



BB LIVING

THE TRIBUTE

THE COLONY, TX

BEST-IN-CLASS "FOR-RENT"
SINGLE-FAMILY HOME COMMUNITY
IN AN AFFLUENT LOCATION



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 BB Living The Tribute, a premier, institutional-grade Build-to-Rent (BTR) investment opportunity situated within the award-winning, master-planned community of The Tribute in The Colony, Texas. Built in 2025 and consisting of 166 three- and four-bedroom homes, this brand-new lifestyle community seamlessly combines the convenience and flexibility of luxury rental living with the spaciousness and comfort of a home. Strategically located on a scenic peninsula along Lake Lewisville, the asset captures the robust rental demand of the high-growth Frisco/The Colony submarket. BB Living The Tribute is uniquely positioned to capitalize on high-income demographics seeking an upscale, maintenance-free lifestyle.

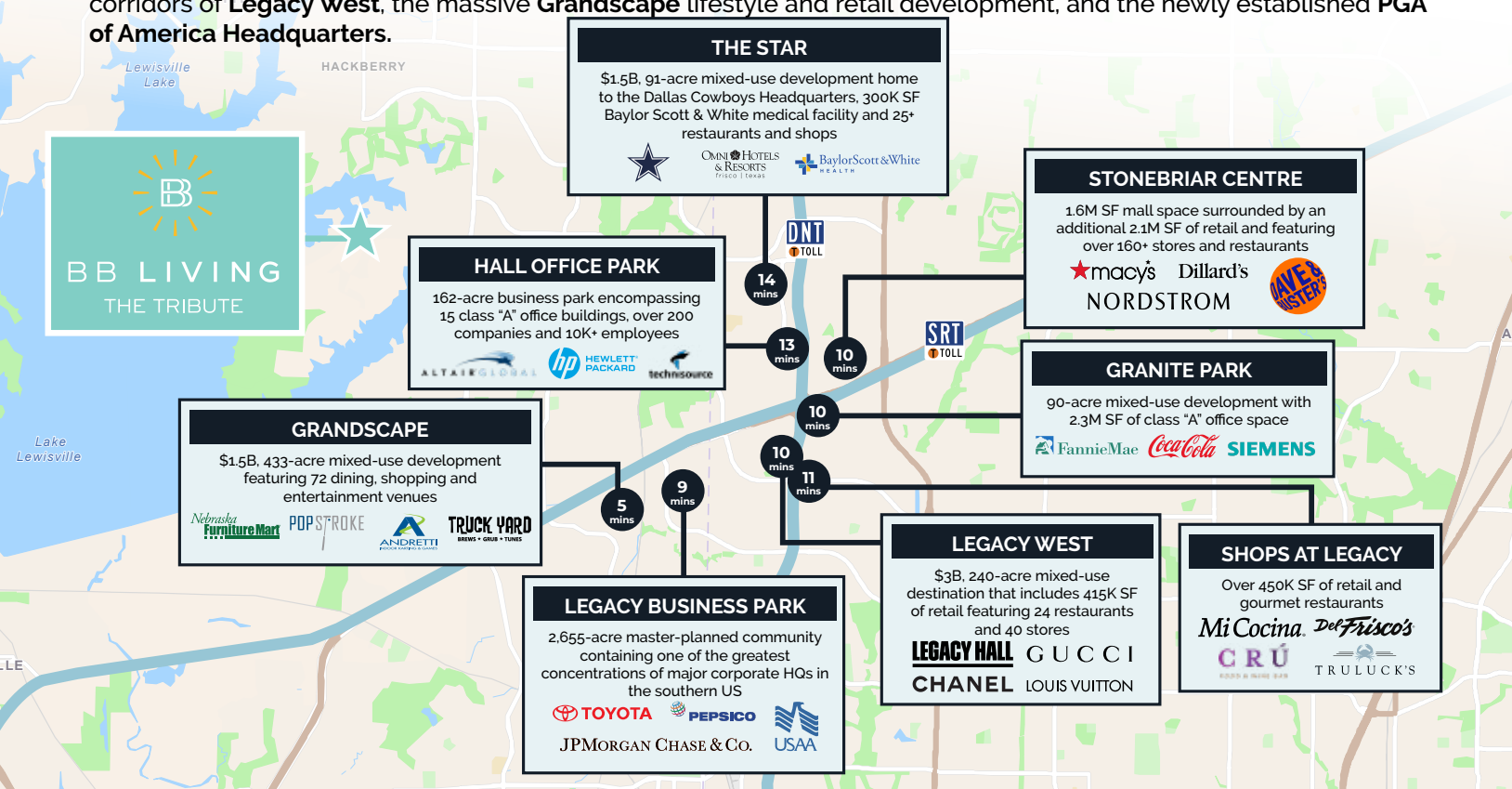


AWARD-WINNING MASTER-PLANNED LAKESIDE LOCATION – Tucked into the scenic and quiet suburbs near Frisco, the property boasts a premier lakeside address within the prestigious master-planned development of The Tribute. This unique location on the Lake Lewisville peninsula offers residents a tranquil "lakeside lifestyle" characterized by natural beauty and serene suburban living. The property's location benefits from extremely high barriers to entry for single-family residential development, protecting the asset's long-term value and positioning it as a highly exclusive rental community in a rapidly expanding submarket.

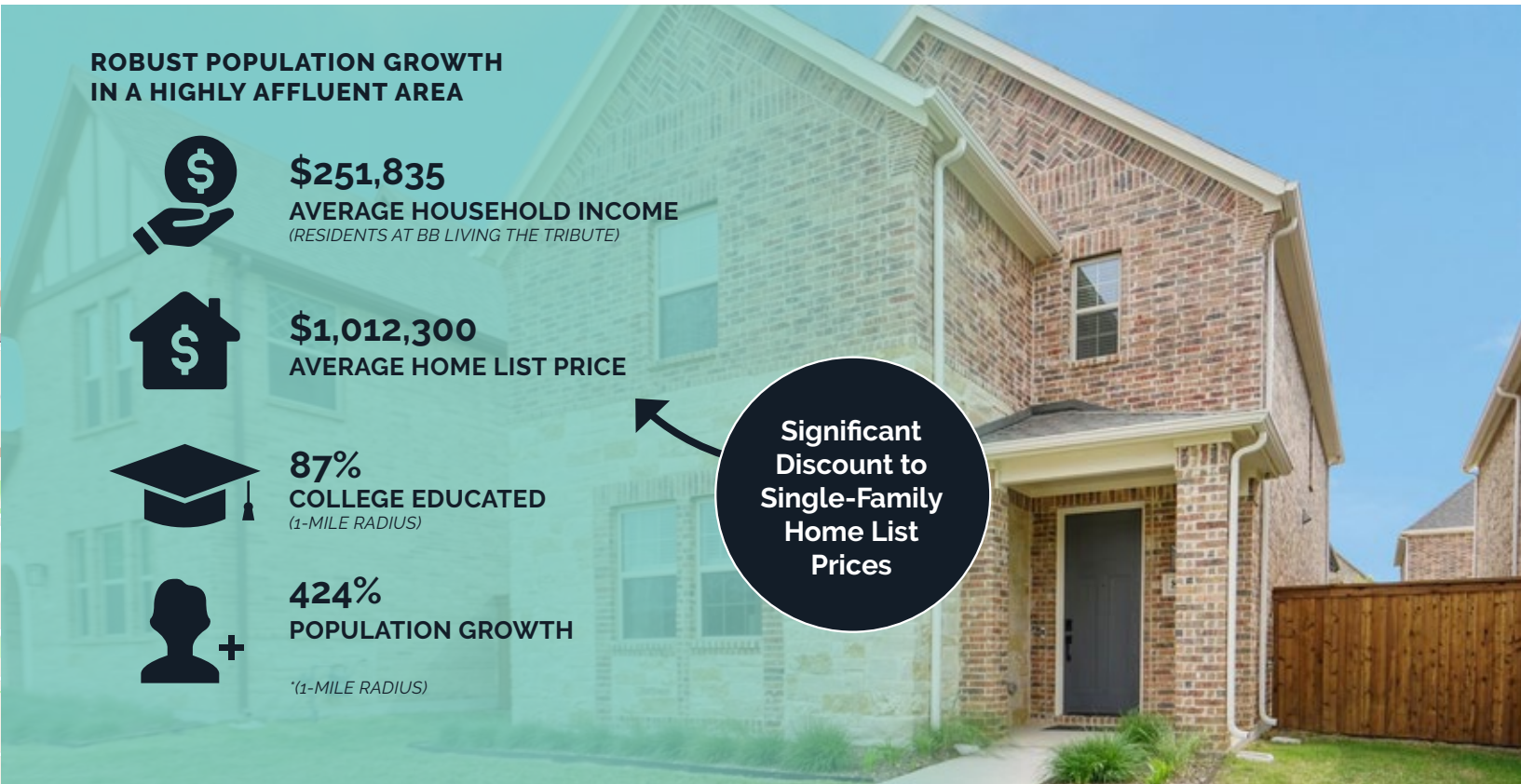
Investment Highlights

DIFFERENTIATED ASSET WITH CUSTOM HOME DESIGN – BB Living The Tribute showcases top-tier asset quality with its spacious three- and four-bedroom single-family rental homes, ranging from 1,798 to 2,440 square feet. The interiors feature premium finishes, including gourmet kitchens with granite countertops, custom cabinetry, stainless-steel appliances, hardwood-style flooring, and gas ranges. Tenants enjoy the high-end comforts of smart-home technology, in-home washer and dryer, private fenced yards, and the highly coveted convenience of attached two-car garages with EV charging. In addition, the Asset is the only rental property within The Tribute master-planned community, and scattered single-family rentals are prohibited unless expressly approved by the HOA, further limiting competitive supply

UNRIVALED ACCESS TO DFW'S PREMIER JOB ENGINES AND LIFESTYLE HUBS – The asset is strategically located just minutes from DFW's most prominent employment centers, corporate headquarters, and entertainment destinations. Residents enjoy convenient commutes to major economic drivers, including **The Star in Frisco**, the premier corporate corridors of **Legacy West**, the massive **Grandscape** lifestyle and retail development, and the newly established **PGA of America Headquarters**.



RESORT-STYLE COMMUNITY AMENITIES– In addition to luxury home interiors, the property offers a curated suite of upscale on-site amenities. Residents have access to a state-of-the-art fitness center with a relaxed coffee lounge, a resort-style swimming pool, pickleball courts, and a community park and playground complete with grilling areas. Beyond the community's gates, residents are treated to a true paradise, with immediate access to the award-winning Tribute Golf Club, extensive lakeside nature-infused walking and biking paths, and activities on Lake Lewisville.



The Asset

ADDRESS:	8525 Leyton Road The Colony, TX 75056
YEAR BUILT:	2025
CURRENT OCCUPANCY:	96.4% (as of 9/30/26)
TOTAL HOMES:	166
AVERAGE HOME SIZE:	2,084 square feet
RENTABLE SQUARE FOOTAGE:	345,889 square feet
STORIES:	1-2
LAND AREA:	23.87 acres
DENSITY:	7 homes per acre
PARKING:	Two-car garage for every home



Thoughtfully Curated Amenities

- Resort-Style Pool with Splash Pad Area
- Fully Equipped Fitness Center
- Clubroom with Coffee Bar and Arcade Game System
- Bark Park
- Playground and Play Lawn
- Courtyard Play Area
- Pickleball and Basketball Court
- Outdoor Grills and Fire Pits
- 24/7 Emergency Maintenance
- Access to The Tribute Golf Club
- Access to Canoe/Kayak Dock
- Access to Shoreline Nature Trail

Impressive Net Effective Trade-Outs

11.6%

New Leases

11.8%

Renewals

96.4%

Occupancy

(as of 9/30/26)

(Last 3 months)



Luxurious In-Home Features

- Attached Two-Car Garages
- EV Charging Capability in Every Garage
- Private Yards with Turf
- Pet Friendly
- Smart-Home Technology
- Open Concept Layouts
- Granite Countertops
- Kitchen Islands
- Master Bathrooms with Dual Sinks
- Custom Cabinetry
- Gas Ranges
- Energy-Efficient Stainless Steel Appliances
- Contemporary Lighting Fixtures
- In-Home Washer and Dryer
- Luxury Hardwood-Inspired Flooring
- Vaulted Ceilings*
- Walk-In Closets

*select homes



Home Mix

CODE	HOME DESCRIPTION	% OF TOTAL	COUNT	SF	MARKET RENT	RENT PSF	LEASED RENT	LEASED RENT PSF
C1	3 BR - 2 BA	24%	40	1,861	\$3,543	\$1.90	\$3,409	\$1.83
C2	3 BR - 2 BA	25%	41	2,099	\$3,587	\$1.71	\$3,344	\$1.59
C3	3 BR - 2 BA	12%	20	1,798	\$3,777	\$2.10	\$3,456	\$1.92
D1	4 BR - 3 BA	21%	35	2,178	\$3,880	\$1.78	\$3,604	\$1.65
D2	4 BR - 3 BA	18%	30	2,440	\$4,386	\$1.80	\$3,912	\$1.60
100%			166	2,084	\$3,805	\$1.83	\$3,526	\$1.69



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OFFER DATE: TBD

TIMING: All submissions must include specific terms relating to Due Diligence and Closing time periods.

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