



CLAYTON POINTE

GRAND PRAIRIE, 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 Clayton Pointe (the "Property"), a unique, value-add asset located in Grand Prairie, Texas. Built in 1984, the 246-unit Property is strategically positioned along SH-360, which provides convenient access to large area employment centers including DFW Airport, General Motors Assembly Plant, Lockheed Marin, and the Great Southwest Industrial Park. In addition, Clayton Pointe is situated near the largest entertainment district in North Texas with venues including AT&T Stadium, Globe Life Field, Six Flags Over Texas, Six Flags Hurricane Harbor, and the \$1.25 billion mixed-use Texas Live! development. With its prime, central location, new ownership is afforded the opportunity to capitalize on the tremendous momentum in the area and value-add opportunity to further increase rental rates.

INVESTMENT HIGHLIGHTS

VALUE ENHANCEMENT THROUGH INTERIOR UPGRADES - Clayton Pointe represents an extraordinary opportunity to further achieve rental premiums through continued unit enhancements. Currently there are 40 units that have been upgraded achieving a \$123 rent premium while the remaining 206 units (84% of the Property) are true untouched "classic" units. In addition, buyers could expand the fitness center in the clubhouse, add additional carports and increase the existing covered parking fee to \$60 as the carports are currently 100% leased, and implement other income generators to further increase revenue. Potential upgrades include:

 New Stainless- Steel Appliance Package	 Granite Countertops	 Faux wood floors
 Subway tile backsplash	 New lighting/ fixtures	 Framed mirrors in bath

ADDITIONAL INCOME

Income Generator	Charge	#	Additional Monthly Income	Additional Annual Income
Add Tech Package	\$30	234	\$7,011	\$84,132
Add Washer/Dryer Sets	\$50	234	\$11,685	\$140,220
Add +/- 40 Yards at \$50 per month	\$50	40	\$2,000	\$24,000
Add 50 Covered Parking at \$60 per month	\$60	50	\$3,000	\$36,000
TOTAL			\$23,696	\$284,352

***Tech package charge is inclusive of the cost of the package to the new owner

ABUNDANCE OF NEIGHBORING EMPLOYMENT - Clayton Pointe is in close proximity to several major employment centers including:



**GENERAL MOTORS
ASSEMBLY PLANT**

4.1 million SF assembly plant with over 4,100 employees.



**GREAT SOUTHWEST
INDUSTRIAL PARK**

88 million SF of master-planned industrial park



**DFW
INTERNATIONAL
AIRPORT**

The third busiest airport in the world bringing in \$37 billion annually to the regional economy and supports 200,000 jobs



**LOCKHEED
MARTIN MISSILES
& FIRE CONTROL**

Headquarters for Lockheed Martin's missiles and fire control with more than 4,000 employees.



**SKYVIEW -
AMERICAN
AIRLINES
CORPORATE
HEADQUARTERS**

\$350 million state-of-the-art training complex and 1.6 million square feet of office housing nearly 12,000 employees

THE ENTERTAINMENT DISTRICT OF DALLAS/FORT WORTH - Clayton Pointe is proximate to the largest entertainment concentration in North Texas with the Property located just five miles away from major professional sports and theme park destinations.



AT&T STADIUM is the \$1.15 billion, world-class home of the Dallas Cowboys and host of major events and concerts



GLOBE LIFE FIELD is the \$1.1 billion current home of the MLB Texas Rangers and generates more than 2.7 million annual visitors



TEXAS LIVE! is a \$1.2 billion mixed-use development that features resuarants, bars, concert facility, and hotel.



SIX FLAGS OVER TEXAS, a 212-acre theme park, and Six Flags Hurricane Harbor, a 47-acre water park, bring in over 4 million annual visitors



IN PLACE ASSUMABLE FINANCING - Clayton Pointe is being offered on a free and clear or cash to note basis, with assumable financing in-place.

DEBT SUMMARY

Original Loan Amount	\$19,390,000
Outstanding Loan Balance	\$19,390,000
Start Date	Dec-24
Maturity Date	Nov-29
Original Term	5 Years
Interest Rate	5.66%
Interest Only Period	2 Years
Amortization	30 Years

CONVENIENT LOCATION & VISIBILITY - The central location of Clayton Pointe provides quick and convenient access to all the major business centers in the DFW metroplex as residents of the Property are just 25 minutes from Fort Worth CBD and Dallas CBD. The Property benefits from high visibility along SH-360 with more than 150,000 cars passing daily.

PROPERTY DESCRIPTION

ADDRESS	2955 Alouette Dr., Grand Prairie, Texas 75052
YEAR BUILT	1984
CURRENT OCCUPANCY	91.1% (as of 7/24/2025)
UNITS	246
AVERAGE UNIT SIZE	758 square feet
RENTABLE SF	186,512 square feet
NUMBER OF BUILDINGS	18
STORIES	2 & 3
LAND AREA	10.3 acres
DENSITY	23.8 units per acre
PARKING	429 open surface spaces 34 carport spaces (\$50 / month) 463 total parking spaces or 1.88 spaces/unit



COMMUNITY AMENITIES

- Resort-style pool with sundeck
- Fitness center
- Chic resident clubhouse
- Playground
- Outdoor social areas with barbeque grills
- Ample greenspace

APARTMENT AMENITIES

- Stainless steel appliances*
- Granite countertops*
- Wood-style flooring*
- Subway tile backsplash*
- Faux wood blinds
- Fireplaces*
- Contemporary fixtures*
- Washer/dryer connections
- Exterior storage
- Private patios and balconies

**in select units*

UNIT MIX

UNITS	UNIT DESCRIPTION	TYPE	%	SF	MARKET RENT	RENT PER SF	EFFECTIVE RENT	EFFECTIVE RENT PSF
37	1 BR - 1 BA	A1	15%	500	\$950	\$1.90	\$927	\$1.85
11	1 BR - 1 BA	A1U	4%	500	\$1,025	\$2.05	\$947	\$1.89
78	1 BR - 1 BA	A2	32%	713	\$1,059	\$1.49	\$1,018	\$1.43
18	1 BR - 1 BA	A2U	7%	713	\$1,187	\$1.67	\$1,148	\$1.61
57	2 BR - 2 BA	B1	23%	876	\$1,310	\$1.50	\$1,222	\$1.39
7	2 BR - 2 BA	B1U	3%	876	\$1,429	\$1.63	\$1,413	\$1.61
34	2 BR - 2 BA	B2	14%	1,000	\$1,424	\$1.42	\$1,266	\$1.27
4	2 BR - 2 BA	B2U	2%	1,000	\$1,555	\$1.56	\$1,513	\$1.51
246			100%	758	\$1,178	\$1.55	\$1,111	\$1.85

CLASSIC UNIT

84%

CLASSIC UNITS

206

UNITS LEFT
TO UPGRADE

\$123

PREMIUM ON
UPGRADED UNITS

\$208

DISCOUNT TO
COMPETITIVE SET

UPGRADED UNIT



ADDITIONAL INFORMATION:

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

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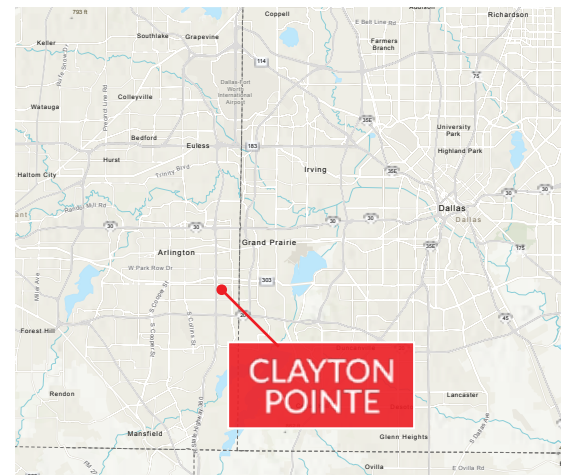
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OFFER DATE: TBD

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

TERMS: Clayton Pointe is offered on a free & clear or loan assumption basis

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