



JUPITER

BUSINESS PARK

PLANO • TEXAS



5 LIGHT INDUSTRIAL BUILDINGS
141,178 SF • 97% LEASED

The Offering

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire Jupiter Business Park (the “Park” or “Property”), a five-building, 141,178-square-foot industrial park strategically located in one of the nation’s fastest growing markets, Plano, where numerous Fortune 500 companies have opened expansive regional campuses including Toyota, JPMorgan, Liberty Mutual and State Farm. The Property, located just one mile from the intersection of US-75 and President George Bush Turnpike (SH-161), sees a combined 342,000 vehicles per day. In recent years, the Property has demonstrated strong leasing momentum and achieved an average occupancy of 93% since 2010. With in-place rental rates averaging 18% below market, there is immediate opportunity to maximize investor returns by recognizing mark-to-market opportunities. Overall, the Property represents a coveted opportunity to acquire an industrial business park positioned in an urban infill market with superb accessibility and highly compelling upside.

Square Feet
141,178 SF

Occupancy
97%

Office Finish
38%

Clear Height
18’

Number of
Buildings
5

Number of
Tenants
25

Weighted Average
Lease Term
2.2 Years

Below Market Rents
18%



Building A



Building B



Building C

Investment Highlights



HIGHLY COVETED LAST-MILE LOCATION

Jupiter Business Park - Plano's strategic position within the Plano industrial submarket places it in one of the most infill locations within the DFW industrial market, with extremely high barriers to entry and immediate proximity to the city's densest residential and commercial areas.



STRATEGICALLY POSITIONED WITH EXCELLENT ACCESS

Located just off of Jupiter Road with immediate access to U.S. 75 and President George Bush Tollway, Jupiter Business Park - Plano benefits from direct connectivity to the metro's primary thoroughfares and immediate proximity to a robust skilled workforce with over 260,000 people within a 5-mile radius.



LARGE LAND ASSEMBLAGE IN SUBMARKET WITH EXTREMELY HIGH BARRIERS TO ENTRY

The Portfolio presents the rare opportunity to acquire 8.13 acres in an extremely high-barrier-to-entry submarket with little-to-no developable land and robust leasing demand.



LIGHT INDUSTRIAL PRODUCT OUTPERFORMS BULK INDUSTRIAL

Light industrial product within the DFW industrial market has consistently outperformed bulk industrial product, with stable occupancy averaging 93% since 1995, outstanding historical rent growth, and reliable leasing velocity.



SIGNIFICANT DISCOUNT TO REPLACEMENT COST

Replacement cost for new shallow bay product has increased dramatically over the last 24 months and developable land sites in DFW's top infill submarkets are virtually nonexistent, making the Portfolio a meaningful discount to replacement cost with an irreplaceable position within the market.



LEADING DFW ECONOMIC FUNDAMENTALS

DFW is one of the largest industrial market in the country with 860.9 million square feet of industrial space and is the nation's leading market in terms of net absorption, with over 24 million square feet of industrial space absorbed in 2020.



Building D



Building E

Portfolio Overview

	1	2	3	4	5
Property	Building A	Building B	Building C	Building D	Building E
Rentable Area	14,021 SF	14,916 SF	27,837 SF	35,324 SF	49,080 SF
Occupancy	100%	100%	100%	89%	100%
Submarket	Plano	Plano	Plano	Plano	Plano
# of Suites	7	3	7	3	6
Year Built	1984	1984	1984	1984	1984
Office/HVAC Finish	88%	97%	40%	15%	20%
Clear Height	14'	14'	16'	16'	18'
Loading Door Count	2	2	17	16	25
Construction Overview	Tilt-wall panel and brick veneer	Tilt-wall panel and brick veneer	Tilt-wall panel and brick veneer	Tilt-wall panel and brick veneer	Tilt-wall panel and brick veneer
Roof Age	2017 Overlay, 20-Year Warrantly	2017 Overlay, 20-Year Warrantly	2017 Overlay, 20-Year Warrantly	2017 Overlay, 20-Year Warrantly	2017 Overlay, 20-Year Warrantly



141,178
SQUARE
FEET



38%
AVERAGE
OFFICE FINISH



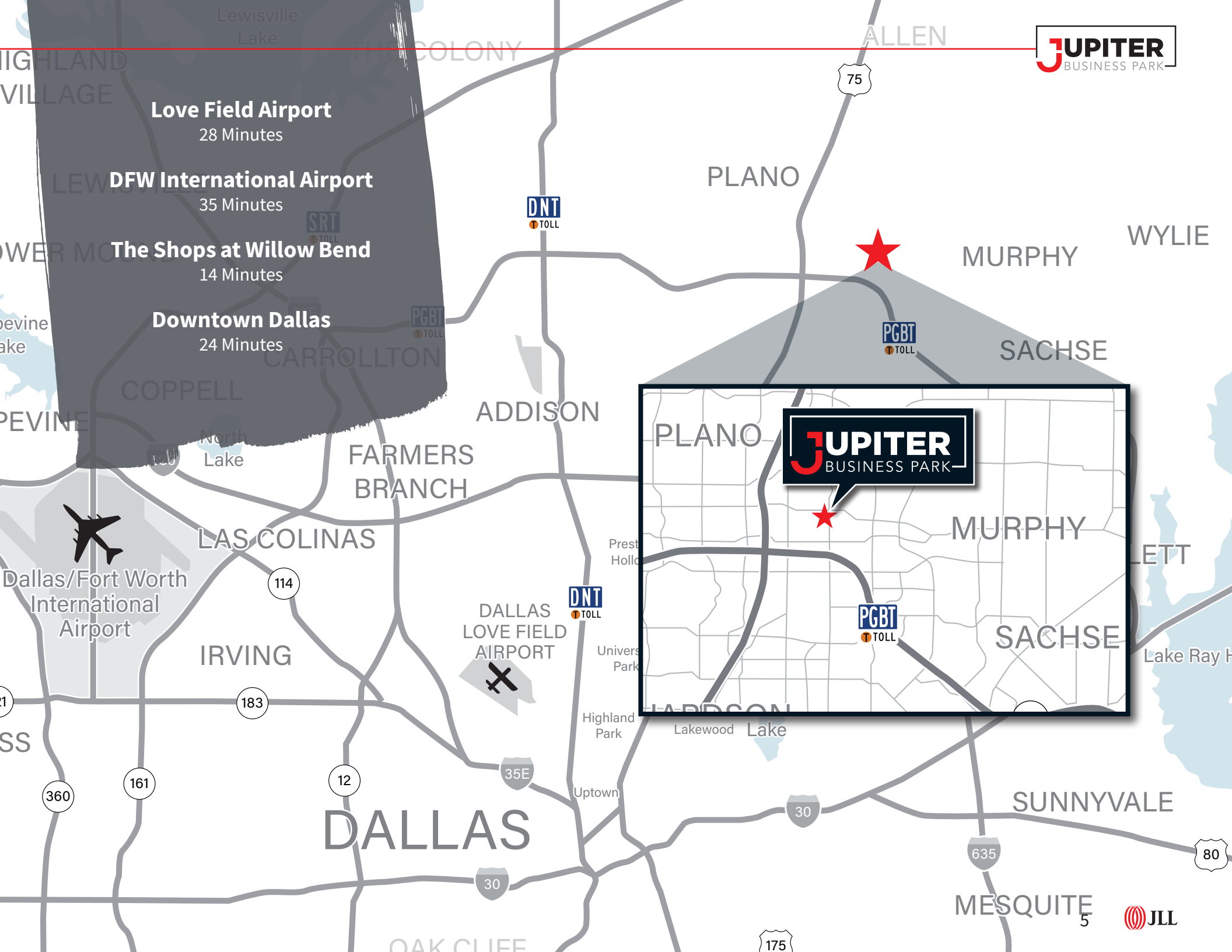
1984
AVERAGE
YEAR BUILT



14' - 18'
CLEAR HEIGHT



97%
OCCUPANCY



Love Field Airport

28 Minutes

DFW International Airport

35 Minutes

The Shops at Willow Bend

14 Minutes

Downtown Dallas

24 Minutes

JUPITER
BUSINESS PARK

Dallas/Fort Worth
International
Airport

DALLAS
LOVE FIELD
AIRPORT

DALLAS

MESQUITE 5





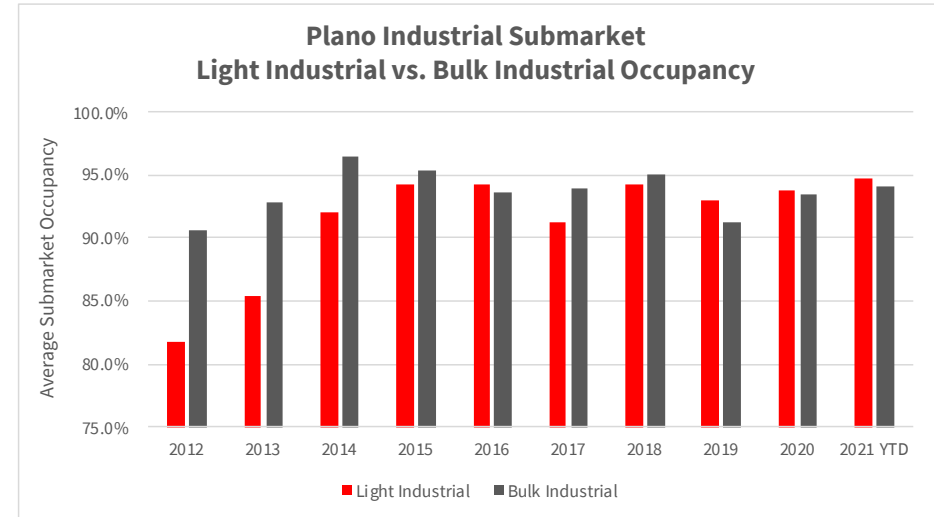
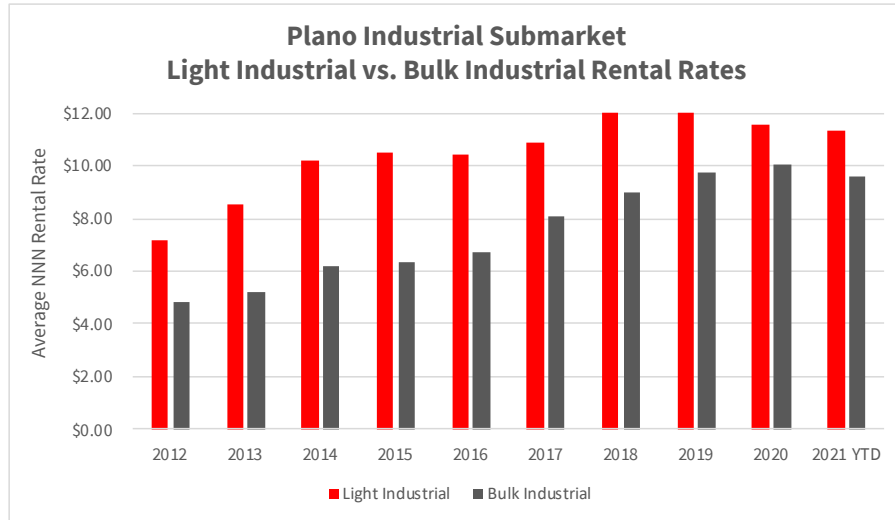
JUPITER
BUSINESS PARK

JUPITER ROAD



Light Industrial Product Outperforms Bulk

Light industrial properties within the Plano submarket have consistently outperformed bulk industrial, with stable average occupancy in the mid high 90's and outstanding historical rent growth.



Plano Light Industrial Highlights

2.1M SF
OF LEASES SIGNED IN
(LAST 5 YEARS)

OVER
58%
RENT GROWTH
(LAST 10 YEARS)

92%+
AVERAGE SUBMARKET
OCCUPANCY
(LAST 10 YEARS)

ABSORPTION OUTPACES
DELIVERIES BY
30K SF
(OVER THE PAST 5 YEARS)

340 BPS
INCREASE IN SUBMARKET
OCCUPANCY
(LAST 5 YEARS)

**DIVERSIFIED
MULTI-TENANT
RENT ROLLS**

**#1
PERFORMING
ASSET CLASS**

**HIGH BARRIERS
TO ENTRY**

Irreplaceable Infill Location



SEAMLESS LAST-MILE CONNECTIVITY

Jupiter Business Park - Plano benefits from an ideal position within the market with unparalleled connectivity to the metro's most densely populated residential areas, largest transportation arteries, and major infrastructure.



SUPERIOR LABOR SUPPLY

The building is uniquely positioned to draw from a broad labor pool due to its highly accessible location and immediate proximity to a robust skilled workforce with over 1.1 million people within a 10-mile radius.



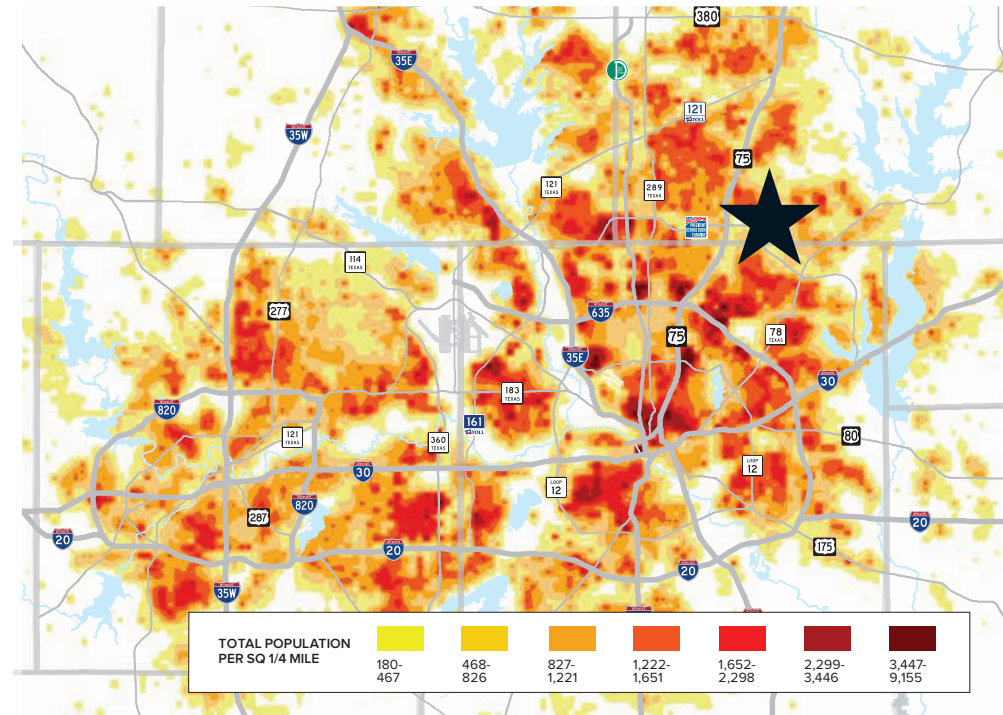
SEAMLESS ACCESS TO DFW'S MAJOR HIGHWAYS

Located just off of Jupiter Road with immediate access to U.S. 75 and President George Bush Tollway, Jupiter Business Park – Plano benefits from direct connectivity to the metro's primary thoroughfares and immediate proximity to a robust skilled workforce with over 260,000 people within a 5-mile radius.



LEADING DFW ECONOMIC FUNDAMENTALS

The Dallas-Fort Worth metro has led the nation in both population and job growth over the last decade, with more than 1,000,000 new jobs added since 2010.



CISCO
#64 on Fortune 500

INNOVATION DISTRICT

SAMSUNG REALPAGE Goldman Sachs
at&t TEXAS INSTRUMENTS FOSSIL metroPCS
FUJITSU ERICSSON

State Farm
#36 on Fortune 500



Jupiter Road

Raytheon
#114 on Fortune 500

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BUSINESS PARK

WHY DFW



From 2021 to 2025, DFW is projected to add 489,820 residents and 100,690 jobs, ranking second and first respectively in the U.S., according to Oxford Economics.

ULI's Emerging Trends “#1 Top Market to Watch” in 2019

One of the largest concentrations of corporate headquarters in the country and has recently attracted a notable list of expansions and relocations spanning several diverse industries

Forbes recently ranked Texas #2 in Economic Climate out of all 50 states - 2019

CENTRAL U.S. LOCATION FEATURING DALLAS-FORT WORTH INTERNATIONAL AIRPORT & DALLAS LOVE FIELD



DFW

DALLAS FORT WORTH INTERNATIONAL AIRPORT

SERVICED APPROXIMATELY 75,000,000 PASSENGERS IN 2019.



Dallas Love Field

SERVICED OVER 16,800,000 PASSENGERS IN 2019 AND IS HOME TO SOUTHWEST AIRLINES.



BUSINESS ENVIRONMENT



8,400,000 PROJECTED
POPULATION OF THE REGION BY 2025



Nº1 IN GROWTH PROSPECTS
Forbes

0%
STATE & LOCAL
INCOME TAX RATE



1,300,000

NUMBER OF RESIDENTS ADDED TO THE REGION BETWEEN 2010 AND 2019

3.8
MILLION
WORKERS

4th
LARGEST
WORKFORCE IN
AMERICA



400
PEOPLE MOVE TO
DALLAS/FORT WORTH EACH DAY



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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.

