

CASE STUDY



Cypress Oaks at Legacy
1518 Legacy Dr. , Frisco, TX

ABOUT THE PROJECT:

Investment | Leasing | Sales - Rehman Properties

When Rehman Properties' leasing agent resigned, Hudson Peters Commercial was hired to lease the owner/investor's Class B & C medical office properties. Upon lease up of each property, HPC's services were retained to sell each asset separately.

CHALLENGES:

- Ownership was focused on keeping properties 100% leased.
- As older properties, each required maintenance to mechanical systems.
- Spaces needed updating.
- Many leases were expiring in the same year.

STRATEGY:

- Recommend upgraded finishes at a value price
- Focus on managing maintenance needs efficiently
- Fill vacancies while maintaining current tenants

RESULTS:

- Leased up buildings to 95%-100% occupancy rates
- Renewed most existing tenants
- Staggered lease terms on renewals to balance out expiration dates
- Solved the maintenance problems

Hudson Peters Commercial successfully sold all six of the investor's properties. HPC Property Services, before selling to JStreet, retained property management and leasing on most properties.



One Preston Park
2301 Ohio Dr., Plano, TX



London Square, 9-Building Complex
2301-2419 Coit Dr. , Richardson, TX