

KPOST

ROOFING & WATERPROOFING



KPost Company Sale-Leaseback Opportunity

INVESTMENT OVERVIEW

Jones Lang LaSalle, as an exclusive advisor, is pleased to present the opportunity to acquire KPost Roofing & Waterproofing (the “Property” or “KPost”) as a sale-leaseback offering within the thriving Dallas / Fort Worth industrial market. The offering totals 37,100 square feet across four buildings and represents the rare opportunity for investors to capture an extremely infill industrial property with a long-term lease to a credit-worthy tenant in arguably the strongest industrial and job-creating market in the country. KPost creates an ideal combination of location and access for an investor seeking a cash flow resilient acquisition opportunity.

The Property is positioned in the South Stemmons Industrial Submarket, known for its tremendously infill location and regional accessibility to major thoroughfares such as I-35E, I-635, US-161, US-114, and US-121. Additionally, KPost Roofing & Waterproofing provides a prime location for a variety of users with an immediate access to an abundant labor supply.

INVESTMENT HIGHLIGHTS



PRIME, INFILL LOCATION

KPost Roofing & Waterproofing presents investors with the rare ability to gain access to a thriving submarket of the DFW industrial market that has extremely limited acquisition opportunities through the sale-leaseback of a credit-worthy tenant with a long-term lease. Cost-effective development sites have become increasingly scarce within a 3-mile radius of the Property due to the significant commercial development, residential growth and existing industrial inventory, allowing for a high barriers-to-entry environment that leads to explosive rental rate and land price growth.



CREDIT-WORTHY TENANCY WITH EXTENSIVE BRAND AWARENESS

The Property offers credit-worthy tenancy in KPost Roofing & Waterproofing who has extensive brand awareness across North Texas and has been dubbed the #1 commercial and residential roofing contractor in Dallas / Fort Worth. KPost is the official roofer of the Dallas Cowboys and constructed the roof on AT&T Stadium.



UNRIVALED ACCESSIBILITY

KPost is centrally located in the heart of DFW with direct access to multiple transportation nodes and a high density of population and population growth. The Property has immediate connectivity to major infrastructure including I-35E, I-635, US-161, US-114, US-121 and DFW International Airport.



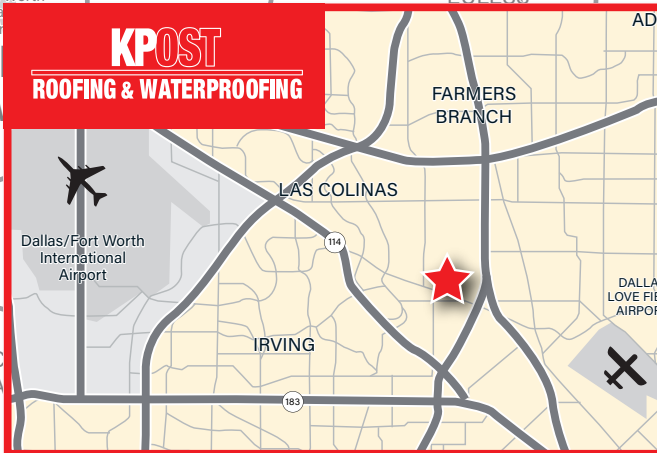
SUPERIOR SUBMARKET FUNDAMENTALS

The South Stemmons Industrial Submarket’s strategic infill location has consistently ranked one of the most demanded industrial pockets in DFW, with 95% current occupancy and more than 14% rent growth over the last 4 years.

PROPERTY OVERVIEW

LOCATION:	1841-1847 W Northwest Hwy Dallas, TX 75220
NUMBER OF BUILDINGS:	4
YEAR BUILT:	1999/2001
LAND AREA:	+/-5.08 Acres (16.75% coverage)
ZONING:	Industrial Research District (IR)
TOTAL GLA:	37,100 SF
OCCUPANCY:	100%
OFFICE FINISH:	13,000 (35.04% of Property)
RECOVERIES:	Absolute NNN ER
CAR PARKING:	0.86:1,000 SF

KPOST ROOFING & WATERPROOFING



PRESTON CENTER/
PARK CITIES



Dallas Love Field

DOWNTOWN DALLAS



KPOST
ROOFING & WATERPROOFING

Northwest Highway

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Transaction Team

If you have any questions or require additional information, please contact any of the individuals below:

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2021 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.