



Retreat AT WYLIE

WYLIE, TEXAS

320-Unit Class A 55+ Active Adult Community

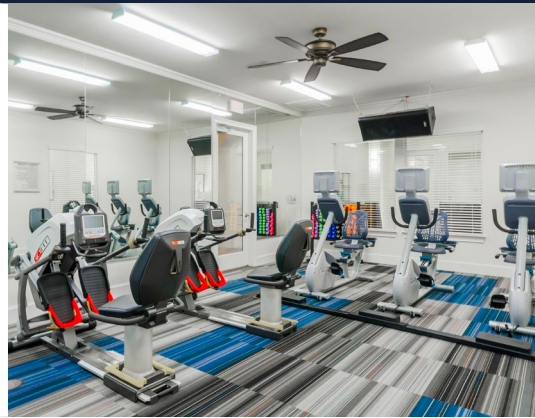


OFFERING SUMMARY



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 Retreat at Wylie, a premier 55+ Active Adult Community (the "Property"). Positioned in Wylie, Texas, and built in 2016, the Property boasts top quality interior finishes and a chic collection of active adult tailored amenities. Retreat at Wylie benefits from a prime location situated two miles from SH-67 and less than five miles from President George Bush Turnpike, offering residents easy access to a wide variety of shopping, dining, and entertainment options and the greater DFW Metro. In addition, the Retreat at Wylie offers buyers the opportunity to acquire an asset that operates efficiently – current occupancy is 94% with little-to-no bad debt and an 80% resident retention ratio.



Well-Maintained Class A Active Adult Community

The Retreat at Wylie offers residents unparalleled quality of empty nester living with luxurious in unit finishes and high-quality common areas highlighted by a large central park. The Asset interiors are adorned with top-of-the-line finishes including granite countertops, stainless steel appliances, under cabinet lighting, 10' ceilings, wood flooring, mudrooms, rainwater shower heads, and more. Retreat at Wylie boasts a diverse range of amenities catering to the active adult profile including a heated pool, expansive clubhouse, full-service salon, arts & crafts workshop, and planned social events in addition to numerous other amenities.

Opportunity to Increase Revenue Through Other Income Generators

Retreat at Wylie provides new investors with the potential to complete several value-add strategies to further increase profitability. By adding washer/dryer sets, private yards, a bulk WiFi package, and increasing the current parking fees, new ownership could generate \$565,000 in additional income annually. Currently, covered parking and garages are over 92% occupied. New ownership could also enhance landscaping and community amenities in addition to expanding the craft room.

Opportunity	Units	Charge	Monthly Income	Annual Income
Bulk WiFi	320	\$75	\$24,000	\$288,000
Washer/Dryer Sets	320	\$50	\$16,000	\$192,000
Add Private Yards	30	\$100	\$3,000	\$36,000
Increase Premium Garage Fee to \$175 (\$25 Added)	38	\$25	\$950	\$11,400
Increase Garage Fee to \$150 (\$25 Added)	62	\$25	\$1,550	\$18,600
Increase Covered Parking Fee to \$50 (\$10 Added)	162	\$10	\$1,620	\$19,440
Total Additional Income			\$47,120	\$565,440

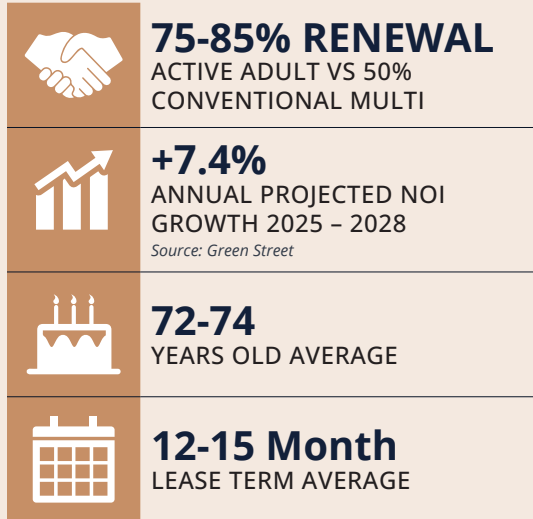
Extremely Limited Development at a Discount to Replacement Cost

The Property provides investors with a unique opportunity to acquire a 2016-vintage cash flowing asset at a significant discount to replacement cost. Wylie proper has historically been very hard to develop due to strict zoning laws. Retreat at Wylie is one of only five assets to be built in Wylie over the last 10 years and is one of only two "Active Adult" communities in the city. Retreat at Wylie has benefited from the limited development with 94.3% average historical occupancy over the last three years.

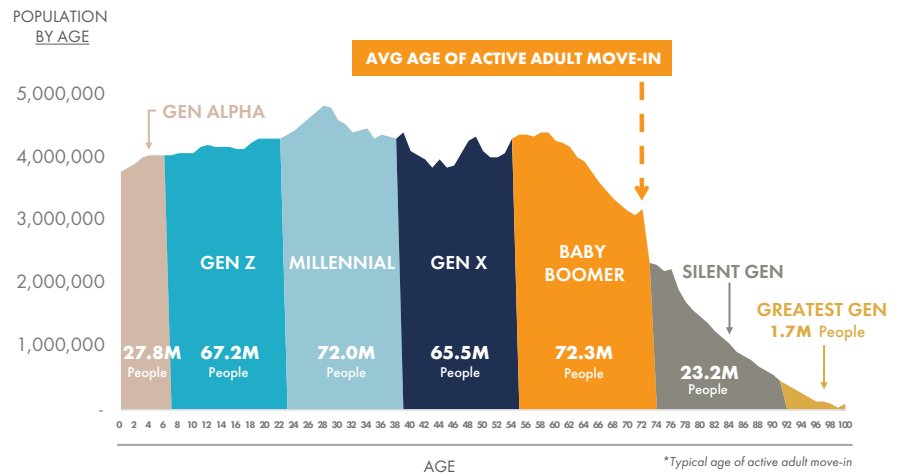
Resilient and Insulated Active Adult Resident Profile

Retreat at Wylie experiences improved fundamentals due to its Active Adult residents. The Active Adult resident profile is made up of Baby Boomers who, in the coming years, will begin to move into Active Adult properties (avg. entry age: 72). In addition, there is very little turnover in active adult assets and minimal economic impact given residents aren't tied to employment income.

Key Statistics

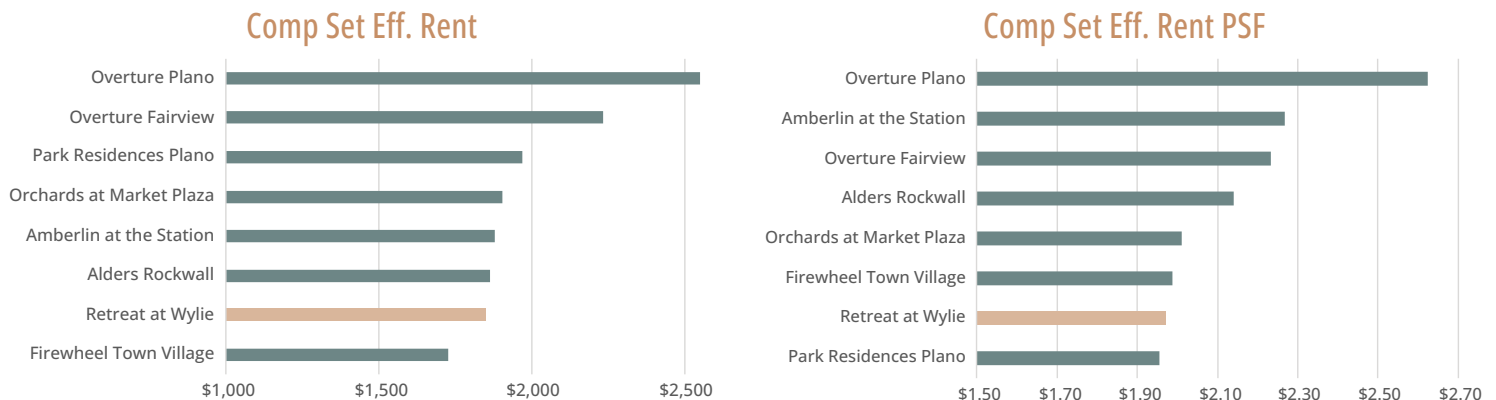


72 Million Baby Boomers Are Just Reaching Active Adult Age



Room to Increase Rents

The Property currently sits at a significant discount to the competitive set and newly constructed assets in the submarket. This presents potential investors with the opportunity to organically push rents to bridge the gap.



Accessible Location Surrounded by Prominent Retail & Entertainment

Retreat at Wylie is in an ideal location for 55+ residents seeking low-maintenance convenience and lifestyle appeal. The Property benefits from excellent accessibility and is surrounded by numerous nearby retail and entertainment centers as it sits adjacent to a newly built HEB grocery store as well as Woodbridge Crossing Shopping Center that features a Super Target, Kohl's, TJ Maxx and CVS. Other notable nearby destinations include Firewheel Town Center, CityLine, Lake Lavon, Firewheel Golf Course, and Founders Park.



Property Highlights

Address:	300 McCreary Rd, Wylie, Texas 75098
Year Built:	2016
Current Occupancy:	94.1% (as of 9/1/26)
Total Units:	320
Average Unit Size:	938 SF
Rentable SF:	300,288 SF
Land Area:	13.13 acres
Density:	24 units per acre
Parking:	224 Open Surface Spaces 162 Carports 100 Detached Garages 486 Total Parking Spaces 1.52 Spaces / Unit



Unit Mix

Units	%	Unit Description	Type	SF	Market		Effective	
					Rent	PSF	Rent	PSF
32	10%	Studio	E1	480	\$1,204	\$2.51	\$1,126	\$2.35
80	25%	1 BR - 1 BA	A1	612	\$1,405	\$2.30	\$1,437	\$2.35
32	10%	1 BR - 1 BA	A2	768	\$1,560	\$2.03	\$1,602	\$2.09
48	15%	1 BR - 1 BA	A3	883	\$1,675	\$1.90	\$1,716	\$1.94
36	11%	2 BR - 2 BA	B1	1,248	\$2,357	\$1.89	\$2,372	\$1.90
32	10%	2 BR - 2 BA	B2	1,320	\$2,407	\$1.82	\$2,429	\$1.84
36	11%	2 BR - 2 BA	B3	1,342	\$2,434	\$1.81	\$2,423	\$1.81
12	4%	2 BR - 2 BA	B4	1,394	\$2,344	\$1.68	\$2,294	\$1.65
12	4%	2 BR - 2 BA	B5	1,400	\$2,394	\$1.71	\$2,416	\$1.73
320	100%			938	\$1,836	\$1.96	\$1,845	\$1.97





Resort-Style Amenities

- Luxurious, Heated Swimming Pool
- Trellis Covered Outdoor Living Area
- 24/7 High-Tech Fitness Center with Cardio Theater
- Expansive Clubhouse
- Grand Entertainment Lounge with Baby Grand Piano
- Gaming Table and Billiards
- Modern TV Lounge
- Resident Business Center
- Full-Service Salon
- Planned Social Events
- Arts & Crafts Workshop
- Off-Leash Pet Park & Convenient Waste Stations
- Elevator Access
- Covered Parking

Thoughtfully Designed Interiors

- Sleek Granite Countertops
- Modern Stainless-Steel Appliances
- Designer Kitchen Cabinets
- Wood Style Flooring
- Mudroom with Laundry Sink*
- Convenient Under Cabinet Lighting
- Designer Lighting Package
- 10' Ceilings
- Rainwater Showerheads & Upgraded Plumbing Fixtures
- Marble Jetted Garden Jacuzzi Tubs *
- Full-Size Washer/Dryer Connections
- Panic Buttons in Primary Bedroom & Bath
- Audible Intrusion Alarms

**In Select Units*



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