

Marcus & Millichap
TAG INDUSTRIAL GROUP

FORT WORTH INDUSTRIAL LEASEBACK

2100-2200 SOUTH RIVERSIDE DRIVE

FORT WORTH, TX 76104

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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

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

FORT WORTH INDUSTRIAL LEASEBACK

2100-2200 SOUTH RIVERSIDE DRIVE
FORT WORTH, TX 76104

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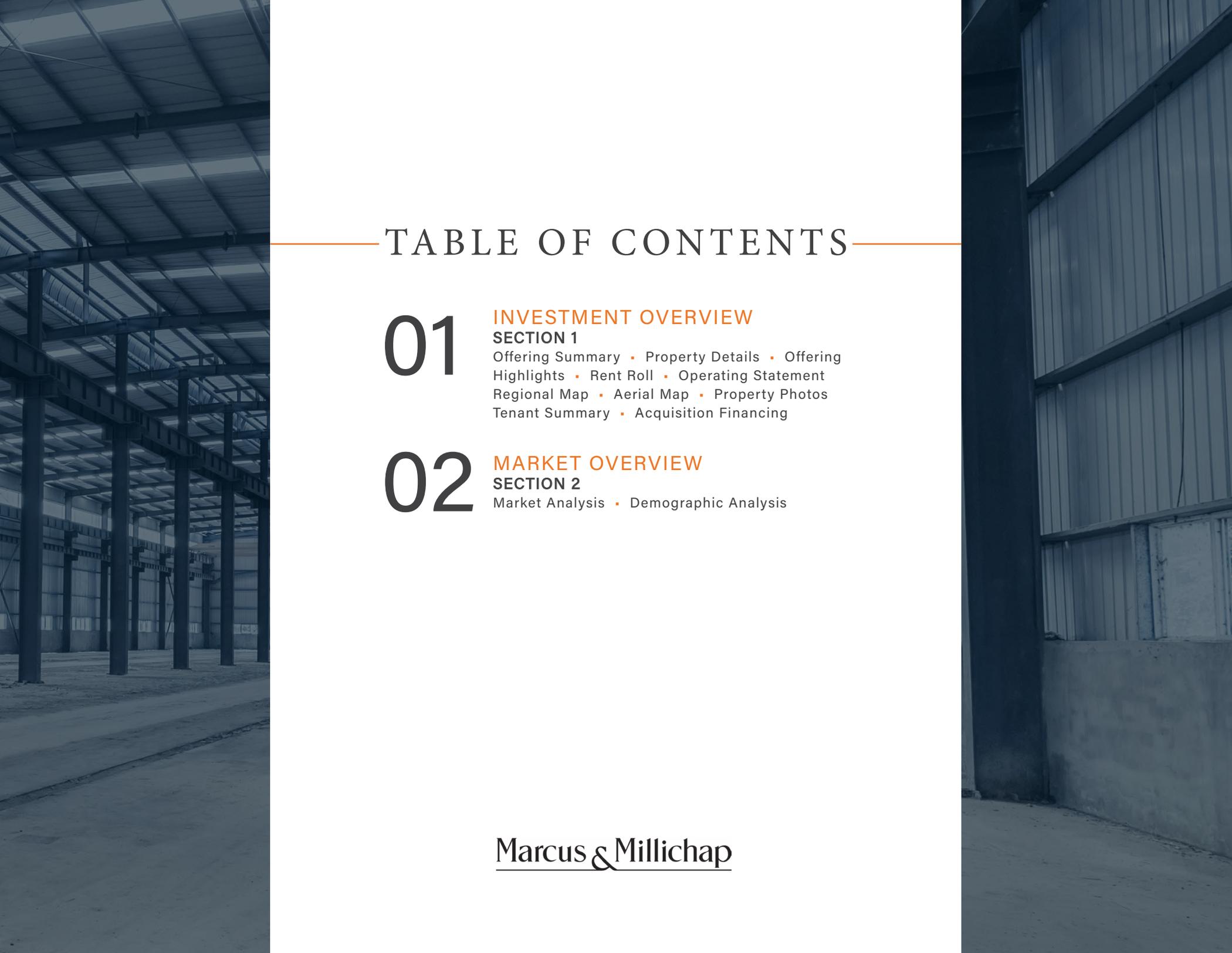


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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 13,325-Square-Foot Industrial Warehouse Situated on 3.37 Acres Near Major Thoroughfares
- Features Seven Grade-Level Doors, Three-Phase Power, 18' Clear-Height, and Secured Outside Storage
 - CoreCo USA to Execute Two-Year Triple-Net Leaseback at Close of Escrow
- CoreCo USA is a Leading Environmental and Geotechnical Drilling Company with Over 150 Years of Combined Experience
 - Tough Barrier-to-Entry Submarket with 2.4% Vacancy and 8.6% Rent Growth Among Comparables

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2200 South Riverside Drive in Fort Worth, Texas, occupied by CoreCo USA. The subject property consists of approximately 13,325 square feet of space and is situated on 3.37 acres of land. The single-tenant asset features metal construction, seven grade-level doors, a clear height of 18 feet, as well as secured outside storage space. The property is conveniently positioned with frontage on South Riverside Drive and is located less than two miles from both Interstate 30 and Interstate 35 West for quick access to major thoroughfares.

At the close of escrow, CoreCo USA plans to sign a two-year triple-net leaseback with a 4.0 percent rent escalation. Founded in 2007, the team at CoreCo USA brings a combined 150 years of experience to provide leading environmental and geological drilling services. The company's centralized location at the subject property allows CoreCo USA to service the states of Arkansas, Oklahoma, Louisiana, and New Mexico in addition to Texas.

The subject property is located in South Central Fort Worth, a medium-sized submarket containing 10.6 million square feet of industrial space. Among comparable properties within the 5,000 to 20,000-square-foot range, market rents were up 8.6 percent year-over-year during Q2 2023. This high level of rent growth is partly attributed to the lack of new construction within the submarket as there are no new projects currently underway in all of South Central Fort Worth. Thanks to the lack of new supply, the vacancy rate among comparables sat at just 2.4 percent midway through the second quarter (CoStar).

Metro Fort Worth is home to 2.6 million residents, of which 918,915 live within the city's limits, making Fort Worth the fifth most populous city in Texas. Several higher-educational institutions, including Texas Christian University and the University of Texas at Arlington, supply an educated labor force for the large and diverse employment base. Lockheed Martin's Aeronautics Company is headquartered in Fort Worth, where it operates the U.S. Air Force Plant 4, a government owned factory that produces F-16 and F-35 fighter jets. Healthcare is a strong economic driver, assisted by students graduating from the area's many colleges and universities. Large employers include Texas Health Resources and University of Texas. General Motors' assembly plant has been operating in the metro since 1954 and currently manufactures large SUVs for various divisions such as Chevrolet, GMC, and Cadillac. Local amenities include the Kimbell Art Museum, Modern Art Museum of Fort Worth, the National Cowgirl Museum and Hall of Fame, as well as rodeos at the Fort Worth Stockyards.

PROPERTY DETAILS

FORT WORTH INDUSTRIAL LEASEBACK
2100-2200 SOUTH RIVERSIDE DRIVE, FORT WORTH, TX 76104

Number of Suites	1
Number of Buildings	1
Total Square Feet	13,325
Breezeway	1,591
Warehouse Square Feet	6,294
Office Square Feet	5,440
Office Ratio	41%
Year Built	1987
Lot Size	3.37 Acres
Type of Ownership	Fee Simple
Clear Height	18'
Parking Surface	Concrete/Crushed Gravel
Building Class	C
Tenancy	Single
Grade Level Doors	7
Construction	Metal
Power	3-Phase
Type of Lighting	Fluorescent
Zoning	Light Industrial
Roof Type	Metal
Age/Condition of HVAC	2018
Market	Dallas Fort Worth
Submarket	South Central Fort Worth
Submarket Vacancy	2.40%



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FORT WORTH INDUSTRIAL LEASEBACK

2100-2200 SOUTH RIVERSIDE DRIVE, FORT WORTH, TX 76104

OFFERING PRICE
\$1,687,000

CAP RATE
7.47%

PRO FORMA CAP RATE
7.77%

Offering Price	\$1,687,000
Cap Rate	7.47%
Pro Forma Cap Rate	7.77%
Price/SF	\$126.60
Total Square Feet	13,325
Rental Rate	\$9.46
Lease Type	Triple-Net (NNN)
Lease Term	Two Years
Rental Increases	4%
Tenancy	Single
Occupancy	100.00%

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RENT ROLL

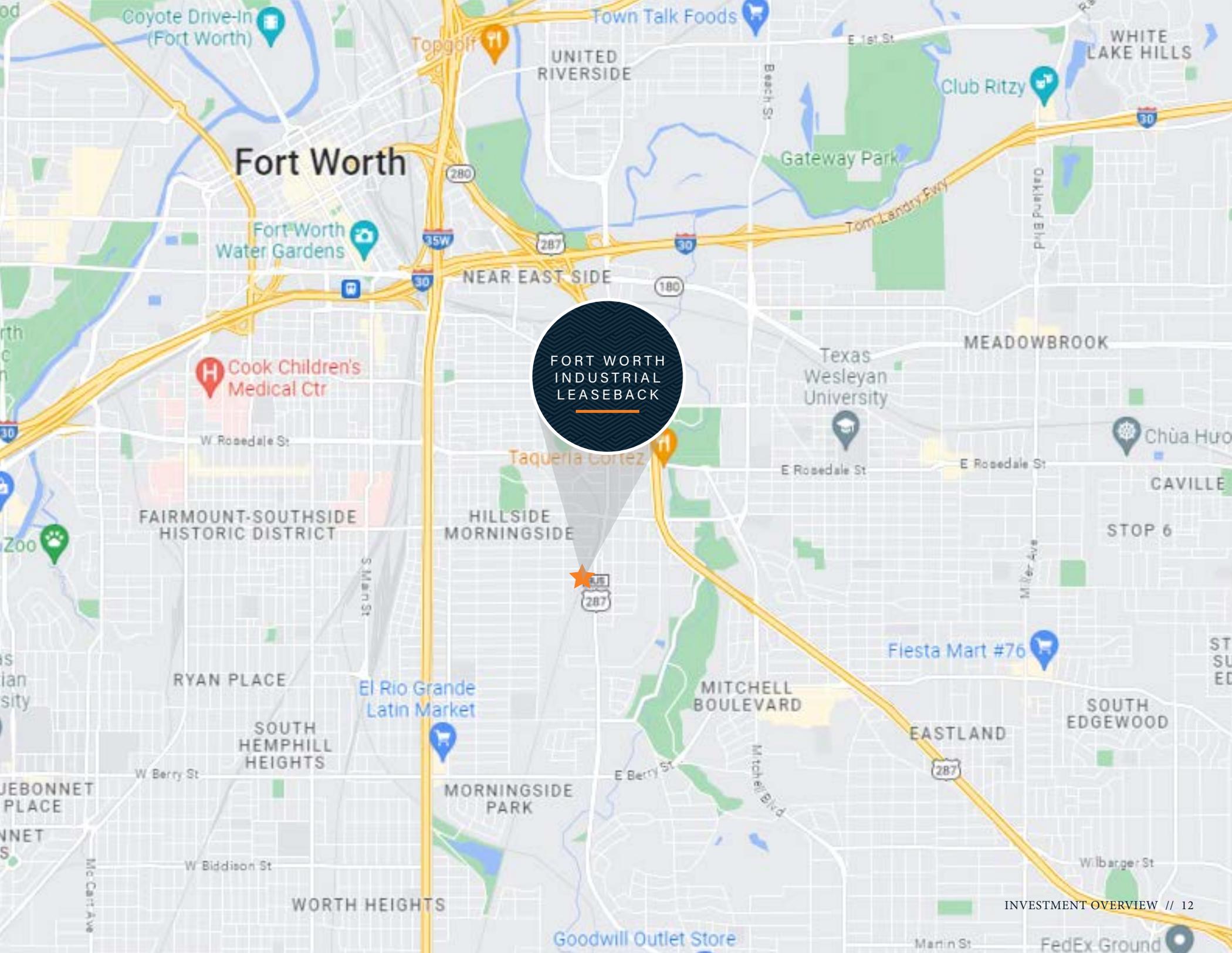
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
CoreCo USA	A	13,325	100.0%	Closing	2 Years	\$9.46	\$10,500	\$126,000	\$131,040	Year 2	4.00%	NNN	One One-Year Renewal Option at Fair Market Rent
Total		13,325				\$9.46	\$10,500	\$126,000	\$131,040				
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
Total Current Rents: \$10,500						Occupied Current Rents: \$10,500		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	126,000		9.46	131,040		9.83
Expense Reimbursement Income						
Net Lease Reimbursement						
CAM	33,400		2.51	33,400		2.51
Insurance	11,000		0.83	11,000		0.83
Real Estate Taxes	20,975		1.57	20,975		1.57
Total Reimbursement Income	\$65,375	100.0%	\$4.91	\$65,375	100.0%	\$4.91
Effective Gross Revenue	\$191,375		\$14.36	\$196,415		\$14.74

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Electric	12,000		0.90	12,000		0.90
Gas	12,000		0.90	12,000		0.90
Water	2,400		0.18	2,400		0.18
Trash/Waste	7,000		0.53	7,000		0.53
Insurance	11,000		0.83	11,000		0.83
Real Estate Taxes	20,975		1.57	20,975		1.57
Total Expenses	\$65,375		\$4.91	\$65,375		\$4.91
Expenses as % of EGR	34.2%			33.3%		
Net Operating Income	\$126,000		\$9.46	\$131,040		\$9.83

Operating Expenses as Reported by Owner.

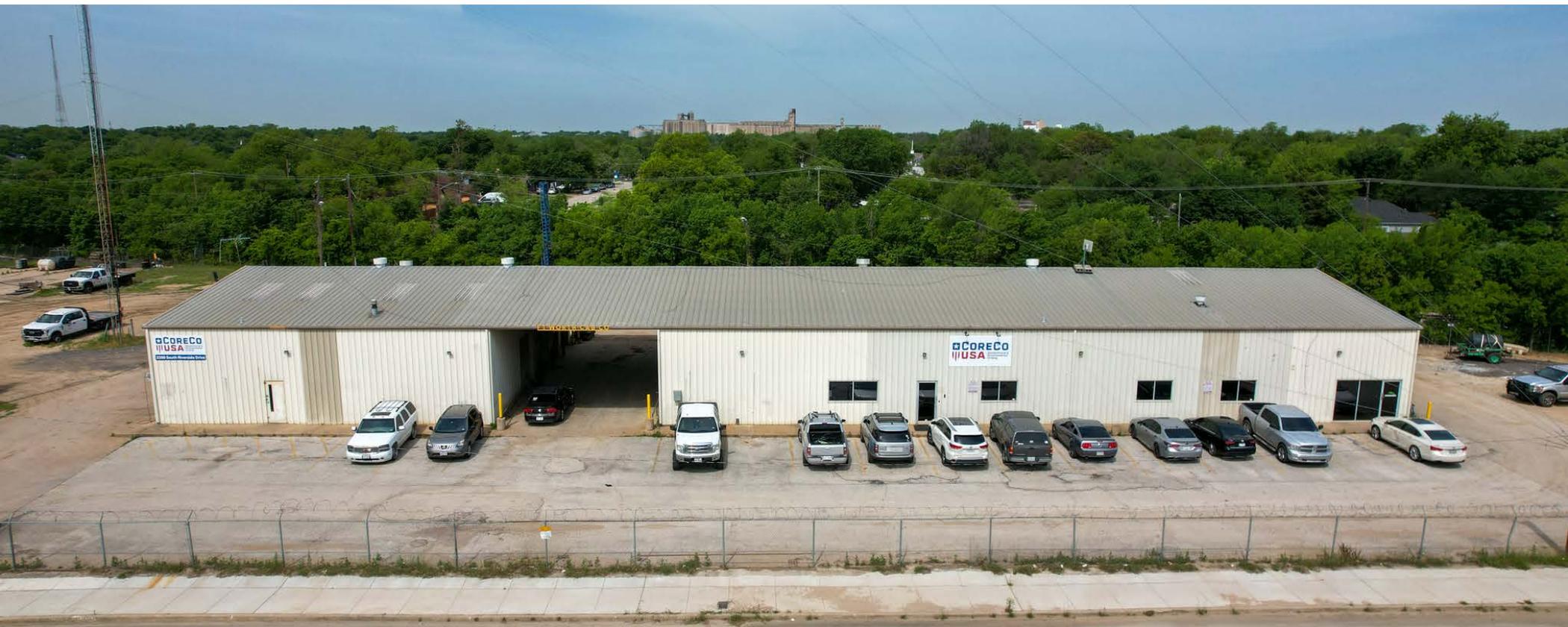


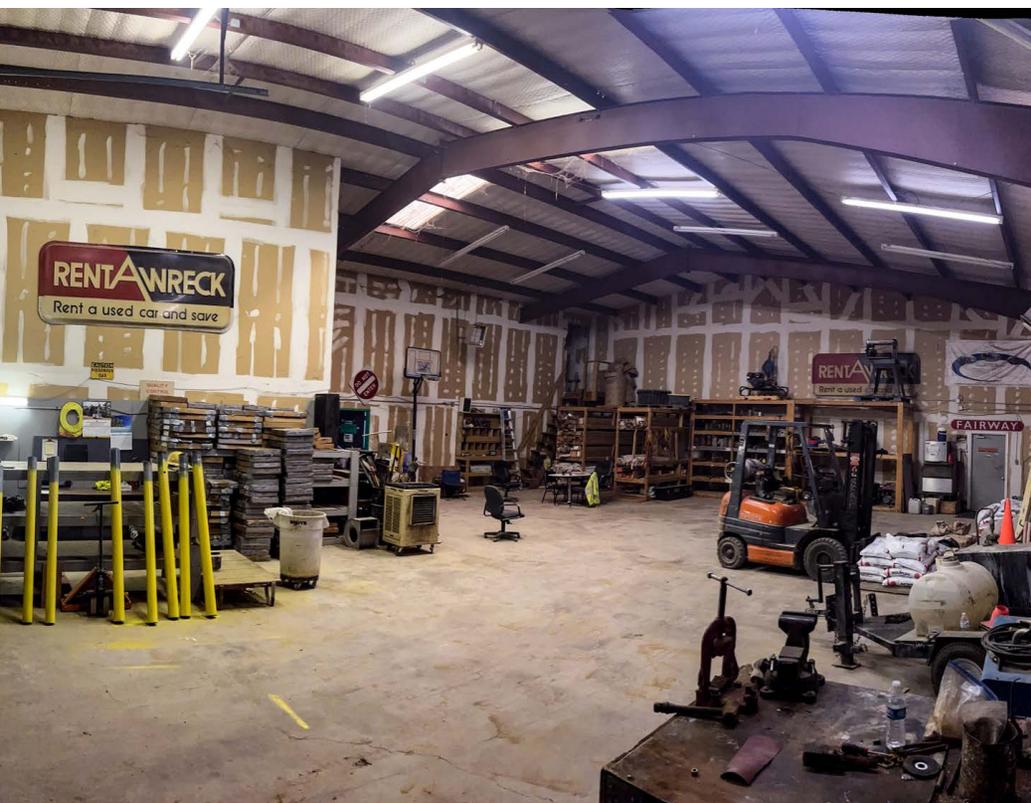
FORT WORTH
INDUSTRIAL
LEASEBACK



FORT WORTH
INDUSTRIAL
LEASEBACK

The image is an aerial photograph of a suburban industrial area in Fort Worth, Texas. A circular callout with a dark blue background and white text is centered over a specific industrial building. The callout contains the text 'FORT WORTH INDUSTRIAL LEASEBACK'. An orange star is positioned at the bottom of the callout, pointing to the building. The surrounding area includes residential houses, a large parking lot filled with cars, and a railway line. The sky is overcast.





TENANT SUMMARY



Expertise From The Ground Up



With over 150 years of combined experience, the CoreCo USA team is a leading provider in the Geotechnical Drilling Industry. With the help of seasoned veterans, CoreCo USA is able to differentiate itself from the competition. In addition, the company has an in-house maintenance team of experienced mechanics that are adept at in-field repairs and fully capable of maintaining the company's heavy machinery. CoreCo USA provides a variety of services for oil and gas companies, such as air rotary drilling, auger drilling, wet rotary drilling, continuous sampling, well installation monitoring, and well abandonment. The company currently provides services in Texas, Arkansas, Oklahoma, Louisiana, and New Mexico.

TENANT
CoreCo USA

HEADQUARTERS
Fort Worth, TX

DATE FOUNDED
2007

www.corecousa.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 2,143 debt and equity financings in 2022



National platform operating within the firm's brokerage offices



\$12.8 billion total national volume in 2022



Access to more capital sources than any other firm in the industry

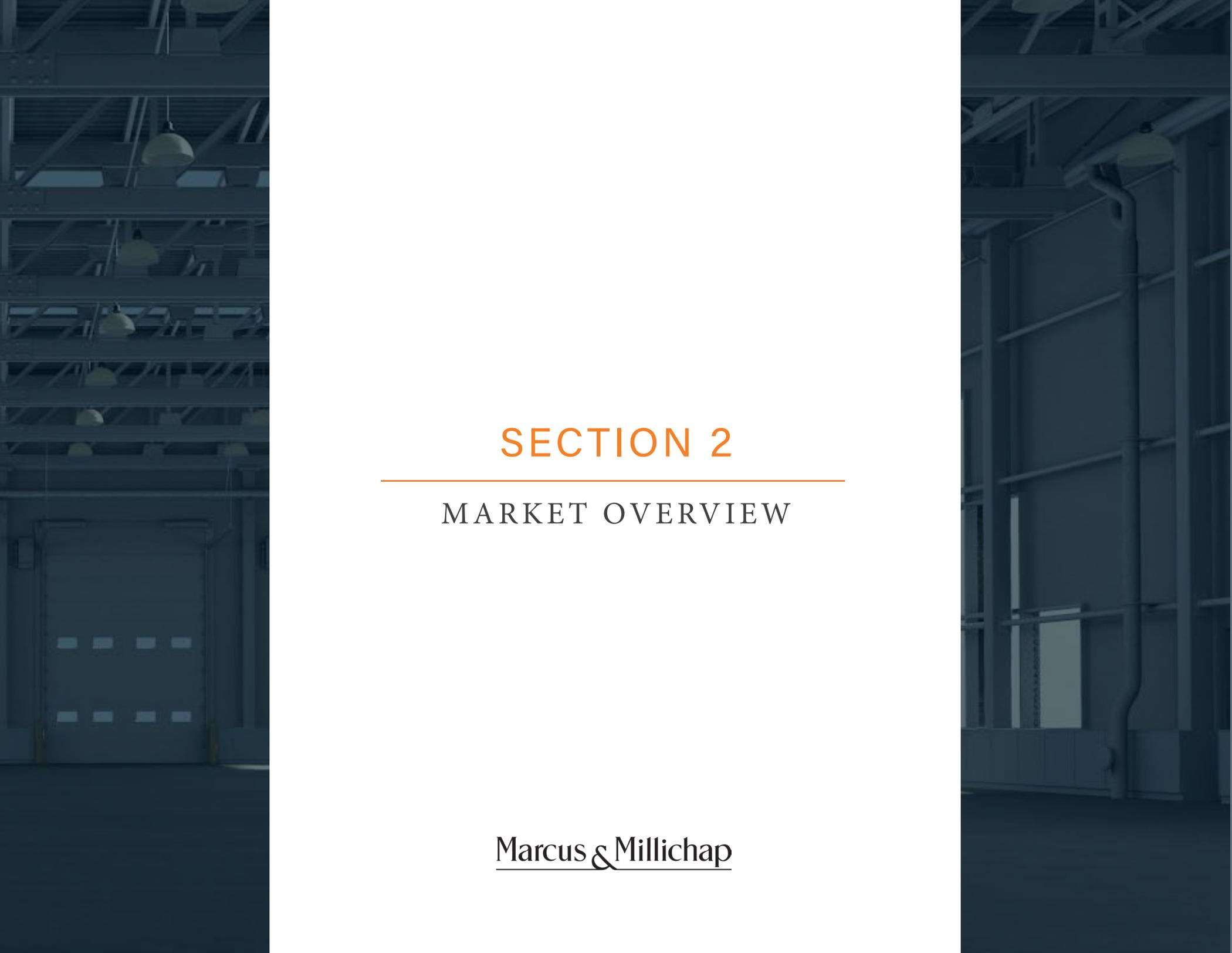
WHY MMCC?

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

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DALLAS-FORT WORTH TEXAS

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.9 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.4 million and 990,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 315,000 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 roadway traffic, the region's transportation network is continually 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.



LARGE CORPORATE
BASE



SUBSTANTIAL
POPULATION GAINS



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 4.2 million jobs at the onset of 2023. The local labor force has doubled since 1990. The region is home to numerous 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 the second-highest number of new positions in 2023, behind only New York. Economic expansion will be further fueled by a rise in financial services and high-tech companies.



7%
MANUFACTURING



18%
PROFESSIONAL AND
BUSINESS SERVICES



11%
GOVERNMENT



10%
LEISURE AND HOSPITALITY



9%
FINANCIAL
ACTIVITIES



22%
TRADE, TRANSPORTATION,
AND UTILITIES



5%
CONSTRUCTION



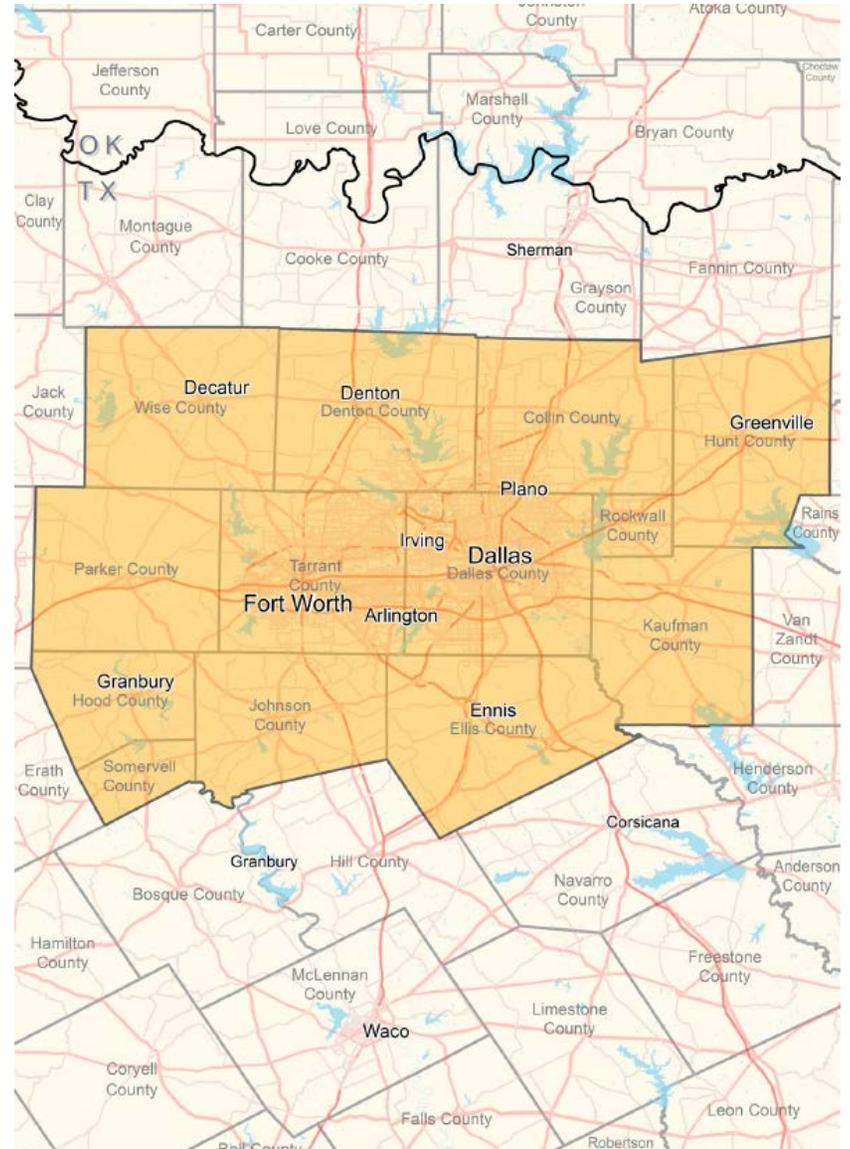
12%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



3%
OTHER SERVICES



METROPLEX GROWTH

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, consisting of buses and a light rail system. Trinity Railway Express and Amtrak provide passenger rail service. Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. 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.



QUALITY OF LIFE

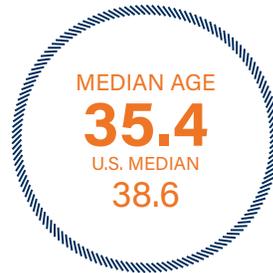
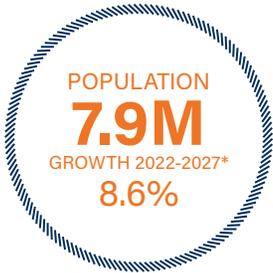
The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth hosts professional teams in baseball, football, hockey and basketball. Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University, and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally-recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.



METROPLEX GROWTH

DEMOGRAPHICS

Roughly 679,400 new people are expected through 2027, fueled by robust job growth, natural increases and north-to-south migration. The Metroplex is projected to add 266,800 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 populace translates to a skilled labor pool and higher incomes. Almost 34 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$6,800 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



273,974

Total Population
Within 5 miles



50.4%



49.6%



\$72,117

Average Household Income
Within 5 miles



127,649

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	12,209	120,923	286,533
2022 Estimate			
Total Population	11,449	115,647	273,974
2010 Census			
Total Population	9,643	100,743	238,545
2000 Census			
Total Population	8,748	98,854	236,339
Daytime Population			
2022 Estimate	10,007	189,468	390,099
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	3,914	39,768	99,132
2022 Estimate			
Total Households	3,664	37,480	93,576
Average (Mean) Household Size	3.0	2.9	2.8
2010 Census			
Total Households	3,095	32,024	80,022
2000 Census			
Total Households	3,106	31,504	79,567

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	1.9%	3.4%	4.9%
\$150,000-\$199,999	0.7%	3.4%	4.0%
\$100,000-\$149,999	5.0%	8.4%	9.8%
\$75,000-\$99,999	6.1%	9.5%	10.4%
\$50,000-\$74,999	14.5%	15.8%	16.9%
\$35,000-\$49,999	13.7%	15.1%	14.7%
\$25,000-\$34,999	11.5%	11.9%	11.9%
\$15,000-\$24,999	15.4%	13.5%	11.7%
Under \$15,000	31.3%	19.3%	15.8%
Average Household Income	\$43,596	\$62,214	\$72,117
Median Household Income	\$27,459	\$39,417	\$45,055
Per Capita Income	\$14,169	\$20,937	\$25,211
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	11,449	115,647	273,974
Under 20	33.4%	30.0%	29.3%
20 to 34 Years	21.1%	25.1%	25.3%
35 to 39 Years	6.4%	7.1%	7.1%
40 to 49 Years	11.1%	12.0%	11.5%
50 to 64 Years	15.5%	15.6%	15.3%
Age 65+	12.4%	10.3%	11.4%
Median Age	31.8	31.8	32.0
Population 25+ by Education Level			
2022 Estimate Population Age 25+	6,860	71,598	170,188
Elementary (0-8)	16.8%	21.2%	17.2%
Some High School (9-11)	20.8%	16.7%	14.2%
High School Graduate (12)	34.7%	27.4%	26.8%
Some College (13-15)	16.8%	14.8%	16.2%
Associate Degree Only	3.8%	4.1%	4.4%
Bachelor's Degree Only	4.2%	9.4%	13.0%
Graduate Degree	2.9%	6.5%	8.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	28.0	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.

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- 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.

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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.

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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.

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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

FORT WORTH INDUSTRIAL LEASEBACK

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