

712 Units
Built in 1996

Dallas
Dallas County

GSI \$7,835,412 Texas

Property Description

4200 Horizon North Parkway
Dallas, TX 75287
(972)735-1300

Description 611,788 Square Feet
36.0 Acres Pitched Tile Roof
32 Buildings Green
3 Stories Stucco
Class B

Unit Mix/Rents

96% Occupancy Rate as of 12/31/2007

#	BedBath	sf	\$Low	\$High	\$/sf
108	1bd 1bth	638	\$755	\$805	\$1.21
112	1bd 1bth	680	\$755	\$855	\$1.16
68	1bd 1bth	751	\$805	\$910	\$1.12
100	1bd 1bth	782	\$945	\$955	\$1.21
52	1bd 1bth	882	\$955	\$1,005	\$1.10
40	2bd 2bth	870	\$940	\$1,045	\$1.12
92	2bd 2bth	1,044	\$1,090	\$1,195	\$1.08
80	2bd 2bth	1,082	\$1,070	\$1,175	\$1.02
36	2bd 2bth	1,232	\$1,225	\$1,330	\$1.02
24	2bd 2bth	1,243	\$1,139	\$1,445	\$1.00
Averages		859	\$955		\$1.11

Principals

Waterton Associates
1 North Franklin #1150
Chicago, IL 60606
David Schwartz
(312)553-5270
Managed by: Owner

Most Recent Transactions

Sale Price: \$46,300,000 \$/sf: 74.64 \$/Unit: 65,028
Sale Date: 10/15/2004 GRM: CAP:
Seller: Summit Real Estate
Lender:
Loan Date: Amount:
Notes:

Amenity Packages

Community Amenities
Barbecue, Clubhouse, Fitness center, Spa, Laundry room, Swimming pool (3), Racquetball, Security (Controlled Access)

Unit Amenities
Air conditioned (Central), Dishwasher, Disposal, Fireplace (Wood burning (some units)), Heating (Electric), Microwave, Wash/dry hookup, Patio/balcony, Parking (Garage)

Comments

West Plano/Frisco Sub Market. Built to condo specs. Phase I (348 units) built 1996; Phase II (364 units) completed in 1998. Close to shopping at Willow Bend, with easy access to George Bush and the Dallas North Tollways.

Historical Rents

