

Lewisville Submarket & Location

Strategic Access

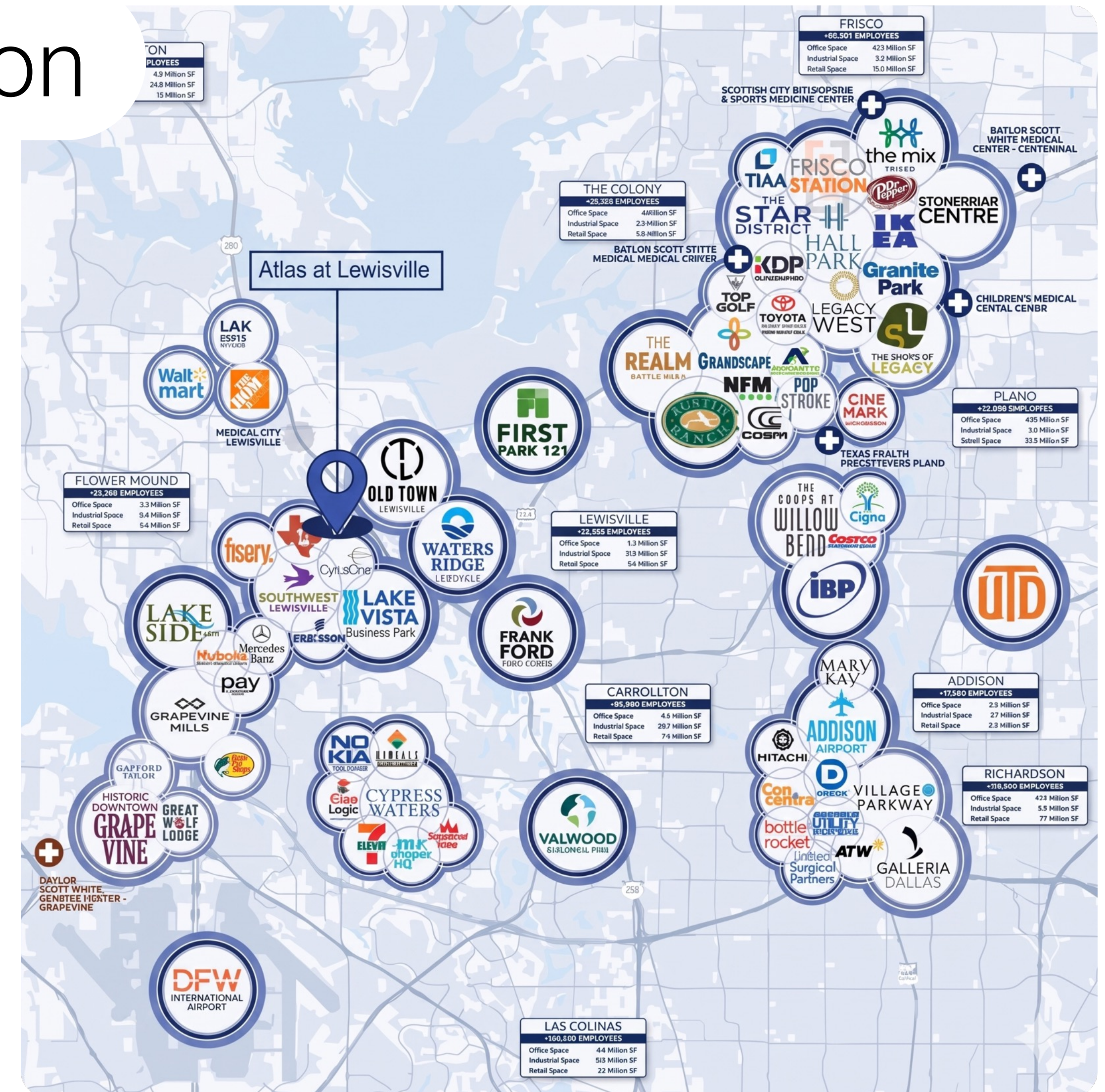
Immediate access to SH 121 and I-35E within the DFW employment grid, minutes from DFW Airport, Vista Ridge Mall, and Old Town Lewisville.

Commercial Hub

Surrounded by 73M+ SF of office/industrial and 9.70M+ SF of retail space within 5 miles.

Strong Demographics

Robust workforce renter base across the Lewisville/Flower Mound submarket (based on 3-mile MHI data).



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August Biniiaz
Chief Investment Officer

Lewisville — Major Employment Centers

Employment

More than 73 Million SF of Office/
Industrial Space within 5 Miles
of Atlas at Lewisville

Sources: IPA Broker OM



Waters Ridge Business Park
DISTANCE 0.70 MILES
Total Size / SF 103 Acres / 2.6 Million SF



Southwest Lewisville District
DISTANCE 0.85 MILES
Total SF 9.5 Million SF



Lake Vista
DISTANCE 1.85 MILES
Total Size 150 Acres



Lakeside Business District
DISTANCE 2.80 MILES
Total Size / SF 137 Acres / 2.3 Million SF



Freeport North
DISTANCE 2.80 MILES
Total Size / SF 205 Acres / 3.6 Million SF



Frankford Trade Center
DISTANCE 3.00 MILES
Total Size / SF 172 Acres / 2.5 Million SF



First Park 121
DISTANCE 3.35 MILES
Total SF Phase 1 345,000 SF



Cypress Waters
DISTANCE 4.00 MILES
Total Size / SF >1,000 Acres / 4.5 Million SF



Valwood Industrial Park
DISTANCE 5.35 MILES
Total Size / SF >2,200 Acres / 26 Million SF



DFW International Airport
DISTANCE 6.25 MILES
Employees Direct/Indirect >634,000



Las Colinas Urban Center
DISTANCE 9.50 MILES
Employees >121,550



Legacy / West Plano
DISTANCE 9.50 MILES
Employees >106,400



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Lewisville

Nearby Entertainment & Retail Centers

Entertainment

More than 9.7 Million SF of Retail Space within 5 Miles of Atlas at Lewisville

Sources: IPA Broker OM



Main Event Lewisville
DISTANCE 0.70 MILES
Total Entertainment Space >56,000 SF



Lakepointe Towne Crossing
DISTANCE 0.90 MILES
Total Retail Space 296,630 Million SF



Old Town Lewisville
DISTANCE 2.40 MILES
Retail / Entertainment Options 29



Castle Hills Marketplace
DISTANCE 6.75 MILES
Total Retail Space 144,000 SF



Lewisville Towne Crossing
DISTANCE 6.95 MILES
Total Retail Space >238,430 SF



TopGolf
DISTANCE 7.30 MILES
Total Entertainment Space >65,000 SF



Grandscape
DISTANCE 7.70 MILES
Total Retail Space 4.0 Million SF



Andretti Indoor Karting
DISTANCE 8.60 MILES
Total Entertainment Space >10,000 SF



PopStroke
DISTANCE 8.65 MILES
Total Entertainment Space >80,000 SF



Legacy West
DISTANCE 10.45 MILES
Total Retail Space 672,000 SF



The Shops at Legacy
DISTANCE 10.85 MILES
Total Retail Space 1. Million SF



Stonebriar Centre
DISTANCE 11.60 MILES
Total Retail Space 1.8 Million SF



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Property Specifications

Address	146 Valley View Drive, Lewisville, TX 75067
Property Name	Atlas at Lewisville
Number of Units	150 (64 Aspen 1BR/1BA, 22 Tahoe 1BR/1.5BA TH, 64 Vail 2BR/2BA)
Net Rentable Area	119,966 SF (avg 800 SF/unit)
Year of Construction	1985
Land Area / Buildings	6.31 acres / 10 buildings
Exterior / Foundation	Brick / stucco / siding; concrete slab
Framing	Wood frame
Wiring / Plumbing / HVAC	Copper wiring / PVC / individual split systems
Roof	Pitched shingle
Parking	252 spaces (140 covered carports, 112 open); ratio 1.68
Project Amenities	Pool, fitness center, clubhouse, dog park, grilling/picnic areas, playground



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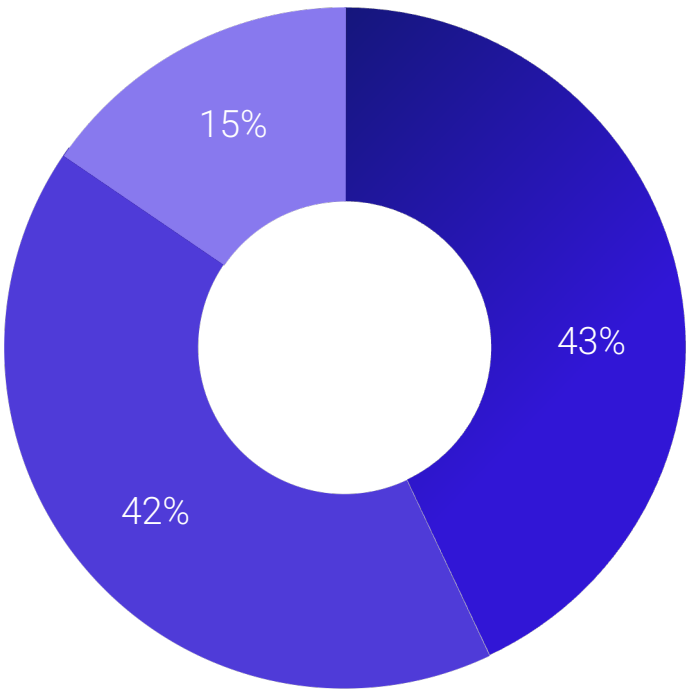
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Unit Mix & Floor Plans

Type	Count	SF	In-Place Rent	\$/SF
Aspen 1BR/1BA	64	688	\$1,134	\$1.65
Tahoe 1BR/1.5BA TH	22	749	\$1,200	\$1.60
Vail 2BR/2BA	64	929	\$1,462	\$1.57
Total / Avg	150	800	\$1,284	\$1.60

Diversified Unit Mix Supports Demand

- Vail by unit count
- Aspen (1BR/1BA)
- Tahoe (1BR/1.5BA TH)



Site Plan

Legend

- Pool
- Clubhouse/Office
- Laundry
- Covered parking
- Dog Park
- Playground



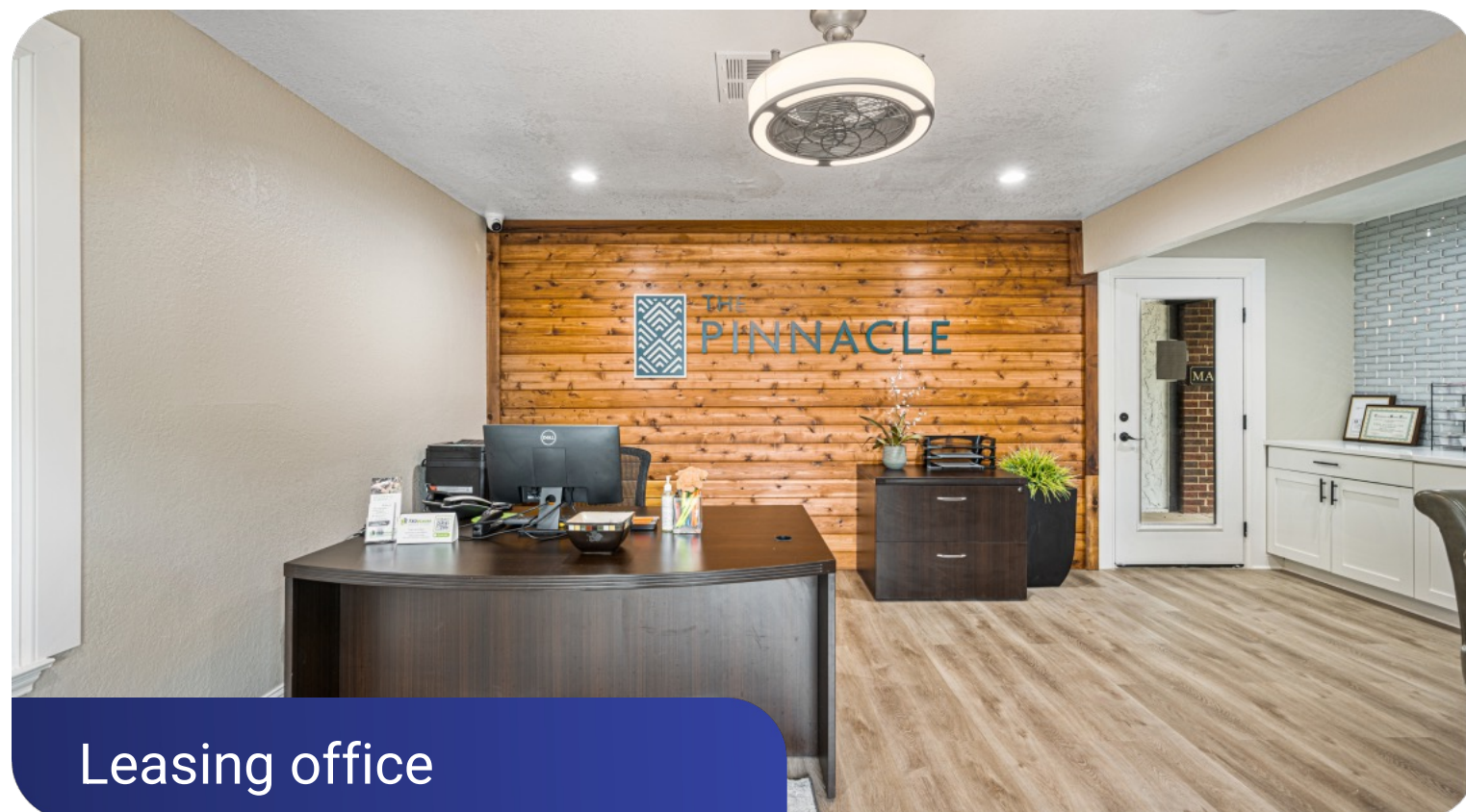
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Amenities



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