

THE VERGE APARTMENTS

DALLAS, TX

➔ Target Performance

5 Year Total Return: **100.39%**
 Annual Cash on Cash Return: **5.41%**
 Annualized Return: **19.68%**

What this means if you invest \$100,000

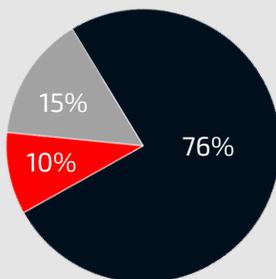
You will receive **\$200,390**
 upon sale and **\$5,410.00**
 yearly in distributions for a
 total return of **\$19,860.00**
 per year for the hold period
 of 5 years.

➔ The Financing

Debt: **10 Year Fixed-rate**
 Freddie Mac loan
 Leverage: 57% - 59%

➔ Unit Mix

2 Bed/ 2 Bath
2 Bed/ 1 Bath
 1 Bed/ 1 Bath
217 Units total



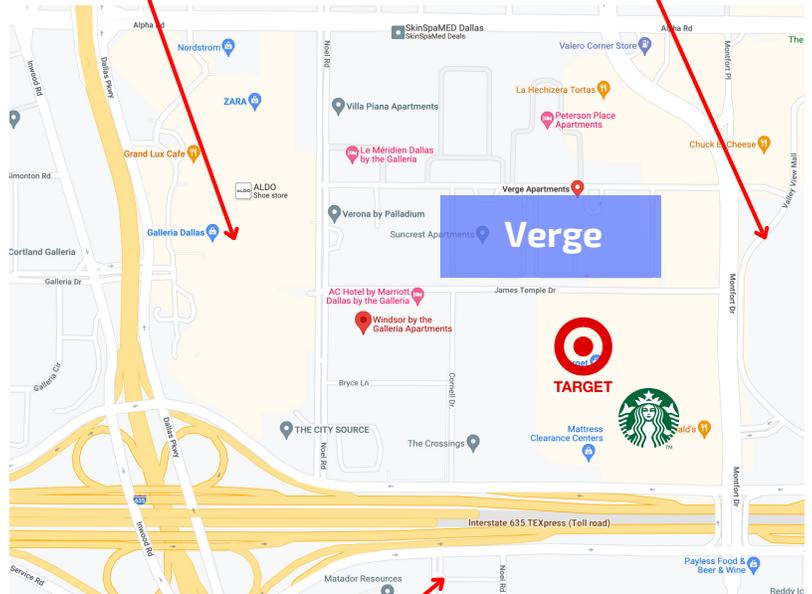
➔ Highlights of The Area



Iconic Galleria
Dallas shopping
center



\$4B investment to
create 450 acre
Dallas Midtown Park



Lincoln Center class A office
complex with Fortune 500 tenants

The Comparables

						
		The Verge Apartments (1980)	The Courts at Preston Oaks (1987)	Noel on the Parkway (1978)	Montfort Crossing (1978)	
		Current	Proforma			
2B/2B	1B/1B	\$914	\$1,060 - \$1,357	\$1,359 - \$1,641 	\$1,329 - \$1,483 	\$1,207 - \$1,277 
	2B/1B	\$1,400	\$1,467	n/a	n/a	n/a
	2B/2B	\$1500	\$1,553	\$1,719 	\$1,640 	n/a



The Primary Sponsorship Team

\$300+
MILLION
ASSETS UNDER
MANAGEMENT

3,000+
CURRENTLY
UNDER
MANAGEMENT



2.68X
AVERAGE EQUITY
MULTIPLE

168.33%
AVERAGE TOTAL
RETURNS

25
MONTH AVERAGE
HOLD TIME