

FOREMARK »»



AT&T

OFFERING MEMORANDUM

3301 MIDKIFF ROAD, MIDLAND, TX 79705

Disclaimer



Foremark Real Estate (“Broker”) has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney’s fees, collectively “Claims”) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

AT&T

3301 MIDKIFF ROAD, MIDLAND, TX 79705



EXCLUSIVE INVESTMENT ADVISORY TEAM

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Investment Overview

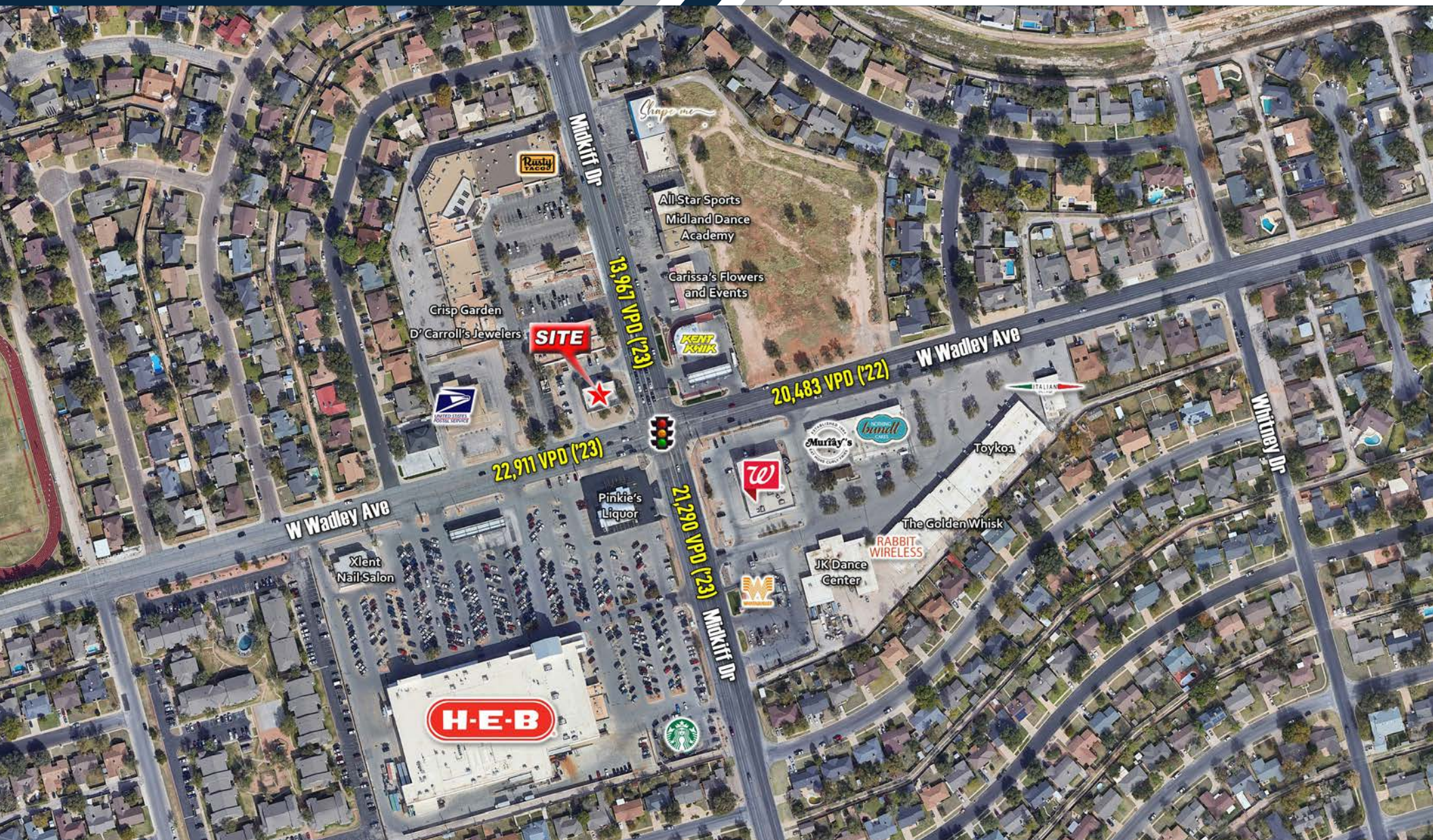
3301 MIDKIFF ROAD, MIDLAND, TX 79705

Property Summary		Investment Overview	
Property Name	AT&T Midland	Tenant	New Cingular Wireless PCS, LLC
Property Address	3301 Midkiff Road, Midland, Tx 79705	Rent Commencement Date	Dec. 30, 2012
		Lease Term (Years)	15 years (Amended to 20 years)
Rentable Square Feet	4,000	Lease Type	NN Lease
Rent per Square Foot (Land)	\$38.69	Rent Increases	10% in Available Option
Year Built	2012	Landlord Responsibilities	CAM Reimbursement for Maintenance and Repairs
Lot Size (acres)	.517 Acres	Options to Renew	1 (One) 5(Five)-Year Option



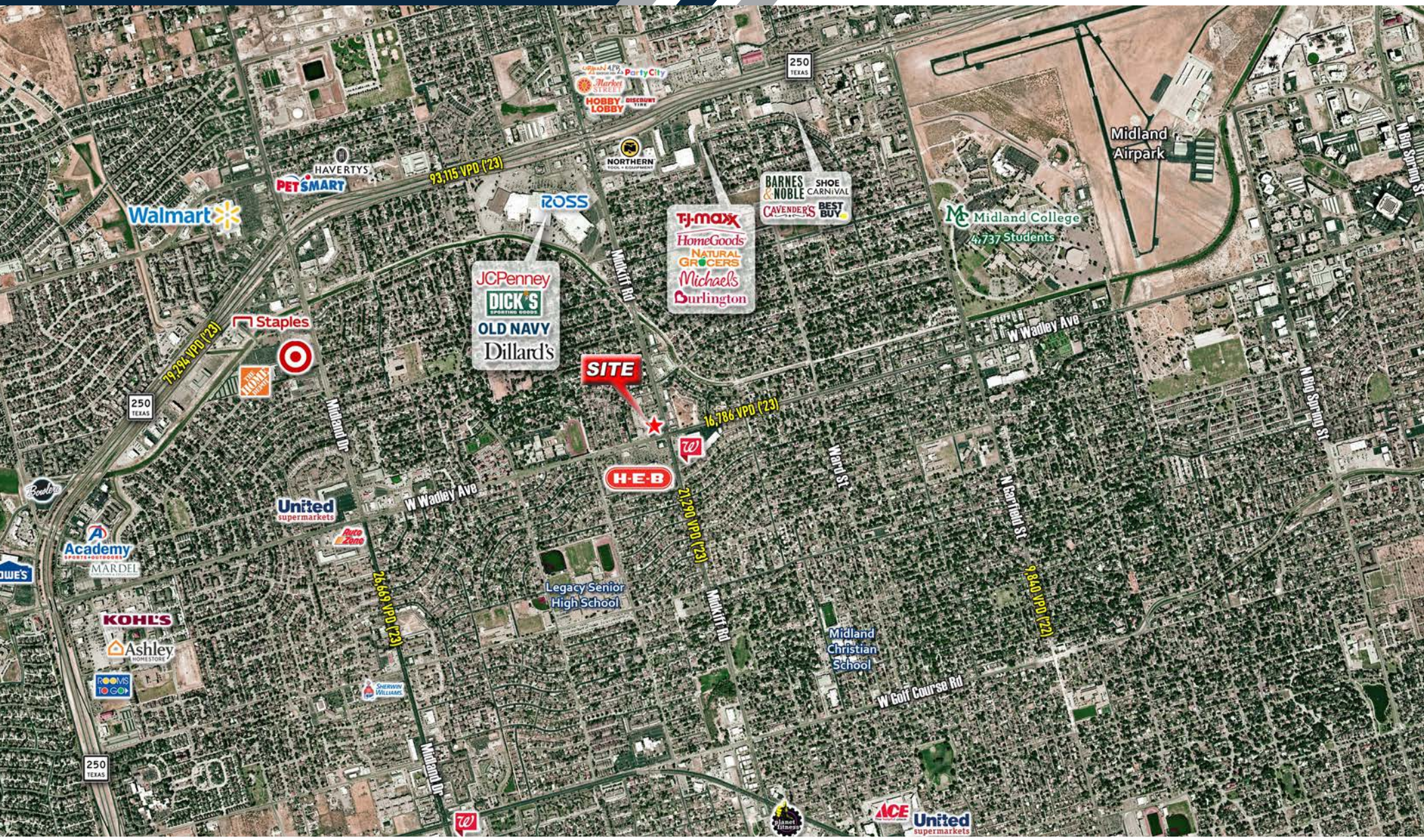
Aerial Overview

3301 MIDKIFF ROAD, MIDLAND, TX 79705



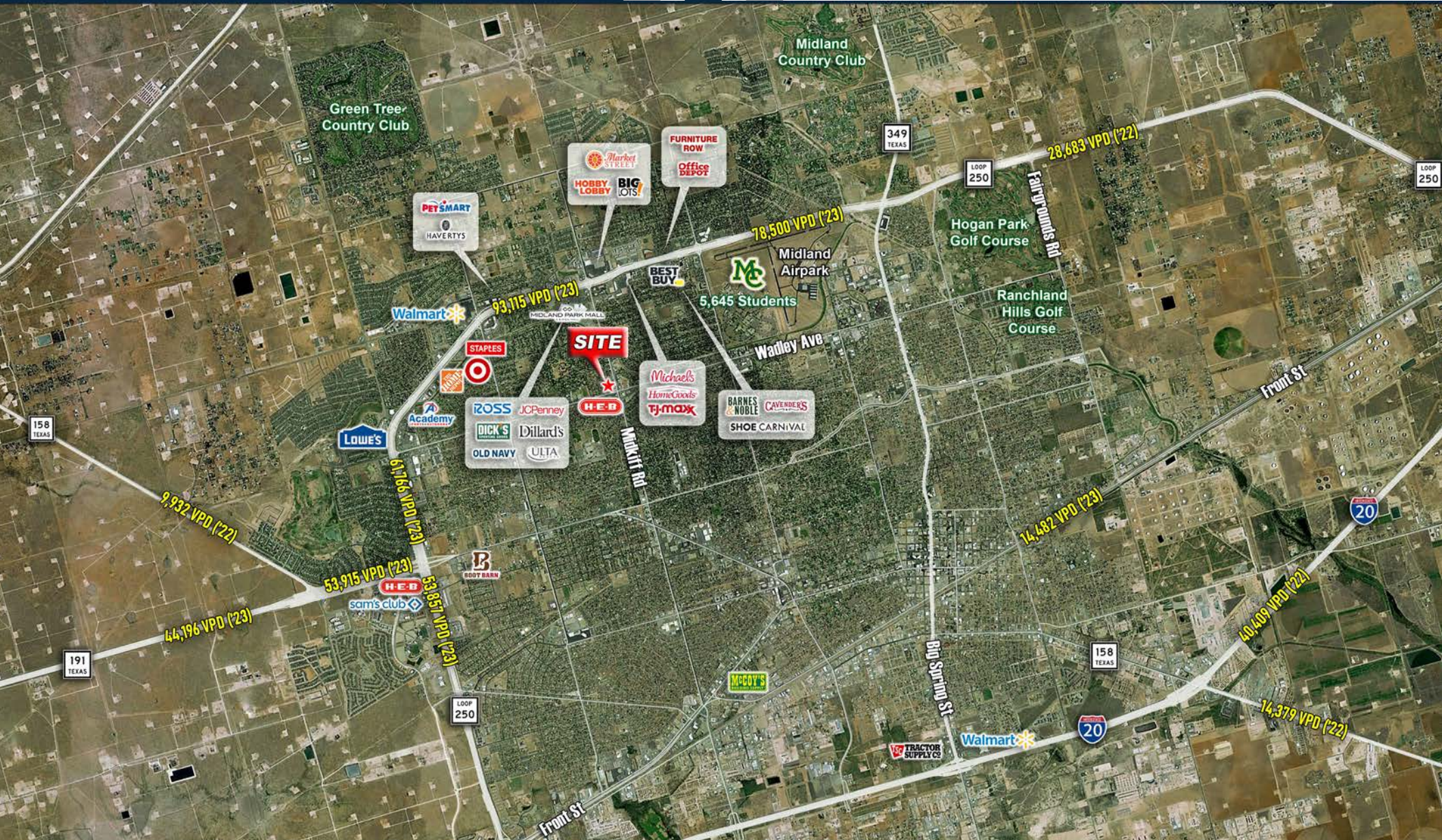
Aerial Overview

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Aerial Overview

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Tenant Overview

3301 MIDKIFF ROAD, MIDLAND, TX 79705



AT&T



The Foremark Team is pleased to present to qualified investors the opportunity to acquire the lease interest of the single tenant AT&T retail property located at 3301 Midkiff Road, Midland, TX 79705 (“Subject Property”).

The Subject Property is a lease AT&T operator New Cingular Wireless PCS, LLC that commenced December 30, 2012. The 4,000 square foot prototype sits on a ±.517 acre lot and has a over 3.5 years of term left with with a 1 x 5 year option incorporating a 10% rent increase. This is a NN lease where a future owner can enjoy minimal landlord responsibilities. This investment opportunity will provide sustainable cashflow and protection against inflationary forces to a future owner.

This location along Midkiff Road is ideal for AT&T. Midkiff Road is a high traffic retail corridor which sees over 22,000 VPD and is one of the main east/west thoroughfares through the city of Midland. This AT&T property benefits from immediate proximity to an HEB-anchored shopping center and a variety of additional, national restaurant and retail brands.

Midland, Texas, nestled precisely midway between Fort Worth and El Paso, exudes a timeless charm. With a metropolitan statistical area (MSA) population of 173,180, this city stands proudly as the county seat of Midland County and a prominent oil-producing region of Texas. Over the past decade, Midland has witnessed remarkable progress in vital domains such as infrastructure, economic resources, transportation, and safety. Its strategic positioning ensures that it continues to serve as a steadfast hub for esteemed companies like Chesapeake Energy, Chevron, and West Texas Gas.

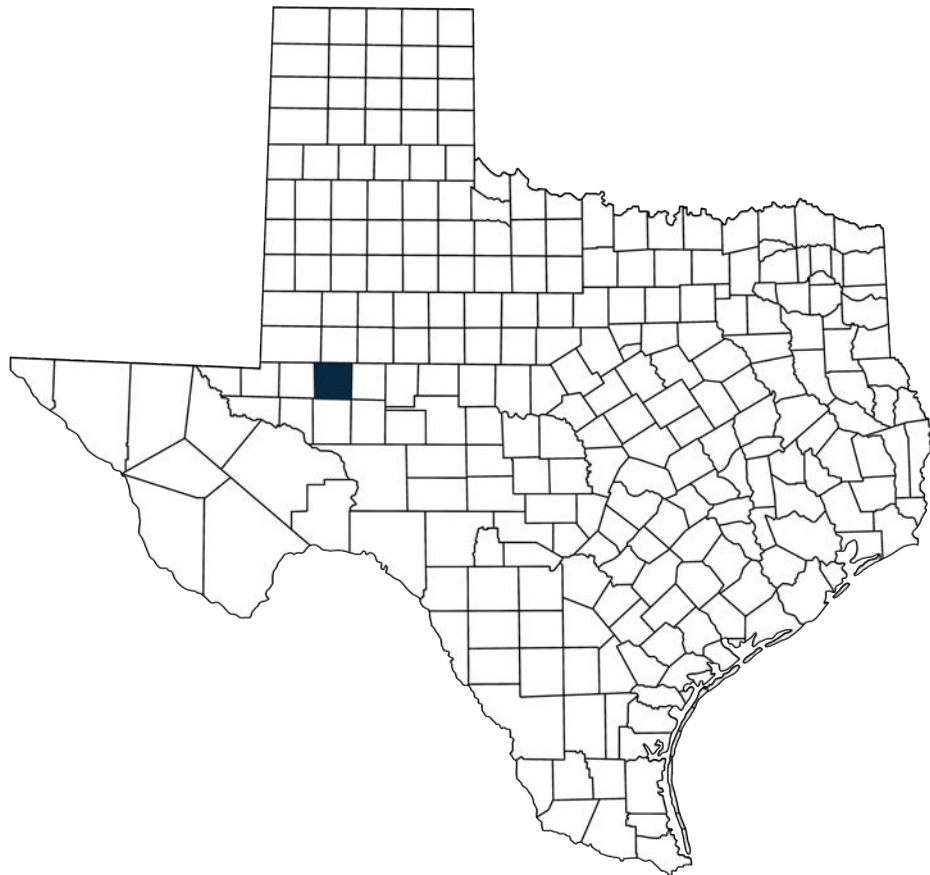
Tenant Overview

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	Annual Base	Monthly Base	Base Rent/SF
Years 1-5	\$144,000	\$12,000	\$36.00
Years 6-10	\$158,400	\$13,200	\$39.60
Years 11-15 (Current)	\$154,760	\$12,896.67	\$38.69
Option Years 16-20	\$170,240	\$14,186.67	\$42.56



Midland, TX Demographics



Population

173,180 Total Population

Median Household Income

\$93,741

Businesses

7,861

Total Labor Force

64,629

Pricing Details

3301 MIDKIFF ROAD, MIDLAND, TX 79705

Purchase Price:
\$2,574,820.17

CAP Rate:
6%

**Net Operating Income
(NOI):**
\$154,489.21

Offering Instructions

Offers should be submitted via email to:
lisa@foremark.com

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Foremark Real Estate Services, Ltd.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

Dan Garrett

Licensed Supervisor of Sales Agent/ Associate

Lisa Butler

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Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov
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