



ROYAL RIDGE IV



ROYAL RIDGE II

ROYAL RIDGE

OFFICE PORTFOLIO

IRVING, TEXAS



ROYAL RIDGE III



ROYAL RIDGE I

OFFERING SUMMARY



THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to offer qualified investors the opportunity to purchase Royal Ridge I, II, III, & IV, (the Portfolio) four institutionally maintained office buildings totaling 505,948 square feet and located in Irving, Texas within the thriving Las Colinas submarket. The offering also includes one land parcel encompassing 8.8 acres and is zoned commercial office. The Portfolio is 87% leased to a diverse mix of regional and national credits with a weighted average lease term of 7.4 years.

The Properties in the Portfolio are being offered individually, as sub-portfolios or in a single transaction.



Michaels
Where Creativity Happens™

Frontier
COMMUNICATIONS

HONDA
Finance


sedgwick®



INVESTMENT MERITS

ATTRACTIVE LONG-TERM TENANCY ANCHORED BY MICHAELS, HONDA FINANCE AND FRONTIER COMMUNICATIONS

STABLE IN-PLACE CASH FLOW COMBINED WITH **SIGNIFICANT UPSIDE** THROUGH THE LEASE UP OF EXISTING VACANCY AND NEAR TERM ROLLOVER

LAS COLINAS LOCATION IS THE GLOBAL HEADQUARTERS TO **8 FORTUNE 500 COMPANIES** AND IS THE PREFERRED DESTINATION FOR CORPORATE TENANTS

DYNAMIC LOCATION WITH A GROWING AMENITY BASE THAT INCLUDES 150+ RESTAURANTS, 2,118 HOTEL ROOMS AND OVER 13,400 MULTIFAMILY UNITS

THE PROPERTIES ARE **CLASS A ASSETS** WITH EFFICIENT, OPTIMAL FLOOR PLATES DESIRED BY TENANTS IN A POST-COVID ENVIRONMENT

ADDITIONAL 8.8 ACRE LAND PARCEL PROVIDES FURTHER UPSIDE AS A BTS SITE AND/OR FLEXIBILITY FOR EXISTING TENANT EXPANSION NEEDS AS A 6.8 ACRE DEVELOPMENT SITE

ABILITY TO ENHANCE LEASING EFFORTS WITH THE IMPLEMENTATION OF A CLASS A AMENITY PACKAGE



THE PORTFOLIO

505,948
SF

87%
LEASED

7.4 YEARS
WALT

35.8
ACRES

28%
BELOW MARKET RENTS

ROYAL RIDGE I

- » 144,835 SF
- » 70.8% Leased
- » 5.6 Yrs (WALT)
- » 1998 Built



ROYAL RIDGE II

- » 103,521 SF
- » 80.5% Leased
- » 2.1 Yrs (WALT)
- » 1998 Built



ROYAL RIDGE III

- » 123,740 SF
- » 100.0% Leased
- » 10.8 Yrs (WALT)
- » 1999 Built



ROYAL RIDGE IV

- » 133,852 SF
- » 100.0% Leased
- » 8.9 Yrs (WALT)
- » 2000 Built



ROYAL RIDGE

ROYAL RIDGE

ROYAL RIDGE

8.8 LAND PARCEL
6.8 DEVELOPMENT SITE

ROYAL RIDGE

114



N Belt Line Rd



TENANCY SUMMARY

TENANT	BUILDING	SQUARE FEET	% OF PORTFOLIO	WALT
Michaels	III	123,740	24.5%	10.8 Years
Frontier	I	102,520	20.3%	5.6 Years
Honda Finance	IV	98,927	19.6%	10.4 Years
Cartus	II	61,806	12.2%	1.9 Years
Sedgwick CMS	IV	34,925	6.9%	4.7 Years
Vibra	II	10,705	2.1%	3.2 Years
Kobie Marketing	II	9,679	1.9%	1.9 Years
Available	I & II	62,519	12.4%	-
TOTALS / AVERAGES		505,948	100%	7.4 Years

DIVERSE TENANCY ROSTER

7.4 YRS
WALT

Credit Tenancy

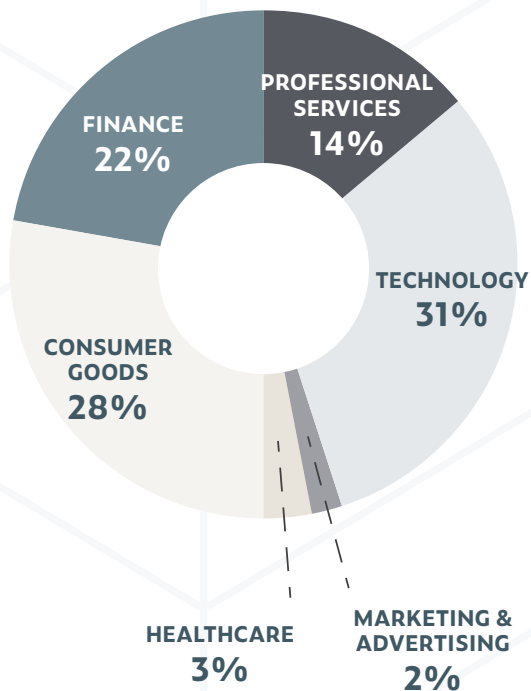
**Michaels Corporate
Headquarter Location**

**Industry Diversified
Portfolio**

No one industry comprised of more than 31%



PORTFOLIO INDUSTRY DIVERSIFICATION (% OF LEASED SF)



THE TENANCY

HONDA Finance

- » 20% of Portfolio
- » 10.4-year WALT
- » S&P: A-

218,700 Associates worldwide

\$9.7B+ Revenue in 2020

Honda Honored for Highest Residual Values of All Mainstream Auto Brands by ALG in 2020

Michaels
Where Creativity Happens™

- » 24% of Portfolio
- » 10.8-year WALT
- » S&P: B

#554 Fortune 1,000 Company

\$5.2B+ Revenue in 2020

Largest Arts and Crafts Retail Chain in North America



NOKIA

The Delta Companies

RETAIL OPTIONS

- Eno's Pizza
- Rodeo Goat
- Ascension Coffee
- Flying Fish

- Starbucks
- Jimmy John's
- Jam + Toast
- INDIA 1010
- Panda Express

RETAIL OPTIONS

- Hello! India
- Walk-On's Sports
- Lupe Tortilla
- Mexican Sugar
- Maui Fresh Grill
- Taco Bell
- Slim Chickens
- United Coffee House
- In-Fretta Pizza Wings
- PINSTACK



Home Depot Dallas Technology Center

ROYAL RIDGE

Toyota Commercial Finance



RETAIL OPTIONS

- Jack in the Box
- Taco Cabana
- Biryains and More
- Siena Cafe
- Gipsy Lime



RETAIL OPTIONS

- Clack Sesame
- Irving Diner
- Thai Tea Fusion



State Farm



ROYAL RIDGE



8.8 LAND PARCEL
6.8 DEVELOPMENT SITE

RETAIL OPTIONS

- Chipotle Mexican Grill
- McDonald's
- McAlister's Deli
- Subway
- Cavalli Pizza



ROYAL RIDGE

NEC

ROYAL RIDGE

8 mins / 5.4 mi. from Toyota Music Factory
6 mins / 3.9 mi. from DFW Airport
18 mins / 13.5 mi. from Dallas Love Field
2.3 million population within 15 mi.

WITHIN A
3-MILE
RADIUS



27.4M SF

OFFICE SPACE



92,254

DAYTIME
POPULATION



#1 IN DFW

FOR CLASS A OFFICE
SPACE ABSORPTION

3.5%



AVERAGE ANNUAL RENT GROWTH
SINCE 2011 (CLASS A OFFICE)



24.5%

POPULATION GROWTH
SINCE 2010

\$120,855

AVERAGE HH INCOME
WITHIN 3 MILES

OVER 1M SF OF
NEW LEASES
EXECUTED
DURING COVID
IN LAS COLINAS



2,118

CLASS A HOTEL ROOMS

8



FORTUNE 500
GLOBAL HEADQUARTERS

UNMATCHED
ACCESS VIA
HIGHWAY
114, PGBT &
INTERSTATE 635



13,400

MULTIFAMILY
UNITS

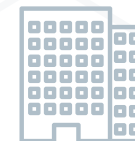
40+

RESIDENTIAL
NEIGHBORHOODS



2.9M SF

RETAIL SPACE



5.5M SF

CLASS A & B PRODUCT
ABSORBED SINCE 2011

114



DFW OPEN FOR BUSINESS - ECONOMIC RESILIENCY

**LEADS COUNTY WITH 46% WITH
PHYSICAL OFFICE OCCUPANCY**

*CHICAGO - 20%, NEW YORK - 17%

**ONLY 7.5% OF JOBS LOST
DURING COVID - 3RD
BEST IN THE COUNTRY**

**67% INCREASE
IN JOB POSTINGS SINCE MAY**

**#1 IN THE NATION WITH
87% JOB RECOVERY**

**LOW COST OF DOING BUSINESS
WITH A SCORE OF 88.45
(US AVG. 100)**

**THREE FORTUNE
10 COMPANY HQ'S**

*NO OTHER MSA HAS MORE THAN ONE

* SOURCES: JLL RESEARCH, DALLAS REGIONAL CHAMBER, U.S. BUREAU OF LABOR STATISTICS, KASTLE

WHY DALLAS

#4 REAL ESTATE MARKET FOR 2021

URBAN LAND INSTITUTE/PWC

#1 MSA FOR PROJECTED POPULATION GROWTH

461,800 NEW RESIDENTS PROJECTED
OVER THE NEXT 5 YEARS

LEADING PRO-BUSINESS ENVIRONMENT

#1 MARKET FOR DOING BUSINESS
15 YEARS IN A ROW

ROBUST ECONOMIC DIVERSITY

ENERGY NOW ACCOUNTS FOR
ONLY 1.6% OF DFW'S GDP

OVER 1,000,000 JOBS ADDED SINCE 2010

3% UNEMPLOYMENT RATE
PRE-COVID

#1 MARKET FOR OFFICE ABSORPTION

26.3M SF NET ABSORPTION IN THE
LAST 5 YEARS

ROYAL RIDGE

OFFICE 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.



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