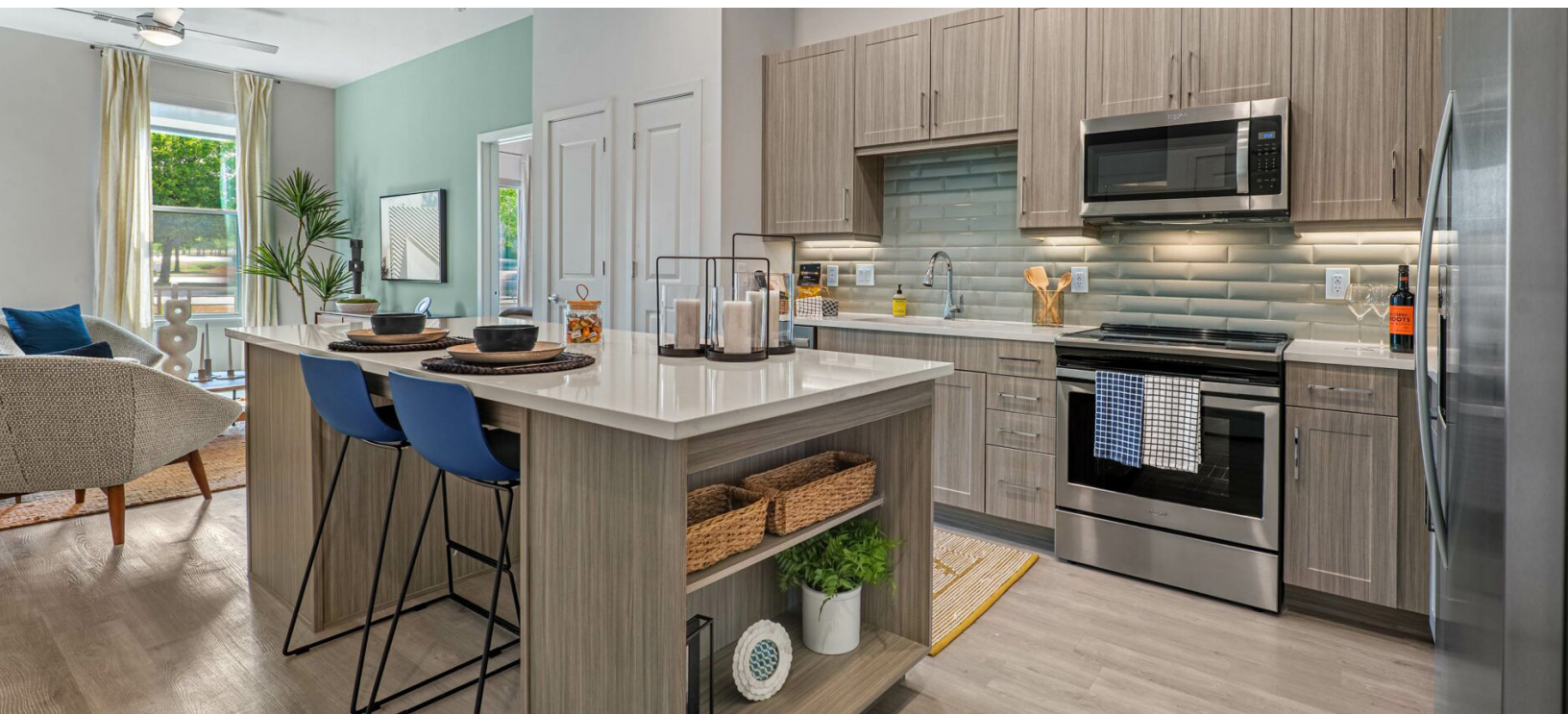




Alta Preston

PLANO, TEXAS

212-Unit Class A Asset with Premier Plano Address Minutes From Legacy West



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 Alta Preston (the "Property") a luxurious institutional Class "A" asset located in Plano, TX. Built in 2021, the 212-unit Property is strategically located less than one mile from the Dallas North Tollway and the SH-121 confluence offering residents immediate access to an abundance of neighboring retail and employment centers including Legacy West, which is experiencing tremendous growth due to some of the nation's highest profile corporate relocations.



Investment Highlights

Institutional, Trophy Asset with Custom Home Feel – Alta Preston is a unique Class "A" asset that has been carefully designed to be the premiere mid-rise community in the bustling Legacy area. Developed by Wood Partners, the Property boasts unparalleled interior finishes that are comparable to affluent "Uptown and Downtown" Dallas product, while the community amenity package rivals a boutique hotel.

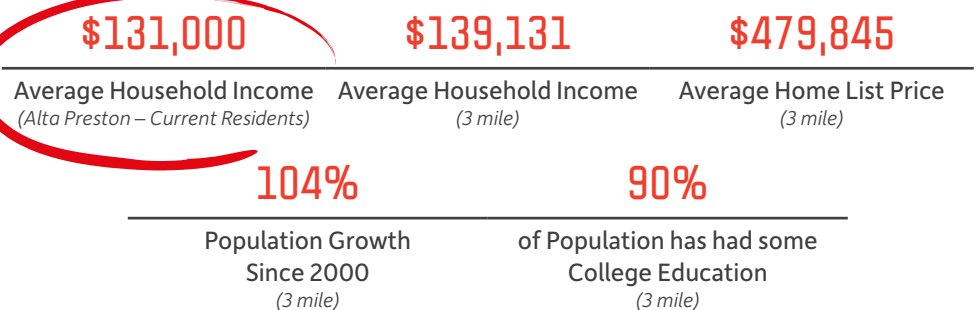
Strong Lease Up with Minimal New Supply

- 1 The Property has experienced a strong performance throughout lease up, demonstrated by averaging a pace of 39 leases per month over the last 4 months.
- 2 Concessions have decreased from one month free on all units at the beginning of lease up to currently only 2-weeks free on 1BRs and studios.
- 3 The West Plano area has extremely limited supply with only 134 available units in lease up and no new construction.

Distinguished Corporate Location – Alta Preston is in prime position to capitalize on the tremendous momentum that is being generated from Legacy Business Park as the Property is surrounded by several major employment centers and corporate that will create tremendous demand for multifamily product in the area.

<p>LEGACY BUSINESS PARK</p> <p>2,655-acre master-planned business park</p>	 <p>TOYOTA</p> <p>Corporate Headquarters in Legacy West 7,000 Employees</p>	<p>JPMorgan </p> <p>6,000 Employees 1 Million SF campus</p>
 <p>Liberty Mutual</p> <p>5,000 Employees</p>	<p>FedEx</p> <p>1,200 Employees</p>	 <p>FannieMae</p> <p>1,000 Employees</p>

Robust Population Growth in a Highly Affluent area – The West Plano submarket has seen unparalleled growth and development over the past decade, and the area boasts one of the strongest suburban demographic bases in the Dallas/Fort Worth Metroplex. Furthermore, the average home price in the immediate area and lack of available supply makes renting very appealing.





Prestigious School District – Alta Preston is a highly attractive community for families that want to be in a nationally acclaimed school district as the Property is served by Frisco ISD, which is ranked as the 7th best school district in Texas and is ranked in the top 1% nationwide according to Niche. In addition, every school that Alta Preston feeds into is ranked in the top 5% in the state.

Coveted Plano Address – With a highly regarded school system, safety, and overall quality of life, Plano, TX has earned the reputation as one of the most desirable places to live in the country and has been awarded several accolades including:

- | | | | | |
|--|---|--|---|--|
| #5
Best Cities to Live in America
<i>Niche – 2020</i> | #4
Best City to Raise a Family
<i>WalletHub.com – 2021</i> | #3
Safest City in America
<i>WalletHub.com – 2020</i> | TOP 5
Hottest Housing Market in Texas
<i>Forbes – 2021</i> | #2
Happiest City in America
<i>WalletHub.com – 2021</i> |
|--|---|--|---|--|

Distinguished Retail Corridor – Alta Preston is surrounded by several distinguished retail destinations the Shops at Legacy, Legacy West Urban, Stonebriar Centre, and The Star.

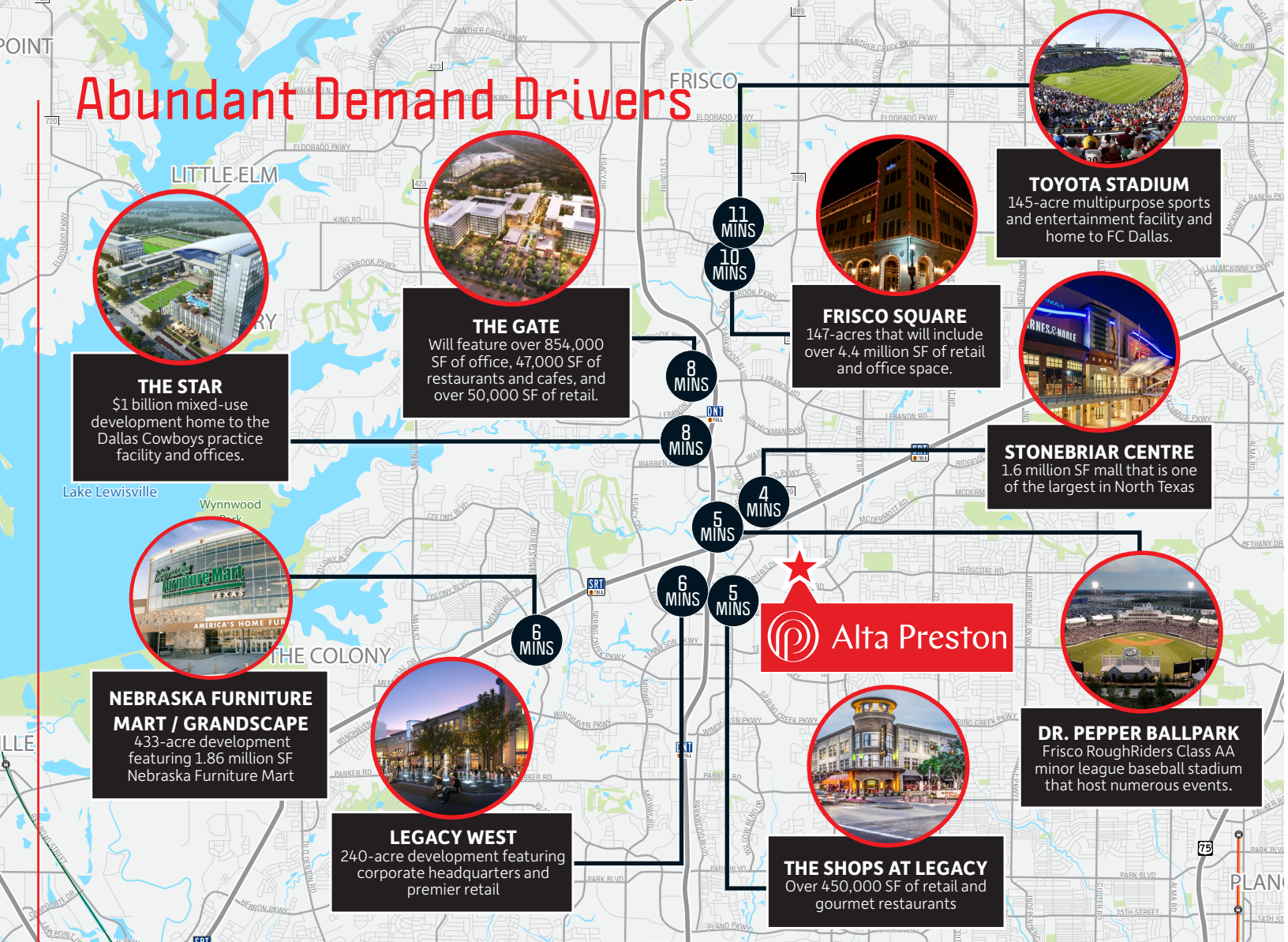
Shops at Legacy

Legacy West

The Star



Abundant Demand Drivers



Unit Mix Summary:

Units	Unit Description	Type	% of Total	SF	Market Rent	Rent per SF
7	Studio	EA1	3%	565	\$1,467	\$2.60
3	Studio	EA3	1%	666	\$1,440	\$2.16
2	Studio	EA31	1%	685	\$1,435	\$2.09
2	1 BR - 1 BA	1A.1	1%	699	\$1,480	\$2.12
55	1 BR - 1 BA	1A	26%	722	\$1,574	\$2.18
4	1 BR - 1 BA	1A.3	2%	725	\$1,613	\$2.22
7	1 BR - 1 BA	1A.2	3%	733	\$1,593	\$2.17
17	1 BR - 1 BA	1B.1	8%	744	\$1,640	\$2.20
14	1 BR - 1 BA	1B	7%	769	\$1,666	\$2.17
4	1 BR - 1 BA	1B.3	2%	797	\$1,756	\$2.20
8	1 BR - 1 BA	1B.2	4%	799	\$1,698	\$2.12
3	1 BR - 1 BA	1L	1%	809	\$1,727	\$2.13
10	1 BR - 1 BA	1C	5%	847	\$1,934	\$2.28
7	2 BR - 2 BA	2A.1	3%	1,056	\$2,256	\$2.14
4	2 BR - 2 BA	2J.1	2%	1,066	\$2,334	\$2.19
8	2 BR - 2 BA	2A	4%	1,128	\$2,332	\$2.07
16	2 BR - 2 BA	2J	8%	1,137	\$2,266	\$1.99
3	2 BR - 2 BA	2B.1	1%	1,140	\$2,265	\$1.99
3	2 BR - 2 BA	2B.2	1%	1,177	\$2,398	\$2.04
4	2 BR - 2 BA	2B	2%	1,190	\$2,398	\$2.01
11	2 BR - 2 BA	2C	5%	1,323	\$2,789	\$2.11
4	2 BR - 2 BA	2J.2	2%	1,344	\$2,431	\$1.81
4	2 BR - 2 BA	2D	2%	1,447	\$2,916	\$2.02
8	3 BR - 3 BA	3A	4%	1,474	\$2,824	\$1.92
4	3 BR - 3 BA	3A.1	2%	1,520	\$3,081	\$2.03
212			100%	918	\$1,941	\$2.12

Property Description

Address:	4950 Broadway Dr. Plano, TX 75024
Year Built:	2021
Current Occupancy:	57.1% (as of 10/19/21)
Current Lease:	82.6% (as of 10/19/21)
Average Unit Size:	918 square feet
Rentable Square Footage:	194,526 square feet
Stories:	4
Land Area:	4.37 acres
Density:	48.47 units per acre
Parking:	291 garage parking spaces 30 street/surface spaces 321 total parking spaces or 1.51 spaces / unit



Community Features:

- Upscale resort-style swimming oasis with tanning deck
- Grilling & dining courtyard
- Outdoor entertainment lounge
- Health & fitness center
- Chic resident lounge
- Private conference room with micro-office
- Co-work space
- Dog park
- Pet spa

Unit Features:

- Energy Star stainless steel appliances
- Quartz countertops
- Modern cabinetry
- Custom tile backsplash
- Plank wood-style flooring
- Brushed-nickel finishes
- Honeywell Wi-Fi thermostats
- Schlage control smart lock
- USB outlets
- Full-size washer/dryer



Additional Information

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

BILL MILLER, Senior Managing Director, bmiller@am.jll.com (469) 232.1986

ROBERTO CASAS, Senior Managing Director, roberto.casas@am.jll.com (469) 232.1939

GREG TORO, Managing Director, greg.toro@am.jll.com (469) 232.1995

WILLIAM JENNINGS, Vice President, william.jennings@am.jll.com (469) 232.1998

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

ANDY SCOTT, Senior Managing Director, andy.scott@am.jll.com (469) 232.1933

Offer Date: TBD

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



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

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.

**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.