

# Monroe Lake

Single Family Rental Presentation

City of Wylie

March 9<sup>th</sup>, 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



T r a c t 1		
Residential	Single Family:	61 units
Parking Required	Single Family (2 sps/unit):	122 sps
Parking Provided	SF parking sps	122 sps
	: On street	18 sps
	<b>Total:</b>	<b>140 sps</b>
Site Area		10.38 acres
Density		5.87 units/acre

T r a c t 2		
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
	<b>Total:</b>	<b>389 sps</b>
Site Area		15.38 acres
Density		12.15 units/acre

Open Space+Tract-1+Tract-2		
Residential	Town homes:	187 units
	Single Family:	61 units
	<b>Total:</b>	<b>248 units</b>
Leasing/Amenity		8,000 s.f.
Parking Required	Town homes (2 sps/ unit):	374 sps
	Single Family (2 sps/unit):	122 sps
	<b>Total:</b>	<b>496 sps</b>
Parking Provided	THS garage:	374 sps
	SF parking sps	122 sps
	: On street	33 sps
	<b>sps:</b>	<b>529 sps</b>
	<b>Total:</b>	
Site Area		43.18 acres
Density		5.74 units/acre



Open Space  
Provided

Single  
Family

Village Green + Playground

Townhome















