

JEFFERSON INNOVA

DALLAS • TEXAS



430-UNIT TROPHY ASSET POSITIONED WITHIN THE UPTOWN / KNOX-HENDERSON CORRIDOR



OFFERING SUMMARY



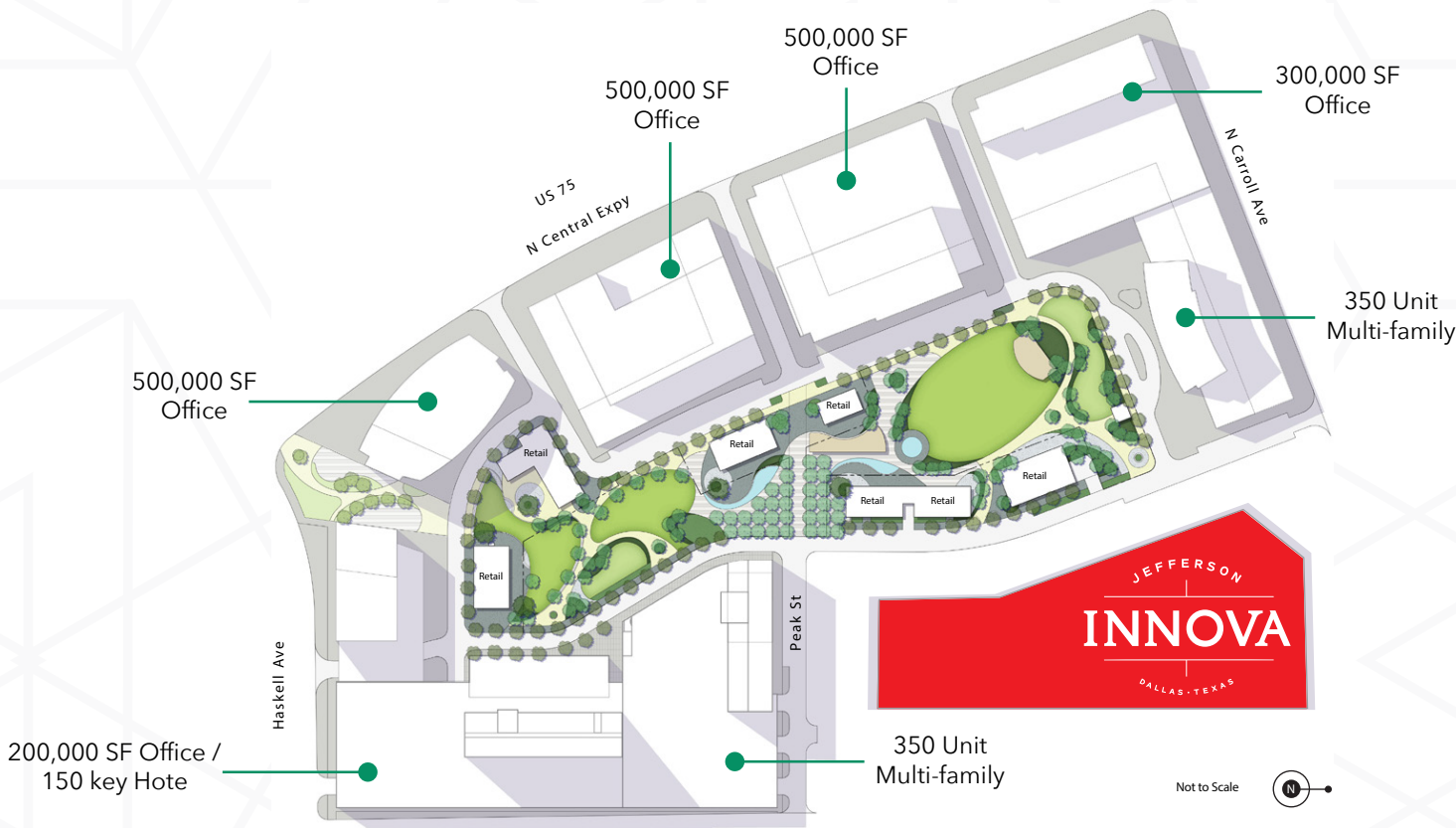
Jones Lang LaSalle Americas. Inc. or its state-licensed affiliate has been exclusively retained to offer an opportunity for qualified investors to purchase the fee simple interest in Jefferson Innova (the "Property"). Located in Dallas, Texas, within the Uptown / Knox-Henderson corridor, the Property is situated along US-75 Central Expressway, adjacent to Uptown Dallas, two miles from Downtown Dallas, and just over four miles from Dallas Love Field Airport, offering residents easy accessibility to the entire DFW Metroplex. Jefferson Innova is located within the future Central mixed-use development, totaling 27-acres with 2MSF of office space, 110,000 SF of retail space, hotel, and a four-acre park.

INSTITUTIONAL ASSET WITH STRONG LEASING DEMAND

The Property has experienced a strong performance throughout the lease up, demonstrated by an average pace of 30 leases per month and increasing lease rents 7% on average since the beginning of lease up. Jefferson Innova is a best-in-class, institutional quality asset with market-leading finishes and an unmatched amenity package. The interiors at the Property offer luxury living including gourmet kitchen islands with built-in sinks, two interior color palettes with two-tone cabinetry, and smart home technology with 100 gigabit fiber backed community wide Wi-Fi. In addition, Jefferson Innova has a wealth of community amenities with unique features such as a sky lounge with city views, a resort-style pool with cabanas, and state-of-the-art fitness center.

UNIQUELY LOCATED INSIDE THE FUTURE CENTRAL MIXED-USE DEVELOPMENT

The Property sits on the northeast corner of the 27-acre future mixed-use development named The Central. De La Vega is the lead developer on the site which plans to include:



2 Million SF
of Office Space



110,000 SF
of Retail Space



Four-Acre Centrally
Located Park



The Central
Hotel



1,120 Multi-Family Units
(including Jefferson Innova)

EXCELLENT ACCESSIBILITY TO MAJOR DEMAND DRIVERS

Jefferson Innova is positioned just off US-75 Central Expressway, which provides residents easy access to the major highways and demand drivers across the DFW Metroplex. Major demand drivers include:

- UPTOWN DALLAS** (<1 mile) – 70,000 employees, 14MSF of office space, over 200 bars and restaurants.
- DOWNTOWN DALLAS** (2-miles) – 135,000 employees, 34MSF of office space, 2,500 businesses, and 4 Fortune 500 Companies HQs.
- MEDICAL DISTRICT** (5-miles) – 30,000 employees, 6MSF of medical space, and 4 major hospitals including Parkland Health, Children’s Medical Center, and UT Southwestern Medical Center.
- WEST VILLAGE** (<1 mile) – 275,000 SF of retail, 100+ shops and restaurants including Kendra Scott, Mizzen+Main, Sephora, and Suitsupply.
- NORTHPARK CENTER** (4-miles) – one of the top performing shopping malls in the country with 2 MSF of retail, 235+ stores, and over \$1B annually in sales. Major retailers include Neiman Marcus, Nordstrom, Apple, and Nike.

AFFLUENT PROPERTY AND SURROUNDING DEMOGRAPHICS



\$128,649

Average Resident Household Income



\$786,958

Average Home List Price



74%

of the Population Has A College Degree (1-mile)



PROPERTY DESCRIPTION

ADDRESS:	2781 N. Carroll, Dallas, TX 75204
YEAR BUILT:	2022
CURRENT OCCUPANCY:	65.1% (as of 10/17/22)
CURRENT LEASED:	68.8% (as of 10/17/22)
TOTAL UNITS:	430
AVERAGE UNIT SIZE:	817 SF
RENTABLE SF:	351,221 SF
STORIES:	5
LAND AREA:	5.03 acres
DENSITY:	85 units per acre
PARKING:	634 Total Parking Spaces 1.5 Spaces / Unit



UNIT MIX

UNITS	%	UNIT DESCRIPTION	TYPE	SF	MARKET	
					RENT	PSF
48	11%	Studio	S1	535	\$1,862	\$3.48
5	1%	Studio	S2	552	\$1,674	\$3.03
20	5%	Studio	S3	608	\$2,090	\$3.44
93	22%	1 BR - 1 BA	A1	685	\$2,160	\$3.15
25	6%	1 BR - 1 BA	A2	712	\$2,143	\$3.01
10	2%	1 BR - 1 BA	A3	736	\$1,990	\$2.70
15	3%	1 BR - 1 BA	A4	730	\$2,309	\$3.16
20	5%	1 BR - 1 BA	A5	780	\$2,284	\$2.93
1	0%	1 BR - 1 BA	A6	944	\$3,250	\$3.44
33	8%	1 BR - 1 BA	A7	748	\$2,239	\$2.99
16	4%	1 BR - 1 BA	A9	803	\$2,348	\$2.92
20	5%	1 BR - 1 BA	A10	762	\$2,352	\$3.09
5	1%	1 BR - 1 BA	A11	776	\$2,390	\$3.08
23	5%	1 BR - 1 BA	A12	795	\$2,367	\$2.98
4	1%	1 BR - 1 BA	A13	889	\$2,316	\$2.60
5	1%	2 BR - 2 BA	B1	1,136	\$2,904	\$2.56
40	9%	2 BR - 2 BA	B2	1,177	\$3,225	\$2.74
5	1%	2 BR - 2 BA	B3	1,221	\$3,467	\$2.84
10	2%	2 BR - 2 BA	B4	1,066	\$3,247	\$3.05
2	0%	2 BR - 2 BA	B5	1,417	\$3,691	\$2.60
5	1%	2 BR - 2 BA	B6	1,433	\$3,631	\$2.53
5	1%	2 BR - 2 BA	B7	1,296	\$2,944	\$2.27
5	1%	2 BR - 2 BA	B8	1,490	\$3,656	\$2.45
10	2%	2 BR - 2 BA	B9	1,461	\$3,793	\$2.60
5	1%	2 BR - 2 BA	B10	1,541	\$3,829	\$2.49
430	100%			817	\$2,420	\$2.96

COMMUNITY AMENITIES

- ▶ Sky Lounge with City Views
- ▶ Heated Resort-Style Pool with Cabanas, Tanning Shelf and Sundeck
- ▶ Outdoor Gaming Area in Courtyard
- ▶ Spacious Work Stations and Private Conference Room
- ▶ State-of-the-Art Fitness Center
- ▶ Resident Clubroom with Coffee Bar
- ▶ Ultra-Fast Community-Wide Wi-Fi Coverage
- ▶ Luxor Package System
- ▶ Tesla EV Charging Stations
- ▶ Ample Bike Storage
- ▶ Convenient Onsite Dog Park and Dog Spa
- ▶ Resident Smart Market Featuring Snacks and High-End Beverages

INTERIOR AMENITIES

- ▶ Gourmet Kitchen Islands with Built-In Sinks
- ▶ Stainless Steel Appliances
- ▶ Bathroom with Dual Vanities and Walk-In Closets
- ▶ Two Interior Color Palettes with Two-Tone Cabinetry
- ▶ Semi-Frameless Glass Shower Enclosures*
- ▶ Smart Home Technology with Nest Thermostat
- ▶ Generously Sized Closets
- ▶ High-Speed Internet Equipped
- ▶ Wood-Style Vinyl Planking
- ▶ Under Cabinet Accent Lighting and Designer Pendant Lights

* In Select Units





DEAL CONTACTS

BILL MILLER

Senior Managing Director
bill.miller@jll.com
(469) 232.1986

GREG TORO

Managing Director
greg.toro@jll.com
(469) 232.1995

CAROLINE SCRUGGS

Director
caroline.scruggs@jll.com
(469) 232.1959

COLE MURPHY

Analyst
cole.murphy@jll.com
(469) 232.1938

MICHAEL MCREYNOLDS

Analyst
michael.mcreynolds@jll.com
214.290.8478

FINANCING:

JEREMY SAIN

Senior Managing Director
jeremy.sain@jll.com
(469) 231.1904

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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.



2401 Cedar Springs, Suite 100
Dallas, TX 75201
www.jll.com/capitalmarkets