

# TRINITY 5<sup>PACK</sup>



260,439 SF

5 BUILDINGS

INFILL DFW

95% LEASED

3.5-YEAR WALT

3.9% AVG. ANNUAL ESCALATIONS



OFFERING SUMMARY



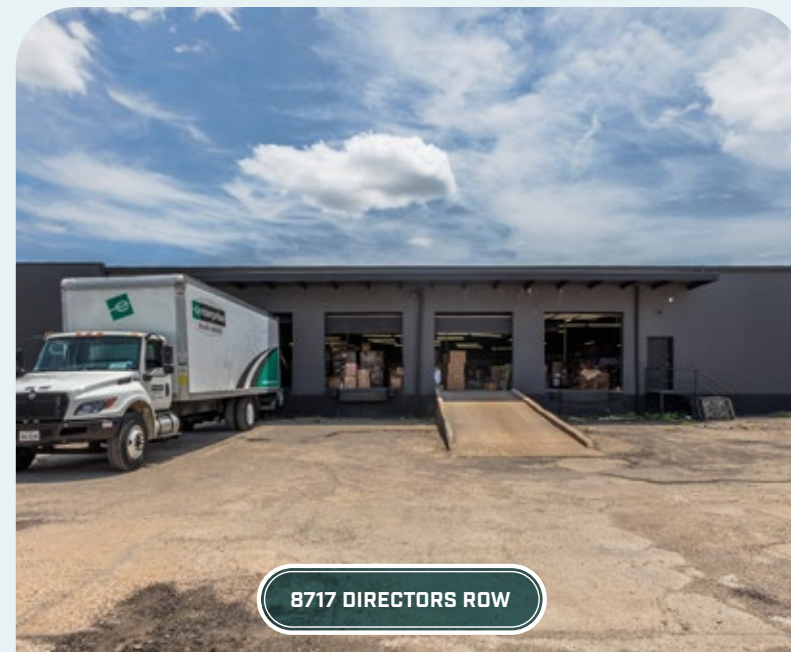
# THE OFFERING

JLL Capital Markets, on behalf of ownership, is pleased to offer qualified investors the opportunity to acquire the Trinity 5-Pack (the “Portfolio,” “Offering,” or “Properties”). Consisting of 260,439 square feet, the Portfolio provides a rare opportunity to acquire a position of irreplaceable, 95% leased last mile product within premier institutional submarkets of the Dallas-Fort Worth metro. The Portfolio is comprised of five buildings across two of DFW’s top submarkets – South Stemmons (76%) and Great Southwest / Arlington (24%).<sup>1</sup> Each of these submarkets are integral hubs for Dallas-Fort Worth logistics, continue to outpace both regional and national fundamentals, and are demanded by tenants and institutional investors. Located throughout the DFW metroplex, the properties have tremendous access to some of the nation’s most vital thoroughfares and are well-positioned to service the densely populated and rapidly growing Dallas-Fort Worth market.

In aggregate, the Trinity 5-Pack is 95% leased to five diverse tenants with a weighted average lease term of 3.5 years. Given the Portfolio’s steady in-place cash flow from both national & regional tenancy, the Offering provides the opportunity to substantially increase NOI through lease-up of existing vacancy and average annual contractual rent escalations of 3.9%.<sup>2</sup> Finally, the combination above average rent escalations, superior submarket fundamentals, and sheer size provides the unique opportunity to acquire last mile product in one of the nation’s highest performing industrial markets.

(1) Divided by square footage.

(2) Weighted average rent escalation calculation does not include Fauxcades’ 24% contractual rent escalation on 10/1/26.



PROPERTY:	2727 Northaven Rd	8888 Governors Row	8816-8820 Directors Row	8717 Directors Row	1205 E Avenue H	Total / Weighted Avg.
SUBMARKET:	South Stemmons	South Stemmons	South Stemmons	South Stemmons	Great Southwest / Arlington	-
RENTABLE SQUARE FOOTAGE:	54,250	61,406	37,406	44,741	62,636	260,439
SITE AREA:	2.6 Acres	2.5 Acres	1.9 Acres	2.2 Acres	2.8 Acres	12.0 Acres
OCCUPANCY:	100.0%	100.0%	62.8%	100.0%	100.0%	94.7%
WALT:	3.8 Years	3.8 Years	5.3 Years	2.4 Years	2.9 Years	3.5 Years
# OF TENANTS:	1 Tenant	1 Tenant	1 Tenant	1 Tenant	1 Tenant	5 Tenants
YEAR BUILT / RENOVATED:	1970	1963	1958	1958	1961 / 2023	1962
CLEAR HEIGHT:	22'	19'	15'	16'	19'	19'
OFFICE FINISH SF:	9,735	5,000	3,000	8,200	6,998	32,933
OFFICE FINISH %:	17.9%	8.1%	8.0%	18.3%	11.2%	12.6%
LOADING TYPE:	Front Load	Front Load	Cross Dock	Front Load	Front Load	-



# INVESTMENT HIGHLIGHTS



Stable In-Place Cash Flow with Substantial NOI Growth via 3.9% Annual Bumps



Product Situated within Two of DFW's Top Tier Submarkets



Immediate Value Add via Lease-Up of Remaining Availability



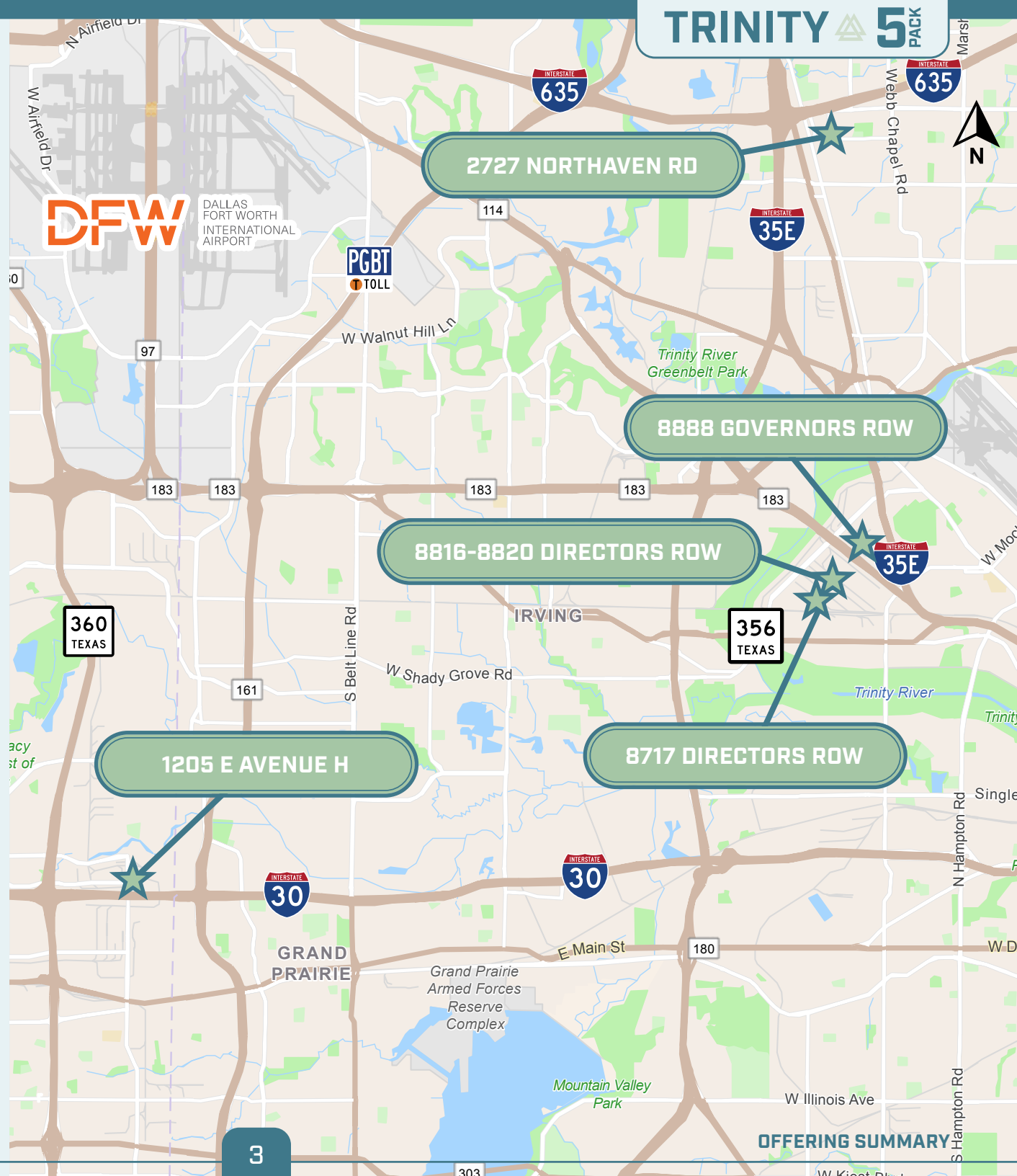
Diverse Set of Tenant Industries



Functional Light Industrial Product with Tenant & Investor Friendly Specs



Vintage Shallow Bay Product Outperforms Class A Industrial Product





# STABLE IN-PLACE CASH FLOW WITH SUBSTANTIAL NOI GROWTH VIA 3.9% ANNUAL BUMPS

The Trinity 5-Pack, currently 95% leased to five tenants, showcases a committed rent roll characterized by diverse tenant sizes and uses, fostering a stable yet dynamic tenant base. The 3.5-year weighted average lease term, combined with embedded average contractual rent escalations of 3.9%, establishes a foundation for secure and passive income growth. Additionally, the portfolio demonstrates inherent rent growth as 86% of its assets have contractual rent increases in 2026, resulting in a 25% influx in rent, including Fauxcades' 24% contractual escalation in Oct-26. The security of the cash flow is significantly enhanced by each tenant's NNN lease structure and the quality and functionality of the Properties. These factors collectively minimize Landlord obligations and ensure NOI and cash flow growth, thereby optimizing the investment's overall performance and potential returns.



**95%**

Leased to  
5 Tenants



**3.9%**

Avg. Rent  
Bumps



**3.5 YEARS**

Weighted Avg.  
Lease Term



# ACCESS TO DFW'S INSTITUTIONALLY PREFERRED SUBMARKETS

## SOUTH STEMMONS SUBMARKET KEY STATS:



**47.4 MSF**  
Total Existing Inventory



**6.6%**  
Vacancy



**\$11.07**  
Avg. NNN Rate



**6.9%**  
5-Year Avg. YoY Rent Growth

*\*CoStar Data: Under 70,00 SF and Pre-2000 build*

## GREAT SW/ARLINGTON SUBMARKET KEY STATS:



**22.4 MSF**  
Total Existing Inventory



**5.5%**  
Vacancy

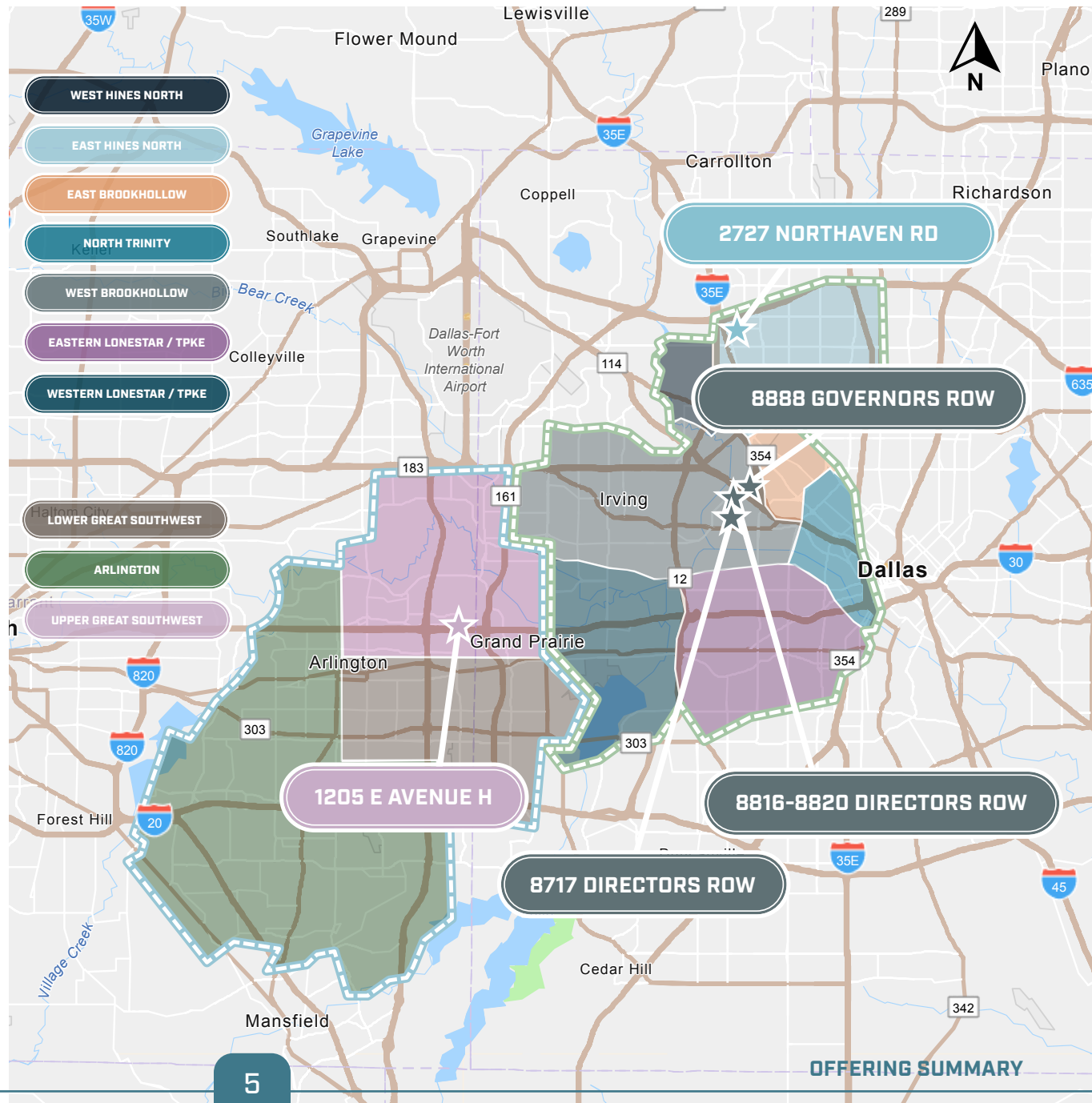


**\$9.97**  
Avg. NNN Rate








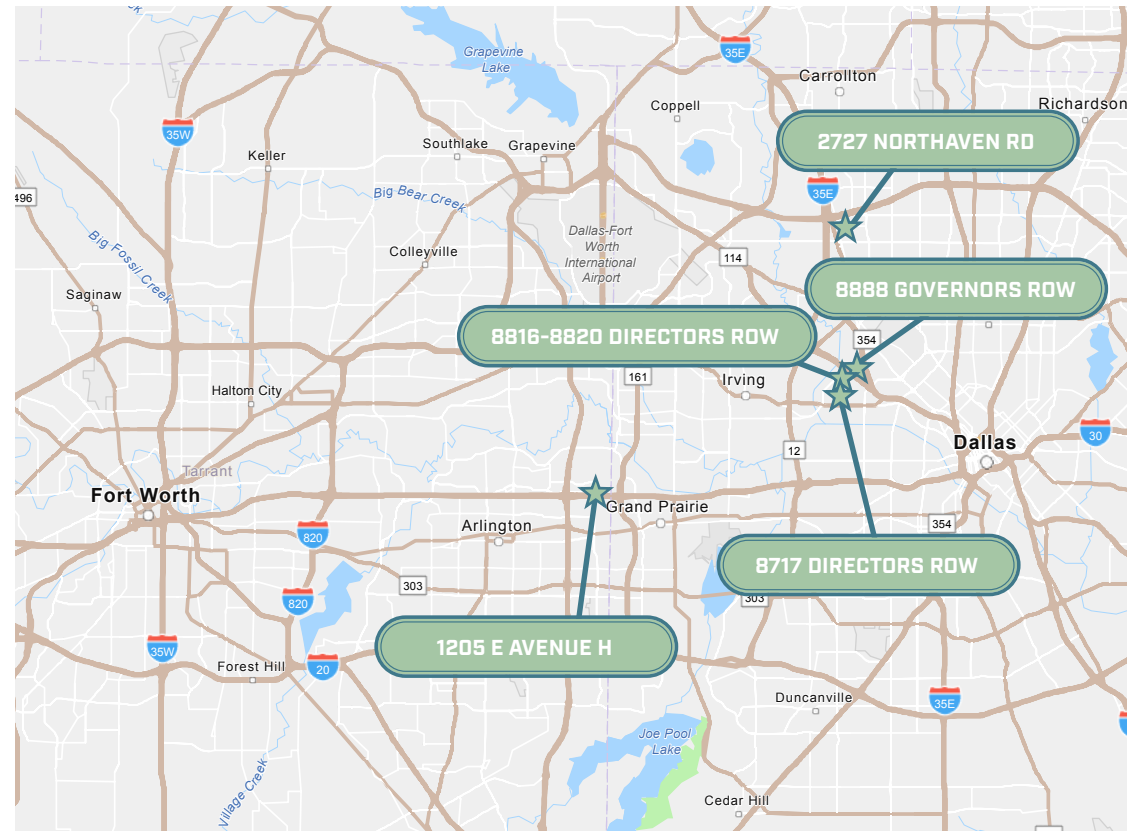
**13.1%**  
5-Year Avg. YoY Rent Growth

*\*CoStar Data: Under 70,00 SF and Pre-2000 build*



# CONVENIENT COMMERCIAL ARTERIES AND ROBUST DFW DEMOGRAPHICS

Property:	Highway:	Mileage:	Drive Time:
8888 Governors Row		0.6 Miles	2 Minutes
2727 Northaven Rd.		0.9 Miles	3 Minutes
8816-8820 Directors Row		1.2 Miles	3 Minutes
8717 Directors Row		1.3 Miles	4 Minutes
1205 E Avenue H		1.2 Miles	3 Minutes



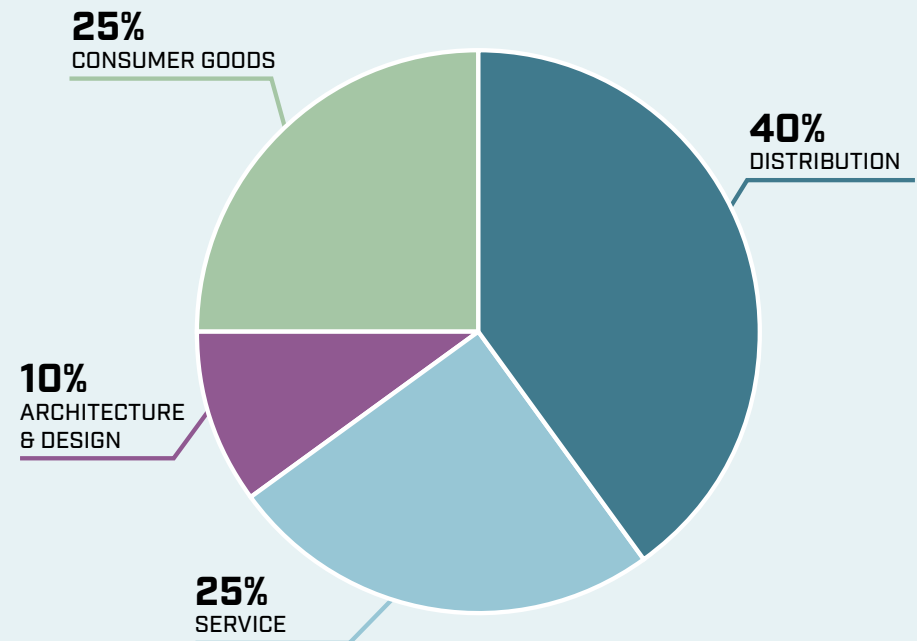
## DOMINANT DALLAS-FORT WORTH DEMOGRAPHIC GROWTH

	2020	2024	2029
<b>Population</b>			
Total Population	7,637,387	8,195,415	8,811,074
Total Population Growth	-	7.3%	7.5%
<b>Labor Force</b>			
Average Household Income	-	\$123,641	\$141,083
Potential Work Force (18+)	5,705,128	6,236,711	6,819,771
Work Force (18+) Growth	-	9.3%	9.3%
Employment Rate	-	96.5%	-

# DIVERSE SET OF TENANT INDUSTRIES

The Trinity 5-Pack is occupied by five distinct tenants at the forefront of their respective industries, providing potential investors the comfort of a varied and established user base. United Parcel Service Inc. (UPS), a Fortune 50 company, makes up 21% of the Portfolio's square footage in its facility at 2727 Northaven Rd. that serves as a crucial logistics hub for the region. Fauxcades, Inc., headquartered within 8888 Governors Row, is a full-service event design, production, and rental company, curating tailored spaces for events of all sizes across the DFW MSA. Founded in Dallas 20 years ago, Auro Design Works, Inc. at 8816-8820 Directors Row, brings creative innovation to the portfolio, offering comprehensive interior design and architecture services, specializing in window spaces. Detail Provisions Co., headquartered within the Portfolio at 8717 Directors Row, has built a reputation as a premier operations platform for emerging eCommerce businesses, handling everything from order fulfillment to bookkeeping. Finally, in their 50th year of operation, Surplus City LLC rounds out the rent roll at 1205 Avenue H, providing affordable, bulk, HVAC parts and machinery.

## RENT ROLL COMPRISED OF VARIOUS INDUSTRIES



FAUXCADES

DESIGN DISTRICT

Detail Provisions Co.



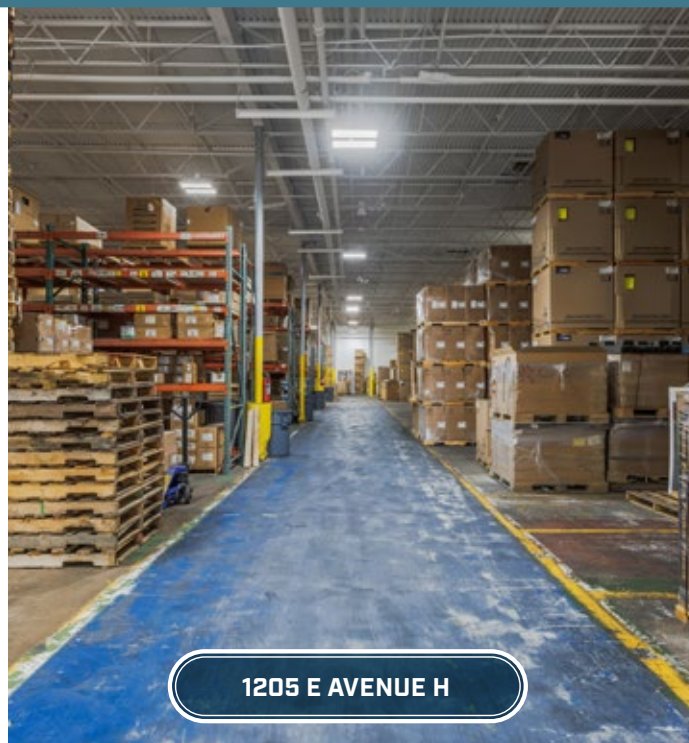
2727 NORTHAVEN RD



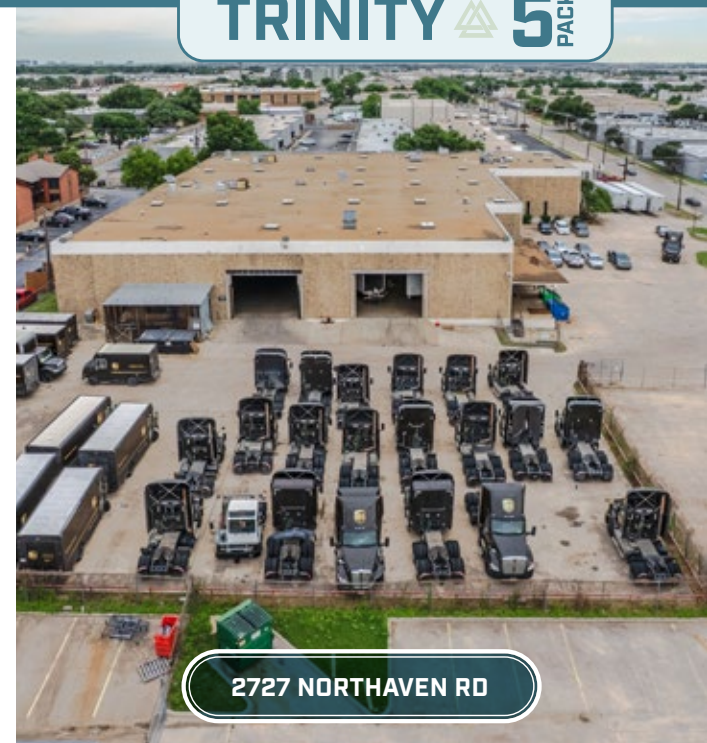




8717 DIRECTORS ROW



1205 E AVENUE H



2727 NORTHAVEN RD

## FUNCTIONAL LIGHT INDUSTRIAL PRODUCT WITH TENANT & INVESTOR FRIENDLY SPECS

TOTAL SQUARE FEET

**260,439**

LEASED

**95%**

NUMBER OF BUILDINGS

**5**

AVERAGE SUITE SIZE

**43,407 SF**

CLEAR HEIGHT

**15' - 22'**

AVERAGE CLEAR HEIGHT

**19'**

NUMBER OF TENANTS

**5**

NUMBER OF ASSETS WITH FENCED TRUCK COURTS

**4**

OFFICE FINISH

**12.6%**

LOADING DOORS

**19 Dock High / 8 Grade Level**

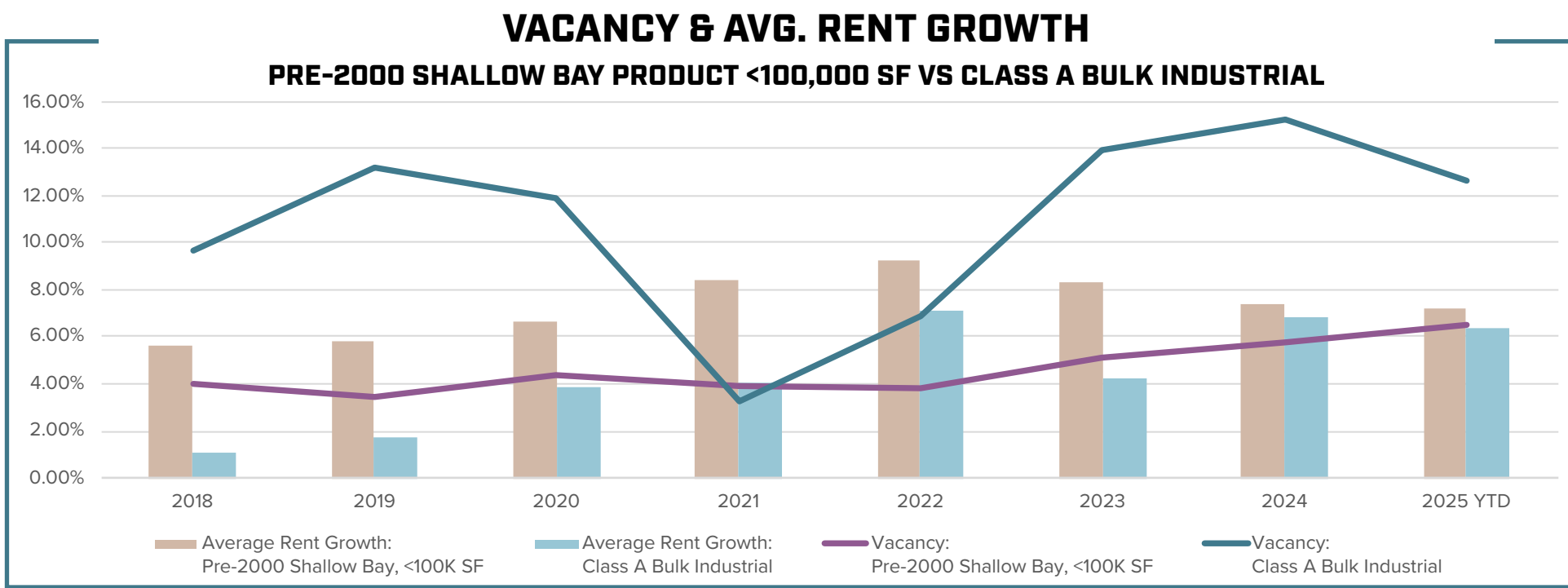
AVERAGE TRUCK COURT DEPTH

**118'**



# VINTAGE SHALLOW BAY PRODUCT OUTPERFORMING CLASS A INDUSTRIAL PRODUCT

Since 2012, vintage (pre-2000) shallow bay product within the DFW industrial market has consistently outperformed bulk industrial product. DFW shallow bay product has averaged 95% occupancy and seen 6.4% average annual rent growth since 2012 and 8% average annual rent growth since 2022.



## KEY TAKEAWAYS

4.9%

5-YEAR AVG. VACANCY RATE

8.0%

AVG. RENT GROWTH SINCE 2022

\$9.90/SF

DIRECT RENTAL RATE

9.5%

5-YEAR AVG. OCCUPANCY

# TRINITY



# 5<sup>PACK</sup>

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