

INVESTMENT OPPORTUNITY

STUDENT HOUSING PORTFOLIO

FORT WORTH & ARLINGTON, TX

INVESTMENT HIGHLIGHTS

8-10%

ESTIMATED CASH ON CASH YIELD - YR 1

8%

PREFERRED RETURN

3-5 YEAR

ANTICIPATED HOLD PERIOD

20% +

ESTIMATED IRR

TWO PROPERTY STUDENT HOUSING PORTFOLIO BOTH LOCATED WITHIN 0.5 MILES OF CAMPUS.



MIDTOWN URBAN  
218 BEDS



LIBERTY LOFTS  
165 BEDS

Midtown Urban was built in 2011 and is a fully amenitized property that offers students a walkable location. The property is fully occupied year-over-year and offers a variety of upgrade projects. UTA is ranked as one of the top 20 fastest-growing universities in the nation with 60% growth in the last decade.

Liberty Lofts was built in 2009 and is a boutique, fully amenitized property. Through a variety of interior unit and common area upgrades, Liberty Lofts can achieve astounding rental rate growth. TCU is a private top tier university and has experienced 20% enrollment growth over the past decade.

INVESTMENT OFFERING

Bridgeview Real Estate ("Bridgeview" or the "Sponsor") is seeking limited partnership equity of \$8,260,000 (~30.9% of total purchasing cost) to facilitate the acquisition and rehabilitation of the 383-bed student housing multifamily property.

The Sponsor will be contributing \$826,000 which is 10% of the equity and offering \$7,434,000 or 90% of the remaining equity for investment.

PROPERTY HIGHLIGHTS

383

BEDS

5%

RENOVATED UNITS

96%

AVG OCCUPANCY  
SPRING 2021

60,840

STUDENTS WITHIN A  
1-MILE RADIUS

# STUDENT HOUSING PORTFOLIO

## FORT WORTH & ARLINGTON, TX



### WHERE:

Midtown Urban - TCU  
Fort Worth, TX  
Liberty Lofts - UTA  
Arlington, TX



### WHAT:

383 Beds - Class A  
Value Add Student Housing



### WATERFALL:

8% Preferred Return  
70/30 Split  
(Investor / Sponsor)



### TIMING:

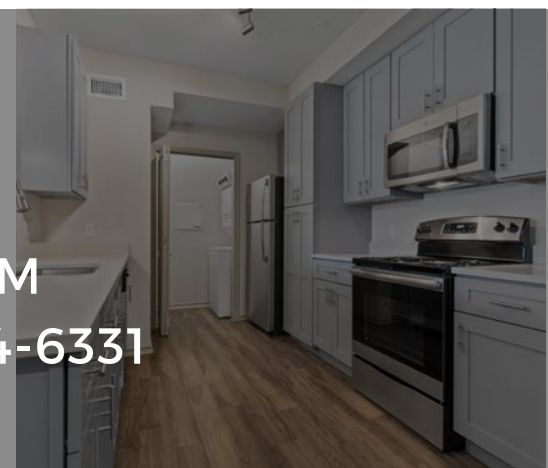
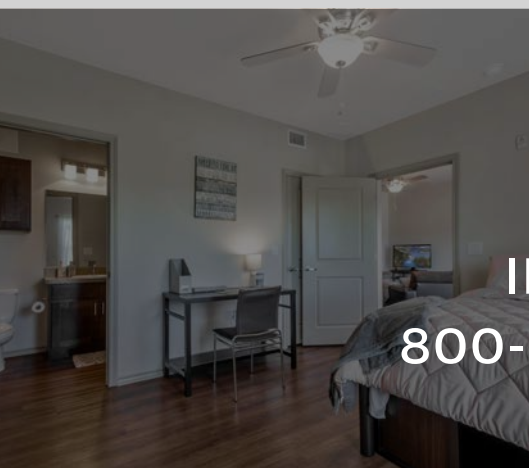
Estimated 3-5 Year  
Hold

The information contained herein does not constitute an offer to sell nor is it a solicitation of an offer to purchase any security. Offers will only be made through a private placement memorandum to accredited investors and where permitted by law.

Investments in the firm's limited partnerships involve a high degree of risk, including the possible loss of your investment, and they are potentially illiquid with an uncertain liquidity date. Prospective investors should carefully review the "Risk Factors" section of any private placement memorandum.

Moreover, you should not assume that any discussion or information contained in this Flyer serves as the receipt of, or as a substitute for, personalized investment advice.

Please remember that past performance may not be indicative of future results. For any tax questions please consult a Tax Professional.



## CONTACT US

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