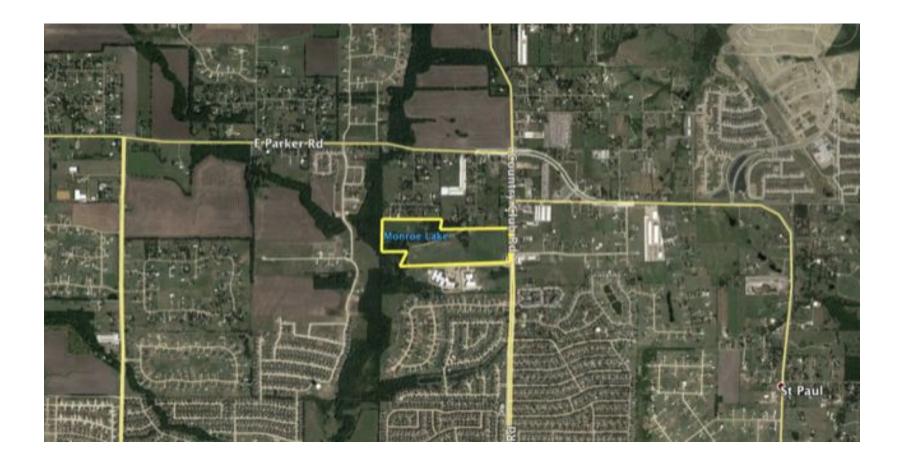
Monroe Lake

Single Family Rental Presentation City of Wylie March 9th, 2021

Monroe Lake Location Map





Monroe Lake – Single Family Rental (SFR)

- There are 43M renters the US and 23M of these live in SFR/Townhomes
- "Mom and Pop" investors own 99% of SFR
- Advancement in technological management tools, have allowed larger companies to enter this asset class due to the ability to scale operations
- SFR allows investors returns that are comparable (if not better) than traditional rental product and a more diversified tenant profile that covers multiple age categories, family status and renting/owning preferences

Monroe Lake SFR

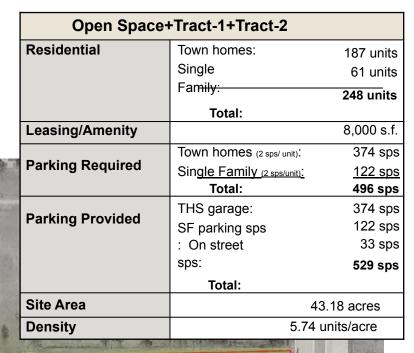
- Attracts Singles/Shares, Families and Empty Nesters (Lock & Leave)
- SFR offers the freedom and flexibility that comes from renting, with professional on-site management and the privacy and independence associated with home ownership but with no mortgage or HOA fees
- Can act as the next step between apartment living and home ownership

Tract1			
Residential	Single Family:	61 units	
Parking Required	Single Family (2 sps/unit):	122 sps	
Parking Provided	SF parking sps : On street sps:	122 sps 18 sps	
	Total:	140 sps	
Site Area	10.38 acres		
Density	5.87 units/acre		
		W 18	

Tract2				
Residential	Town homes:	187 units		
Leasing/Amenity		8,000 s.f.		
Parking Required	Town homes (2 sps/unit):	374 sps		
Parking Provided	THS parking sps	374 sps		
	: On street sps:	15 sps		
	Total:	389 sps		
Site Area	15.38 acres			
Density	12.15 units/acre			
I TOM I TO				

Open Space Trail head	Leasing + Amenity	Townhome

(15.38)



Retail Parcel-1 (2.13 acres)

Retail Parcel-2 (2.01 acres)



Tract 1

(10.38)

Open Space Provided

Single Family Village Green + Playground

Townhome

N 0' 50' 100' 200'



