

EAST GATE 540

RALEIGH-DURHAM, NORTH CAROLINA

- 979,627 SF, 6-BUILDING TROPHY INDUSTRIAL PORTFOLIO
- 94% LEASED WITH 8+ YEARS OF WALT
- EXCEPTIONALLY RARE RALEIGH-DURHAM OFFERING OF SCALE



DEVELOPED BY



TRINITY CAPITAL

HIMCO

[▶ DRONE VIDEO](#)

 JLL



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been retained as the exclusive sales representative for **Eastgate 540 (“Eastgate” or, the “Portfolio”)** – a six (6) building, 979,627 square foot core industrial portfolio located in Raleigh-Durham, North Carolina, ranked the #1 market for real estate investment nationally by ULI and CrowdStreet (2021). Developed by Trinity Capital Advisors, one of the premier developers and operators of trophy-quality real estate in the Carolinas, Eastgate 540 is one of the most successful large-scale industrial developments in Raleigh-Durham’s history.

Currently 94% leased, the perpetuity-quality portfolio features stable, diversified cash flows with demonstrated tenant commitments and more than eight (8) years of WALT. Consisting of newly constructed Class A+ logistics assets, Eastgate 540 presents investors with an incredibly rare opportunity to acquire an immediate footprint of scale in one of the fastest-growing and most fundamentally strong, high barriers to entry markets in the United States, bolstered by long-term demographic shifts and significant macroeconomic tailwinds.

6

BEST-IN-CLASS LOGISTICS FACILITIES

NO. 1

REAL ESTATE INVESTMENT MARKET
(ULI & CROWDSTREET, 2021)

979,627

SQUARE FEET

93.9%

LEASED

8.3

YEARS WALT

\$6.3M

YEAR 1 NOI

5.6%

BELOW MARKET RENTS

21.5%

RENT ROLL GROWTH
Past 19 Mos



PORTFOLIO SUMMARY

ASSET	ADDRESS	RBA	BUILDOUT %	OCCUPANCY	TENANTS	WALT	YEAR BUILT
Building 1	325 Spectrum Dr	149,920	7.2%	100.0%	3	6.8	2017
Building 2	365 Spectrum Dr	150,000	5.1%	100.0%	2	9.2	2019
Building 3	375 Spectrum Dr	119,910	3.9%	49.9%	1	10.3	Aug-2021
Building 4	385 Spectrum Dr	120,157	8.7%	100.0%	2	8.0	Sep-2021
Building 5	360 Spectrum Dr	280,040	7.4%	100.0%	3	8.9	2020
Building 6	370 Spectrum Dr	159,600	3.0%	100.0%	1	7.5	Jul-2021
TOTAL/WTD. AVERAGE		979,627	6.0%	93.9%	12	8.3	2020

INVESTMENT HIGHLIGHTS



TROPHY QUALITY,
CORE INVESTMENT
OPPORTUNITY



SECURE IN-PLACE CASH
FLOW WITH FUTURE
UPSIDE



RARE OFFERING OF SCALE
IN HIGH BARRIERS TO
ENTRY MARKET



BOOMING RALEIGH-
DURHAM MSA



HIGHLY CONNECTED, LAST-
MILE LOCATION



PREMIER SOUTHEAST
INDUSTRIAL MARKET



DIVERSIFIED CREDIT
TENANCY

TROPHY QUALITY, CORE INVESTMENT OPPORTUNITY

- One of the most successful large-scale, master-planned industrial parks in Raleigh-Durham’s history
- Brand-new, institutional-grade product with distinct brochure-quality design
- The Portfolio has demonstrated strong tenant demand with 486,584 square feet leased in the past four (4) quarters and 873,173 square feet leased in the last eight (8) quarters, of which 71.3% has been preleased

EASTGATE 540 TIMELINE											
Q4 2017	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	
Cumulative SF	149,920	149,920	149,920	299,920	299,920	299,920	579,960	579,960	579,960	979,627	979,627
% Occupancy	0.0%	61.4%	100.0%	65.4%	65.4%	100.0%	92.6%	100.0%	100.0%	93.9%	93.9%
Building 1 delivers		Trinity acquires Building 1 and leases 46,320 SF to Francini Marble & Stone during close		All American Relocation leases 45,760 SF at Building 1		Building 2 delivers, 31% pre-leased to Trade Venture Stone		Highland Cabinetry leases 103,920 SF at Building 2		Building 6 to deliver 100% pre-leased to PCX	
		CHEP leases 57,840 SF at Building 1				Carolina Air Conditioning leases remaining 43,131 SF at Building 5		Building 5 delivers, 85% pre-leased to Ernest Packaging & Eby Brown		Building 4 to deliver 100% pre-leased to MSI & PODS	
								Building 3 to deliver 50% pre-leased to Home Depot			

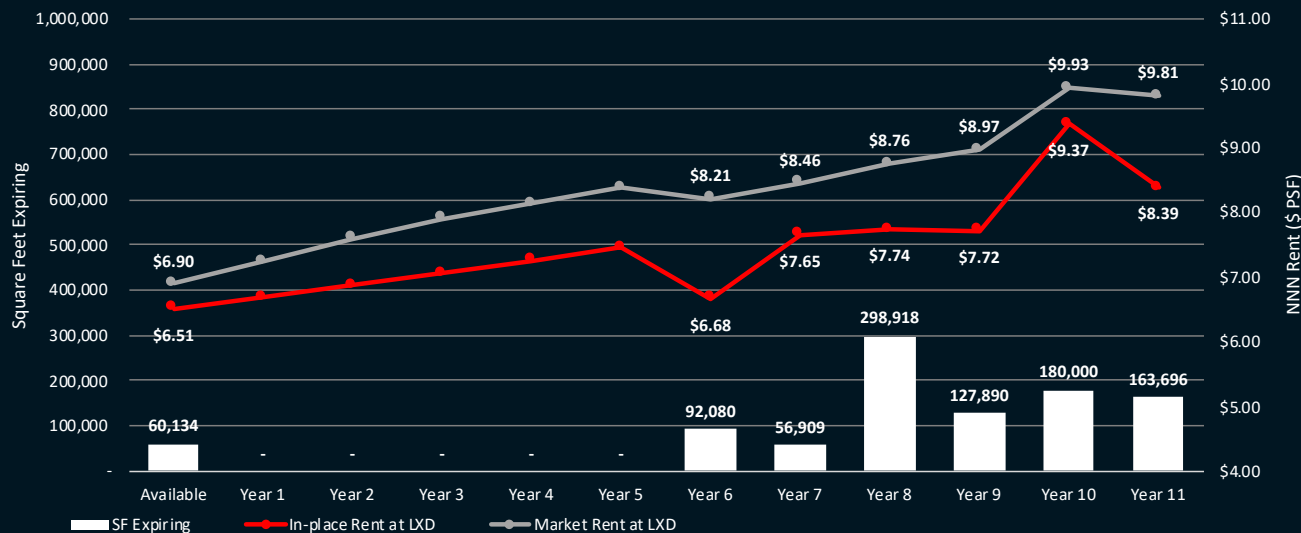




SECURE IN-PLACE CASH FLOW WITH FUTURE UPSIDE

- 93.9% leased core, perpetuity-quality Class A industrial product
- Strong in-place cash flows from twelve (12) tenants with a healthy 8.3 years of WALT
- Immediate opportunity to create value by leasing remaining 60,134 square foot contiguous vacancy (Building 3, Aug-2021 delivery)
- Zero (0) exposure to rollover in the first five (5) years with staggered rollover from Year 6 through Year 11
- Significant future mark-to-market opportunity

IN-PLACE RENTS V. MARKET AT ROLLOVER



EXCEPTIONAL PORTFOLIO RENT GROWTH

While the market is experiencing extraordinary rental rate growth, ownership has pushed rents 21.5% throughout lease-up over the past 24 months, outpacing the broader market's 16.1% rent growth in the same period.

Future fair market value renewal options provide ample opportunity to push rents over a long-term hold.



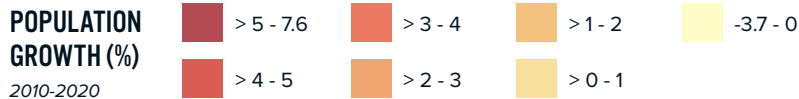
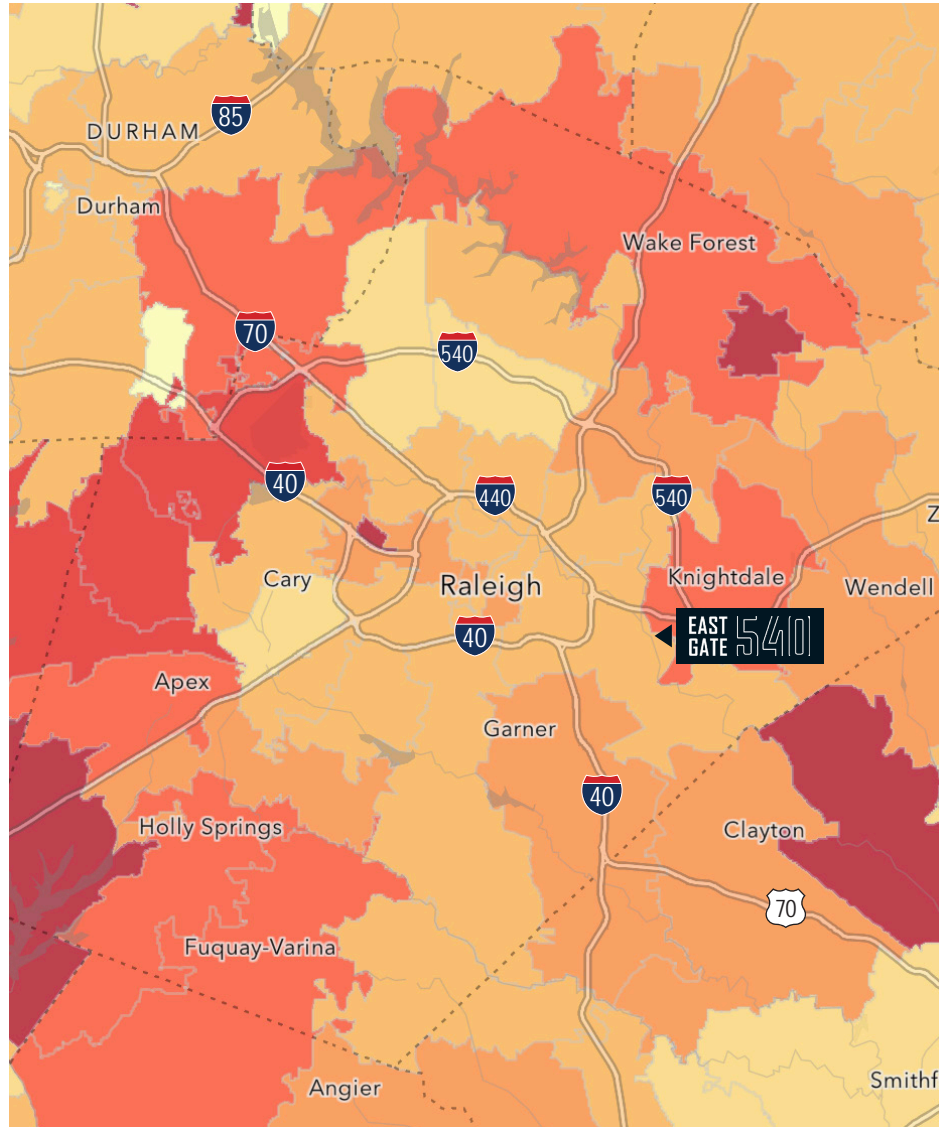
RARE OFFERING OF SCALE IN HIGH BARRIERS TO ENTRY MARKET

- Rare opportunity to immediately establish a 979,627 square foot industrial footprint in the fundamentally strong, high barriers to entry Raleigh-Durham market
- The Portfolio represents the largest standalone industrial investment opportunity in the Raleigh-Durham market in the past decade
- Heightened replacement costs increase rarity factor – hard cost escalations combined with increasingly scarce developable land sites due to rapid expansion of residential development will continue to be a governor on competing future supply



BOOMING RALEIGH-DURHAM MSA

Raleigh-Durham is one of the fastest-growing large cities in the nation, adding 43 new residents per day and projected to be the second fastest-growing large city in the U.S. through 2030.



The Raleigh-Durham MSA witnessed incessant economic development headlines throughout the COVID-19 period, adding more than 7,200 jobs and receiving more than \$4.3 billion of investment since April 2020.

PROJECT SPOTLIGHT

Google recently selected Raleigh-Durham for an engineering hub focused on cloud computing that will create 1,000 jobs.



Fujifilm Diosynth, a contract development and manufacturing organization (CDMO), is establishing a \$2B large-scale cell culture manufacturing of bulk drug substance production. The facility will create 725 new jobs.

Apject received a \$590 million loan to build a 'GigaFactory' that will assist in the distribution of vaccines. The facility will be the world's largest fill-finish facility capable of producing up to \$3 billion single-dose, pre-filled syringes annually and will bring approximately 650 jobs to RTP.



Global pharma giant Eli Lilly recently announced a \$474 million state-of-the-art manufacturing facility at the former GSK campus in RTP. The company will create 460+ jobs and initially produce two major diabetes drugs: Trulicity and Tirzepatide.

COMPANY	JOBS	INVESTMENT	DATE
BERRY GLOBAL	63	\$70,000,000	Apr-2021
FUJIFILM DIOSYNTH	725	\$1,500,000,000	Mar-2021
GOOGLE	1,000	TBD	Mar-2021
BIOGEN	90	\$200,000,000	Mar-2021
GILEAD SCIENCES	275	\$5,000,000	Feb-2021
ADVERUM BIOTECHNOLOGIES	200	\$83,000,000	Jan-2021
TAYSHA GENE THERAPIES	200	\$75,000,000	Dec-2020
THERMO FISHER	500	\$500,000,000	Dec-2020
CLOROX	158	\$7,500,000	Nov-2020
APIJECT	650	\$900,000,000	Nov-2020
KBI BIOPHARMA	200	\$150,000,000	Oct-2020
BIOAGILYTIX	878	\$61,500,000	Oct-2020
BEAM THERAPEUTICS	201	\$83,000,000	Aug-2020
GRAIL, INC	400	\$100,000,000	Jul-2020
ELI LILLY	460	\$474,000,000	May-2020
POWERHOME	100	TBD	Apr-2020
BANDWIDTH	1,165	\$100,000,000	Apr-2020

HIGHLY CONNECTED, LAST-MILE LOCATION

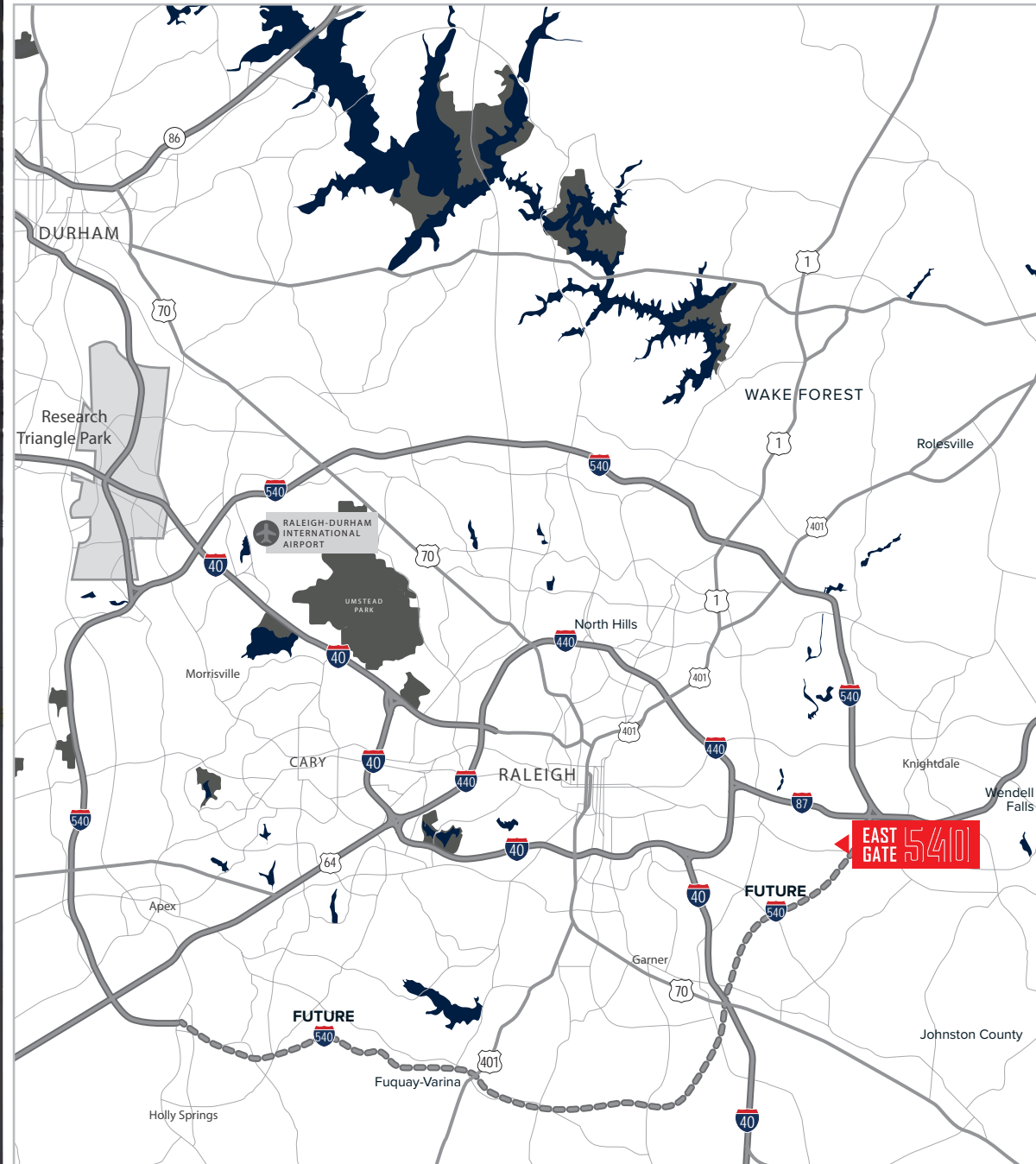
- Strategically located five (5) minutes from the Raleigh CBD and adjacent to I-87 with immediate, one-turn connectivity to I-540 and I-440, which provides seamless access to every corner of the Raleigh-Durham MSA
- Seamless access to I-40, the “largest” interstate in North Carolina and the primary artery connecting Raleigh-Durham, Greensboro and Winston-Salem as far west as California

I-87	±0.6mi
I-540	±1.2mi
I-440	±3.6mi
I-40	±5.3mi
Raleigh CBD	±6.4mi
NC State University	±8.9mi
Raleigh-Durham Int'l Airport (RDU)	±16.0mi
Research Triangle Park	±20.6mi
Downtown Durham	±26.1mi
I-85	±27.8mi
Duke University	±28.5mi
UNC at Chapel Hill	±31.1mi
Chapel Hill	±31.8mi

- Funds have been allocated and work is underway to extend I-540 to connect NC-55 to US-64 which will be completed by 2029
- Situated within ten (10) miles of more than 170,800 households, the Portfolio is positioned as a perfect last-mile hub
- Increasingly infill location as the population within a five (5) mile radius of the portfolio has grown 19.8% since 2010

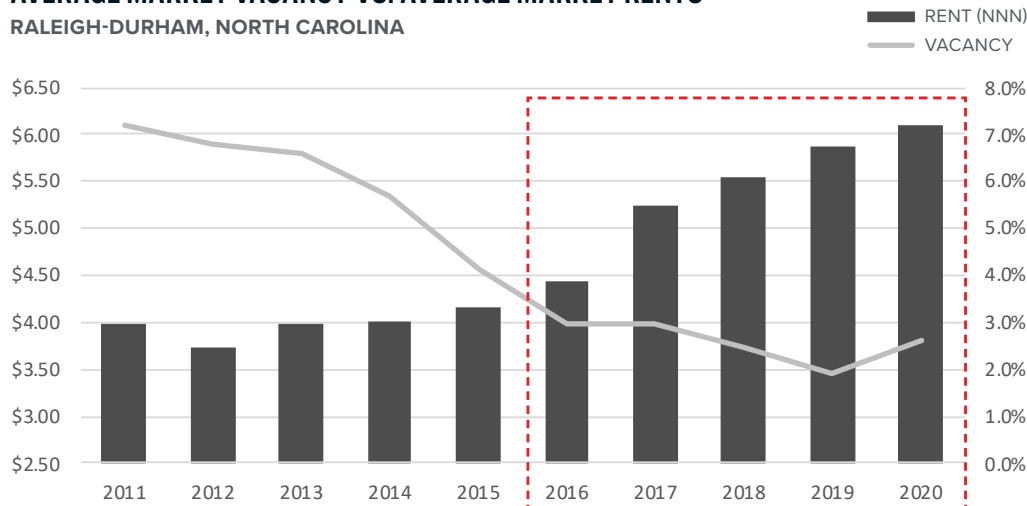
MAJOR RESIDENTIAL AREAS

Wendell Falls	±7.0mi
North Hills	±9.5mi
Rolesville	±15.9mi
Wake Forest	±18.6mi
Cary	±19.6mi
Apex	±23.1mi
Fuquay-Varina	±25.9mi
Holly Springs	±27.1mi
Johnston County	±28.8mi



AVERAGE MARKET VACANCY VS. AVERAGE MARKET RENTS

RALEIGH-DURHAM, NORTH CAROLINA



PREMIER SOUTHEAST INDUSTRIAL MARKET

- Raleigh-Durham is ranked the #1 market for real estate investment nationally by ULI and CrowdStreet (2021)
- Tightest market in the southeast at 97.6% occupancy on the heels of 6.4 million square feet of positive net absorption over the past 24 months
- The East Wake industrial submarket has witnessed an explosion of deal flow, absorbing approximately 3.3 million square feet of the nearly 3.6 million square feet of industrial product delivered in the past twelve (12) months alone
- Considered one of Raleigh-Durham’s premier industrial pockets, properties within the East Wake submarket are controlled by a list of institutional and name-brand industrial owners including Duke Realty, Stockbridge, Realty Income, Hillwood, and Equus, among others. Additionally, owners such as Clarion Partners, Prologis, Principal, Link Logistics and UBS carry a strong presence throughout the broader market

Since 2016, the Raleigh-Durham industrial market has experienced 37.0% rental rate growth while maintaining an overall occupancy of 97.4%.



RALEIGH-DURHAM INDUSTRIAL MARKET

84.8 MSF TOTAL INVENTORY **97.6%** OCCUPANCY

6.4 MSF NET ABSORPTION *Past 24 Mos* **16.1%** RENT GROWTH *Past 24 Mos*

EAST WAKE INDUSTRIAL SUBMARKET

22.2 MSF TOTAL INVENTORY **96.3%** OCCUPANCY

3.5 MSF NET ABSORPTION *Past 24 Mos* **14.4%** RENT GROWTH *Past 24 Mos*

DIVERSIFIED CREDIT TENANCY

ENTRENCHED WITH LONG-TERM LEASES

Eastgate 540 is currently 93.9% leased to twelve (12) tenants, with a healthy 8.3 years of WALT. Representing seven (7) different industries, tenants range from 43,131 square feet to 180,000 square feet. Best-in-class construction and an optimal location allow users to draw talented employees from every corner of the MSA. The Portfolio lends itself to incredible tenant demand, attracting globally and nationally recognized tenants to the Portfolio with long-term leases.



59,776 SF | NYSE: HD | S&P: A

World's largest home improvement retailer and #26 on the Fortune 500 list with \$132.1B in revenue in 2020.



159,600 SF

An originator of offsite electrical solutions and developer of best-in-class prefabricated modular electrical distribution and power systems for the data center industry.



180,000 SF

Guarantor: PFGC, Inc. | NYSE: PFGC | S&P: B+
Acquired by Performance Food Group Company (PFG) in March of 2019, the company supplies 75,000+ c-store locations across the country.



56,909 SF

A national packaging supplier offering innovative and diverse capabilities to serve a variety of industries.



57,840 SF

Parent: Brambles | S&P: BBB+
A Brambles company, CHEP is a global leader in reusable packaging solutions servicing name-brand clients like Sysco, Kellogg's, P&G, Ford, among many others.



70,050 SF

A leading North American distributor of household surface material, the company has grown to over \$1B in annual revenue.

29%	BUILDING MATERIALS
20%	CONSUMER GOODS
17%	DATA CENTER
15%	CONSUMER SERVICING
13%	INDUSTRIAL SERVICING
7%	HOME IMPROVEMENT



CARY

RALEIGH CBD

RALEIGH-DURHAM INT'L AIRPORT (RDU)

DOWNTOWN DURHAM

WALNUT CREEK
527,246 SF
Trane
PCX
Axon
Polymershapes

401

440

FERGUSON

FEDEX

CRABTREE CREEK GREENWAY

NEW HOPE COMMERCE CENTER
251,195 SF
Owens & Minor
Associated Materials

ANDERSON POINT PARK

HONEYWELL

SUMITOMO

NEUSE RIVER TRAIL
NEUSE RIVER

PRINCETON MANOR
10,340 Existing Homes
102 Homes Under Construction

PANTHER ROCK
125 Single Family Homes
61 Townhomes

HODGERD

87

EAST GATE 540

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

SPECTRUM DR

SPECTRUM DR

FUTURE

540

540

TO 95

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