

Marcus & Millichap
TAG INDUSTRIAL GROUP

5950 PARK VISTA CIRCLE

FORT WORTH, TX 76244

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

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TAG INDUSTRIAL GROUP

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FORT WORTH, TX 76244

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Situated on 1.79 Acres of Concrete Lot with 82 Parking Spaces for Tenants/Customers, Professionally Landscaped
 - Fully Leased at Below-Market Rent (\$9.50), Providing Value-Add Opportunity in Case of Tenant Turnover
- Ideal Location for Current Tenants Being Proximate to Local Amenities Including Schools, Entertainment Venues, and Gyms
 - Surrounding Population of Nearly 294,000 Provides Steady Demand for Tenants' Events Spaces
 - Property Near High-Net-Worth Cities with Household Income Ranging \$150,000-\$240,000 (U.S. Census)
- Tough Barrier-to-Entry Submarket with 3.9% Vacancy Rate on Comps and 15% Rent Growth, Outpacing Overall DFW Market (CoStar)

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 5950 Park Vista Circle in Fort Worth, fully leased to LMH Industrial, LLC and Adams Events, LLC. The subject property consists of approximately 26,964 square feet of space and is situated on 1.79 acres of land. The multi-tenant asset features five suites, professional landscaping, and a concrete lot with 82 parking spaces for tenant and customer use. LMH Industrial operates two companies on-site, Harrison Construction and The Harrison Ballroom. Adams Events also uses the property to operate multiple companies, including Celebration Party & Event Center and Kids Adventure Playhouse & Parties. Both tenants recently signed new leases that began in January 2023. At an average triple-net rate of \$9.50 per square foot, the asset was leased below market rents that ranged between \$11.00 and \$12.00 (CoStar). This provides investors with a value-add opportunity in the event of any tenant loss.

Given the tenant clientele, the property is well situated in the Fort Worth market. Nearby suburban cities, Keller and Southlake, are high-net-worth cities with median household incomes of \$149,822 and \$239,833, respectively (U.S. Census Bureau). With 293,903 residents living within a five-mile radius of the property (CoStar), there is a high demand for activity and event spaces. In addition, numerous amenities are located within the area, including Central High School, a trampoline park, and fitness studios and gyms.

The subject property is primarily located within the Northeast Tarrant/Alliance submarket, containing a massive 71.7 million square feet of industrial space (CoStar). Covering 27,000 acres, the submarket is dominated by the master-planned AllianceTexas development, featuring an airport, logistics hub, and a 9,600-acre business park (AllianceTexas). During 2022, the vacancy rate on comparable properties with one to three-star ratings dropped by 420 basis points to finish the year at 3.9 percent. Despite the availability, market rents surged by 14.9 percent last year, outpacing the Dallas-Fort Worth market average by 140 basis points. Going into 2023, a record 15.6 million square feet of industrial space was in the pipeline, accounting for 18.4 percent of all construction activity in the DFW 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 metro's 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

5950 PARK VISTA CIRCLE,
FORT WORTH, TX 76244

Number of Suites	5
Number of Buildings	1
Total Square Feet	26,964
Warehouse Square Feet	21,300
Office Square Feet	5,664
Office Ratio	21%
Year Built	2005
Lot Size	1.79 Acres
Type of Ownership	Fee Simple
Clear Height	16'-20' Clear
Parking Spaces	82 Parking Spaces
Parking Surface	Concrete
Building Class	B
Tenancy	Multi
Grade Level Doors	7
Construction	Metal
Zoning	Commercial
Roof Type	Pitched Metal
Age/Condition of Roofs	2005
HVAC Units	5
Market	Dallas Fort Worth
Submarket	NE Tarrant/Alliance
Market Vacancy	3.90%

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5950 PARK VISTA CIRCLE

FORT WORTH, TX 76244

OFFERING PRICE
\$3,660,000CAP RATE
7.00%PRO FORMA CAP RATE
7.35%

Offering Price	\$3,660,000
Cap Rate	7.00%
Pro Forma Cap Rate	7.35%
Price/SF	\$135.74
Total Square Feet	26,964
Rental Rate	\$9.50
Lease Type	Triple Net (NNN)
Rental Increases	5% Annual
Tenancy	Multi
Occupancy	100.00%

FINANCING

Loan Amount	\$2,196,000
Loan Type	New
Interest Rate	7.50%
Amortization	25 Years
Year Due	2027

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

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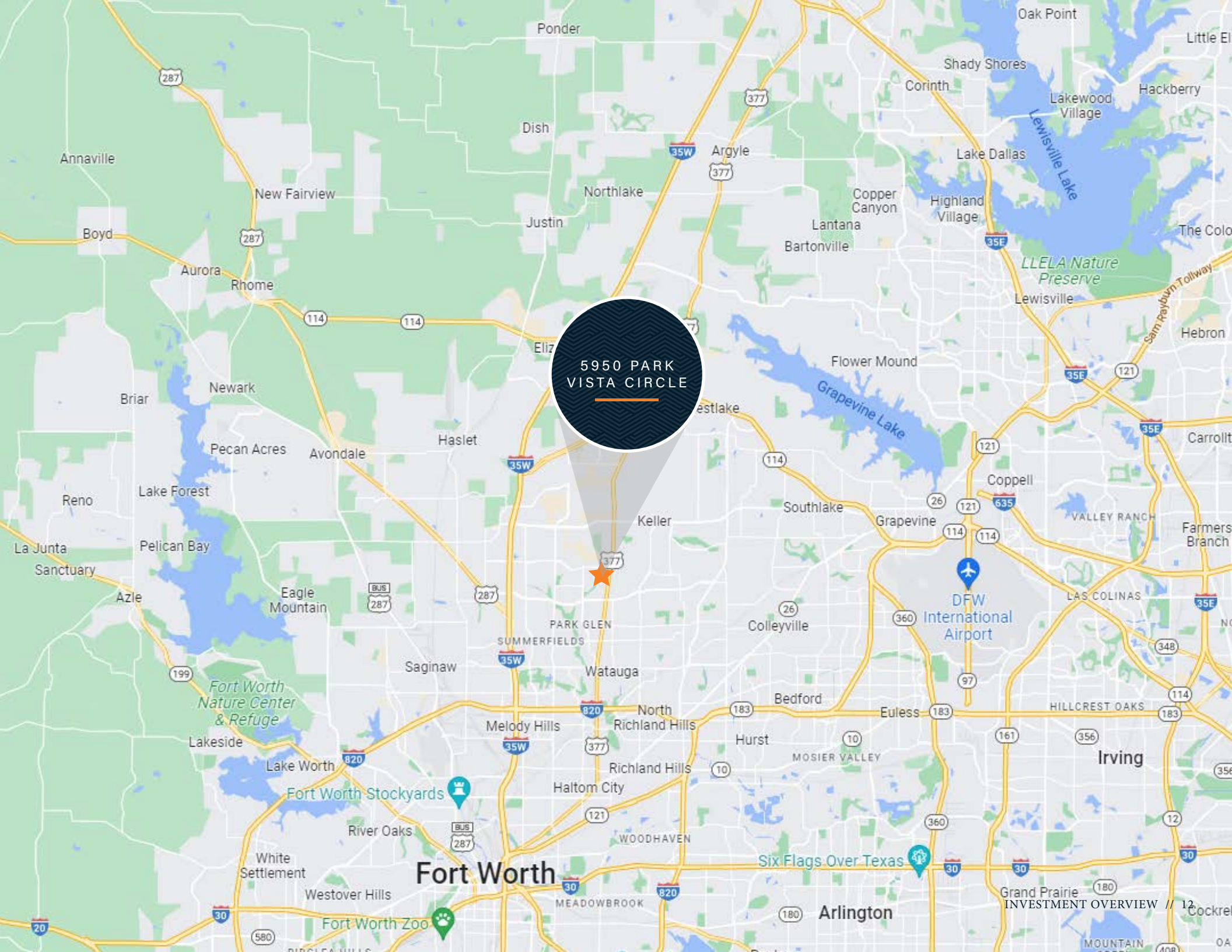
RENT ROLL

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	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.								
LMH Industrial, LLC	100-110	6,254	23.2%	1/1/23	6/30/27	\$9.50	\$4,951	\$59,413	\$62,384	Jul-2024	5.00%	NNN	-
Adams Events, LLC	120	3,910	14.5%	1/1/23	12/31/27	\$9.50	\$3,095	\$37,145	\$39,002	Jan-2024	5.00%	NNN	Three 24-Month Renewal Options at FMV
Adams Events, LLC	130	4,800	17.8%	1/1/23	12/31/27	\$9.50	\$3,800	\$45,600	\$47,880	Jan-2024	5.00%	NNN	Three 24-Month Renewal Options at FMV
Adams Events, LLC	140	6,000	22.3%	1/1/23	12/31/27	\$9.50	\$4,750	\$57,000	\$59,850	Jan-2024	5.00%	NNN	Three 24-Month Renewal Options at FMV
LMH Industries, LLC	150	6,000	22.3%	1/1/23	6/30/28	\$9.50	\$4,750	\$57,000	\$59,850	Jul-2024	5.00%	NNN	Three 24-Month Renewal Options at FMV
Total		26,964				\$9.50	\$21,347	\$256,158	\$268,966				
Occupied Tenants: 5				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$21,347						Occupied Current Rents: \$21,347		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	256,158		9.50	268,966		9.97
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	12,636		0.47	12,636		0.47
Real Estate Taxes	43,555		1.62	63,700		2.36
Management Fees	13,015		0.48	14,388		0.53
Total Reimbursement Income	\$69,206	100.0%	\$2.57	\$90,724	100.0%	\$3.36
Effective Gross Revenue	\$325,364		\$12.07	\$359,690		\$13.34
Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	12,636		0.47	12,636		0.47
Real Estate Taxes	43,555		1.62	63,700		2.36
Management Fee	13,015	4.0%	0.48	14,388	4.0%	0.53
Total Expenses	\$69,206		\$2.57	\$90,724		\$3.36
Expenses as % of EGR	21.3%			25.2%		
Net Operating Income	\$256,158		\$9.50	\$268,966		\$9.98

5950 PARK VISTA CIRCLE





5950 PARK
VISTA CIRCLE



TENANT SUMMARY



LMH Industrial is a holding company for Harrison Construction and The Harrison Ballroom. With over 20 years of experience in the commercial construction industry, Harrison Construction is a leading general contracting company. Harrison Construction provides a variety of construction services including tenant build-outs and freestanding restaurant builds. The company's clientele includes some of the biggest companies in fast casual dining, such as FIVE GUYS, WhichWich, Pei Wei, Sonic, Taco Cabana, and El Pollo Loco. Licensed to work in 30 states, Harrison Construction maintains a presence in nearly every major market in the U.S.

The Harrison Ballroom is one of the newest event spaces in Fort Worth equipped with a beautiful and flexible facility. With a capacity of 300 guests, the Ballroom can accommodate a wide variety of event needs, including weddings, quinceanera, proms, banquets, Mitzvahs, sweet sixteens, Christmas parties, and corporate events.

TENANT

LMH Industrial, LLC

[www.harrisonconstructionteam.com/
index.html](http://www.harrisonconstructionteam.com/index.html)

www.theharrisonballroom.com



TENANT SUMMARY



Adams Events is a holding company for Celebration Party & Event Center and Kids Adventure Playhouse & Parties. Celebration Party & Event Center provides a 6,000-square-foot space dedicated to entertaining children. With a capacity of 100 people, the event space includes eight child-size playhouses, an interactive projector gaming system, a puppet center, and more. Kids Adventure Playhouse & Parties offers an additional venue to host parties for children, providing party supplies and food and drinks.

TENANT

Adams Events, LLC

www.celebrationeventandpartycenter.com

www.kidsadventureplayhouse.com



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

The background of the slide is a dark blue, semi-transparent image of an industrial interior. It shows a multi-level structure with metal beams, pipes, and several spherical pendant lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere.

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

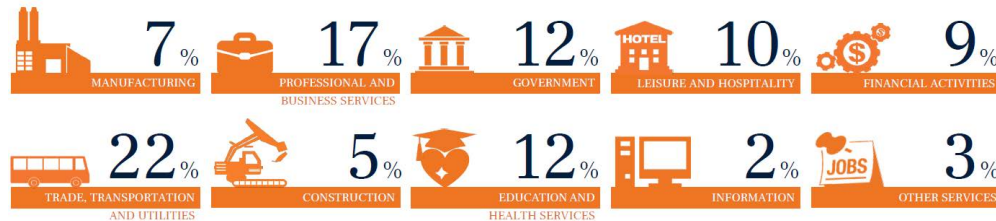


MAJOR DISTRIBUTION
CENTER

METROPLEX GROWTH

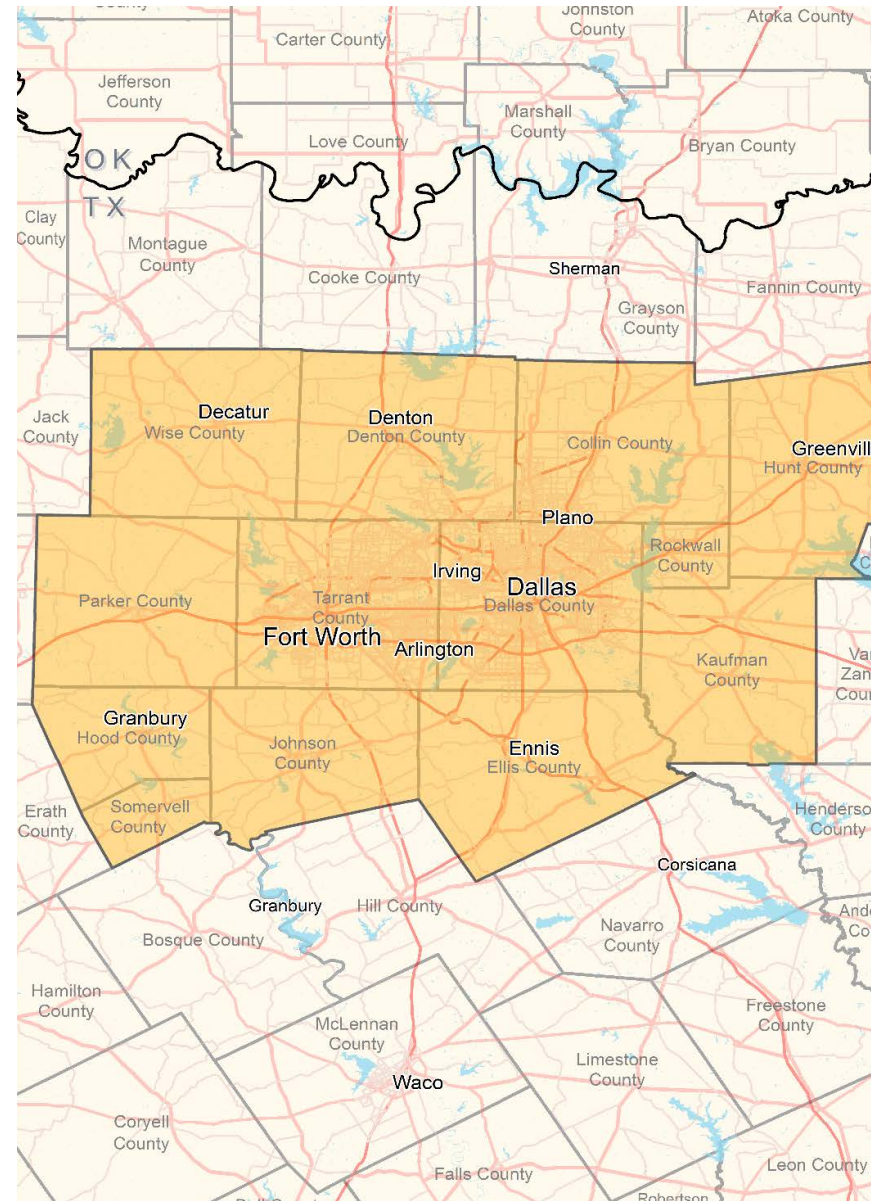
ECONOMY

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.

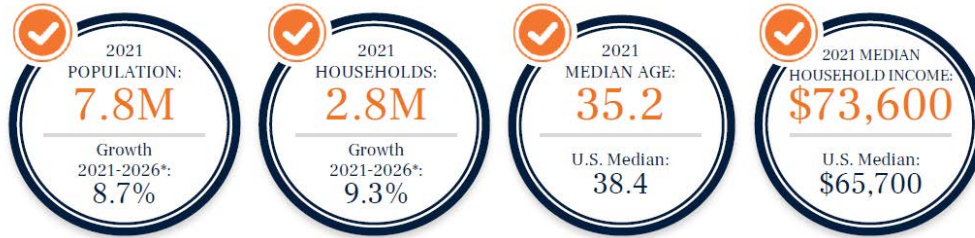


TRANSPORTATION

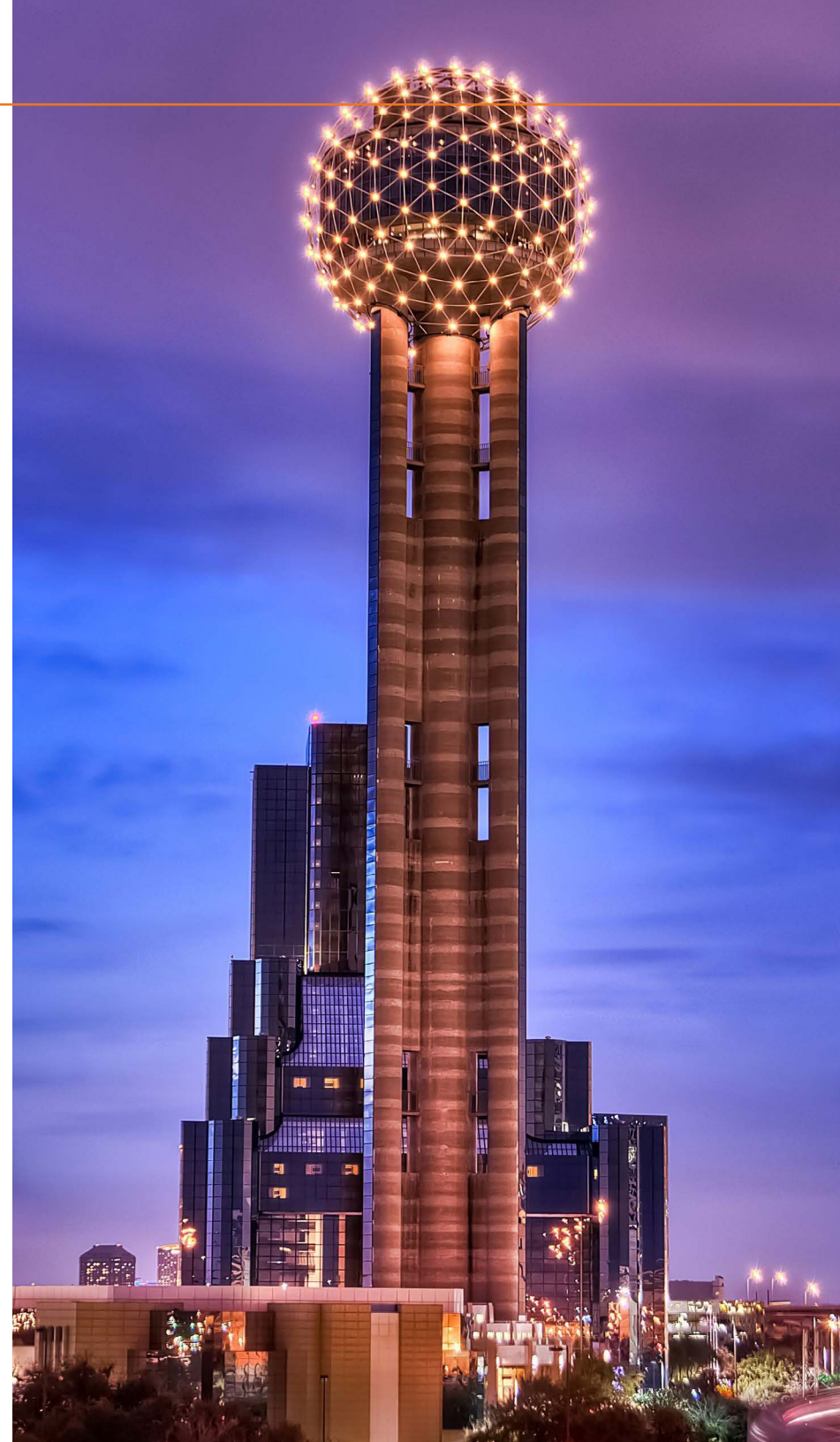
The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820, along with other major thoroughfares. Dallas Area Rapid Transit covers Dallas and 12 surrounding cities, and it consists of buses and a light-rail system. Freight-serving lines in the region include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



292,486

Total Population
Within 5 miles



48.8%



51.2%



\$130,854

Average Household Income
Within 5 miles



166,620

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	13,623	145,577	321,342
2022 Estimate			
Total Population	11,928	134,407	292,486
2010 Census			
Total Population	8,892	113,020	234,403
2000 Census			
Total Population	3,102	58,775	135,279
Daytime Population			
2022 Estimate	12,885	99,294	238,928
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	4,354	49,442	113,560
2022 Estimate			
Total Households	3,846	45,469	102,922
Average (Mean) Household Size	3.1	2.9	2.8
2010 Census			
Total Households	2,853	37,369	81,216
2000 Census			
Total Households	975	18,797	46,174

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	13.7%	12.2%	11.9%
\$150,000-\$199,999	14.3%	14.9%	12.3%
\$100,000-\$149,999	27.9%	25.5%	23.5%
\$75,000-\$99,999	18.1%	16.9%	17.2%
\$50,000-\$74,999	12.9%	14.4%	15.6%
\$35,000-\$49,999	5.3%	6.8%	8.3%
\$25,000-\$34,999	3.8%	4.3%	5.1%
\$15,000-\$24,999	2.3%	2.6%	3.2%
Under \$15,000	1.7%	2.4%	2.9%
Average Household Income	\$144,621	\$136,668	\$130,854
Median Household Income	\$108,632	\$104,142	\$96,398
Per Capita Income	\$46,628	\$46,271	\$46,072
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	11,928	134,407	292,486
Under 20	35.5%	32.7%	31.2%
20 to 34 Years	19.0%	17.1%	18.6%
35 to 39 Years	7.9%	7.8%	7.8%
40 to 49 Years	15.2%	15.7%	14.8%
50 to 64 Years	15.3%	17.6%	17.6%
Age 65+	7.0%	9.2%	10.0%
Median Age	31.7	35.2	35.1
Population 25+ by Education Level			
2022 Estimate Population Age 25+	6,858	82,792	184,643
Elementary (0-8)	1.4%	1.8%	2.0%
Some High School (9-11)	2.8%	3.2%	3.7%
High School Graduate (12)	18.2%	19.2%	20.6%
Some College (13-15)	22.4%	23.5%	24.0%
Associate Degree Only	8.6%	8.1%	8.3%
Bachelor's Degree Only	32.6%	31.4%	29.2%
Graduate Degree	14.1%	12.7%	12.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	33.0	32.0	31.0



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

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- Answer the client's questions and present any offer to or counter-offer from the client; and
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- 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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