



TOSCANA

Dallas, Texas



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 Toscana (the "Property") located in Dallas, Texas. Completed in 1986, the Property consists of 192 units and presents a unique opportunity to acquire a Class "B" asset coupled with value-add potential in a highly desirable residential area. Situated in the flourishing Far North Dallas area, the Property is strategically located just one block north of the President George Bush Turnpike and just over two miles west of the Dallas North Tollway, two primary thoroughfares that provide an exceptional flow of traffic to the asset. This premier site offers residents immediate access to numerous shopping and entertainment options in addition to tremendous economic drivers, as the Far North Dallas area is experiencing tremendous momentum with recently announced corporate relocations and job creation.



INVESTMENT HIGHLIGHTS

Ideal Value-Add Opportunity with Ability to Push Rents – Toscana represents an extraordinary opportunity to further achieve rental premiums through continued unit enhancements. Potential upgrades include:



**STAINLESS
STEEL APPLIANCES**



**RESURFACED
COUNTERTOPS**



**FAUX
WOOD FLOORS**



**SUBWAY TILE
BACKSPLASH**



**NEW LIGHTING /
PLUMBING FIXTURES**

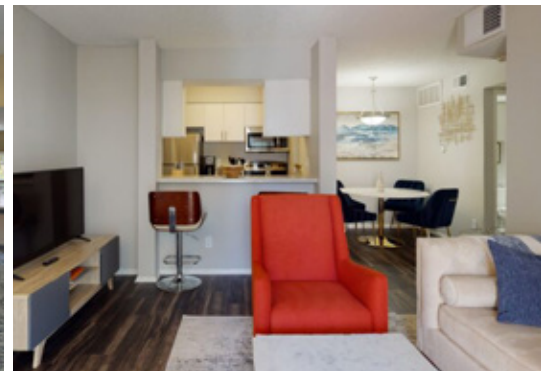


**ADDING WASHER/DRYER
TO REMAINING UNITS**



**NEW
CABINET FRONTS**

These upgrades will help bridge the \$379 gap between Toscana and the competitive set.



Strong Surrounding Employment Centers - The Property's excellent location near Dallas North Tollway and President George Bush Turnpike positions residents of Toscana minutes from some of the largest employment centers in DFW, including:

- **Platinum Corridor:** Stretching 13.7-miles along the Dallas North Tollway from SH 121 to LBJ Freeway is the Platinum Corridor, which currently houses more than 23-million SF of office space and 90,000 employees with an additional 1.3 million SF of office space planned or under construction.
- **Granite Park and Hall Park:** Consists of over four million square feet of office space and 23,000 employees with major tenants including Fannie Mae, AmerisourceBergen, Moneygram, & Mitel.
- **Legacy Business Park:** 2,665-acre business park housing over 60,000 employees and major corporate headquarters including Toyota, JPMorgan Chase, Liberty Mutual Insurance, and FedEx.
- **Las Colinas Urban Center:** Consists of 2,000 companies and 30 Fortune 500 companies.

Prime Location & Visibility – Ideally situated on Kelly Boulevard in Far North Dallas, the Property benefits from high visibility as over 15,000 cars pass by daily. Additionally, Toscana is surrounded by the busiest thoroughfares in the DFW Metroplex including the George Bush Turnpike, Dallas North Tollway, Interstate-35E, and SH-121. Together, these major traffic arteries connect to virtually every significant employment area and amenity base in the Metroplex.

Property Description







Address:	17910 Kelly Blvd Dallas, TX 75287
Year Built:	1986
Current Occupancy:	97.4% (as of 12/15/2021)
Average Unit Size:	601 SF
Rentable SF	115,300 SF
# of Buildings:	7
Land Area:	3.98 acres
Density:	48 units per acre
Parking:	198 total parking spaces (1.03 spaces / unit)



Community Amenities

-  → Resort-Style Swimming Pool & Sundeck
-  → Resident Clubhouse
-  → 24-Hour Fitness Center
-  → Covered Parking
-  → Business Center

Unit Amenities

-  → Resurfaced Countertops*
-  → Faux Wood Flooring*
-  → Stackable Washer/Dryer Included
-  → Stainless Steel Appliances*
-  → Fireplaces
-  → Private Patio/Balconies

*Select Units



Unit Mix

Units	%	Unit Description	Type	SF	Market		Effective	
					Rent	PSF	Rent	PSF
1	1%	Studio	S1-FURN	500	\$1,575	\$3.15	\$1,575	\$3.15
14	7%	Studio	S1HLC	500	\$850	\$1.70	\$815	\$1.63
1	1%	Studio	S1HLC-FURN	500	\$1,625	\$3.25	\$1,595	\$3.19
2	1%	Studio	S1MU	500	\$790	\$1.58	\$750	\$1.50
14	7%	Studio	S1PMU	500	\$800	\$1.60	\$746	\$1.49
32	17%	Studio	S1UMU	500	\$814	\$1.63	\$777	\$1.55
11	6%	1 BR - 1 BA	A1HLC	600	\$875	\$1.46	\$840	\$1.40
1	1%	1 BR - 1 BA	A1HLC-FURN	600	\$1,825	\$3.04	\$1,890	\$3.15
4	2%	1 BR - 1 BA	A1MU	600	\$820	\$1.37	\$785	\$1.31
11	6%	1 BR - 1 BA	A1PMU	600	\$830	\$1.38	\$778	\$1.30
26	14%	1 BR - 1 BA	A1UMU	600	\$844	\$1.41	\$801	\$1.34
4	2%	1 BR - 1 BA	A2HLC	650	\$910	\$1.40	\$874	\$1.34
4	2%	1 BR - 1 BA	A2PMU	650	\$860	\$1.32	\$811	\$1.25
3	2%	1 BR - 1 BA	A2UMU	650	\$884	\$1.36	\$799	\$1.23
2	1%	1 BR - 1 BA	A3HLC	650	\$910	\$1.40	\$865	\$1.33
3	2%	1 BR - 1 BA	A3PMU	650	\$860	\$1.32	\$820	\$1.26
3	2%	1 BR - 1 BA	A3UMU	650	\$884	\$1.36	\$846	\$1.30
1	1%	1 BR - 1 BA	A3UMU-FURN	650	\$1,825	\$2.81	\$1,825	\$2.81
12	6%	1 BR - 1 BA	A4HLC	700	\$924	\$1.32	\$887	\$1.27
5	3%	1 BR - 1 BA	A4HLC-FURN	700	\$1,880	\$2.69	\$1,845	\$2.64
2	1%	1 BR - 1 BA	A4MU	700	\$860	\$1.23	\$840	\$1.20
15	8%	1 BR - 1 BA	A4PMU	700	\$870	\$1.24	\$829	\$1.18
20	10%	1 BR - 1 BA	A4UMU	700	\$900	\$1.29	\$862	\$1.23
1	1%	1 BR - 1 BA	A4UMU-FURN	700	\$1,875	\$2.68	\$1,800	\$2.57
192	100%			601	\$904	\$1.50	\$865	\$1.44

AFFLUENT DEMOGRAPHIC BASE



\$97,942

AVG HOUSEHOLD INCOME

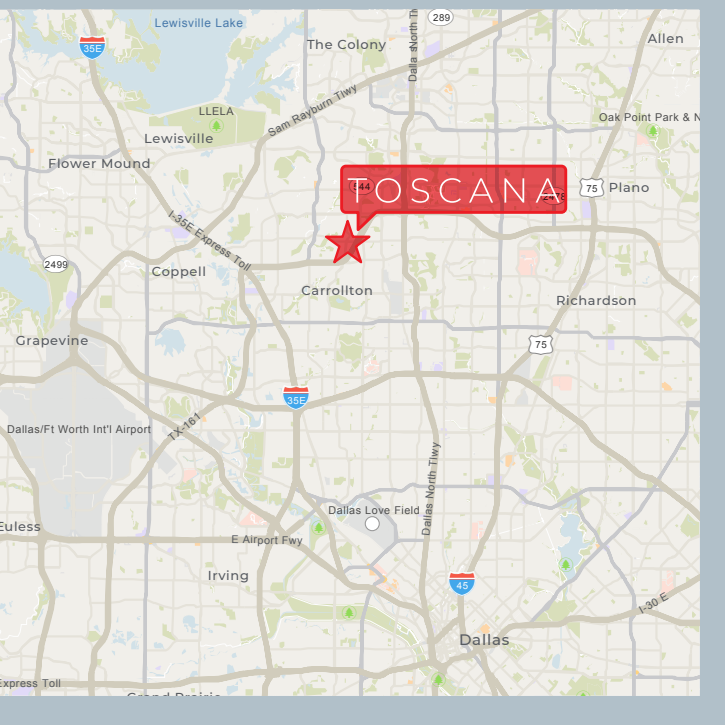
(3-mile)



\$530,321

AVG HOME LIST PRICE

(3-mile)



ADDITIONAL INFORMATION

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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.