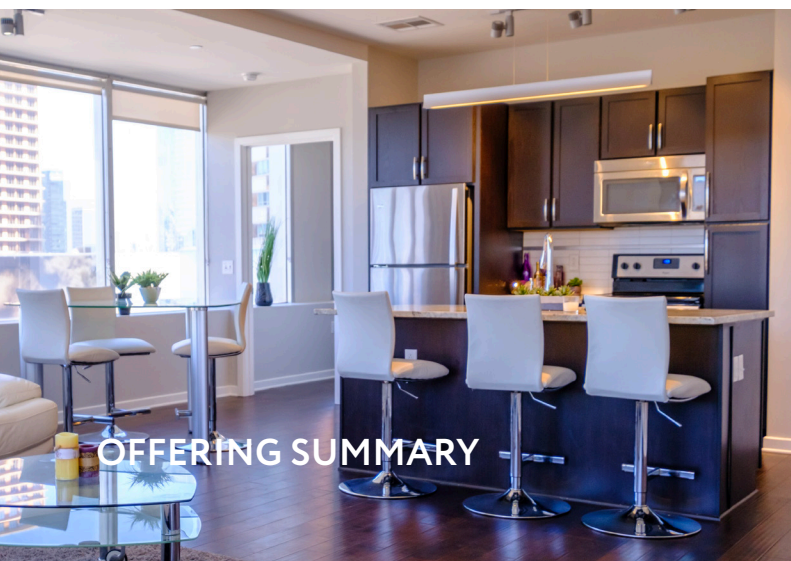




# THE MAYFLOWER DALLAS



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 Mayflower (the “Property”), a 215-unit, Class A community with 17,220 square feet of ground-floor retail in the heart of the Dallas Central Business District. Redeveloped in 2016, the Property is located at the epicenter of North Texas with more than 163,000 employees, seven Fortune 500 companies, and a diverse array of dining and entertainment options. Positioned on North Akard Street, residents enjoy a true live-work-play environment with a walk score of 97 and a transit score of 90 with the Akard DART station one block away. The Mayflower provides investors with the rare opportunity to acquire a core asset at a significant discount to replacement cost in the heart of Downtown Dallas.



# Investment Highlights

## UNIQUE COMMUNITY WITH STRONG RENT GROWTH

The Mayflower offers a unique experience in the heart of the Dallas Central Business District. Residents at the Property enjoy a stunning set of rooftop amenities including a spacious rooftop pool, resident lounge with a billiards table, and a grilling/dining area. The Mayflower provides sleek modern interiors with spacious kitchens that combine perfectly with vast Downtown Dallas views. In addition, the Property has experienced 5.4% rent growth over the last year, outperforming the submarket average.

## EPICENTER OF DALLAS EMPLOYMENT

Positioned at the corner of North Akard Street and Patterson Street, The Mayflower is at the epicenter of Dallas employment. Downtown Dallas and Uptown Dallas host over 163,000 employees and make up the largest employment base in North Texas. Strong population growth, low cost of living, and business-forward governmental structure have combined to make Dallas one of the most desired places to do business in the United States. In addition, construction recently began on Goldman Sachs \$500M HQ2 just northwest of the Property. The three-tower campus will house 5,000 employees and will be Goldman Sachs' largest office in the United States outside of Manhattan.

**52MM+**  
Square Feet Office Space

**163,000+**  
Employees

## PROPERTY DESCRIPTION

<b>Address:</b>	411 N Akard St, Dallas, TX 75201
<b>Year Built:</b>	1965 / 2016
<b>Total Units:</b>	215
<b>Apt Occupancy:</b>	81% (as of 10.3.23)
<b>Avg Unit Size:</b>	808 square feet
<b>Retail SF:</b>	17,220
<b>Retail Occupancy:</b>	97% (10.3.23)
<b>Stories:</b>	10
<b>Land Area:</b>	1.23 acres
<b>Density:</b>	175 units / acre
<b>Parking:</b>	189 total parking spaces (0.9 spaces / unit)



## ULTIMATE LIVE-WORK-PLAY LOCATION

The Mayflower boasts an unmatched urban location that allows residents to immerse themselves in the vibrant heart of Downtown Dallas and its continuously evolving culinary and entertainment scene. Boasting a walk score of 97, the Property enjoys the benefits of a true live-work-play location, with all the standards of high-quality urban living just minutes from its doorstep including:



**480+**

Restaurants & Bars



**300+**

Shops

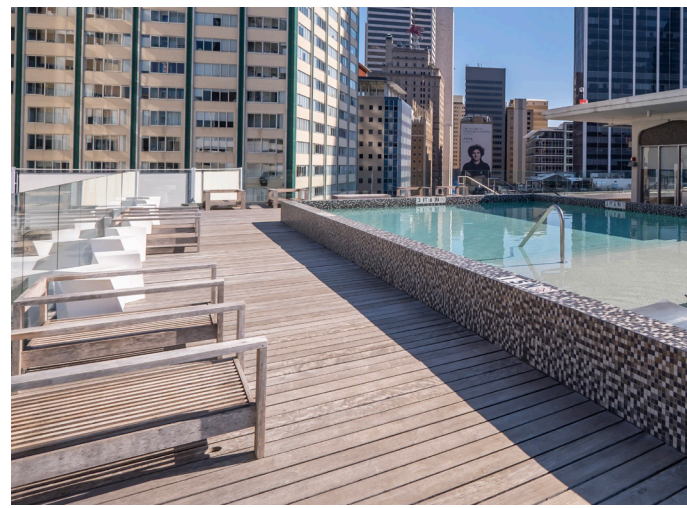


**40+**

Parks

## DOWNTOWN DALLAS REJUVENATION AND EXPANSION

- Investments by the public and private sectors have spurred the transformation of Downtown Dallas to have the most recognized restaurants, largest employment centers and high density of entertainment options.
- Since 2000, over six million square feet of office space has been converted to hotel, residential, or retail space to create an increasingly vibrant live-work-play environment.
- Dallas recently approved a \$3 billion project to replace the Kay Bailey Hutchison Convention Center with an expected completion date of 2028.
- The City of Dallas is committed to increasing parks and green space in the CBD, exemplified by the expected 1.7-acre westward expansion of the \$110 million Klyde Warren Park. The park has had an estimated \$2.5 billion economic impact on Dallas. Notable amenities of the park include a dog park, performance area, restaurant, and more.





IN THE LAST DECADE, MORE THAN \$3 BILLION HAS BEEN INVESTED INSIDE THE DOWNTOWN FREEWAY LOOP, INCLUDING:

OMNI  HOTELS & RESORTS

**\$500-MILLION**

OMNI DALLAS CONVENTION CENTER HOTEL

AT&T PERFORMING ARTS CENTER

**\$350-MILLION**

AT&T PERFORMING ARTS CENTER

 Dallas Park & Recreation

**\$210-MILLION**

CITY OF DALLAS PUBLIC PARKS



AT&T Discovery District

**\$100-MILLION**

AT&T DISCOVERY





## INTERIOR FINISHES

- Whirlpool Stainless Steel Kitchen Appliances
- Acacia Hardwood Flooring Throughout Living Spaces
- Granite Kitchen and Bath Countertops
- Ceramic Tile Bathroom Flooring
- Expansive Windows with Solar Shades Overlooking Downtown Dallas
- Oversized Walk-In Closets
- Large Custom Pantry
- Washer/Dryer in Unit

## COMMUNITY AMENITIES

- Expansive Rooftop Pool
- Outdoor Rooftop Barbecue Grilling Stations, Billiards Table, Ample Lounge and Dining Areas
- State-Of-The-Art Fitness Studio Equipped with Cardio and Strength-Training Equipment
- Indoor and Reserved Garage Parking for Residents
- Spacious Atrium with Comfortable Lounge Space and Relaxing Fountain
- Package Acceptance and Dry-Cleaning Services Available
- 17,220 Square Feet of Ground Floor Retail with On-Site Restaurant & Nail Spa



## UNIT MIX

Units	%	Unit Description	Type	SF	Market		Effective	
					Rent	PSF	Rent	PSF
15	7%	1 BR - 1 BA	1b1bmf.a	614	\$1,246	\$2.03	\$1,306	\$2.13
20	9%	1 BR - 1 BA	1b1bmf.b	683	\$1,338	\$1.96	\$1,376	\$2.01
96	45%	1 BR - 1 BA	1b1bmf.c	808	\$1,473	\$1.82	\$1,487	\$1.84
15	7%	1 BR - 1 BA	1b80mf	653	\$1,288	\$1.97	\$1,168	\$1.79
23	11%	1 BR - 1 BA	1ba80mf	611	\$1,201	\$1.97	\$1,188	\$1.95
1	0%	1 BR - 1 BA	1bmmf	610	\$1,223	\$2.00	\$1,007	\$1.65
1	0%	1 BR - 1 BA	1bpmf	984	\$1,847	\$1.88	\$2,000	\$2.03
2	1%	1 BR - 1 BA	1bpmf.a	744	\$1,770	\$2.38	\$1,993	\$2.68
1	0%	1 BR - 1 BA	1bpmf.b	850	\$2,017	\$2.37	\$1,995	\$2.35
3	1%	1 BR - 1 BA	1bpmf.c	865	\$2,098	\$2.43	\$2,064	\$2.39
1	0%	1 BR - 1 BA	1bpmf.d	907	\$2,289	\$2.52	\$0	\$0.00
1	0%	1 BR - 1 BA	1bpmf.e	1,078	\$2,133	\$1.98	\$2,240	\$2.08
4	2%	2 BR - 2 BA	2b2bmf.a	1,010	\$1,947	\$1.93	\$1,971	\$1.95
19	9%	2 BR - 2 BA	2b2bmf.b	1,212	\$2,215	\$1.83	\$2,218	\$1.83
2	1%	2 BR - 2 BA	2b80mf	983	\$1,486	\$1.51	\$1,420	\$1.44
4	2%	2 BR - 2 BA	2ba80mf	1,047	\$1,446	\$1.38	\$1,471	\$1.40
1	0%	2 BR - 2 BA	2bmmf	983	\$1,423	\$1.45	\$2,345	\$2.39
2	1%	2 BR - 2 BA	2bpmf.a	959	\$2,243	\$2.34	\$2,238	\$2.33
1	0%	2 BR - 2 BA	2bpmf.b	1,001	\$2,008	\$2.01	\$2,008	\$2.01
1	0%	2 BR - 2 BA	2bpmf.c	1,128	\$2,288	\$2.03	\$2,264	\$2.01
2	1%	2 BR - 2 BA	2bpmf.d	1,329	\$3,265	\$2.46	\$2,960	\$2.23
<b>215</b>	<b>100%</b>			<b>808</b>	<b>\$1,528</b>	<b>\$1.89</b>	<b>\$1,562</b>	<b>\$1.93</b>

## RETAIL RENT ROLL

Store Front	Square Footage	Total Rent	Rent PSF	Lease Expiration
LP Management	4,689	\$84,000	\$17.91	November - 2027
Raze Media	4,329	\$71,616	\$16.54	April - 2026
Urban Nail Bar	3,114	\$96,652	\$30.72	September - 2027
Salsa Limon	2,485	\$79,350	\$31.93	March - 2027
Segway Nation	2,020	\$42,420	\$21.00	September - 2024
Vacant	583	-	-	-
<b>Total/Average</b>	<b>17,220</b>	<b>\$342,570</b>		





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