BOOM OR BUST:
Development, Design, and Construction

GREG FAULKNER
President

Connect Texas Multifamily
Aug. 24, 2017
W Hotel - Victory
Construction costs remain high, but so does demand.

Apartment demand is up 1/3 from a year ago, close to a record high.

National completions in the 2nd quarter of 2017 met less than half the demand.

Existing apartments have almost no vacancies, meaning new communities are competing for initial residents.

In Dallas, 87 properties are in initial lease-up.

To meet demand, DFW needs to add 266,296 new units by 2030.

- Multifamily Executive June 30, 2017

- U.S. Apartment Demand – A Forward Look
HEBRON 121 | Lewisville, TX

33 Units/Acre

1,807 Units

6 Phases

E-Urban, Big House, Garden
VITRUVIAN PARK WEST | Addison, TX

- 82 Units/Acre
- 383 Units (Phase 1)
- 1,129 Units (Total)
- 3 Phases
29 Story Home-Rise

328 Units

Largest HUD 221 D4 deal in the Southwest - $87.3M

LVL 29 | Plano, TX
ONE UPTOWN | Dallas, TX

20 Story
194 Units
BAYSIDE DISTRICT | Rowlett, TX

8-Acre Crystal Lagoon • 1 Million+ sq. ft.
Retail, Entertainment, Restaurant, Office Space & Multifamily
All net rentable square feet:

**Surface/Garden:** $115-$120

**E-Urban/Surface Parked:** $120-$125

**4-Story Wrap Garage:** $155-$160

**5-Story Wrap Garage:** $160-$165

**4-Story Over 1 Podium:** $155-$160

**5-Story Over 1 Podium:** $165-$170

**High-Rise:** $250-$275

*Price depends on sq. ft. avg., site conditions and other factors. 15-30% higher across the U.S.*
SHARED SERVICES

HPA DESIGN GROUP

Award-winning studio leading the industry in inventive interior multifamily design. With an ever expanding portfolio into Student Housing, Senior Living, High Rise and Hospitality.

DALLAS | NEWPORT BEACH | ORLANDO

HPLA provides landscape architecture and site planning consulting services to the private and public sector specializing in the landscape architectural design for multifamily and mixed-use projects.

DALLAS | SCOTTSDALE

civil engineering

A full service firm with experience and proficiency in the Multi-Family, Single Family Subdivisions, Senior Living, Retail, Commercial, Office, Industrial and Healthcare industries.

GRS turns glass bottles and recycled porcelain fixtures into gorgeous slab material. Unique countertops, flooring, and wall applications are created from a variety of products for commercial and residential use.

DALLAS | SCOTTSDALE
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