



3301 - 3401 Innovative



3138 Quebec



3325 - 3441 Halifax



902 - 910 Fountain

**14 PROPERTY
PORTFOLIO**

**96%
LEASED**

**764,255
SF**

**4.3 YRS
WALT**

**IRREPLACEABLE
INFILL LOCATIONS**



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire the DFW Premier Portfolio (the “Portfolio”), a 14-property shallow bay portfolio totaling 764,255 square feet. The Portfolio is made up of high-performing shallow bay industrial assets located in irreplaceable infill locations with significant barriers to entry and immediate connectivity to DFW’s primary commercial and residential hubs. The DFW Premier Portfolio is 96% leased to 29 tenants with an average remaining lease term of 4.3 years, with the ability to push rates on average 55%. This high-performing Portfolio presents investors with the rare opportunity to find scale within one of the most robust industrial markets in the country.



BEST-IN-CLASS DFW INFILL PORTFOLIO

SQUARE FEET
764,255 SF

OCCUPANCY
96%

OFFICE FINISH
21%

CLEAR HEIGHT
16' - 32'

NUMBER OF BUILDINGS
19

WEIGHTED AVG LEASE TERM
4.3 YRS

BELOW MARKET
55%

AVERAGE CLEAR HEIGHT
20'

NUMBER OF TENANTS
29

INVESTMENT HIGHLIGHTS



1705 John Connally



712 - 740 W Mockingbird



902 - 910 Fountain

STABLE IN-PLACE CASH FLOW

The 96% occupied Portfolio is composed of a complimentary mix of multi-tenant and single-tenant buildings with durable cash flow.

VERSATILE INDUSTRIAL PRODUCT CATERING TO DIFFERENT TENANT SIZES

The 16' – 32' clear heights of the buildings cater to a wide range of users from light distribution to big box users, thus creating an opportunity for higher rents and diversity. Suite sizes ranging from 4,600 square feet to 75,000 square feet, for the single tenant users, this product perfectly caters to the tenants of DFW that have historically been 75,000 square feet or less.

OPPORTUNITY TO INCREASE NOI SIGNIFICANTLY

With in-place rental rates 55% below market and a WALT of 4.3 years, a new investor will have the opportunity to push rates significantly.

GEOGRAPHIC DIVERSITY

Widely dispersed across seven infill, established industrial submarkets (East Dallas/Mesquite, Metropolitan/Addison, North Stemmons, Northeast Dallas, Upper Great Southwest, West DFW Airport and West Brookhollow), the Portfolio provides geographic diversification and benefits from their location near significant demand drivers and major transportation arteries.

BELOW REPLACEMENT COST

Replacement costs for new light industrial product has increased dramatically over the last 24 months as construction costs have increased and developable land sites in DFW's top infill submarkets are virtually nonexistent. In addition, there is limited supply of competing shallow bay product in the market. Both factors make the Portfolio a meaningful discount to replacement cost with an irreplaceable position within the market.

VINTAGE SHALLOW BAY PRODUCT OUTPERFORMING CLASS A INDUSTRIAL

Vintage (pre-2000) shallow bay product within the DFW industrial market has consistently outperformed bulk industrial product, with stable occupancy averaging 95% since 2010, outstanding historical rent growth averaging 5.7% since 2010, and reliable leasing velocity.

NATION LEADING INDUSTRIAL MARKET

DFW is one of the largest industrial markets in the country with over 1 billion square feet of industrial space and is the nation's leading market in terms of net absorption, with over 33.7 million square feet of industrial space absorbed in the last twelve months and 27.9 million square feet of industrial space absorbed year-to-date 2021.

1

2

3

4

5

6

7

PROPERTY	545 COMMERCE	902 - 910 FOUNTAIN	2120 VANCO	12400 FORD	1705 JOHN CONNALLY	3325 - 3441 HALIFAX	712 - 740 WEST MOCKINGBIRD
	Southlake, TX 76092	Grand Prairie, TX 75050	Irving, TX 75061	Farmers Branch, TX 75234	Carrollton, TX 75006	Dallas, TX 75247	Dallas, TX 75247
RENTABLE AREA	22,413	57,388	29,070 SF (Includes 2,354 SF second floor office)	75,709	60,000	111,978	63,030
OCCUPANCY	59.0%	100.0%	100.0%	100.0%	100.0%	91.0%	78.0%
SUBMARKET	W DFW Air/ Grapevine	Upper Great Southwest	West Brookhollow	N Stemmons/ Valwood	N Stemmons/ Valwood	West Brookhollow	West Brookhollow
# OF BUILDINGS	1	2	1	1	1	4	1
# OF SUITES	2	5	1	1	1	8	3
YEAR BUILT	1996	1969-1970	1974	1998	1968	1969-1970	1965
OFFICE FINISH	37%	20%	15%	20%	10%	15%	10%
CLEAR HEIGHT	16'	16'	20'	20'	18'	16'-18'	16'
ROOF AGE	1996	906-910 Fountain Pky: 2020 ; 902-904 Fountain Pky: 2008	Mid-Late 2022 (Tenant is Responsible)	2018	2021	2022 (Currently installing)	2015



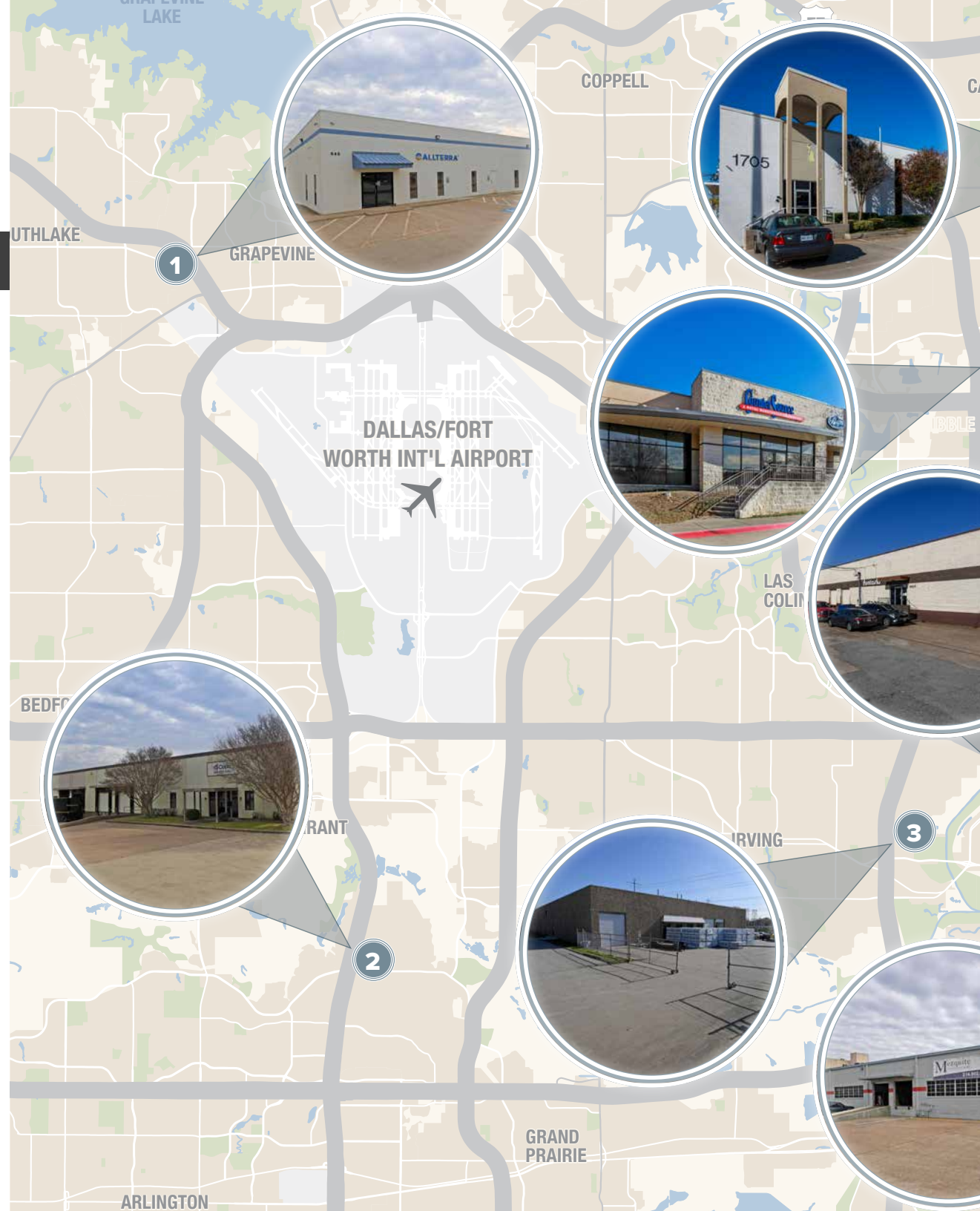
THE PORTFOLIO OVERVIEW

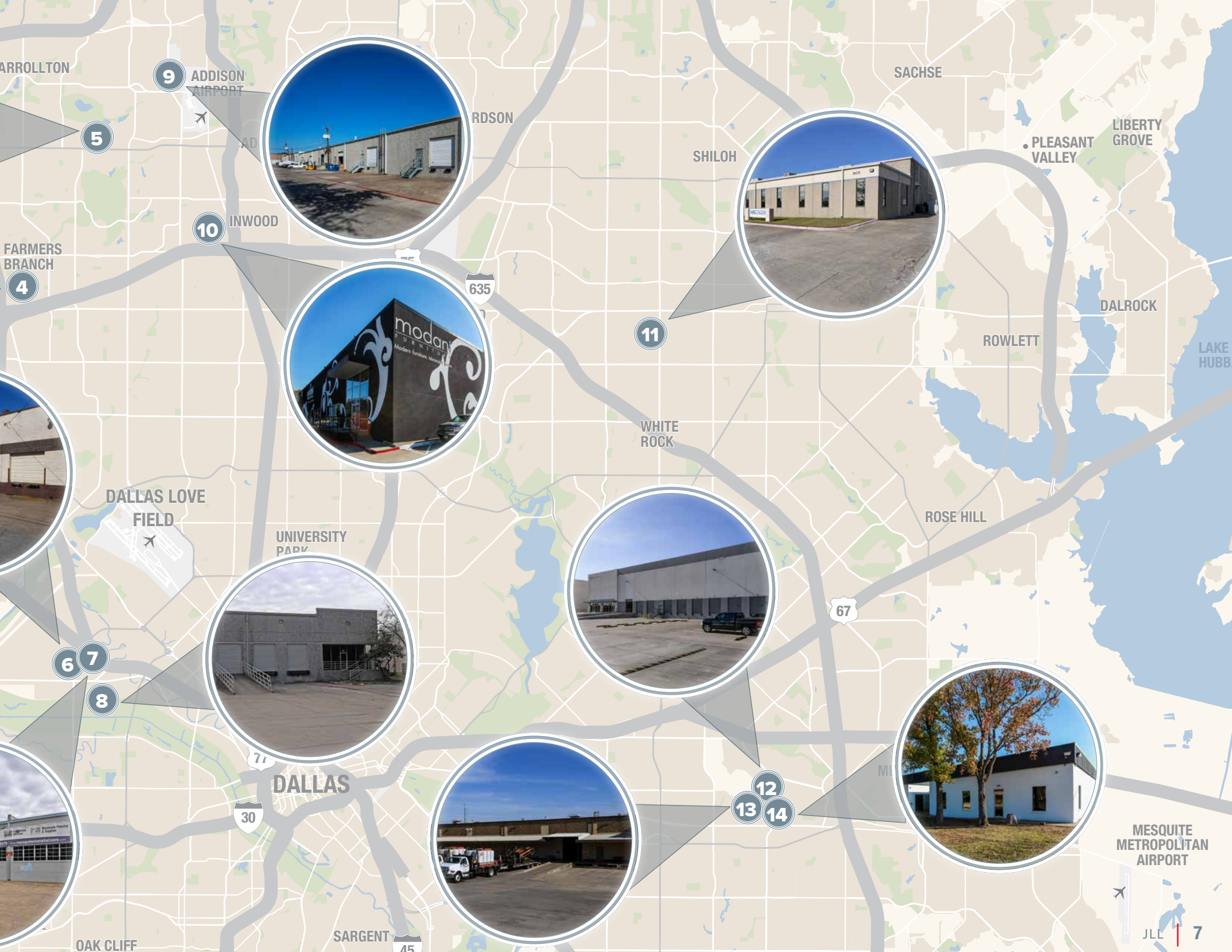
8	9	10	11	12	13	14
3138 QUEBEC	15301 - 15323 MIDWAY	4700 ALPHA	3609 MARQUIS	3301 - 3401 INNOVATIVE	555 S TOWN EAST	206 S TOWN EAST
Dallas, TX 75247	Addison, TX 75001	Dallas, TX 75244	Garland, TX 75042	Mesquite, TX 75149	Mesquite, TX 75149	Mesquite, TX 75149
47,580	44,600	50,132	68,990	104,433 SF (Includes 4,610 SF second floor office)	19,742 SF (Includes 3,852 SF second floor office)	10,640
100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%
West Brookhollow	Metropolitan/Addison	Metropolitan/Addison	NE Dallas/Gardland	East Dallas/Mesquite	East Dallas/Mesquite	East Dallas/Mesquite
1	1	1	1	2	1	1
2	4	1	1	5	1	1
1985	1979	1976	1978	2018	1983	1975
10% - 15%	50% - 60% - Mix of drop ceiling and deck height open showroom	55%	15%	20%	21%	29%
20'	16'	22'	19'	32'	20'	13'
2015	2010	2008	2020	2018	2019	2015



PROPERTY

- 1 545 COMMERCE
- 2 902 - 910 FOUNTAIN
- 3 2120 VANCO
- 4 12400 FORD
- 5 1705 JOHN CONNALLY
- 6 3325 - 3441 HALIFAX
- 7 712 - 740 W MOCKINGBIRD
- 8 3138 QUEBEC
- 9 15301 - 15323 MIDWAY
- 10 4700 ALPHA
- 11 3609 MARQUIS
- 12 3301 - 3401 INNOVATIVE
- 13 555 S TOWN EAST
- 14 206 S TOWN EAST





9 ADDISON AIRPORT



5

10 INWOOD



11

635



WHITE ROCK

ROWLETT



67

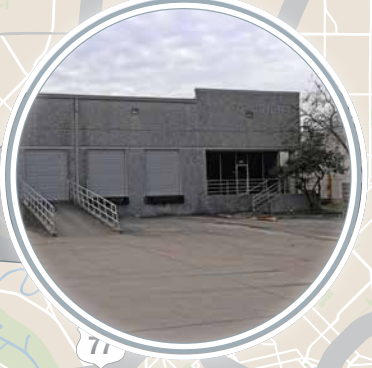
ROSE HILL



12
13
14

UNIVERSITY PARK

DALLAS LOVE FIELD



6
7

8

DALLAS

30



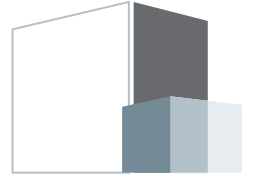
MESQUITE METROPOLITAN AIRPORT

OAK CLIFF

SARGENT

45

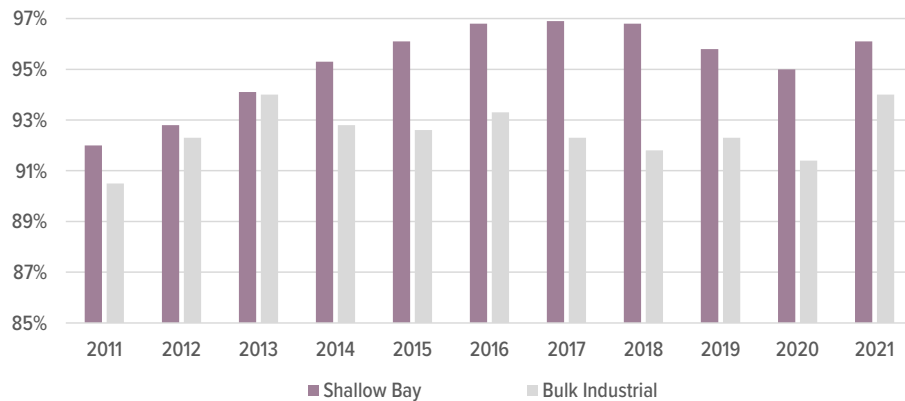
DALLAS-FORT WORTH SHALLOW BAY INDUSTRIAL PRODUCT OUTPERFORMS BULK



Shallow bay industrial properties – defined as vintage (pre-2000) properties under 120,000 square feet – within the DFW metroplex have consistently outperformed bulk industrial with stable average occupancy in the mid-to-high 90’s and outstanding historical rent growth amounting to 5.7% average annual rent growth.

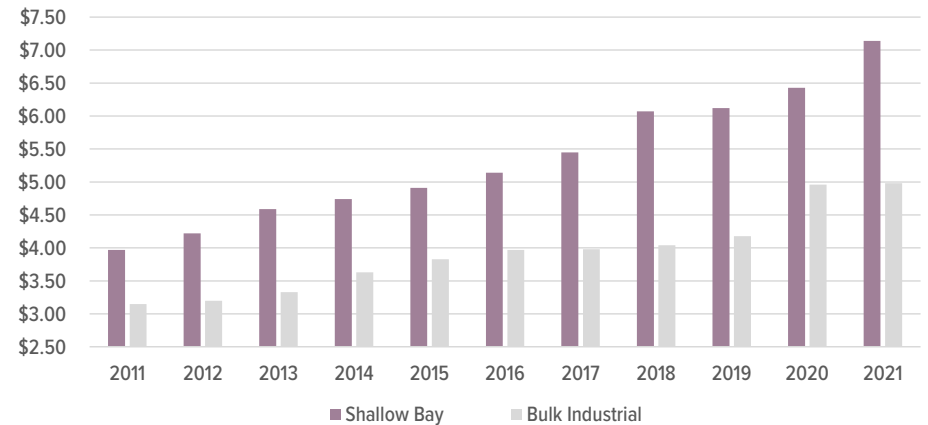
DFW INDUSTRIAL MARKET

Shallow Bay Industrial vs. Bulk Industrial Occupancy



DFW INDUSTRIAL MARKET

Shallow Bay Industrial vs. Bulk Industrial Rental Rates



39%

**RENT GROWTH
SINCE 2015**

80%

**RENT GROWTH
SINCE 2010**

95%

**AVERAGE OCCUPANCY
SINCE 2011**

410 BPS

**INCREASE IN MARKET
OCCUPANCY SINCE 2010**

#1

**PERFORMING
ASSET CLASS**

**HIGH BARRIERS
TO ENTRY**

DYNAMIC DFW PORTFOLIO

SEAMLESS LAST-MILE CONNECTIVITY

All 14 properties within the DFW Premier Portfolio benefit 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

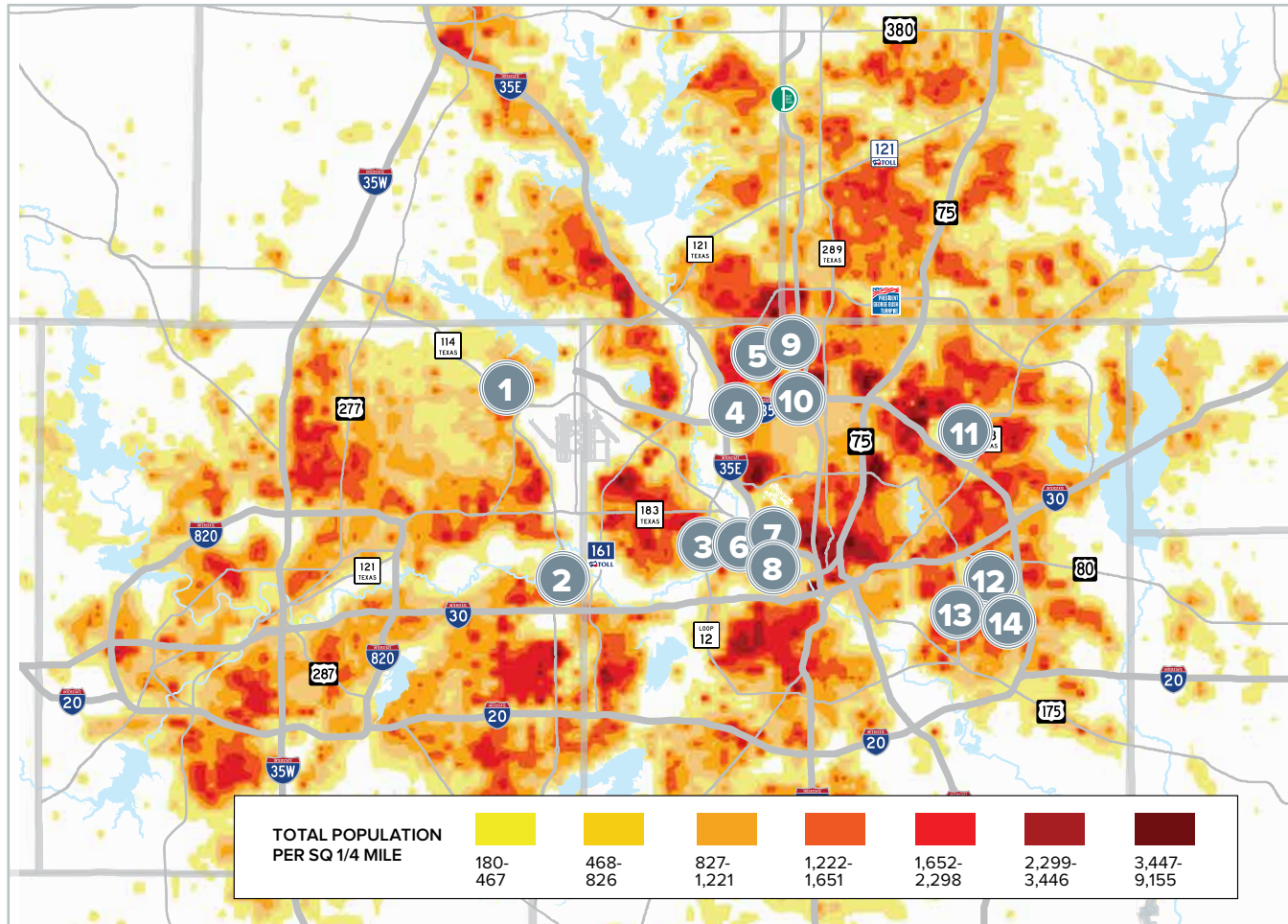
The buildings are uniquely positioned to draw from a broad labor pool due to their highly accessible locations and immediate proximity to a robust skilled workforce with over 7 million people across DFW.

IMMEDIATE ACCESS TO DFW'S MAJOR HIGHWAYS

Each property within the Portfolio benefits from superior and proximal highway access, making it convenient to travel across the metroplex.

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.



BEST-IN-CLASS INFILL PORTFOLIO

- INFILL SITES WITH UNPARALLELED DEMOGRAPHICS**
 The Property's infill location in the DFW metroplex puts the Portfolio within range of over 7 million people. With a 3.9% unemployment rate, DFW ranks among the top cities nationally for lowest unemployment rate.
- HIGHLY ACCESSIBLE LOCATIONS**
 The DFW Premier Portfolio benefits from superior highway access in and out of the DFW Metroplex via convenient access to the Dallas Tollway, Highway 75, Interstate 35, Texas 183 and the DART.



BEST-IN-CLASS DEMOGRAPHICS

DFW AIRPORT	SOUTH STEMMONS	EAST DALLAS	NORTHWEST DALLAS
46,080 HOMES	129,216 HOMES	100,964 HOMES	95,477 HOMES
\$160,787 AVERAGE HH INCOME	\$97,551 AVERAGE HH INCOME	\$65,653 AVERAGE HH INCOME	\$105,205 AVERAGE HH INCOME
\$443,506 MEDIAN HOME VALUE	\$328,768 MEDIAN HOME VALUE	\$159,331 MEDIAN HOME VALUE	\$323,241 MEDIAN HOME VALUE

**Within a 5-mile radius of 545 Commerce*

**Within a 5-mile radius of 3128 Quebec*

**Within a 5-mile radius of 555 S. Town East*

**Within a 5-mile radius of 12400 Ford*



75

DNT
TOLL

DOWNTOWN
DALLAS

MEDICAL
DISTRICT

TRINITY
RIVER

35E

3138
Quebec

STEMMONS
FREEWAY

712 - 740 W
Mockingbird

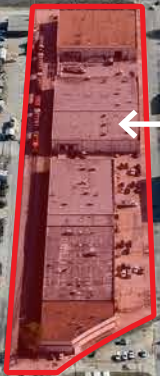
DART

183
TEXAS



MOCKINGBIRD LANE

3325 - 3441
Halifax



IRVING BLVD

30

360
TEXAS



902 - 910 Fountain

DFW OPEN FOR BUSINESS ECONOMIC RESILIENCY

20.4%
POPULATION
GROWTH FROM
2010 - 2020
OUTPACING
THE US
AVERAGE

#2
IN THE NATION
IN POST-COVID
JOB RECOVERY

72%
OF DFW HIGHER
EDUCATED
GRADUATES STAY
AND WORK IN
THE REGION

*The sixth highest
retention rate in the US.*

#3
IN THE
COUNTRY FOR
PERCENT
JOB GROWTH

*(14.9% growth from
Dec 2015 - Dec
2020)*

LOW COST
OF DOING
BUSINESS
WITH A SCORE
OF **98.1**

(US avg. 100)

TWO
FORTUNE 10
COMPANY
HQ'S

**AT&T No. 11*



* Sources: JLL Research, Dallas Regional Chamber, U.S. Bureau of Labor Statistics, kastle, EMSI



WHY DALLAS

#4
REAL ESTATE MARKET FOR 2021
Urban Land Institute/PWC

#1
MSA FOR PROJECTED POPULATION GROWTH

Leading Pro-Business Environment
#1
MARKET FOR DOING BUSINESS 17 YEARS IN A ROW

749,726
PROJECTED NEW RESIDENTS BY 2026
#1 in the U.S. in projected population growth

152,000
JOBS ADDED FROM AUG 2020 TO AUG 2021
One of only two markets to add 100,000+ new jobs

205
RESIDENTS MOVE TO DFW DAILY
One new resident moves to DFW every seven minutes

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