

For Sale



Siemens Building

8600 N. Royal Ln.
Irving, TX 75063

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OFFERING SUMMARY

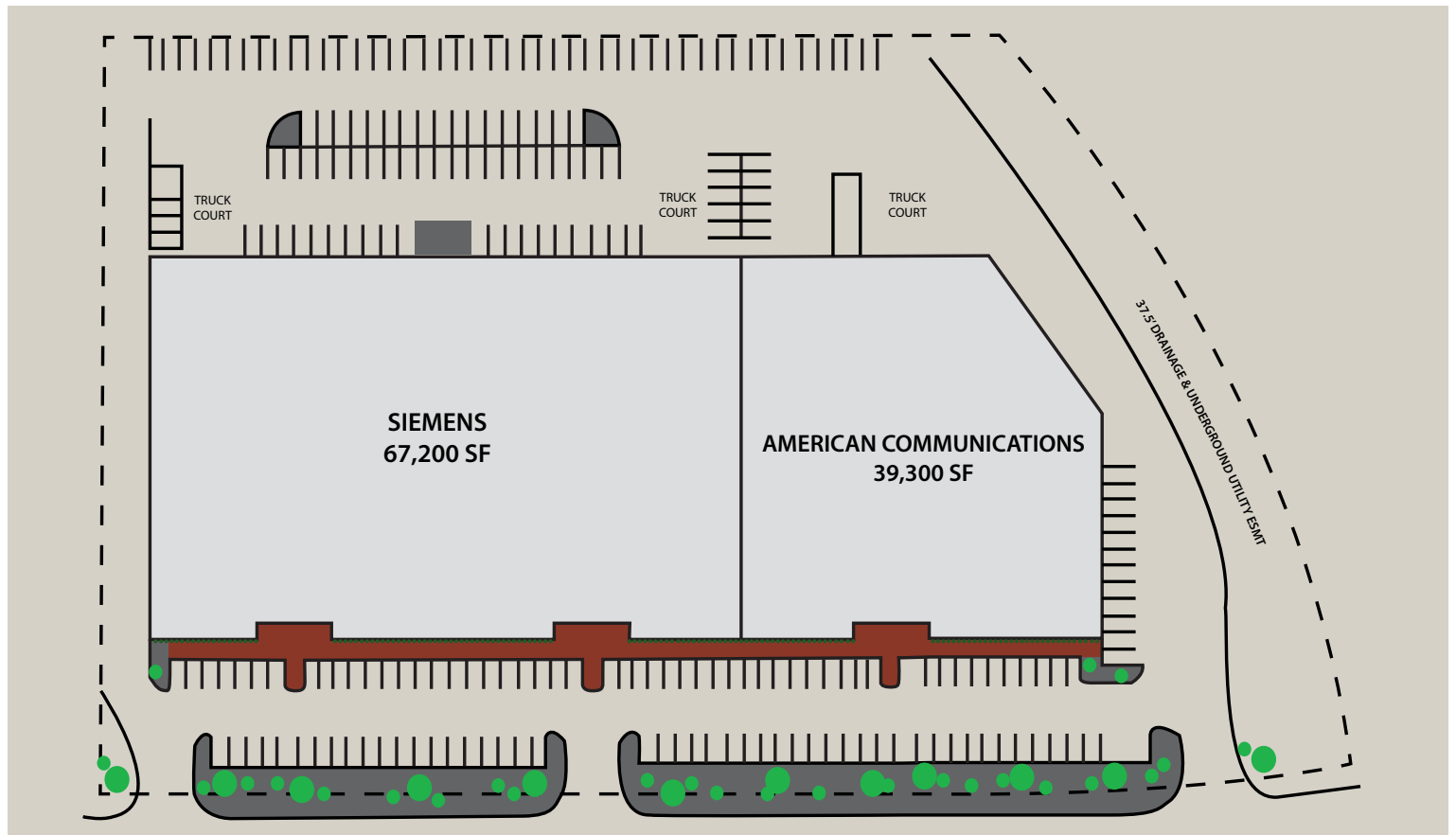
Price:	\$7,900,000 (\$74.18/SF)
Projected NOI (2014):	\$628,739
Cap Rate:	8%
Property Type:	Office/Warehouse
Building Size:	106,500 SF
Construction Type:	Single story structure with steel framed roof and tilt-up exterior concrete wall panels. Roofing is a three-ply built-up system over rigid insulation ballasted with stone. Building is fully protected by a sprinkler system.
Land Area:	5.38 Acres
Building Class:	A
Year Built:	1997
Occupancy:	100%

INVESTMENT HIGHLIGHTS

- Institutional quality building located just 4 miles north of the Dallas/Fort Worth International Airport
- 100% leased to 2 tenants with Siemens Corporation occupying over 63% of the building
- Below market rents gives an investor potential upside
- Dallas Fort Worth Metro area is the 4th largest in the U.S.
- No state corporate or personal income taxes
- Property is offered free and clear of debt



SITE PLAN



CASH FLOW PROJECTION 2014



	Total	PSF
Income:		
Contract Base Rent	\$ 753,000	\$ 7.07
Expense Reimbursements	161,857	1.52
Total Income	\$ 914,857	\$8.59
Expenses:		
Utilities	\$ 15,300	\$0.14
Maintenance and Repairs	60,023	0.56
Real Estate Taxes	152,032	1.43
Insurance	13,703	0.13
Management and Administrative	45,060	0.42
Total Expenses	\$ 286,118	\$ 2.69
Net Operating Income	\$ 628,739	\$ 5.90

LEASE DETAILS

	Siemens Corporation www.siemens.com usa.siemens.com/buildingtechnologies	Clover Telecom Asset Management, LLC www.cloverttech.com www.go-ac.com
Rentable Area:	67,200 SF	39,300 SF
% of GLA:	63.1%	36.9%
Lease Commencement:	October 1, 1997	October 1, 2005
Lease Expiration:	September 30, 2015	December 31, 2016
Options to Renew:	Two - 5 year options at market	One - 5 year option at market
Option to Terminate:	N/A	Tenant has one-time option to terminate the lease effective December 31, 2014. Notice of termination to be provided May 1, 2014
Lease Guarantor:		4L Holdings Corporation
Lease Type:	NN (Landlord responsible for roof, structure, floor slab, parking lot and HVAC)	Modified Gross (Tenant pays all utilities and janitorial expenses directly to service provider. Tenant reimburses Landlord for any expenses over the base year operating expense)
Annual Rent (2014):	\$571,200	\$88,440 (Jan-Jun) \$93,360 (Jul-Dec) <hr/> \$181,000
Escalations:	None	Rent increases to \$4.75/SF on July 1, 2014
Annual Rent PSF (2014):	\$8.50/SF	\$4.50/SF
Base Operating Expenses:	N/A	\$2.46/SF
Effective Net Rent PSF:	\$8.50/SF	\$2.04/SF



TRANSACTION GUIDELINES

The Property is being offered on an all cash, "as is" basis to a select group of qualified investors. The prospective purchaser will be selected by the Owner in consultation with Hold Thyssen, Inc. on the basis of (i) price, (ii) financial strength, (iii) level of discretion to invest funds, and (iv) experience in closing other similar transactions.

PURCHASE OFFERS

All interested parties must submit non-binding letters of intent to Richard Fisher of Hold Thyssen, Inc. together with documentation on the sources of funds required to close the transaction, and the transactional experience of the purchaser with similar sized assets. While there is no specific date that offers to purchase this property are due, the owner would anticipate going to contract with a purchaser no later than March 1, 2014 in order to meet the targeted closing date in May/June of this year. The owner reserves the right to modify any and all time frames within the schedule as it may deem necessary as well as the right to accept any offer it deems acceptable, notwithstanding the strength or merit of any other offer. The owner also reserves the right to remove the Property from the market or to adjust the asking price at any time with or without notice.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold-Thyssen, Inc. is a licensed real estate broker.

FOR MORE INFORMATION,
CONTACT:

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