

Marcus & Millichap
TAG INDUSTRIAL GROUP

TEXAS AUTO KARE
COMPLETE AUTO CARE

TEXAS AUTO KARE
1461 LEMAY DRIVE

CARROLLTON, TX 75007

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Marcus & Millichap
TAG INDUSTRIAL GROUP

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Marcus & Millichap





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SECTION 2

Market Analysis • Demographic Analysis

Marcus & Millichap

The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, girders, and hanging industrial lights, creating a sense of depth and structure.

SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 13,322-Square Foot Industrial Asset Situated on 0.93 Acres
- Features Three Grade-Level Doors, 16'-18' Clear Height, and 2,500 Square-Feet of Office Space
- Below Market Rents and Upcoming Lease Expirations Create Lease-Up or Owner-User Opportunity
 - Property Offers Ample Tenant Parking and Outside Storage Space for Tenant
 - Recently Replaced Roof, Fence, Camera System, Exterior Lighting, and HVAC System
 - Located within 5 Minutes of President George Bush Turnpike and Interstate 35

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1461 Lemay Drive in Carrollton, Texas. The subject property consists of approximately 13,322 square feet of space and is situated on 0.93 acres of land. The asset features 16'-18' clear heights, three grade-level doors and 2,500 square-feet of office space. Ample parking and space for outside storage allows for a variety of tenant uses. The property offers a recently replaced roof, fence, camera system, exterior lighting and HVAC system. With upcoming lease expirations and below market rents, the asset can be acquired for owner-use or creates a lease-up opportunity for investors. Located just five minutes from the President George Bush Turnpike and Interstate 35, the asset is strategically positioned within the North Stemmons/Valwood submarket.

The North Stemmons/Valwood submarket has added an average of 1.5 million square feet of inventory a year since 2017. However, vacancy rate has remained 212 basis points below the market average over the last three years. With 250,000 square feet of industrial space currently under construction, the pipeline remains stable and demand continues to keep pace with supply. Vacancies are expected to be kept in check in the near term. Stemmons/Valwood is one of the most actively traded submarkets in the metro, often involving national or institutional buyers and sellers. The area is home to many long-term and large industrial tenants such as Haliburton (932,900 square feet) and CyrusOne (664,600 square feet) that have a big economic impact on local industrial real estate (CoStar).

The Dallas/Fort Worth metroplex is the fourth-most populous metro in the nation with an aggregate of more than 7.1 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 800,000 residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metros numerous corporations and growing industries. Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro. The Metroplex is home to 21 Fortune 500 companies and many regional headquarters, drawing workers and residents. The area's extensive network of rail and highways, along with the International Inland Port of Dallas, ensure its status as a distribution hub.

PROPERTY DETAILS

TEXAS AUTO KARE
1461 LEMAY DRIVE, CARROLLTON, TX 75007

Number of Suites	2
Number of Buildings	1
Total Square Feet	13,322
Warehouse Square Feet	10,822
Office Square Feet	2,500
Office Ratio	19%
Year Built	1985
Lot Size	0.93 Acres
Type of Ownership	Fee Simple
Clear Height	16'-18'
Parking Spaces	35
Parking Surface	Concrete
Building Class	C
Tenancy	Multi Tenant
Grade Level Doors	3
Construction	Masonry/ Metal
Zoning	Light Industrial
Roof Type	Metal
Market	Far North Dallas
Submarket	N Stemmons/Valwood
Market Vacancy	4.60%





OFFERING HIGHLIGHTS

TEXAS AUTO KARE

1461 LEMAY DRIVE, CARROLLTON, TX 75007

OFFERING PRICE
\$2,200,000

Offering Price	\$2,200,000
Price/SF	\$165.14
Total Square Feet	13,322
Tenancy	Multi Tenant
Occupancy	100%

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Investment Real Estate Financing**Owner-Occupied Financing**

Proceeds:	65% - 70% Loan-to-Cost	70% - 75% Loan-to-Cost
Term:	5, 7 & 10-Year Terms	5, 7 & 10-Year Terms
DSCR:	1.35x - 1.45x	1.20x - 1.30x
Current Rate:	4.25% Fixed or Floating	3.75% - 4.25% Fixed or Floating
	20 - 25-Year Amortization	25-Year Amortization
Reserves	\$1.00 - \$1.20/SF Annual Reserves Underwritten for TI&LC, Depending on Lease Roll, Potential for Up-Front Reserve to be Required (If Applicable)	Annual Reserves Underwritten for TI&LC, Depending on Lease Roll & Vintage, Potential for Up-Front Reserve to be Required (If Applicable)
Lender Fee:	0.50% - 1.00%	0.50% - 1.00%
Recourse:	Full-Recourse	Full-Recourse
Leasing	None Required	Owner Must Occupy 51% of the Building
Prepayment:	Open Pre-payment	Open Pre-payment

RENT ROLL

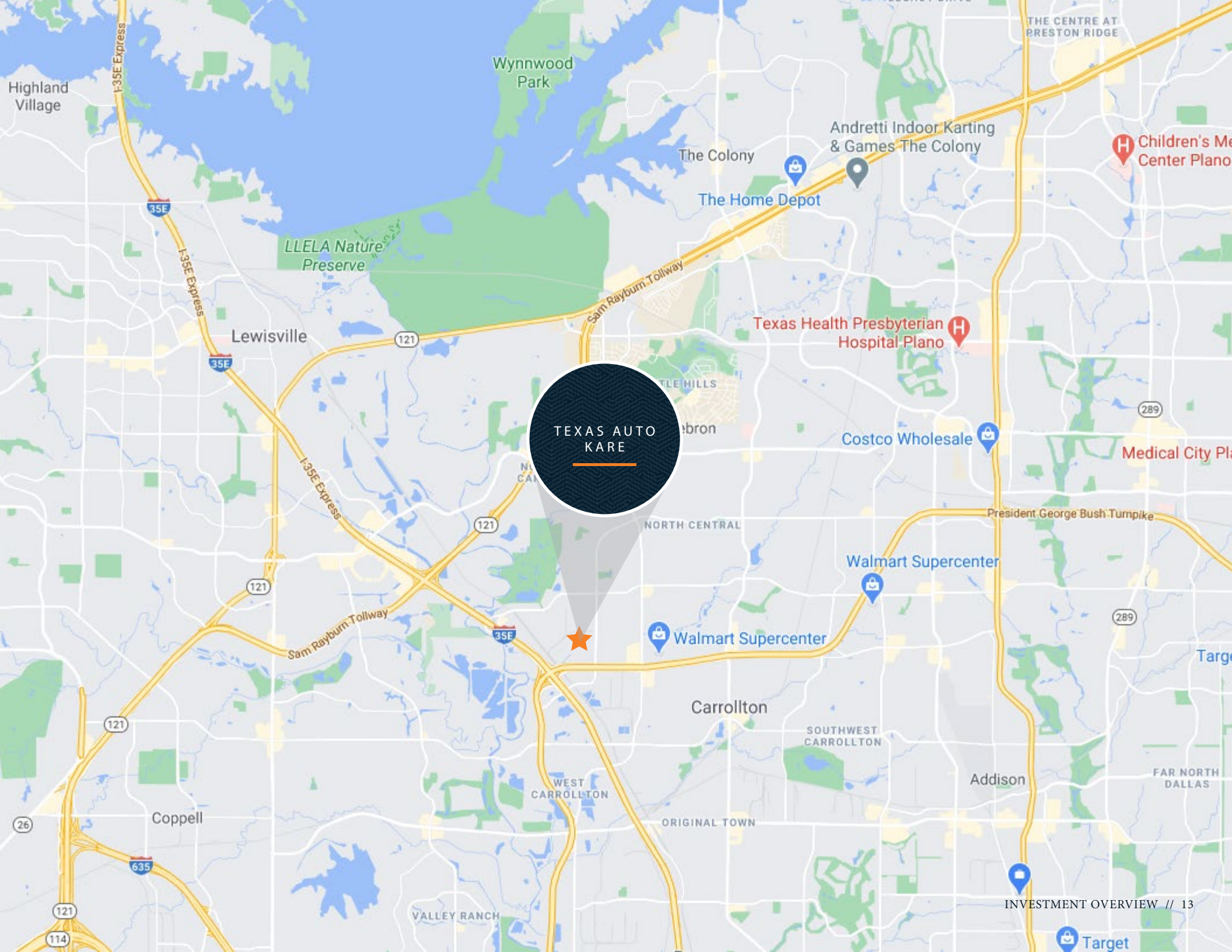
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Lease Type	Renewal Options and Option Year Rental Information
Texas Auto Kare	1	6,794	51.0%	10/1/21	3/31/22	\$7.95	\$4,500	\$54,000	\$54,000	NNN	
Texas Pride Landscape	2	6,528	49.0%	9/1/19	8/31/21	\$8.46	\$4,600	\$55,200	\$55,200	Modified Gross	Lease to go MTM unless landlord gives tenant 90 days notice to vacate
Total		13,322				\$8.20	\$9,100	\$109,200	\$109,200		
Occupied Tenants: 2				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%			
				Total Current Rents: \$9,100		Occupied Current Rents: \$9,100		Unoccupied Current Rents: \$0			

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	109,200	8.20	109,200	8.20
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	2,038	0.15	2,038	0.15
Real estate Taxes	10,279	0.77	10,279	0.77
Total Reimbursement Income	\$12,317	51.0%	\$12,317	51.0%
Effective Gross Revenue	\$121,517	\$9.12	\$121,517	\$9.12

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	3,997	0.30	3,997	0.30
Real Estate Taxes	20,155	1.51	20,155	1.51
Total Expenses	\$24,152	\$1.81	\$24,152	\$1.81
Expenses as % of EGR	19.9%		19.9%	
Net Operating Income	\$97,365	\$7.31	\$97,365	\$7.31

*Insurance expense estimated at \$0.30 per square foot



TEXAS AUTO
KARE

nce Technologies
ration

Blue Moon Mo

Cathedral
Plumbing of Texas

Halsey Way

PS Performance

Innovative Cash
Register Systems
Computer store

TEXAS AUTO
KARE

Halsey Way

Pittman Supply Company
Plumbing supply store

Lemay Dr

Lemay Dr

Eisenhower St

Hilex Poly, A
Novolex Brand



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

The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several pendant lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere. The structure appears to be a large warehouse or factory floor.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

DALLAS TEXAS

The Dallas/Fort Worth Metroplex is the fourth-most populous metro in the nation with an aggregate of nearly 7.5 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 864,000 residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metro's numerous corporations and growing industries.



FASTEST GROWING
METRO



LARGE CORPORATE
BASE

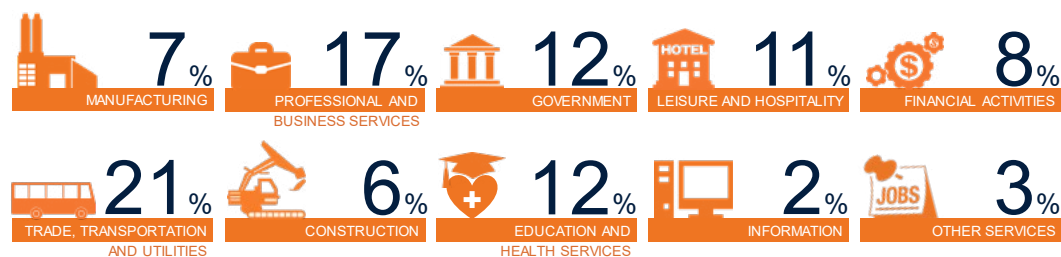


MAJOR DISTRIBUTION
CENTER

METROPLEX GROWTH

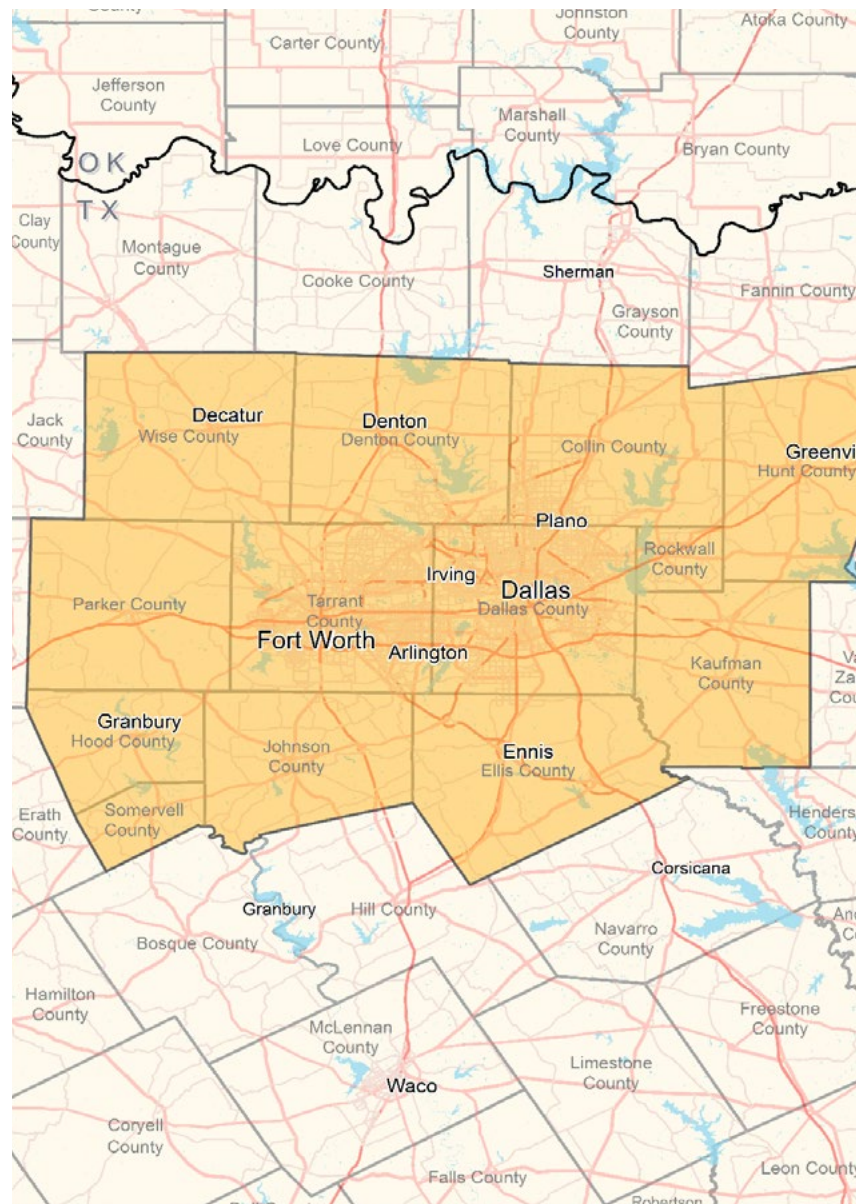
ECONOMY

The Metroplex's temperate climate, no state income tax and a right-to-work labor policy attract employers. Dallas/Fort Worth is one of the nation's largest employment markets, with nearly 3.7 million jobs. The region is home to 22 Fortune 500 companies in a variety of sectors, including ExxonMobil, American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and J.C. Penney. The area is forecast to add jobs at an annual rate of 2.0 percent through 2022, well above the U.S. level. Economic expansion will be further fueled by a rise in financial services and high-tech companies.

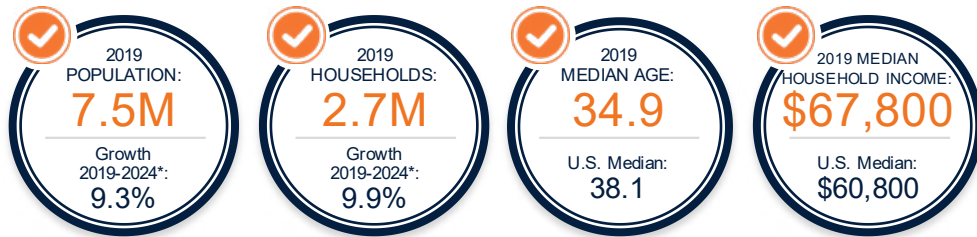


TRANSPORTATION

The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 635 and 820. DART, Dallas Area Rapid Transit covers Dallas and 12 surrounding cities, and consists of busses and a 93-mile light rail system. Freight serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Trinity Railway Express and Amtrak provide passenger rail service. Via rail to Houston Port, and Highways 20 and 45, the International Inland Port of Dallas (IIPOD) connects the region to global markets and trade. Airports include Dallas/Fort Worth International, Dallas Love Field, Fort Worth Alliance and 13 smaller airports.



METROPLEX GROWTH



Roughly 698,800 new people are expected through 2024, fueled by robust job growth, natural increases and north-to-south migration. The Metroplex is projected to add 271,500 households during the same period, generating the need for additional housing options. A younger population resides in the Metroplex as indicated by a median age that is well below that of the U.S. An educated population provides a skilled labor pool and higher incomes. Nearly 33 percent of residents age 25 and older have at least a bachelor's degree, compared with 30 percent for the nation. The median income is nearly \$7,000 above the national level. More residents are choosing to rent as indicated by a contracting homeownership rate. During 2019, approximately 57 percent of residents own their home on par with the U.S. rate.



DEMOGRAPHICS



307,709

Total Population
Within 5 miles



49.90%



50.10%



\$108,159

Average Household Income
Within 5 miles



7,838

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	6,372	109,649	334,547
■ 2020 Estimate			
Total Population	5,839	102,301	307,709
■ 2010 Census			
Total Population	4,941	88,983	261,053
■ 2000 Census			
Total Population	5,696	80,204	223,324
■ Daytime Population			
2020 Estimate	12,075	120,317	334,563
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	2,363	41,059	134,905
■ 2020 Estimate			
Total Households	2,159	37,972	123,887
Average (Mean) Household Size	2.76	2.69	2.47
■ 2010 Census			
Total Households	1,817	32,316	103,473
■ 2000 Census			
Total Households	1,894	28,338	88,697

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	15.49%	9.67%	9.38%
\$150,000 - \$199,000	15.06%	10.47%	9.23%
\$100,000 - \$149,000	26.41%	20.74%	18.52%
\$75,000 - \$99,999	10.95%	14.83%	13.87%
\$50,000 - \$74,999	9.96%	18.00%	18.29%
\$35,000 - \$49,999	7.93%	11.07%	12.82%
\$25,000 - \$34,999	5.42%	6.07%	7.33%
\$15,000 - \$24,999	4.72%	4.89%	5.52%
Under \$15,000	4.06%	4.24%	5.04%
Average Household Income	\$140,780	\$113,996	\$108,159
Median Household Income	\$113,007	\$83,959	\$76,561
Per Capita Income	\$52,050	\$42,329	\$43,570
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	5,839	102,301	307,709
Under 20	21.67%	25.81%	25.72%
20 to 34 Years	16.49%	20.92%	23.81%
35 to 39 Years	4.70%	7.18%	8.13%
40 to 49 Years	12.80%	14.82%	14.83%
50 to 64 Years	29.44%	21.19%	18.81%
Age 65+	14.91%	10.09%	8.70%
Median Age	46.34	37.26	35.27
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	4,238	69,879	210,294
Elementary (0-8)	4.06%	4.21%	4.19%
Some High School (9-11)	5.13%	5.27%	4.80%
High School Graduate (12)	16.05%	18.77%	17.68%
Some College (13-15)	14.89%	19.10%	20.23%
Associate Degree Only	6.82%	7.17%	6.62%
Bachelors Degree Only	37.52%	29.49%	30.00%
Graduate Degree	14.57%	14.05%	15.12%
■ Time Travel to Work			
Average Travel Time in Minutes	26	27	26



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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Date

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