

Castle Hills Apartment Homes

Dallas

Dallas

Built in 2002

500 Units

PROPERTY INFORMATION

Address

5050 Lovers Lane

Dallas TX 78008

972-222-9090 Fax: 972-222-9191

Description

Status: On Market For Sale: Yes

Source: Class: A

Sq Ft: 676,083 Stories: 2

Acres: 100.00 Structures: 5

Bldg Status: Completed

Style: Spanish

Siding: Stucco/Stone

Roof: Tile

Meter Type: Master

Sub Market: Gallaria Map ID:

Parcel No.: .9871000098877

UNIT AMENITIES

Description	Remarks
Air Conditioned	All Units
Dishwasher	All Units
Fireplace	Gas
Patio/Balcony	All Units
Storage	2/2 & 3/2 Only
Vaulted Cielings	2nd Floor
Washer/Dryer	Rental

PROPERTY AMENITIES

Description	Remarks
Clubhouse	Rental
Fitness Center	Open 24 Hours/Key
Playground	
Spa	
Swimming Pool	

PRINCIPALS

Owner

Frisco Friends, LLC

3456 Cedar Creek Drive

Frisco TX 78008

Tim Sicula

972-888-8888 Fax:

Management: Brown & Brown Associates

UNIT MIX/RENTS

Proj. Gross: \$9,878,400 Occupancy: 98% 11/14/2005

Beds:

#	Bed/Bath	SF Low	SF High	\$ Low	\$ High	\$/SF
50	3/2	1,950	1,975	\$2,500	\$2,525	\$1.28
50	2/2	1,500	1,535	\$1,700	\$1,725	\$1.13
100	2/2	1,700	1,725	\$2,200	\$2,250	\$1.30
150	2/1	1,300	1,320	\$1,500	\$1,525	\$1.15
150	1/1	900	915	\$1,200	\$1,225	\$1.34
Averages:		1,352		\$1,680		\$1.24

SALES

Sale Price: \$119,500,000 \$/SF: \$1,195.00 \$/Unit: \$239,000

Sale Date: 1/15/2001 GRM: 1.0 CAP: 0.00%

Seller: HCAP: 8.25%

Notes:

COMMENTS

Fitness Center offers aerobics classes 3 days a week.