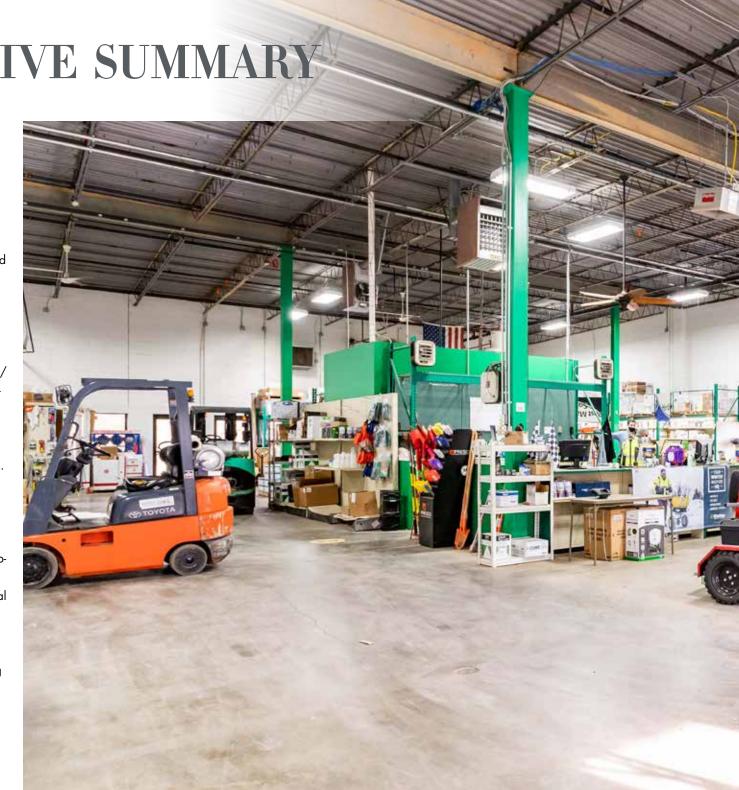


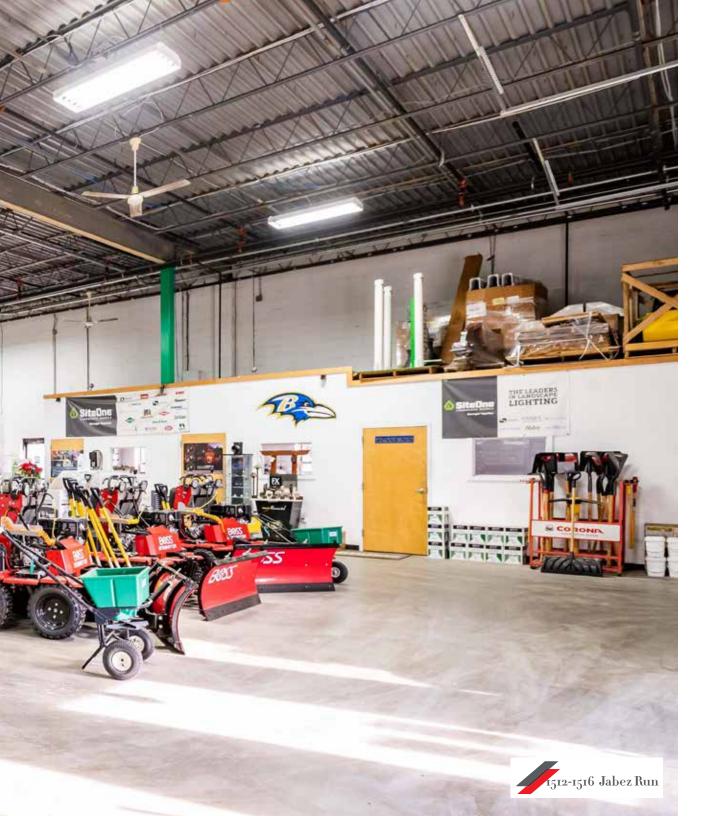
EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for the Owner, is pleased to present this offering for 1512-1516 Jabez Run and 1305 Governor Court, "The Maryland Light Industrial Portfolio" or "The Portfolio", an institutionally owned, light industrial portfolio comprised of 93,308 square feet in the Baltimore, Maryland MSA. 1512-1516 Jabez Run is prominently located along I-97, and just 6.5 miles from Baltimore/ Washington International (BWI) Airport, offering access to both Baltimore and Washington, DC major metro populations. 1305 Governor Court is located just north of the City of Baltimore, and just 1 mile from Interstate 95, connecting the Baltimore/ Washington DC MSA's with high population density nodes along the East Coast.

The Portfolio is 96% leased to 10 tenants with a weighted average remaining lease term of 2 years. The Properties features 18-20' ceilings, dock and drive-in loading and well-appointed interior office build outs.

Jabez and Governor offer investors a significant opportunity to acquire multiple, well-leased functional assets in two of Baltimore's most desirable industrial submarkets. Investors will immediately benefit from the Property's strong in-place cash flow and sticky tenancy, while being well positioned to capture additional value by leasing up the minimal existing vacancy and growing rents due to superior market fundamentals.





INVESTMENT HIGHLIGHTS



96% leased; core-plus investment opportunity with upside potential



Sought-after location with superior transportation access via I-97 and I-95 to access the dynamic Baltimore and Washington, DC MSA's



Immediate value creation potential through lease up and mark-to-market rental rate opportunity



18-20' clear ceilings with dock and drive-in loading



Unmatched industrial submarket fundamentals

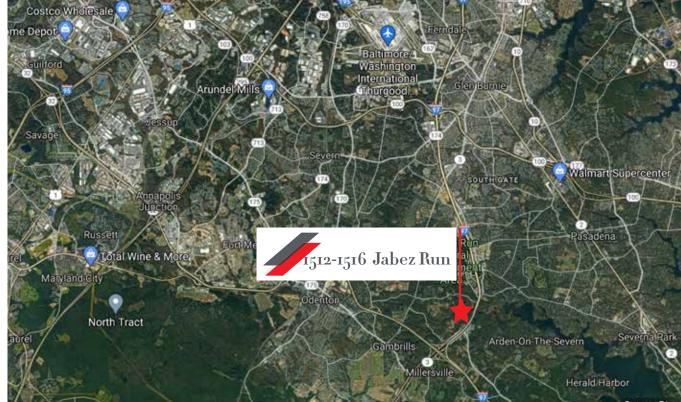


Priced below replacement costs

SUPERIOR LOCATION ALONG 1-97 & 1-95 WITH DIRECT ACCESS TO MAJOR EAST COAST POPULATION CENTERS

- 1305 Governor Court is situated along Route 7 (Philadelphia Road) offering direct access to Interstate 95 (3 minute drive) and the thriving population centers of Baltimore (15 miles) and Washington, DC (45 miles). In addition to excellent vehicular access, Governor Court is also proximate to prominent retailers Home Depot, Walmart, BJ's Wholesale, Dunkin Donuts, Walgreens, Lowe's, Chick Fil A and Target, all within a 2 mile radius.
- 1512-1516 Jabez Run has a prominent location fronting I-97 (300,000 VPD) and offers convenient access to: Baltimore/ Washington International Airport (10 minute drive), Annapolis (15 minute drive), downtown Baltimore (20 minute drive) and downtown Washington, DC (30 minutes).
- Both properties benefit from excellent location along major highways, providing ideal local and regional distribution channels to major east coast population hubs with favorable demographics and high spending power.











HIGHLY FUNCTIONAL WAREHOUSES AND TIGHT SUBMARKET **FUNDAMENTALS**

- Quality brick construction with dock and drive in loading, 18-20' ceiling height, and well-appointed interior office build outs.
- 1305 Governor Court is located within the Harford County submarket which contains approximately 270 buildings and 8.1 million square feet of industrial space. The vacancy rate is currently 3.8% and has dropped 140 basis points in the last 12 months despite economic market volatility.
- 1512-1516 labez Run is situated in the 1-97 Corridor submarket, which consists of approximate 122 buildings and over 2.7 million square feet of industrial space. Vacancy has continued to edge downward over the past year and is currently sitting at 9.5% (6% of this vacancy consists of one spec building, delivered in Q2 2019).
- The functional warehouse/office buildouts, desirable locations, and tight submarket fundamentals will allow investors to continue to capitalize on increasing rental rates and increasing occupancy within the portfolio.

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.

JLL

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