



CORTLAND
PRESIDIO WEST
FORT WORTH, TX



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 Cortland Presidio West (the "Property"). Completed in 2018, Cortland Presidio West consists of 300 well-appointed units and presents the opportunity to acquire a Class "A" asset in a rapidly growing area. The Property's ideal location just blocks west of Interstate-35W places it near numerous surrounding amenities including Alliance Texas, Alliance Town Center, and the Fort Worth CBD.



INVESTMENT HIGHLIGHTS

BEST-IN-CLASS SUBURBAN ASSET

Cortland Presidio West offers beautiful community amenities and an extremely low density of 17 units per acre, which is rare for newly built product today. In addition to the exceptional community amenity base, the unit interiors are fitted with energy efficient stainless-steel appliances, granite countertops, custom cabinetry, faux wood flooring, full-size washer/dryer, built-in wine racks, and rainfall showerheads.

IMPRESSIVE EMPLOYMENT CENTERS

The Property is located near several major employment centers including:



FORT WORTH CBD

- Largest employment center in the region
- 11.6 million SF of office
- 48,500 daytime population



ALLIANCE TEXAS

- 27,000-acre mixed-use, master-planned development
- \$8 billion economic impact
- Supports over 60,000 jobs



BNSF CORPORATE HEADQUARTERS

- 4,500+ employees
- One of the largest freight railroad networks in the U.S.



LOCKHEED MARTIN CORPORATION

- Fortune 500 Company
- Over \$53 billion in sales
- 22,000+ employees



SIGNIFICANT NEIGHBORING RETAIL & ENTERTAINMENT

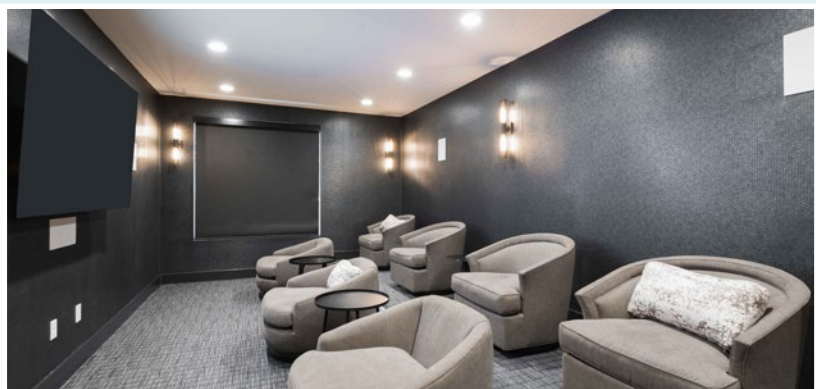
The Property sits in a highly concentrated retail location with over 4.7 million SF within a three-mile radius. The Property is adjacent to Presidio Town Crossing Shopping Center and is less than one mile from Alliance Town Center, North Fort Worth's premier shopping, dining, and entertainment destination that features over 100+ options.



IN THE PATH OF GROWTH WITH STRONG DEMOGRAPHICS

Cortland Presidio West is located in a high-growth area of North Fort Worth as the population within a three-mile radius has increased 84% since 2010. In addition, the surrounding area within a three-mile of the Property boasts strong demographics with an average household income of \$124,637 and an average home list price in excess of \$419,000.

	<p>\$124,637 AVERAGE HOUSEHOLD INCOME (3 MILE)</p>		<p>\$419,000 AVERAGE HOME LIST PRICE (3 MILE)</p>		<p>84% POPULATION GROWTH SINCE 2010 (3 MILE)</p>
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STRONG SCHOOL DISTRICT

The Property is served by Northwest Independent School District that is ranked in the top 10% in the state according to Niche. Additionally, every school that Cortland Presidio West feeds into received an "A" rating by Niche.



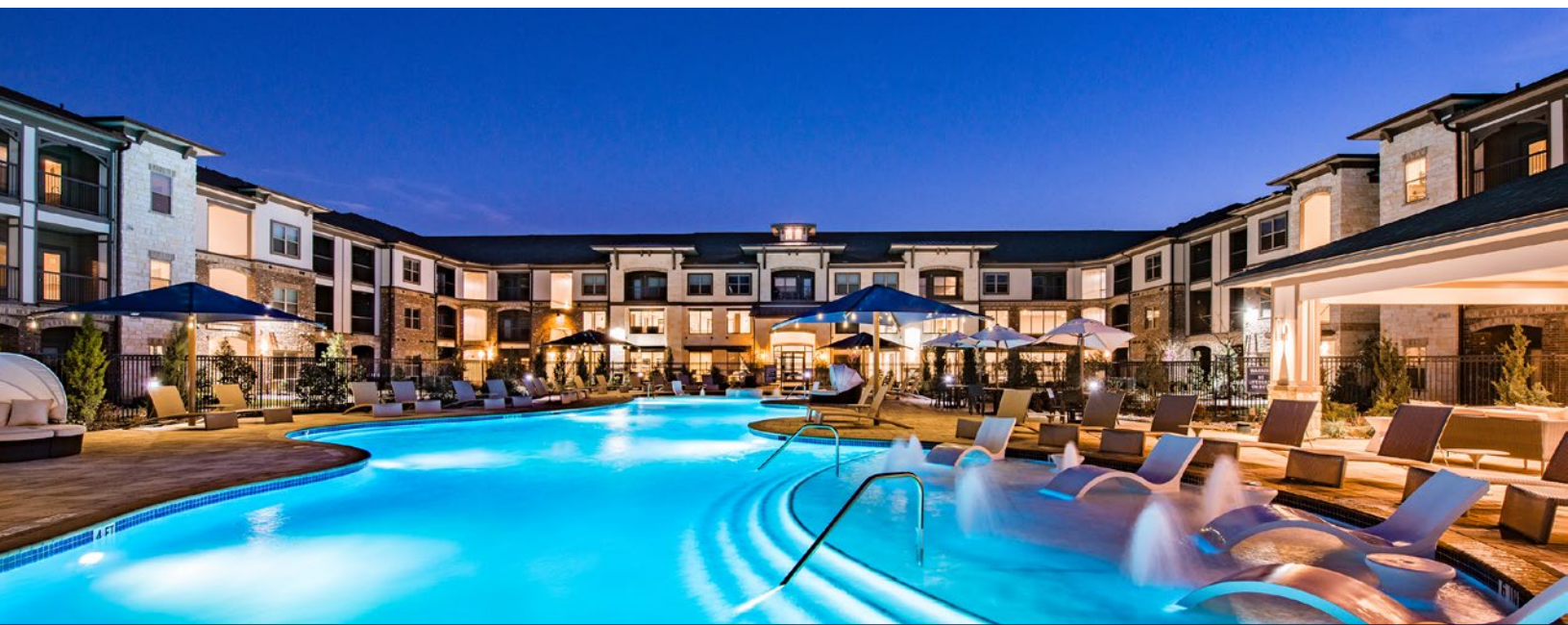
CONVENIENT LOCATION WITH EXCEPTIONAL ACCESSIBILITY

The Property benefits from an ideal location that is less than one mile west of Interstate-35W providing residents with quick access to Hwy 287 and Interstate-820. In addition, residents can be in Downtown Fort Worth in less than 15 minutes.



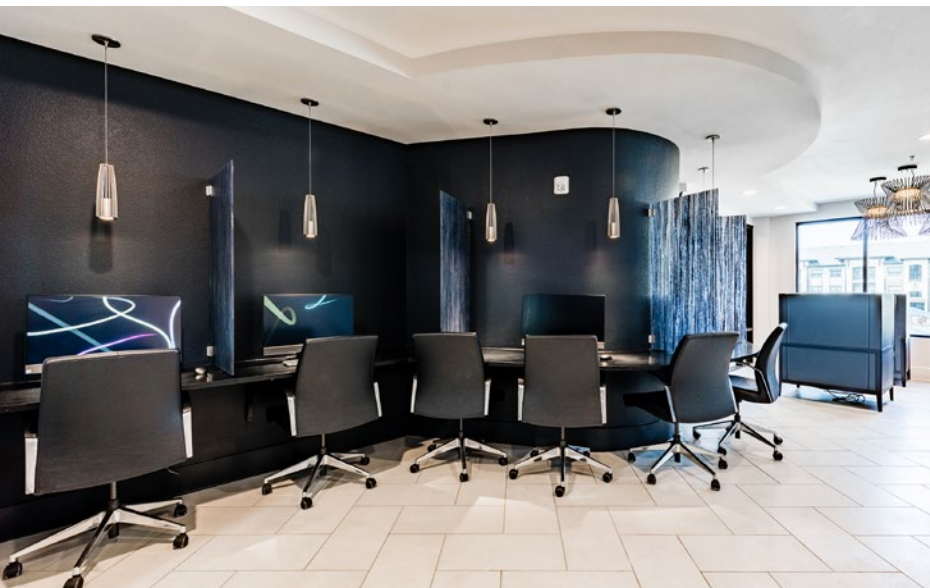
UNIT MIX SUMMARY:

Units	% of Total	Unit Description	Type	SF	Market Rent	Rent per SF	Effective Rent	Effective Rent PSF
81	27%	1 BR - 1 BA	A1	661	\$1,346	\$2.04	\$1,341	\$2.03
40	13%	1 BR - 1 BA	A2	815	\$1,559	\$1.91	\$1,490	\$1.83
9	3%	1 BR - 1 BA	A3	984	\$1,599	\$1.63	\$1,508	\$1.53
107	36%	2 BR - 2 BA	B1	1,097	\$1,792	\$1.63	\$1,762	\$1.61
2	1%	2 BR - 2 BA	B2	1,204	\$1,873	\$1.56	\$1,929	\$1.60
27	9%	2 BR - 2 BA	B3	1,218	\$1,889	\$1.55	\$1,884	\$1.55
6	2%	2 BR - 2 BA	B4	1,279	\$1,958	\$1.53	\$1,930	\$1.51
28	9%	3 BR - 3 BA	C1	1,469	\$2,095	\$1.43	\$2,140	\$1.46
300	100%			988	\$1,676	\$1.70	\$1,646	\$1.67



PROPERTY DESCRIPTION

ADDRESS:	2001 Presidio Vista Dr. Fort Worth, TX 76177
YEAR BUILT:	2018
CURRENT OCCUPANCY:	94.0% (as of 1/31/23)
TOTAL UNITS:	300
AVERAGE UNIT SIZE:	988 SF
RENTABLE SQUARE FOOTAGE:	287,745 SF
STORIES:	3
LAND AREA:	17.11 acres
DENSITY:	17.53 units per acre
PARKING:	377 open surface spaces 27 garages (\$175-\$275/month) 404 total parking spaces or 1.35 spaces / unit



COMMUNITY AMENITIES:

- Saltwater Pool and Sun Deck with Poolside Cabanas
- Two-Story, 24/7 Fitness Center with Spin Deck and Yoga Studio
- Resident Clubhouse with Party-Ready Kitchen and Coffee Bar
- Business Center
- Dog Park
- Dog Grooming Station
- Outdoor Fire Pit
- Movie Theater
- Package Lockers
- Private, Detached Garages
- Car Care Center

UNIT FEATURES:

- Granite Countertops
- Energy-Efficient, Stainless-Steel Appliances
- Wood-Style Flooring
- Modern Cabinetry with Designer Hardware and Tile Backsplash
- Nine-Foot Ceilings with Crown Molding
- Modern Lighting
- Full-Size Washer/Dryer
- Built-In Wine Racks *
- Patio/Balcony
- Rainfall Showerheads

*In select unit



FORT WORTH CBD
 - 11.6 MILLION SF OF OFFICE
 - 48,500 DAYTIME POPULATION



LOCKHEED MARTIN
 - FORTUNE 500 COMPANY
 - 22,000+ EMPLOYEES

BNSF RAILWAY
 (CORPORATE HEADQUARTERS)
 - 4,500+ EMPLOYEES

Medical City Alliance



Average Home List Price
\$426,000



PRESIDIO TOWN CROSSING

COSTCO WHOLESALE **IN-N-OUT BURGER** **WinCo FOODS**

ROSS DRESS FOR LESS **TARGET** **at home**

OLD CHICAGO PIZZA + TAPROOM **MAIN EVENT**

Qdoba MEXICAN GRILL **UNCLE JULIO'S MEXICAN**



CORTLAND PRESIDIO WEST

Average Home List Price
\$399,000

ADDITIONAL INFORMATION

IF YOU HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL INFORMATION, PLEASE CONTACT ANY OF THE INDIVIDUALS BELOW.

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FOR QUESTIONS REGARDING DEBT STRUCTURES ON THIS PROPERTY, PLEASE CONTACT:

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OFFER DATE: TBD

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

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