



RIDGEWOOD PRESERVE

APARTMENT HOMES

ARLINGTON, TX



OFFERING SUMMARY

JLL

Investment Overview

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to offer an opportunity for qualified investors to purchase the fee simple interest in Ridgewood Preserve (the "Property"), a 184-unit value-add asset located in Arlington, TX. Ideally positioned near Interstate 30 and Highway 360, Ridgewood Preserve provides residents with convenient access to major employment centers including DFW International Airport, Great Southwest Industrial Park, and the General Motors Assembly Plant, with Downtown Dallas and Fort Worth approximately 20 minutes away. The Property is also situated near North Texas' premier entertainment district, featuring AT&T Stadium, Globe Life Field, and Six Flags. This distinctive opportunity combines a strategic location, exceptional employment connectivity, premier recreational destinations, and a 73% rent vs buy discount, offering investors a compelling value-add asset with significant potential in one of Texas' most dynamic regions.



Investment Highlights

ATTRACTIVE VALUE-ADD UPSIDE TO BOOST RENTS

With a \$170+ rent discount compared to the competitive set, Ridgewood Preserve offers new ownership the opportunity to implement a comprehensive renovation program for the 90 units (~49% of the Property) that have not been upgraded to a premium level to capture available rent growth. Upgrade options could include the following:



Stainless- Steel Appliance Package



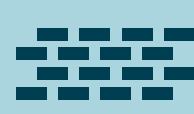
Vinyl Wood Flooring Throughout Unit



Quartz Countertops



New Cabinet Fronts & Pulls



Tile Backsplash



New Plumbing & Lighting Fixtures

SIGNIFICANT RENT VS BUY AFFORDABILITY ADVANTAGE

\$523,503

AVERAGE HOME LIST PRICE

\$69,010

MEDIAN HHI (3-MILE RADIUS)

73%

DISCOUNT RENT VS OWN

\$2,927

DISCOUNT RENT VS OWN

ADDITIONAL INCOME OPPORTUNITIES

Income Generator	Charge	#	Additional Monthly Income	Additional Annual Income
Add +/- 112 Washer/Dryer Sets at \$50 Per Month	\$50	112	\$5,600	\$67,200
Add +/- 20 Private Yards at \$100 Per Month	\$100	20	\$2,000	\$24,000
Add +/- 100 Carports at \$65 Per Month	\$65	100	\$6,500	\$78,000
TOTAL			\$14,100	\$169,200

Washer/Dryer Sets: Add W/D connections and sets to A2 units; install washer/dryer sets in B1 and B2 units.

***Private Yards: Extending patios to a private yard on select first floor units*

AT THE EPICENTER OF MAJOR SPORTS AND LEISURE HUBS

Ridgewood Preserve places residents moments away from top entertainment destinations, iconic stadiums, celebrated theme parks, and thriving master-planned communities.

VIRIDIAN (1 MILE)

The 2,000-acre master-planned community features 1,000 acres of open space with five lakes, a town square offering over 330,000 square feet of retail, and homes averaging \$620,000.

AT&T STADIUM (3 MILES)

\$1.3 billion world-class stadium of the Dallas Cowboys and host of major events and concerts.

TEXAS LIVE! (3 MILES)

\$1.5 billion mixed-use development that features bars, restaurants, hotel, and concert facility.

GLOBE LIFE FIELD (4 MILES)

\$1.1 billion home of the Texas Rangers and generates over 2 million visitors annually.

SIX FLAGS OVER TEXAS & HURRICANE HARBOR (4 MILES)

212-acre family-friendly theme park and a water park encompassing 3 million gallons of water and 40 different water slides, rides, and pools.

SEAMLESS CONNECTIVITY TO SURROUNDING EMPLOYMENT

Ridgewood Preserve is ideally situated with convenient access to Interstate 30, Highway 360, and Highway 161, providing residents with easy commutes to nearby employment centers such as:



- | | |
|---|--|
| 1 | GREAT SOUTHWEST INDUSTRIAL PARK
8,000 acres and 100M+ SF of industrial space. With major tenants including Lockheed Martin, General Motors, and Cintas |
| 2 | GENERAL MOTORS ASSEMBLY PLANT
5.75 million SF plant on 250 acres with over 5,500 employees |
| 3 | TEXAS HEALTH ARLINGTON MEMORIAL HOSPITAL
369-bed award winning hospital with over 2,000 employees |
| 4 | AMERICAN AIRLINES (SKYVIEW)
\$350 million state-of-the-art training complex for the over 130,000 employees of American Airlines |
| 5 | LOCKHEED MARTIN MISSILES & FIRE CONTROL
Headquarters for Lockheed Martin's missiles and fire control with more than 4,000 employees |
| 6 | DFW INTERNATIONAL AIRPORT
The third busiest airport in the world contributes ~\$38 billion annual economic impact |
| 7 | MEDICAL CITY OF ARLINGTON
433-bed award winning hospital, 1,500+ employees |
| 8 | DALLAS CBD
135,000+ employees and 480+ restaurants and bars |
| 9 | FORT WORTH MEDICAL DISTRICT
1,400-acre medical district home to 21 hospitals and ~39,000 healthcare workers |

PROPERTY DESCRIPTION

ADDRESS	1000 Mill Crossing Place, Arlington, TX 76006
YEAR BUILT	1979
CURRENT OCCUPANCY	94.6% as of (1/6/2026)
UNITS	184
AVERAGE UNIT SIZE	691 Square Feet
RENTABLE SF	127,168 Square Feet
STORIES	2
NUMBER OF BUILDINGS	15
LAND AREA	8.00 Acres
DENSITY	23 Units/Acre
PARKING	384 Total Parking Spaces 2.09 Spaces/Unit



UNIT MIX

Units	%	Unit Description	Type	SF	Total SF	Status		Market		Effective		W/D Connections
						Occ	Vac	Rent	PSF	Rent	PSF	
24	13%	Studio	S1	452	10,848	23	1	\$951	\$2.10	\$843	\$1.87	N
48	26%	1 BR - 1 BA	A1	553	26,544	45	3	\$1,035	\$1.87	\$940	\$1.70	N
48	26%	1 BR - 1 BA	A2	652	31,296	45	3	\$1,170	\$1.79	\$1,012	\$1.55	N
48	26%	2 BR - 2 BA	B1	860	41,280	45	3	\$1,530	\$1.78	\$1,249	\$1.45	Y
16	9%	2 BR - 2 BA	B2	1,075	17,200	16	0	\$1,544	\$1.44	\$1,409	\$1.31	Y
184	100%			691	127,168	174	10	\$1,233	\$1.78	\$1,069	\$1.55	64
24	13%	Studio		452	10,848	23	1	\$951	\$2.10	\$843	\$1.87	No Connections
96	52%	One Bedroom		603	57,840	90	6	\$1,102	\$1.83	\$976	\$1.62	No Connections
64	35%	Two Bedroom		914	58,480	61	3	\$1,533	\$1.68	\$1,291	\$1.41	Has Connections

COMMUNITY AMENITIES

- Relaxing Swimming Pool
- Modern Poolside Clubhouse & Leasing Office
- Fenced Dog Park with Pet Agility Options
- Convenient Business Center & Coffee Station
- Resident Friendly Laundry Facility
- Extensive Green Space
- Open BBQ & Picnic Area
- Designated Outdoor Mailbox Area

APARTMENT AMENITIES

- Stainless Steel Appliances*
- Quartz Countertops & Subway Tile Backsplash*
- Vinyl Wood Flooring*
- Washer/Dryer Connections & In-Unit Washer/Dryer*
- Large Walk-In Closets
- Private Wood-Paneled Balcony
- Woodburning Fireplace*
- Kitchen Pantry & Linen Closet
- Extra Storage Available*

**in select units*





ADDITIONAL INFORMATION:

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

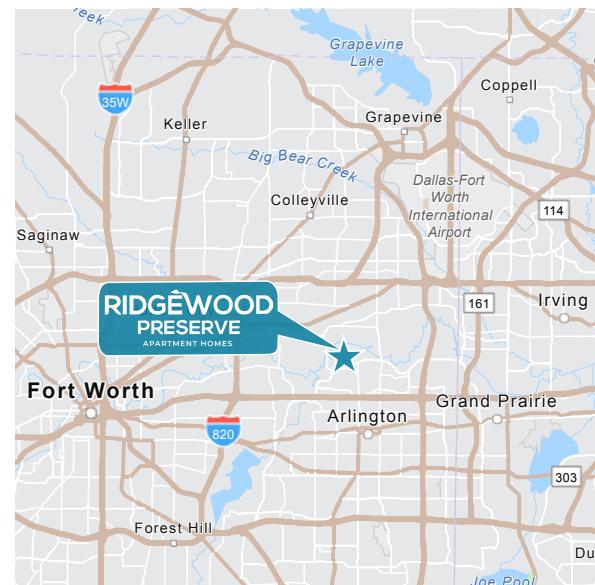
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