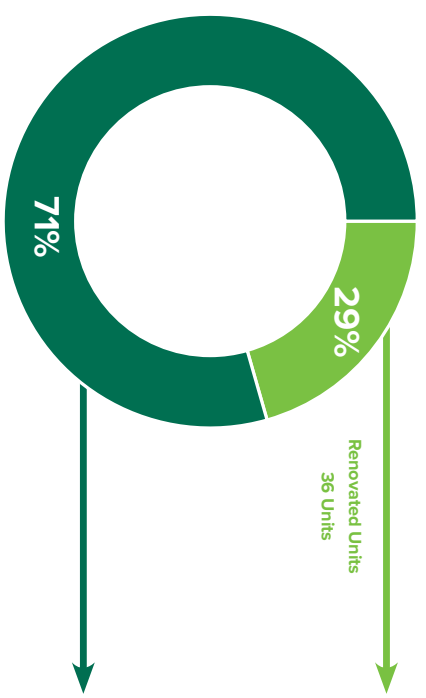


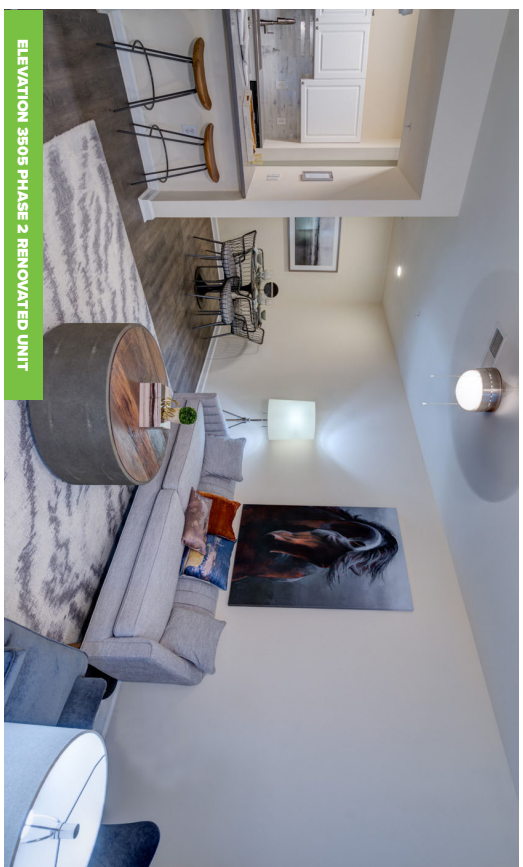
Value-Add Potential Unit Upgrade Opportunities

Townhome Floorplans with
9 ft. Ceilings Throughout

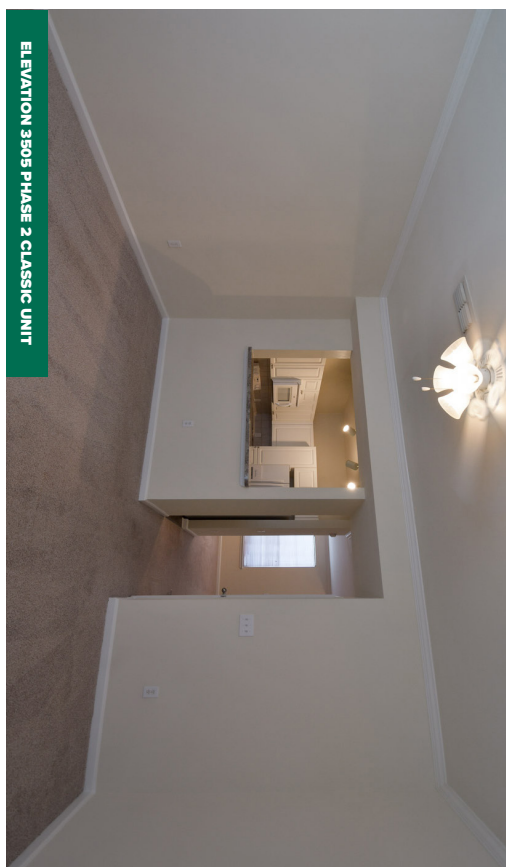
139 Units in Classic Condition



Additional Upside:
Ongoing Amenity Improvements
Addition of Valet Trash Program
Addition of Reserved Parking Spaces



ELEVATION 3505 PHASE 2 RENOVATED UNIT



ELEVATION 3505 PHASE 2 CLASSIC UNIT

Value-Add Potential

Common Area Opportunities



New Clubhouse

Currently under construction, the Property will benefit from the addition of a new \$500K+ clubhouse, with open floorplan leasing center, direct access fitness center, and the integration of the existing pool space.

New Branding Opportunity

New property branding, including naming and signage will be reserved for the new investor.

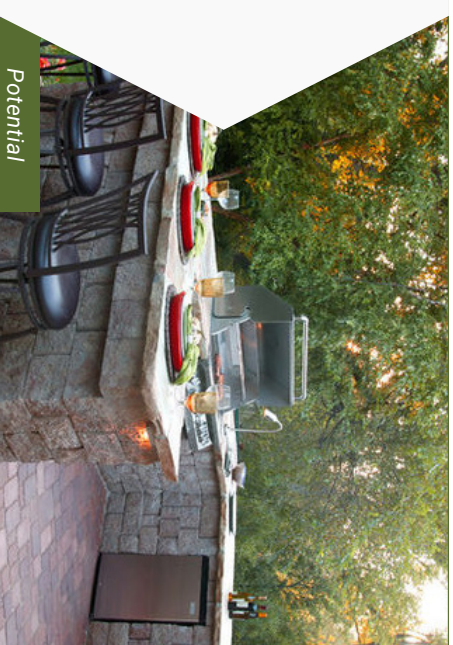


Under Construction



Spruce Up Pool Deck

The existing pool deck could be greatly enhanced with new furniture, and the addition of an outdoor kitchen or poolside grilling area to round out the amenities available at the adjoining new clubhouse.



Potential

ELEVATION 3505 PH 2 CURRENT RENOVATION



NOTE: Elevation 3505 PH 2 Floor Plans can be viewed in property document center.