THE FRANCISCAN AT BEAR CREEK

INVESTMENT HIGHLIGHTS

PROPERTY SUMMARY

Price
To Be Determined by the Market

Building Site Location
1600 Village Dr
Euless, TX 76039

Number of Units
264

Average Unit Size
959 Square Feet

Year Built
2001

Site Size/Density
15.245 Acres
17.317 Units/Acre

Total Rental Square Feet
253,061 NRSF

Buildings
14 Two and Three Story Apartment Buildings
1 Freestanding Clubhouse
1 Freestanding Exercise Room

Parking Ratio
2.07 Spaces per Unit

LOAN INFORMATION

Loan Amount: $14,500,000

Interest Rate: 5.87%

Interest Only Period: Ends Nov. 1, 2011

Term: Matures Oct. 1, 2016

INVESTMENT HIGHLIGHTS

- **High Quality Product** – Franciscan at Bear Creek offers recently built product with large floorplans, strong amenities, and an attractive asthetic.
- **Mid-Cities Location** - The property's Euless address places residents a central DFW location surrounded by major highways and the DFW International Airport.
- **Bear Creek Nieghborhood** – Residents of the Franciscan at Bear Creek live inside Euless' prestigious Bear Creek neighborhood, a portion of the city known for strong demographics and attractive rental performance.
- **Improving Rental Market** – The Hurst-Euless-Bedford rental submarket, like the rest of North Texas, is demonstrating improving market fundamentals.
- **Hurst-Euless-Bedford ISD** – The property is located in the Hurst-Euless-Bedford ISD attendance zone, a highly regarded school district.
- **Surrounded by Employers** – Franciscan at Bear Creek has quick access to a number of large employment centers including Centreport Business Park, the Great Southwest Industrial Park , and DFW International Airport.

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For More Information Contact

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Interior Amenities

- 9 Foot Ceilings with Molding
- Fireplaces*
- Custom 2" Blinds*
- Outside Storage
- Roman Tubs
- Built-In Bookshelves*
- Ceramic Tile Entries*
- Faux Wood Flooring*
- White Cabinetry with Pulls
- White Appliances
- Kitchen Islands
- Full Size W/D Connections
- Ceiling Fans
- Faux Stone Countertops

* Select Units

Community Amenities

- Large Pool
- BBQ Area with Grills
- Spa
- Club Room
- Business Center
- WiFi Cafe
- Laundry Room
- Exercise Room
- Access Gates
- Near Bear Creek Park
- Hurst-Euless-Bedford ISD
- WiFi in Common Areas
- Near Highway 360
- Valet Trash Pickup

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