

Marcus & Millichap
TAG INDUSTRIAL GROUP

3030

BEI Bags Elite, Inc.

BAGS ELITE

3030 EAST MEADOWS BOULEVARD

MESQUITE, TX 75150

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

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Marcus & Millichap
TAG INDUSTRIAL GROUP

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BAGS ELITE
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MESQUITE, TX 75150

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Marcus & Millichap



SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Single-Tenant One-Year Sale-Leaseback Investment Opportunity
 - Value-Add Opportunity for Investor to Re-Lease Property
- Two Four-Ton AC Units, Seven Offices with Two Restrooms in Front Space
- Convenient Location with Easy Access from I-30, I - 635 and US Highway 80
 - Limited Supply of Flex Industrial Space in Southeast Dallas
 - Ample Parking for Small Business to Operate in Prime Location

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 3030 East Meadows Boulevard in Mesquite, Texas, occupied by the current owner, Bags Elite, Inc. The subject property consists of approximately 10,500 square feet of flex space and is situated on 1.03 acres of land. The asset features ample parking, seven offices (including two restrooms) in the front office space, and two four-ton air-conditioning units. Upon sale of the property, Bags Elite plans to sign a one-year lease. This short-term sale-leaseback offers investors a value-add opportunity to re-lease the property on a long-term lease with annual rent escalations.

Primely located in the East Dallas/Mesquite submarket, the property has easy access to Interstate 30, Interstate 635, and U.S. Highway 80. With 27.7 million square feet of industrial space, East Dallas/Mesquite is a mid-size submarket that serves as one of Dallas' major intermodal hubs. The submarket is anchored by the Union Pacific Railroad intermodal hub and FedEx Ground's 352,000-square-foot shipping facility. Given the tenant base, the submarket is dominated by logistics facilities, leaving flex space in limited supply. In just a year, the inventory base in Dallas/Mesquite expanded by 7.8 percent through Q3 2022, pushing the vacancy rate up by 360 basis points to 11.4 percent. However, with net absorption forecast to set a new quarterly record at the end of the year, vacancies are expected to drop by about 50 percent. The emergence of record demand has already helped push market rents up a record 15.0 percent annually during Q3. Rents on flex properties averaged about \$11.30 per square foot, paying landlords in Dallas/Mesquite a 29 percent premium over the average for all industrial properties in the Dallas-Fort Worth market (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

BAGS ELITE

3030 EAST MEADOWS BOULEVARD MESQUITE, TX 75150

Number of Suites	1
Number of Buildings	1
Total Square Feet	10,500
Warehouse Square Feet	8,750
Office Square Feet	1,750
Office Ratio	24%
Year Built	1996
Lot Size	1.03 Acres
Type of Ownership	Fee Simple
Clear Height	9'-14'
Parking Spaces	40
Parking Surface	Concrete
Building Class	B
Tenancy	Single
Dock High Doors	1
Grade Level Doors	1
Construction	Masonry
Power	3 Phase, 1-50 Amp Circuit, 20-120 V Floor Plugs
Type of Lighting	Fluorescent
Zoning	Commercial/PD
Roof Type	Metal
Age/Condition of Roofs	Original/Good
HVAC Units	6
Age/Condition of HVAC	5 Operating Condition / 1 Requires New Compressor
Market	Dallas/Ft. Worth
Submarket	East Dallas
Market Vacancy	5.50%



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BAGS ELITE

3030 EAST MEADOWS BOULEVARD MESQUITE, TX 75150

OFFERING PRICE
\$1,116,000

CAP RATE
8.00%

Offering Price	\$1,116,000
Cap Rate	8.00%
Price/SF	\$106.29
Total Square Feet	10,500
Rental Rate	\$8.50
Lease Type	Triple Net (NNN)
Lease Term	One-Year Sale-Leaseback
Tenancy	Single
Occupancy	100.00%

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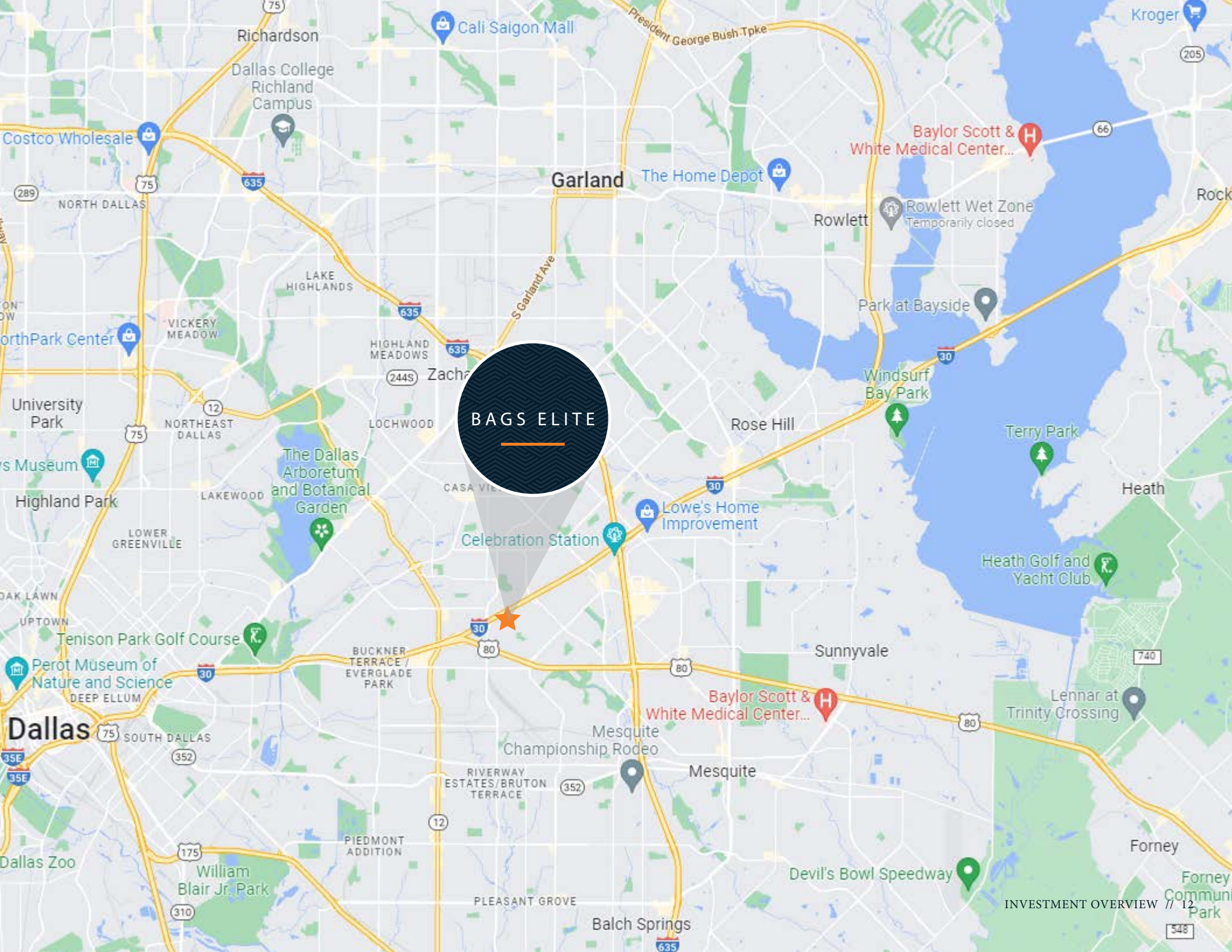
RENT ROLL

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	Renewal Options and Option Year Rental Information
Bags Elite	1	10,500	100.0%	COE	COE + 1 Year	\$8.50	\$7,438	\$89,256	\$89,256	NNN	One (6 Month Renewal Option) at Market Rate
Total		10,500				\$8.50	\$7,438	\$89,256	\$89,256		
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%			
Total Current Rents: \$7,438						Occupied Current Rents: \$7,438		Unoccupied Current Rents: \$0			

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	89,256		8.50	89,256		8.50
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	9,571		0.91	9,571		0.91
Real estate Taxes	15,427		1.47	16,100		1.53
Total Reimbursement Income	\$24,998	100.0%	\$2.38	\$25,671	100.0%	\$2.44
Effective Gross Revenue	\$114,254		\$10.88	\$114,927		\$10.95

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	9,571		0.91	9,571		0.91
Real Estate Taxes	15,427		1.47	16,100		1.53
Total Expenses	\$24,998		\$2.38	\$25,671		\$2.44
Expenses as % of EGR	21.9%			22.3%		
Net Operating Income	\$89,256		\$8.50	\$89,256		\$8.50



BAGS ELITE



Celebration Station

Baylor Scott & White Medical Center...

Baylor Scott & White Medical Center...

Rowlett Wet Zone
Temporarily closed

Park at Bayside

Windsurf Bay Park

Terry Park

Heath Golf and Yacht Club

Sunnyvale

Baylor Scott & White Medical Center...

Lennar at Trinity Crossing

Championship Rodeo

Mesquite

Forney

Devil's Bowl Speedway

INVESTMENT OVERVIEW // 12

Balch Springs

Forney Commun... Park

Richardson

Dallas College
Richland
Campus

Garland

The Home Depot

Rowlett

Rock

NORTH DALLAS

LAKE
HIGHLANDS

HIGHLAND
MEADOWS

Zachary

LOCHWOOD

Rose Hill

NORTHEAST
DALLAS

The Dallas
Arboretum
and Botanical
Garden

CASA VIE

LAKWOOD

Heath

LOWER
GREENVILLE

University
Park

Highland Park

OAK LAWN

UPTOWN

Perot Museum of
Nature and Science

Dallas

Dallas Zoo

William
Blair Jr. Park

PIEDMONT
ADDITION

PLEASANT GROVE

RIVERWAY
ESTATES/BRUTON
TERRACE

BUCKNER
TERRACE /
EVERGLADE
PARK

Sunnyvale

Championship Rodeo

Mesquite

Forney

Devil's Bowl Speedway

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Forney

Devil's Bowl Speedway

INVESTMENT OVERVIEW // 12

Balch Springs

Forney Commun... Park

Uncle Bob's Handyman Service



BAGS ELITE

MBC Services

Refrigerated Specialist

Bags Elite

Showbiz National Talent

E Meadows Blvd

E Meadows Blvd



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

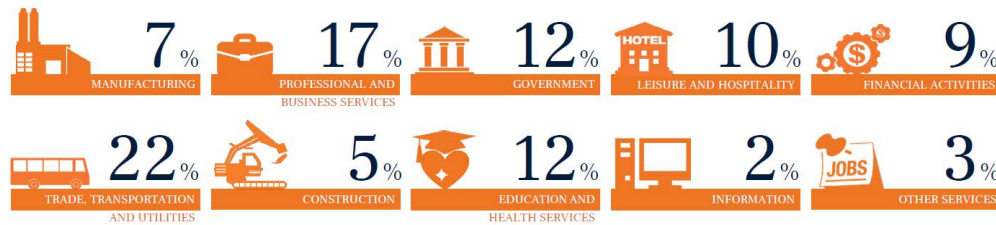


MAJOR DISTRIBUTION
CENTER

METROPLEX GROWTH

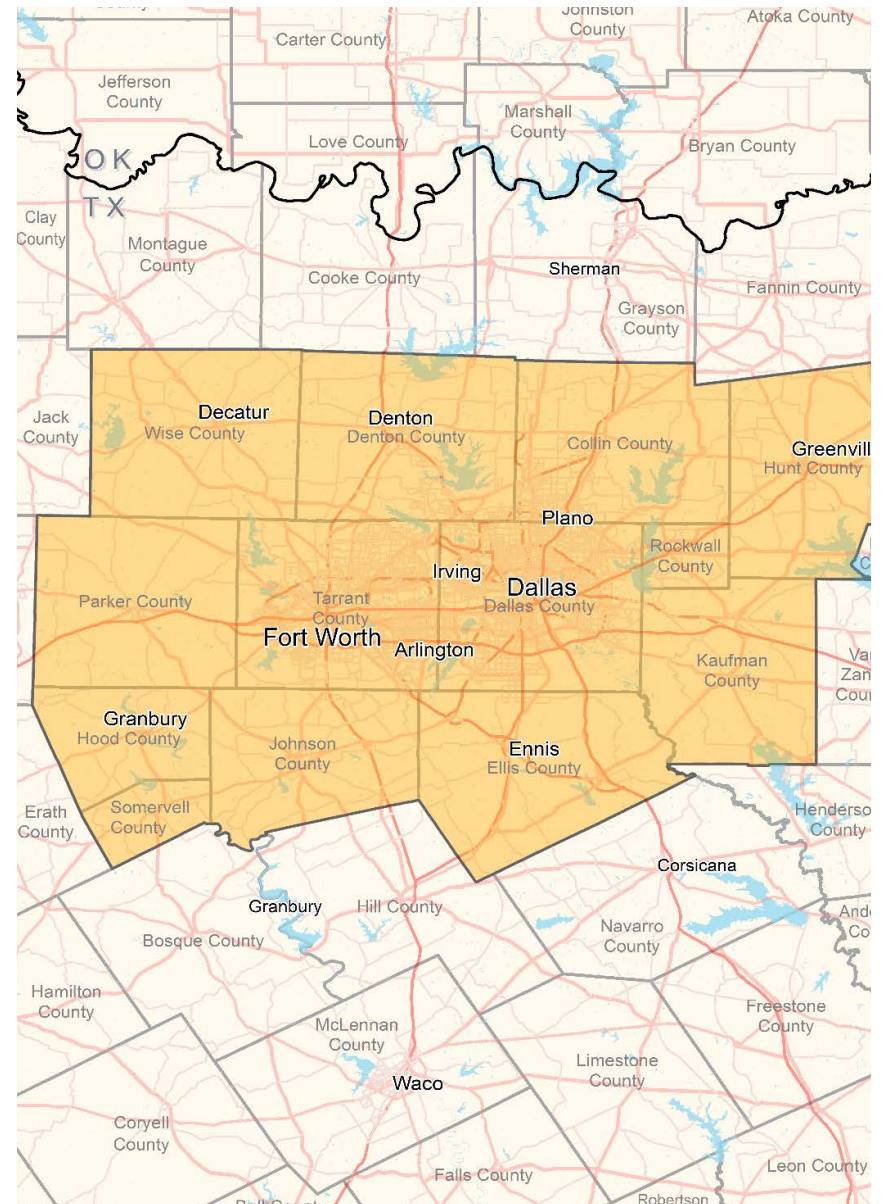
ECONOMY

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.

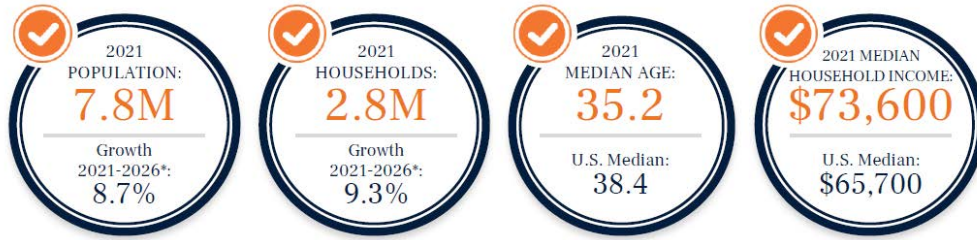


TRANSPORTATION

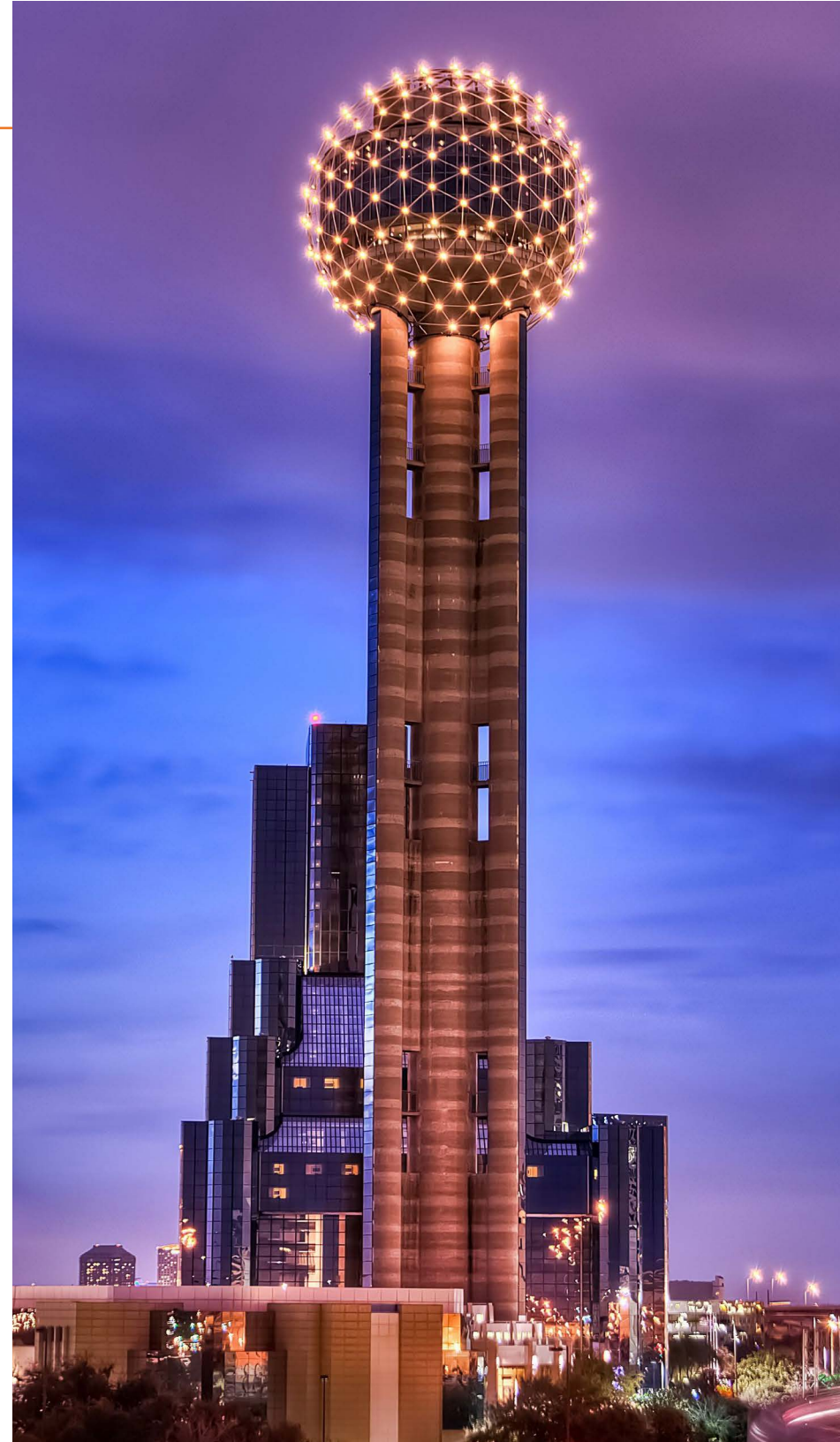
The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820, along with other major thoroughfares. Dallas Area Rapid Transit covers Dallas and 12 surrounding cities, and it consists of buses and a light-rail system. Freight-serving lines in the region include 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.



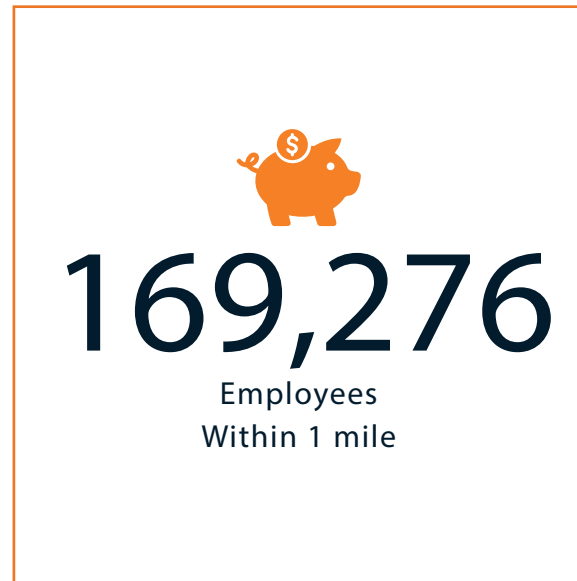
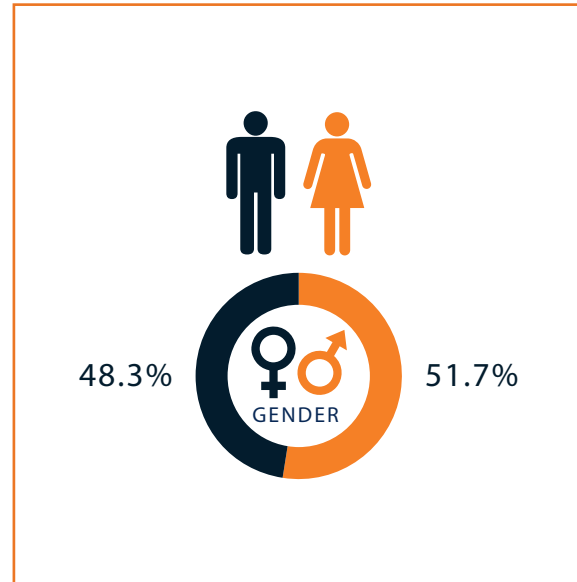
METROPLEX GROWTH



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



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	16,855	130,072	340,470
2022 Estimate			
Total Population	16,761	129,062	336,567
2010 Census			
Total Population	16,041	124,398	323,389
2000 Census			
Total Population	13,921	117,261	310,450
Daytime Population			
2022 Estimate	13,522	130,391	298,855
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	5,973	46,523	120,021
2022 Estimate			
Total Households	5,895	46,020	118,193
Average (Mean) Household Size	2.8	2.8	2.8
2010 Census			
Total Households	5,646	44,454	113,199
2000 Census			
Total Households	5,167	43,717	112,368

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	2.4%	2.9%	4.3%
\$150,000-\$199,999	1.6%	3.0%	4.2%
\$100,000-\$149,999	9.7%	11.4%	11.8%
\$75,000-\$99,999	10.7%	12.4%	12.6%
\$50,000-\$74,999	21.6%	20.6%	19.8%
\$35,000-\$49,999	15.7%	16.4%	15.5%
\$25,000-\$34,999	11.5%	11.0%	11.2%
\$15,000-\$24,999	10.6%	10.1%	9.7%
Under \$15,000	16.3%	12.1%	10.9%
Average Household Income	\$60,501	\$67,367	\$75,426
Median Household Income	\$44,941	\$50,427	\$53,055
Per Capita Income	\$21,318	\$24,080	\$26,546
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	16,761	129,062	336,567
Under 20	34.0%	30.9%	30.5%
20 to 34 Years	23.1%	23.0%	22.5%
35 to 39 Years	6.5%	6.6%	6.7%
40 to 49 Years	11.8%	12.2%	12.3%
50 to 64 Years	14.5%	16.3%	16.6%
Age 65+	10.1%	11.0%	11.4%
Median Age	30.1	32.3	32.9
Population 25+ by Education Level			
2022 Estimate Population Age 25+	9,832	79,966	210,813
Elementary (0-8)	12.7%	12.1%	12.8%
Some High School (9-11)	14.2%	12.5%	11.7%
High School Graduate (12)	28.6%	28.6%	27.4%
Some College (13-15)	26.2%	22.2%	21.1%
Associate Degree Only	7.0%	6.0%	5.7%
Bachelor's Degree Only	8.4%	12.7%	14.0%
Graduate Degree	2.9%	5.9%	7.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	32.0	32.0	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.
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- 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.

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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