

# Case Study- Trinity Heights

## Asset Overview

- In June 2019, Edison Equity purchased a 316-unit multi family complex located in Fort Worth, TX for \$32.3MM (\$102K/door).
- This acquisition provided an opportunity to implement a \$2,150,000 (\$7K/unit) renovation plan which positioned the asset for strong rental growth.
- This asset was successfully repositioned from a "C+" quality asset to "B-" quality.

## Business Plan

The repositioning of the asset encompassed several improvements to the asset, including:

- Addressing all deferred maintenance across the property including pavement repairs, wood decay, foundation repairs, tree removal, and concrete flatwork.
- Upgrades to the common area spaces included an overhaul to the clubhouse, business center, and fitness area, rework of the pool area including new furniture and grill station, exterior painting of the buildings, new landscaping, and the implementation of a new security camera system.
- Interior renovations were completed on ~60% of the unit interiors including an implementation of a grey color scheme, painting the cabinets, replacing flooring with new faux wood, new sprayed countertops, kitchen backsplash, lighting, and washer/dryers in select units.
- Exit Strategy
- ✓ Edison Equity utilized a local brokerage firm who represented a local buyer with an existing DFW portfolio presence.
- ✓ Sales price of \$41.2MM exceeded proforma by 15.7%, 7 months ahead of plan.

## Trinity Heights - Value Add



## Property Details

<b>Location</b>	Fort Worth, TX
<b>Units</b>	316
<b>Investment Type</b>	JV Equity
<b>Acquisition Date</b>	June 2019
<b>Sales Price</b>	\$41.2MM
<b>Sale Date</b>	12/2021
<b>Gross IRR</b>	54.5%
<b>Equity Multiple</b>	2.80x