

Jones Lang LaSalle Americas. Inc. or its statelicensed affiliate has been exclusively retained to offer an opportunity for qualified investors to purchase the fee simple interest in The Crosby (the "Property"), a 232-unit, Class A asset located in Farmers Branch, Texas. Positioned at the intersection of I-35 and I-635, the Property provides residents access to an abundance of employment centers including the Platinum Corridor, Cypress Waters, Mercer Business Park, and Las Colinas Urban Center.





INVESTMENT HIGHLIGHTS

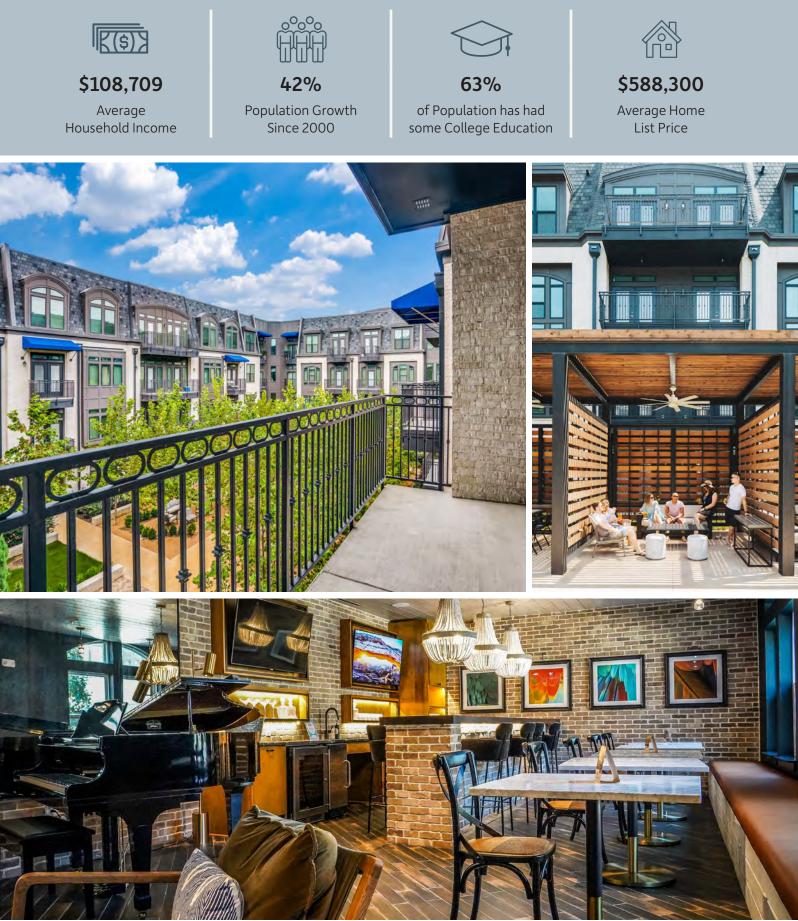
UNIQUE RESIDENT SETTING WITH UNMATCHED AMENITIES – The Crosby is a unique asset that offers superior construction and modern finishes that are not commonly found in the marketplace. The Property has an abundance of natural amenities as well, located adjacent a walking trail along the water and serene courtyard with Spanish fountain.

SUPERIOR ACCESSIBILITY AND STRONG CORPORATE LOCATION – The Property sits at the intersection of I-35 and I-635 putting residents only minutes away from some of the major employment centers in the Metroplex including:

A. Alitely				
DOWNTOWN Dallas	PLATINUM Corridor	LAS COLINAS Urban center	MERCER Business park	CYPRESS WATERS
 135,000 Employees 3 Fortune 500 Companies 14 Miles 	 22.4 MSF of Office 90,000 Employees 6 Miles 	 2,000 Companies 30 Fortune 500 Companies 5 Miles 	 225-Acre Master Planned Development 3.4 MSF of Industrial and Office Less than 1 Mile 	 \$3.5B Mixed-Use Development 8.3 MSF of Office and Retail 6 Miles

STRONG DEMOGRAPHICS

10.5



PROPERTY DESCRIPTION

Address:	2001 Wittington Place			
	Farmers Branch, TX 75234			
Year Built:	2019			
Current Occupancy:	96.6% (as of 6/8/2021)			
Total Units:	232			
Average Unit Size:	865 SF			
Rentable SF:	200,653 SF			
Number of Buildings:	1			
Number of Stories:	4			
Parcel Size:	3.679 acres			
Density:	63 units/acre			
Parking:	384 Structure Spaces			
	12 Parallel Spaces			
	396 Total Spaces			

(1.71 spaces/unit)





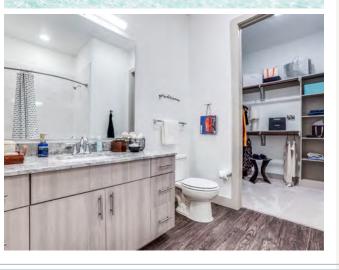


UNIT MIX

					Market	
Units	%	Unit Description	Туре	SF	Rent	PSF
7	3%	1 BR - 1 BA	CRA2.1	650	\$1,445	\$2.22
4	2%	1 BR - 1 BA	CRA2.4	659	\$1,506	\$2.29
8	3%	1 BR - 1 BA	CRA2.3	662	\$1,465	\$2.21
4	2%	1 BR - 1 BA	CRA2.5	672	\$1,531	\$2.28
25	11%	1 BR - 1 BA	CRA3.1B	700	\$1,549	\$2.21
22	9%	1 BR - 1 BA	CRA3.4	715	\$1,555	\$2.18
46	20%	1 BR - 1 BA	CRA3.5	724	\$1,593	\$2.20
33	14%	1 BR - 1 BA	CRA4.1	744	\$1,630	\$2.19
11	5%	1 BR - 1 BA	CRA4.2	775	\$1,690	\$2.18
4	2%	1 BR - 1 BA	CRA4.2HC	775	\$1,649	\$2.13
2	1%	1 BR - 1 BA	CRA6.1	887	\$1,753	\$1.98
2	1%	1 BR - 1 BA	CRA6.2	898	\$1,780	\$1.98
4	2%	1 BR - 1 BA	CRA7.1	935	\$1,931	\$2.07
2	1%	2 BR - 2 BA	CRB1.1	1,025	\$2,003	\$1.95
10	4%	2 BR - 2 BA	CRB2.1	1,094	\$2,059	\$1.88
6	3%	2 BR - 2 BA	CRB2.2	1,116	\$2,015	\$1.81
8	3%	2 BR - 2 BA	CRB4.2	1,230	\$2,227	\$1.81
28	12%	2 BR - 2 BA	CRB5.1	1,338	\$2,334	\$1.74
3	1%	2 BR - 2 BA	CRB5.1HC	1,338	\$2,322	\$1.74
3	1%	2 BR - 2 BA	CRB3.1	1,486	\$2,672	\$1.80
232	100%			865	\$1,762	\$2.04

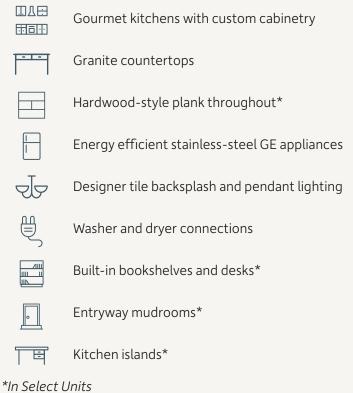






COMMUNITY AMENITIES:

Ĥ	Resort pool with cabanas and loungers	
()	The Parlor Clubroom	
	State-of-the-art fitness center	
\bigtriangledown	Serene courtyard with Spanish fountain, fire table, and grilling stations	
	Access to walking and jogging trail along the canal	
075	Proximity to Irving's 7-mile Campion Trail	
	Unique art and sculptures	
	Parcel lockers	
	Property-wide WiFi and 1 gig high-speed internet	
Image: Point of the second s	Secured access	
R	Climate controlled corridors with custom entries	
NTERIOR FEATURES:		





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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.

