




ALLURA

LAS COLINAS

IRVING, 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 Allura Las Colinas (the “Property”), a 288-unit asset with value-add potential located in Irving, Texas. Completed in 2003, the Property is ideally situated just blocks from the State Highway 114 and President George Bush Turnpike confluence, offering residents expedient access to numerous employment and retail centers, including multiple Fortune 500 companies, the Las Colinas Urban Center, Toyota Music Factory, Medical City Las Colinas, and the DFW International Airport. Additionally, Allura Las Colinas is being offered on a significant discount to replacement cost.



INVESTMENT HIGHLIGHTS

VALUE-ADD OPPORTUNITY TO UNLOCK HIGHER RENTS – Allura Las Colinas is well-positioned in the market as current ownership has invested more than \$5.6 million of capital into the asset, but a strategic refresh focused on modernizing the units would elevate its competitive edge and command rental premiums from top-tier renters. A new owner is afforded the opportunity to upgrade approximately 277 units with granite/quartz countertops, backsplash, undermount sinks, and 110 units with faux wood flooring.

DYNAMIC, URBAN LOCATION – The Property enjoys a premier location as it is situated just one block from the Whole Foods anchored Shops at MacArthur Hills and is surrounded by nearly 4 million SF of retail and entertainment options, and over 200 restaurants. In addition, Allura Las Colinas is minutes from some of the most prominent demand drivers in DFW including:



TOYOTA MUSIC FACTORY

\$175 million entertainment development featuring 25+ restaurants and bars



CYPRESS WATERS

1,600-acre master-planned development with over 4 million SF of office and 60,000 SF of retail



WATER STREET

Mixed-use development with 60,000 SF of dining and retail shops

PROXIMITY TO DALLAS AIRPORTS & MAJOR THOROUGHFARES – Strategically positioned at the convergence of State Highways 161 and 114 provides immediate access to both Dallas and Fort Worth. Additionally, Allura Las Colinas is within a 15-minute drive of DFW International Airport and Dallas Love Field.

LAS COLINAS – DFW'S EMPLOYMENT HUB

Las Colinas is a magnet for Fortune 500 and Fortune 100 corporate HQ's, with more headquarters per capita than any other city in America. Home to approximately 2,000 companies, including 10 Fortune 500 firms, this thriving submarket is the largest office park in North Texas and boasts over 22.3 million square feet of office space and 10 million square feet of industrial space.



FORTUNE 500 COMPANIES WITH GLOBAL HEADQUARTERS IN LAS COLINAS



SUPERIOR AFFLUENT DEMOGRAPHIC BASE

1
MILE

\$150,350

Average
Household Income

\$974,244

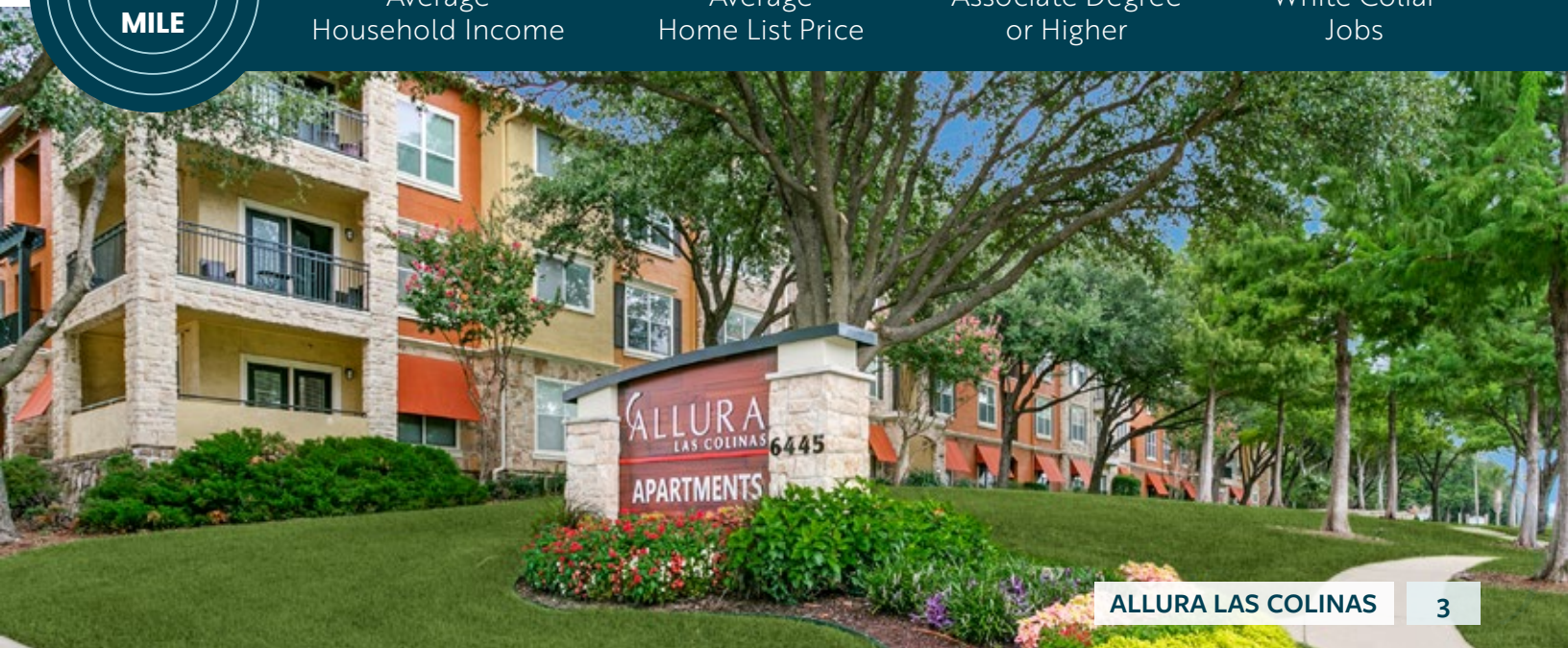
Average
Home List Price

94%

Associate Degree
or Higher

90%

White Collar
Jobs



PROPERTY DESCRIPTION

ADDRESS:	6445 Love Drive Irving, TX 75039
YEAR BUILT:	2003
CURRENT OCCUPANCY:	93.4% (as of 9/8/25)
TOTAL UNITS:	288
AVERAGE UNIT SIZE:	923 SF
RENTABLE SQUARE FOOTAGE:	265,800 SF
NUMBER OF STORIES:	3
LAND AREA:	6.16 acres
DENSITY:	46.76 units per acre
PARKING:	455 Total Parking Garage Spaces or 1.58 spaces per unit



UNIT MIX: - AS OF SEPTEMBER 8TH

UNIT DESCRIPTION	TYPE	SF	UNITS	%	MARKET RENT	RENT PER SF	EFFECTIVE RENT	EFFECTIVE RENT PSF
1 BR - 1 BA	A1	675	90	31%	\$1,495	\$2.21	\$1,449	\$2.15
1 BR - 1 BA	A2	825	66	23%	\$1,795	\$2.18	\$1,544	\$1.87
1 BR - 1 BA	A21	850	35	12%	\$1,695	\$1.99	\$1,577	\$1.86
1 BR - 1 BA	A21*UP	850	1	0%	\$1,795	\$2.11	\$1,595	\$1.88
1 BR - 1 BA	A3	1,000	16	6%	\$1,949	\$1.95	\$1,800	\$1.80
1 BR - 1 BA	A3Y	1,000	8	3%	\$2,195	\$2.20	\$2,048	\$2.05
2 BR - 2 BA	B1	1,200	47	16%	\$2,195	\$1.83	\$1,989	\$1.66
2 BR - 2 BA	B1*UP	1,200	1	0%	\$2,295	\$1.91	\$1,995	\$1.66
2 BR - 2 BA	B2	1,600	12	4%	\$2,699	\$1.69	\$2,501	\$1.56
2 BR - 2 BA	B3TH	1,525	4	1%	\$2,495	\$1.64	\$2,248	\$1.47
3 BR - 3 BA	C1	1,425	6	2%	\$2,945	\$2.07	\$2,936	\$2.06
3 BR - 3 BA	C2PH	2,575	1	0%	\$4,395	\$1.71	\$4,399	\$1.71
3 BR - 3 BA	C3TH	1,975	1	0%	\$3,399	\$1.72	\$2,999	\$1.52
		923	288	100%	\$1,862	\$2.02	\$1,712	\$1.86



COMMUNITY FEATURES:



Resort-Style Swimming Pool w/ Sun Deck



24-Hour State-of-the-Art Fitness Center



Community Business Center



Modern Resident Clubhouse



Newly Renovated Resident Game Room & Lounge



Dog Park



Outdoor Grilling Stations



Personal EV Charging Stations

UNIT FEATURES:



Stainless Steel Appliances



Granite Countertops*



Wood-Style Plank Flooring



Backsplash



Designer Cabinets



Brushed Nickel Hardware



Full Size Washer/Dryer Set



Built-In Desks



Private Patio or Balcony

**In select units*



ADDITIONAL INFORMATION

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

BILL MILLER, Senior Managing Director, bill.miller@jll.com (469) 232.1986

GREG TORO, Senior Managing Director, greg.toro@jll.com (469) 232.1995

CLINT COE, Managing Director, clint.coe@jll.com (214) 438.6184

CAROLINE NOVAK, Director, caroline.novaks@jll.com (469) 232.1959

WILLIAM JENNINGS, Vice President, william.jennings@jll.com (469) 232.1998

For questions regarding debt structures on this property, please contact:

DUSTIN DULIN, Senior Managing Director, dustin.dulin@jll.com (214) 438.6393



Offer Date: TBD

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



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.