



## **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 Villas of Josey Ranch, a unique value-add opportunity located in Carrollton, Texas. Completed in 1985, the Property consists of 198 well-appointed units with approximately 20% townhome floor plans, and presents a unique opportunity to acquire a well-maintained asset coupled with value-add potential in a highly desirable residential area. Situated in the Far North Dallas area, the Property is strategically located just two miles from President George Bush Turnpike and Interstate-35E, two primary thoroughfares that provide an exceptional flow of traffic to the asset. This premier site offers residents immediate access to numerous outdoor recreation activities, shopping and entertainment options in addition to tremendous economic drivers including Galleria Dallas, DFW Airport, Grandscape, Legacy Business Park and Legacy West.



## **Investment Highlights**

**HIGH QUALITY, WELL-MAINTAINED ASSET** – Villas of Josey Ranch presents the opportunity to acquire an exceptionally well-maintained property that is in excellent physical condition and offers an all two-story design, townhome floor plans, and a low-density setting with ample open space, creating a desirable environment for renters. Additionally, residents are afforded a full amenity set that includes a swimming pool, fitness center, and covered parking.

**UNIQUE VALUE-ADD OPPORTUNITY WITH ADDITIONAL OTHER INCOME GENERATORS** – Potential investors are afforded the opportunity to continue or expand on the current renovation program at Villas of Josey Ranch and help bridge the \$250 rent gap between average in-place rents for the competitive set. Potential upgrades could include the following:



New stainless-steel appliance package



Faux wood flooring



Quartz countertops



Modern tile backsplash



New cabinet fronts and removal of some cabinets to open the units

In addition to the interior value-add program, a potential buyer could capitalize on implementing other income generators including:

INCOME GENERATOR	CHARGE	#	ADDITIONAL MONTHLY INCOME	ADDITIONAL ANNUAL INCOME
Add Tech Package*** (keyless entry, door sensors, digital thermostat)	\$50	198	\$9,900	\$118,800
Add Cable/Internet Package	\$90	198	\$17,820	\$213,840
Add +/- 20 Yards at \$100 per month	\$100	20	\$2,000	\$24,000
Add +/- 198 Washer/Dryer sets at \$50 per month	\$50	198	\$9,900	\$118,800
TOTAL			\$39,620	\$475,440

**INFILL LOCATION WITH STRONG DEMOGRAPHICS** – The Property is located in an infill residential neighborhood with high barriers to entry. The immediate area surrounding the Property boasts strong demographics as the average household income is over \$122,800 within a one-mile radius while the average home list price in excess of \$480,000.

**DOMINATE NEIGHBORING EMPLOYMENT CENTERS** – The Property's excellent location near Interstate-35E, the Dallas North Tollway, and President George Bush Turnpike positions residents at Villas of Josey Ranch minutes from some of the largest employment centers in DFW, including:



### LEGACY BUSINESS PARK

Ggreatest concentration of major corporate headquarters in the southern U.S. (Toyota, Liberty Mutual, FedEx, JP MorganChase).



### THE LBJ BUSINESS DISTRICT

Contains more than 23-million square feet of office space.



### **DFW AIRPORT**

The third busiest airport in the world bringing in \$37 billion annually to the regional economy and supportive of over 228,000 jobs.



### **PLATINUM CORRIDOR**

Houses more than 25-million SF of office space and approximately 104,000 employees.

**ABUNDANT NEIGHBORING OUTDOOR LIFESTYLE AMENITIES** – Villas of Josey Ranch offers a unique environment for anyone that loves the outdoors. Surrounded by Valley Mill Park, Josey Ranch Greenbelt, Josey Ranch Park & Athletic Complex, and Ward Steenson Greenbelt, the area is highlighted by beautiful scenery, ample greenspace, and miles of nature trails and jogging/walking paths creating a tranquil lifestyle setting for residents. In addition, the Property is located just over one mile from Maridoe Golf Club, one of the most prestigious golf courses in the state.



# VILLAS OF JOSEY RANCH

# **Property Description**

ADDRESS:

YEAR BUILT:

**CURRENT OCCUPANCY:** 

**TOTAL UNITS:** 

**AVERAGE UNIT SIZE:** 

**RENTABLE SQUARE FOOTAGE:** 

**NUMBER OF BUILDINGS:** 

LAND AREA:

**DENSITY: PARKING:**  2050 Keller Springs Rd. Carrollton, TX 75006

1985

91.4% (as of 9/25/25)

198

849 SF

168,020 SF

20

12.4 acres

16.0 units per acre

360 Surface spaces

9 Handicap spaces

26 Carport spaces (\$35/month)

395 total parking spaces or

1.99 spaces per unit





## **Unit Mix:**

UNITS	%	UNIT DESCRIPTION	TYPE	SF	MARKET RENT	RENT PER SF	EFFECTIVE RENT	EFFECTIVE RENT PSF
2	1%	1 BR - 1 BA	A1	654	\$1,320	\$2.02	\$1,348	\$2.06
18	9%	1 BR - 1 BA	A1U	654	\$1,331	\$2.04	\$1,248	\$1.91
28	14%	1 BR - 1 BA	A1R	654	\$1,343	\$2.05	\$1,243	\$1.90
12	6%	1 BR - 1 BA	A1T	654	\$1,340	\$2.05	\$1,258	\$1.92
4	2%	2 BR - 1 BA	A2	825	\$1,468	\$1.78	\$1,484	\$1.80
27	14%	2 BR - 1 BA	A2U	825	\$1,450	\$1.76	\$1,438	\$1.74
25	13%	2 BR - 1 BA	A2R	825	\$1,506	\$1.82	\$1,478	\$1.79
4	2%	2 BR - 1 BA	A2T	825	\$1,471	\$1.78	\$1,493	\$1.81
22	11%	2 BR - 2 BA	B1U	995	\$1,757	\$1.77	\$1,674	\$1.68
16	8%	2 BR - 2 BA	B1R	995	\$1,745	\$1.75	\$1,686	\$1.69
2	1%	2 BR - 2 BA	B1T	995	\$1,870	\$1.88	\$1,530	\$1.54
1	1%	2 BR - 2 BA (TH)	B2	1,020	\$1,825	\$1.79	\$1,825	\$1.79
11	6%	2 BR - 2 BA (TH)	B2U	1,020	\$1,847	\$1.81	\$1,830	\$1.79
3	2%	2 BR - 2 BA (TH)	B2R	1,020	\$1,823	\$1.79	\$1,837	\$1.80
5	3%	2 BR - 2 BA (TH)	B2T	1,020	\$1,959	\$1.92	\$1,745	\$1.71
13	7%	2 BR - 2 BA (TH)	ВзИ	1,060	\$1,939	\$1.83	\$1,810	\$1.71
5	3%	2 BR - 2 BA (TH)	взт	1,060	\$1,938	\$1.83	\$1,880	\$1.77
198	100%			849	\$1,573	\$1.85	\$1,493	\$1.76

### **COMMUNITY FEATURES:**



Resort-Style Swimming Pool w/BBQGrill



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



Community Business Center



Resident Clubhouse



**Outdoor Grilling Stations** 



Carports



Direct Access to Jogging Trails and Canal



Remodeled Laundry Facility w/ New Equipment

## **UNIT FEATURES:**



**Black Appliances** 



Laminate Countertops



Wood-Style Plank Flooring\*



Designer Cabinets\*



Brushed Nickel Hardware\*



Backsplash\*



Wood Burning Fireplace\*



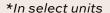
Washer/Dryer Connections



Built-In Bookshelves\*



Private Patio or Balcony











## **Additional Information**

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

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

ROB KEY, Senior Managing Director, rob.key@jll.com (469) 232.1926

DAVID AUSTIN, Managing Director, david.austin@jll.com (469) 232.1993

CAROLINE NOVAK, Director, caroline.novak@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: Timing:

TBD

All submissions must include specific terms

relating to Due Diligence and Closing time periods.



(M) JLL

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