



INFINITY

MODERN LUXURY, CLASS A+, HIGH-RISE - MULTIFAMILY OPPORTUNITY – 108 UNITS



TDRE HOOD, LLC IS PLEASED TO PRESENT AN OPPORTUNITY.

Infinity will be a modern luxury, Class A+ high-rise multifamily community quietly nestled amidst the urban oasis of Turtle Creek.

The building permit has been issued; the design phase is finalized (95% CD) and it is ready to begin the construction.



PROJECT DESCRIPTION

Infinity will be a standalone building comprised of **108 market-rate residential rental units** with unobstructed views containing more than 10,000 square feet of amenity space on it's 18th floor, and **161 parking spaces** in a distinctive **18-story high-rise** concrete structure that is unique to the market.

The **roof-top amenity** space will offer amazing **360 degree views**, and consist of more than 4,000 square feet of interior space along with more than 6,000 square feet of exterior space.

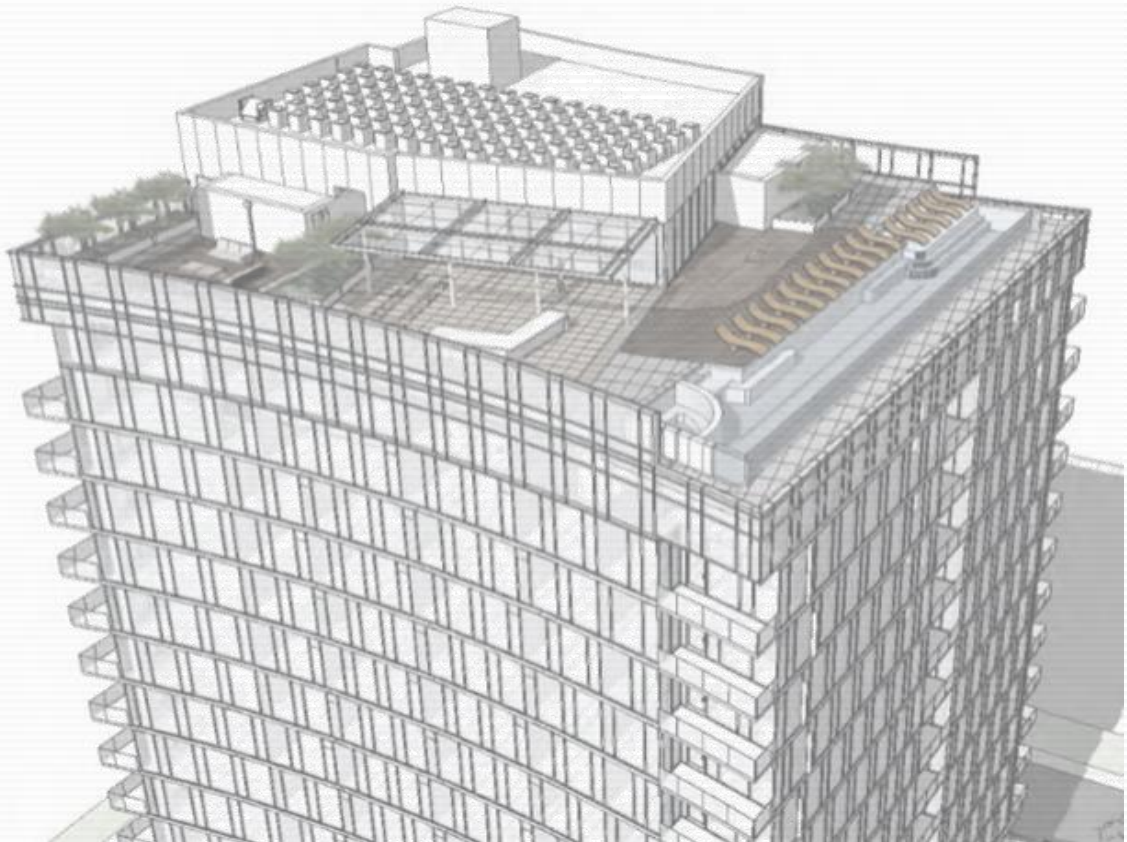
The podium comprising parking, lobby, and management uses will be 4 stories above-grade plus one level of parking below grade. The tower will be comprised of 13 market-rate residential floors.

Each floor contains **9 units**, but the **6 luxurious penthouse units** are perched among the **top 2 floors** collectively capturing that boutique feeling encased in a glass tower that maximizes views. **46 Corner Units** will offer floor to ceiling glass façade living rooms, which is unique in the market.

There will be 114 above-grade and 47 below-grade parking spaces accompanying the units providing one space per bedroom.

The primary entrance to Infinity will be on the corner of the property at Hood St. and Dickason Ave.

Infinity goes beyond luxury and into a future where nature and style are intimately connected.



PROJECT SUMMARY

Property details

Name	Infinity Turtle Creek
Street Address	3555 Dickason Avenue, Dallas, TX – USA
Lot size	34,681 SF
Uses	Residential - Multifamily Apartments
Plans and permits	Construction doc. – 95% Building Permit – Approved



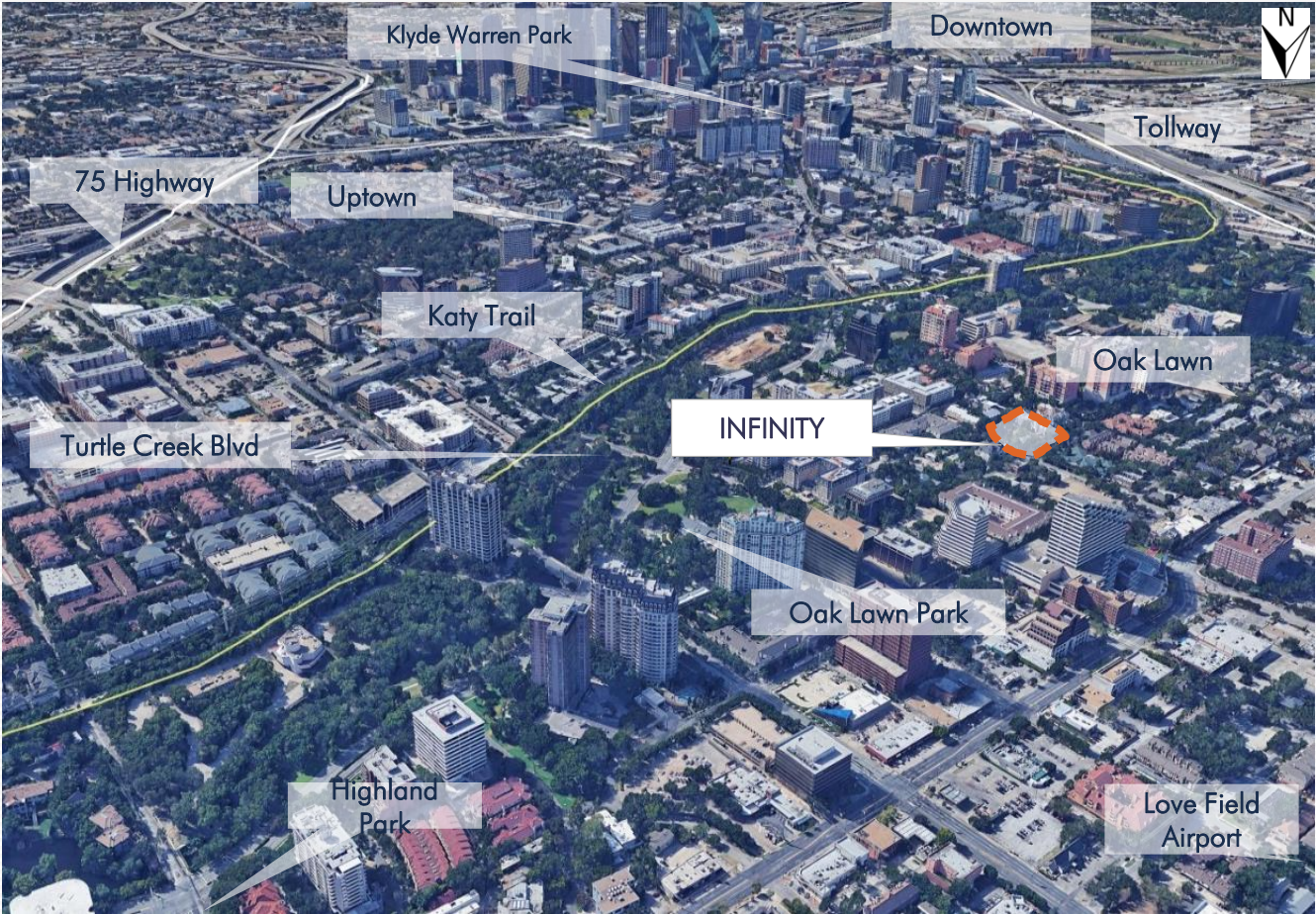
Project Summary

Lot Coverage	20,809 SF
Units / Towers	108 Units / 1 Tower
Gross Area	247,402 SF
Net Rentable Area	106,942 SF
#Stories	18 above the ground
#Parking Spaces	161
FAR	4:1

Unit Mix

Unit Type	No. of Unit	% of Unit	Area	% of Area
1-Bed	67	62.04%	54,178	50.66%
2-Bed	35	32.41%	43,388	40.57%
PH	6	5.56%	9,376	8.77%
Total	108	100%	106,942	100%

PROJECT LOCATION

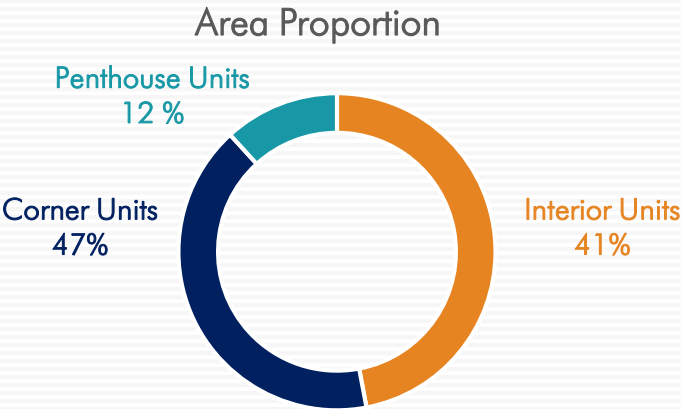


INFINITY UNIT MIX



3555 Dickason Ave.
Dallas, TX 75219

Unit Description	Unit Count	SF
1-Bed	66	810
2-Bed	33	1,240
PH	9	1,399
Total Average	108	990 SF



UNIT MIX					
Unit Type	Unit Discription	Unit Count	Unit Mix	SF	Total SF
B	1-Bed + Den 1.0 Bath	11	10.19%	962	10,582
C	1-Bed + Den 1.0 Bath	11	10.19%	919	10,109
E	1-Bed 1.0 Bath	11	10.19%	740	8,140
G	1-Bed 1.0 Bath	11	10.19%	655	7,205
H	1-Bed 1.0 Bath	11	10.19%	730	8,030
	Starting From	55	51%	801 SF	44,066 SF
Corner : A	1-Bed 1.0 Bath	11	10.19%	852	9,372
Corner : D	2-Bed 2.0 Bath	11	10.19%	1,226	13,486
Corner : F	2-Bed 2.0 Bath	11	10.19%	1,253	13,783
Corner : J	2-Bed 2.0 Bath	11	10.19%	1,240	13,640
	Starting From	44	41%	1,143 SF	50,281 SF
Corner : PH-A	2-Bed + Study 2.5 Bath	1	0.93%	1,810	1,810
PH-B	1-Bed 1.5 Bath	1	0.93%	1,245	1,245
Corner : PH-C	2-Bed + Study 2.5 Bath	1	0.93%	1,708	1,708
Corner : PH-D	1-Bed 1.5 Bath	1	0.93%	1,226	1,226
PH-E	1-Bed 1.5 Bath	1	0.93%	740	740
Corner : PH-F	1-Bed 1.5 Bath	1	0.93%	1,253	1,253
Corner : PH-G	1-Bed 1.5 Bath	1	0.93%	1,066	1,066
PH-H	2-Bed + Study 2.5 Bath	1	0.93%	1,749	1,749
Corner : PH-J	2-Bed + Study 2.5 Bath	1	0.93%	1,798	1,798
	PH	9	8%	1,399 SF	12,595 SF
	Total Average	108	100%	990 SF	106,942 SF

What differentiate INFINITY Project?

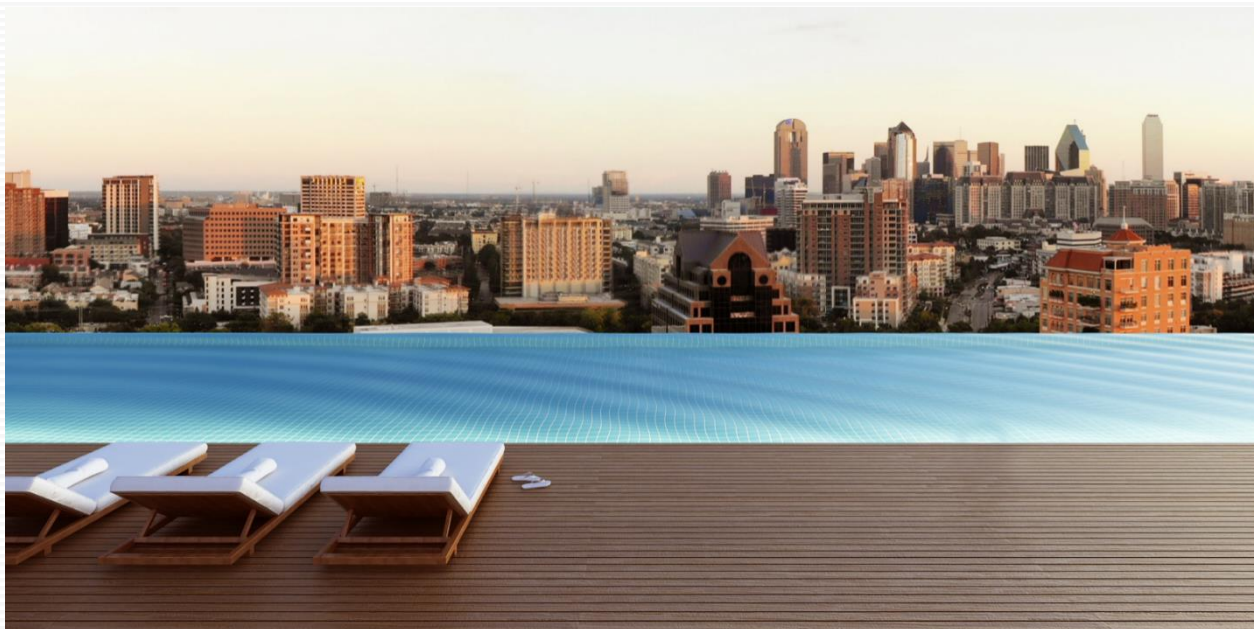
- 1st high-rise apartment building in the Turtle Creek area
- 1st complete Glass Façade residential building in the Turtle Creek area
- First unit typical floor is located on the fifth floor, with view above the neighbor's building
- Only 108 Units gives an opportunity to live a boutique lifestyle
- Only 9 Units per floor, 4 Corner units provides exclusivity & luxurious quality to the renters
- Penthouses are not just the last floor, it's stacked 2-floors with 18' ceiling height in the living room which is uncommon in this market
- All the units have views to the Creek and Downtown Area

AMENITY FEATURES

- 360 degree views of Turtle Creek, Uptown and Downtown
- Lounge, Grilling and Firepit area
- Resident Clubroom with Game Lounge
- Indoor Yoga and Fitness Center
- Entertainment kitchen with indoor and outdoor dining area
- 24 x 7 Concierge Services
- Rooftop Infinity Edge Swimming Pool with a Downtown view (see render below with the actual view)

UNIT FEATURES

- Premium Finishes
- 8' doors
- German Plumbing Fixture
- Stainless Steel Appliances
- Designer kitchen backsplash
- European Designed Kitchen
- Large private balconies



INFINITY - Rent per SF Matrix

TYPICAL UNITS

Unit Size	Unit A Corner	Unit B	Unit C	Unit D Corner	Unit E	Unit F Corner	Unit G	Unit H	Unit J Corner
	852 SF	962 SF	919 SF	1,226 SF	740 SF	1,253 SF	655 SF	730 SF	1,240 SF
LVL 15	9 \$3,030 \$3.56	\$3,280 \$3.41	\$3,140 \$3.42	\$4,215 \$3.56	\$2,530 \$3.42	\$4,295 \$3.43	\$2,180 \$3.33	\$2,400 \$3.29	\$4,290 \$3.46
LVL 14	9 \$2,950 \$3.46	\$3,200 \$3.33	\$3,060 \$3.33	\$4,140 \$3.46	\$2,455 \$3.32	\$4,220 \$3.37	\$2,100 \$3.21	\$2,320 \$3.18	\$4,210 \$3.40
LVL 13	9 \$2,870 \$3.37	\$3,120 \$3.24	\$2,980 \$3.24	\$4,080 \$3.37	\$2,405 \$3.25	\$4,170 \$3.33	\$2,020 \$3.08	\$2,240 \$3.07	\$4,130 \$3.33
LVL 12	9 \$2,840 \$3.33	\$3,090 \$3.21	\$2,950 \$3.21	\$4,060 \$3.33	\$2,380 \$3.22	\$4,140 \$3.30	\$1,990 \$3.04	\$2,210 \$3.03	\$4,100 \$3.31
LVL 11	9 \$2,810 \$3.30	\$3,060 \$3.18	\$2,920 \$3.18	\$4,030 \$3.30	\$2,355 \$3.18	\$4,110 \$3.28	\$1,960 \$2.99	\$2,180 \$2.99	\$4,070 \$3.28
LVL 10	9 \$2,780 \$3.26	\$3,030 \$3.15	\$2,890 \$3.15	\$4,000 \$3.26	\$2,330 \$3.15	\$4,080 \$3.26	\$1,930 \$2.95	\$2,150 \$2.95	\$4,040 \$3.26
LVL 09	9 \$2,760 \$3.24	\$3,010 \$3.13	\$2,870 \$3.12	\$3,980 \$3.25	\$2,310 \$3.12	\$4,060 \$3.24	\$1,910 \$2.92	\$2,130 \$2.92	\$4,020 \$3.24
LVL 08	9 \$2,740 \$3.22	\$2,990 \$3.11	\$2,850 \$3.10	\$3,960 \$3.23	\$2,290 \$3.09	\$4,040 \$3.22	\$1,890 \$2.89	\$2,110 \$2.89	\$4,000 \$3.23
LVL 07	9 \$2,720 \$3.19	\$2,970 \$3.09	\$2,830 \$3.08	\$3,940 \$3.21	\$2,270 \$3.07	\$4,020 \$3.21	\$1,870 \$2.85	\$2,090 \$2.86	\$3,980 \$3.21
LVL 06	9 \$2,700 \$3.17	\$2,950 \$3.07	\$2,810 \$3.06	\$3,920 \$3.20	\$2,250 \$3.04	\$4,000 \$3.19	\$1,850 \$2.82	\$2,070 \$2.84	\$3,960 \$3.19
LVL 05	9 \$2,680 \$3.15	\$2,930 \$3.05	\$2,790 \$3.04	\$3,900 \$3.18	\$2,230 \$3.01	\$3,980 \$3.18	\$1,830 \$2.79	\$2,050 \$2.81	\$3,940 \$3.18
Average	\$3.29	\$3.18	\$3.17	\$3.30	\$3.17	\$3.27	\$2.99	\$2.98	\$3.28
TOTAL	99	Average Rent for typical Units: \$3.20/SF (90% of the Building)							

Average: \$3.07/SF

PENTHOUSES

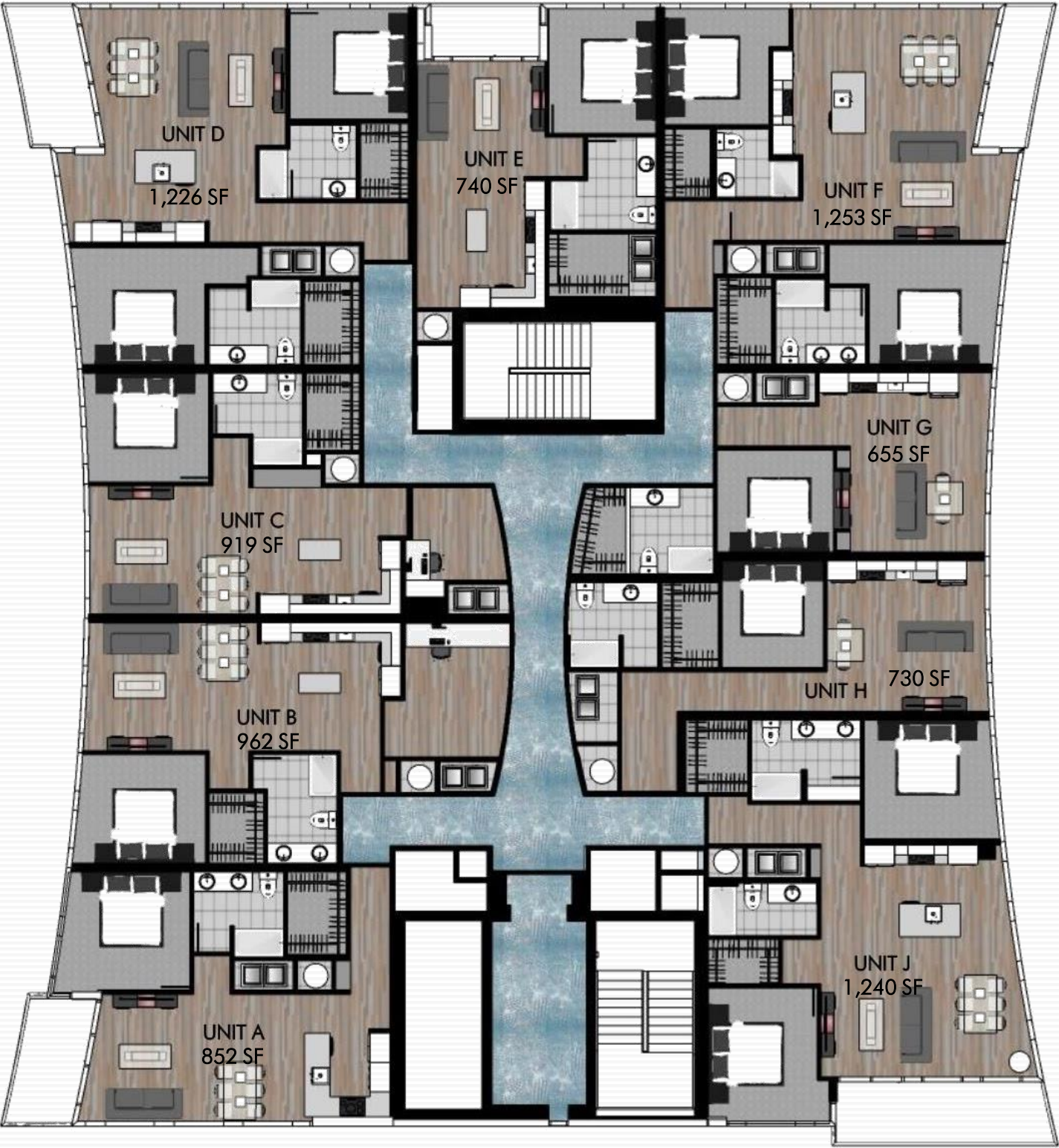
Unit Size	PH - A Corner	PH - B	PH - C	PH - D Corner	PH - E	PH - F Corner	PH - G	PH - H	PH - J Corner
	1,810 SF	1,245 SF	1,708 SF	1,226 SF	740 SF	1,253 SF	1,066 SF	1,749 SF	1,798 SF
LVL 17	9 \$10,860 \$6.00	\$7,159 \$5.75	\$10,248 \$6.00	Downtown View from the Living Room Penthouse on Level 16					
LVL 16				\$6,130 \$5.00	\$3,700 \$5.00	\$5,265 \$5.00	\$6,396 \$6.00	\$10,494 \$6.00	\$10,788 \$6.00
TOTAL	9	Average Rent for Penthouses: \$5.72/SF (10% of the building)							

TOTAL 108

Typical floor Unit Rent range : \$1,830 to \$4,295 per Month

Building Average: \$3.50/SF

FLOOR PLAN: SIZES AND LAYOUTS



CORNER UNITS

1 – BED | 1.0 BATH
UNIT A – 852 SF



2 – BED | 2.0 BATH
UNIT D – 1,226 SF



CORNER UNITS

2 – BED | 2.0 BATH

UNIT F – 1,253 SF



2 – BED | 2.0 BATH

UNIT J – 1,240 SF



1- BED + DEN | 1.0 BATH

UNIT B – 962 SF



UNIT C – 919 SF



1- BED | 1.0 BATH

UNIT G – 655 SF



UNIT H – 730 SF



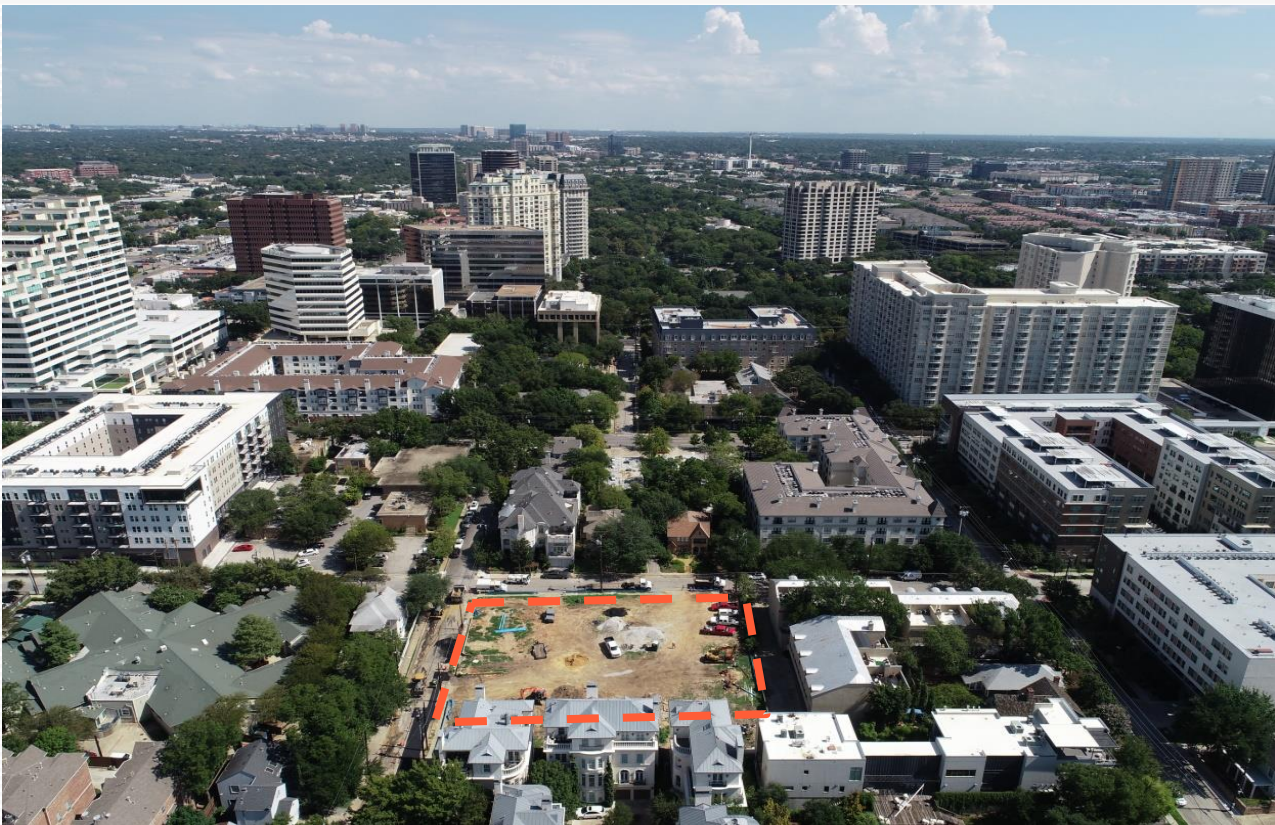
UNIT E – 740 SF



DOWNTOWN VIEW



OAK LAWN PARK & TURTLE CREEK VIEW



BUILDING INSERTION



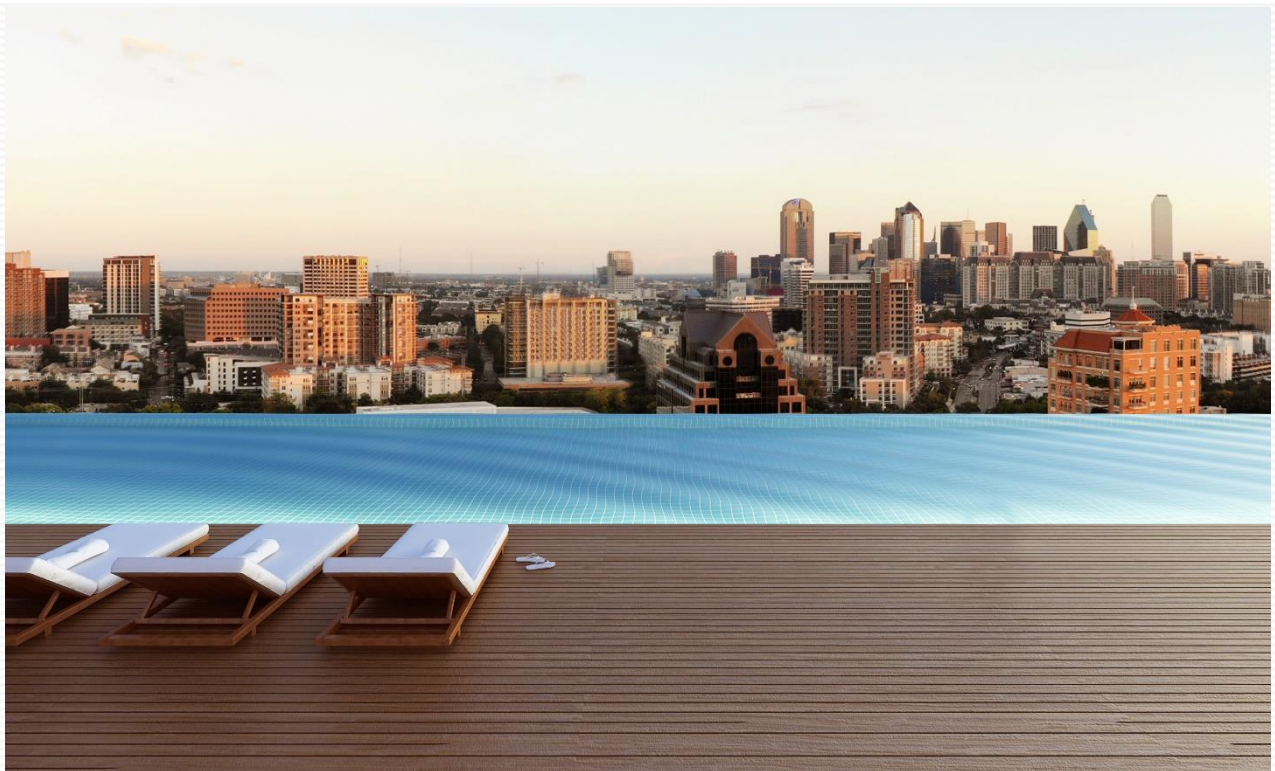
DOWNTOWN VIEW



CORNER UNIT LIVING ROOM PERSPECTIVE



INFINITY POOL PERSPECTIVE



SOUTH VIEW



EAST VIEW



TURTLE CREEK



OAK LAWN PARK



Architect	JEA Architect 713 W Lovers Ln, Suite 216 Dallas, TX 75209
Structure	Thornton Tomasetti 8750 North Central Expressway, Suite 700 Dallas, Texas 75231-6463
MEP	Blum Consulting Engineers Inc 8144 Walnut Hill Ln # 200, Dallas, TX 75231
Landscape	Garthoff Design 5646 Milton St suite 606, Dallas, TX 75206
Civil	Pacheco Koch Consulting Engineers, Inc. 7557 Rambler Rd #1400, Dallas, TX 75231
Interior Designer	Looney & Associates 3131 McKinney Ave #310 Dallas, TX 75204
Envelope Consultant	CDC 8070 Park Ln #400, Dallas, TX 75231
Lighting Design	Scott Oldner 4645 Greenville Ave studio B Dallas, TX 75206
Pool Consultant	Aqueous Engineering 1828 E SE Loop 323 R-2A Tyler, TX 75701
ADA Consultant	Accessibility Resource Specialists 8301 Lakeview Pkwy Suite 111-303 Rowlett, TX 75088



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