Marcus & Millichap
TAG INDUSTRIAL GROUP

SACHSE MULTI-TENANT PORTFOLIO

SACHSE, TX 75048

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

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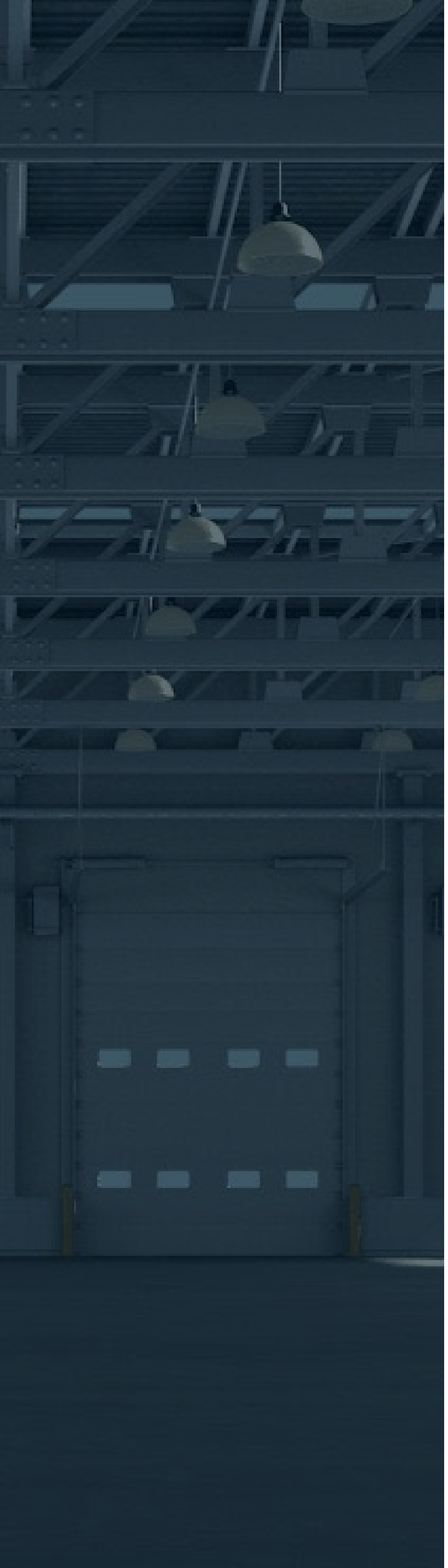

SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 36,000 Square-Foot Multi-Tenant Industrial Portfolio Situated on 1.81 Acres
- Featuring All-New Roofs with a 10-Year Warranty, 16' Clear Height, and Divisible into 24 Units
- Attractive Day One Cap Rate with Upside Through Increasing Rent to Market
- 100% Occupied with Staggered Lease Expiration Dates
- The NE Dallas/Garland Submarket Has Experienced 1.6 Million Square Feet of Net Absorption Through the First Half of 2026
- Located Just Off State Highway 78 with Easy Access to President George Bush Turnpike

For sale is a 36,000-square-foot multi-tenant industrial portfolio situated on a combined 1.81 acres. The property features all-new roofs and 16' clear height, making it an attractive option for a variety of industrial users. The property is divisible into 24 units, providing flexibility for investors to lease to multiple tenants. With its strategic location just off of State Highway 78, the property offers easy access to President George Bush Turnpike. The property's location allows for convenient transportation and logistics, a key factor in attracting and retaining tenants.

The property's attractive day-one cap rate provides a strong return on investment, and there is potential for upside through increasing rents to market rate. The property is currently 100% occupied and has staggered lease expiration dates to help with future re-leasing efforts. This incentive can help offset the costs of leasing and stabilize the property's cash flow.

The Northeast Dallas/Garland submarket has experienced significant growth, with 1.6 million square feet of net absorption through the first half of 2026. This trend is expected to continue, driven by the area's strong economy and limited supply of industrial space. As a result, investors can expect to see increasing demand for space, helping to support rent growth.

PROPERTY DETAILS

SACHSE MULTI-TENANT PORTFOLIO

Number of Buildings	4
Total Square Feet	36,000 SF
Year Built	1982
Lot Size	1.81 acres
Clear Height	16'
Tenancy	Multi-Tenant
Dock-High Doors	24
Construction	Metal
Market	TX-Dallas/Fort Worth
Submarket	NE Dallas/Garland
Market Vacancy	6.00%

SACHSE MULTI-TENANT PORTFOLIO

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
$4,330,000	7.00%	7.95%

Offering Price	$4,330,000
Cap Rate	7.00%
Pro Forma Cap Rate	7.95%
Price/SF	$120.28
Total Square Feet	36,000
Rental Rate	$8.84
Lease Type	NNN / Gross
Rental Increases	3% - 5%
Tenancy	Multi-Tenant
Occupancy	100.00%

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	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
Sachse Service Center	6507 1-6	9,000	25.0%	7/1/25	8/31/27	$8.00	$6,000	$72,000	$75,600	Sep-2026	5.00%	NNN	Personal Guaranty
Lonestar Diesel Performance, LLC	6515 1,2	3,000	8.3%	2/1/26	3/31/29	$10.00	$2,500	$30,000	$31,500	Apr-2027	5.00%	NNN	Personal Guaranty, Assigned Parking Area
Revamped Security Solutions, LLC	6515 3	1,500	4.2%	12/31/25	12/31/26	$7.50	$938	$11,250	$15,000	N/A	N/A	NNN	Personal Guaranty
G.J. Maintenance Inc.	6515 4,5	3,000	8.3%	2/1/26	3/31/29	$8.50	$2,125	$25,500	$26,775	Apr-2027	5.00%	NNN	Personal Guaranty, Assigned Parking Area
Michael Gebre	6515 6	1,500	4.2%	1/1/26	2/28/29	$9.00	$1,125	$13,500	$14,175	Mar-2027	5.00%	NNN	Personal Guaranty, Assigned Parking Area
Serhii Chuprak Group LLC	6518 1	3,000	8.3%	1/1/26	1/31/29	$10.00	$2,500	$30,000	$31,200	Jan-2027	4.00%	NNN	Personal Guaranty
Ari Yallon	6518 2	3,000	8.3%	12/1/23	12/1/26	$5.20	$1,300	$15,600	$30,000	N/A	N/A	Gross	Rent confirmed through tenant estoppel
Jamie's Performance	6518 3	3,000	8.3%	8/1/25	8/31/27	$10.00	$2,500	$30,000	$31,500	Sep-2026	5.00%	NNN	Personal Guaranty
Siriphong Sirisavath	6521 1,2	3,000	8.3%	10/1/25	12/31/27	$10.00	$2,500	$30,000	$30,900	Jan-2027	3.00%	NNN	1-Year Renewal at FMR. Personal Guaranty
Lakeside Motors, Inc.	6521 4-6	4,500	12.5%	3/1/26	3/31/28	$9.00	$3,375	$40,500	$42,525	Apr-2027	5.00%	NNN	Personal Guaranty, Assigned Parking Area
Shawn Michael Hiett	6521 3	1,500	4.2%	9/15/26	9/30/27	$10.00	$1,250	$15,000	$15,000	N/A	N/A	NNN	Personal Guaranty
Total		36,000				$8.70	$26,113	$313,350	$344,175				

Occupied Tenants: 11	Unoccupied Tenants: 0	Occupied GLA: 100.00%	Unoccupied GLA: 0.00%
Total Current Rents: $26,113		Occupied Current Rents: $26,113	Unoccupied Current Rents: $0

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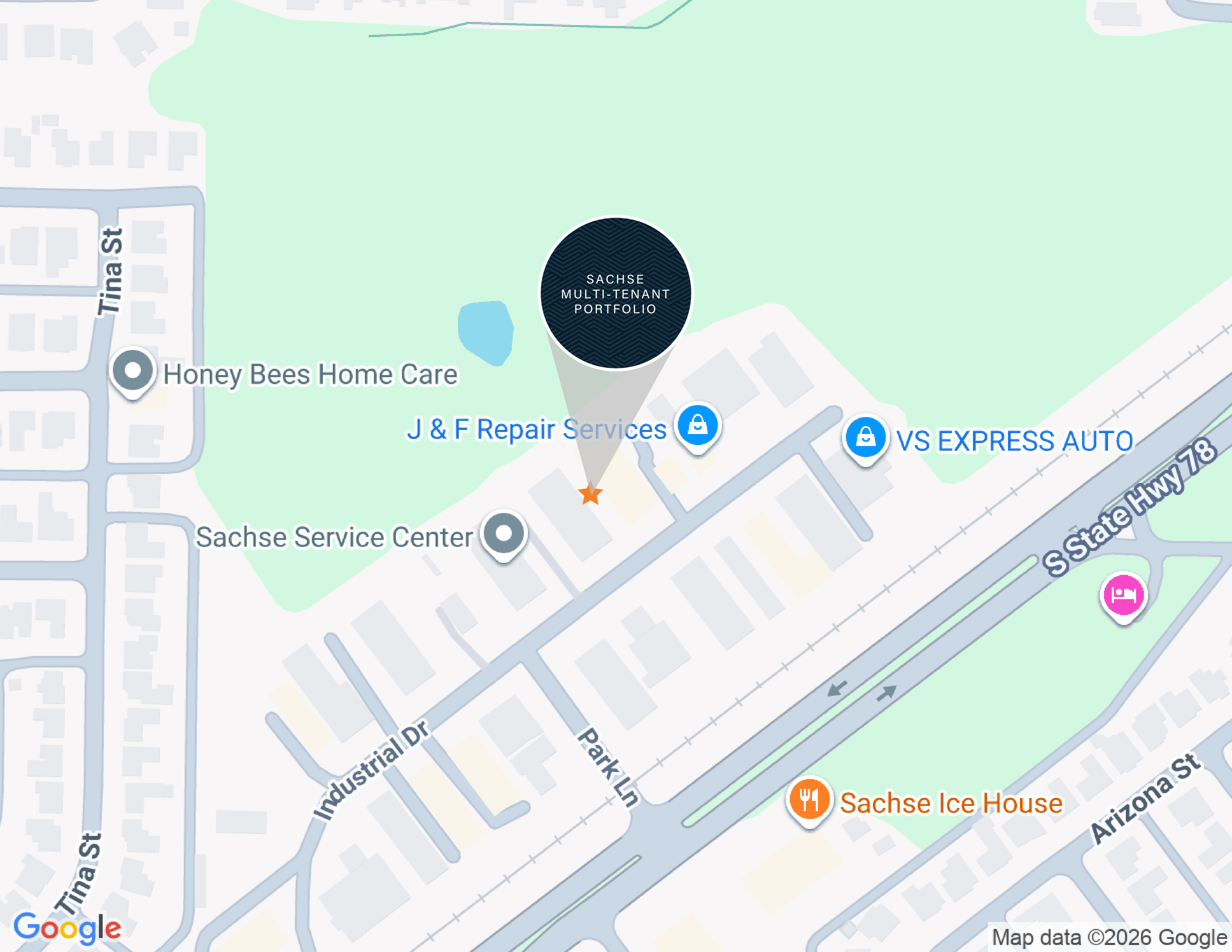
OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	313,350		8.70	344,175		9.56
Expense Reimbursement Income						
Net Lease Reimbursement						
CAM	26,158		0.73	28,536		0.79
Insurance	29,158		0.81	31,809		0.88
Real estate Taxes	55,827		1.55	60,902		1.69
Total Reimbursement Income	$111,143	91.7%	$3.09	$121,247	100.0%	$3.37
Effective Gross Revenue	$424,493		$11.79	$465,422		$12.93

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Landscaping	6,000	0.17	6,000	0.17
Water	8,136	0.23	8,136	0.23
Management Fee	14,400	0.40	14,400	0.40
Insurance	31,810	0.88	31,810	0.88
Real Estate Taxes	60,901	1.69	60,901	1.69
Total Expenses	$121,247	$3.37	$121,247	$3.37
Expenses as % of EGR	28.6%		26.1%	
Net Operating Income	$303,246	$8.42	$344,175	$9.56


SACHSE
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PORTFOLIO
Honey Bees Home Care
J & F Repair Services
VS EXPRESS AUTO
Sachse Service Center
S State Hwy 78
Tina St
Industrial Dr
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LONESTAR
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CAPITAL CORPORATION

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 our 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 1,659 Debt and equity financings in 2025

National platform operating within the firm's brokerage offices

$11.9 billion total national volume in 2025

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

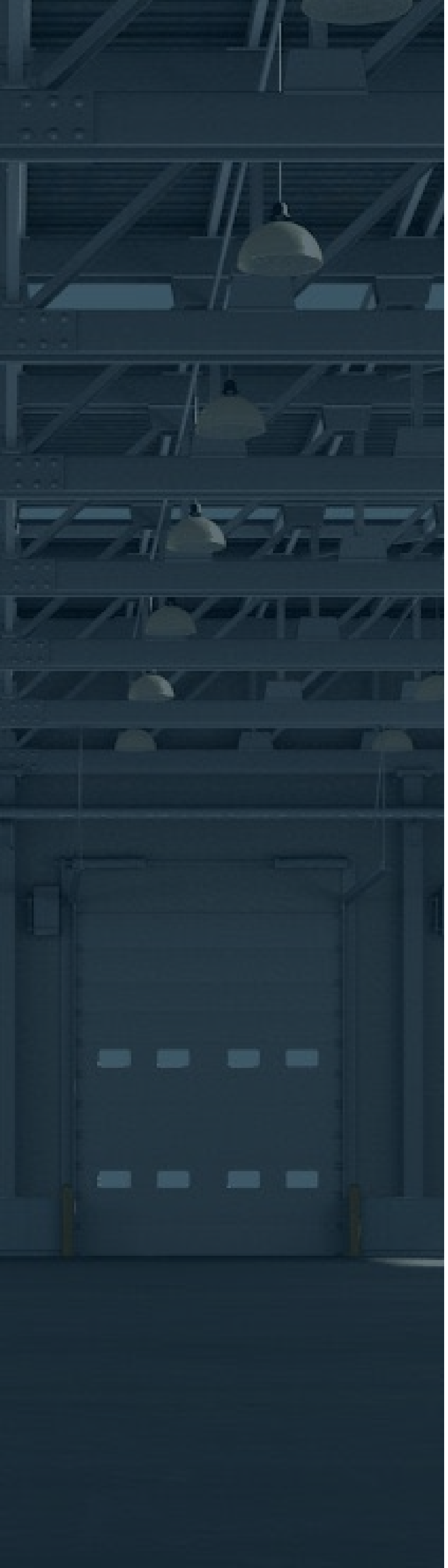
WHY MMCC?

Optimum financing solutions to enhanced 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

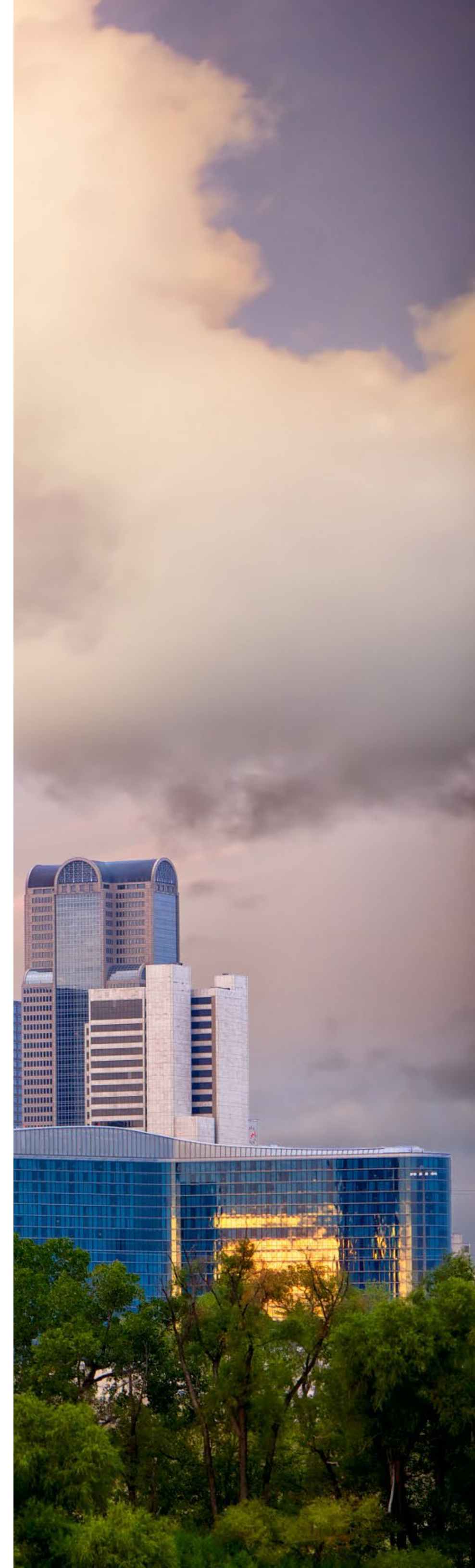
DALLAS-FORT WORTH TEXAS

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.8 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 935,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 625,000 people over the past five years. In keeping with historical trends, Collin and Denton counties have received the majority of recent growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital in 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 4.3 million jobs at the onset of 2024. The local labor force has doubled since 1993. The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM, and D.R. Horton. The area is forecast to add the greatest number of new positions among major U.S. markets in 2024. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020. Economic expansion will be further fueled by a rise in financial services and high-tech companies.

7% MANUFACTURING

22% TRADE, TRANSPORTATION AND UTILITIES

11% GOVERNMENT

12% EDUCATION AND HEALTH SERVICES

9% FINANCIAL ACTIVITIES

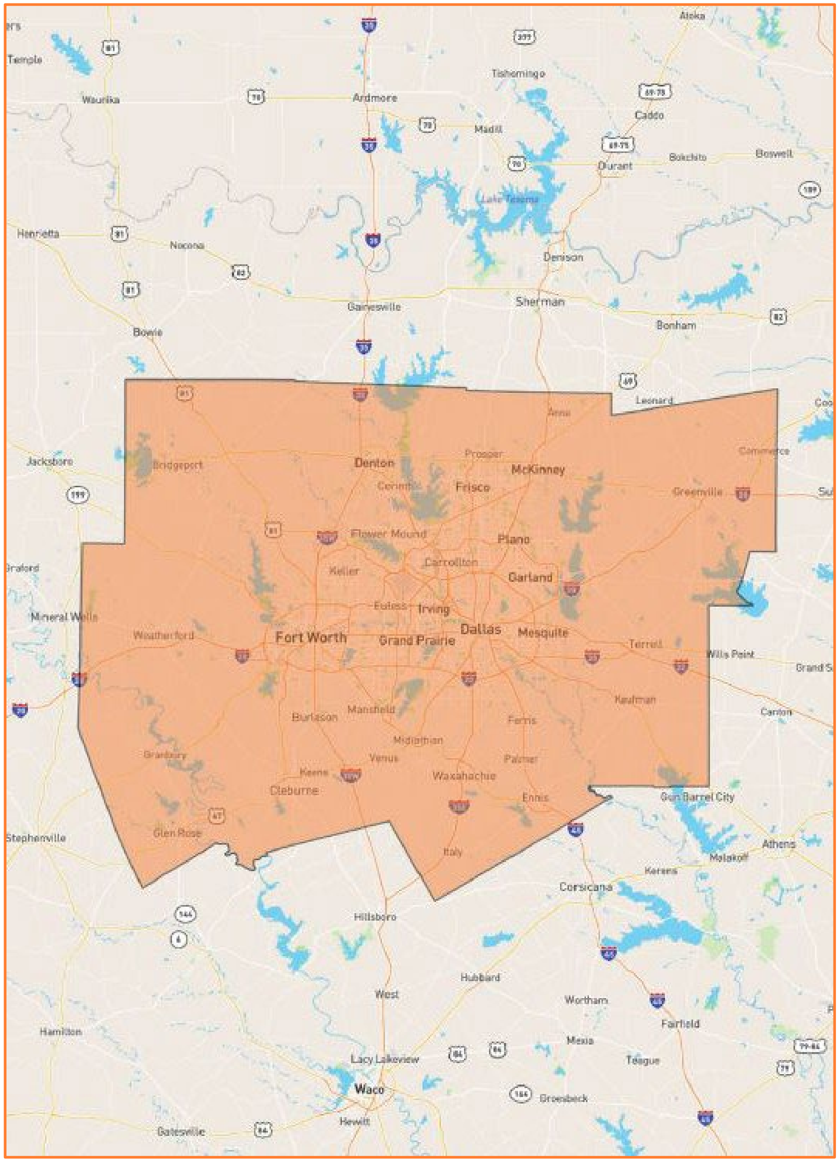
18% PROFESSIONAL AND BUSINESS SERVICES

5% CONSTRUCTION

10% LEISURE AND HOSPITALITY

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 surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 21 million in 2023. Trinity Railway Express and Amtrak also 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 Port Houston, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets. 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.

7
INTERSTATES
Across
the Metro

2
Major
AIRLINES
Based Locally

<4
HOURS of **FLIGHT**
Time to East or
West Coasts

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, the 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 585,000 new people are expected through 2028, fueled by robust job growth, natural increases, and north-to-south migration. The Metroplex is projected to add 225,000 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. average. An educated populace translates to a skilled labor pool and higher incomes. Roughly 35 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is $77,700 above the national level. Given the market's younger median age, approximately 60 percent of residents owned their homes in 2022, providing a vibrant rental market.

POPULATION
8.2M
2025-2029* Growth
5.6%

HOUSEHOLDS
3.0M
2025-2029* Growth
5.8%

MEDIAN AGE
36
U.S. Median
39

MEDIAN HOUSEHOLD INCOME
$98,000
U.S. Median
$76,000

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.

11-03-2025

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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first oEtain the Zritten aJreement 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.
- 0ust not unless specifically authori]ed in ZritinJ to do so Ey the party disclose
  - 0 that the owner will accept a price less than the written asking price;
  - 0 that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 0 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information requred by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
Adam Abushagur	661916	adam.abushagur@marcusmillichap.com	972-755-5223

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Buyer/Tenant/Seller/Landlord's Initials ____________ Date ____________

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