

Marcus & Millichap
TAG INDUSTRIAL GROUP

6610 & 6534 INDUSTRIAL DRIVE

SACHSE, TX 75048

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
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Marcus & Millichap



T & A Collision



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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Two Single-Tenant Industrial Warehouses in Tight Barrier-to-Entry Market
 - Carlisle Syntec TPO Membrane Roofs Installed November 2016
- Value-Add Opportunity for Investor to Increase In-Place Rents on Month-to-Month Leases
 - Strong Vacancy Rate Trending Below-Market Average at 3.2%
- Quick Access to State Highway 78 & President George Bush Turnpike (Toll Road)

Marcus & Millichap is pleased to present the opportunity to acquire the two-building property located at 6610 and 6534 Industrial Drive in Sachse, Texas.

The subject property consists of approximately 17,212 square feet of space and is situated on 0.9 acres of land. The seller reports the single tenant asset features Carlisle Syntec TPO Membrane roofs installed in November 2016. With month-to-month leases in place, a value-add opportunity exists for an investor to increase rents. Located in a tight barrier-to-entry market, the asset has quick access to State Highway 78 and the President George Bush Turnpike toll road.

The property is situated within NE Dallas/Garland, one of Dallas' major industrial submarkets, containing 55.4 million square feet. The submarket is largely comprised of multi-tenant properties built during the '80s and '90s and single-tenant warehouses suitable for modern distribution. Over the last four quarters, the vacancy rate experienced a significant drop from 6.3 percent to a record low of 2.6 percent through Q4 2021. The low vacancy rate in NE Dallas/Garland is thanks to a historic high net absorption of about 3 million square feet in 2021. Backed by strong demand, annual rent growth has also reached a new high of 9.5 percent. Throughout the pandemic, market cap rates have remained at a record low level of 5.6 percent, offering investors a submarket with strong fundamentals (CoStar).

The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with an aggregate of more than 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 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 24 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

6610 INDUSTRIAL DRIVE, SACHSE, TX 75048

Number of Suites	1
Number of Buildings	1
Total Square Feet	8,122
Warehouse Square Feet	7,972
Office Square Feet	150
Office Ratio	2%
Year Built	1982
Lot Size	0.51 Acres
Type of Ownership	Fee Simple
Clear Height	12'-18'
Parking Spaces	8
Parking Surface	Concrete
Building Class	C
Tenancy	Single
Grade Level Doors	2
Construction	Metal
Power	Phase 3
Type of Lighting	Fluorescent
Zoning	Industrial
Roof Type	Carlisle Syntec TPO Membrane
Age/Condition of Roofs	2016
Market	Dallas/ Ft Worth
Submarket	NE Dallas/ Garland
Market Vacancy	5.60%

6534 INDUSTRIAL DRIVE, SACHSE, TX 75048

Number of Suites	1
Number of Buildings	1
Total Square Feet	9,090
Warehouse Square Feet	8,940
Office Square Feet	150
Office Ratio	2%
Second Floor Storage	4,000
Year Built	1983
Lot Size	0.39 Acres
Type of Ownership	Fee Simple
Clear Height	18'
Parking Spaces	8
Parking Surface	Concrete
Building Class	B
Tenancy	Single
Grade Level Doors	2
Construction	Metal
Power	3 Phase
Type of Lighting	Fluorescent
Zoning	Industrial
Roof Type	Carlisle Syntec TPO Membrane
Age/Condition of Roofs	2016
Market	Dallas/ Ft Worth
Submarket	NE Dallas/ Garland
Market Vacancy	5.60%



6610 & 6534 INDUSTRIAL DRIVE

SACHSE, TX 75048

OFFERING PRICE
\$1,350,000

PRO-FORMA CAP RATE
7.98%

Offering Price	\$1,350,000
Pro-Forma Cap Rate	7.98%
Price/SF	\$78.43
Total Square Feet	17,212
Rental Rate	\$3.64
Lease Type	Modified Gross
Lease Term	Month-To-Month
Tenancy	Single
Occupancy	100.00%



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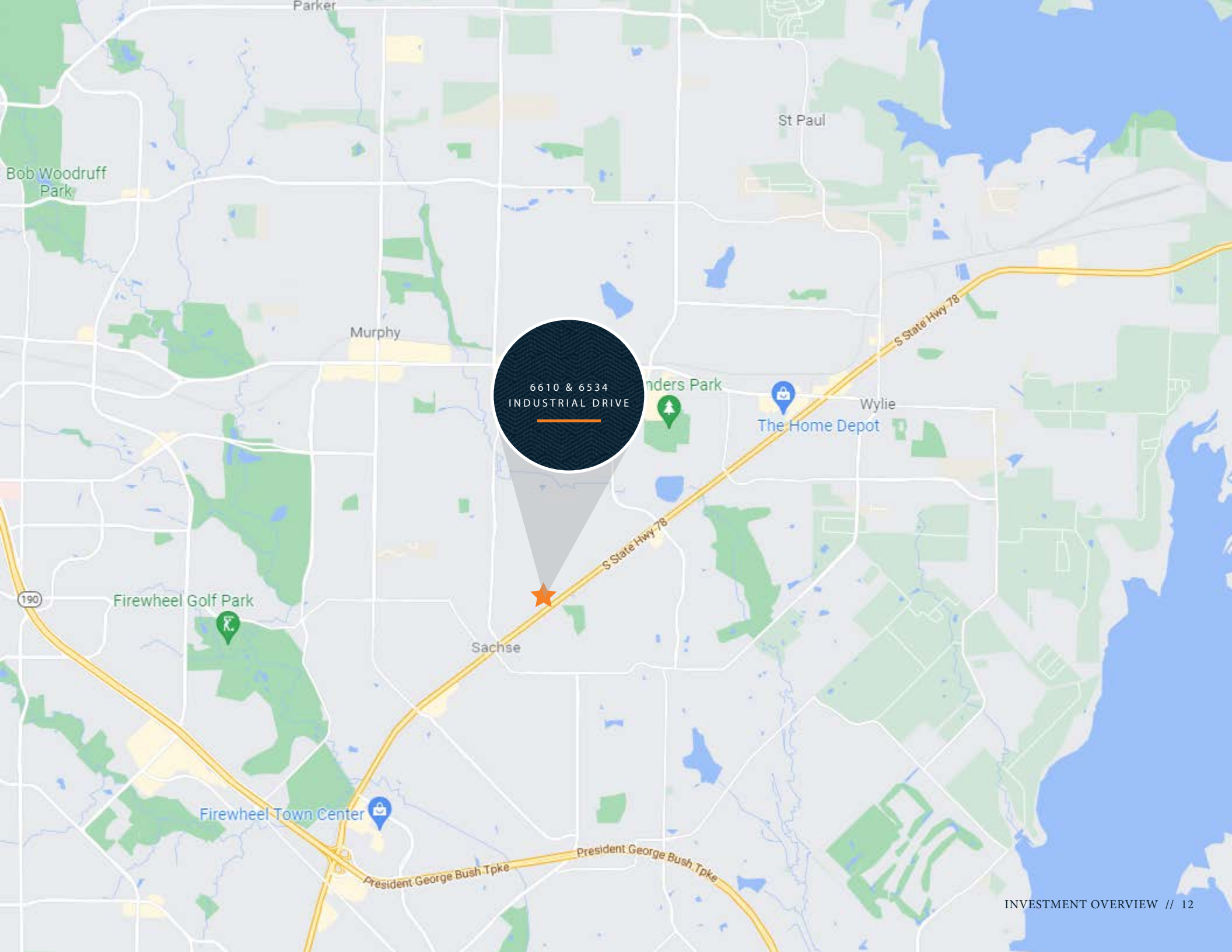
RENT ROLL

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	Lease Type
Tenant 1	6610 Industrial Dr	8,122	47.2%	2/1/14	Month-To-Month	\$3.54	\$2,396	\$28,752	\$52,793	Modified Gross
Tenant 2	6534 Industrial Dr	9,090	52.8%	4/1/16	Month-To-Month	\$3.72	\$2,820	\$33,840	\$59,085	Modified Gross
Total		17,212				\$3.64	\$5,216	\$62,592	\$111,878	
Occupied Tenants: 2				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%		
Total Current Rents: \$5,216						Occupied Current Rents: \$5,216		Unoccupied Current Rents: \$0		

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	62,592	3.64	111,878	6.50
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	0	0.00	5,112	0.30
Real estate Taxes	0	0.00	13,438	0.78
Total Reimbursement Income	\$0	0.0%	\$18,551	81.9%
Effective Gross Revenue	\$62,592	\$3.64	\$130,428	\$7.58

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	5,112	0.30	5,112	0.30
Real Estate Taxes	13,506	0.78	13,857	0.81
Management Fee	3,676	5.9%	3,676	2.8%
Total Expenses	\$22,294	\$1.30	\$22,645	\$1.32
Expenses as % of EGR	35.6%		17.4%	
Net Operating Income	\$40,298	\$2.34	\$107,783	\$6.26



6610 & 6534
INDUSTRIAL DRIVE



Dough Gourmet Pizza
Free Delivery
on 1st Order



6534 INDUSTRIAL
DRIVE

6610 INDUSTRIAL
DRIVE

T & A Collision



Paint Dynamics



J & F Repair Services
Lawn mower store



Sachse Service Center

Macnes

Village RV
Sachse, TX





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

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 7.7 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 gains continually draw new residents to the region. Recently, Collin and Denton counties have received the majority of growth. To accommodate the additional traffic, the region's transportation network is evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.



SUBSTANTIAL
POPULATION GAINS



LARGE CORPORATE
BASE

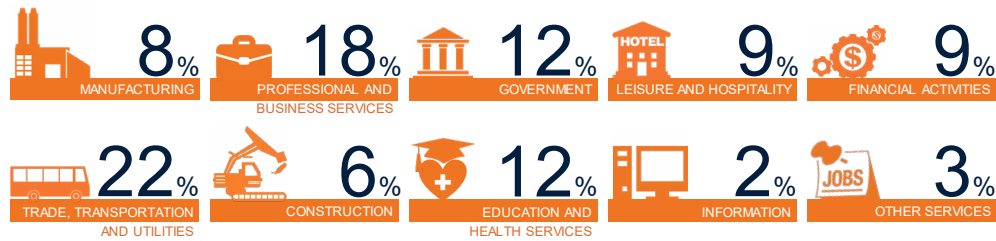


MAJOR DISTRIBUTION
CENTER

METROPLEX GROWTH

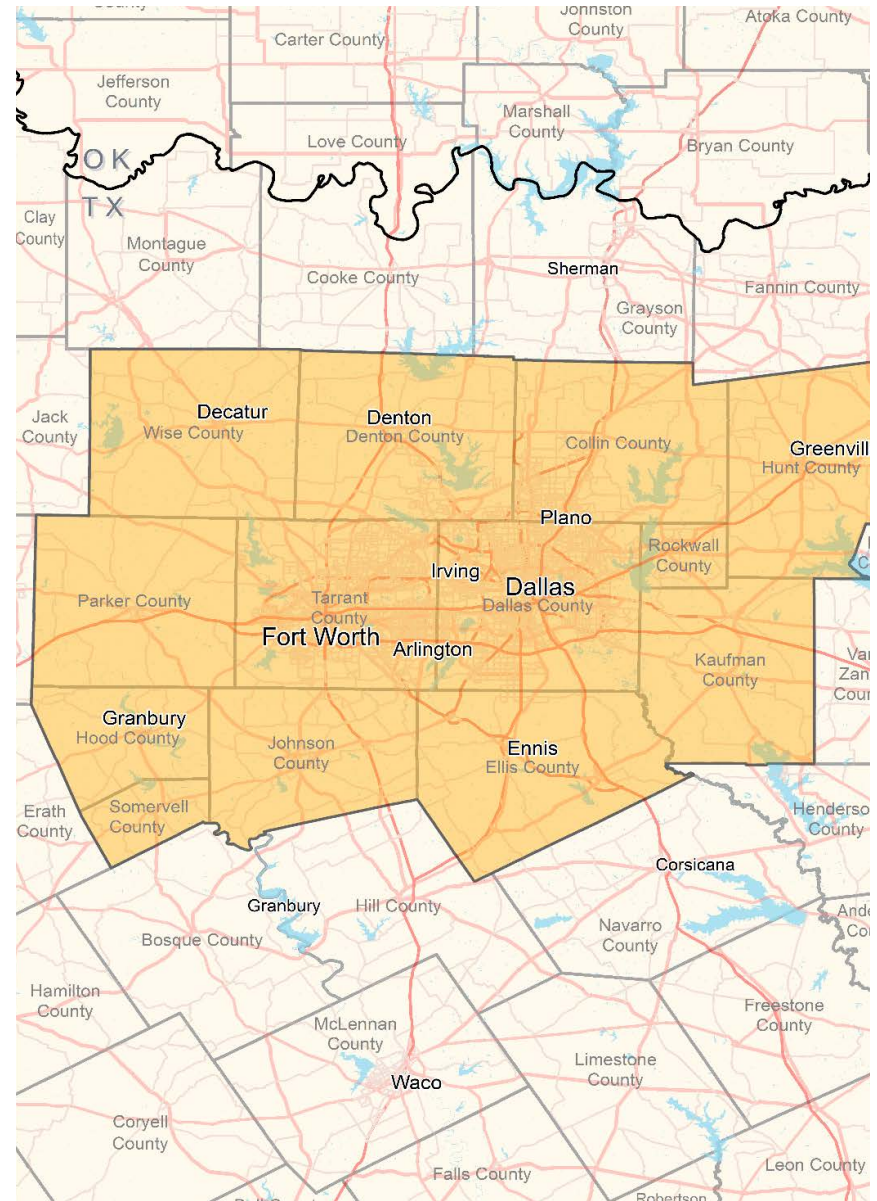
ECONOMY

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 25 Fortune 500 companies in a variety of sectors, including ExxonMobil, American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and D.R. Horton. The area is forecast to add jobs at an annual rate of 1.7 percent through 2025, more than triple the U.S. level. Economic expansion will be further fueled by a rise in financial services and high-tech companies.

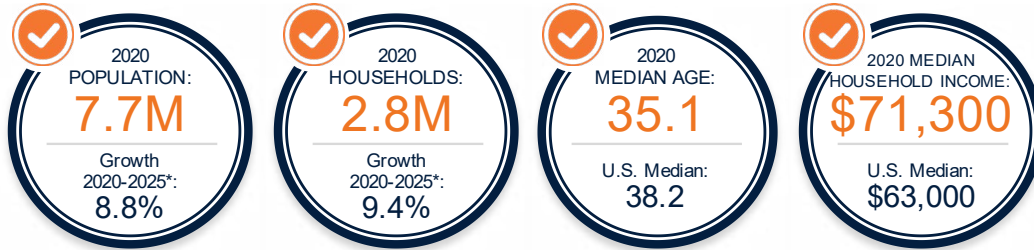


TRANSPORTATION

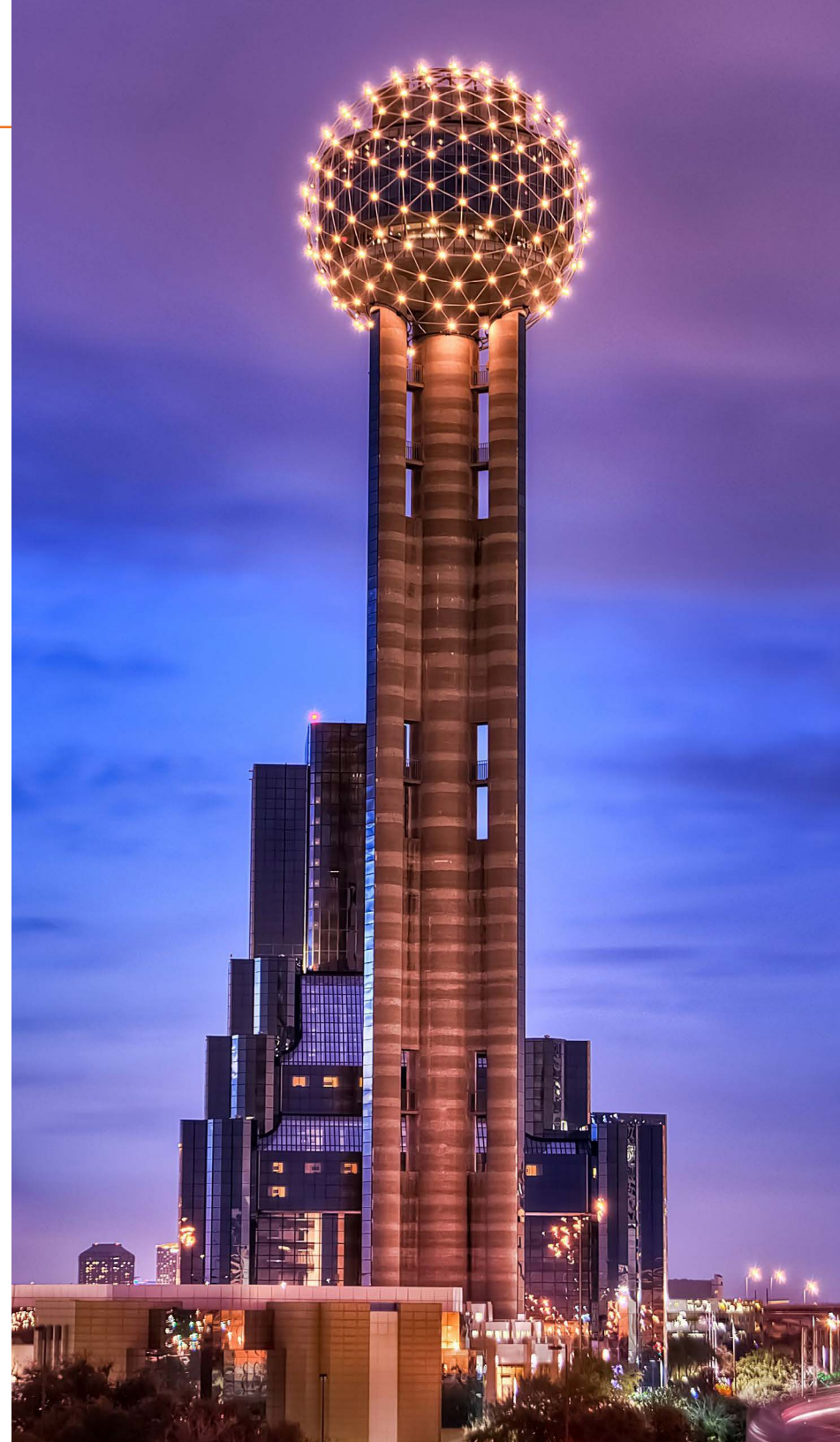
The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820 and other major thoroughfares. DART, Dallas Area Rapid Transit, covers Dallas and 12 surrounding cities, and it consists of buses and a light-rail system. Freight-serving lines in the region include 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 in the area are Dallas/Fort Worth International, Dallas Love Field, Fort Worth Alliance and 13 smaller airports. Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



METROPLEX GROWTH



Roughly 671,400 new people are expected through 2025, fueled by robust job growth, natural increases and north-to-south migration. The Metroplex is projected to add 262,400 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. Almost 34 percent of residents age 25 and older have at least a bachelor's degree, compared with 31 percent for the nation. The median income is more than \$8,200 above the national level. During 2020, approximately 60 percent of residents owned their homes - slightly below the U.S. rate - providing a vibrant rental market.



DEMOGRAPHICS



239,498

Total Population
Within 5 miles



\$122,833

Average Household Income
Within 5 miles



141,957

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	18,451	86,879	268,502
2021 Estimate			
Total Population	15,107	74,714	239,498
2010 Census			
Total Population	9,345	53,946	188,595
2000 Census			
Total Population	5,412	27,481	112,748
Daytime Population			
2021 Estimate	8,612	49,584	170,917
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	6,048	28,159	88,604
2021 Estimate			
Total Households	4,955	24,200	78,780
Average (Mean) Household Size	3.0	3.1	3.0
2010 Census			
Total Households	3,047	17,257	61,291
2000 Census			
Total Households	1,803	9,079	37,351

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	10.7%	11.7%	10.0%
\$150,000-\$199,999	12.3%	14.2%	11.4%
\$100,000-\$149,999	26.3%	28.6%	26.1%
\$75,000-\$99,999	17.0%	14.7%	15.2%
\$50,000-\$74,999	16.0%	14.8%	17.3%
\$35,000-\$49,999	8.1%	7.0%	8.5%
\$25,000-\$34,999	4.5%	3.9%	5.0%
\$15,000-\$24,999	2.4%	2.9%	3.6%
Under \$15,000	2.6%	2.4%	2.9%
Average Household Income	\$130,014	\$134,956	\$122,833
Median Household Income	\$99,030	\$106,735	\$95,741
Per Capita Income	\$42,643	\$43,713	\$40,430
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	15,107	74,714	239,498
Under 20	29.6%	30.2%	30.1%
20 to 34 Years	15.9%	15.9%	17.5%
35 to 39 Years	7.7%	7.3%	7.3%
40 to 49 Years	16.5%	16.4%	15.8%
50 to 64 Years	20.1%	19.6%	18.9%
Age 65+	10.2%	10.5%	10.5%
Median Age	38.0	37.8	36.8
Population 25+ by Education Level			
2021 Estimate Population Age 25+	9,846	48,007	153,156
Elementary (0-8)	2.2%	2.9%	4.6%
Some High School (9-11)	5.5%	4.1%	4.9%
High School Graduate (12)	24.5%	20.4%	20.8%
Some College (13-15)	24.1%	22.0%	22.5%
Associate Degree Only	9.6%	8.4%	8.5%
Bachelor's Degree Only	22.5%	27.7%	26.0%
Graduate Degree	11.6%	14.5%	12.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	33.0	33.0	33.0



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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