

Marcus & Millichap  
TAG INDUSTRIAL GROUP

# BEVERLY INDUSTRIAL PORTFOLIO

WICHITA FALLS, TX 76306



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**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

BEVERLY  
INDUSTRIAL PORTFOLIO  
WICHITA FALLS, TX 76306

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# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- 155,134-Square-Foot Manufacturing Portfolio Situated on 13.78 Acres
  - Main Facility Features Tilt-Wall Office, 25' Clear Height, and Seven Grade-Level Doors
  - 100% Occupied with Two Years Remaining on the Lease with TRC Recreation as Their Headquarter Location
- Wichita Falls Currently has Only Five Industrial Properties Available for Lease Between 15,000 and 80,000 Square Feet, with an Average Asking Rate of \$8.89 Per Foot (CoStar)
- Owner Reports They are in the Process of Fully Replacing all Metal Roofs on the Subject Properties, Improving Leasability and Property Value
  - Sheppard Air Force Base is the City's Largest Employer, Leading the Chamber of Commerce to Target the Aerospace, Aviation and Manufacturing Industries with Incentives
  - Strategically Located Industrial Warehouses with Proximate Access to Major Freeways

Marcus & Millichap is pleased to present the opportunity to acquire the Beverly Industrial portfolio in Wichita Falls, Texas. The subject manufacturing properties consist of approximately 155,134 square feet of space and are situated on 13.78 acres of land. The main facility features tilt wall office, 25' clear height, and seven grade-level doors. The owner reports they are in the process of replacing all metal roofs on the subject properties, improving lease ability and property value. The properties are 100 percent occupied with two years remaining on the lease with TRC Recreation as their headquartered location. Wichita Falls currently has only five industrial properties available for lease between 15,000 and 80,000 square feet, with an average asking rate of \$8.89 per foot (CoStar). Sheppard Air Force Base is the city's largest employer, leading the Chamber of Commerce to target the aerospace, aviation, and manufacturing industries with incentives. These strategically located industrial warehouses have proximate access to major freeways.

Industrial rents in the Wichita Falls metro have been positive, growing by 3.5 percent annually. While 8,000 square feet has delivered over the past three years (a cumulative inventory expansion of 0.1 percent), nothing is currently underway. Over the past four quarters, 332,200 square feet traded, an inventory turnover of roughly 5 percent. Over the past five years, employment has increased by 0.6 percent annually on average, compared to a 0.8 percent average increase nationally. (CoStar)

Home to Sheppard Air Force Base, the area's largest employer, Wichita Falls is a proud military community. Sheppard gives the community a unique perspective on diversity and inclusivity as they employ people from all over the nation and up to 14 different NATO countries as part of the Euro-NATO Joint Jet Pilot Training Program. Located less than a two-hour drive from both Dallas/Fort Worth and Oklahoma City, Wichita Falls offers scores of routes and effortless road travel in and out of the city. Wichita Falls was ranked No. 1 of the Top 10 Cities for Working Families in 2020 by SmartAsset. The area's largest employers include: U.S. Air Force, United Regional Health Care System, Howmet, Vitro PPG, Sealed Air Cryovac, The Results Companies, AT&T, Community Healthcare Center, Pratt & Whitney, and Covercraft. ([wichitafallschamber.com](http://wichitafallschamber.com))



## PROPERTY DETAILS

### BEVERLY INDUSTRIAL PORTFOLIO

|                     |                               |
|---------------------|-------------------------------|
| Number of Suites    | 4                             |
| Number of Buildings | 4                             |
| Total Square Feet   | 155,134                       |
| Year Built          | 1951/1960/1970/1972/1979/1989 |
| Lot Size            | 13.78 Acres                   |
| Type of Ownership   | Fee Simple                    |
| Clear Height        | 25'                           |
| Tenancy             | Single                        |
| Dock High Doors     | 7                             |
| Grade Level Doors   | 13                            |
| Construction        | Steel                         |
| Zoning              | Light Industrial              |
| Submarket           | West Wichita Falls MF         |

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## PROPERTY DETAILS

### 908 NORTH BEVERLY DRIVE, WICHITA FALLS, TX 76306

|                     |                       |
|---------------------|-----------------------|
| Number of Suites    | 1                     |
| Number of Buildings | 1                     |
| Total Square Feet   | 76,728                |
| Year Built          | 1970                  |
| Lot Size            | 5.59 Acres            |
| Type of Ownership   | Fee Simple            |
| Clear Height        | 25'                   |
| Tenancy             | Single                |
| Grade Level Doors   | 7                     |
| Construction        | Steel                 |
| Zoning              | Light Industrial      |
| Submarket           | West Wichita Falls MF |

### 912 NORTH BEVERLY DRIVE, WICHITA FALLS, TX 76306

|                     |                       |
|---------------------|-----------------------|
| Number of Suites    | 1                     |
| Number of Buildings | 1                     |
| Total Square Feet   | 37,306                |
| Year Built          | 1951/1989             |
| Lot Size            | 2.2 Acres             |
| Type of Ownership   | Fee Simple            |
| Tenancy             | Single                |
| Dock High Doors     | 3                     |
| Grade Level Doors   | 1                     |
| Construction        | Steel                 |
| Zoning              | Light Industrial      |
| Submarket           | West Wichita Falls MF |

### 909 NORTH BEVERLY DRIVE, WICHITA FALLS, TX 76306

|                     |                       |
|---------------------|-----------------------|
| Number of Suites    | 1                     |
| Number of Buildings | 1                     |
| Total Square Feet   | 26,000                |
| Year Built          | 1960                  |
| Lot Size            | 3.5 Acres             |
| Type of Ownership   | Fee Simple            |
| Tenancy             | Single                |
| Dock High Doors     | 4                     |
| Rail Served         | Yes                   |
| Construction        | Steel                 |
| Zoning              | Light Industrial      |
| Submarket           | West Wichita Falls MF |

### 3224 INDUSTRIAL DR, WICHITA FALLS, TX 76306

|                     |                       |
|---------------------|-----------------------|
| Number of Suites    | 1                     |
| Number of Buildings | 1                     |
| Total Square Feet   | 15,100                |
| Year Built          | 1972/1979             |
| Lot Size            | 2.49 Acres            |
| Type of Ownership   | Fee Simple            |
| Tenancy             | Single                |
| Grade Level Doors   | 5                     |
| Construction        | Steel                 |
| Zoning              | Light Industrial      |
| Submarket           | West Wichita Falls MF |

## BEVERLY INDUSTRIAL PORTFOLIO

WICHITA FALLS, TX 76306

OFFERING PRICE  
**\$3,722,500**

CAP RATE  
**9.50%**

|                   |             |
|-------------------|-------------|
| Offering Price    | \$3,722,500 |
| Cap Rate          | 9.50%       |
| Price/SF          | \$24.00     |
| Total Square Feet | 155,134     |
| Occupancy         | 100%        |

*\*Special environmental conditions apply - please contact listing agent for further details.*



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved. (Activity ID: ZAC0060056)



# RENT ROLL

| Tenant Name                 | Suite              | Square Feet | % Bldg Share | Lease Dates Comm.             | Lease Dates Exp.      | Annual Rent per Sq. Ft.          | Total Rent Per Month | Total Rent Per Year           | Pro Forma Rent Per Year | Rent Increase      | Lease Type     |
|-----------------------------|--------------------|-------------|--------------|-------------------------------|-----------------------|----------------------------------|----------------------|-------------------------------|-------------------------|--------------------|----------------|
| TRC Recreation Lp.          | 908 N Beverly Dr   | 76,728      | 49.5%        | 3/4/20                        | 3/3/23                | \$2.21                           | \$14,131             | \$169,569                     | \$169,569               | 2% Annual Increase | NNN            |
| TRC Recreation Lp.          | 909 N Beverly Dr   | 26,000      | 16.8%        | 3/4/20                        | 3/3/23                | \$2.21                           | \$4,788              | \$57,460                      | \$57,460                | 2% Annual Increase | NNN            |
| TRC Recreation Lp.          | 912 N Beverly Dr   | 37,306      | 24.0%        | 3/4/20                        | 3/3/23                | \$2.21                           | \$6,871              | \$82,446                      | \$82,446                | 2% Annual Increase | NNN            |
| CableSouth Construction LLC | 3224 Industrial Dr | 15,100      | 9.7%         | 11/1/20                       | 10/31/22              | \$3.15                           | \$3,969              | \$47,628                      | \$47,628                | N/A                | Modified Gross |
| Total                       |                    | 155,134     |              |                               |                       | \$2.30                           | \$29,759             | \$357,103                     | \$357,103               |                    |                |
|                             |                    |             |              | Occupied Tenants: 4           | Unoccupied Tenants: 0 | Occupied GLA: 100.00%            |                      | Unoccupied GLA: 0.00%         |                         |                    |                |
|                             |                    |             |              | Total Current Rents: \$29,759 |                       | Occupied Current Rents: \$29,759 |                      | Unoccupied Current Rents: \$0 |                         |                    |                |

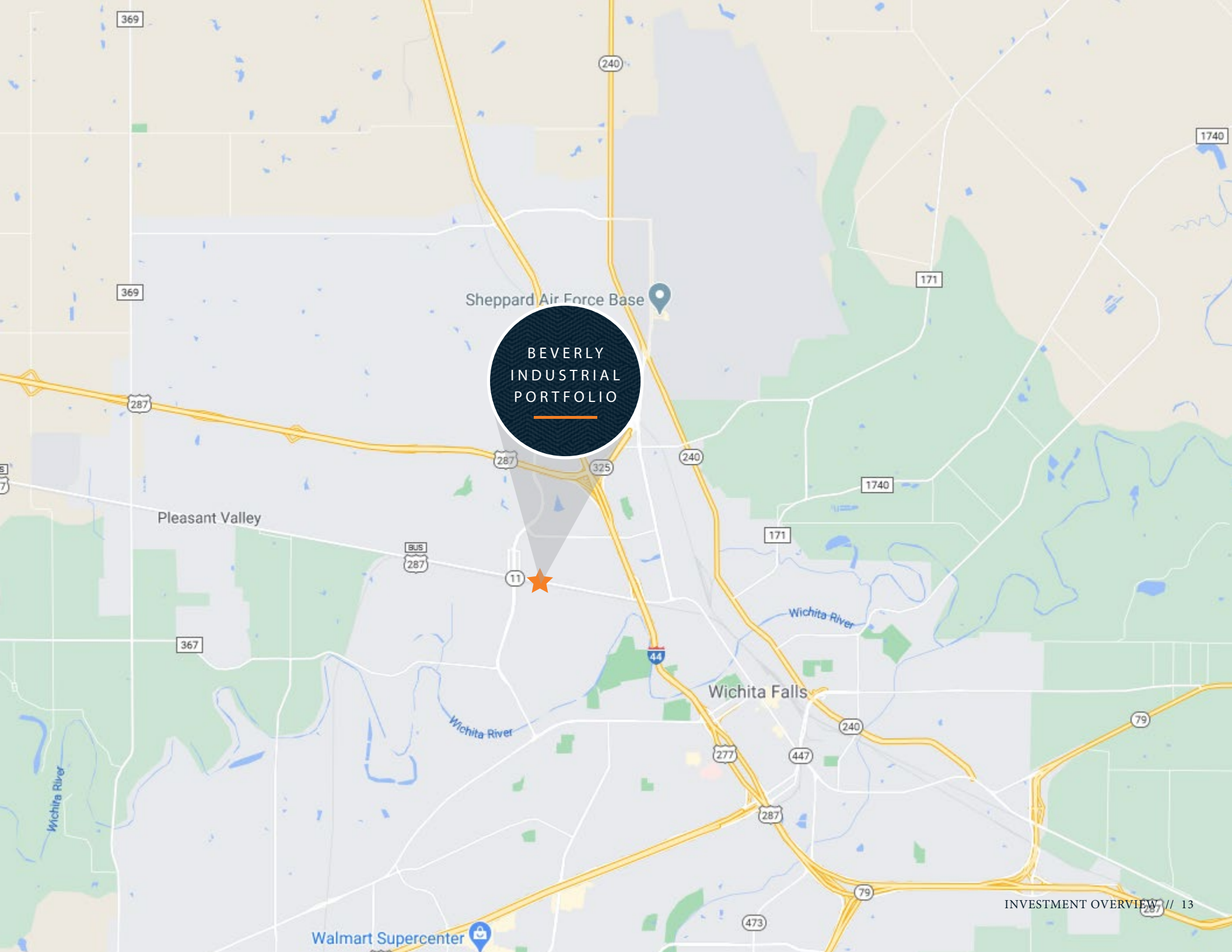
## OPERATING STATEMENT

| Income                       | Current   | Per SF | Pro Forma | Per SF |
|------------------------------|-----------|--------|-----------|--------|
| Scheduled Base Rental Income | 357,103   | 2.30   | 357,103   | 2.30   |
| Expense Reimbursement Income |           |        |           |        |
| Net Lease Reimbursement      |           |        |           |        |
| Insurance                    | 41,709    | 0.27   | 41,709    | 0.27   |
| Real estate Taxes            | 32,218    | 0.21   | 32,218    | 0.21   |
| Total Reimbursement Income   | \$73,927  | 95.5%  | \$73,927  | 95.5%  |
| Effective Gross Revenue      | \$431,030 | \$2.78 | \$431,030 | \$2.78 |

| Operating Expenses   | Current   | Per SF | Pro Forma | Per SF |
|----------------------|-----------|--------|-----------|--------|
| Insurance            | 41,698    | 0.27   | 41,698    | 0.27   |
| Real Estate Taxes    | 35,692    | 0.23   | 35,692    | 0.23   |
| Total Expenses       | \$77,390  | \$0.50 | \$77,390  | \$0.50 |
| Expenses as % of EGR | 18.0%     |        | 18.0%     |        |
| Net Operating Income | \$353,640 | \$2.28 | \$353,640 | \$2.28 |





BEVERLY  
INDUSTRIAL  
PORTFOLIO

Sheppard Air Force Base

Pleasant Valley

Wichita Falls

Wichita River

Wichita River

Wichita River

Walmart Supercenter





Beverly Drive Untd  
Methodist Church

Beverly Drive United  
Methodist Church

908 NORTH  
BEVERLY DRIVE

909 NORTH  
BEVERLY DRIVE

912 NORTH  
BEVERLY DRIVE

Texas Recreation  
Corporation

Mike's Towing Service

3224  
INDUSTRIAL  
DRIVE

N Beverly Dr

Industrial Dr

Old Iowa Park Rd






Martha Ln

Vickie Dr

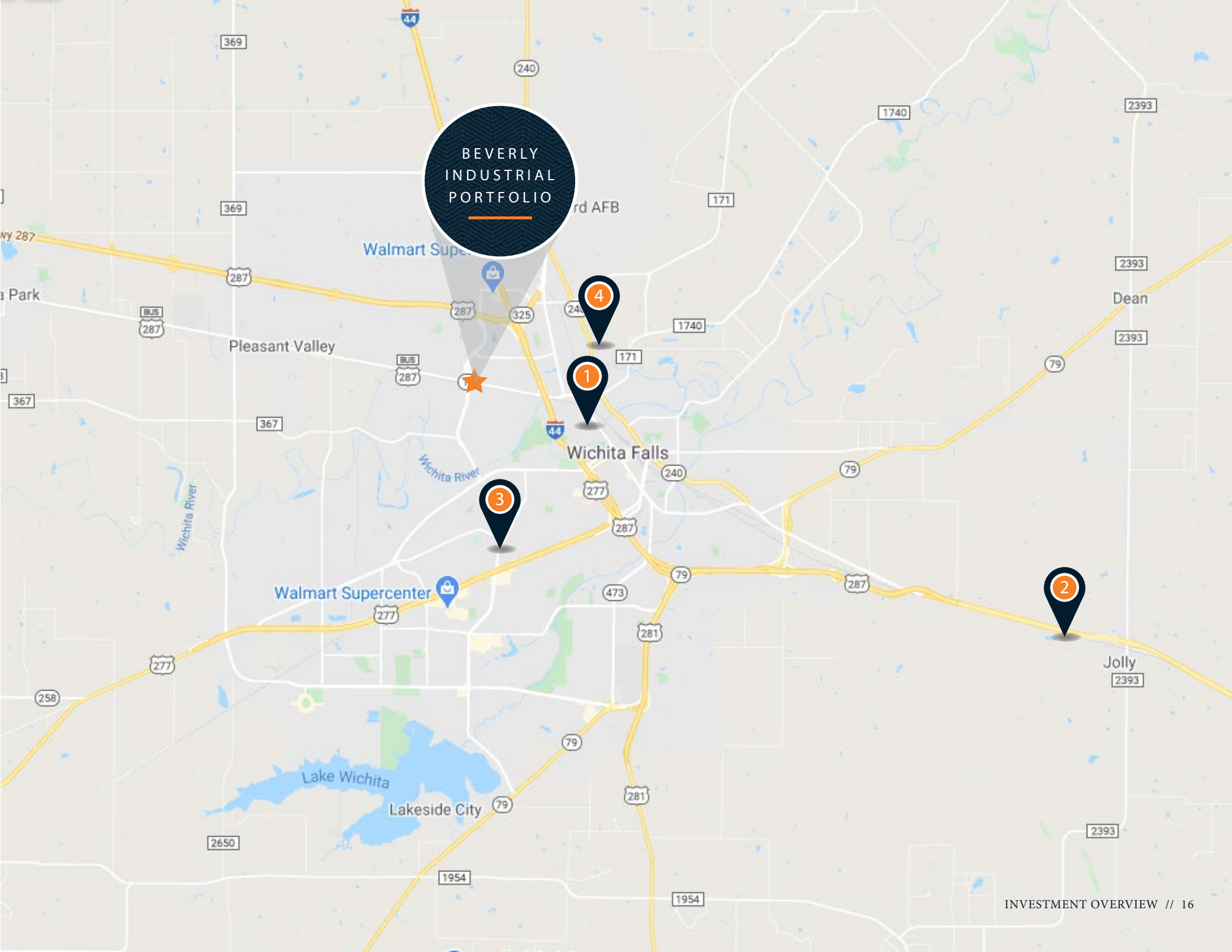
West



## LEASE COMPARABLES

| PROPERTIES   | LEASE COMMENCEMENT | LEASE RATE    | RENTABLE SF    | LEASE TYPE    | YEAR BUILT                 | NOTES              |
|--|--------------------|---------------|----------------|---------------|----------------------------|--------------------|
|  <b>Beverly Industrial Portfolio</b>      |                    | <b>\$2.30</b> | <b>155,134</b> | <b>NNN/MG</b> | <b>1960/1970/1972/1989</b> |                    |
|  700 N Scott Ave, Wichita Falls, TX 76306 | 11/22/2020         | \$2.50        | 19,666         | NNN           | 1996                       |                    |
|  4400 US Hwy 287, Wichita Falls, TX 76305 | 6/27/2019          | \$6.36        | 20,943         | NNN           | 1990                       | Sunbelt Rentals    |
|  2701 Avenue K, Wichita Falls, TX 76309   | 5/1/2019           | \$3.00        | 20,000         | NNN           | 1975                       | Brick Construction |
|  208 Randy Dr, Wichita Falls, TX 76306    | 12/18/2017         | \$2.50        | 30,000         | NNN           | 1982/2010                  |                    |

BEVERLY  
INDUSTRIAL  
PORTFOLIO







908 N BEVERLY DRIVE, WICHITA FALLS, TX 76306



909 N BEVERLY DRIVE, WICHITA FALLS, TX 76306



912 N BEVERLY DRIVE, WICHITA FALLS, TX 76306



3224 INDUSTRIAL DRIVE, WICHITA FALLS, TX 76306



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# TENANT SUMMARY

“TRC Recreation, LP is a responsible partner with our world, designing and manufacturing products that last and provide years of enjoyment, safety, and fun!”

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## TENANT

TRC Recreation

## HEADQUARTERS

Wichita Falls, TX

## DATE FOUNDED

1957

## LOCATIONS

Wichita Falls and Graham, TX

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[www.texasrec.com](http://www.texasrec.com)



TRC Recreation, LP was founded in 1957 by Robert S. Scheurer, a pioneer of personal flotation products in the vinyl coating industry. The first product made by the company was the Ski-Master Vinyl-Coated Ski Belt, which was the very first vinyl-coated foam flotation product ever made.

In 1967, TRC Recreation, LP developed and introduced the world’s first Coast Guard-approved wrap-around water ski vest made of vinyl-covered closed-cell foam. This was followed with the invention and introduction of the present external strap ski vests, which was Coast Guard-approved the very first year that Type III Coast Guard approvals were allowed.

The super-soft, vinyl-covered, closed-cell foam vests were also approved by the Canadian Coast Guard and CE (Europe Community).

TRC Recreation, LP continues to be a leading innovator and manufacturer of exceptional water and outdoor recreational products including: pool floats, floating chairs and lounges, spa pillows, water toys, games, and accessories, plus many more fresh designs each year. TRC Recreation holds many patents and has numerous registered trademarks.

TRC Recreation, LP is an eco-friendly pacesetter, initiating “best practices” for responsible recycling, thereby reducing water and air pollutants. Both U.S. manufacturing plants are equipped with regenerative thermal oxidizers that extinguish VOCs and refine the air before releasing it into the atmosphere.



## 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 1,944 debt and equity financings in 2019



National platform operating within the firm's brokerage offices



\$7.18 billion total national volume in 2019



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



## SECTION 2

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### MARKET OVERVIEW

Marcus & Millichap



# WICHITA FALLS TEXAS

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Wichita Falls is a city in and the county seat of Wichita County, Texas, United States. It is the principal city of the Wichita Falls Metropolitan Statistical Area, which encompasses all of Archer, Clay, and Wichita counties. According to the 2010 census, it had a population of 104,553, making it the 38th-most populous city in Texas. In addition, its central business district is 5 miles (8 km) from Sheppard Air Force Base, which is home to the Air Force's largest technical training wing and the Euro-NATO Joint Jet Pilot Training program, the world's only multinationally-staffed and managed flying training program chartered to produce combat pilots for both USAF and NATO.



LOW COST OF  
LIVING



LARGEST, MOST DIVERSE  
TRAINING BASE IN AIR  
EDUCATION AND  
TRAINING COMMAND



OUTSTANDING  
INFRASTRUCTURE



## METROPLEX GROWTH

### TRANSPORTATION

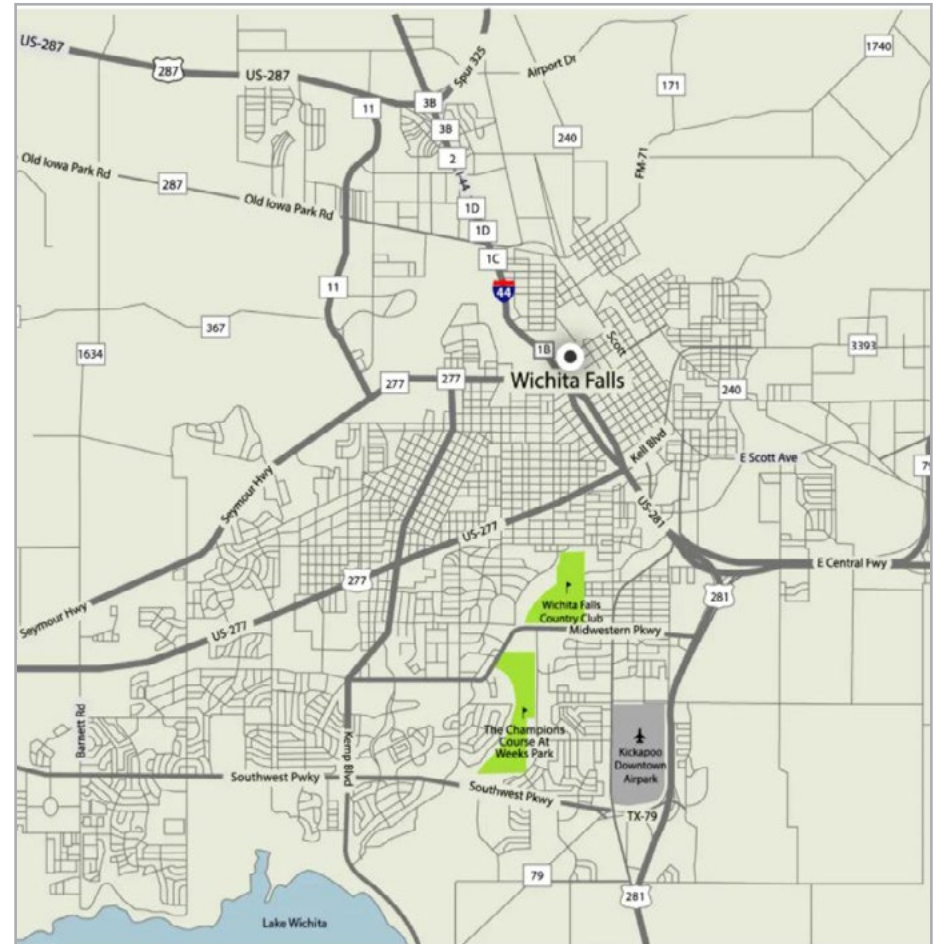
Wichita Falls is conveniently located in North-Central Texas with approximate coordinates of 33.8969 latitude N and 98.5150° longitude W. Located less than two hours (by car) from both Dallas/Fort Worth and Oklahoma City, the central location of Wichita Falls offers scores of routes and effortless road travel in and out of the city.

### ACCESSIBILITY

Easily accessible freeways and highways include I-44, U.S. Highways 82, 281, 277, 287 and Texas State Route 79. These highways make for a straightforward commute to other cities in Texas, or out of state to Arkansas, Oklahoma, and Louisiana. Wichita Falls' larger neighbors include Burkburnett, Archer City, Henrietta, and Iowa Park, with the MSA consisting of Wichita, Clay, and Archer counties.

### OPPORTUNITY ZONE

Wichita Falls has an Opportunity Zone.



Source: wichitafallschamber.com

## DEMOGRAPHICS



**377,165**

Total Population  
Within 5 miles



50.85%



49.15%



**\$105,957**

Average Household Income  
Within 5 miles



**5,732**

Employees  
Within 1 mile



# DEMOGRAPHICS

| POPULATION                    | 1 Miles | 3 Miles | 5 Miles |
|-------------------------------|---------|---------|---------|
| ■ 2025 Projection             |         |         |         |
| Total Population              | 7,658   | 96,544  | 416,637 |
| ■ 2020 Estimate               |         |         |         |
| Total Population              | 6,950   | 88,953  | 377,165 |
| ■ 2010 Census                 |         |         |         |
| Total Population              | 5,553   | 72,066  | 298,788 |
| ■ 2000 Census                 |         |         |         |
| Total Population              | 5,628   | 71,514  | 280,470 |
| ■ Daytime Population          |         |         |         |
| 2020 Estimate                 | 8,402   | 119,084 | 573,320 |
| HOUSEHOLDS                    | 1 Miles | 3 Miles | 5 Miles |
| ■ 2025 Projection             |         |         |         |
| Total Households              | 2,190   | 37,041  | 190,546 |
| ■ 2020 Estimate               |         |         |         |
| Total Households              | 1,954   | 33,166  | 168,771 |
| Average (Mean) Household Size | 3.58    | 2.62    | 2.16    |
| ■ 2010 Census                 |         |         |         |
| Total Households              | 1,529   | 26,092  | 129,762 |
| ■ 2000 Census                 |         |         |         |
| Total Households              | 1,492   | 23,937  | 115,914 |

| HOUSEHOLDS BY INCOME                | 1 Miles  | 3 Miles  | 5 Miles   |
|-------------------------------------|----------|----------|-----------|
| ■ 2020 Estimate                     |          |          |           |
| \$200,000 or More                   | 1.20%    | 7.77%    | 10.39%    |
| \$150,000 - \$199,000               | 1.23%    | 5.92%    | 8.12%     |
| \$100,000 - \$149,000               | 11.59%   | 14.83%   | 15.31%    |
| \$75,000 - \$99,999                 | 11.89%   | 12.63%   | 12.21%    |
| \$50,000 - \$74,999                 | 18.51%   | 17.31%   | 16.03%    |
| \$35,000 - \$49,999                 | 14.71%   | 11.84%   | 11.22%    |
| \$25,000 - \$34,999                 | 13.30%   | 8.34%    | 7.63%     |
| \$15,000 - \$24,999                 | 11.90%   | 9.00%    | 7.58%     |
| Under \$15,000                      | 15.66%   | 12.34%   | 11.51%    |
| Average Household Income            | \$56,686 | \$92,446 | \$105,957 |
| Median Household Income             | \$45,919 | \$62,019 | \$68,312  |
| Per Capita Income                   | \$16,042 | \$34,772 | \$47,919  |
| POPULATION PROFILE                  | 1 Miles  | 3 Miles  | 5 Miles   |
| ■ Population By Age                 |          |          |           |
| 2020 Estimate Total Population      | 6,950    | 88,953   | 377,165   |
| Under 20                            | 35.02%   | 26.87%   | 21.16%    |
| 20 to 34 Years                      | 25.77%   | 26.11%   | 30.64%    |
| 35 to 39 Years                      | 7.56%    | 8.50%    | 9.40%     |
| 40 to 49 Years                      | 12.08%   | 13.53%   | 13.72%    |
| 50 to 64 Years                      | 12.31%   | 14.95%   | 14.96%    |
| Age 65+                             | 7.25%    | 10.03%   | 10.11%    |
| Median Age                          | 29.00    | 33.45    | 34.19     |
| ■ Population 25+ by Education Level |          |          |           |
| 2020 Estimate Population Age 25+    | 4,024    | 59,587   | 273,744   |
| Elementary (0-8)                    | 20.05%   | 9.62%    | 5.62%     |
| Some High School (9-11)             | 20.95%   | 11.70%   | 8.01%     |
| High School Graduate (12)           | 27.20%   | 22.15%   | 17.79%    |
| Some College (13-15)                | 14.13%   | 16.20%   | 15.83%    |
| Associate Degree Only               | 2.03%    | 4.62%    | 5.02%     |
| Bachelors Degree Only               | 9.28%    | 20.24%   | 27.57%    |
| Graduate Degree                     | 1.87%    | 12.95%   | 18.37%    |
| ■ Time Travel to Work               |          |          |           |
| Average Travel Time in Minutes      | 27       | 28       | 27        |



# 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.

|  |                |   |                     |
|--|----------------|---|---------------------|
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| Sales Agent/Associate's Name                                       | License No.    | Email   | Phone               |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



# BEVERLY INDUSTRIAL PORTFOLIO

WICHITA FALLS, TX 76306

PRESENTED BY

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