

Skyline

FARMERS
MARKET

Dallas, TX

Walkable, Class A Asset Significantly Below Replacement Cost

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 **Skyline Farmers Market** (the "Property") an exclusive investment opportunity in the heart of Dallas. This **340-unit community, completed in 2016, sits in the vibrant Farmers Market District of Dallas' CBD.** The location epitomizes urban convenience, within walking distance of Dallas' most sought-after dining, entertainment, and cultural hotspots. Residents enjoy easy access to the Farmers Market, Deep Ellum, the Arts District, and the CBD, creating an ideal live-work-play environment. Additionally, Skyline Farmers Market represents an extraordinary opportunity to acquire an asset at a significant discount to replacement cost.

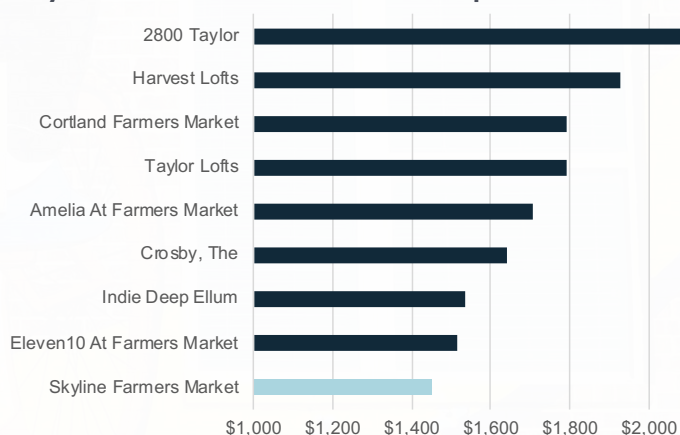


Investment Highlights

INSTITUTIONAL ASSET WITH ABILITY TO INCREASE RENTS

Skyline Farmers Market is a Class A community that presents the opportunity to acquire an institutional asset with luxury finish outs. Upside potential at the Property includes adding a tech package, implementing a WiFi package, increase amenity & garage fees, and charge a structured parking fee. **Additionally, effective rents at the Property trail the competitive set by \$271, allowing for potential investors to bridge the gap.**

Skyline Farmers Market Rent Comps Effective Rent



STRONG NEIGHBORING DEMOGRAPHICS



\$112,243

Average Household Income
(1 mile)



\$534,534

Average Home List Price
(1 mile)



\$756,000

Average Townhome
Price in Farmers Market



73%

Population Growth Since 2010
(1 mile)



82%

of Population has had some
College Education (1 mile)



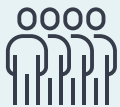
AT THE EPICENTER OF DALLAS EMPLOYMENT

Conveniently located at the heart of over 135,000 jobs in the Dallas CBD, Skyline Farmers Market offers unprecedented access to several of the City's top employers and high growth commercial nodes. In addition to Downtown Dallas, the Property sits just blocks from Uptown Dallas (70,000 employees) and the Baylor University Medical Center (4,900 employees), which is Baylor's Flagship Hospital.



35MM+

Square Feet Office Space



135,000+

Employees

IRREPLACEABLE PRODUCT BELOW REPLACEMENT COST

Skyline Farmers Market offers potential buyers the ability to acquire a well-located asset that neighbors the Dallas Farmers Market. Due to high land costs, scarce site availability, and rising construction costs, the Property is at a significant discount to replacement cost that would not be duplicable in the marketplace today. The Property is insulated from new like kind development as costs and market conditions would require construction of new high-rise product.



40%

Approximate Discount to Replacement Cost

TRENDY, URBAN LOCATION IN THE DALLAS FARMERS MARKET

Located one block from the Property is the Dallas Farmers Market that has helped spur economic activity for the thriving micro market and is a tremendous built-in amenity for residents at Skyline Farmers Market. The food hall and market consist of anchor restaurants, a mixture of local specialty foods, artisanal food vendors, and an expansive seating area with beautiful views of the Downtown Dallas skyline. The Farmer's Market also includes an open-air pavilion where local farmers and vendors bring their products to sell.



45+

Bars & Restaurants



30+

Shops



95

Walk Score

(Farmers Market Neighborhood)



ADJACENT TO DEEP ELLUM ENTERTAINMENT DISTRICT

Deep Ellum is one of the most restaurant and entertainment rich destinations in Dallas, boasting several of the top restaurants in DFW. In addition to its popular dining destinations, Deep Ellum features a wide variety of music venues, bars & nightlife, and trendy retail. Over the last several years, Deep Ellum has become an innovative, pedestrian friendly, mixed-use urban hub that residents of Skyline Farmers Market routinely enjoy.



100+

Bars & Restaurants



25+

Live Music Venues

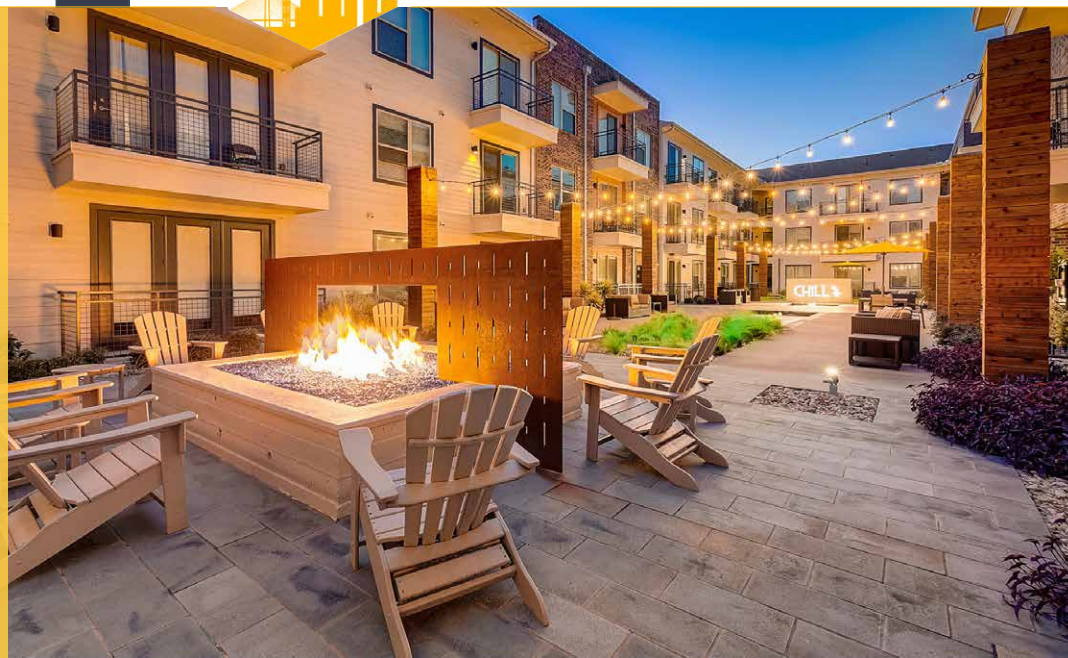


76

Walk Score

(Deep Ellum Neighborhood)

Offering Summary | JLL

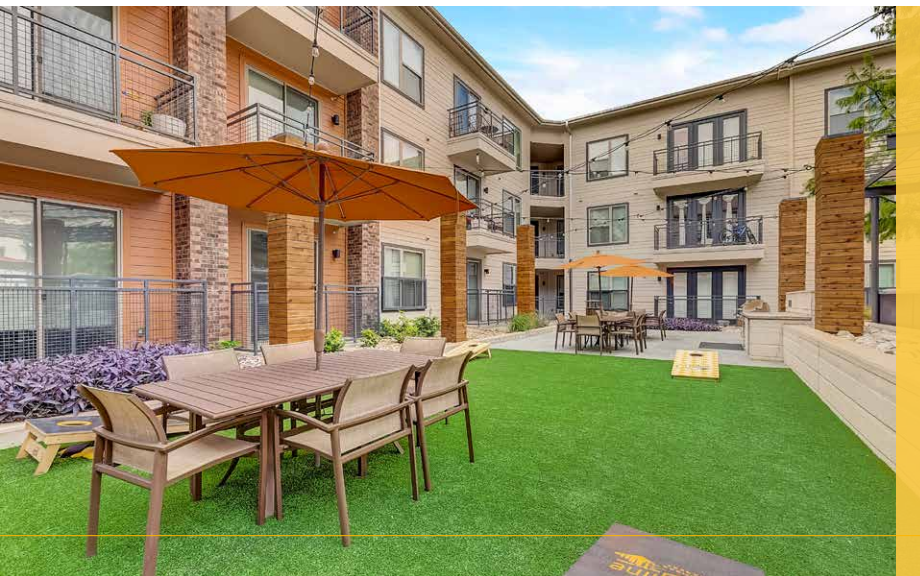
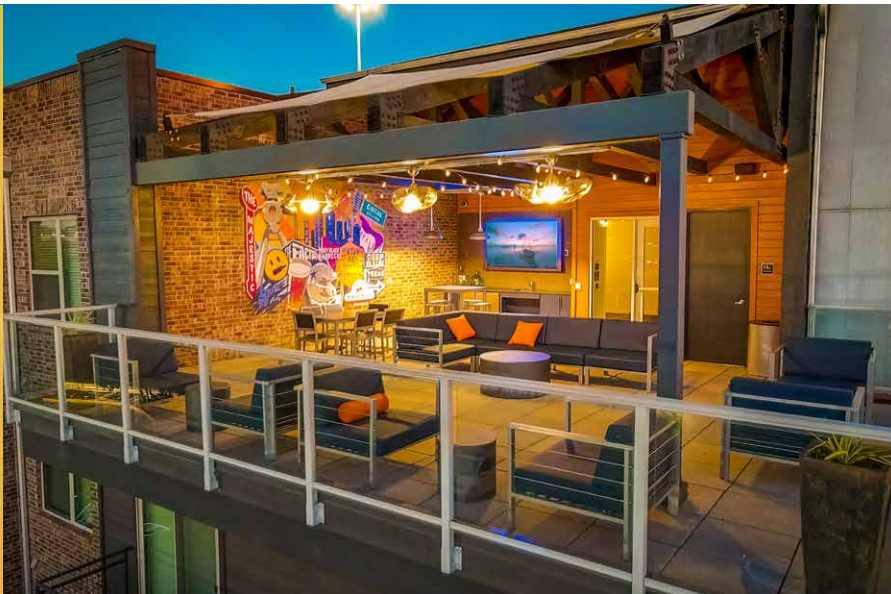


Unit Mix Summary

UNITS	%	UNIT DESCRIPTION	TYPE	SF	MARKET RENT	RENT PER SF	EFFECTIVE RENT	EFFECTIVE RENT PSF
30	9%	Studio	E1	600	\$1,473	\$2.46	\$1,223	\$2.04
4	1%	Studio	E2	657	\$1,523	\$2.32	\$1,343	\$2.04
3	1%	Studio	E3	672	\$1,492	\$2.22	\$1,273	\$1.89
36	11%	1 BR - 1 BA	A1	672	\$1,576	\$2.35	\$1,335	\$1.99
22	6%	1 BR - 1 BA	A2	720	\$1,522	\$2.11	\$1,290	\$1.79
3	1%	1 BR - 1 BA	A3	736	\$1,635	\$2.22	\$1,268	\$1.72
80	24%	1 BR - 1 BA	A4	750	\$1,643	\$2.19	\$1,424	\$1.90
71	21%	1 BR - 1 BA	A5	770	\$1,663	\$2.16	\$1,424	\$1.85
2	1%	1 BR - 1 BA	A6	784	\$1,695	\$2.16	\$1,515	\$1.93
2	1%	1 BR - 1 BA	A7	791	\$1,572	\$1.99	\$1,127	\$1.42
1	0%	1 BR - 1 BA	A8	807	\$1,752	\$2.17	\$1,578	\$1.96
2	1%	1 BR - 1 BA	A9	825	\$1,775	\$2.15	\$1,570	\$1.90
15	4%	1 BR - 1 BA	A10	900	\$1,799	\$2.00	\$1,564	\$1.74
28	8%	2 BR - 2 BA	B1	1,107	\$2,106	\$1.90	\$1,663	\$1.50
22	6%	2 BR - 2 BA	B2	1,116	\$2,240	\$2.01	\$1,730	\$1.55
1	0%	2 BR - 2 BA	B3	1,123	\$1,987	\$1.77	\$1,690	\$1.50
1	0%	2 BR - 2 BA	B4	1,159	\$2,367	\$2.04	\$1,439	\$1.24
6	2%	2 BR - 2 BA	B5	1,312	\$2,232	\$1.70	\$1,945	\$1.48
9	3%	2 BR - 2 BA	B6	1,348	\$2,337	\$1.73	\$1,715	\$1.27
2	1%	2 BR - 2 BA	B7	1,739	\$2,570	\$1.48	\$2,180	\$1.25
340	100%			823	\$1,737	\$2.11	\$1,451	\$1.76

Property Description

ADDRESS:	835 S. Good Latimer Expressway Dallas, Texas 75201
YEAR BUILT:	2016
CURRENT OCCUPANCY:	93.5% (as of 3/24/25)
TOTAL UNITS:	340
AVERAGE UNIT SIZE:	823 square feet
RENTABLE SQUARE FOOTAGE:	279,973 square feet
NUMBER OF BUILDINGS:	3
NUMBER OF STORIES:	3
LAND AREA:	7.14 acres
DENSITY:	47.59 units per acre
PARKING:	270 garage spaces 26 breezeway garages 147 open surface spaces 443 total parking spaces or 1.30 spaces/unit



COMMUNITY FEATURES:



Resort-Style Swimming Pool



State-of-the-Art Fitness Center



Outdoor Kitchen



Sky Lounge with Stunning City Views



Chic Resident Clubhouse



Resident Business Center



Cozy Fire Pit & Outdoor Seating



Complimentary Coffee Bar



Zen Courtyard with Bubble Pools



Pet walk area with wash station



EV Charging Stations



Steps From Farmers Market & Deep Ellum

UNIT FEATURES:



Stainless Steel Appliances



Chef-Inspired Kitchen with Custom Built-Ins & Gas Ranges*



Granite Countertops with gooseneck faucet



Custom Designer Cabinetry



Wood-Style Flooring



9 to 12-Foot ceilings



Under-Counter Lighting



Custom Solar Shades*



Personal Patios & Balconies



Washer & Dryer Set in Unit



Dual Vanities*

**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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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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