

RIVERSIDE COMMONS

— THE GATEWAY TO LAS COLINAS —



THE OPPORTUNITY

Newmark Knight Frank (“NKF”) and CBRE are pleased to present the opportunity to acquire **Riverside Commons** (the “Property”), a Class A office complex located in the Urban Center of Las Colinas — Dallas/Fort Worth’s (“DFW” or the “Metroplex”) premier corporate destination. The recently renovated Property offers 467,285 square feet of high-quality office space, a full complement of first-class amenities and abundant structured parking.

Riverside Commons is prominently positioned along John Carpenter Freeway (“SH 114”) at the cornerstone of the Las Colinas Urban Center, providing superior accessibility and valuable visibility to more than 200,000 vehicles daily. The Property features a true urban environment with immediate access to urban living, luxury and boutique hotels, and popular retail, restaurants and entertainment. Riverside Commons is also a short walk to DART’s Urban Center light-rail station and 10 minutes from the Dallas/Fort Worth International Airport (“DFW Airport”).

Riverside Commons is 95% leased to an enviable base of high-quality credit tenants with a WALT of 6.8 years. In addition to its stabilized rent roll, the Property offers upside through the lease-up of remaining vacancy and mark-to-market of future rollover.



INVESTMENT HIGHLIGHTS



STABILIZED RENT ROLL WITH UPSIDE

- Diverse, High-Quality Credit Tenants
- Robust Leasing Momentum
- Multiple Value Creation Opportunities



LANDMARK CLASS A OFFICE PARK

- Recent and Significant Capital Investment
- First-Class On-Site and Proximate Urban Amenities
- Valuable Access to Highways and Light Rail



PREMIER LAS COLINAS LOCATION

- Superior Access to DFW Airport
- Coveted Corporate Address
- World-Class Amenities



#1 MARKET FOR INVESTMENT

- Top U.S. Market for Investment
- Pro-Business Environment
- Nation-Leading Job and Population Growth

ASSET PROFILE



Net Rentable Area:
467,285 RSF



Typical Floor:
12,000-27,000 SF



Leased:
95%



Floors:
3 and 4



Site Size:
12.8 Acres



WALT:
6.8 Years



Year Built / Renovated:
1985-1986 / 2014-2018



Structured Parking Ratio:
3/1,000 RSF



In-Place Rents:
15%+ Below Market



RIVERSIDE COMMONS

SITUATED ON ONE OF THE LARGEST AND MOST PROMINENT SITES IN THE URBAN CENTER, RIVERSIDE COMMONS IS WELL POSITIONED TO CAPITALIZE ON STRONG DEMAND WITHIN THIS AMENITY-RICH, LIVE-WORK-PLAY ENVIRONMENT.

LONG-TERM, SECURE CASH FLOW

STABILIZED IN-PLACE RENT ROLL

95%
Leased to High-
Quality Credit Tenants

2 Largest Tenants
in Place until
September 2027 &
December 2030

WALT of
6.8 Years

Less Than 20%
Rollover
**IN THE FIRST
FOUR YEARS**

NOTABLE TENANTS AT RIVERSIDE COMMONS



INDUSTRY DIVERSIFICATION



FINANCIAL
SERVICES



INSURANCE



TECHNOLOGY



COLOCATION



EDUCATION



ENTERTAINMENT +
FOOD & BEVERAGE



MULTIPLE VALUE CREATION OPPORTUNITIES

CONTRACTUAL
BASE RENT

\$49 MILLION

Attractive Cash-on-Cash
Yields

CONTRACTUAL RENT
INCREASES

\$1.1 MILLION

Over the 5-Year Hold

LEASE-UP OF
CURRENT VACANCY

25,620

Total SF

FUTURE UPSIDE THROUGH
BELOW-MARKET RENTS

±15%

Below Current
Market Rents

30%+

Less Than Competitive
Properties

WITH MORE THAN 200,000 SQUARE FEET OF NEW LEASES SIGNED IN THE LAST 24 MONTHS, RIVERSIDE COMMONS' ROBUST LEASING MOMENTUM IS THE RESULT OF EXCEPTIONAL MARKET POSITIONING, RECENTLY COMPLETED RENOVATIONS AND AN IRREPLACEABLE LOCATION.

LANDMARK CLASS A OFFICE PARK



EXCLUSIVE BUSINESS ADDRESS

Distinctive Design — Inspired by the Texas Hill Country

Exceptional Drive-up Appeal with High-End Finishes Throughout

Efficient Floor Plates Accommodate a Large Range of Tenant Sizes

Abundant Structured Parking

LIMITED NEAR-TERM CAPITAL EXPOSURE \$20+ MILLION INVESTED (SINCE 2014)

Significant Tenant Improvements

Renovated Lobbies, Restroom and Corridors

Updated Amenity Center

Elevator Modernization and Cab Upgrades

New Parking Canopies

FIRST-CLASS ON-SITE AMENITIES

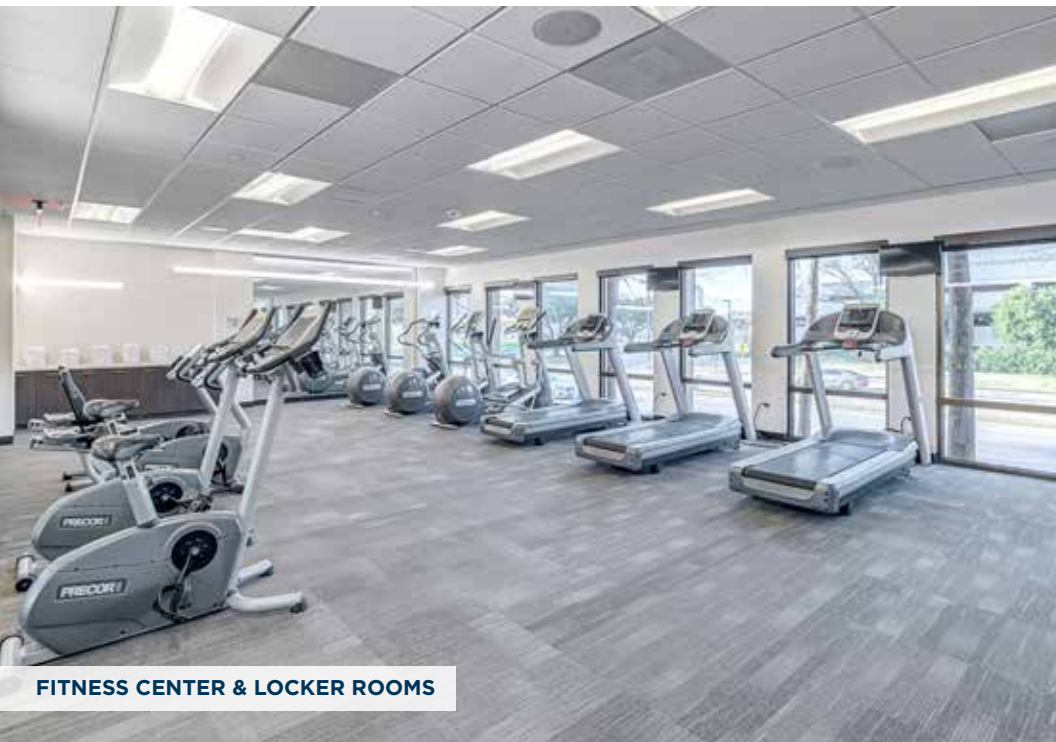
RIVERSIDE COMMONS OFFERS TENANTS RECENTLY RENOVATED CLASS A OFFICE SPACE, A FULL COMPLEMENT OF FIRST-CLASS AMENITIES, AND A HIGHLY SOUGHT-AFTER URBAN ENVIRONMENT.



FULL-SERVICE CAFE & TENANT LOUNGE



CONFERENCE CENTER



FITNESS CENTER & LOCKER ROOMS



COURTYARDS & SEATING AREAS

THE URBAN CENTER

VIBRANT LIVE-WORK-PLAY ENVIRONMENT



50+

Restaurants, Shops & Entertainment Destinations



6,650+

Residential Units



1,500+

Rooms & Suites



Lake Carolyn, Canals, Trails & Green Space

LAS COLINAS – SUPERIOR DEMOGRAPHICS

150,000

CURRENT POPULATION

60%

GROWTH SINCE 2000

\$110,000

AVERAGE HH INCOME

\$400,000

AVERAGE HOUSING VALUE

63%

RESIDENTS WITH BACHELOR'S+ DEGREE





SUPERIOR ACCESSIBILITY



Easy Access from All Four Directions
 Direct Access to SH 114
 1 Mile from Northwest Highway (Loop 12)

1 Mile from DART Light-Rail Station



Walkable Light-Rail Access
 10 Minutes from the Urban Center Station
 Next Door to the Urban Center's "People Mover" Station



Unmatched International Airport Access
 10 Minutes to DFW Airport
 10 Minutes to Dallas Love Field

COVETED LAS COLINAS SUBMARKET



Pro-Business Community with Superior Access



Concentration of 8,500+ Businesses – Second in North Texas



150+ Foreign-Owned Companies – Leading Texas City for Foreign Investment



Maturing Mixed-Use, 24/7 Environment



Home to Decision Makers and Young Professionals



Strong Population Growth & Exceptional Demographics

LAS COLINAS IS A PROVEN, LEADING DESTINATION FOR BOTH TENANTS AND INVESTORS DUE TO ITS STATUS AS A PRIMARY ECONOMIC CENTER, HISTORICAL PERFORMANCE AND FUTURE GROWTH PROSPECTS.

GLOBAL HQS IN LAS COLINAS

ExxonMobil

#2

PIONEER
NATURAL RESOURCES

#333



#545

MCKESSON

#7

VISTRA
ENERGY

#337



#645

FLUOR

#164

Celanese

#426

DARLING
INGREDIENTS INC.

#699



Kimberly-Clark

#171

Michaels
Where Creativity Happens™

#523



#804

URBAN CENTER CLASS A PROPERTIES

	Riverside Commons	Competitive Set Snapshot
Inventory:	467,285 RSF	4,394,882 RSF
Leased:	95%	78%* 10-Year Average: 89%
Direct Avg. Asking Rents:	\$19.00 PSF (NNN)	\$25.25 PSF (NNN)
Leasing Activity (24 Months):	200,000+ SF	±670,000 SF

*Includes the ±600,000 square feet vacated at Williams Square by Pioneer Natural Resources, which moved into their new headquarters campus in late 2019. Competitive set was 89% leased at year-end 2019.

RIVERSIDE COMMONS IS COMPETITIVELY POSITIONED AMONG THE LAS COLINAS URBAN CENTER'S HIGHEST PERFORMING OFFICE BUILDINGS.

DALLAS/FORT WORTH: TOP U.S. MARKETPLACE



#1 TOTAL NET OFFICE ABSORPTION

Nearly 18 Million SF since 2015

#1 FASTEST GROWING METRO

360+ New Residents Each Day



THIRD MOST FORTUNE 500 HQS

23 — Trails only New York City & Chicago



#1 PROJECTED JOB & EMPLOYMENT GROWTH

Five-Year Growth from 2020 to 2025

#1 ANNUAL JOB GROWTH

119,600 Net New Jobs (Last 12 Months, Seasonally Adjusted)



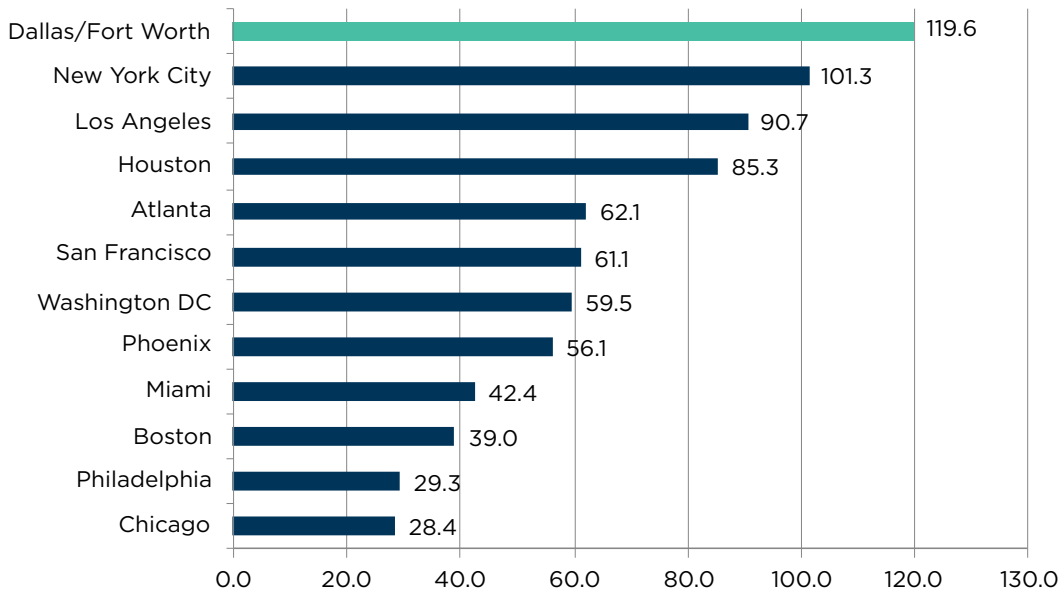
CENTRAL U.S. LOCATION

One of the World's Busiest Airports

VERY LOW UNEMPLOYMENT

3.1% Compared to National Average of 3.5% (Seasonally Adjusted)

TOP EMPLOYMENT GROWTH | LARGEST METROS



Source: Bureau of Labor Statistics

Note: Net new jobs year over year through November 2019, total non-farm employment (seasonally adjusted)



URBAN LAND INSTITUTE AND PWC RANK DFW THE #1 MARKET FOR INVESTMENT IN THEIR "EMERGING TRENDS IN REAL ESTATE" FOR 2019.

RIVERSIDE COMMONS

THE GATEWAY TO LAS COLINAS

NKF INVESTMENT SALES

CBRE INVESTMENT SALES

GARY CARR

Vice Chairman
469.467.2007
gary.carr@ngkf.com

ROBERT HILL

Vice Chairman
469.467.2008
robert.j.hill@ngkf.com

JOHN ALVARADO

Vice Chairman
469.467.2009
john.alvarado@ngkf.com

CHRIS MURPHY

Vice Chairman
469.467.2016
chris.murphy@ngkf.com

EVAN STONE

Senior Vice President
214.725.6666
evan.stone@cbre.com

DEBT & STRUCTURED FINANCE

UNDERWRITING SUPPORT

SARAH ANDERSON

Managing Director
469.467.2079
sarah.anderson@ngkf.com

DAVID MILESTONE

Vice Chairman
310.491.2015
david.milestone@ngkf.com

HAYLEY ONOFREY

Senior Financial Analyst
469.467.2023
hayley.onofrey@ngkf.com

For additional information regarding this opportunity, please visit the property website at www.riversidecommonsintexas.com.



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