



March 11, 2022  
Ken Schmidt  
Director of Development Services  
16801 Westgrove Dr., Addison, TX 75001

*JPI Addison Heights Letter of Intent*

Dear Mr. Schmidt,

JPI is a privately owned company headquartered in Irving, TX. For over 30 years, JPI has been committed to both the development and management of Class A multifamily assets. We have an unmatched depth of industry-specific experience that includes garden-style communities, mid- to high-density wrap and podium projects, student housing, and mixed-use high-rise developments. More than just structures, we build “living experiences” with leading-edge services and amenities that provide a pleasing and responsive environment to our residents. In DFW, JPI has developed 71 apartment communities totaling over 28,000 homes.

Each community we develop is specifically design with the surrounding community in mind. The Jefferson Addison Heights unique location will help serve as the western edge of Addison Circle and feature unique design features to take advantage of the views of nearby Addison Airport. Working with town staff, we have gone through several iterations of the site plan which have resulted in a public pedestrian park, convertible ground floor units, and 4<sup>th</sup> floor mezzanine units with private roof decks to overlook Addison Airport and provide some of the best seats in town for the annual Kaboom Town fireworks show. Working with our neighbors we have established a connection for pedestrians and residents to walk to the amenities offered within Addison Circle. The community will feature stone countertops, stainless steel energy efficient appliances, minimum 10’ ceilings, and high-end amenity spaces in line with other nearby JPI communities.

We look forward to the opportunity to develop another great community for the Town of Addison.

Sincerely,

Bryan Grant  
Vice President, Area Development Partner