

ALLIANCE COMMERCE CENTER

2301 EAGLE PARKWAY | FORT WORTH, TEXAS 76177



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DAVIDSON BOGEL
REAL ESTATE | INVESTMENT SALES

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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

STABLE CASH-FLOW WITH TREMENDOUS VALUE-ADD POTENTIAL

Currently 90.30% occupied, Alliance Commerce Center is perfect for investors seeking Class A office opportunities below replacement cost. In the last 24 months, ownership has completed four (4) new leases and/or expansions on 67.17% of the Property. 83.46% of the Property expires in September 2027 or later. Today, the WALT is an advantageous 4.13 years, providing new ownership a perfect blend of stability and future upside.

RENT ESCALATIONS & FMV RENEWAL OPTIONS

Each tenant boasts annual rent escalations through expiration, further enhancing NOI and value year over year. Furthermore, Allsup's and ITS ConGlobal have one (1) five-year option at FMV, with Texoma Land Consultants and Textron having no renewal options. The annual increases, coupled with the mark-to-market flexibility upon each tenant's expiration provides substantial upside in both the short and long-term.

LEASE-UP POTENTIAL & LIMITED CAPITAL IMPROVEMENTS

New Ownership has a rare opportunity to take advantage of the current stabilized revenue stream and realize the 7,157 SF of immediate upside potential. Additionally, the Property requires limited capital investment from new ownership. The lease-up potential and lack of major capital improvements further enhance a new owner's value.

EFFICIENT CLASS A CONSTRUCTION

Constructed in 1998, Alliance Commerce Center 14 was exceptionally designed and has been well maintained, thereby reducing an investor's future capital exposure. The Property offers large, efficient floorplates, 10-foot ceiling heights, ample surface parking, extensive landscaping and an abundance of area amenities - all of which are in high demand among today's corporate office users. Alliance Commerce Center 14 is an architecturally distinct asset that features an attractive, contemporary exterior and a well-appointed lobby with timeless finishes of limestone floors with pecan veneer and limestone accents. The building's spacious floorplates, which range from 35,210 to 37,560 square feet are ideal for users seeking efficiency.

DISCOUNT-TO-REPLACEMENT COST

This offering presents investors with a tremendous opportunity to purchase a quality value-add office asset with a dynamic AllianceTexas location, all at an attractive discount to-replacement cost.



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Davidson & Boyle Real Estate, LLC © 2024



ADVANTAGEOUS ON-SITE AMENITIES

On-site amenities at the Property include furnished lobby, outdoor seating area, atrium lobby, mailroom and vending area. The Property also includes a security system with card-key access for after-hours entry. Tenants also enjoy convenient access to the FedEx Sort Hub that offers one of the latest drop-off times in North Texas. Furthermore, Alliance Commerce Center benefits from Alliance's high-tech infrastructure that features a local fiber ring with multiple providers.

SUPERIOR ACCESSIBILITY

AllianceTexas is served by several major thoroughfares including Interstate 35W, which bisects the submarket, Interstate 820, US Highways 287 and 377, and State Highways 114 and 170 (also known as Alliance Gateway Freeway). In particular, Alliance Commerce Center is just one-half mile west of I-35W, providing convenient access to other important centers of commerce such as the Fort Worth CBD and Las Colinas. Additionally, the DFW International Airport, the nation's fourth-busiest airport, is located less than a 25-minute commute. Alliance is also home to the 1,200-acre Fort Worth Alliance Airport, the second-largest airport facility in North Texas and a key driver for many of the businesses in the market.

WORLD-CLASS ALLIANCETEXAS BUSINESS PARK

In 1988, Hillwood led a public-private partnership with the city of Fort Worth and the FAA to develop AllianceTexas, a world-class international business and logistics complex located along Interstate 35W approximately 15 miles north of downtown Fort Worth. With a total investment of more than \$9.7 billion to date, AllianceTexas is a 26,000-acre master-planned, mixed-use community situated at the heart of one of the fastest growing areas in the nation. Importantly, the AllianceTexas business community enjoys several valuable advantages that include numerous tax exemptions, third-party logistics, educational resources at nearby colleges and employee recruitment services. Stemming from this strong commercial base are a variety of corporate campuses and headquarters, office complexes, tech and data centers, popular destination retail and entertainment venues, highly desirable residential communities and acclaimed public schools. In total, AllianceTexas is home to more than 55 million SF of development, 525 companies, 61,000 employees, 200 hotel rooms, more than 12,000 single-family homes, and 2,500 multi-housing units with additional units under construction. With an annual economic impact in excess of \$7.31 billion, AllianceTexas has indirectly created more than 73,400 jobs and has an economic impact of \$84 billion to the local economy since 1990.

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INVESTMENT HIGHLIGHTS

FORT WORTH, TEXAS - FASTEST-GROWING CITY IN THE U.S.

As AllianceTexas matures into a world-class development, it continues to drive tremendous growth in one of the fastest-growing areas of the country's most vibrant state. In fact, Fort Worth ranked as the fastest-growing large city (population over 500,000) in the entire U.S. for the past decade, now the 13th largest city in the U.S. From 2012 - 2017 Fort Worth was the 3rd fastest growing city in the nation, with much of that growth taking place in the north Fort Worth corridor around AllianceTexas. Fort Worth saw a 21.50% jump in the employed population base, coming in 3rd, whereas Dallas came in 20th. The business friendly environment and affordable quality of life continues to attract some of the worlds largest companies. Furthermore, the town of Westlake, which is also part of AllianceTexas, was recently identified by Forbes as the country's most affluent neighborhood, with a median income of over \$250,000.

COVETED ADDRESS

As one of Dallas/Fort Worth's premier business parks, AllianceTexas provides companies with a prestigious business address and is highly regarded as an important, business friendly economic center that promotes a dynamic, growth-oriented corporate presence. AllianceTexas is, therefore, home to over 525 employees, of which 60 businesses that are ranked among the Fortune 500. Resident companies represent a diverse range of industries including aerospace, automotive, logistics / distribution, telecommunications, pharmaceuticals, data, life sciences and financial services, among others.

SURROUNDING AMENITIES

Alliance's amenity base, which is first-class in scope and quality, plays a critical role among area businesses in their recruitment and retention of today's most talented employees. The epicenter of Alliance's superior offering of amenities is Alliance Town Center - the pedestrian-friendly, mixed-use centerpiece of AllianceTexas that capitalizes upon its location within one of the fastest growing areas in the nation. Located on the east side of Interstate 35W just five minutes south of Alliance Commerce Center 14, Alliance Town Center encompasses more than 1.4 million square feet of retail, bars, restaurants and boutique office space, all centered on a town square. Even closer is the Tanger Outlets and Presidio Crossing for all your shopping needs. The area also offers hiking and biking trails that employees and residents have direct access to.



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EXCEPTIONAL DEMOGRAPHICS

Within 10 miles of Alliance Commerce Center 14, there are 13,894 businesses and over 98,222 employees. Resident densities total over 431,743 people with average household incomes at a staggering \$167,399 and a median household income of \$130,783. AllianceTexas and the surrounding communities have benefited substantially from a northward shift in the Dallas/Fort Worth area's population over the last decade. Since 2000, the populations within a three- and five-mile radius of Alliance Commerce Center 14 have expanded by 387% and 535%, respectively. More importantly, the availability of upscale highly desirable residential neighborhoods coupled with the area's exemplary public school districts provide Alliance with a marked advantage when competing for local, regional and national tenants whose decision makers find the area an attractive community in which to live.

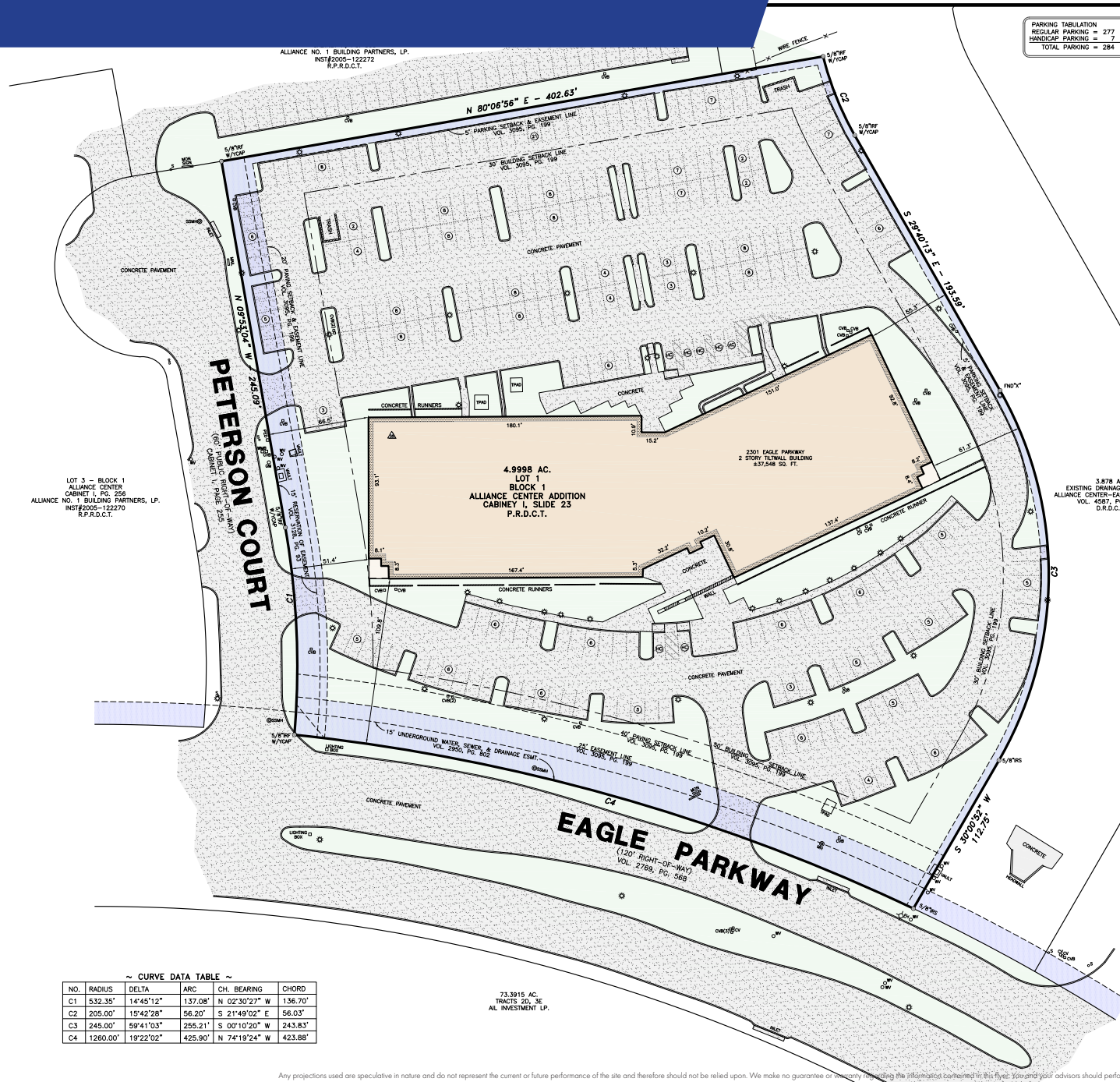
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PROPERTY INFORMATION

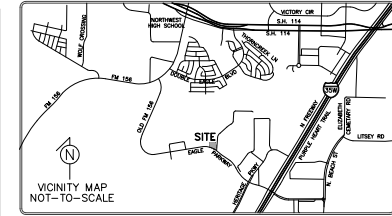
SURVEY

PROPERTY INFORMATION



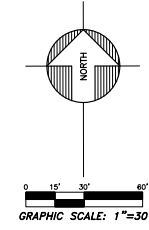
PARKING TABULATION
REGULAR PARKING = 277
HANDICAP PARKING = 7
TOTAL PARKING = 284

- LEGEND
- F.I. FIRE HYDRANT
 - CHISELED "X" SET
 - IRON ROD FOUND (SIZE AS NOTED)
 - OVERHEAD UTILITY POLE W/ OUT
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - WATER MANHOLE
 - SAN. SW. CLEAN OUT
 - GAS VALVE
 - WATER VALVE
 - WATER METER
 - SIGNAL BOX
 - SIGNAL POLE
 - STREET LIGHT
 - ELECTRIC MOUNT
 - STREET SIGN
 - CABLE MARKER
 - CABLE BOX
 - SIGN
 - SPRINKLER TRANSFORMER PAD
 - LIGHT POLE
 - TITLE NOTE REFERENCE
 - PARKING COUNT
 - TREE



SURVEY PLAT
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED.
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF FOLLOWING DESCRIBED PROPERTY.
BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 1, IN BLOCK 1, OF ALLIANCE CENTER, AN ADDITION TO THE CITY OF FORT WORTH, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET I, SLIDE 23 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS.

FLOOD NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DENTON COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48121004956, MAP REVISED, APRIL 18, 2011, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



CERTIFICATION
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, MADE ON THE GROUND, THIS DATE, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS OR RESTRICTIONS THAT MAY BE OF RECORD, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED AND THAT THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN ON SAID PLAT. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

PRELIMINARY / FOR REVIEW
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

LOT 3 - BLOCK 1
ALLIANCE CENTER
CABINET I, PG. 256
ALLIANCE NO. 1 BUILDING PARTNERS, LP.
INST#2005-122270
P.R.D.C.T.

PETERSON COURT
(60' PUBLIC RIGHT-OF-WAY)

4.9998 AC.
LOT 1
BLOCK 1
ALLIANCE CENTER ADDITION
CABINERY I, SLIDE 23
P.R.D.C.T.

3.878 AC.
EXISTING DRAINAGE CHANNEL
ALLIANCE CENTER-EAST ASSOCIATION
VOL. 4587, PG. 2475
D.R.D.C.T.

INTEL CORPORATION
INST#2018-147575
D.R.D.C.T.

EAGLE PARKWAY
(120' RIGHT-OF-WAY)
VOL. 2769, PG. 568

~ CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	532.35'	14°45'12"	137.08'	N 02°30'27" W	136.70'
C2	205.00'	15°42'28"	56.20'	S 21°49'02" E	56.03'
C3	245.00'	59°41'03"	255.21'	S 00°10'20" W	243.83'
C4	1260.00'	19°22'02"	425.90'	N 74°19'24" W	423.88'

73.3915 AC.
TRACTS 2D, 3E
ALL INVESTMENT PL.

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ALTA/NSPS LAND TITLE SURVEY
4.9998 ACRE PARCEL
LOT 1 - BLOCK 1
ALLIANCE CENTER
CITY OF FORT WORTH, DENTON COUNTY, TEXAS

BLUE SKY SURVEYING
& MAPPING CORPORATION
10101 MEADOW ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4000
FAX: (214) 358-4000

DATE: SEPTEMBER 07, 2021
SCALE: 1"=30'
DENTON COUNTY REGISTRATION NO. 10107500

1ST FLOOR LAYOUT

PROPERTY INFORMATION

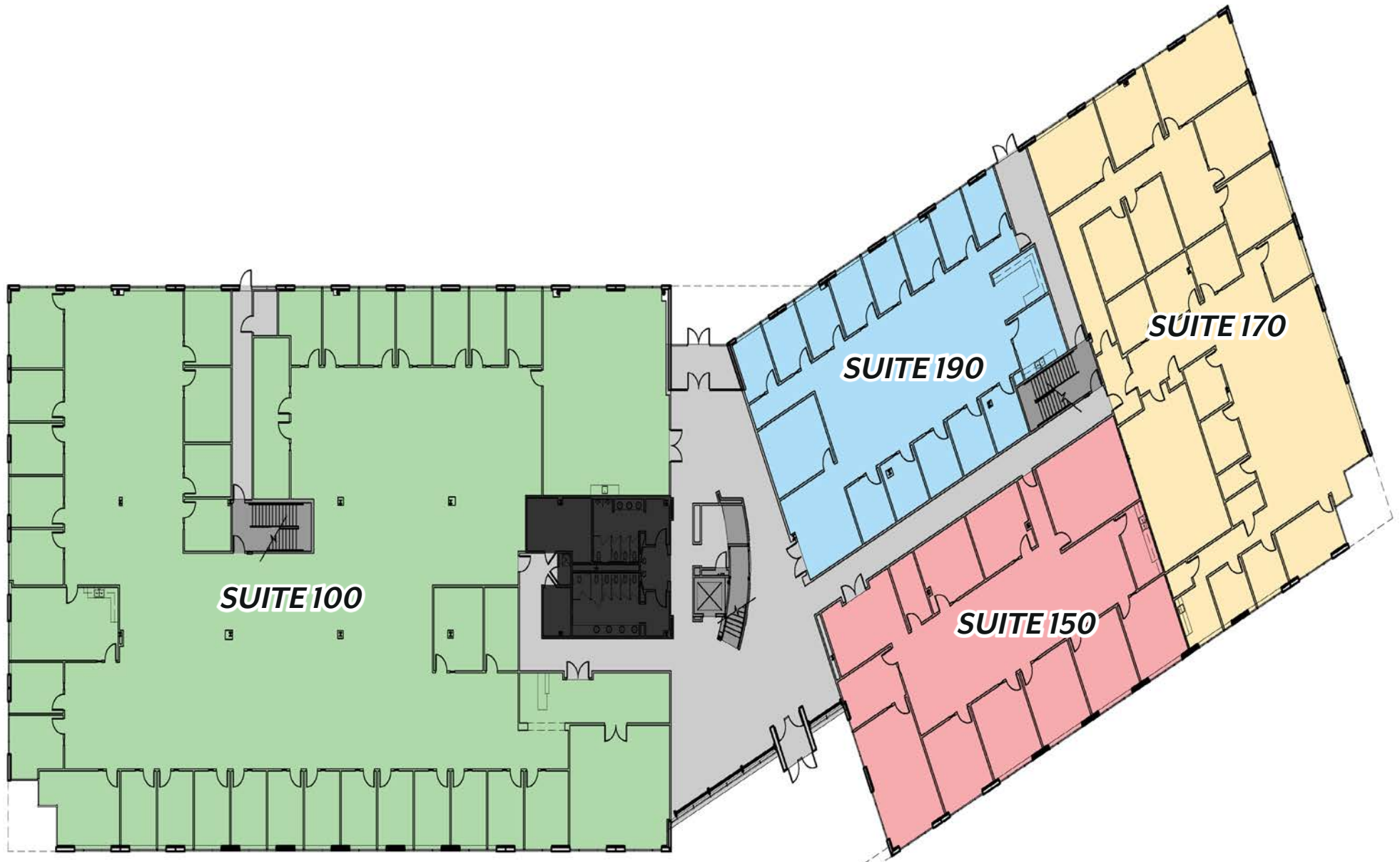


SUITE	TENANT	SIZE
100	Allsup's	19,509
150	Its Con Global	5,042
170	Available	7,157
190	Allsup's	4,478

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FLOORPLAN - 1ST

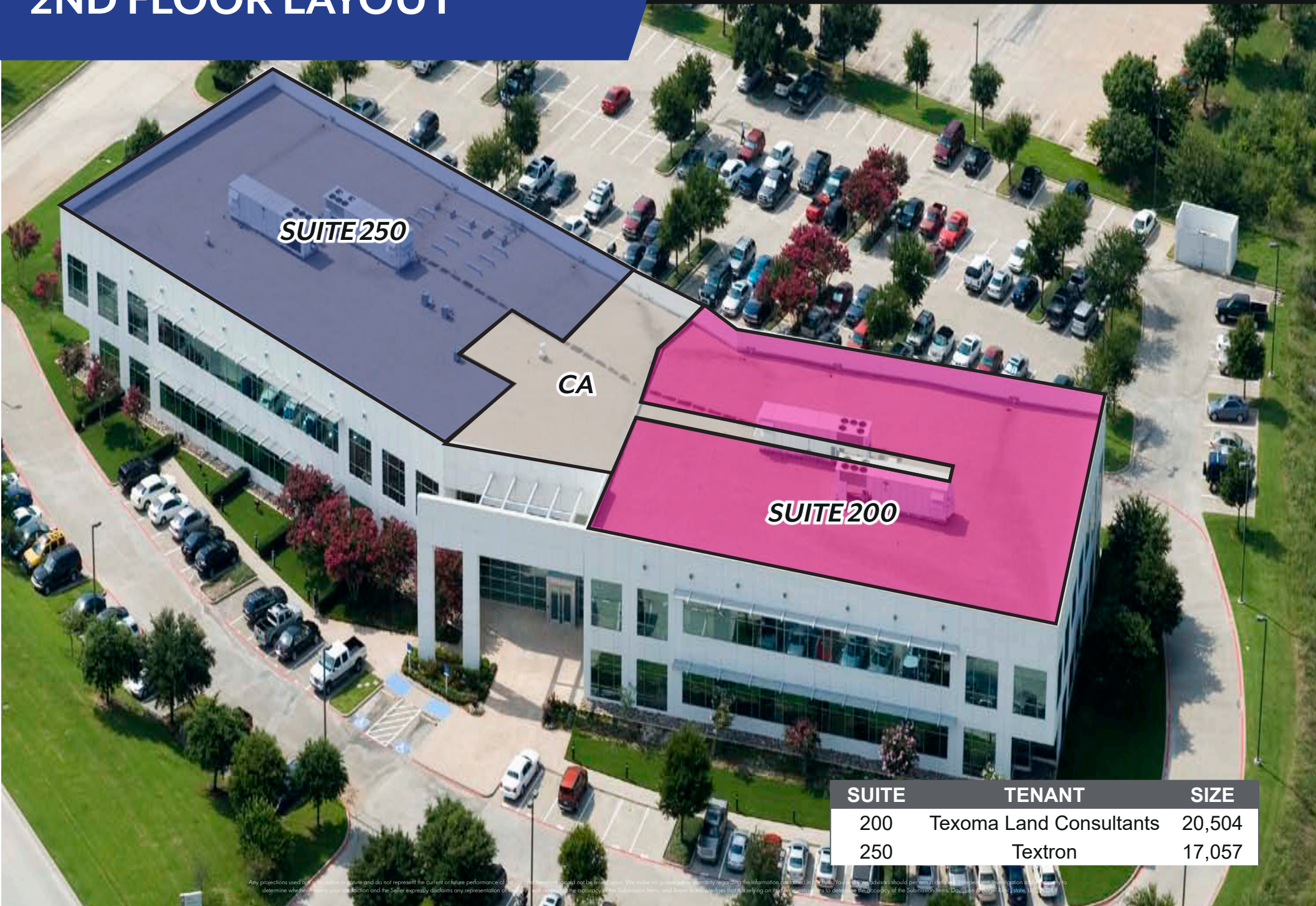
PROPERTY INFORMATION



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2ND FLOOR LAYOUT

PROPERTY INFORMATION



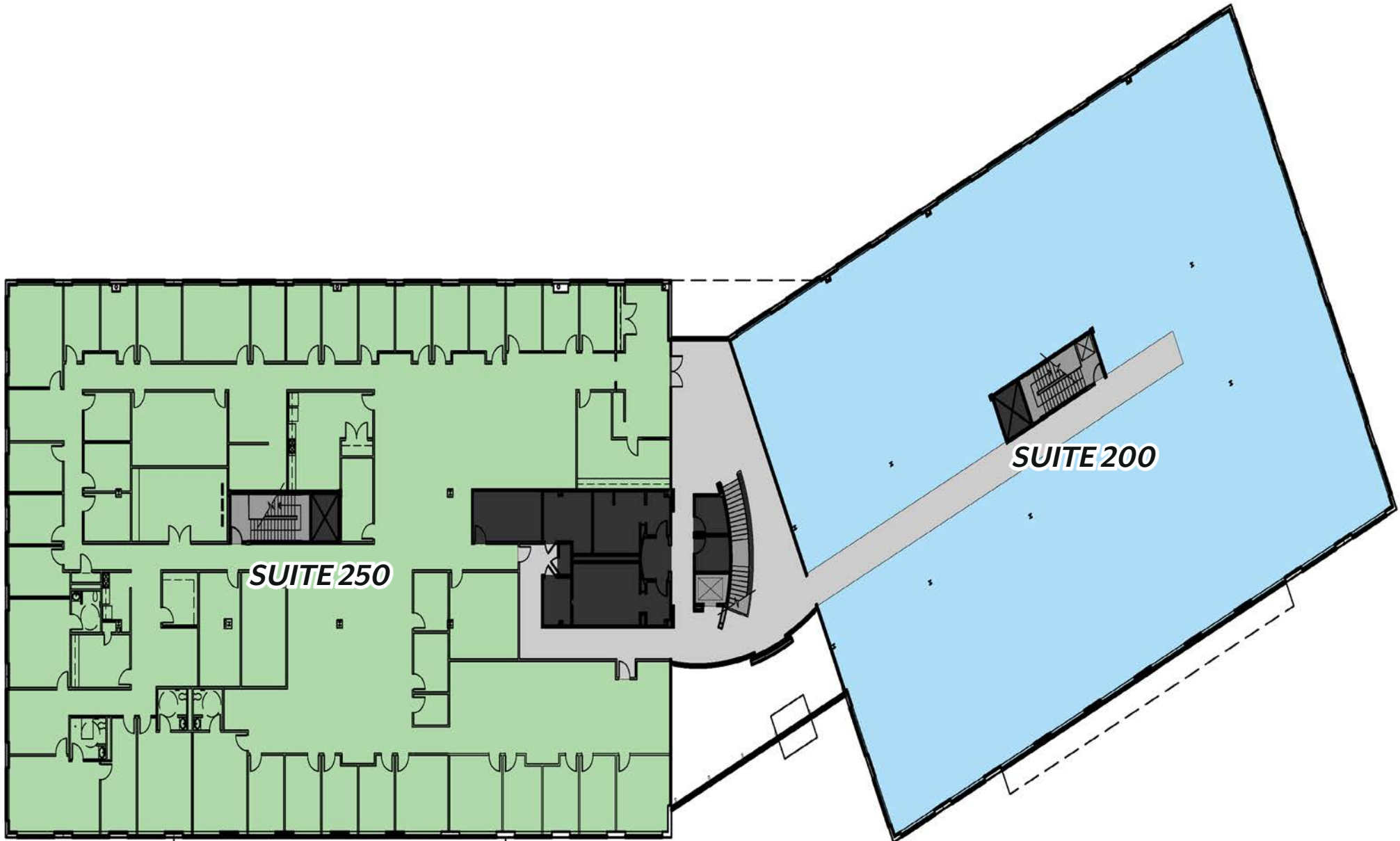
SUITE 250

CA

SUITE 200

SUITE	TENANT	SIZE
200	Texoma Land Consultants	20,504
250	Textron	17,057

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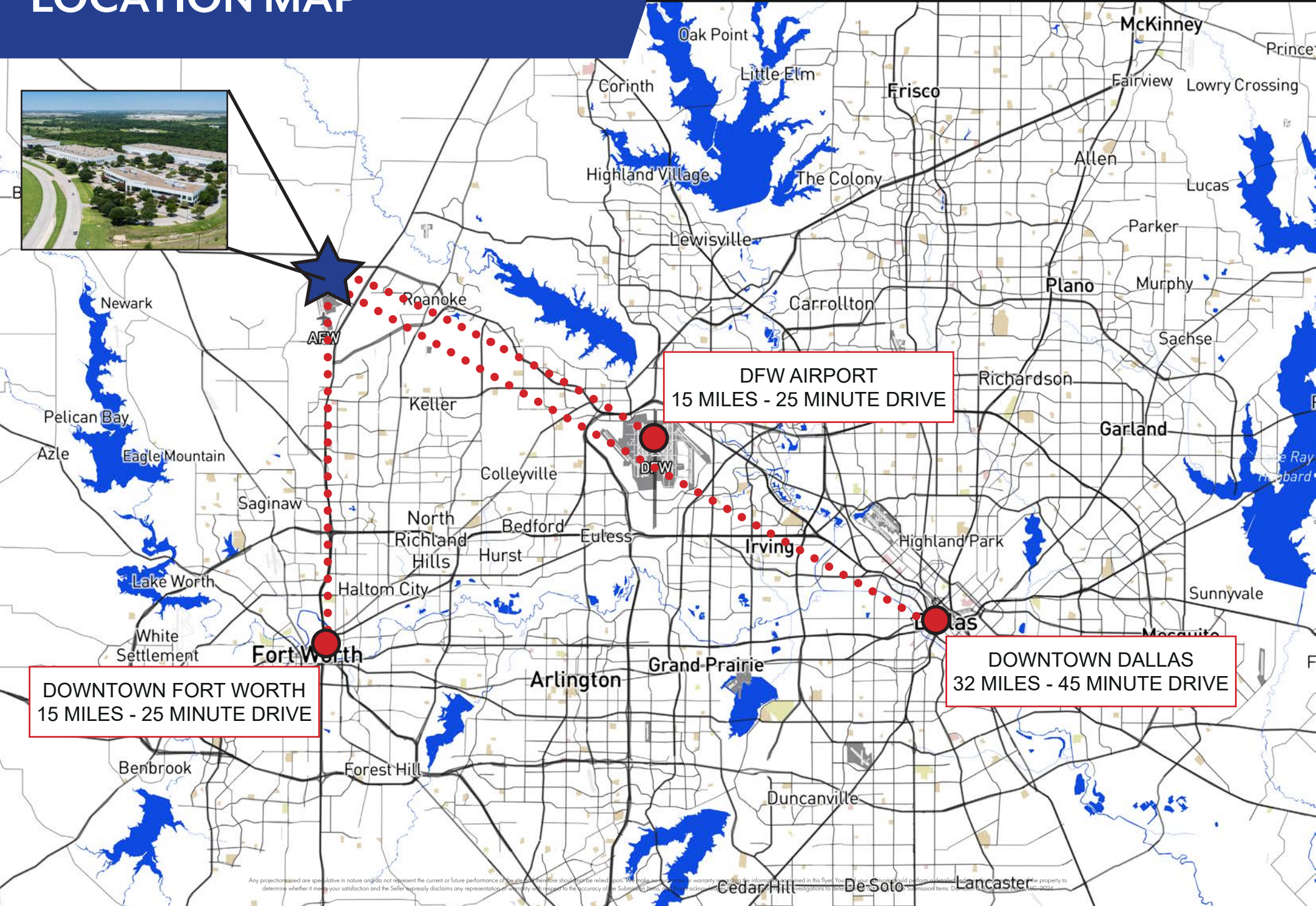
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A photograph of a modern office building with a glass facade and a covered walkway. The building is surrounded by greenery, including trees and shrubs. The image is overlaid with a semi-transparent blue and white graphic design, featuring a diagonal black line and a blue header/footer.

LOCATION OVERVIEW

LOCATION MAP

LOCATION OVERVIEW



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TRADE AREA MAP - WIDE

LOCATION OVERVIEW



DAVIDSON BOGEL REAL ESTATE | INVESTMENT SALES

TRADE AREA MAP - CLOSE

LOCATION OVERVIEW



DEMOGRAPHICS

LOCATION OVERVIEW

	5 MILE	7 MILE	10 MILE
TOTAL POPULATION (2023):	94,099	214,318	431,743
POPULATION GROWTH RATE:	4.50%	3.30%	2.60%
TOTAL HOUSEHOLDS:	27,213	60,965	130,507
HOUSEHOLD GROWTH RATE:	6.0%	4.60%	3.80%
AVERAGE HOUSEHOLD INCOME:	\$1150,482	\$161,662	\$167,399
MEDIAN AGE:	32.4	34.4	35.4
BUSINESSES:	2,304	6,590	13,894
EMPLOYEES:	23,824	52,512	98,222
% WHITE	65.6%	66.9%	63.3%
% HISPANIC	18.5%	17.9%	18.4%

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MARKET OVERVIEW

20.4%

POPULATION GROWTH
FROM 2010-2020
OUTPACING THE
U.S. AVERAGE

#2

IN THE NATION IN
POST-COVID JOB
RECOVERY

LOW COST OF DOING
BUSINESS WITH A SCORE

OF 98.1

(U.S. AVERAGE 100)

72%

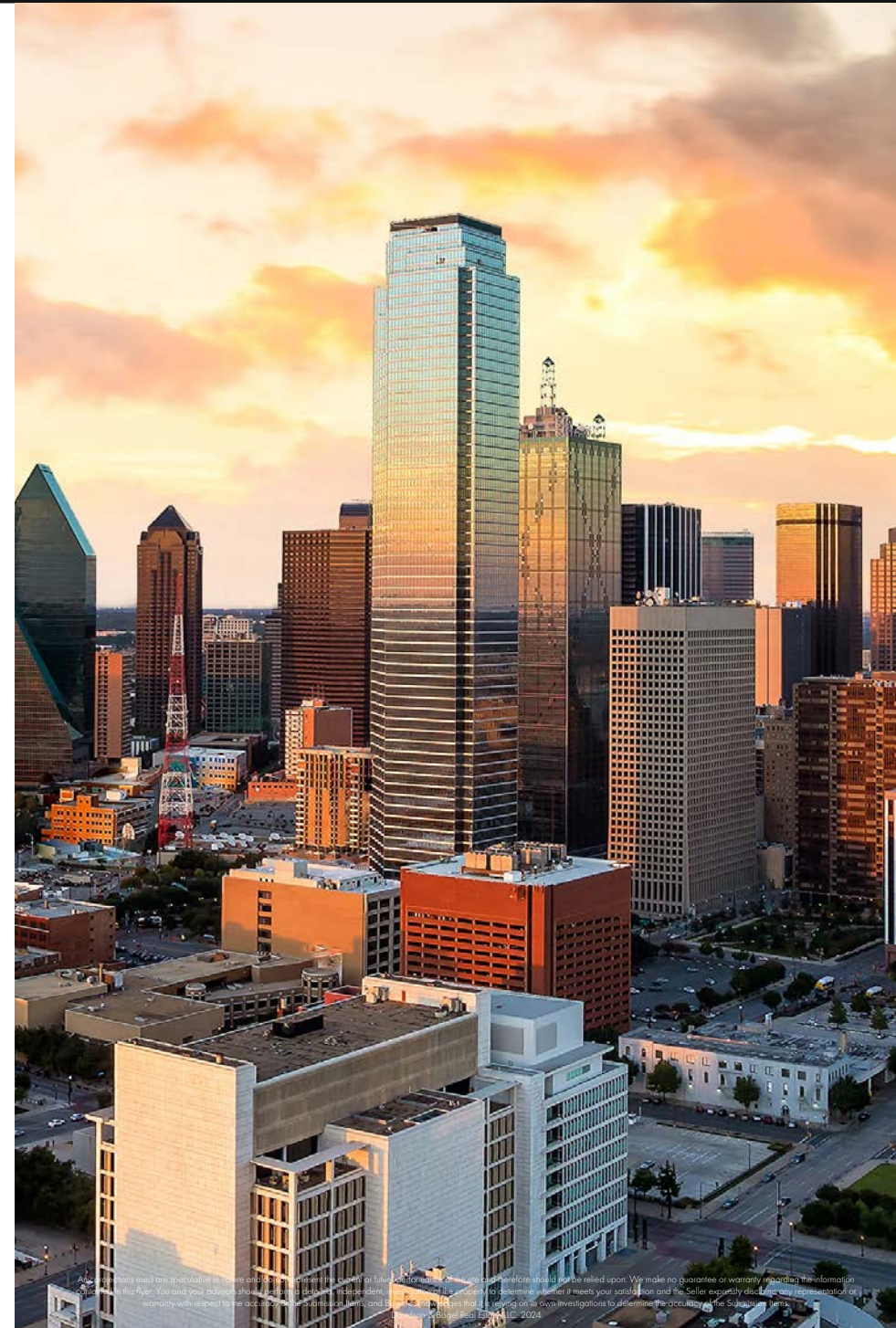
OF DFW HIGHER
EDUCATED GRADUATES
STAY & WORK IN
THE REGION
(6TH HIGHEST RETENTION IN THE U.S.)

2

FORTUNE 10 COMPANY
HQ'S
(AT&T AT #11)

#3

IN THE COUNTRY
FOR PERFECT JOB
GROWTH
(14.9% GROWTH FROM
DEC. 2015 - DEC. 2020)



WHY CHOOSE DFW?

MARKET OVERVIEW

#4

REAL ESTATE MARKET
IN 2021

(LEADING PRO-BUSINESS
ENVIRONMENT)

#1

MARKET FOR DOING
BUSINESS 17 YEARS IN
A ROW

749,726

PROJECTED NEW
RESIDENTS BY 2026

#1

MSA FOR PROJECTED
POPULATION
GROWTH

256,700

JOBS ADDED IN 2021
(ONE OF ONLY TWO MARKETS TO
ADD 100,000/YR)

328

MOVE TO DFW DAILY
(ONE NEW RESIDENT EVERY
SEVEN MINUTES)



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Owned and developed by Hillwood, a Perot Company, Alliance, Texas is one of the nation's premier master-planned communities and business parks in the world, boasting an economic impact of approximately \$10.88 billion annually, over \$11.5 billion since 1989. Consisting of approximately 27,000 acres (over 65 square miles) in north Fort Worth, along either side of Interstate 35, Alliance spans across six cities (Fort Worth, Westlake, Roanoke and Haslet, Denton & Northlake) within both Tarrant and Denton counties. Through strategic planning, Alliance has created a Mecca for corporations seeking a strategic foothold within the DFW Metroplex, now home to numerous corporate headquarters and key facilities. Today, Alliance is home to the largest industrial speculative building to date in DFW. The 1,240,584-square-foot facility was leased to Target Corporation in May 2022 at Alliance Center East 1 (ACE 1). It was ranked the largest industrial lease in the Dallas-Fort Worth market in 2022, according to CoStar. Alliance is also anchored by Alliance Airport (AFW), the world's first airport designed for cargo, military and corporate aviation, and Gulfstream Aerospace Corp, a 162,000-square-foot maintenance, repair and overhaul facility at Alliance. These key economic generators have made Alliance an integral distribution and industrial hub for many of the nation's most notable companies, currently home to over 562 companies. The unprecedented job creation seen in Alliance has spurred the development of over 55 million square feet including: 2,775 multi-family units, 13,941 single-family homes as well as millions of square feet of retail, office and industrial properties. According to the U.S. Census Bureau, if Alliance was its own city, it would have been considered the fastest growing city in the nation from 2000 - 2010. Poised for continued and rapid expansion, the need for existing Class A office product and new development is required to maintain equilibrium.

Property prices and related information are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigators to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC, 2024

ALLIANCE TEXAS - FACTS

- 27,000-acre master-planned, mixed-use development
- AllianceTexas (27,000 acres) is nearly double the size of Manhattan (14,478 acres)
- AllianceTexas geographically spans two counties (Tarrant and Denton), nine municipalities (Fort Worth, Haslet, Roanoke, Westlake, Northlake, Denton, Corral City, Justin, and Argyle) and five school districts (Northwest ISD, Keller ISD, Denton ISD, Eagle-Mountain Saginaw ISD, and Argyle ISD)
- \$111.5 billion economic impact (1990-2022)
- \$10.88 billion economic impact (2022)
- 12-to-1 private-to-public investment
- \$13.1 billion / 92.4% total private investment (1990-2022)
- \$1.08 billion / 7.6% total public investment (1990-2022) - includes roads, infrastructure and schools
- \$3.5 billion property taxes paid (1990-2022)
- \$380 million paid in property taxes (2022)
- 55 million square feet developed (1990-2022)
- 562 companies at AllianceTexas
- 66,000+ direct jobs generated
- 13,941 homes built (1990-2022)
- 2,775 multifamily units (Monterra Village, SageStone Village, SageWater Village, SageWood Village, Tallgrass Village, Bluestem Village, Artisan Village and Paloma Village-under construction)• Over 375 multifamily units under construction (Artisan Village)
- Over 80,000 trees planted
- 2,500 head of cattle and longhorns

MARKET OVERVIEW





An artist rendering of the planned Schwab campus in Westlake. Handout by Charles Schwab Corp.

NORTHEAST TARRANT

Schwab now expect bring 2,600 jobs to campus north of Fo

Two more buildings on the way in Fort Worth's 27,000-acre AllianceTexas

Developer Hillwood starts speculative industrial buildings with almost a half million square feet.

By Staff Writer
5:14 PM CDT on 03/13/2018



Developer Hillwood is building two more warehouses in the 27,000-acre AllianceTexas project. (Contributed/Hillwood)

One of North Texas' biggest industrial building markets is growing again with the construction of two more buildings.

The 27,000-acre AllianceTexas development in North Fort Worth is already one of the state's largest business hubs with more than 53 million square feet of office, retail and industrial space.

Facebook's Fort Worth, U.S. data centers nearly \$6B in GDP growth, study says

Mar 1, 2018, 12:22pm CST

Social media giant Facebook Inc.'s (Nasdaq: FB) growing data center presence in North Texas is helping produce some major moolah to the nation's bottom line, with a recent study by RTI International attributing nearly \$6 billion of GDP growth to the company's ever-growing data center presence.

Facebook has been adding to its \$1 billion data center campus profile in Fort Worth, with two additional data center halls to accommodate the Menlo Park, California-based company's growing demand for data.

"Last spring, Fort Worth Data Center began serving network traffic, joining three other operational Facebook data centers in the United States that house infrastructure that make it possible to connect billions of people," said KC Timmons, w operations for Facebook's western region, in a Facebook post Thursday.

"Here in Fort Worth, we have more than 200 employees operating the data center and building three who will then move to buildings four and five," Timmons said, adding for is equated in 13 jobs.

study conducted by North Carolina-based nonprofit research nal data centers in the United States, including the growing d ion in GDP to the U.S. economy since 2010.

center operations in Prineville, Oregon; Forest City, North Carc rway on building four additional U.S. data center campuses in



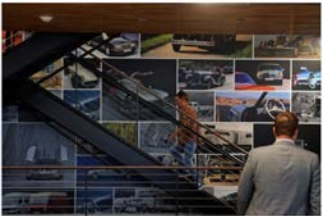
Tanger Outlets will hold a job fair on Sept. 7 for its new shopping center that's under construction near the Texas Motor Speedway in north Fort Worth. Max Faulkner - mfaulkner@star-telegram.com

BUSINESS

Want to work at the new outlet mall? Tanger hosting job fair to hire 900

New AllianceTexas hub of Mercedes-Benz Financial reflects 'cultural modernization'

The company said the new business center retains 900 direct and indirect jobs in Fort Worth.



Mercedes-Benz Financial Services USA's new business hub in Fort Worth is only about a mile from its old one. But the new 200,000-square-foot building represents more than a simple office move for the financial arm of the German automaker.

"We ... believe our workplace must be reflective of our high brand standards and the cultural modernization of our company," said Peter Ziering, president and CEO of Mercedes-Benz Financial Services. It's "an investment in our talented workforce, in the transformation of our company and in ... how we deliver world-class service to our customers and dealers."

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Mercedes-Benz



FINANCIAL SUMMARY

RENT ROLL

FINANCIAL SUMMARY

TENANT	SUITE	GLA	% OF GLA	LEASE TYPE	LEASE TERM		BASE RENTAL TERMS				RECOVERIES				TOTALS
					START	END	MONTHLY	ANNUALLY	PSF	% OF REV	MONTHLY	ANNUALLY	PSF	% OF REV	TOTAL % REV
ALLSUP'S - BW GAS & CONVENIENCE	100	19,509	26.45%	NNN	11/21	04/28	\$27,833	\$333,994	\$17.12	18.38%	\$16,249	\$194,987	\$9.99	10.73%	29.11%
ITS CONGLOBAL	150	5,042	6.84%	NNN	11/21	12/26	\$6,513	\$78,151	\$15.50	4.30%	\$4,199	\$50,393	\$9.99	2.77%	7.07%
AVAILABLE	170	7,157	9.70%		-	-	\$0	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$9.99	0.00%	0.00%
ALLSUP'S - BW GAS & CONVENIENCE	190	4,478	6.07%	NNN	11/22	04/28	\$6,389	\$76,663	\$17.12	4.22%	\$3,730	\$44,756	\$9.99	2.46%	6.68%
TEXOMA LAND CONSULTANTS	200	20,504	27.80%	NNN	12/15	11/27	\$26,484	\$317,812	\$15.50	17.49%	\$17,078	\$204,932	\$9.99	11.28%	28.77%
TEXTRON	250	17,057	23.13%	NNN	10/17	09/27	\$28,741	\$344,893	\$20.22	18.98%	\$14,207	\$170,480	\$9.99	9.38%	28.36%
TOTALS		73,747	100%				\$95,959	\$1,151,513		63.37%	\$55,462	\$665,550		36.62%	100.0%

TOTAL NUMBER OF TENANTS / GLA	6	73,747	100.0%
TOTAL OCCUPIED	5	66,590	90.30%
TOTAL AVAILABLE	1	7,157	9.70%
AVG. SHOP RENT / GLA	\$16.26	9,520	14.30%
AVG. ANCHOR RENT / GLA	\$17.46	57,070	85.70%
AVG. OUTPARCEL RENT / GLA		0	0.00%
AVG. OVERALL RENT / GLA	\$17.29	66,590	100.0%

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024

NNN REIMBURSEMENTS

FINANCIAL SUMMARY

TENANT	SUITE	GLA	% OF GLA	CAM			MANAGEMENT FEE			INSURANCE			TAXES			TOTAL RECOVERY		
				MO.	ANNUAL	PSF	MO.	ANNUAL	PSF	MO.	ANNUAL	PSF	MONTHLY	ANNUAL	PSF	MO.	ANNUAL	PSF
ALLSUP'S - BW GAS & CONVENIENCE	100	19,509	26.45%	\$9,557	\$114,682	\$5.88	\$1,202	\$14,421	\$0.74	\$1,068	\$12,813	\$0.66	\$4,423	\$53,073	\$2.72	\$16,249	\$194,987	\$9.99
ITS CONGLOBAL	150	5,042	6.84%	\$2,470	\$29,639	\$5.88	\$311	\$3,727	\$0.74	\$276	\$3,311	\$0.66	\$1,143	\$13,716	\$2.72	\$4,199	\$50,393	\$9.99
AVAILABLE	170	7,157	9.70%	\$0	\$0	\$0.00	\$0	\$0	\$0.00	\$0	\$0	\$0.00	\$0	\$0	\$0.00	\$0	\$0	\$0.00
ALLSUP'S - BW GAS & CONVENIENCE	190	4,478	6.07%	\$2,194	\$26,323	\$5.88	\$276	\$3,310	\$0.74	\$245	\$2,941	\$0.66	\$1,015	\$12,182	\$2.72	\$3,730	\$44,756	\$9.99
TEXOMA LAND CONSULTANTS	200	20,504	27.80%	\$10,044	\$120,531	\$5.88	\$1,263	\$15,156	\$0.74	\$1,122	\$13,466	\$0.66	\$4,648	\$55,779	\$2.72	\$17,078	\$204,932	\$9.99
TEXTRON	250	17,057	23.13%	\$8,356	\$100,268	\$5.88	\$1,051	\$12,608	\$0.74	\$934	\$11,202	\$0.66	\$3,867	\$46,402	\$2.72	\$14,207	\$170,480	\$9.99
TOTALS		73,747	100%	\$32,620	\$391,442		\$4,102	\$49,222		\$3,644	\$43,734		\$15,096	\$181,152		\$55,462	\$665,550	

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TENANT	SUITE	GLA	BASE RENTAL INCREASE						OPTION NOTES	
			RENTAL INCREASE(S)	INCREASE	DATE	MONTHLY	ANNUAL	PSF	RENEWAL	NOTES
ALLSUP'S - BW GAS & CONVENIENCE	100	19,509	—	—	05/25	\$28,646	\$343,749	\$17.62	ONE (1) FIVE-YEAR OPTION AT FMV	—
					05/26	\$29,459	\$353,503	\$18.12		
					05/27	\$30,271	\$363,258	\$18.62		
ITS CONGLOBAL	150	5,042	—	—	02/25	\$6,723	\$80,672	\$16.00	ONE (1) FIVE-YEAR OPTION AT FMV	—
					02/26	\$6,933	\$83,193	\$16.50		
AVAILABLE	170	7,157	—	—	—	—	—	—	—	—
ALLSUP'S - BW GAS & CONVENIENCE	190	4,478	—	—	05/25	\$6,575	\$78,902	\$17.62	ONE (1) FIVE-YEAR OPTION AT FMV	—
					05/26	\$6,762	\$81,141	\$18.12		
					05/27	\$6,948	\$83,380	\$18.62		
TEXOMA LAND CONSULTANTS	200	20,504	—	—	12/24	\$27,339	\$328,064	\$16.00	NONE	—
					12/25	\$28,193	\$338,316	\$16.50		
					12/26	\$29,047	\$348,568	\$17.00		
TEXTRON	250	17,057	—	—	10/24	\$29,608	\$355,297	\$20.83	NONE	—
					10/25	\$30,489	\$365,873	\$21.45		
					10/26	\$31,399	\$376,789	\$22.09		
TOTALS		73,747								

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	CURRENT	PSF	% OF ERG
REVENUE:			
RENTAL REVENUE	\$1,151,513	\$15.61	63.37%
OTHER REVENUE	\$0	\$0.00	0.00%
CAM RECOVERY	\$391,442	\$5.31	21.54%
MANAGEMENT RECOVERY	\$49,222	\$0.67	2.71%
INSURANCE RECOVERY	\$43,734	\$0.59	2.41%
REAL ESTATE TAX RECOVERY	\$181,152	\$2.46	9.97%
TOTAL REVENUE	\$1,817,063	\$24.64	100.00%
OPERATING EXPENSES:			
CAM EXPENSES	(\$433,514)	(\$5.88)	-23.86%
MANAGEMENT FEE EXPENSES	(\$54,512)	(\$0.74)	-3.00%
INSURANCE EXPENSES	(\$48,434)	(\$0.66)	-2.67%
REAL ESTATE TAXES	(\$200,623)	(\$2.72)	-11.04%
TOTAL EXPENSES	(\$737,082)	(\$9.99)	-40.56%
NET OPERATING EXPENSES:	\$1,079,981	\$14.64	59.44%

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EXPIRATION SCHEDULE


FINANCIAL SUMMARY

TENANT	SUITE	END	AVAILABLE	MTM	2034	2025	2026	2027	2028	2029	2030	3031	2032-2040
AVAILABLE	170	—	7,157										
ITS CONGLOBAL	150	12/26					5,042						
TEXTRON	150	09/27						17,057					
TEXOMA LAND CONSULTANTS	200	11/27					20,504						
ALLSUP'S - BW GAS & CONVENIENCE	100	04/28							19,509				
ALLSUP'S - BW GAS & CONVENIENCE	190	04/28							4,478				
TOTAL EXPIRATION AREA			7,157	0	0	00	5,042	37,561	23,987	0	0	0	0
CUMULATIVE EXPIRATION AREA			0	0	0	0	5,042	42,603	66,590	66,590	66,590	66,590	66,590
PERCENT OF TOTAL CENTER			9.70%	0.00%	0.00%	0.00%	6.84%	50.93%	32.53%	0.00%	0.00%	0.00%	0.00%

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**DISCLAIMER
NOTICE**



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APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

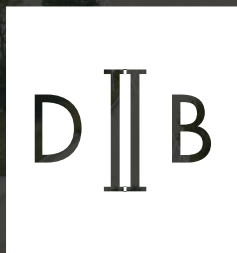
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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