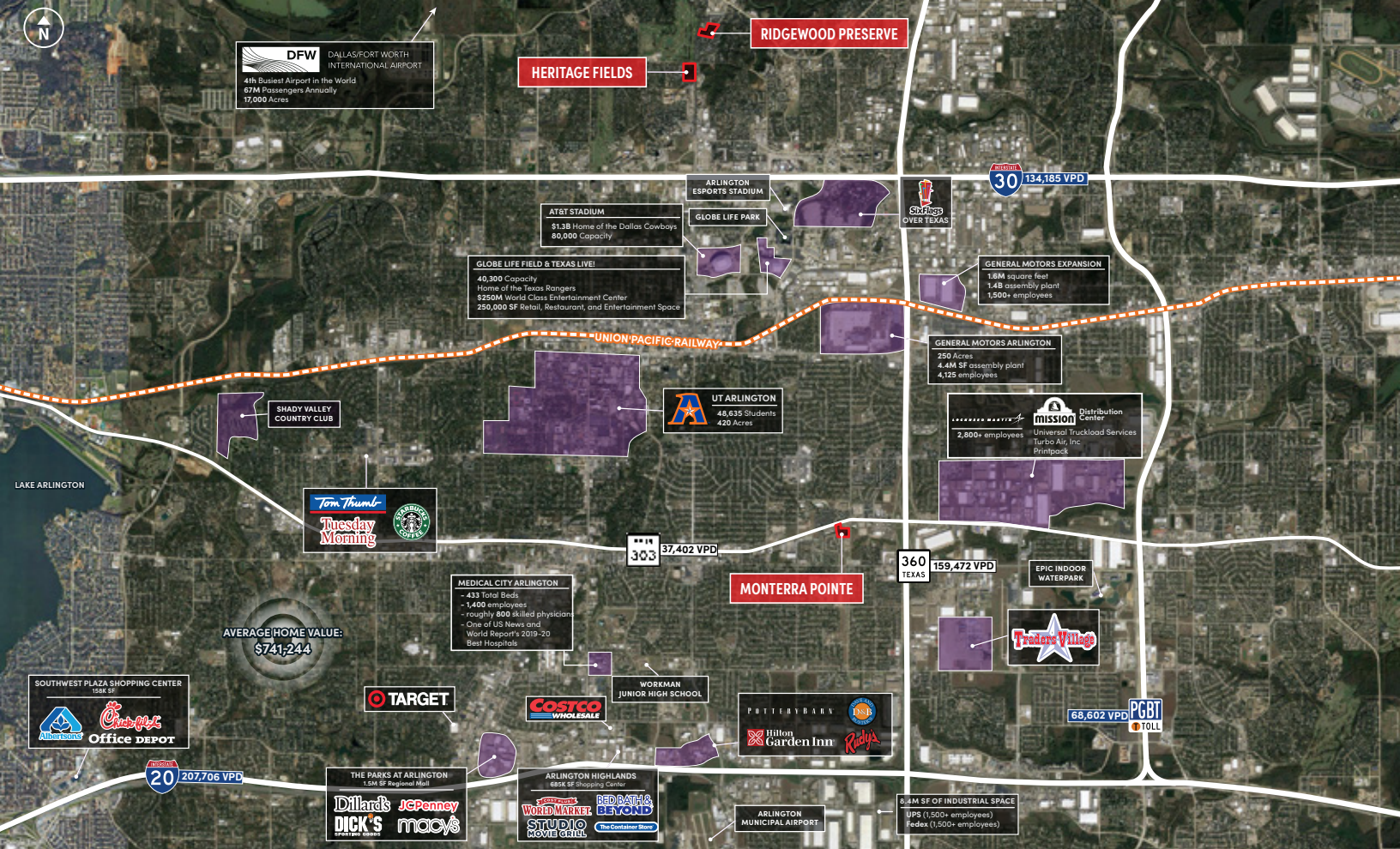
UNITS	%	UNIT DESCRIPTION	TYPE	SF	MARKET		LEASE		EFFECTIVE		
					RENT	PSF	RENT	LTL	RENT	CONC %	PSF
64	27%	1 BR - 1 BA	A1	524	\$856	\$1.63	\$791	-7.5%	\$791	0.0%	\$1.51
64	27%	1 BR - 1 BA	A2	590	\$909	\$1.54	\$846	-6.9%	\$846	0.0%	\$1.43
48	20%	1 BR - 1 BA	A3	691	\$1,017	\$1.47	\$925	-9.1%	\$925	0.0%	\$1.34
32	13%	2 BR - 2 BA	B1	941	\$1,310	\$1.39	\$1,211	-7.6%	\$1,211	0.0%	\$1.29
32	13%	2 BR - 2 BA	B2	1,141	\$1,394	\$1.22	\$1,289	-7.5%	\$1,289	0.0%	\$1.13
240	100%			713	\$1,034	\$1.45	\$953	-7.9%	\$953	0.0%	\$1.34

MONTERRA POINTE

UNITS	%	UNIT DESCRIPTION	TYPE	SF	MARKET		LEASE		EFFECTIVE		
					RENT	PSF	RENT	LTL	RENT	CONC %	PSF
100	50%	1 BR - 1 BA	A1	628	\$869	\$1.38	\$866	-0.4%	\$866	0.0%	\$1.38
59	30%	2 BR - 2 BA	B1	868	\$1,058	\$1.22	\$1,089	2.9%	\$1,089	0.0%	\$1.25
40	20%	2 BR - 2 BA	B2	883	\$1,132	\$1.28	\$1,167	3.1%	\$1,167	0.0%	\$1.32
199	100%			750	\$983	\$1.31	\$992	0.9%	\$992	0.0%	\$1.32

RIDGEWOOD PRESERVE

UNITS	%	UNIT DESCRIPTION	TYPE	SF	MARKET		LEASE		EFFECTIVE		
					RENT	PSF	RENT	LTL	RENT	CONC %	PSF
25	14%	Studio	A	452	\$819	\$1.81	\$791	-3.5%	\$791	0.0%	\$1.75
47	26%	1 BR - 1 BA	A1	553	\$876	\$1.58	\$867	-1.0%	\$867	0.0%	\$1.57
48	26%	1 BR - 1 BA	A2	652	\$953	\$1.46	\$908	-4.8%	\$908	0.0%	\$1.39
48	26%	2 BR - 2 BA	B1	860	\$1,220	\$1.42	\$1,170	-4.1%	\$1,170	0.0%	\$1.36
16	9%	2 BR - 2 BA	B2	1,075	\$1,372	\$1.28	\$1,273	-7.2%	\$1,273	0.0%	\$1.18
184	100%			691	\$1,021	\$1.48	\$982	-3.8%	\$982	0.0%	\$1.42



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.