



HALL STREET flats

DALLAS, TEXAS



OFFERING SUMMARY



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 Hall Street Flats (the “Property”), a 340-unit asset built in 2018 located in Dallas, TX. The Property is ideally situated practically next door from U.S. 75, offering residents seamless access to numerous popular employment and entertainment hubs, including Uptown, West Village, Deep Ellum, and Knox/Henderson. Additionally, Hall Street Flats is surrounded by affluent demographics with 60% population growth since 2010 and a median household income of \$99,783 within one mile of the Property. Hall Street Flats presents a unique opportunity for new ownership to acquire a strong cash-flowing asset with high-end finishes in an emerging infill location at a significant discount to replacement cost.



INVESTMENT HIGHLIGHTS

HIGH QUALITY ASSET WITH PREMIUM FINISHES AT A SIGNIFICANT DISCOUNT TO REPLACEMENT COST

Hall Street Flats offers timeless, high-end interior finishes and amenities that stand out to renters. Development of new-like kind product would require rents approximately **40%** above current effective rents at Hall Street Flats. New ownership also has the ability to push rents with the Property offering \$160 of rent growth potential compared to properties with similarly sized floor plans, vintage, and location.

EXCEPTIONAL ACCESSIBILITY TO SURROUNDING MAJOR DEMAND DRIVERS

Hall Street Flats’ optimal location, less than one mile from U.S. 75, provides residents seamless accessibility to a significant concentration of employment and entertainment hubs including:

UPTOWN DALLAS	70,000 employees, 14.7 MSF of office space, 200+ bars and restaurants
DOWNTOWN DALLAS	135,000 employees, 34 MSF of office space, 2,500+ business and 4 Fortune 500 company headquarters including: AT&T and Comerica Bank
WEST VILLAGE	275,000 SF of retail, 100+ shops and restaurants including: SweetGreen, SuitSupply, Allen Edmonds, and Kendra Scott
KNOX-HENDERSON	A Dallas hotspot with a wide variety of shopping, dining and nightlife including: RH Rooftop Restaurant, Weir’s Furniture, The Old Monk, and The Skellig
DEEP ELLUM	Entertainment District home to 150+ bars and restaurants and over 40 shops including: STIRR, Terry Black’s BBQ, Citizen, and Bottled Blonde
MEDICAL DISTRICT	35,000 employees, 6 MSF of medical space, 4 major hospitals including: Parkland Health, Children’s Medical Center, and UT Southwestern Medical Center

BLOOMING SURROUNDING DEMOGRAPHICS



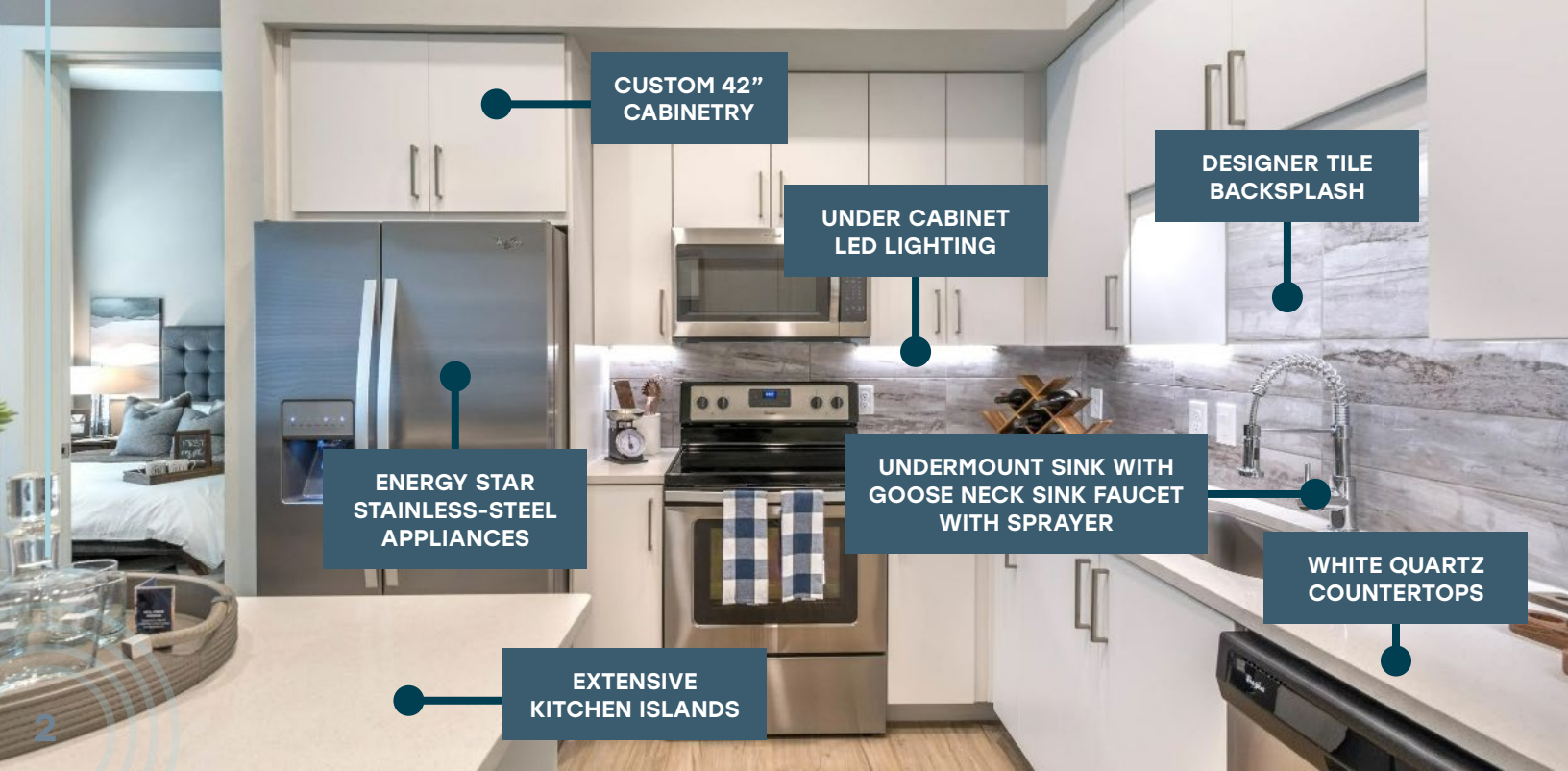
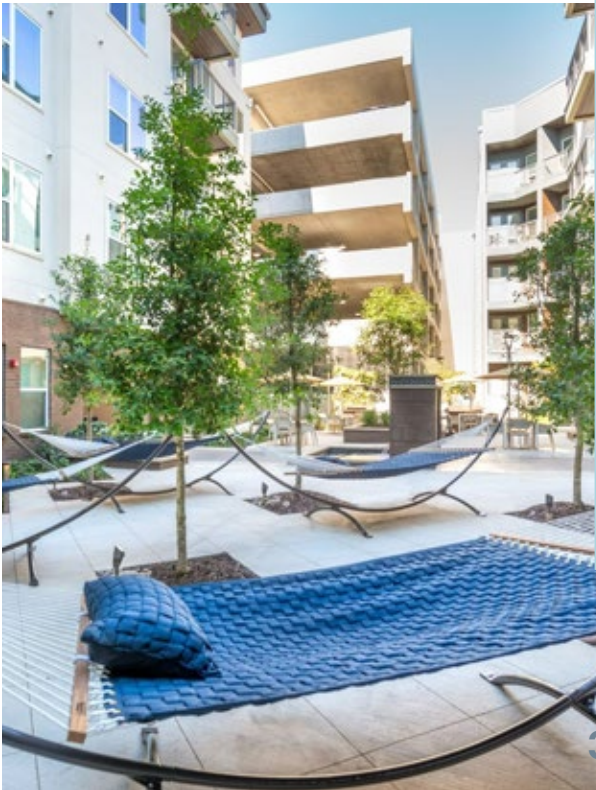
ATTRACTIVE ASSUMABLE FINANCING

The Property is being offered on a free and clear or loan assumption basis, with below market assumable financing in-place.

JP MORGAN ASSET MANAGEMENT LOAN

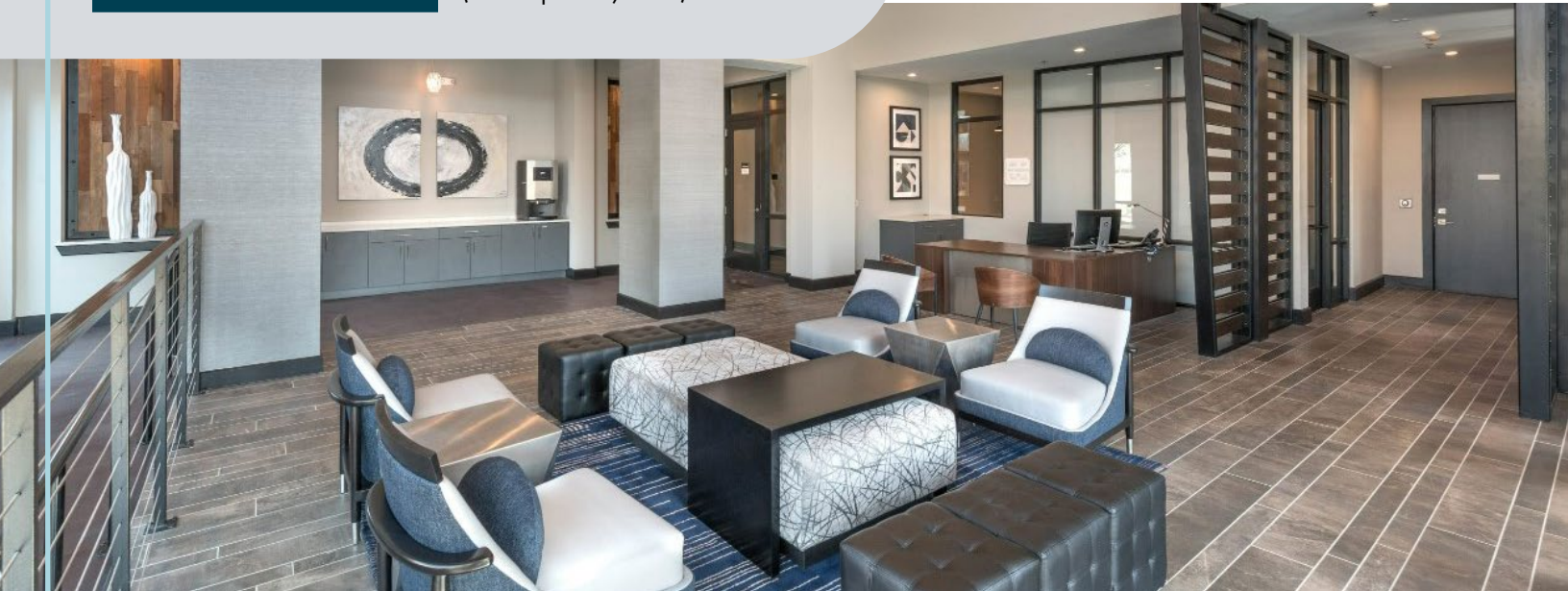
ORIGINAL LOAN AMOUNT	\$34,000,000
OUTSTANDING LOAN BALANCE (1/1/2025)	\$32,092,879
LOAN START DATE	Nov-20
LOAN MATURITY DATE	Oct-30
ORIGINAL TERM	10 Years
INTEREST RATE	3.300%
INTEREST ONLY PERIOD	0 Years
AMORTIZATION	40 Years
ESTIMATED PREPAYMENT PENALTY	\$322,007
LOAN ASSUMPTION FEE	1%

**A new buyer has the option to assume the current loan; however, it is not required in the event of a sale.*



PROPERTY
DESCRIPTION

ADDRESS	1800 N Hall St, Dallas, TX 75204
YEAR BUILT	2018
OCCUPANCY	94.1%
UNITS	340
AVERAGE UNIT SIZE	861 Square Feet
RENTABLE SF	292,651 Square Feet
NUMBER OF BUILDINGS	One 5-Story Building
LAND AREA	3.29 Acres
DENSITY	103 Units/Acre
PARKING	398 Open Garage Spaces 66 Reserved Garage Spaces 480 Total Parking Spaces (1.41 Spaces / Unit)



UNIT MIX:

UNITS	%	UNIT DESCRIPTION	SF	TOTAL SF	STATUS		MARKET		EFFECTIVE	
					OCC	VAC	RENT	PSF	RENT	PSF
2	1%	Studio	406	811	2	0	\$1,337	\$3.30	\$1,161	\$2.86
267	79%	One Bedroom	765	204,152	254	13	\$1,806	\$2.36	\$1,539	\$2.01
71	21%	Two Bedroom	1,235	87,688	64	7	\$2,435	\$1.97	\$2,152	\$1.74
340	100%		861	292,651	320	20	\$1,935	\$2.25	\$1,660	\$1.93

COMMUNITY AMENITIES

- Resort-Style Swimming Pool
- 24-Hour Fitness Center
- Community Clubhouse With Coffee Bar
- Sky Lounge With Downtown Views & Social Kitchen
- AT&T Fiber Wi-Fi Access In Common Areas & Each Unit
- Business Center With Corporate-Like Conference Rooms
- Convenient Full-Scale Pet Washing Station & Dog Park
- Extensive Package Locker Area
- Controlled Gate Access & Covered Garage Parking
- Yoga & Spin Studio
- Grill Area With Al Fresco Dining
- Relaxing Hammock Garden
- Courtyard With Designer Water Feature
- Game-Filled Breezeway Lounges (Pool, Shuffle Board, Ping Pong)
- Deluxe Tanning Shelf
- Electric Vehicle Charging Stations

APARTMENT AMENITIES

- Energy Star Stainless-Steel Appliances
- Vinyl Wood Flooring
- White Quartz Countertops In Kitchen & Bathroom
- Nine to Twelve Foot Ceilings
- Full-Size Washer/Dryers Provided
- Spacious Walk-In Closets
- Private Balcony or Patio
- Extensive Kitchen Islands
- Undermount Sink With Goose Neck Sink Faucet With Sprayer
- Large Windows With Two-Inch Blinds
- Smart Home Technology
- Dual Sink Vanities*
- Frameless Glass Walk-In Showers & Relaxing Garden Soaking Tubs
- Kitchen Pantry & Linen Closets
- Custom Wood Cabinetry & Brushed Nickel Hardware
- Recessed Lighting & Designer Tile Backsplashes
- Glass Top Stove & Built-in Microwave

*In select units





ADDITIONAL INFORMATION

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

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