



CENTREPORT OFFICE CENTER

100% LEASED OPPORTUNITY
AT THE EPICENTER OF DALLAS / FORT WORTH

CENTREPORT OFFICE CENTER



OFFERING SUMMARY



EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire Centreport Office Center (the “Property” or “Centreport”), a 134,792 square foot, two-building office park strategically positioned adjacent to Dallas / Fort Worth International Airport. Centrally located within the DFW Metroplex, the Property is easily accessible for employment bases in Fort Worth, Dallas and suburban areas, and well located for corporate travel. Currently 100% leased to three tenants and with recent significant building upgrades completed, Centreport Office Center offers investors the opportunity to acquire a stable, cash flowing asset with attractive functionality and no deferred maintenance.

THE PROPERTY

| CENTREPORT OFFICE CENTER | |
|------------------------------|--|
| ADDRESS | 14760 & 14770 TRINITY BLVD FORT WORTH, TX 76155 |
| MSA | DALLAS / FORT WORTH |
| SQUARE FEET | 134,792 |
| LEASED | 100% |
| ACRES | 15.286 |
| PARKING RATIO | 5.0/1000 SF RATIO |
| GRADE-LEVEL LOADING DOORS | 2 (1 PER BUILDING) |
| YEAR BUILT / RENOVATED | 1999 / 2020 |
| WALT (YEARS) | 4.2 |





INVESTMENT HIGHLIGHTS

100% LEASED WITH STABLE IN PLACE CASH FLOW

The Property is 100% leased to 3 diverse, national / regional tenants and features 4.2 years of weighted average lease term remaining with contractual rental rate increases.

HIGHLY FUNCTIONAL TENANT CONTROLLED ENVIRONMENT

Centreport offers tenants a well-controlled office environment with current tenant demand drivers featuring exclusive building access points, no interior common areas, single tenant HVAC systems, no elevators, efficient floor plates, relatively deep footprints for employee spacing, and footprint flexibility.

IMMEDIATE PROXIMITY TO DFW AIRPORT

Centreport Office Center is strategically positioned less than 4 miles from the south entrance of DFW Airport (5-minute drive time). DFW Airport is the world's 4th busiest airport, serving 75 million passengers in 2019 and with 260 total destinations.

HIGHLY ACCESSIBLE LOCATION

Located equidistant to Dallas and Fort Worth, Centreport Office Center benefits from superior highway access in and out of the DFW Metroplex via convenient access to State Highway 183 (Airport Freeway), State Highway 161 (President George Bush Turnpike) and State Highway 360.

RECENTLY RENOVATED FACILITIES

Current ownership has recently completed significant shell and site upgrades costing \$1.2M inclusive of new façade applications, repainting, monument and directional signage installation, rebranding, clearing and enhancement of drainage culvert, landscaping upgrades, creation of a walking / jogging trail, construction of substantial common area pavilions, and creation and engagement of exterior amenities.

LOCATION IN CENTREPORT

The Property is located within the exclusive CentrePort Park, a 1,300-acre master-planned business park and mixed-use development situated in the heart of the DFW metroplex. CentrePort offers a quality, diverse environment for over 150 companies engaged in manufacturing, logistics, distribution, data centers, call centers, office operations, hospitality, multifamily and retail. Major tenants within CentrePort include strong corporate users such as American Airlines, Bank of America, JP Morgan Chase, Lockheed Martin, and Bell Helicopter.

SUBSTANTIAL DISCOUNT TO REPLACEMENT COST

Opportunity to acquire a well-positioned office asset at a significant discount to replacement cost.

TEXAS LIGHTING SOLUTIONS

DAIRY FARMERS OF AMERICA

NCR



TENANCY OVERVIEW

NCR CORPORATION - 66,882 SF (49.6% OF GLA)

MOODY'S: B2

- » #1 global software provider for retail, hospitality and multi-vendor ATM software
- » Invented the electronic cash register, the magnetic credit card strip and the self check-out machine
- » Over 34,000 employees and 135 years of business

FINANCIAL HIGHLIGHTS

| REVENUE (\$M) | MARKET CAP | CASH (\$M) | EBITDA (\$M) |
|---------------|------------|------------|--------------|
| \$6,248 | \$6.05 B | \$338 | \$598 |

DAIRY FARMERS OF AMERICA - 45,685 SF (33.9% OF GLA)

MOODY'S: BAA2

- » Largest Dairy subsidiary company in the United States
- » Over 66 manufacturing facilities in 32 states and distributes products across all 50 states
- » Over 14,500 employees with 25 Regional and National brands, headquartered here in Dallas

FINANCIAL HIGHLIGHTS

| REVENUE (\$M) | EMPLOYEES | ASSETS | FORBES RANKING |
|---------------|-----------|---------|----------------|
| \$7,755 | 14,500 | \$2.1 B | 393 |

TEXAS LIGHTING SOLUTIONS - 22,225 SF (16.5% OF GLA)

S&P: PRIVATE

- » Manufacturer's representative agency responsible for the highest quality lighting, lighting controls and shading products
- » Utilize industry-leading design software to create functional system schematics that are vital to construction site coordination
- » 30 years of service in the North Texas area

| POPULATION | |
|------------|-----------|
| 15-MILE | 2,273,696 |
| 20-MILE | 3,828,886 |



121

360

183

121

INTERSTATE
30



FORT WORTH
20.6 miles / 22 Minutes



SAGINAW

KELLER

SOUTHLAKE

COLLEYVILLE

WATAUGA

BEDFORD

NORTH
RICHLAND HILLS

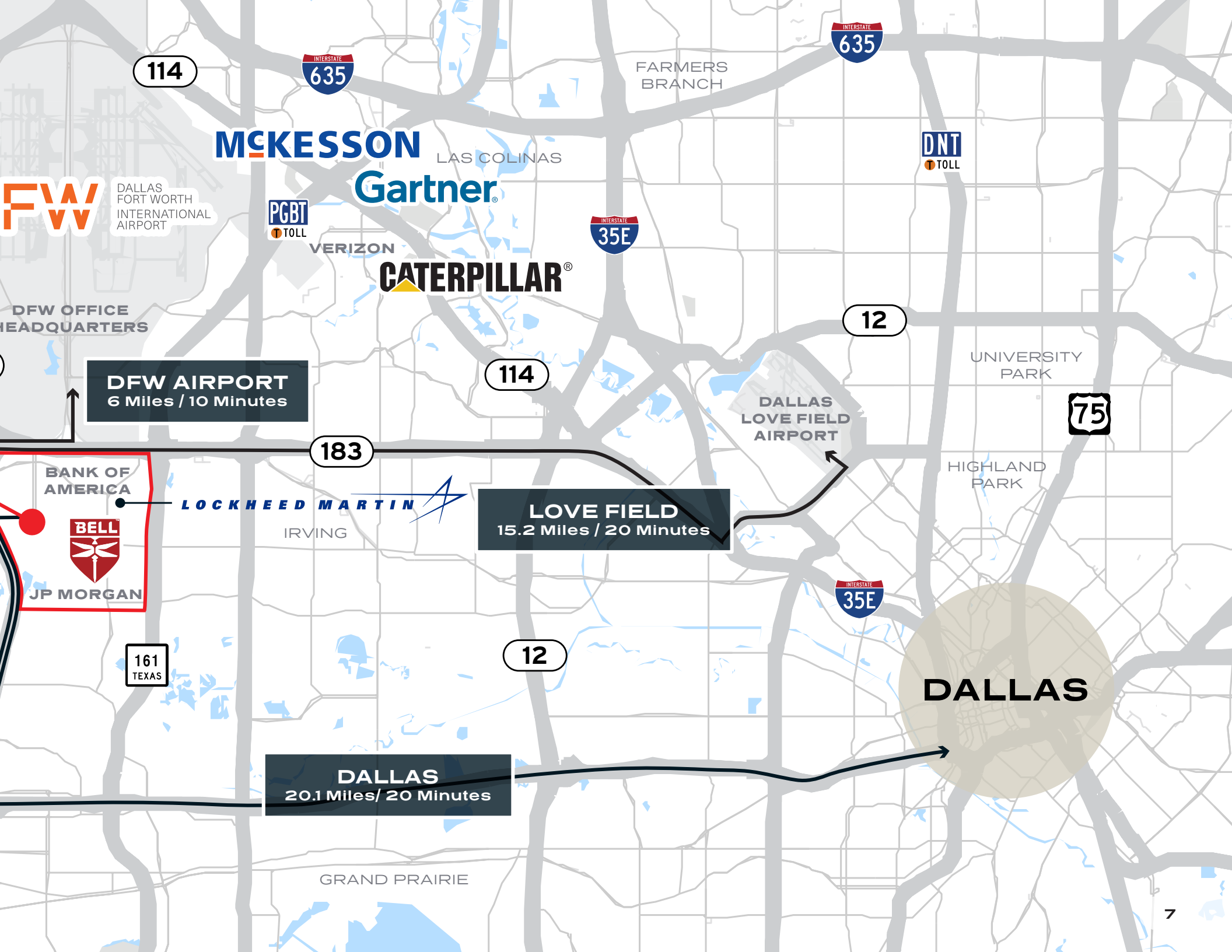
HURST

EULESS

HALTOM
CITY

RICHLAND
HILLS

ARLINGTON



114

INTERSTATE 635

INTERSTATE 635

FARMERS BRANCH

MCKESSON LAS COLINAS
Gartner

DNT
TOLL

FW

DALLAS FORT WORTH INTERNATIONAL AIRPORT

PGBT
TOLL

VERIZON

INTERSTATE 35E

CATERPILLAR

12

DFW OFFICE HEADQUARTERS

DFW AIRPORT
6 Miles / 10 Minutes

114

UNIVERSITY PARK

DALLAS LOVE FIELD AIRPORT

75

183

BANK OF AMERICA

LOCKHEED MARTIN

LOVE FIELD
15.2 Miles / 20 Minutes

HIGHLAND PARK



IRVING

JP MORGAN

INTERSTATE 35E

161 TEXAS

12

DALLAS

DALLAS
20.1 Miles / 20 Minutes

GRAND PRAIRIE

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



CENTREPORT OFFICE CENTER

14760

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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.

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.6 billion, operations in over 80 countries and a global workforce of more than 91,000 as of March 31, 2021. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.