



Property Overview

- 296 Units
- Garland, Texas along highly visible Jupiter Street
- 1BR and 2BR unit mix; 809 sf average
- 1983 Construction
- Major Bus line stop located at front of property
- Located in Garland School District
- Near Recognized Charter School Programs
- 3-year Bridge loan with Bank of Texas
- Purchased in Nov. 2011 at 90% occupied; ~\$.82/sf average effective rent
- Current occupancy at 94%; current new leases at \$1.07/sf rent (as of 3/13)

Exterior Improvements

- New Composite Shingle Pitched Roofs
- Stabilized Foundation Work
- Drainage and Irrigation Work
- Upgraded Parking Lot and Sidewalks
- Upgraded Building Exterior and Solar Screens on Windows
- Upgraded Modern Leasing Office and Redesigned Front Entry
- Added Business Center to Leasing Office
- Security Cameras with Password-Protected 24-Hr. Web-Accessed Video Streaming
- New State-of-the-Art Poolside Fitness Center
- New Resort-Style Pool Areas and Outdoor Bar/Kitchen – New Pool Furniture
- Free Wi-Fi Hotspots at Pool Areas
- New Unique Community Dog Park
- Upgraded Mail Centers
- Outdoor Seating with New BBQ Equipment
- Upgraded Children's Play Area
- Upgraded Laundry Center with New Modern Equipment (Card Readers) – Bought out 7-Year Lease with Rental Company
- New Beautiful High-End Landscaping
- New Custom Signage with New Property Name
- New High-Efficiency LED Security Lighting
- New and Expanded Maintenance Shop
- Improved Main Sewer Lines
- Addition of a Secure 40' x 8' Storage POD

Interior Unit Improvements

- 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

