



Trulo Homes Quail Village

OKLAHOMA CITY, OKLAHOMA



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 Trulo Homes Quail Village, a 215-unit build-to-rent community completed in 2024 that redefines upscale rental living in Oklahoma City. Featuring luxury finishes and rare private fenced-in backyards, this premium asset sits within top-ranked Edmond Public Schools amid a thriving submarket with \$93,068 average household incomes and 56% population growth since 2010. Residents enjoy convenient access to 8.5 million SF of surrounding retail while benefiting from a substantial 43% discount to homeownership. With its exceptional quality and strategic positioning between major highways, Trulo Homes Quail Village combines apartment-style convenience with single-family privacy, positioning it to attract and retain quality residents seeking elevated living without homeownership commitments in one of Oklahoma City's most desirable pockets.



Investment Highlights

MASTERFUL BUILD-TO-RENT COMMUNITY OFFERING OWNERSHIP QUALITY LIVING – Completed in 2024, the 215 residences at Trulo Homes Quail Village establish a new benchmark for upscale rental living. Each thoughtfully designed home features premium elements including waterfall granite countertops, stainless-steel appliances, and the rare luxury of fenced-in backyards. This thoughtful integration of luxury apartment conveniences with single-family privacy positions the Property to attract and retain quality residents seeking elevated living without homeownership commitments.

STREAMLINED ACCESS TO EXTENSIVE RETAIL OPTIONS

– Trulo Homes Quail Village offers effortless connection to 8.5 million square feet of retail within a three-mile radius of the property. Strategically positioned minutes from Highways 740 and 344, residents enjoy a lifestyle of ultimate convenience with essential groceries, shopping, and entertainment options all within a 7-minute drive.



COMPELLING RENT VS HOMEOWNERSHIP VALUE PROPOSITION – Trulo Homes Quail Village delivers a substantial **\$1,456** monthly discount versus homeownership costs, representing a significant **43%** savings for residents. This pronounced affordability advantage positions the Property to attract value-conscious renters seeking home-like living without the financial burden of home ownership, particularly in an area where average home prices are \$461,470. The considerable gap between rental rates and ownership costs provides an exceptional runway for rent growth while maintaining the Property's competitive edge.



BLOOMING SURROUNDING DEMOGRAPHICS



\$461,470
AVERAGE HOME LIST PRICE



\$93,068
AVG ANNUAL HOUSEHOLD INCOME
(1-MILE RADIUS)



\$82,917
MEDIAN HOUSEHOLD INCOME
(3-MILE RADIUS)



56%
POPULATION GROWTH SINCE 2010
(1-MILE RADIUS)



NATIONALLY DISTINGUISHED SCHOOL DISTRICT – The Property is served by Edmond Public Schools, a top 2% school district nationwide and the #1 ranked school district in Oklahoma City, according to Niche. Additionally, the specific grade level schools that serve Trulo Homes Quail Village receive an 'A' grade or higher from Niche.



EDMOND
PUBLIC SCHOOLS



SCISSORTAIL
ELEMENTARY



SUMMIT MIDDLE
SCHOOL



EDMOND SANTA
FE HIGH SCHOOL

TOP 2% IN COUNTRY

#1 IN OKC

Property Description

ADDRESS:	2145 Watermark Blvd, Oklahoma City, OK 73134
YEAR BUILT:	2024
CURRENT OCCUPANCY:	88.4% (as of 8/17/25)
TOTAL HOMES:	215
AVERAGE UNIT SIZE:	1,048 square feet
RENTABLE SQUARE FOOTAGE:	225,250 square feet
STORIES:	1
LAND AREA:	23.92 acres
DENSITY:	8.99 units per acre
PARKING:	90 Garages & 162 Carports



Unit Mix

UNITS	%	UNIT DESCRIPTION	TYPE	SF	STATUS		MARKET		EFFECTIVE	
					OCC	VAC	RENT	PSF	RENT	PSF
44	20%	1 BR - 1 BA	A	750	438	6	\$1,591	\$2.12	\$1,557	\$2.08
86	40%	2 BR - 2 BA	B	1,000	76	10	\$1,939	\$1.94	\$1,874	\$1.87
85	40%	3 BR - 2 BA	C	1,250	74	11	\$2,188	\$1.75	\$2,094	\$1.68
215	100%			1,048	188	27	\$1,966	\$1.88	\$1,897	\$1.81



Community Amenities

- Controlled-Access Community
- Private Garages*
- Carports*
- Refreshing Resort-Style Swimming Pool
- Spacious 24/7 Fitness Center
- Inviting Open-Concept Clubhouse
- Pet Friendly Community with Expansive Dog Park
- Kid-Centered Recreational Playground
- Well-Designed Pond with Signature Fountain Feature
- Designated Grill Area

**Select Available*

Interior Amenities

- Sleek Stainless-Steel Appliances with Built-In Microwave
- Waterfall Edge Granite Countertops
- Durable Vinyl Wood Flooring Throughout
- In-Unit Full Size Washer & Dryer
- Fenced-In Private Backyard with Patio
- 10-Foot Ceilings
- Spacious Walk-In Closets
- Elegant Glass-Enclosed Shower With Chrome Fixtures
- Modern Bathroom Vanities
- White Shaker-Style Cabinets & Under Cabinet Lighting in Kitchen
- Subway Tile Backsplash & Brushed Nickel Cabinet Pulls

Site Plan





Floor Plans

1 BED | 1 BATH



2 BED | 2 BATH



3 BED | 2 BATH







Trulo Homes Jenks

JENKS, OKLAHOMA



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 Trulo Homes Jenks (the "Property"), an exceptional 138-unit single-family rental community that sets the standard for luxury residential offerings in Jenks, OK. Featuring premium interior finishes and private outdoor spaces, this premier asset sits within Oklahoma's #1 ranked school district in an affluent, high-growth submarket boasting 148% population growth since 2010 and median household incomes of \$116,037 within a one-mile radius. The Property offers exceptional accessibility to premier retail and entertainment destinations throughout the Tulsa metropolitan area while providing residents with a compelling 50% discount to homeownership. With its sophisticated design, strategic positioning, and strong operating performance at 92.8% occupancy, Trulo Homes Jenks represents a differentiated investment opportunity with substantial upside potential in a thriving metropolitan submarket.

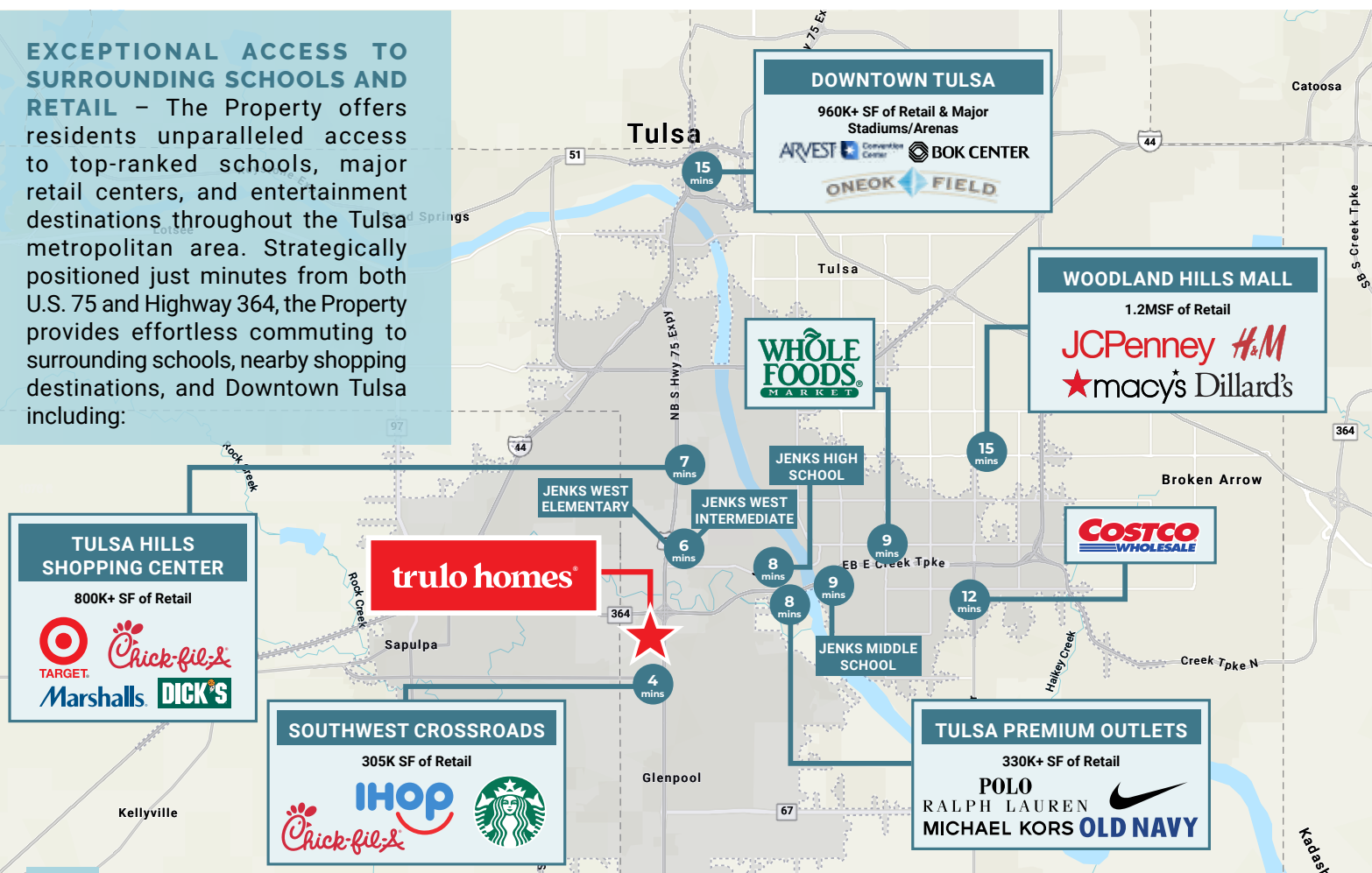


Investment Highlights

LUXURY RESIDENTIAL OFFERINGS IN THE TULSA MSA – Trulo Homes Jenks delivers an unrivaled residential offering where 138 meticulously constructed luxury homes showcase the highest caliber of finishes and architectural design. Each residence features sophisticated interior elements including waterfall granite countertops and stainless-steel appliances while providing highly coveted privacy via fenced-in backyards. These expertly crafted homes represent the perfect synthesis of high-end construction standards and single-family residential comfort.

EXCEPTIONAL ACCESS TO SURROUNDING SCHOOLS AND RETAIL

– The Property offers residents unparalleled access to top-ranked schools, major retail centers, and entertainment destinations throughout the Tulsa metropolitan area. Strategically positioned just minutes from both U.S. 75 and Highway 364, the Property provides effortless commuting to surrounding schools, nearby shopping destinations, and Downtown Tulsa including:



SIGNIFICANT RENT VS. BUY DISCOUNT

– Today, the average list price for homes in the surrounding area is \$552,498. Trulo Homes Jenks is ideally positioned to serve the large cohort of residents who are seeking to own a home but are unable to meet the financial requirements in today's market. The Property's current in-place blended rental rate represents a **\$1,977 discount (~50%)** to monthly homeownership costs, demonstrating a significant ability to increase rents while remaining substantially more affordable than owning a home. This price advantage creates potential for a more stable, long-term tenant base.



PROMINENT SURROUNDING DEMOGRAPHICS THAT SUPPORT FURTHER RENT GROWTH



\$552,498
AVERAGE HOME LIST PRICE



\$161,180
AVG ANNUAL HOUSEHOLD INCOME
(1-MILE RADIUS)



\$116,037
MEDIAN HOUSEHOLD INCOME
(1-MILE RADIUS)



148%
POPULATION GROWTH SINCE 2010
(1-MILE RADIUS)

NATIONALLY DISTINGUISHED SCHOOL DISTRICT – The Property is served by Jenks Public Schools, a top 2% school district nationwide and the #1 ranked school district in the state of Oklahoma, according to Niche. Additionally, the specific grade level schools that serve Trulo Homes Jenks receive an 'A-' grade or higher from Niche.

Jenks
Public Schools



TOP 2% IN COUNTRY

JENKS WEST
ELEMENTARY



JENKS
INTERMEDIATE



TOP 2% IN COUNTRY

JENKS MIDDLE
SCHOOL



JENKS HIGH
SCHOOL



TOP 3% IN COUNTRY

Property Description

ADDRESS:	11131 S Kennedy Ct, Jenks, OK 74037
YEAR BUILT:	2022
CURRENT OCCUPANCY:	92.8% (as of 8/17/25)
TOTAL HOMES:	138
AVERAGE UNIT SIZE:	1,025 square feet
RENTABLE SQUARE FOOTAGE:	141,500 square feet
STORIES:	1
LAND AREA:	15.60 acres
DENSITY:	8.84 units per acre
PARKING:	34 Garages & 108 Carports



Unit Mix

UNITS	%	UNIT DESCRIPTION	TYPE	SF	STATUS		MARKET		EFFECTIVE	
					OCC	VAC	RENT	PSF	RENT	PSF
35	25%	1 BR - 1 BA	A	750	31	4	\$1,708	\$2.28	\$1,680	\$2.24
54	39%	2 BR - 2 BA	B	1,000	48	6	\$2,063	\$2.06	\$1,990	\$1.99
49	36%	3 BR - 2 BA	C	1,250	48	1	\$2,264	\$1.81	\$2,235	\$1.79
138	100%			1,025	127	11	\$2,044	\$1.99	\$2,007	\$1.96



Community Amenities

- Controlled-Access Community
- Private Garages*
- Carports*
- Relaxing Resort-Style Swimming Pool
- Spacious 24/7 Fitness Center
- Inviting Open-Concept Clubhouse
- Pet Friendly Community with Expansive Dog Park
- Park-Like Playground
- Secure Mail & Package Room
- Scenic Pond with Walking Track
- Designated Grill Area

**Select Available*

Interior Amenities

- Sleek Stainless-Steel Appliances with Built-In Microwave
- Waterfall Edge Granite Countertops
- Durable Vinyl Wood Flooring Throughout
- In-Unit Full Size Washer & Dryer
- Fenced-In Private Backyard with Patio
- 10-Foot Ceilings
- Spacious Walk-In Closets
- Elegant Glass-Enclosed Shower With Chrome Fixtures
- Modern Bathroom Vanities
- White Shaker-Style Cabinets & Under Cabinet Lighting in Kitchen
- Subway Tile Backsplash & Matte Black Cabinet Handles

Site Plan





Floor Plans

1 BED | 1 BATH



2 BED | 2 BATH



3 BED | 2 BATH



Trulo Homes Quail Village

Trulo Homes Jenks

Additional Information

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