



Property Overview

- 220 Units
- Bedford, TX near State Highways 183 and 121
- 1BR and 2BR unit mix; 841 sf average
- 1980 Construction
- Visibility from Texas State Highway 183
- Located in the HEB School District
- 3-year Bridge loan with Wells Fargo Bank
- Purchased in July 2011 at 72% occupied; ~\$.73/sf average effective rent
- Current occupancy at 99%; current new leases at \$.98/sf rent (as of 3/13)

Exterior Improvements

- Upgraded Building Exterior and Solar Screens/ Window Tinting on Windows
- Stabilized Foundation Work
- Drainage and Irrigation Work
- Extended Retaining Wall for Creek That Runs Through Property
- Upgraded Parking Lots and Sidewalks
- Upgraded Modern Leasing Office
- Added Business Center to Leasing Office
- State-of-the-Art Poolside Fitness Center
- Security Cameras with Password-Protected 24-Hr. Web-Accessed Video Streaming
- New Resort-Style Pool Area and Outdoor Bar/ Kitchen – New Pool Furniture
- Free Wi-Fi Hotspots at the Pool Area
- New Unique Community Dog Park
- New Modern Mail Center
- Outdoor Seating Areas with New BBQ Equipment
- Added Children's Play Area
- Upgraded Laundry Centers with New Modern Equipment (Card Readers)
- New Beautiful High-End Landscaping
- New Custom Signage with New Property Name
- New High-Efficiency LED Security Lighting
- Upgraded Maintenance Shop
- Upgraded Irrigation Water Wells
- Addition of a Secure 20' x 8' Storage POD

Interior Unit Improvements

- Added Washer/Dryer Connections to 1BR Units
- Added Wiring and Ceiling Fans/Lights in All Bedrooms and Living Areas
- Added Durable Faux Wood Vinyl Planking
- Added Modern Black-On-Black Appliance Packages
- Added High-Impact Stained and Resurfaced Cabinets
- Added Custom Faux Granite Countertops
- Added Premium-Quality Brushed Nickel Hardware and Fixtures
- Added Gooseneck Kitchen Faucets
- Added Custom Contemporary Glass Tile Backsplash Accents
- Added Two Inch Faux Wood Blinds
- Added Two-Tone Paint
- Offering Rental Washer/Dryer Equipment

Selected Floorplans



One bedroom, one bath



Two bedroom, two bath



Two bedroom, two bath



Townhome, first floor



Townhome, second floor

