



THE TRIBUTE PARTIAL DISPOSITION

DALLAS POLICE & FIRE | 12 OCTOBER 2017

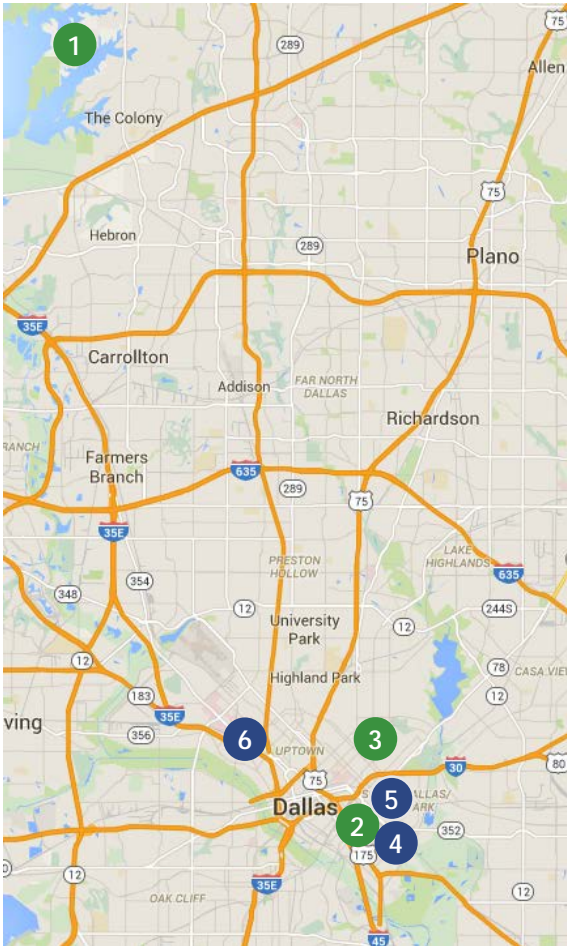
 CLARION PARTNERS

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REAL ESTATE INVESTMENT MANAGEMENT

Portfolio Overview

Take Over Assignment Awarded July 2015 / Expanded October 2015



Property	Property Type	Location	Partner	Status
1 The Tribute	Residential Lots	The Colony	MSW	Active
2 CCH Lamar	Mixed Use	Cedars	MSW	Active
3 3030 Bryan	Condos	East Dallas	Reeder/Smith	Final 2 units under contract
4 South Side Flats Mezz Loan	Multifamily	Cedars	Buitte Againn	Realized June 2017
5 The Beat	Condos	Cedars	MSW	Realized February 2017
6 4100 Harry Hines Land	Vacant Land	Uptown	None	Realized December 2016
7 Four Leaf	Vacant Land	Arizona	None	Realized July 2016

The Tribute

A premier master-planned community

- **2007 investment**
- **50/50 Joint Venture with Matthews Southwest**
- **2,142 single-family lots**
 - 1,361 closed
 - 485 owned by DPFP JV remaining
 - 296 owned by homebuilders remaining
 - 210 homes sales YTD through August 2017
 - Home prices range from \$400K - \$1.0M+
- **Development Parcels**
 - Town Center – 92.4 acres
 - Townhome/Condo/Hotel – 66.6 acres
- **Golf Courses**
 - The Tribute Golf Course
 - Old American Golf Course
- **Other**
 - Tax Rebates
 - Tax Increment Reinvestment Zone

