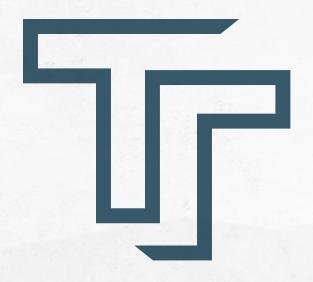


3 ASSETS 11 BUILDINGS DFW & HTX 200,343 SF 98% OCCUPANCY 2.1 YRS. WALT 26% BELOW MARKET



THE OFFERING

JLL Capital Markets is excited to present qualified investors with the chance to acquire the Texas Tri-Pack (the "Portfolio" or "Offering"). This three asset Portfolio, totals 200,343 square feet of infill industrial product, offering investors a unique opportunity to acquire scale in the highly sought-after Dallas / Fort Worth and Houston markets. The Portfolio is comprised of eleven buildings located in South Stemmons and Great Southwest in DFW and the Southwest Corridor of Houston. The Texas Tri-Pack is 98% occupied by 64 diverse tenants offering a robust investment profile. With an average lease term of 2.1 years, the Portfolio boasts steady cash flow and significant growth potential. Featuring an average suite size of 2,990 SF and 16' average clear heights, the properties provide ideal configurations for a variety of business operations. Projections indicate a ~29% NOI increase over three years through lease up and a strong mark-to-market opportunity of 26%.

PORTFOLIO SUMMARY

PROPERTY ID	PROPERTY NAME	PROPERTY ADDRESS	MARKET	SUBMARKET	SF	% LEASED	# OF BUILDINGS	# OF SUITES
1	Plaza Circle II	11048-11056 Shady Trail	Dallas-Fort Worth	South Stemmons	68,043	100%	4	25
2	GSW Circle I	2125-2133 S. Great Southwest Pkwy	Dallas-Fort Worth	Great Southwest	73,600	94%	5	30
3	Kinghurst Circle	10849-10899 Kinghurst Drive	Houston	Southwest Corridor	58,700	100%	2	12
Portfol	io Total / Wtd. Avg.:				200,343	98%	11	67



PROPERTY HIGHLIGHTS







Property:	Plaza Circle II	GSW Circle I	Kinghurst Circle
Size (SF):	68,043	73,600	58,700
Office %:	35%	39%	47%
Year Built:	1984	1986	1981
Minimum Clear Height:	14'	16'	18'
Truck Court Depth:	Various	70' - 105'	75'
Dock-High Doors:	-	10	
Semi-Dock Doors:			8
Grade-Level Doors:	36	24	9
Total Loading Doors:	36	34	17
Auto Parking:	132	162	190
Power:	Capacity ranges from 60 to 400/ amps and 120/volts	Capacity ranges from 125-200/ amps and 240/volts	120/208-Volt, three-phase, four- wire
Lighting:	Partial LED	Partial LED	Partial LED

MULTI-TENANT INDUSTRIAL BUILDINGS WITH A VARIETY OF LOADING CONFIGURATIONS ARE IN HIGH DEMAND IN THE DALLAS-FORT WORTH METROPLEX WITH A LACK OF COMPETING PRODUCT.

TEXAS TRI-PACK - 3 (III)

INVESTMENT HIGHLIGHTS

PORTFOLIO OF SCALE WITH TENANT DIVERSIFICATION



67NUMBER OF SUITES



2,990AVG. SUITE SIZE (SF)



TOTAL BUILDINGS



16'AVG. CLEAR HEIGHT W/ DOCK-HIGH AND GRADE LEVEL LOADING

INFILL LOCATION WITH DOMINANT LEASING ACTIVITY



10 NEW LEASES 30K SF LEASED (SINCE MAY-24)



DFW/HOUSTON

2ND AND 3RD FASTEST GROWING MSA'S IN AMERICA



3.6 MTOTAL POPULATION
(DALLAS & HOUSTON)



<2.0 MILES

AVG. DISTANCE TO MAJOR THOROUGHFARE

STEADY CASHFLOW WITH SIGNIFICANT NOI GROWTH



98% LEASED TO 64 TENANTS



28.6%POTENTIAL NOI GROWTH (YR.1 - YR.3)



2.1 YEARS WALT



25.9%
BELOW MARKET RENTS



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