



Courtyards

ON GLENVIEW

Property Overview

- 241 Units
- North Richland Hills, Texas adjacent to Interstate 820
- 1BR, 2BR, and 3BR unit mix; 1,056 sf average
- 1969 Construction
- Located near the major highway intersection of Interstate 820 and State Highways 121/183
- Located in the Birdville Independent School District nearby local public elementary, middle, and high schools
- 3-year bridge loan with Bank of Texas
- Purchased in September 2013 at 95% occupied; ~\$.68/sf average effective rent
- Current occupancy at 98%; current new leases at \$1.02/sf rent (as of 9/15)

Exterior Improvements

- Upgraded Building Exterior with Solar Screens on All Windows
- Stabilized Foundation Work
- Repaired Parking Lots and Sidewalks
- Drainage and Irrigation Work (as the property was only partially irrigated)
- Upgraded Electrical Systems
- Expanded Leasing Office and Redesigned Front Entry
- Added Security Cameras with Password Protected 24-hour Web Accessed Video Streaming
- Added Business Center to Leasing Office
- New State-of-the-Art Fitness Center
- Upgraded Resort-Style Pool Areas and Outdoor Bar/Kitchen – New pool furniture
- New Unique Community Dog Park
- Upgraded Mail Centers with Weather Protection Canopies
- New Outdoor Seating Areas with New BBQ Equipment
- New Children's Play Area
- Upgraded Laundry Centers with New Modern Equipment (Card Readers) – Terminated Lease with Rental Company
- New Beautiful High-End Landscaping
- New Custom Signage with New Property Name
- Added Solar PV Energy Systems
- New High-Efficiency LED Outdoor Lighting
- Free Wi-Fi Hotspots at the Pool Areas
- Upgraded Maintenance Shop and Storage Units

- New Trash Enclosures
- Added Irrigation Water Well

Interior Unit Improvements

- Added Durable Faux Wood Vinyl Planking
- Added Modern Black-On-Black Appliance Packages
- Added Weatherization and Attic Insulation for Improved Energy Efficiency
- Added High-Impact Resurfaced and Painted Cabinets
- Added Custom Faux Granite Countertops
- Added Premium-Quality Brushed Nickel Hardware and Fixtures
- Added Gooseneck Kitchen Faucets
- Added Water Conservation Measures for Interior Plumbing
- Added Custom Contemporary Glass Tile Backsplash Accents
- Added Two-Inch Faux Wood Blinds
- Added Two-Tone Paint
- Added Washer-Dryer hookups in Select Units
- offering Washer/Dryer Rental in Units

Selected Floorplans



London 1x1



Madrid 1x1



Paris 1x1



Tokyo 1x1



Rio 2x1



Dubai 3x1.5

