



## ZOM LIVING COMPLETES SALE OF MEZZO DALLAS MULTIFAMILY DEVELOPMENT IN METRO DALLAS AREA

*The leading national housing developer, along with partner Civitas Capital Group, has sold the upscale, 378-unit rental complex less than a year after its delivery to the Texas market.*

**Dallas, TX – April 27, 2023** – [ZOM Living](#), one of the nation’s leading developers of multifamily housing, has completed the sale of the luxury, high-design rental property Mezzo Dallas to Harbor Group International. Developed in partnership with Civitas Capital Group, a Dallas-based alternative investment manager, the residential community consists of 13 garden-style buildings with 378 units spanning 15 acres in the thriving northern suburbs of Dallas, Texas. Offering one-, two-, and three-bedroom units, each residence ranges from 700 to 1,560 square feet and rental rates vary from \$1,383 to \$3,155.

Mezzo Dallas was delivered in July 2022 and is approximately 85% occupied. The residential community features market-leading amenities for residents including coworking office space, a chic lounge, resort-style pool, outdoor kitchen and dining area, game room, membership-quality fitness center with a yoga studio, a dog park and a pet spa, as well as both surface parking and private tuck-under garages.

“This marks a significant sale that reflects the distinct design quality at Mezzo Dallas, the unique in-building and community amenities, and the desirability of the Metro Dallas area, particularly in the rapidly growing highway 380 corridor. The sale also underscores the strength of the Texas multifamily market as demand for rental housing remains high,” said Jason Haun, Senior Vice President at ZOM Living. “With multiple residential projects underway, Mezzo Dallas represents the eighth multifamily development ZOM Living has delivered in the Dallas market, and our 12th multifamily community completed in Texas.”

The bustling suburb that houses Mezzo Dallas is near several major employment nodes, which collectively house over 23 million square feet of Class A office space, including Legacy Business Park and the North Frisco Platinum Corridor. Stylish finishes, flooring and appliances occupy each residence, with some units even featuring private yards and green space. Residents are in close proximity to a selection of dining, unique entertainment options, and major grocery stores. The Mezzo property is also notably located near the 2,544-acre Fields master plan, which is home to the 600-acre PGA headquarters, luxury Omni hotel and golf resort and Universal’s future theme park.

“Mezzo Dallas is one more proof point of our firm’s multifamily strategy,” says Rootvik Patel, Managing Director, Investments, for Civitas Capital Group. “It perfectly illustrates our firm’s efforts to invest in development of high-quality properties in high-growth markets where demand for new residential units continues to expand.”

Newmark Group, Inc. served as the sales broker for the transaction.

### **About ZOM Living**

ZOM Living is one of the most highly regarded luxury multifamily developers in the United States and has joint ventured or directly developed over 24,000 apartment units nationwide, with an aggregate value of nearly \$5 Billion. Most recently, the company has established a seniors housing division, with three active seniors housing developments underway in Florida. Throughout its 45-year history, ZOM has garnered more than 200 industry awards for project design and development expertise, including the prestigious Best Development Company of the Year by Multi-Housing News and ranked among the Top 25 Developers in the U.S. by the National Multifamily Housing Council. ZOM has offices across many of the markets it serves, including South Florida, Orlando, Dallas, Washington, D.C., Phoenix and Raleigh. ZOM has over 8,600 units currently under construction or in design and predevelopment throughout the U.S., with a total capitalization of nearly \$3 billion. For more information on ZOM's multifamily portfolio, visit [www.zomliving.com](http://www.zomliving.com).

### **About Civitas Capital Group**

Civitas Capital Group is a nimble alternative investment manager offering compelling, niche opportunities in U.S. real estate. Civitas exists to create opportunities that enrich our communities, investors, and employees alike. Driven by relentless creativity, Civitas digs deeper to uncover opportunities that others miss. Follow Civitas Capital Group on [LinkedIn](https://www.linkedin.com/company/civitas-capital-group/) at [linkedin.com/company/civitas-capital-group/](https://www.linkedin.com/company/civitas-capital-group/). Learn more at [civitascapital.com](http://civitascapital.com).

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