

Marcus & Millichap
TAG INDUSTRIAL GROUP

2204 HINTON DRIVE

IRVING, TX 75061

2204 *Novack*
Leasing Solutions

KIMCO 
EQUIPMENT
TEL: 972-438-0000
WWW.KIMCOEQUIPMENT.COM

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2022 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAD0060439

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents, real estate inspectors, home warranty companies, easement and right-of-way agents and timeshare interest providers. You can find more information and check the status of a license holder at www.trec.texas.gov. You can send a complaint against a license holder to TREC, a complaint form is available on the TREC website. TREC administers two recovery funds which may be used to satisfy a civil court judgment against a broker, sales agent, real estate inspector, or easement or right-of-way agent, if certain requirements are met. If you have questions or issues about the activities of a license holder, the complaint process or the recovery funds, please visit the website or contact TREC at:

Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000

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

Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

2204 HINTON DRIVE

IRVING, TX 75061

PRESENTED BY

TYLER RANFT

Associate
Office & Industrial Division
Dallas Office
Office 972.755.5197
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

ADAM ABUSHAGUR

Senior Managing Director Investments
National Office and Industrial Properties Group
Dallas Office
Office 972.755.5223
Adam.Abushagur@marcusmillichap.com
License TX 661916

DEBT CONTACT

DUKE DENNIS

Associate Director
300 Throckmorton Street, Suite 1500
Fort Worth, TX 76102
Tel: (817) 932-6172
Duke.Dennis@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP

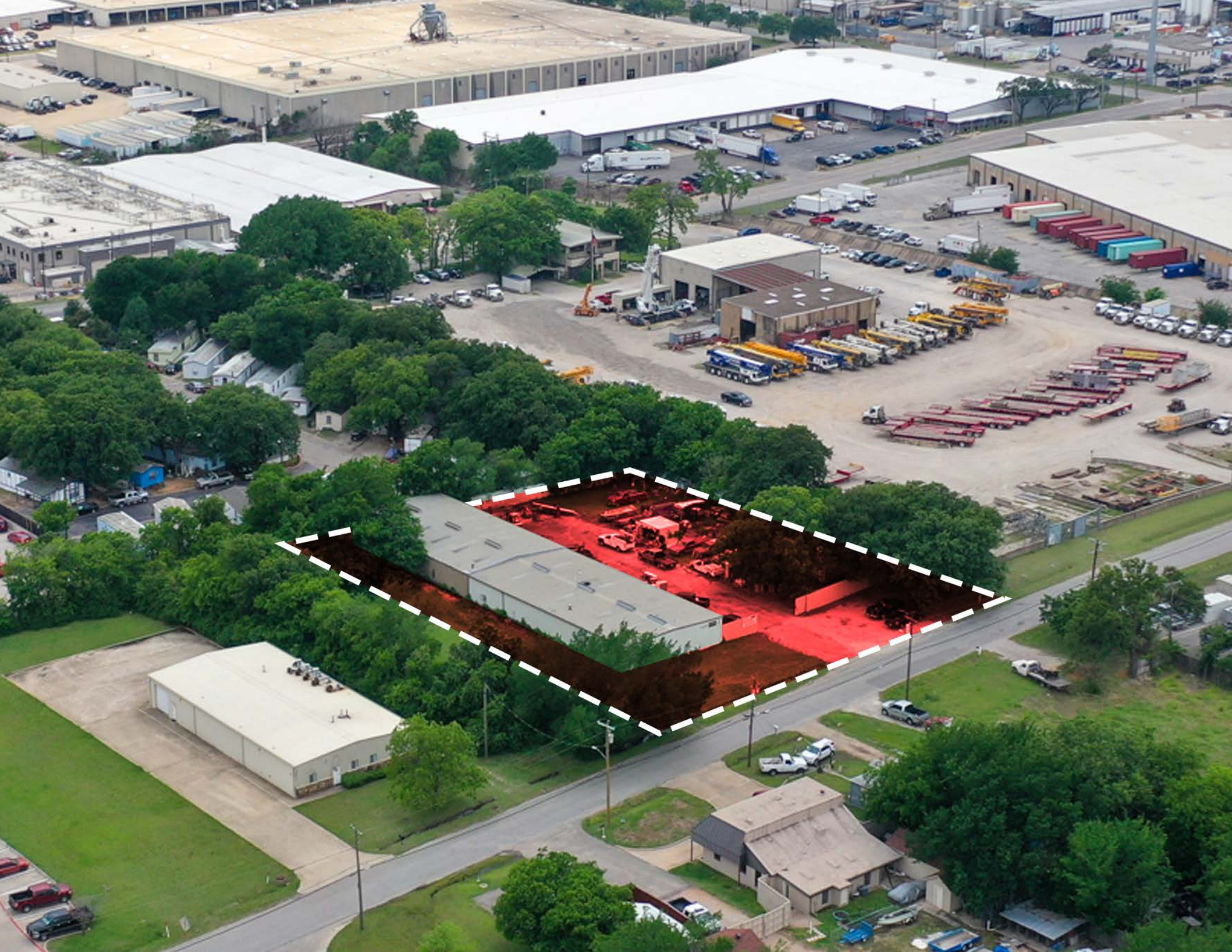




TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 9,500-Square-Foot, Multi-Tenant Industrial Warehouse
- Opportunity for Owner-User to Occupy Warehouse and Utilize Outdoor Storage
 - Situated on 0.92-Acre Fenced Lot Allowing for Outdoor Storage/Parking
 - Multi-Tenant Warehouse is 100% Leased and Income-Producing
- Expiring and Month-to-Month Leases Create Immediate Value-Add Opportunity

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2204 Hinton Drive in Irving, Texas. The subject property consists of approximately 9,500 square feet of warehouse space and is situated on 0.92 acres of land. The multi-tenant asset features a fully fenced-in lot allowing for outdoor storage space or additional parking. All three of the units are fully occupied and are providing positive cash flow.

With all leases either expiring or month-to-month, the asset creates an immediate value-add opportunity.

The subject property is situated within the West Brookhollow submarket, one of Dallas' original and largest industrial hubs containing 43.2 million square feet of space. Three-quarters of the inventory was developed prior to 1980, and the tenant base is dominated by manufacturers, suppliers, and local distributors. Thanks to a slight decline in inventory combined with record-setting net absorption during Q4 2021, the vacancy rate has noticeably dropped over the last year. As of the second quarter, the vacancy rate sits at 4.0 percent, 240 basis points lower since Q3 2021. A tighter supply has helped boost market rent growth to a new all-time high of 12.8 percent year-over-year. Despite its strong performance over the last decade, West Brookhollow has experienced little development, given the lack of available land. With current construction activity representing less than 1 percent of inventory, market rents and vacancies will continue to go unimpeded by new supply (CoStar).

The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with an aggregate of more than 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 919 thousand 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

2204 HINTON DRIVE,
IRVING, TX 75061

Number of Suites	3
Number of Buildings	1
Total Square Feet	9,500
Warehouse Square Feet	8,636
Office Square Feet	864
Office Ratio	9%
Year Built	1981/1984
Lot Size	0.92 Acres
Type of Ownership	Fee Simple
Clear Height	10'
Parking Spaces	15
Parking Surface	Crushed Gravel
Building Class	C
Tenancy	Multi
Grade Level Doors	6
Construction	Metal/Masonry
Zoning	IR
Roof Type	Pitched Metal
Market	Dallas/Fort Worth
Submarket	West Brookhollow
Market Vacancy	5.70%





OFFERING HIGHLIGHTS

2204 HINTON DRIVE

IRVING, TX 75061

OFFERING PRICE
\$925,000

CAP RATE
4.51%

PRO-FORMA CAP RATE
6.85%

Offering Price	\$925,000
Cap Rate	4.51%
Pro-Forma Cap Rate	6.85%
Price/SF	\$97.37
Total Square Feet	9,500
Rental Rate	\$5.51
Lease Type	Modified Gross
Lease Term	Month-to-Month
Tenancy	Multi
Occupancy	100.00%

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. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0060439)

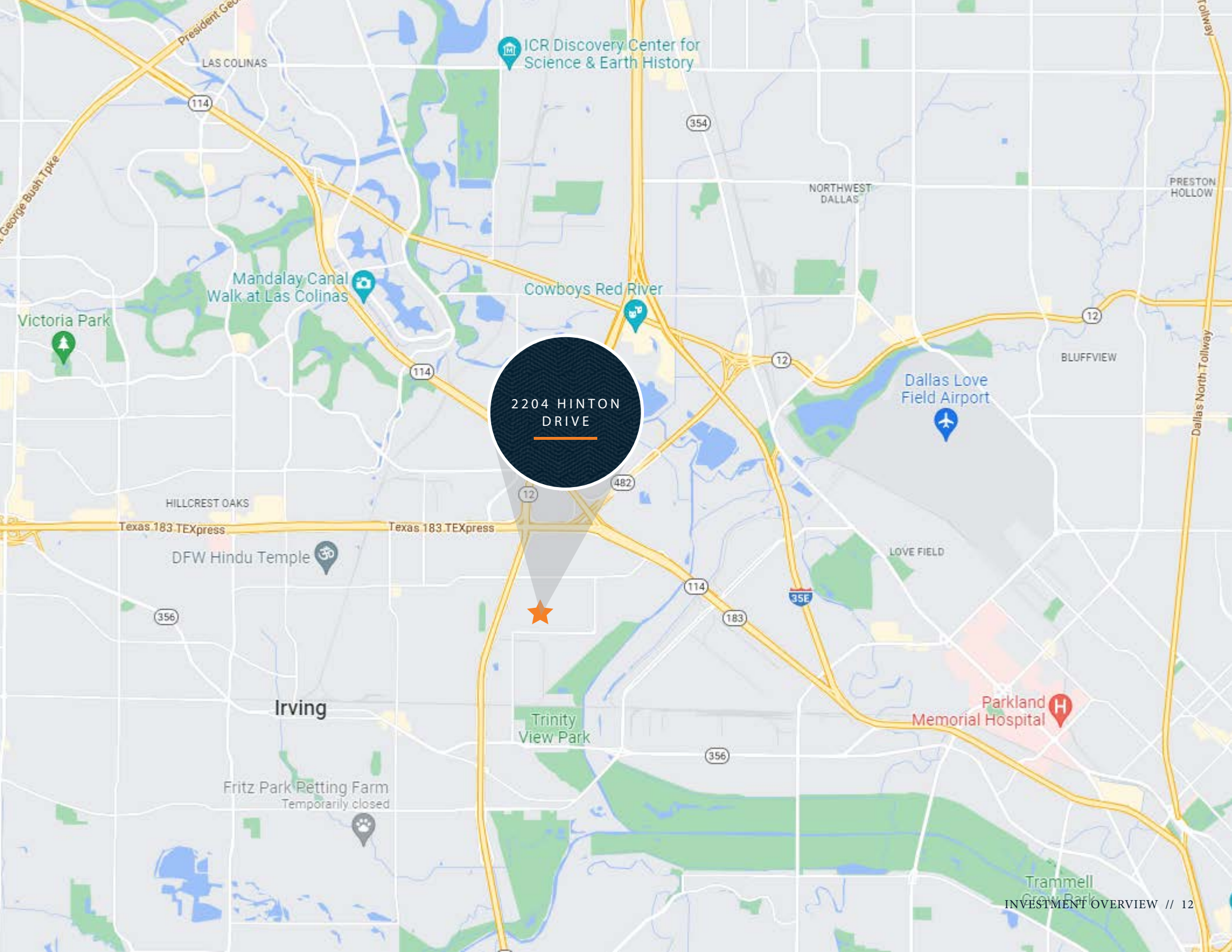
RENT ROLL

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
				Comm.	Exp.						
Joe Thompson	101	2,000	21.1%	5/19/15	5/31/22	\$5.52	\$920	\$11,040	\$18,000	Modified Gross	Base Year 2014
Chul Hee Park	102	3,000	31.6%	4/1/06	6/30/22	\$5.80	\$1,450	\$17,400	\$27,000	Modified Gross	Base Year 2016
Juan Bustos	103-104	4,500	47.4%	10/7/07	6/30/22	\$5.32	\$1,995	\$23,940	\$40,500	Modified Gross	Base Year 2016
Total		9,500				\$5.51	\$4,365	\$52,380	\$85,500		
Occupied Tenants: 3				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%			
Total Current Rents: \$4,365						Occupied Current Rents: \$4,365		Unoccupied Current Rents: \$0			

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	52,380	5.51	85,500	9.00
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	2,213	0.23	0	0.00
Insurance	795	0.08	0	0.00
Real estate Taxes	921	0.10	0	0.00
Total Reimbursement Income	\$3,929	26.9%	\$0	0.0%
Effective Gross Revenue	\$56,309	\$5.93	\$85,500	\$9.00

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Utilities	2,214	0.23	2,214	0.23
Insurance	3,132	0.33	3,132	0.33
Real Estate Taxes	9,248	0.97	16,835	1.77
Total Expenses	\$14,594	\$1.54	\$22,181	\$2.33
Expenses as % of EGR	25.9%		25.9%	
Net Operating Income	\$41,715	\$4.39	\$63,319	\$6.67



ICR Discovery Center for Science & Earth History

LAS COLINAS

114

354

NORTHWEST DALLAS

PRESTON HOLLOW

Mandalay Canal Walk at Las Colinas

Cowboys Red River

12

BLUFFVIEW

Victoria Park

2204 HINTON DRIVE

Dallas Love Field Airport

HILLCREST OAKS

482

Texas 183 TEXpress

Texas 183 TEXpress

DFW Hindu Temple

LOVE FIELD

356

114

183

35E

Irving

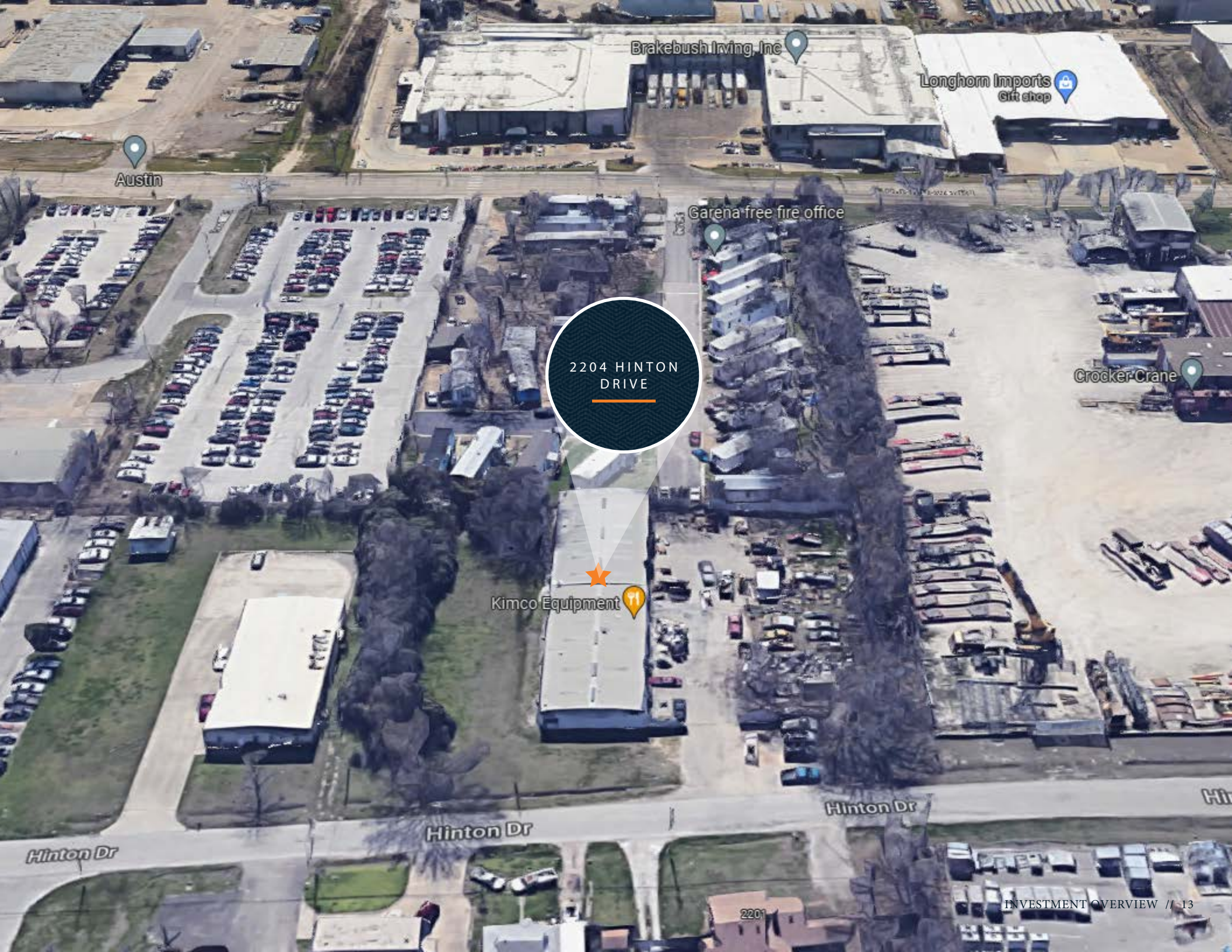
Trinity View Park

Parkland Memorial Hospital

Fritz Park Petting Farm
Temporarily closed

356

Trammell Crow Park



Brakebush Irving, Inc

Longhorn Imports
Gift shop

Austin

Garena free fire office

Crocker Crane

2204 HINTON
DRIVE

Kimco Equipment

Hinton Dr

Hinton Dr

Hinton Dr



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 2,399 debt and equity financings in 2021



National platform operating within the firm's brokerage offices



\$10.4 billion total national volume in 2021



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 core cities of Dallas and Fort Worth house 1.3 million and 900,000 residents respectively. Strong corporate relocations and job gains continually draw new residents to the region, which has added more than 100,000 more people since the onset of the COVID-19 health crisis. In keeping with historical trends, 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

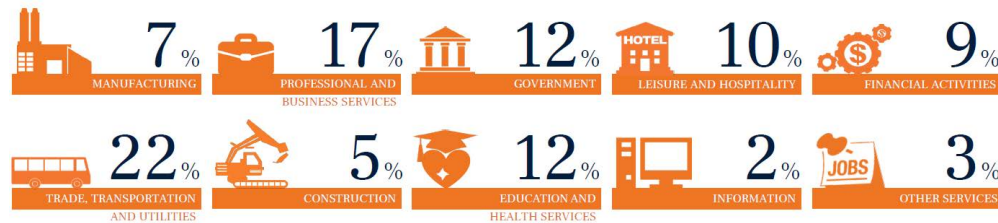


MAJOR DISTRIBUTION
CENTER

METROPLEX GROWTH

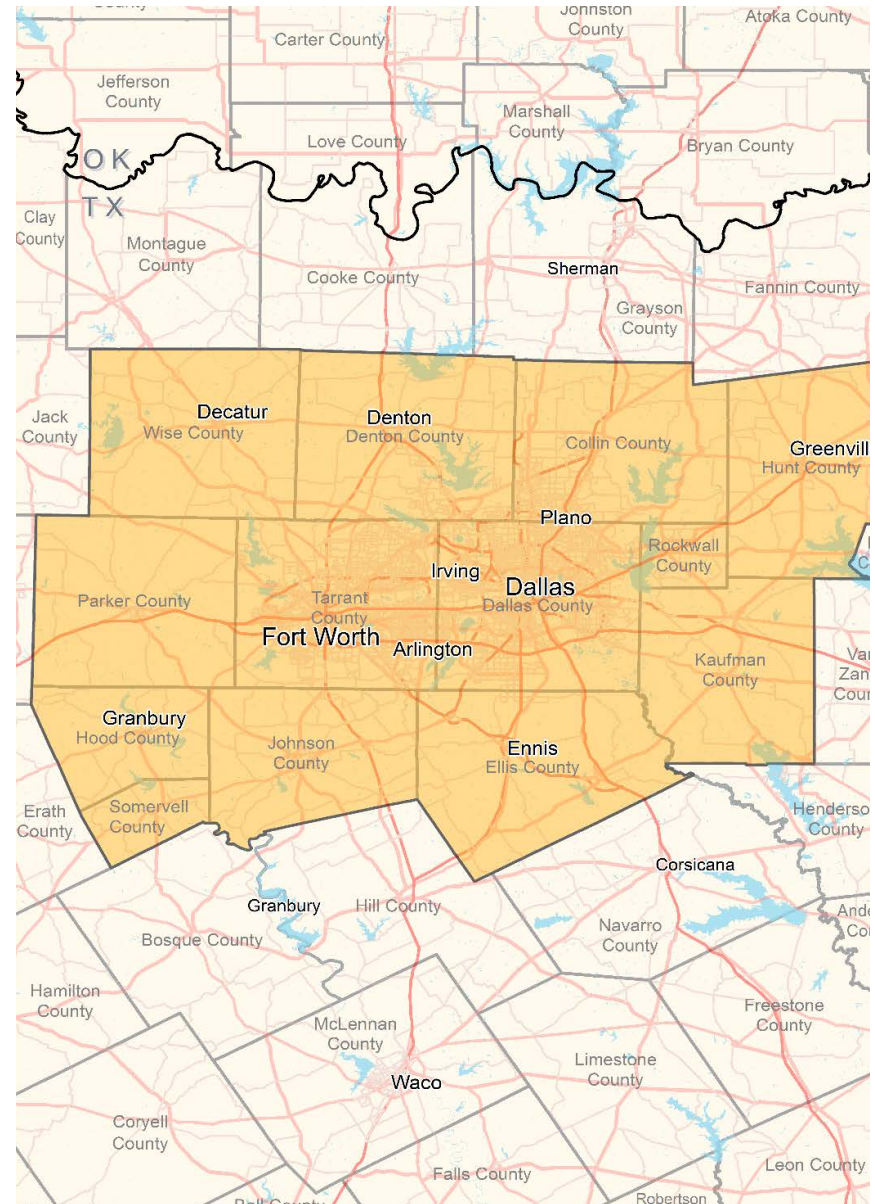
ECONOMY

The Metroplex's central location, 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 4.0 million jobs. The labor force has doubled since 1990. The region is home to 22 Fortune 500 companies in a variety of sectors, including 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 average 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.

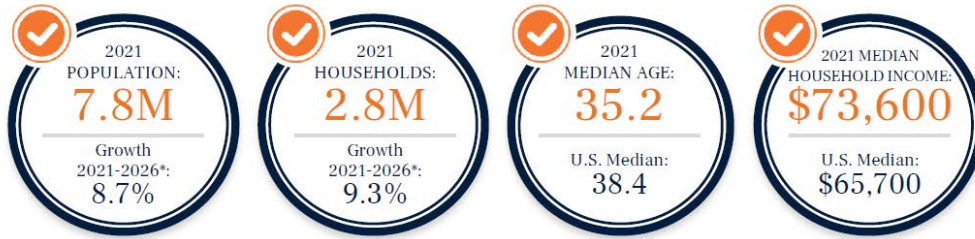


TRANSPORTATION

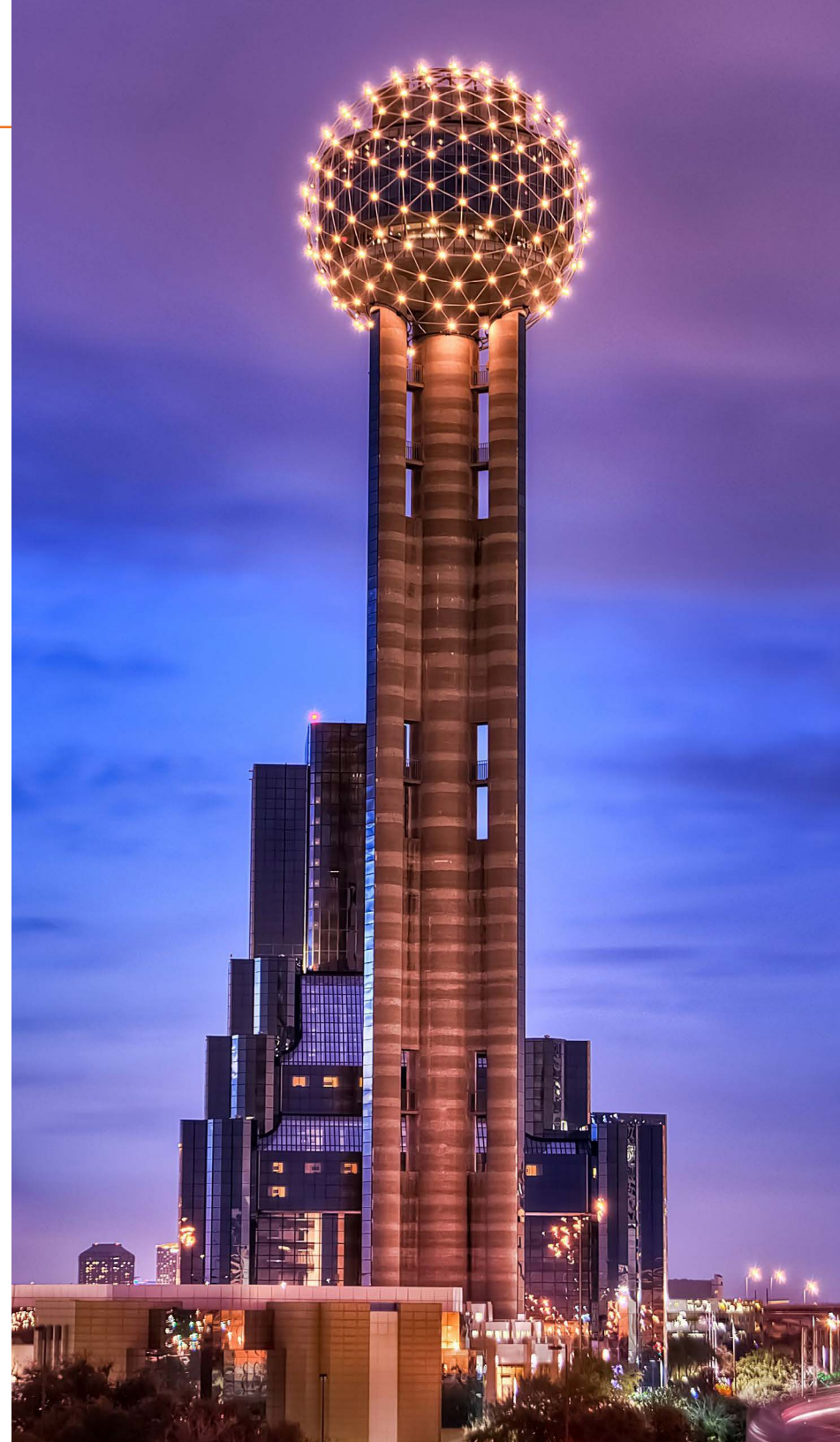
The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820, along with other major thoroughfares. Dallas Area Rapid Transit covers Dallas and 12 surrounding cities, and it consists of buses and a light-rail system. Freight-serving lines in the region include 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 connects the region to global markets and trade. Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The 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, indicated by a median age that is below that of the U.S. measure. An educated population provides a skilled labor pool and higher incomes. Almost 34 percent of residents ages 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. Given the market's younger median age, approximately 60 percent of residents owned their homes in 2020 providing a vibrant rental market.



DEMOGRAPHICS



241,001

Total Population
Within 5 miles



\$76,889

Average Household Income
Within 5 miles



115,266

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	6,467	71,178	249,247
2021 Estimate			
Total Population	6,262	69,361	241,001
2010 Census			
Total Population	5,774	64,476	220,041
2000 Census			
Total Population	5,993	64,375	216,068
Daytime Population			
2021 Estimate	12,567	116,521	411,352
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	2,151	22,912	86,604
2021 Estimate			
Total Households	2,077	22,090	82,320
Average (Mean) Household Size	3.0	3.1	2.9
2010 Census			
Total Households	1,912	20,235	73,468
2000 Census			
Total Households	1,993	20,437	70,905

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	5.5%	3.8%	4.2%
\$150,000-\$199,999	3.0%	3.9%	4.0%
\$100,000-\$149,999	9.9%	10.6%	12.1%
\$75,000-\$99,999	12.0%	12.1%	13.4%
\$50,000-\$74,999	22.4%	22.5%	22.3%
\$35,000-\$49,999	14.4%	15.4%	14.7%
\$25,000-\$34,999	11.1%	13.1%	10.5%
\$15,000-\$24,999	13.8%	10.9%	10.2%
Under \$15,000	7.8%	7.7%	8.6%
Average Household Income	\$73,182	\$73,233	\$76,889
Median Household Income	\$52,884	\$53,001	\$56,435
Per Capita Income	\$24,284	\$23,467	\$26,374
POPULATION PROFILE			
	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	6,262	69,361	241,001
Under 20	31.0%	31.7%	30.3%
20 to 34 Years	24.3%	24.4%	26.0%
35 to 39 Years	7.8%	7.3%	7.8%
40 to 49 Years	13.8%	12.6%	12.6%
50 to 64 Years	14.8%	14.9%	14.4%
Age 65+	8.4%	9.1%	9.0%
Median Age	31.9	31.1	31.4
Population 25+ by Education Level			
2021 Estimate Population Age 25+	3,882	41,873	150,405
Elementary (0-8)	25.8%	22.2%	19.3%
Some High School (9-11)	15.7%	15.3%	13.1%
High School Graduate (12)	23.1%	26.2%	24.1%
Some College (13-15)	15.2%	14.1%	15.0%
Associate Degree Only	4.7%	4.5%	4.9%
Bachelor's Degree Only	9.9%	11.8%	14.9%
Graduate Degree	5.7%	5.8%	8.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	28.0	27.0	27.0



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.

MARCUS & MILLICHAP	9002994	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
TIM A. SPECK	432723	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
TIM A. SPECK	432723	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
ADAM ABUSHAGUR	661916	ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM	972-755-5223
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

2204 HINTON DRIVE IRVING, TX 75061

PRESENTED BY

TYLER RANFT

Associate
Office & Industrial Division
Dallas Office
Office 972.755.5197
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

ADAM ABUSHAGUR

Senior Managing Director Investments
National Office and Industrial Properties Group
Dallas Office
Office 972.755.5223
Adam.Abushagur@marcusmillichap.com
License TX 661916

DEBT CONTACT

DUKE DENNIS

Associate Director
300 Throckmorton Street, Suite 1500
Fort Worth, TX 76102
Tel: (817) 932-6172
Duke.Dennis@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP