

THE BOAT HOUSE



OFFERING SUMMARY

BILLINGSLEY
COMPANY

INVESTMENT OVERVIEW

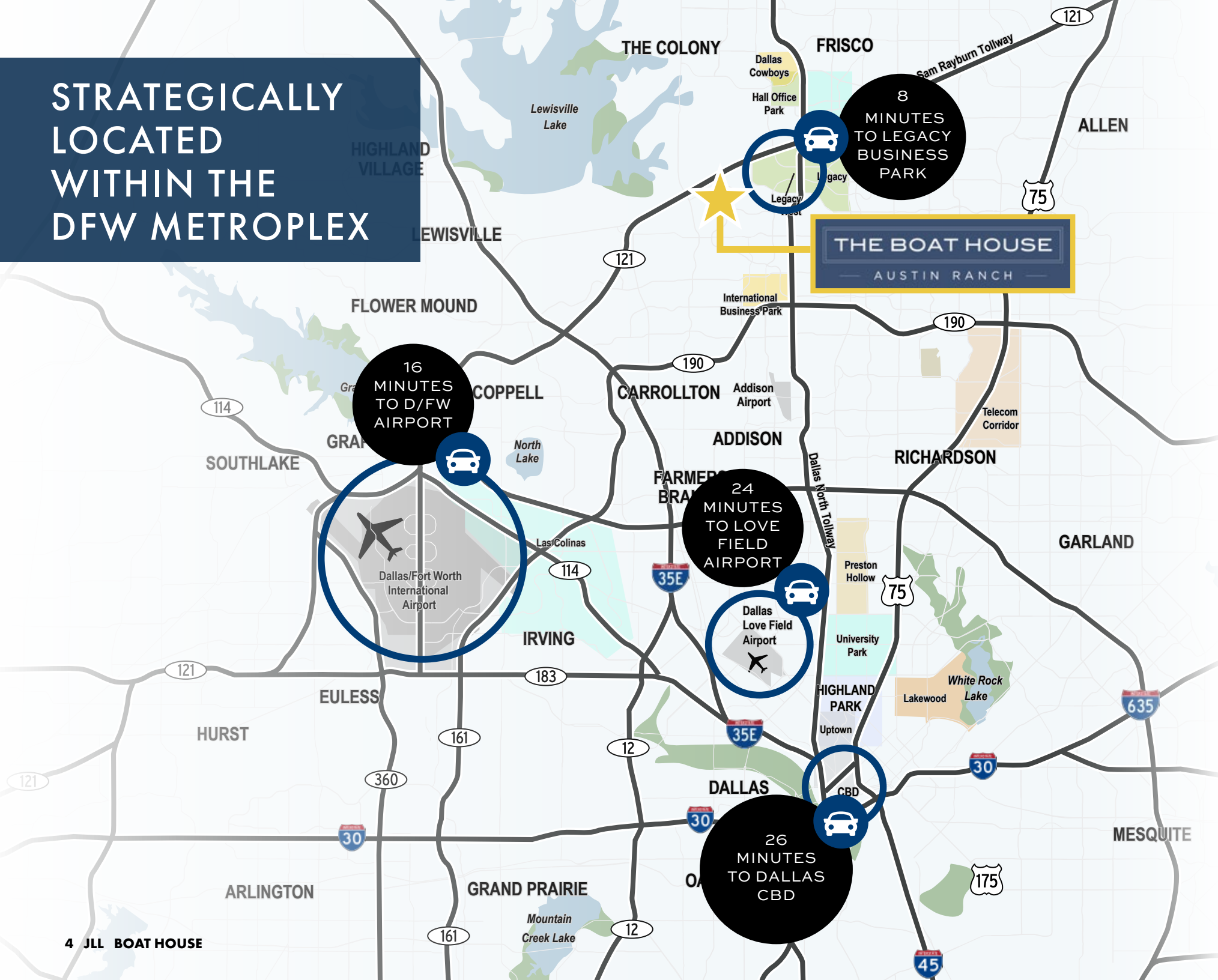
Completed in 2015 by Billingsley Company, The Boat House consists of 526 units located within the heart of the Austin Ranch master-planned community. The Boat House provides residents with remarkable community amenities anchored around a 6-acre lake within a tranquil one-of-a-kind environment. The Property's strategic location less than 5 minutes away from the Sam Rayburn Tollway and Dallas North Tollway gives residents access to many of the largest nearby retail and employment centers in the DFW Metroplex, including Grandscape, Legacy West, Legacy Business Park, Hall Park and Granite Park. Furthermore, The Boat House offers a unique value-add opportunity with additional income generation potential. This distinctive offering allows a potential buyer to invest in an exceptional, one-of-one asset that is difficult to replicate. 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 The Boat House (the "Property").



THE BOAT HOUSE AT A GLANCE

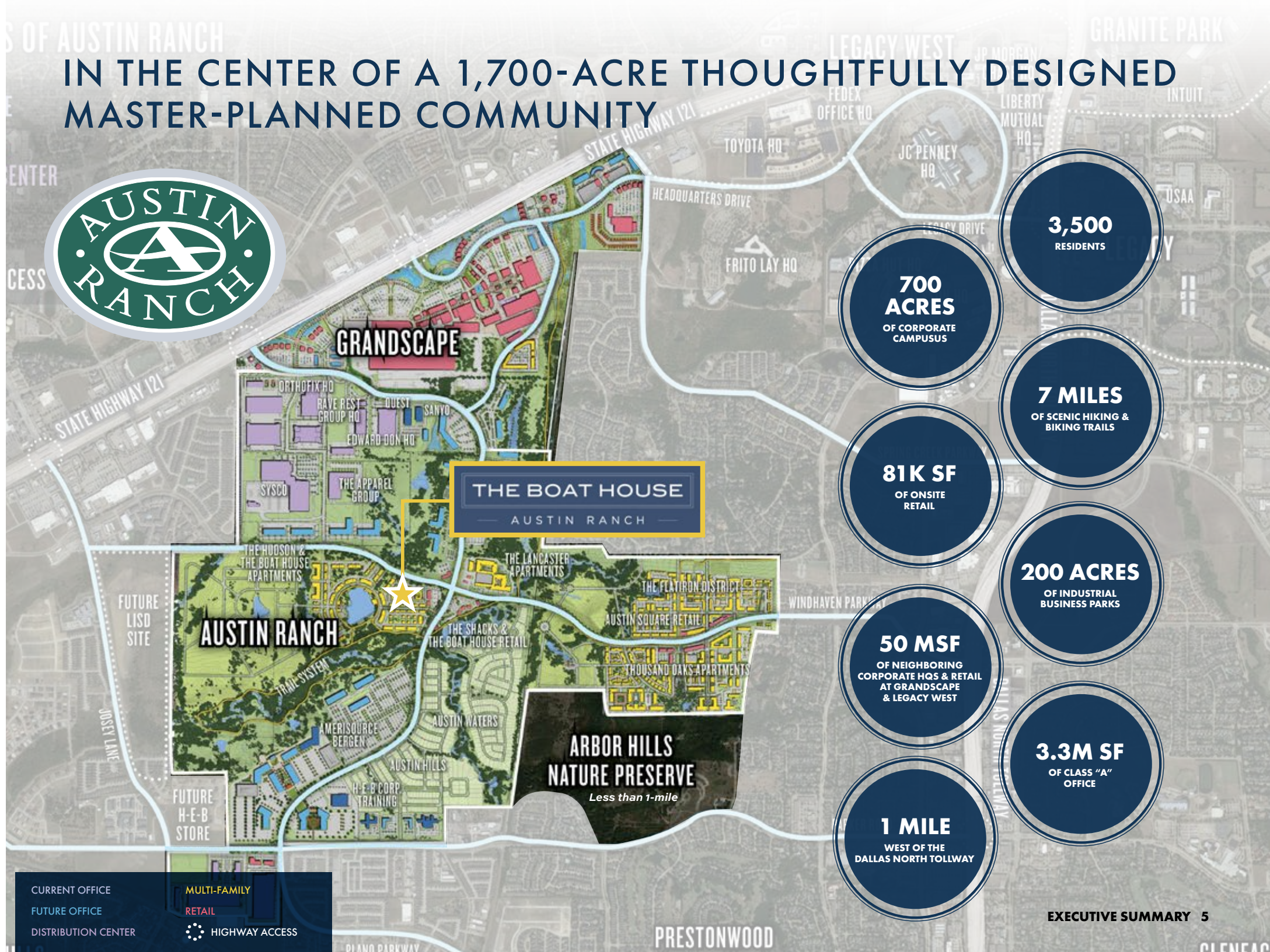
Address:	2875 Painted Lake Circle
City, State, Zip Code:	The Colony, TX 75056
Year Built:	2015
Current Occupancy:	95.1% (as of 5/5/2025)
Townhomes:	106
Apartments:	420
Total Units:	526
Average Unit Size:	876 SF
Rentable Square Footage:	460,529 SF
Stories:	3
Land Area:	26.58 acres
Density:	20 units/acre
Parking:	135 Detached/Breezeway Garages 82 Attached Garages 739 Surface Spaces 956 Total Parking Spaces (1.82/unit)

STRATEGICALLY
LOCATED
WITHIN THE
DFW METROPLEX



4 JUL BOAT HOUSE

IN THE CENTER OF A 1,700-ACRE THOUGHTFULLY DESIGNED
MASTER-PLANNED COMMUNITY



3,500
RESIDENTS

700
ACRES
OF CORPORATE
CAMPUS

7 MILES
OF SCENIC HIKING &
BIKING TRAILS

81K SF
OF ONSITE
RETAIL

200 ACRES
OF INDUSTRIAL
BUSINESS PARKS

50 MSF
OF NEIGHBORING
CORPORATE HQS & RETAIL
AT GRANDSCAPE
& LEGACY WEST

3.3M SF
OF CLASS "A"
OFFICE

1 MILE
WEST OF THE
DALLAS NORTH TOLLWAY

CURRENT OFFICE
FUTURE OFFICE
DISTRIBUTION CENTER
MULTI-FAMILY
RETAIL
HIGHWAY ACCESS

ONE-OF-ONE, IRREPLACABLE ASSET WITHIN THE AUSTIN RANCH COMMUNITY

The Boat House offers a rich architectural mix of attractive townhomes with attached garages as well as two- and three-story buildings with unparalleled community amenities including ample greenspace with hiking and biking trails through the nature preserve, an ultra-modern fitness center overlooking Painted Lake, a lake-side resort-style pool and more. Developed, owned, and operated by Billingsley, the 1,700-acre master-planned community is characterized by its serene, thoughtfully curated, and exceedingly well-maintained surroundings. The Property’s distinctive characteristics make it a rare and difficult asset to replicate presenting buyers with a one-of-a-kind opportunity.



NEARBY AMENITIES



VALUE-ADD OPPORTUNITY WITH ADDITIONAL INCOME GENERATION POTENTIAL

While ownership has previously performed a light value-add program at the Property, The Boat House presents the opportunity to resume and expand upon the renovation program to substantially increase revenue. Improvements can include:

- Add tile backsplash and updated lighting in the kitchens, and granite countertops to the bathrooms in 268 units
- Paint the cabinets in 153 units white that are currently light brown or under the color scheme “Cappuccino”
- Add washer/dryers to 118 units
- Add smart home package with smart thermostats and lighting options, as well as customized storage to walk-in closets
- Add a bulk Wi-Fi program to all units

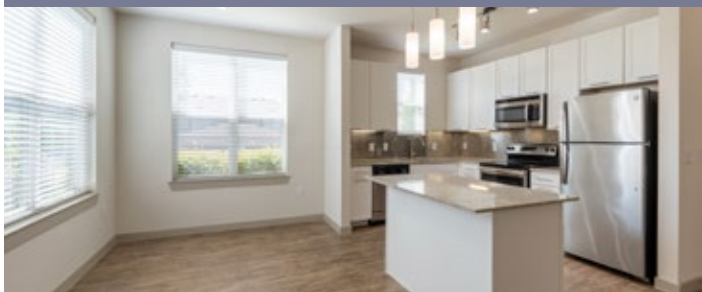
CAPPUCCINO COLOR SCHEME



ESPRESSO COLOR SCHEME



WHITE COLOR SCHEME



THE BOAT HOUSE - RENOVATED UNIT



NEWLY CONSTRUCTED
UNITS IN THE
SURROUNDING AREA
COMMAND A \$220
PER UNIT PREMIUM TO
UNRENOVATED UNITS
AT THE BOAT HOUSE



UNIT MIX

Units	%	Unit Description	Type	SF	Market		Effective	
					Rent	PSF	Rent	PSF
24	5%	Studio	s.1	538	\$1,258	\$2.34	\$1,191	\$2.21
94	18%	1 BR - 1 BA	a.1	605	\$1,427	\$2.36	\$1,310	\$2.16
94	18%	1 BR - 1 BA	a.2	672	\$1,516	\$2.26	\$1,437	\$2.14
16	3%	1 BR - 1 BA	a.4g	707	\$1,924	\$2.72	\$1,816	\$2.57
42	8%	1 BR - 1 BA	a.3.1	745	\$1,568	\$2.11	\$1,512	\$2.03
4	1%	1 BR - 1 BA (TH)	tha.5.3	773	\$1,767	\$2.29	\$1,692	\$2.19
12	2%	1 BR - 1 BA	a.3.2	793	\$1,560	\$1.97	\$1,452	\$1.83
4	1%	1 BR - 1 BA	a.7	805	\$1,678	\$2.08	\$1,555	\$1.93
22	4%	1 BR - 1 BA (TH)	tha.5.1	805	\$1,726	\$2.15	\$1,665	\$2.07
2	0%	1 BR - 1 BA (TH)	tha.5.2	840	\$1,799	\$2.14	\$1,623	\$1.93
36	7%	1 BR - 1 BA	a.6.1	887	\$1,840	\$2.07	\$1,799	\$2.03
4	1%	1 BR - 1 BA (TH)	tha.5.4	905	\$1,859	\$2.05	\$1,850	\$2.04
18	3%	1 BR - 1 BA	a.6.2	925	\$1,984	\$2.14	\$1,948	\$2.11
14	3%	1 BR - 1 BA (TH)	tha.8g	1,001	\$1,999	\$2.00	\$1,997	\$1.99
24	5%	2 BR - 2 BA	b.6.1	1,152	\$2,100	\$1.82	\$2,093	\$1.82
6	1%	2 BR - 2 BA	b.1	1,174	\$2,048	\$1.74	\$2,024	\$1.72
48	9%	2 BR - 2 BA	b.2	1,200	\$2,170	\$1.81	\$2,137	\$1.78
2	0%	2 BR - 2 BA	b.6.2	1,223	\$2,048	\$1.67	\$1,987	\$1.62
16	3%	2 BR - 2 BA (TH)	thb.4g	1,271	\$2,363	\$1.86	\$2,293	\$1.80
8	2%	2 BR - 2.5 BA (TH)	thb.3	1,279	\$2,368	\$1.85	\$2,316	\$1.81
14	3%	2 BR - 2.5 BA (TH)	thb.5gg	1,311	\$2,515	\$1.92	\$2,537	\$1.93
6	1%	3 BR - 2.5 BA (TH)	thc.1gg	1,511	\$2,818	\$1.87	\$2,561	\$1.69
12	2%	3 BR - 3.5 BA (TH)	thc.3gg	1,867	\$3,313	\$1.77	\$3,059	\$1.64
4	1%	3 BR - 3.5 BA (TH)	thc.2gg	2,110	\$3,543	\$1.68	\$3,085	\$1.46
526	100%			876	\$1,803	\$2.06	\$1,723	\$1.97

*Unit types including gg indicate an attached two-car garage

*Unit types including g indicate having an attached one-car garage

UNRIVALED ACCESS TO MAJOR EMPLOYMENT AND ENTERTAINMENT CENTERS

47%

**POPULATION
GROWTH FROM 2010 TO
2024 WITHIN A 3-MILE
RADIUS**

50,000

**HIGH INCOME
JOBS WITHIN A
3-MILE RADIUS**

THE STAR

\$1.5B, 91-acre mixed-use development home to the Dallas Cowboys Headquarters, 300K SF Baylor Scott and White medical facility and 25+ restaurants and shops



OMNI HOTELS
& RESORTS
FRISCO | TEXAS

Baylor Scott & White
HEALTH

HALL OFFICE PARK

162-acre business park encompassing 15 class "A" office buildings, over 200 companies and 10K+ employees

ALTAIR GLOBAL



HEWLETT
PACKARD

technisource

GRANDSCAPE

\$1.5B, 433-acre mixed-use development featuring 72 dining, shopping and entertainment venues

Nebraska
Furniture Mart

POPSTROKE

ANDRETTI
INDOOR GOLFING & GAMES

TRUCK YARD
BREWS • GRUB • TUNES

THE BOAT HOUSE

AUSTIN RANCH

CENCORA CAMPUS

\$75m, 300k SF campus housing over 1,300 employees

cencora

THE SHACKS

Six eateries with a shared dog-friendly patio overlooking a 1-acre dog park and two futsal fields

STONEBRIAR CENTRE

1.6M SF mall space surrounded by an additional 2.1M SF of retail and featuring over 160+ stores and restaurants

macy's

Dillard's

NORDSTROM



GRANITE PARK

90-acre mixed-use development with 2.3M SF of class "A" office space

Fannie Mae

Coca-Cola

SIEMENS

SHOPS AT LEGACY

Over 450K SF of retail and gourmet restaurants

Mi Cocina.

Del Frisco's

CRÚ

TRULUCK'S

LEGACY WEST

\$3B, 240-acre mixed-use destination that includes 415K SF of retail featuring 24 restaurants and 40 stores

LEGACY HALL

GUCCI

CHANEL

LOUIS VUITTON

LEGACY BUSINESS PARK

2,655-acre master-planned community containing one of the greatest concentrations of major corporate HQs in the southern US

TOYOTA

PEPSICO



JPMORGAN CHASE & Co.



USAA

AFFLUENT DEMOGRAPHICS SUPPORTED BY NATIONALLY RANKED SCHOOL DISTRICT

\$113,155

Average Household Income
at The Boat House

\$161,282

Average Household Income
(3-Mile Radius)

\$929,597

Average Home List Price
(3-Mile Radius)

18%

Current Resident Household
Income to Rent Ratio

85%

of Population pursued
a College Education
(3-Mile Radius)

*Billingsley does not verify incomes



TOP 3%

of School Districts in Texas

TOP 4%

of School Districts in the
Nation



COMMUNITY AMENITIES

Lakeside Resort-Style Pool with Sunning Islands

Ultra-Modern Fitness Center Overlooking Painted Lake

Open-Air Clubroom Hanging Out Over the Lake with Full Kitchen, Lounge, Games, and Fireplace

Lush Parks and Expansive Green Spaces with One-Of-A-Kind Art and Sculptures Incorporated Throughout

Boardwalks and Pavilions with Grilling Stations

Access to Bacon's Dog Park at The Shacks

Hiking & Biking Trails Through the Nature Preserve



INTERIOR AMENITIES

Granite Kitchen Countertops with 42" Custom Cabinetry

Stainless Steel Appliances

Tile Backsplash and Under Cabinet Lighting*

Wood-Style Flooring Kitchens and Living Rooms

Granite Bathrooms with Moen Fixtures*

Oversized Soaking Tubs with Tile Surrounds*

Custom Built-in Shelving and Desks*

Large Private Yards and Balconies*

Attached Garages*

Tech Friendly In-Home USB Chargers and Fiber Optic Internet

Smart Lock Access*

Grand Fireplaces*

Spectacular Waterfront Views*

**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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