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OFFERING
MEMORANDUM



JUPE MOTOR SUPPLY INC

412 S VAN BUREN STREET

AMARILLO, TX 79101

TAG INDUSTRIAL
THE ABUSHAGUR GROUP

Marcus & Millichap

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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THE ABUSHAGUR GROUP

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
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The background of the slide is a dark blue gradient. On the left and right sides, there are vertical panels showing images of industrial buildings. The left panel shows the interior of a large warehouse with a high, corrugated metal roof and a series of vertical support columns. The right panel shows the exterior of a similar building with a corrugated metal facade and a row of windows near the ground.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

JUPE MOTOR SUPPLY INC

412 S VAN BUREN STREET, AMARILLO, TX 79101

INVESTMENT HIGHLIGHTS

- 13,276 Square-Foot Industrial Asset on 0.78 Acres of Land
 - Brick Construction with Showroom Space, Four Grade-Level Doors, and Central Business Zoning
 - Short-Term Leaseback Gives Investor Ample Time to Replace Tenant or for Owner-User to Plan Their Occupancy
 - Sale Includes Additional Lot Just South of Building, Providing Convenient Tenant Parking
 - Located in the Northwest Zone of Downtown Amarillo, One Block from Amarillo's Business and Financial Sector
 - The Northwest Zone has Excellent Potential for Redevelopment Due to Its Convenience and Walkability to the Downtown Core
-

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 412 South Van Buren Street in Amarillo, Texas leased to Jupe Motor Supply Inc. The subject property consists of approximately 13,276 square feet of space and is situated on 0.78 acres of land. The subject property features brick construction with showroom space, four grade-level doors, and central business zoning. The sale includes an additional lot just south of the building, providing convenient tenant parking. The short-term leaseback with Jupe Motor Supply, Inc. gives an investor ample time to replace tenant or for an owner-user to plan their occupancy. The asset is located one block from Amarillo's business and financial sector and in the northwest zone of Downtown Amarillo with excellent potential for redevelopment due to its convenience and walkability to the downtown core.

The recommended urban design standards for Downtown (DAUDs) were adopted in 2010 ensuring that new development and redevelopment adheres to high standards of urban design. The Standards were amended on November 25, 2014. These standards have created a much more livable and walkable Downtown. DAUDs incorporate landscaping, sidewalk treatment, proper ground level uses and design, urban furniture (benches, lighting, pocket park areas, etc.) into all new and significant redevelopment. The standards give investors confidence that their quality developments will be protected and carried out by future investors adjoining property owners and investors. Plans are to continue work with the DAI, Center City, and the City to determine that the Standards remain appropriate and economically feasible. (Downtown Amarillo Strategic Action Plan)

Part of the Great Plains and the largest city in the Texas Panhandle, Amarillo had its beginnings in 1887, when the Fort Worth-Denver City railroad was constructed across the Texas Panhandle. Centrally located in the Texas Panhandle and bordered by New Mexico and Oklahoma, Amarillo's economic history was closely tied to agriculture and the energy industry. These days businesses such as copper refining, fiberglass production, meat packing, ordnance manufacturing, customer service operations, and aircraft assembly operations have diversified the city's economy. Serving as a regional medical center also plays a key role in Amarillo's economy. Today, Amarillo is home to 190,695 (per 2010 Census) people and always welcomes newcomers. Amarillo is a strong community of neighborhoods; proud of the quality of life assets available to residents and visitors alike. (Amarillo.gov)



PROPERTY DETAILS // Jupe Motor Supply Inc

JUPE MOTOR SUPPLY INC
412 S VAN BUREN STREET, AMARILLO, TX 79101

Number of Suites	1
Number of Buildings	1
Total Square Feet	13,276
Year Built	1962
Lot Size	0.78 Acres
Type of Ownership	Fee Simple
Building Class	C
Tenancy	Single
Grade Level Doors	4
Construction	Brick
Zoning	CB
Submarket	Downtown Amarillo MF
Market Vacancy	5.20%

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OFFERING HIGHLIGHTS // Jupe Motor Supply Inc

JUPE MOTOR SUPPLY INC
412 S VAN BUREN STREET, AMARILLO, TX 79101

OFFERING PRICE
\$499,000

CAP RATE
13.30%

Offering Price	\$499,000
Cap Rate	13.30%
Price/SF	\$37.59
Total Square Feet	13,276
Occupancy	100%

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OPERATING STATEMENT // Jupe Motor Supply Inc

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	66,380	5.00	66,380	5.00
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	2,655	0.20	2,655	0.20
Real estate Taxes	5,199	0.39	5,199	0.39
Total Reimbursement Income	\$7,854 100.0%	\$0.59	\$7,854 100.0%	\$0.59
Effective Gross Revenue	\$74,234	\$5.59	\$74,234	\$5.59

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	2,655	0.20	2,655	0.20
Real Estate Taxes	5,199	0.39	5,199	0.39
Total Expenses	\$7,854	\$0.59	\$7,854	\$0.59
Expenses as % of EGR	10.6%		10.6%	
Net Operating Income	\$66,380	\$5.00	\$66,380	\$5.00

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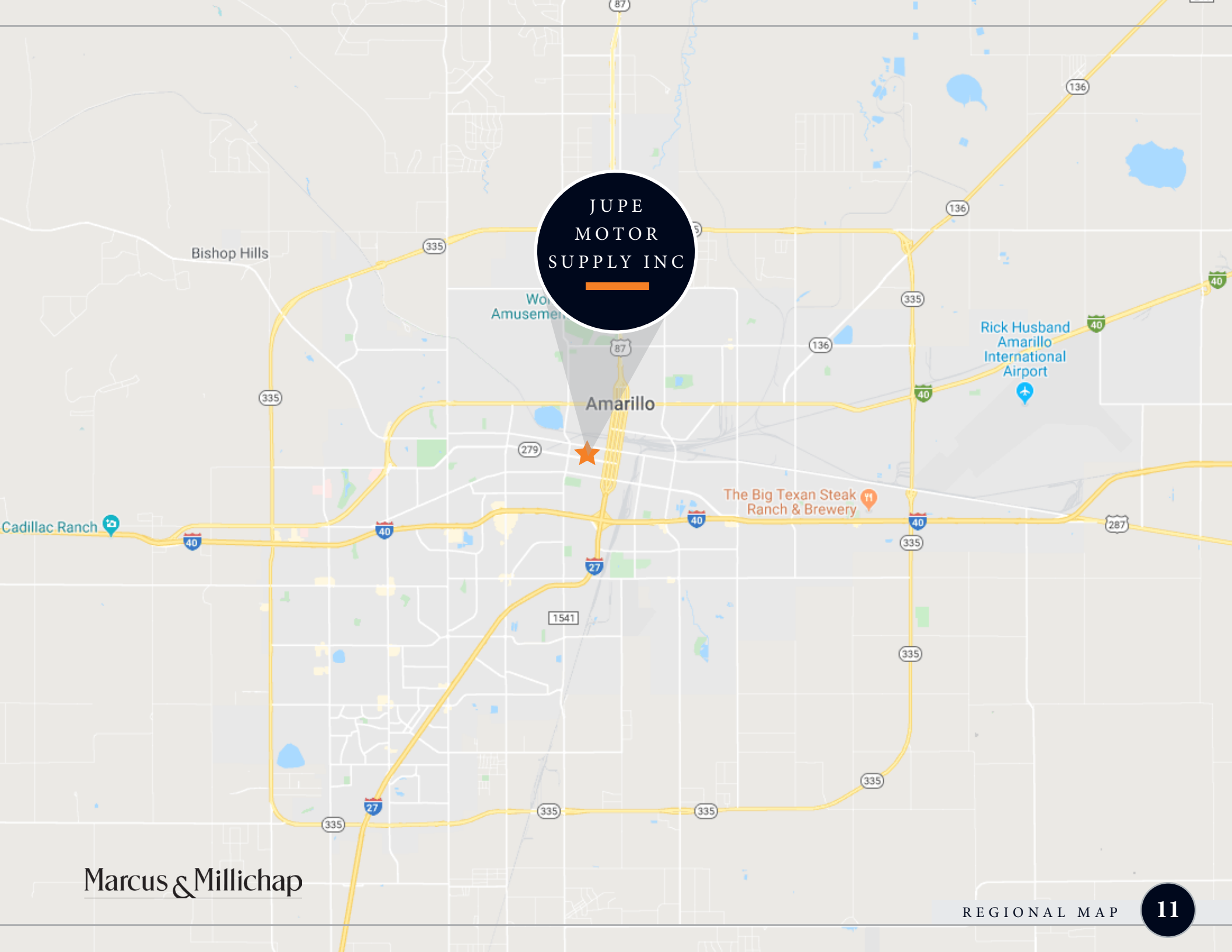
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RENT ROLL // Jupe Motor Supply Inc

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Lease Type
Jupe Motor Supply Inc	13,276	100.0%	Comm.	Exp.					
			8/1/20	7/31/21	\$5.00	\$5,532	\$66,380	\$66,380	NNN
Total	13,276				\$5.00	\$5,532	\$66,380	\$66,380	
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%		
			Total Current Rents: \$5,532		Occupied Current Rents: \$5,532		Unoccupied Current Rents: \$0		

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JUPE
MOTOR
SUPPLY INC



JUPE
MOTOR
SUPPLY INC



MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,707 debt and equity financings in 2017



National platform operating within the firm's brokerage offices



\$5.63 billion total national volume in 2017



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings

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SECTION 2 MARKET OVERVIEW

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AMARILLO

TEXAS

Amarillo is in the heart of cattle country and is a major transportation hub in the Texas Panhandle. The metro consists of Potter, Armstrong, Carson, Randall and Oldham counties. The market houses 266,000 residents and over the next five years, the area is projected to grow by 9,000 people and 4,700 households. Amarillo is the most populous city in the region with 199,400 residents and it is the seat of Potter County.



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PLANT



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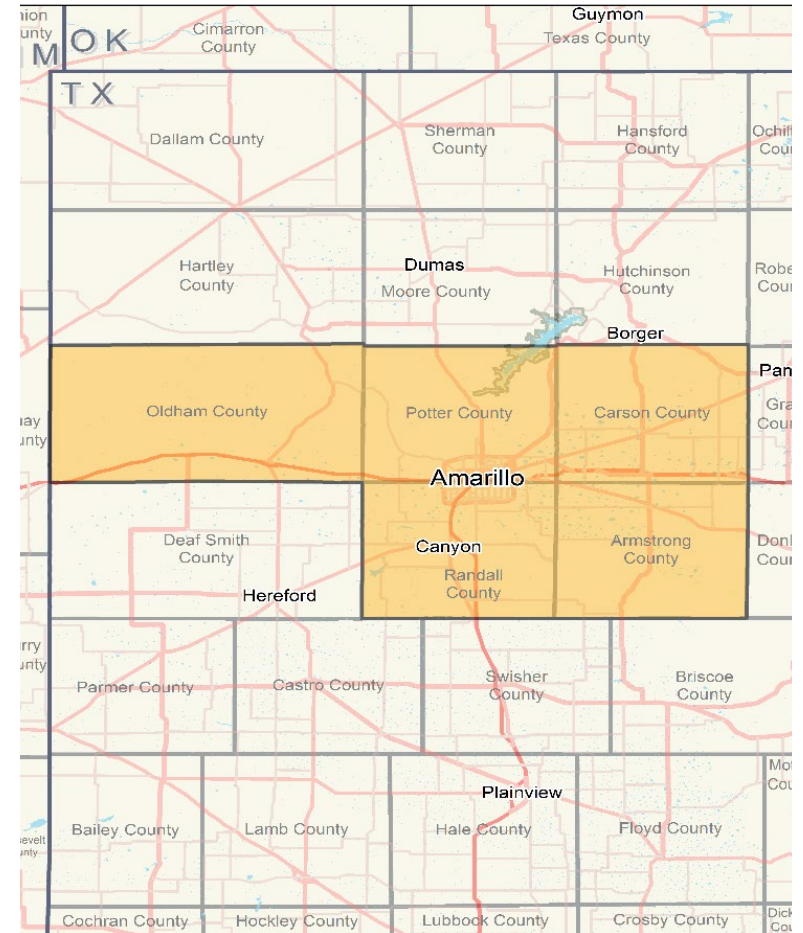


CATTLE &
AGRICULTURAL
PRODUCTION

METROPLEX GROWTH // Jupe Motor Supply Inc

ECONOMY

Food production and agriculture are major industries in the metro. Aside from growing corn, wheat, and cotton, and producing milk, the metro has a major meat-packing industry that processes a quarter of the nation's beef supply. The city of Amarillo houses the headquarters for the Texas Cattle Feeders Association. Major employers represent a variety of industries and include Owens-Corning, Amarillo College, B&W Pantex, United Supermarkets and ASARCO. The expanding healthcare sector is underpinned by Baptist St. Anthony's Health Care Systems and the Northwest Texas Healthcare System.

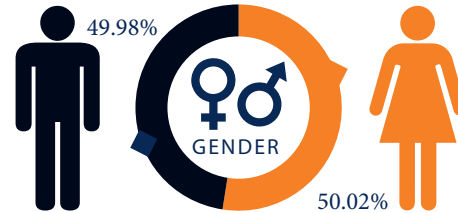


DEMOGRAPHICS // Jupe Motor Supply Inc



160,962

Total Population
Within 5 miles



\$62,499

Average Household Income
Within 5 miles



16,994

Employees
Within 1 mile

DEMOGRAPHICS // Jupe Motor Supply Inc

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	5,993	78,924	163,378
■ 2018 Estimate			
Total Population	6,069	78,991	160,962
■ 2010 Census			
Total Population	6,002	78,684	156,045
■ 2000 Census			
Total Population	6,178	75,150	145,885
■ Daytime Population			
2018 Estimate	20,599	97,093	181,052
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	2,583	29,921	63,556
■ 2018 Estimate			
Total Households	2,574	29,637	61,997
Average (Mean) Household Size	2.22	2.63	2.57
■ 2010 Census			
Total Households	2,571	29,568	60,073
■ 2000 Census			
Total Households	2,591	28,974	57,239

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$200,000 or More	1.07%	2.04%	2.49%
\$150,000 - \$199,000	2.64%	2.20%	2.70%
\$100,000 - \$149,000	4.16%	6.66%	9.23%
\$75,000 - \$99,999	4.88%	8.48%	11.42%
\$50,000 - \$74,999	17.51%	18.69%	20.23%
\$35,000 - \$49,999	14.77%	15.86%	15.37%
\$25,000 - \$34,999	13.07%	13.27%	12.24%
\$15,000 - \$24,999	18.86%	15.45%	12.90%
Under \$15,000	23.04%	17.33%	13.41%
Average Household Income	\$44,158	\$54,302	\$62,499
Median Household Income	\$31,342	\$38,990	\$45,997
Per Capita Income	\$19,785	\$20,481	\$24,193
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	6,069	78,991	160,962
Under 20	27.17%	32.46%	30.43%
20 to 34 Years	22.68%	23.14%	22.71%
35 to 39 Years	6.08%	6.64%	6.67%
40 to 49 Years	11.43%	10.90%	11.03%
50 to 64 Years	16.88%	15.73%	16.27%
Age 65+	15.77%	11.13%	12.90%
Median Age	35.12	31.33	32.90
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	3,964	47,776	100,965
Elementary (0-8)	9.97%	9.27%	6.83%
Some High School (9-11)	11.90%	13.84%	11.41%
High School Graduate (12)	29.66%	28.01%	26.25%
Some College (13-15)	23.01%	24.51%	26.59%
Associate Degree Only	6.83%	6.46%	7.58%
Bachelors Degree Only	11.05%	10.55%	13.30%
Graduate Degree	5.14%	4.45%	5.80%
■ Time Travel to Work			
Average Travel Time in Minutes	17	18	18

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MARCUS & MILLICHAP

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Date

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