



Pinnacle Ridge



Elan Apartment Homes



Providence in the Park



Cortland River Place



Veranda at Centerfield



JLL  
OFFERING  
SUMMARY

# TX 10 Portfolio

3,488 UNIT,  
VALUE-ADD  
OPPORTUNITY



Aston at Cinco Ranch



Villages of Cypress Creek



West Oaks



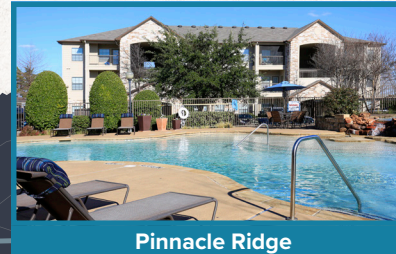
Hills at Fair Oaks



Wimbledon Oaks

# Investment Overview

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate has been exclusively retained to offer qualified investors the opportunity to acquire 10 stabilized assets consisting of 3,488 units (the "Portfolio" or "Properties"). This unique portfolio represents a dynamic set of high-quality, value-add communities located in major markets across Texas.



San Antonio

Austin

Dallas/Ft Worth

Houston

# Investment Highlights

## OPPORTUNITY TO ACQUIRE IMMEDIATE SCALE IN MAJOR TEXAS MARKETS

Investors are presented with an opportunity to purchase 10 multi-housing assets totaling 3,488 units spanning the four largest markets in Texas allowing potential investors to quickly and efficiently build a strong and diversified multi-family portfolio. Additionally, buyers are afforded the opportunity **to offer on individual assets, sub-portfolios, or as an entire portfolio.**

## PORTFOLIO OVERVIEW

ASSET	ADDRESS	LOCATION	YEAR BUILT	TOTAL UNITS	AVG. UNIT SIZE	OCC.	EFFECTIVE RENT	EFFECTIVE RENT PSF
Pinnacle Ridge	1310 N Cockrell Hill Rd	Dallas, TX	2008	296	819	94%	\$1,388	\$1.70
Providence in the Park	1601 W Arbrook Blvd	Dallas, TX	1997	524	893	97%	\$1,579	\$1.77
Wimbledon Oaks	1802 Wimbledon Oaks Ln	Dallas, TX	1986	248	766	92%	\$1,291	\$1.68
Cortland River Place	10301 FM Rd 2222	Austin, TX	2001	498	993	94%	\$1,520	\$1.53
Elan	13145 N Hwy 183	Austin, TX	2008	270	841	92%	\$1,321	\$1.57
Aston at Cinco Ranch	22400 Westheimer Pkwy	Katy, TX	2000	228	1,014	91%	\$1,688	\$1.66
Veranda at Centerfield	7700 Willow Chase Blvd	Houston, TX	2000	400	915	94%	\$1,231	\$1.35
Villages of Cypress Creek	10300 Cypresswood Dr	Houston, TX	2002	384	975	94%	\$1,366	\$1.40
Hills at Fair Oaks	8700 Starr Ranch	San Antonio, TX	2012	288	875	96%	\$1,260	\$1.44
West Oaks	14838 Vance Jackson Rd	San Antonio, TX	2013	352	777	92%	\$1,208	\$1.56
			2003	3,488	894	94%	\$1,394	\$1.56

## WELL-MAINTAINED, INSTITUTIONALLY OWNED AND OPERATED ASSETS

The Properties have been institutionally maintained and operated, and historical operations have proven to provide durable cash flows. Based on the desirable locations of the individual assets, investors can expect a continuation of historically strong operations going forward.

## INSTANT VALUE-ADD OPPORTUNITY

With an average year built of 2003, the Properties provide the opportunity to continue or expand on the proven value-add programs in order to help bridge the large rental gap to new properties in the submarket.

## SIGNIFICANT DISCOUNT TO REPLACEMENT COST

Due to high land costs and rising construction costs, the Portfolio sits at a significant discount to replacement cost (25%+) and would not be duplicable in the marketplace today as pro forma rents on new product would need to be substantially higher than current in-place effective rents of the Portfolio.

## AFFLUENT SURROUNDING DEMOGRAPHICS

The assets are strategically positioned in sought-after locations that continue to attract highly educated and affluent residents. The average household income within a 3-mile radius across the assets is an impressive \$119,400, coupled with an average home value of \$423,000.

## MISSION QUALIFICATION

The Portfolio qualifies for agency mission pricing on the financing which result in approximately 20 bps of savings in the lender's spread.



# TX 10 Portfolio



## Contact Information

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