MAPLE TERRACE EST 1925 RESIDENCES

MAPLE TERRACE
RESIDENCES

345 Units | 2024 YOC | Class AA
Trophy Asset | Uptown Dallas

Investment Summary

JLL

The Offering

JLL Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire Maple Terrace Residences (the "Asset" or "Property"), a premier new construction Class AA asset consisting of 345 units. Completed in 2024, Maple Terrace Residences represents a rare convergence of institutional-grade quality, resort-caliber amenities, and premier positioning within one of Dallas's most established walkable neighborhoods. The Property delivers an exceptional turnkey acquisition opportunity featuring new-construction quality and luxury finishes in the heart of Dallas's urban core.

Maple Terrace Residences was constructed as part of a prestigious mixed-use development in Dallas' coveted Uptown district. The Asset neighbors 155,272 SF of boutique Tier 1 office space, and 15,014 SF of high-end restaurant concepts, which cater to affluent residents seeking the ultimate live-work-play environment in a prime urban location.

Maple Terrace's strategic positioning capitalizes on Dallas' robust market fundamentals, including sustained population growth and job creation that continue driving multifamily demand. The Dallas-Fort Worth metroplex has consistently ranked among the nation's fastest-growing metropolitan areas, with corporate relocations and expansions fueling unprecedented demand for premium real estate assets.

The Asset is positioned as a direct beneficiary of continued headquarters relocations to Dallas, with proximity to major employment centers driving sustained demand from high-income professionals.

The Property's location in Uptown Dallas offers unparalleled access to fine dining, walking trails, and the premier neighborhoods of Dallas, positioning Maple Terrace Residences as a flagship asset in one of the most sought-after addresses in Texas.

3003 MAPLE AVE
DALLAS, TX 75201

2024
YEAR BUILT

11.7%
EFFECTIVE RENT % INCREASE ON RENEWALS

95.6%
CURRENT LEASED
(as of 7/14/26)

90.4%
OCCUPANCY
(as of 7/14/26)

$516
EFFECTIVE RENT INCREASE ON RENEWALS

345
UNITS

22
STORIES

100%
PENTHOUSE OCCUPANCY

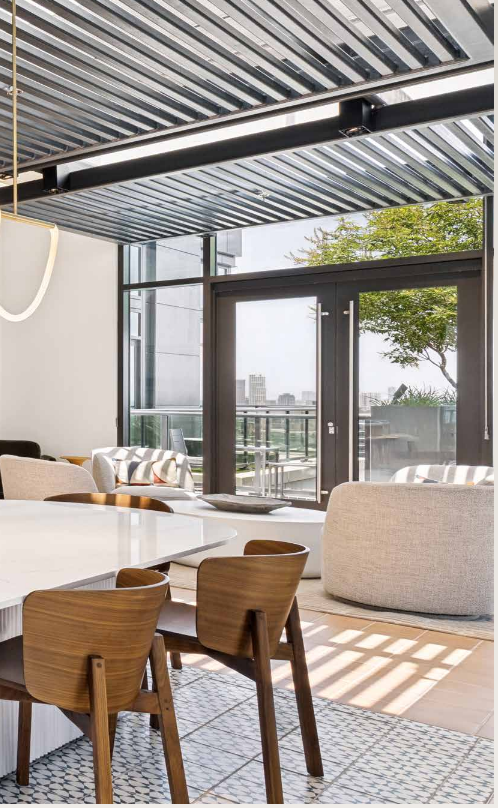
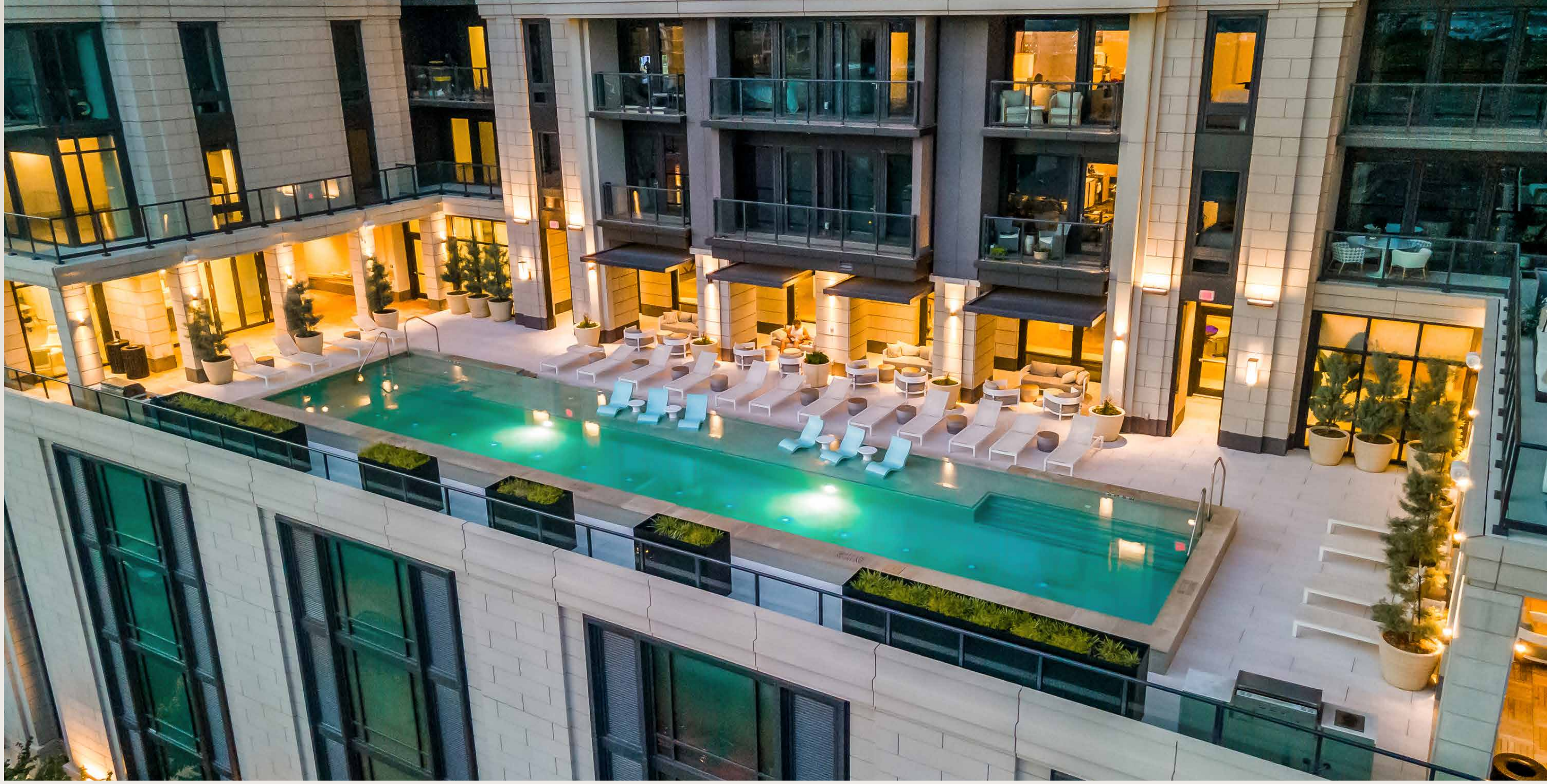
418,328
RENTABLE SF

2.25
ACRES

$15,145
PENTHOUSE AVERAGE EFFECTIVE RENTS

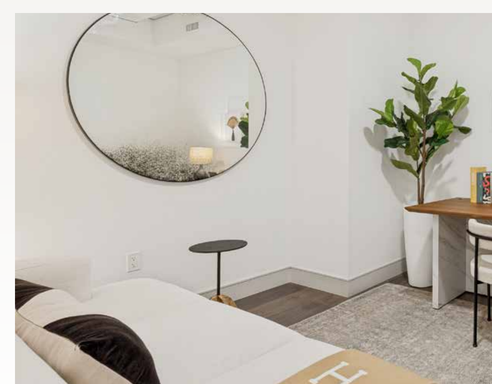
Unparalleled Luxury Living

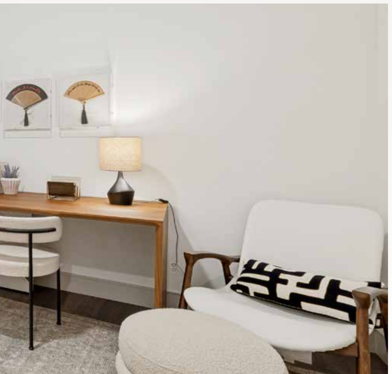
Maple Terrace Residences is a luxurious Class AA asset that sets the benchmark for sophisticated and ultra-luxury living in Dallas. Scaling 22 stories in the heart of Uptown, the Property is an iconic structure that was carefully designed with the highest quality and service in mind. The resident experience seamlessly combines historic charm with luxury living, all at the front door of Uptown's world class amenities.

Modern Interior Finishes

- Timeless Hardwood Flooring
- Gourmet Kitchens with Bosch Appliances & Gas Stove Tops
- Premium Quartz Countertops
- Sophisticated Custom Cabinetry
- Designer Walk-In Closets
- Spa Inspired Bathrooms
- Luxurious Modern Light Fixtures
- Elegant Tile Backsplash
- Spacious Private Terraces
- Mudroom with Custom Cabinetry
- Wine Fridge
- Floor to Ceiling Windows with Custom Roller Shades





Penthouse Features

HIGHLIGHTS

- Higher Ceilings – 13’ in Living Rooms and Bedrooms; Up to 10' in Kitchens with Electric Roller Shades
- Fireplaces in Living Areas of Select Penthouses
- Chandeliers in Dining Rooms
- Expansive Balconies, Some with Gas Grills
- Two Balconies in Most Penthouses
- Larger Walk-in Laundry/Utility Room

KITCHENS

- Unique Penthouse Finish Palette
- Upgraded Plumbing Fixtures
- Expanded and Upgraded Suite of Bosch Appliances includes a Gas Cooktop, Double Wall Oven, and Larger Wine Cooler

BATHROOMS

- Unique Penthouse Finish Palette
- Upgraded Plumbing Fixtures
- Expansive Primary Bathrooms
- Larger Shower
- Upgraded Freestanding Bathtub
- Water Closet

Unmatched Community Amenities

- **Secret Garden with Shading, Seating, & Lawn**
- **Access to Alfred's Bar**
- **Wrap-Around Rooftop Terrace**
- Expansive Pool Terrace with Skyline Views
- **Golf Lounge with Trackman Golf Simulator**
- Fitness Center with Sunset Terrace
- **Two Infrared Saunas**
- Pool Terrace Lounge with Prep Kitchen and Dining Room
- Concierge Service
- Dry Cleaning Services
- Co-Working Space with Breakout Rooms
- **Valet Parking**
- **Lone Star Resident Market**
- Library & Lounge
- Pet Park and Enclosed Pet Spa
- Billiard Room
- Media Lounge & Game-Day Room

28,398 SF
OF RESIDENT AMENITY SPACE

Carefully Curated,
Best-In-Class Mixed Use Campus

Maple Terrace was constructed to be a best-in-class asset with sophisticated modern interiors, premier amenities that cultivate unparalleled living, working, and dining experiences. The Property's curated design and exclusive resident services blend to form an elegant, cohesive community, establishing a new benchmark for luxury living that is unmatched in the Uptown market. Maple Terrace Residences' proximity to the adjacent office and restaurant space seamlessly extends the live-work-play narrative and will continue to attract high-end lifestyle-driven renters.


NOT INCLUDED IN THE OFFERING
MAPLE TERRACE
RESIDENCES
150,000+ SF OF TIER 1 OFFICE SPACE
15,000+ SF OF HIGH-END RESTAURANT SPACE
DOCE MESAS
DALLAS
CATCH

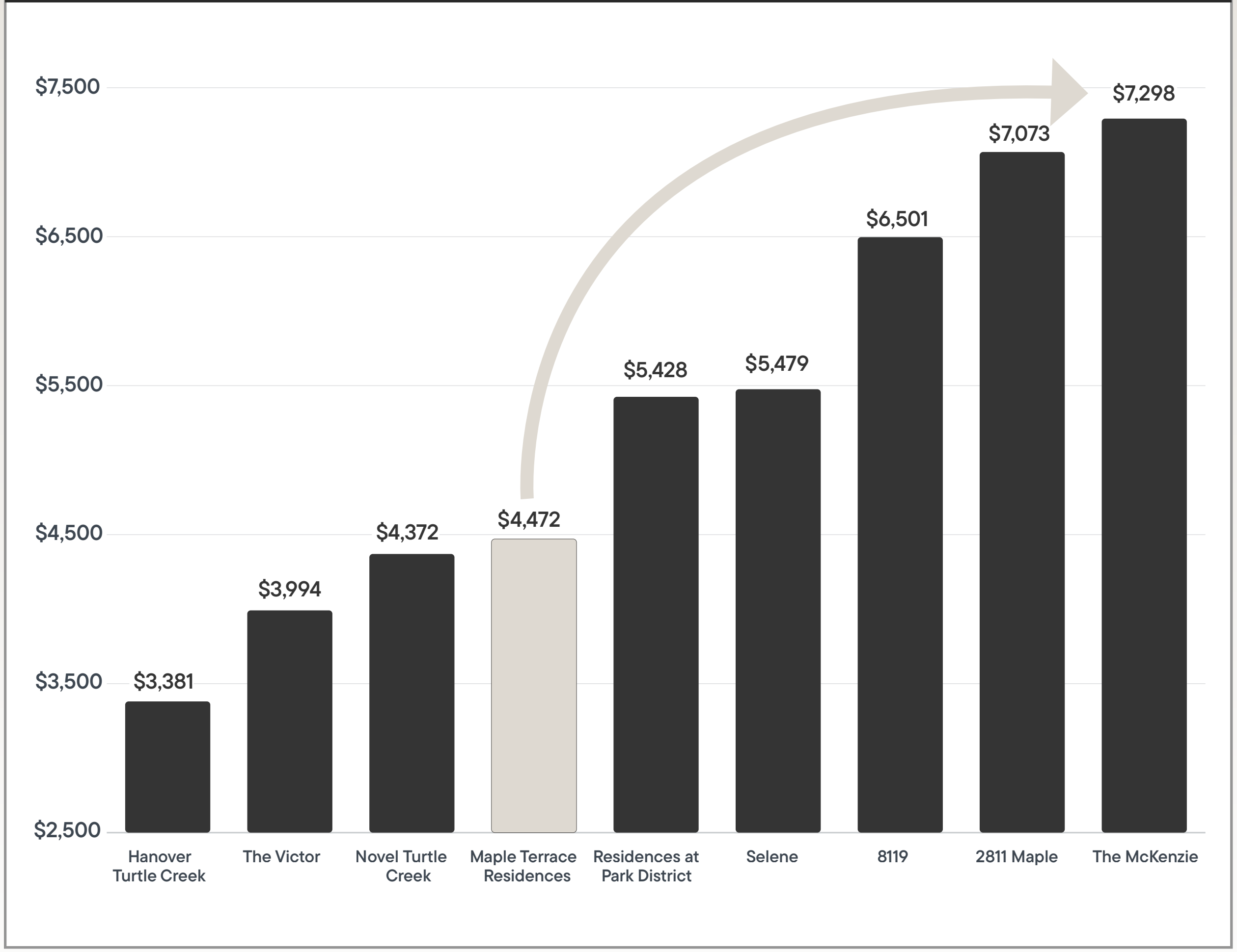
The History of Maple Terrace

Originally built in 1925 and designed by British architect Sir Alfred Bossom, Maple Terrace is one of Dallas's most treasured architectural landmarks. The historic apartment building was among the City's first luxury residences and was once described as the "hip private club for creatives" that was home to generations of Dallas social and cultural figures as well as celebrities such as Elvis Presley, Liza Minnelli, Dean Martin and Judy Garland. As one of the few pre-World War II buildings still standing in Dallas, Maple Terrace was reimagined for the 21st century while maintaining the building's historic character and architectural elegance.

Significant Rental Runway

Maple Terrace Residences is well positioned for future rental growth as the average effective rent for the competitive set is approximately $600 more than current rents at the Property, while the high watermark competitive property has average effective rents of nearly $7,300. The Asset is experiencing significant rent growth on renewals of nearly 12%, and penthouse leasing at Maple Terrace Residences is drastically outperforming the market with 100% occupancy. This existing rent upside, combined with concession burn-off, limited new high-rise supply under construction in Uptown, and highly affluent resident demographics, positions Maple Terrace Residences for ample future rental growth.

COMPETITIVE SET EFFECTIVE RENTS



11.7%

EFFECTIVE RENT % INCREASE ON RENEWALS

$516

EFFECTIVE RENT INCREASE ON RENEWALS

100%

PENTHOUSE OCCUPANCY

$600

DELTA TO COMPETITIVE SET

Best in Market Demographics

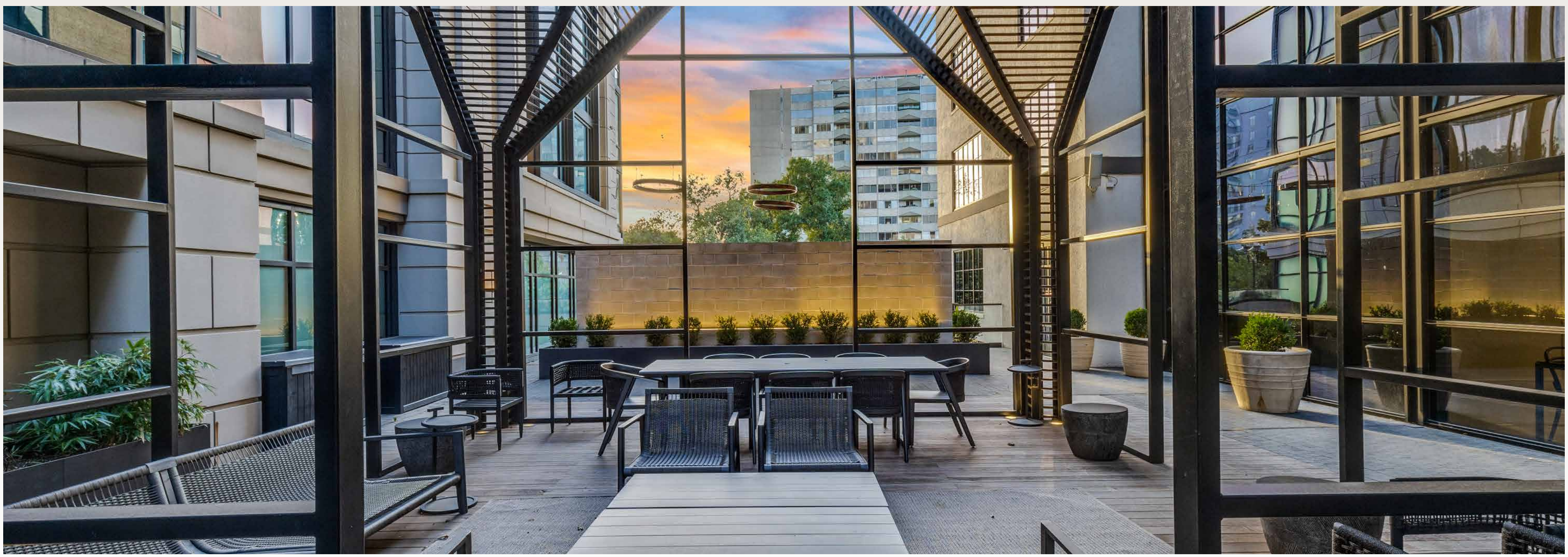
Maple Terrace Residences' position as the premier Class AA luxury asset commands top of the market rents from a deep pool of affluent renters. With a median annual household income of ± $340,000, the Asset is positioned to capture a renter base with significant disposable income and limited rent-to-income burden. With rent representing a modest share of household earnings, these residents have a strong capacity to absorb year-over-year rent increases while continuing to prioritize location, design, and amenity quality over cost.

$340,000
MEDIAN HOUSEHOLD INCOME AT THE PROPERTY

84%
POPULATION GROWTH SINCE 2010
(ONE-MILE RADIUS)

$1,528,000
AVERAGE HOME LIST PRICE
(ONE-MILE RADIUS)

Source: Redfin

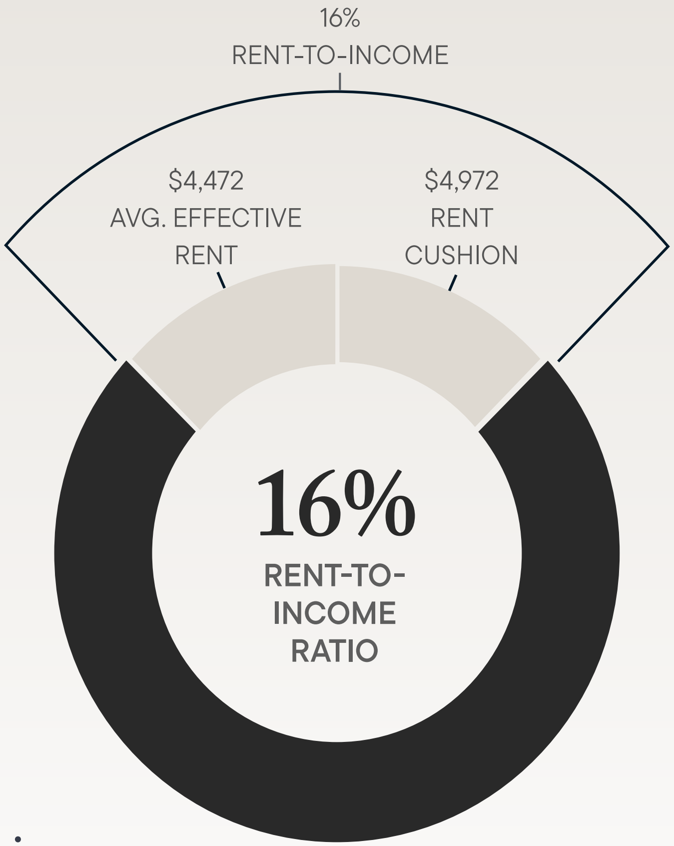


High Income Support Rent Growth

As a rule of thumb for financial well-being, a renter can comfortably afford rent up to 33% of monthly income. The median household income at Maple Terrace Residences is $340,000 or $28,333 per month. Very high household incomes make achieving healthy rent increases extremely feasible.

$340,000
MEDIAN ANNUAL HHI

$28,333
MEDIAN MONTHLY HHI



Rent vs Buying

Residents at Maple Terrace Residences are getting a significant discount to a home mortgage in the area, making renting a more desirable option. Additionally, surrounding homes do not provide the amenities or best-in-class interior finishes that Maple Terrace offers.

$1,528,000
AVERAGE HOME
LIST PRICE
(ONE-MILE RADIUS)

$10,845
AVERAGE MORTGAGE
PAYMENT

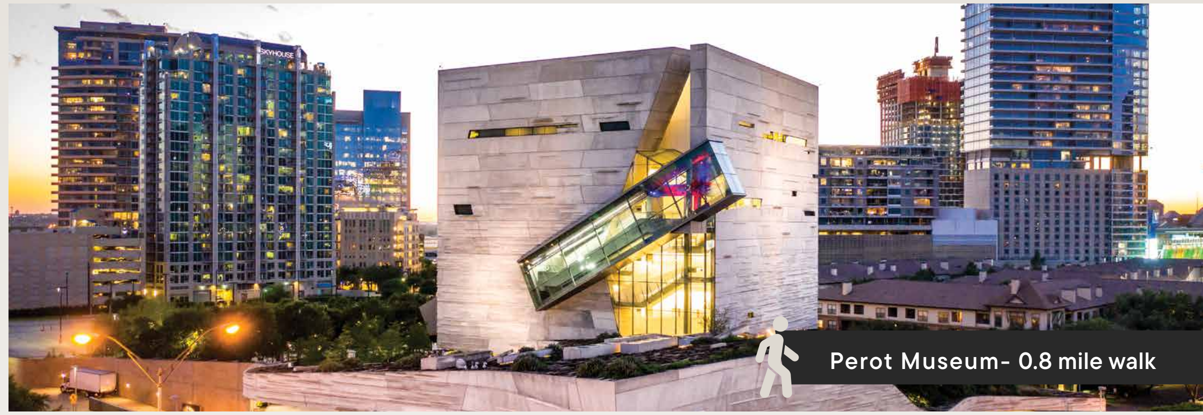
$6,356
DISCOUNT RENT
VS. OWN

Generational
Location

MAPLE TERRACE IS AT THE DOORSTEP OF DALLAS' MOST POPULAR DESTINATIONS

Key Attractions


Katy Trail - 0.3 mile Walk


Perot Museum- 0.8 mile walk


The Crescent - 0.2 mile walk

Klyde Warren Park - 0.7 mile walk

Walkable Dining Options

0-7 Min Walk

- Dallas Catch
- Flower Child — Healthy food for a happy world
- Las Palmas "11-11"
- NOBU
- Nick & Sam's — An Uptown Steakhouse
- Wine + Dine Sixty Vines
- uchi

WITHIN A 10 MINUTE WALK:

65

RESTAURANTS

93

WALK SCORE

Employment Epicenter

CORE LOCATION AT THE HEART OF DALLAS EMPLOYMENT

Conveniently located at the heart of the Dallas core, Maple Terrace Residences offers unprecedented access to the city's top employers and high growth commercial nodes including Uptown, the Dallas CBD, Victory Park, Harwood District, and the Arts District. **Additionally, Goldman Sachs is under construction with an 11-acre corporate campus in Victory Park that will feature 3.75 million SF of commercial space and will be the company's largest presence in the U.S. outside of its Manhattan HQ. The campus will accommodate more than 5,000 employees and deliver in 2028. Morgan Stanley also plans to develop a $1.3 billion office tower in Uptown that is expected to bring 3,800 jobs by 2035. Stonelake Capital Partners is also set to break ground in July 2026 on a 17-story office tower on McKinney Ave. in Uptown that will consist of 173,000 SF of office space and over 7,000 SF of retail.**

UPTOWN

Federal Reserve Bank of Dallas, Eleventh District
pwc
salesforce
UBS

DOWNTOWN DALLAS

AT&T
BANK OF AMERICA
Santander

VICTORY PARK

Goldman Sachs
EY
Scotiabank.
LOCKTON

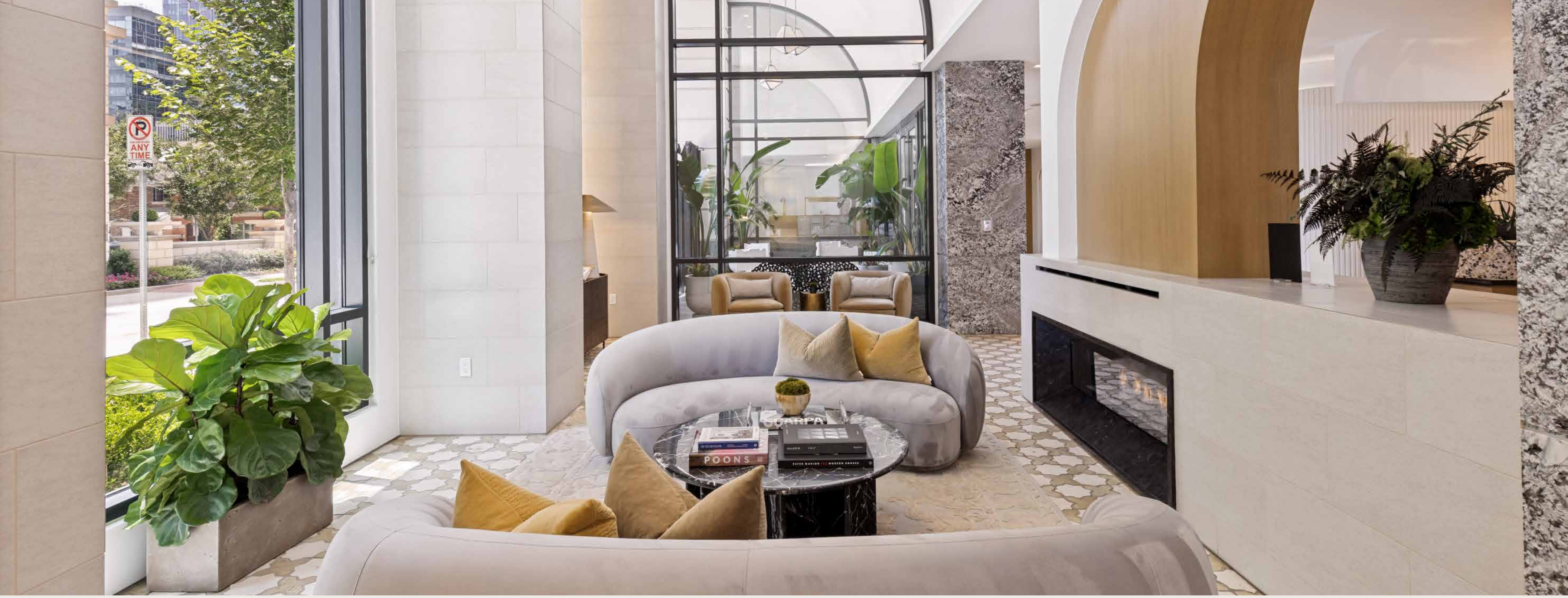
ARTS DISTRICT

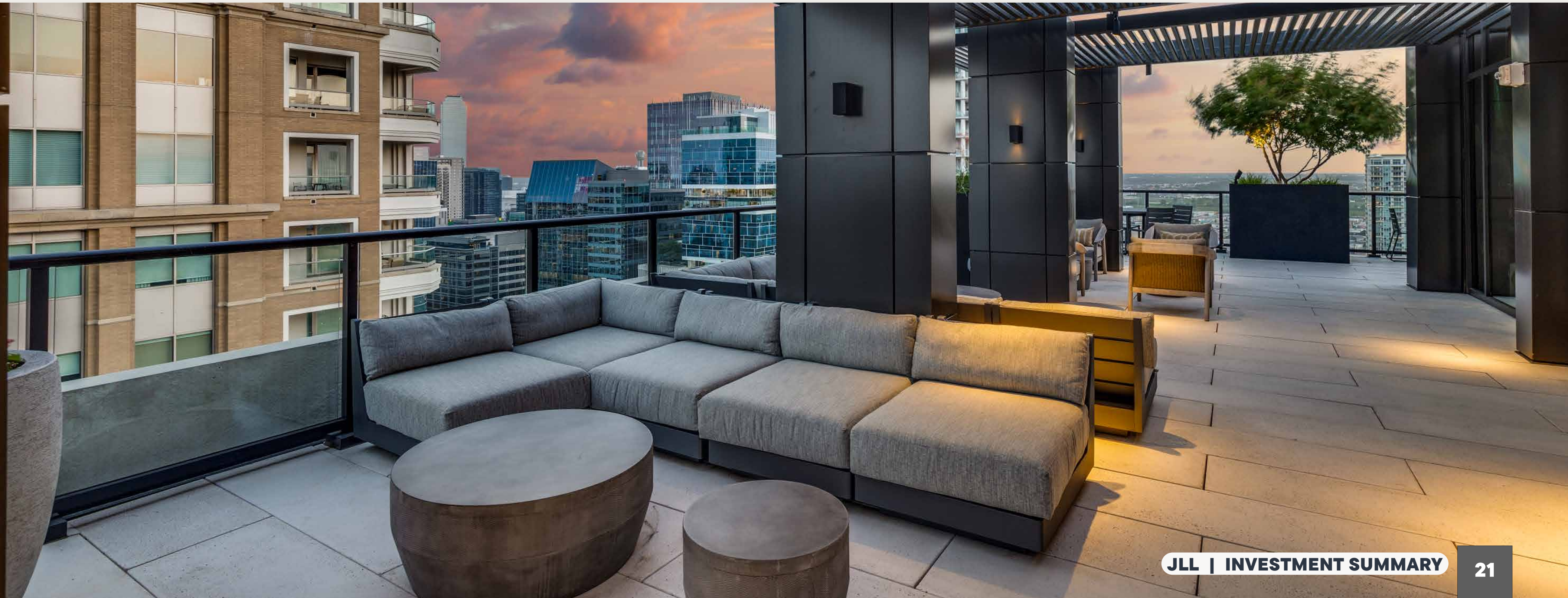
KPMG
Deloitte.
Hunt
JPMorganChase

UPTOWN DALLAS	97 WALK SCORE	88,000+ EMPLOYEES	$116,000 MEDIAN HOUSEHOLD INCOME

Unit Mix

Units	%	Unit Description	Type	SF	Total SF	Status Occ	Status Vac	Market Rent	Market PSF
30	9%	Studio	S1	601	18,030	28	2	$2,567	$4.27
30	9%	Studio	S2	683	20,490	26	4	$2,518	$3.69
14	4%	1 BR - 1 BA	A5	906	12,684	11	3	$3,783	$4.18
15	4%	1 BR - 1 BA	A1 ALT	916	13,740	14	1	$3,515	$3.84
28	8%	1 BR - 1 BA	A2	930	26,040	22	6	$3,614	$3.89
15	4%	1 BR - 1 BA	A1	932	13,980	14	1	$3,592	$3.85
14	4%	1 BR - 1 BA	A3	959	13,426	13	1	$4,141	$4.32
30	9%	1 BR - 1 BA	A4	990	29,700	29	1	$3,756	$3.79
14	4%	1.5 BR - 1 BA	A6 Study	1,218	17,052	14	0	$5,294	$4.35
15	4%	2 BR - 2 BA	B1	1,412	21,180	15	0	$5,173	$3.66
14	4%	2 BR - 2 BA	B2	1,424	19,936	12	2	$5,817	$4.08
15	4%	2 BR - 2 BA	B2 ALT	1,506	22,590	15	0	$5,779	$3.84
15	4%	2 BR - 2.5 BA	B4	1,531	22,965	11	4	$5,815	$3.80
15	4%	2 BR - 2.5 BA	B5	1,594	23,910	14	1	$5,845	$3.67
14	4%	2 BR - 2 BA	B3	1,597	22,358	13	1	$6,174	$3.87
15	4%	2 BR - 2.5 BA	B3 ALT	1,617	24,255	14	1	$5,668	$3.51
14	4%	2.5 BR - 2 BA	B6	1,653	23,142	12	2	$5,963	$3.61
14	4%	2 BR - 2.5 BA	B7	1,664	23,296	13	1	$6,215	$3.74
1	0%	2 BR - 2.5 BA	PH1	1,765	1,765	1	0	$13,725	$7.78
15	4%	2.5 BR - 3 BA	B8	1,828	27,420	11	4	$7,519	$4.11
1	0%	3.5 BR - 3 BA	PH2 Study	2,286	2,286	1	0	$15,599	$6.82
2	1%	3 BR - 3 BA	PH3	2,341	4,682	2	0	$16,298	$6.96
1	0%	3 BR - 3 BA	PH4	2,428	2,428	1	0	$14,509	$5.98
1	0%	3.5 BR - 3 BA	PH5 Study	2,596	2,596	1	0	$15,932	$6.14
1	0%	3 BR - 3.5 BA	PH6	2,670	2,670	1	0	$16,487	$6.17
1	0%	3.5 BR - 3 BA	PH8	2,828	2,828	1	0	$17,457	$6.17
1	0%	3.5 BR - 3.5 BA	PH7	2,879	2,879	1	0	$17,968	$6.24
345	**100%**			**1,213**	**418,328**	**310**	**35**	**$4,863**	**$4.01**





MAPLE TERRACE

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