

GSW STRATEGIC PORTFOLIO



**3 BUILDING PORTFOLIO LOCATED IN DFW'S COVETED
GREAT SOUTHWEST SUBMARKET**



Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire the GSW Strategic Portfolio (the “Portfolio”), a 3-property, three-tenant shallow bay portfolio totaling 445,497 square feet in Dallas-Fort Worth’s Great Southwest submarket cluster (“GSW”). The Portfolio offers investors the opportunity to acquire a 100% occupied portfolio with rates 93% below market and an average remaining lease term of 3.2 years. This unique portfolio will provide investors with immediate scale in GSW at an attractive basis relative to replacement cost providing long-term flexibility on future redevelopment. The GSW submarket cluster is an irreplaceable infill location with significant barriers to entry and immediate connectivity to DFW’s primary commercial and residential hubs. This high-performing Portfolio presents investors with the rare opportunity to acquire substantial holdings within one of the most robust industrial markets in the country.



HIGH QUALITY SHALLOW BAY FUNCTIONALITY WITH SIGNIFICANT UPSIDE

445,497
SQUARE FEET

100%
OCCUPANCY

3
BUILDINGS

6%
OFFICE FINISH

20'
AVERAGE CLEAR
HEIGHT

27.56
ACRES

93%
BELOW MARKET

3.2
WALT

PROPERTY OVERVIEW

	1	2	3
Address	2895 113th Street Grand Prairie, TX 75050	3101 Pinewood Arlington, TX 76010	2302 W Marshall Drive Grand Prairie, TX 75051
Submarket	Upper GSW	Lower GSW	Lower GSW
Rentable Area	103,658 SF	100,129 SF	241,710 SF
Occupancy	100.0%	100.0%	100.0%
Year Built / Renovated	1988	1977 / 2021	1975
Office Finish	16%	2%	3%
Clear Height	28'	22'	16'
WALT	3.5	4.8	2.42
Configuration	Side Load	Side / Front Load	Front / Rear Load
Acreage	4.62 Acres	4.59 Acres	18.35 Acres
Coverage Ratio	52%	50%	30%



3101 PINEWOOD



2302 W. MARSHALL



2895 113TH

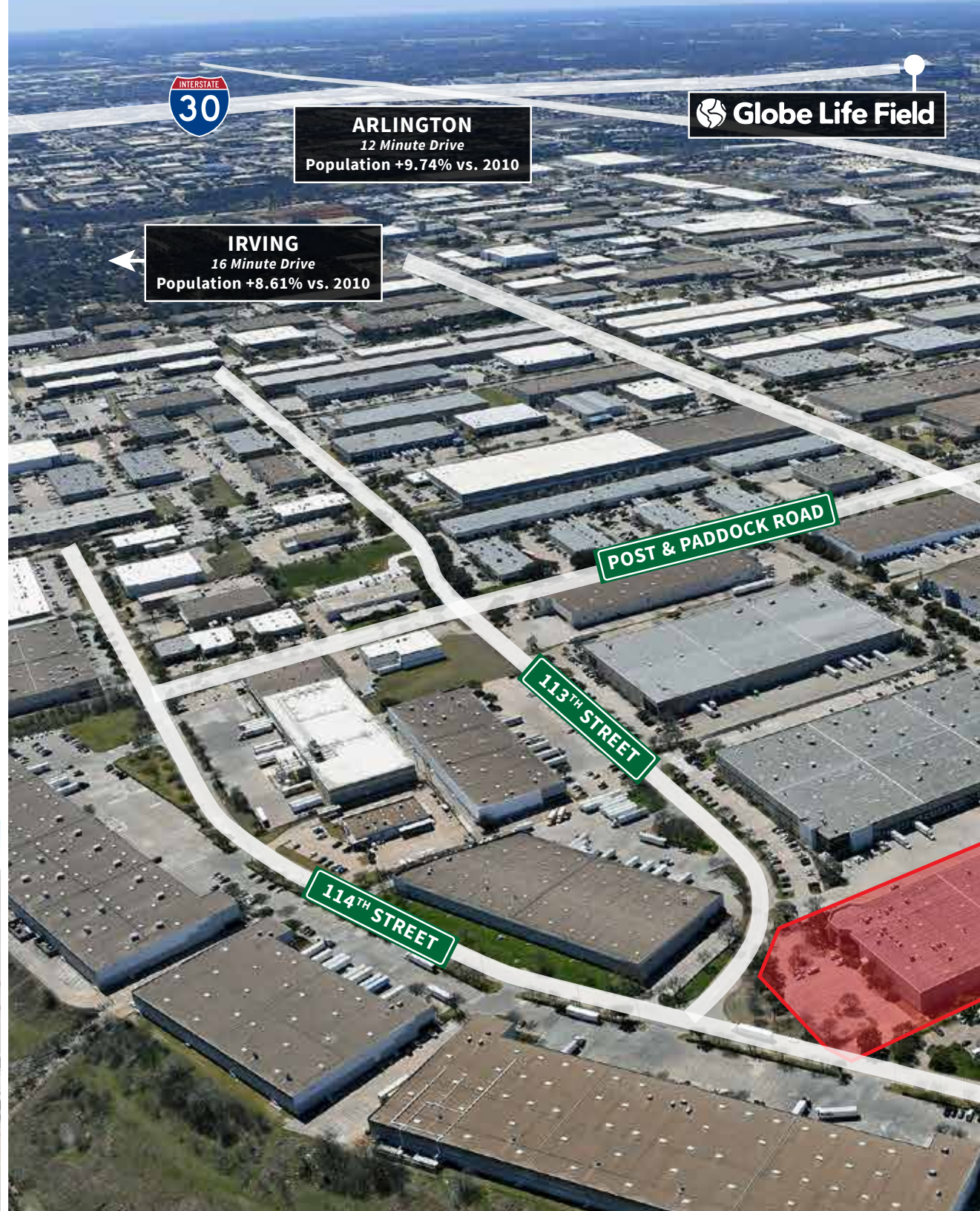
INVESTMENT HIGHLIGHTS

STABILIZED PORTFOLIO WITH SIGNIFICANT NOI UPSIDE

- The 100% occupied Portfolio is composed of three single-tenant buildings with historically durable cash flow.
- With in-place rental rates averaging 93% below market, the Portfolio presents investors with the opportunity to add near-term value through marking rents to current market rates upon lease rollover.

RARE LARGE-SCALE OPPORTUNITY

- In capital markets starved of significant class-B portfolio transactions, the GSW Strategic Portfolio provides investors with a unique opportunity to materially increase their footprint in one of the most prominent industrial markets via a single transaction.



AT&T
STADIUM

360
TEXAS

DFW
DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT
10 Minute Drive

GREAT SW PARKWAY

2895 113TH STREET



2895 113TH



3101 PINEWOOD



VERSATILE INDUSTRIAL PRODUCT CATERING TO DIFFERENT TENANT SIZES

The 16' – 28' clear heights of the buildings cater to a wide range of users from light distribution to big box users, thus creating opportunity for higher rents and diversity. Featuring buildings ranging from 100,000 square feet to 242,000 square feet, this product perfectly caters to the single-tenant users in DFW and provides future ownership the opportunity to demise the space into multi-tenant buildings.

BELOW REPLACEMENT COST BASIS

Replacement costs for new light industrial product have increased dramatically over the last 24 months due to increasing construction costs and lack of developable land sites in DFW's top infill submarkets. Competing shallow bay product on the market is also limited. Given these factors, the Portfolio provides a meaningful discount to replacement cost with an irreplaceable logistical location in the market.



HIGHWAYS

DESTINATION	MILES	MINUTES
I-30	3.1	6
I-20	3.4	5
I-820	12.4	18
I-35 East	17.7	18
I-35 West	21.8	22

AIRPORTS


DESTINATION	MILES	MINUTES
DALLAS FORT WORTH INTERNATIONAL AIRPORT	13.5	14
DALLAS LOVE FIELD	22.3	26

MAJOR CITIES

DESTINATION	MILES	MINUTES
FORT WORTH	19.5	24
DALLAS	19.7	22



DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT

 Dallas Love Field

FORT WORTH

DALLAS

ARLINGTON



INVESTMENT HIGHLIGHTS

IRVING
15 Minute Drive
Population +8.61% vs. 2010

DALLAS
22 Minute Drive
Population +12.61% vs. 2010

MOUNTAIN CREEK LAKE

DFW
DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT
14 Minute Drive



MARSHALL DRIVE

GREAT SW PARKWAY

PARK ROW DRIVE

TIMBERLAKE DRIVE

PINEWOOD DRIVE

3101 PINEWOOD

PREMIER INFILL LOCATIONS

- Dispersed across the Upper and Lower Great Southwest submarkets, these Properties offer tenants desirable freeway visibility, excellent connectivity to Dallas' and Fort Worth's major employment and population centers, and ease of access to main thoroughfares which will continue to attract future tenants.
- Each of the properties have direct access to DFW's major thoroughfares: I-30, I-20, 35E, 35W and President George Bush Turnpike.





360
TEXAS

DFW
DALLAS FORT WORTH
INTERNATIONAL AIRPORT
14 Minute Drive

IRVING
14 Minute Drive
Population +8.61% vs. 2010



180

ARLINGTON
10 Minute Drive
Population +9.74% vs. 2010

POTENTIAL REDEVELOPMENT OPPORTUNITY

- 2302 W. Marshall sits on 18.35 acres of land, presenting investors the rare opportunity to acquire a sizable and well-positioned tract in an urban market.
- Rail-served and situated between multiple freeways (President George Bush Turnpike, I-30, I-20 and Hwy 360), 2302 W. Marshall allows for exceptional access to major distribution channels. The Property's location within GSW, an extremely high-barrier-to-entry submarket, has little-to-no developable land and enormous leasing demand.
- The GSW submarket accounts for 4% of DFW's construction with only 1.5 MSF currently being developed. In 2021, only .3 MSF was delivered with over 4.0 MSF absorbed; as such, the submarket is unable keep up with increasing leasing demand.
- Alpha Furniture's 2.6-year WALT provides investors near-term flexibility with the opportunity to redevelop the site in 2024 or capitalize on the tremendous 181% mark-to-market potential.

RAIL LINE

2302 W. MARSHALL

MARSHALL DRIVE

18.35
ACRES OF
POTENTIAL
RE-DEVELOPMENT

2.6 Year WALT
PROVIDING
NEAR-TERM
FLEXIBILITY

181%
MARK-TO-
MARKET
OPPORTUNITY



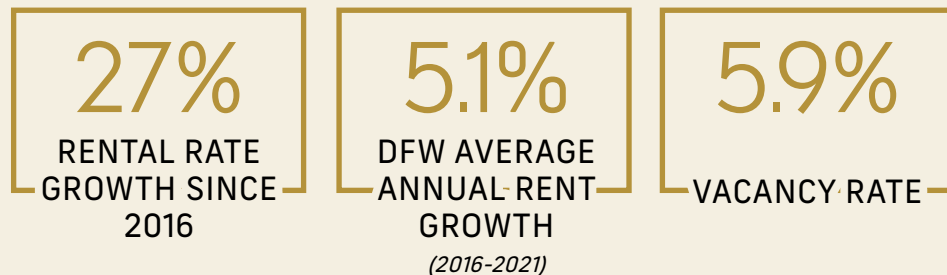


3101 PINEWOOD

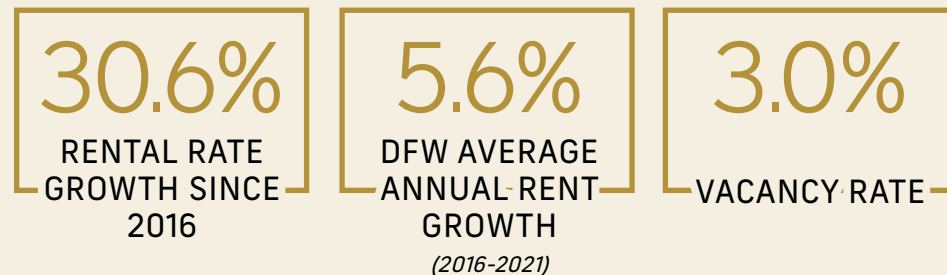
NATION LEADING INDUSTRIAL MARKET & DFW LEADING INDUSTRIAL SUBMARKET

DFW is one of the largest industrial markets in the country with over 1 billion square feet of industrial space. It is the nation's leading market for net absorption, with over 46.8 million square feet of industrial space absorbed in the last twelve months and 3.5 million square feet of industrial space absorbed year-to-date 2022. Not only does the Portfolio benefit from its location in DFW, but also from its location within the GSW submarket. Since 2016, the GSW submarket has seen rental rates grow a total of 30.6%, a sheer 330 bps more than the total 27.3% total DFW rental rate growth. Not only have rental rates experienced immense growth, but the vacancy rate remains low at 3.0%, 290 bps lower than the DFW vacancy rate. The GSW Strategic Portfolio is positioned in a premier location benefiting from the DFW and GSW market fundamentals.

DALLAS / FORT WORTH



GREAT SOUTHWEST SUBMARKET

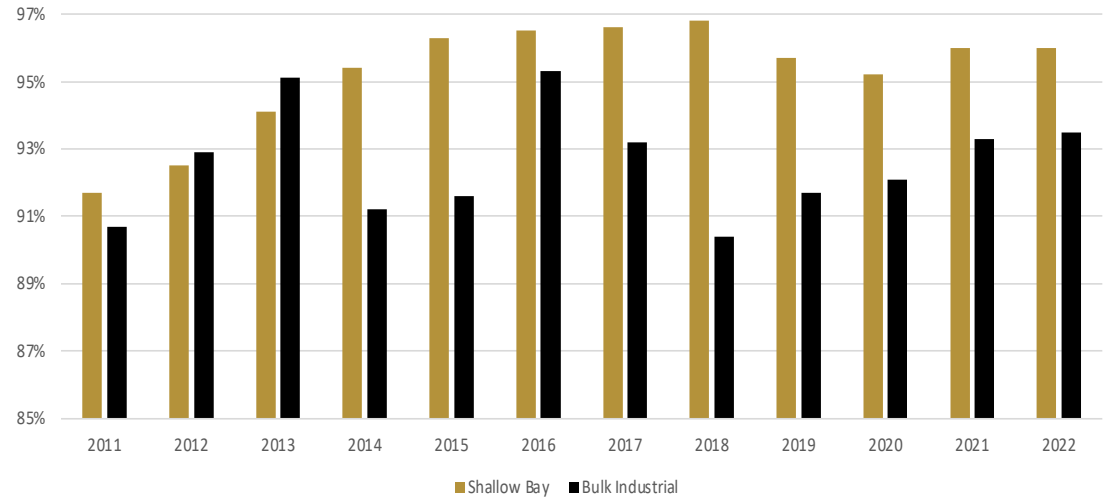


VINTAGE SHALLOW BAY INDUSTRIAL PRODUCT OUTPERFORMS BULK

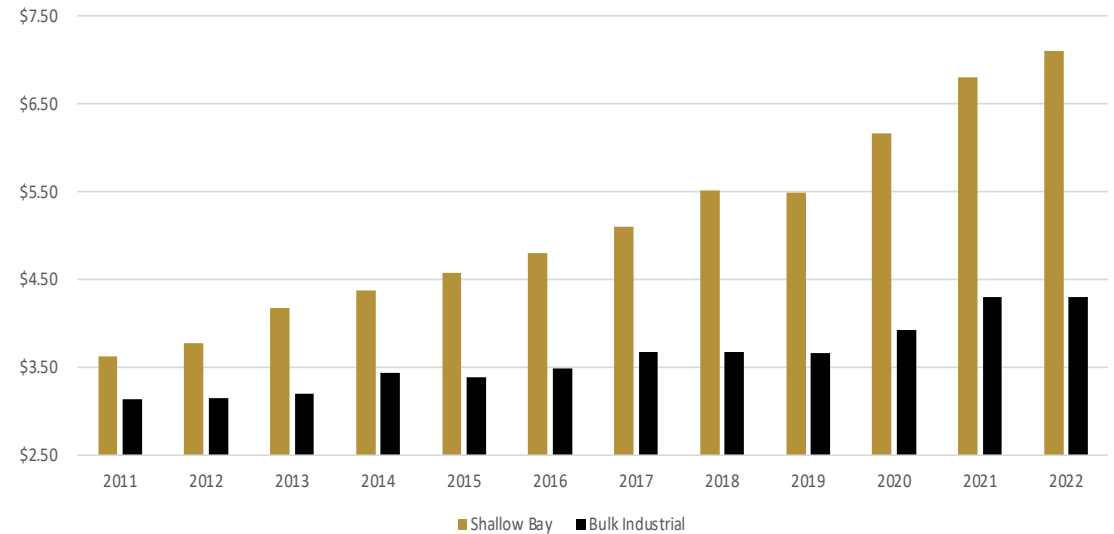
- The Portfolio consists of vintage shallow bay industrial properties ranging from 100,000 SF to 242,000 SF.
- Shallow bay industrial properties (defined as vintage, pre-2000 properties under 260,000 square feet) in the DFW metroplex have consistently outperformed bulk industrial, with stable average occupancy in the mid-to-high 90-percent range and outstanding historical rent growth amounting to 6.4% annually, on average, since 2011.



DFW INDUSTRIAL MARKET SHALLOW BAY INDUSTRIAL VS. BULK INDUSTRIAL OCCUPANCY



DFW INDUSTRIAL MARKET SHALLOW BAY INDUSTRIAL VS. BULK INDUSTRIAL DIRECT RENTAL RATES



SEAMLESS LAST-MILE CONNECTIVITY

All 3 properties within the Portfolio benefit from unparalleled connectivity to the metro's most densely populated residential areas, the largest transportation arteries, and major infrastructure.

SUPERIOR LABOR SUPPLY

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

IMMEDIATE ACCESS TO DFW'S MAJOR HIGHWAYS

Each property in the Portfolio benefits from superior and proximal highway access, making travel across the metroplex easy and convenient.

LEADING DFW ECONOMIC FUNDAMENTALS

The DFW metroplex 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.



DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT
22 Cargo Airline Carriers
970,000 US Tons of Cargo per Year

DOWNTOWN DALLAS
19.7 Miles East

2895 113TH

LONE STAR PARK
at Grand Prairie

PGBT
TOLL

3101 PINEWOOD

Universal

ALPHA FURNITURE

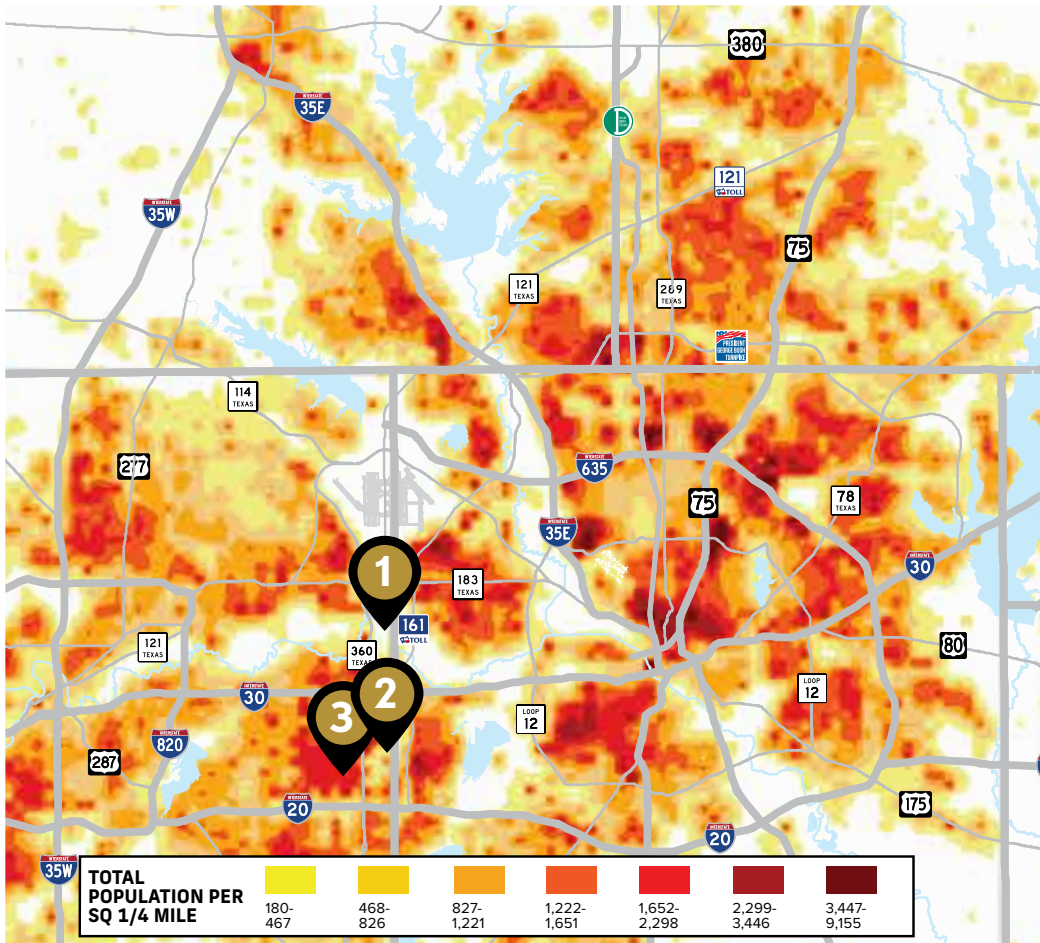
S GREAT SOUTHWEST PARKWAY

SPUR 303

MISSION



2302 W. MARSHALL



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





#4

REAL ESTATE
MARKET FOR 2021
Urban Land
Institute/PWC

#1

MSA FOR
PROJECTED
POPULATION
GROWTH

#1

MARKET
FOR DOING
BUSINESS FOR
17 CONSECUTIVE
YEARS

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

350

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



GSW STRATEGIC PORTFOLIO

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