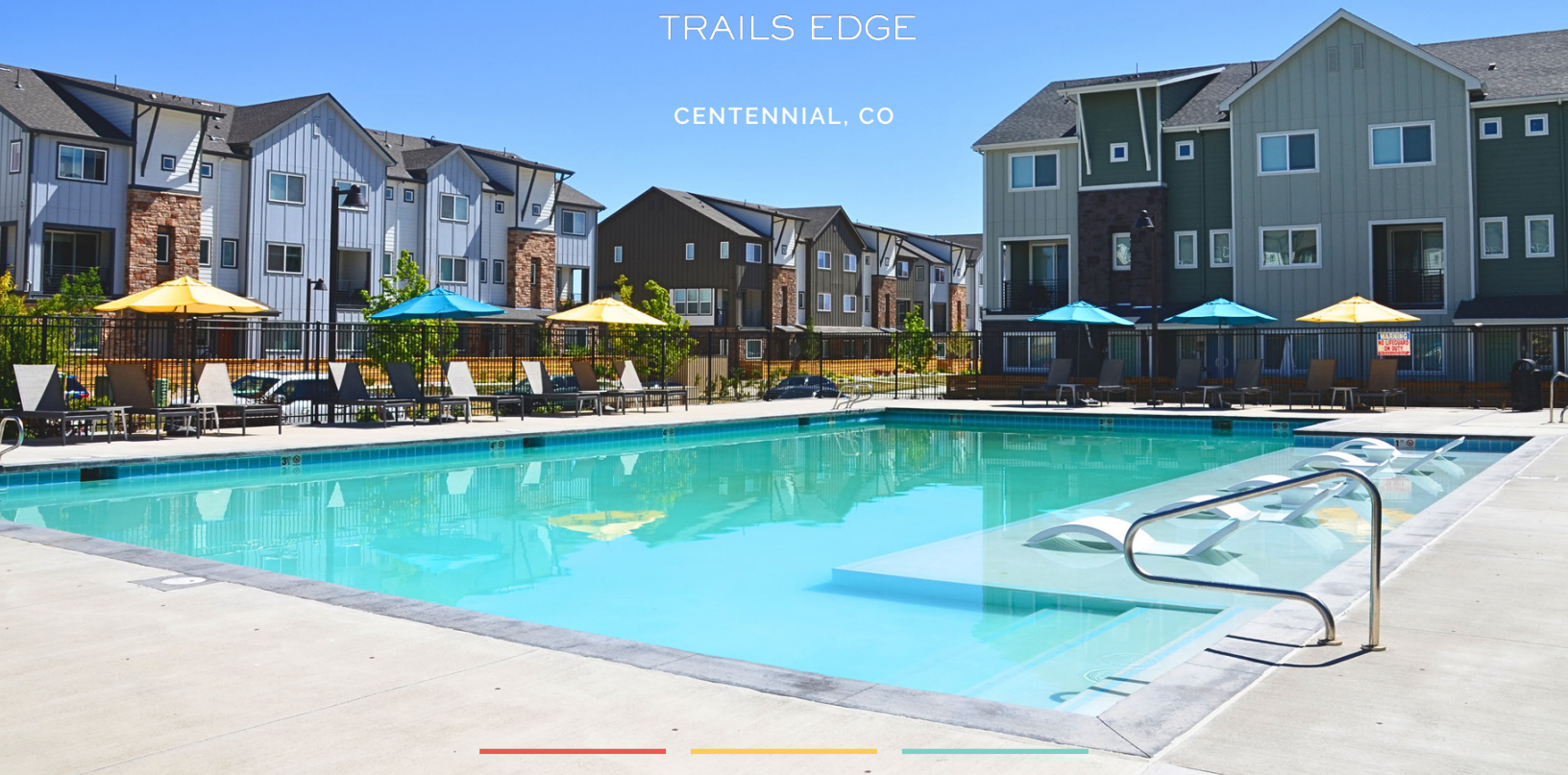




BB LIVING

TRAILS EDGE

CENTENNIAL, CO



CLASS A "FOR-RENT" TOWNHOME COMMUNITY IN PREMIER CENTENNIAL, CO 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 Trails Edge ("Trails Edge"), a premier "for rent" community each including attached 2-car garages, located in Centennial, CO. Completed in 2025, this best-in-class, fully-stabilized asset features spacious townhomes averaging $\pm$ 2,000 square feet and boasts modern finishes that support premium rental rates. The community is nestled between S Parker Rd, I-25 and E-470, providing residents with easy access to the entire Denver metro and direct access to the Southeast Business Corridor, Denver's largest employment center. This ideal location provides a unique blend of suburban living and urban amenities, with convenient access to the Denver Tech Center, Park Meadows Mall, the Centennial Airport, Fiddler's Green Amphitheater and the renowned Cherry Creek School District.

IMPRESSIVE NET EFFECTIVE TRADE-OUTS

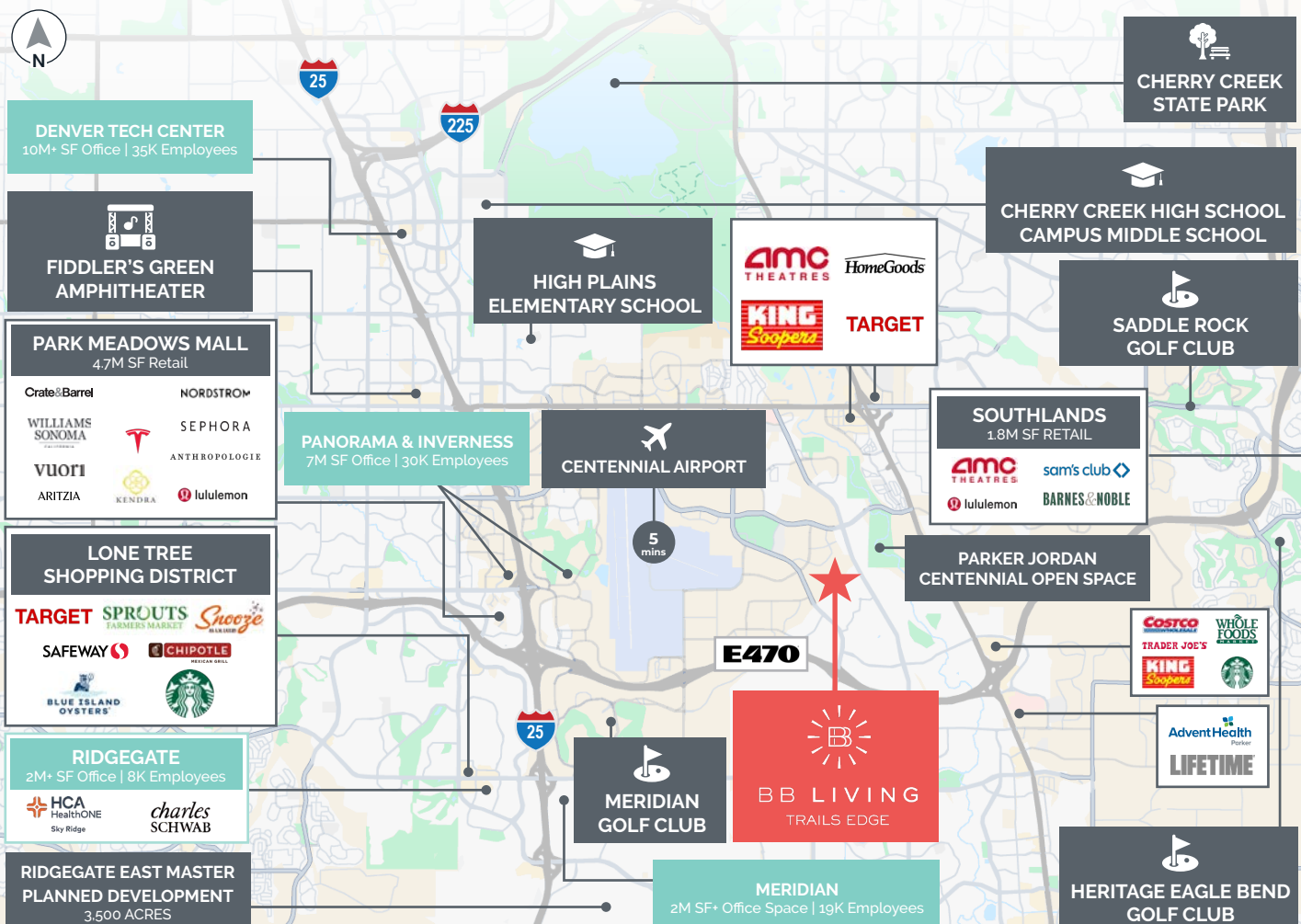
7.4%
New Leases

11.5%
Renewals

(Last 6 months)

Investment Highlights

WELL-POSITIONED IN AN EMPLOYMENT, RETAIL & ENTERTAINMENT RICH LOCATION – Trails Edge is strategically positioned and surrounded by Denver's largest employment center, major corporate headquarters and renowned lifestyle/retail destinations. These locational attributes will continue to drive resident retention while serving as a catalyst for new high-quality tenancy at the property.



BEST-IN-CLASS PRODUCT WITH FULL AMENITY SET

Completed in 2025, Trails Edge is a luxurious institutional asset that has been thoughtfully designed. The property provides ultra-upscale yet fully inclusive suburban lifestyle neighborhood that features 190 individual townhomes each with a two-car garage and exterior private courtyards and balconies. In addition, Trails Edge offers deluxe finishes from smart-home technology, to granite countertops, gourmet kitchens, second floor balconies and large walk-in closets. All paired with a resort-style swimming and spa, a state-of-the-art fitness center, playground, dog park and shaded outdoor grill courtyards.



WELL EDUCATED & HIGHLY AFFLUENT AREA



\$176,203

AVG ANNUAL HOUSEHOLD INCOME
(WITHIN A 5-MILE RADIUS)



\$206,000

ON-SITE RESIDENT INCOME AT TRAILS EDGE
(17% ABOVE THE AREA INCOME)



\$732,000+

AVERAGE HOME ASKING PRICE



82%

COLLEGE-EDUCATED

PRESTIGIOUS CHERRY CREEK SCHOOL DISTRICT – Featuring all three- and four-bedroom floor plans with an average home size of ± 2,000 SF, Trails Edge is a highly attractive community for families that want to be in a nationally acclaimed school district. The Property is served by the coveted Cherry Creek School District, which is ranked as the #6 school district in all of Colorado top 6% nationwide according to Niche. In addition, every school that Trails Edge feeds into received at least an "A" rating from Niche.



*Dedicated to
Excellence*
Cherry Creek Schools



TOP 6% IN
COUNTRY

HIGH PLAINS
ELEMENTARY



TOP 1% IN
COLORADO

CAMPUS MIDDLE
SCHOOL



TOP 2% IN
COLORADO

CHERRY CREEK
HIGH SCHOOL



TOP 1% IN
COUNTRY

Property Description

ADDRESS:	15269 E Phillips Dr. Centennial, CO 80134
YEAR BUILT:	2025
CURRENT OCCUPANCY:	92.1% (9/30/26)
TOTAL HOMES:	190
AVERAGE HOME SIZE:	1,986 square feet
RENTABLE SQUARE FOOTAGE:	377,290 square feet
STORIES:	3
LAND AREA:	± 18 acres
DENSITY:	± 11 homes per acre
PARKING:	Two-car garage for every townhome



Home Mix

CODE	DESCRIPTION	% OF TOTAL	COUNT	SQ. FT.	MARKET RENT	PSF	ACHIEVED RENT	PSF
3A TH	3 BR - 3.5 BA	15%	28	±1,848	\$3,437	\$1.86	\$3,163	\$1.71
3B TH	3 BR - 3.5 BA	42%	80	±1,965	\$3,384	\$1.72	\$3,103	\$1.58
4A TH	4 BR - 3.5 BA	43%	82	±2,053	\$3,767	\$1.84	\$3,480	\$1.70
TOTAL		100%	190	±1,986	\$3,557	\$1.79	\$3,265	\$1.65



Community Amenities

- Swimming Pool & All-Year Hot Tub
- Swimming Pool Bathroom & Shower
- 24/7 State-of-the-Art Fitness Center
- Playground & Cornhole Turf
- Sundeck & Under-Trellis Seating
- Shaded Picnic Area w/Barbecue
- Fire Pits
- On-site Dog Park
- 24/7 Emergency Maintenance Service
- On-site Management
- Valet Trash Services
- Pet-Friendly Community

Interior Amenities

- Granite Countertops in Kitchen and Bathrooms
- Stainless Steel Appliances
- Designer Kitchen Backsplash
- Gas Range
- Gourmet Kitchen Island with Pendant Lighting
- Wood-Style Flooring
- Private Courtyards and Balconies
- Two-Car Garage
- Laundry Room w/ Full-Size Washer/Dryer Connections
- Tankless Water-Heater
- Programable Thermostat
- Kitchen Pantry
- Walk-In Glass Front Showers
- Oversized Closet



BB LIVING TRAILS EDGE

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 Trails Edge ("Trails Edge") in conjunction with the following two properties; (1) BB Living The Tribute ("The Tribute") in The Colony, TX & (2) BB Living Epperson Ranch ("Epperson Ranch") in Wesley Chapel, FL. Combined, this best-in-class portfolio includes three single family and/or townhome style communities totaling 520 homes in some of the nation's most prestigious submarkets. This offering may be acquired as a portfolio, through sub-portfolios, or on an individual property basis. For inquiries regarding assets located in Texas and/or Florida please contact the appropriate JLL market representative depicted below:

BB Living The Tribute ("The Tribute") in The Colony, TX: Bill Miller | +1 469 232 1986 | bill.miller@jll.com

BB Living Epperson Ranch ("Epperson Ranch") in Wesley Chapel, FL: Frank Carriera | +1 727 415 0804 | frank.carriera@jll.com

Additional Information

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

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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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