PARK CENTRAL

at Flower Mound

FLOWER MOUND, TEXAS

2012 Built Asset in Excellent School District with Extremely High Barriers to Entry

OFFERING SUMMARY

JLL

ASSET 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 Park Central at Flower Mound (the "Property"), a luxurious institutional Class "A" asset with upside potential. The property is located in one of the most desirable submarkets in the DFW metro, Flower Mound, which consistently ranks among the best places to live in the country due to quality of life, strong education system, and low crime rate. The 307-unit Property was built in 2012 and is strategically situated along Morriss Rd. placing residents adjacent to the Texas Health Presbyterian Hospital and just minutes from DFW International Airport as well as Grapevine Mills Mall, Gaylord Texan Resort, and Grapevine Lake. **In addition, Park Central at Flower Mound offers garages for 52% of the units** and is significantly below replacement cost due to challenges for new development in Flower Mound.

INVESTMENT HIGHLIGHTS

LONG-TERM INSTITUTIONAL OWNERSHIP WITH SIGNIFICANT CAPITAL IMPROVEMENTS

Park Central at Flower Mound is an extremely well-maintained asset as it has been institutionally owned since 2013. Additionally, current ownership has spent over $3.6 million over the last three years that includes replacing all HVACs, exterior paint, redoing the leasing clubhouse, and modernizing amenity spaces.

RARE OFFERING IN LIMITED TRANSACTION FLOWER MOUND

With limited supply in Flower Mound, it is extremely rare that assets come to market. Since 2013 there have only been nine multifamily transactions in Flower Mound on six assets, which helps drive demand for potential ownership in the area. Further highlighting the lack of transactions in Flower Mound, there has only been one asset trade hands in the last five years.

NEW SUPPLY CONSTRAINED SUBMARKET AT A DISCOUNT TO REPLACEMENT COST

Flower Mound is one of the few suburban areas in DFW with extremely high barriers to entry for new development as evidenced by only six communities being delivered over the last 10 years. Today, securing entitlements for multifamily projects in Flower Mound remains a significant challenge.

407
Units Under Construction

8
Assets Delivered Last 10 Years

171
Units Delivered Annually Since 2015

LIGHT VALUE-ADD UPSIDE

While the Property was built in 2012, the opportunity exists for potential buyers to implement other income generators including a bulk WiFi package, keyless locks and tech package, and adding carports in order to increase revenue.

Income Generator	Charge	#	Additional Monthly Income	Additional Annual Income
Add WiFi Package	$75	307	$23,025	$276,300
Add Smart Locks/Tech Package	$50	307	$15,350	$184,200
Add 40 Covered Parking Spaces at $35 per month	$35	40	$1,400	$16,800
TOTAL			**$39,775**	**$477,300**

HIGH-EARNING AFFLUENT DEMOGRAPHIC BASE

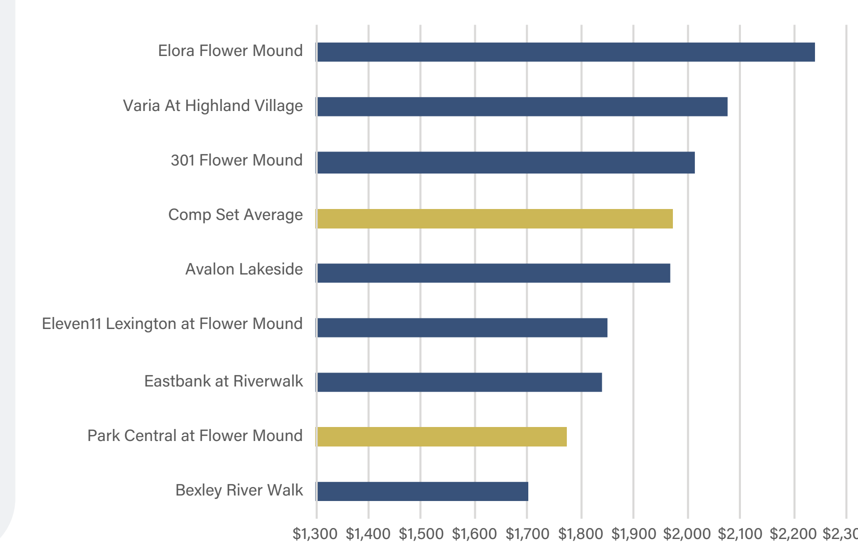
$171K
AVERAGE HOUSEHOLD INCOME

$530K
AVERAGE HOME LIST PRICE

86%
ASSOCIATE DEGREE OR HIGHER

83%
WHITE COLLAR JOBS

ROOM TO INCREASE RENTS



ONE OF THE PREMIER SCHOOL DISTRICTS IN THE COUNTRY

Flower Mound's nationally recognized public schools are a major draw to the area making Park Central at Flower Mound a highly attractive community for families that want to be in an acclaimed school district.

LISD LEWISVILLE ISD

A+ TOP 4% SCHOOL DISTRICT IN THE COUNTRY

MARCUS HIGH SCHOOL — A+

LAMAR MIDDLE SCHOOL — A TOP 3% IN COUNTRY

FLOWER MOUND ELEMENTARY SCHOOL — A TOP 3% IN COUNTRY

THE ASSET

Address:	4200 Broadway Avenue Flower Mound, Texas 75028
Year Built:	2012
Current Occupancy:	91.9% (as of 8/20/26)
Total Units:	307
Average Unit Size:	919 SF
Rentable Square Footage:	282,169 SF
Number of Buildings:	14
Land Area:	8.99 acres
Density:	34.1 units per acre
Parking:	209 surface lot spaces 161 detached garages ($125/month) 370 total parking spaces

UNIT MIX:

Units	% of Total	Unit Description	Type	SF	Market Rent	Rent per SF	Effective Rent	Effective Rent PSF
47	15%	1 BR - 1 BA	A1	652	$1,471	$2.26	$1,390	$2.13
30	10%	1 BR - 1 BA	A2	706	$1,549	$2.19	$1,484	$2.10
41	13%	1 BR - 1 BA	A3	736	$1,598	$2.17	$1,529	$2.08
12	4%	1 BR - 1 BA	A4	741	$1,622	$2.19	$1,458	$1.97
20	7%	1 BR - 1 BA	A5	847	$1,598	$1.89	$1,746	$2.06
77	25%	2 BR - 2 BA	B1	1,011	$2,070	$2.05	$1,913	$1.89
37	12%	2 BR - 2 BA	B2	1,130	$2,193	$1.94	$2,093	$1.85
28	9%	2 BR - 2 BA	B2A	1,175	$2,171	$1.85	$2,030	$1.73
15	5%	3 BR - 2 BA	C1	1,452	$2,634	$1.81	$2,582	$1.78
307	**100%**			**919**	**$1,868**	**$2.03**	**$1,768**	**$1.92**

COMMUNITY AMENITIES

- Resort-Style Saltwater Swimming Pool with Sundeck
- Poolside Lounge
- Community Fire Pit
- Outdoor Kitchen with Wolf BBQ Grill
- Golf Simulator
- Fitness Center with Cycle Room
- Luxurious Renovated Clubhouse
- Chic Resident Lounge
- Billiards Room
- Parcel Lockers
- EV Charging Stations
- Pet Wash Station

UNIT FEATURES

- Chef-Inspired Kitchen
- Granite Counters
- Stainless Steel Appliance Package
- Hardwood Flooring
- 42-inch Espresso Wood Cabinets
- Subway Tile Backsplash
- Built-in Wine Storage*
- Built-in Desk*
- USB Charging Ports *
- Walk-In Closet
- Private Balcony/Patio
- Extra Storage

** Select Units*

INVESTMENT ADVISORS

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

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