

Confidential Offering Memorandum



Stampede Crossing - Phase II

SEQ I-635 (LBJ) & Belt Line Rd | 3341 Regent Blvd, Irving, Texas



Confidentiality Agreement

This is a confidential Memorandum intended solely for your limited use and benefit in the acquisition of Stampede Crossing, Phase II, located at 3341 Regent Blvd, on the SEQ of the I-635 & Belt Line Rd, Texas.

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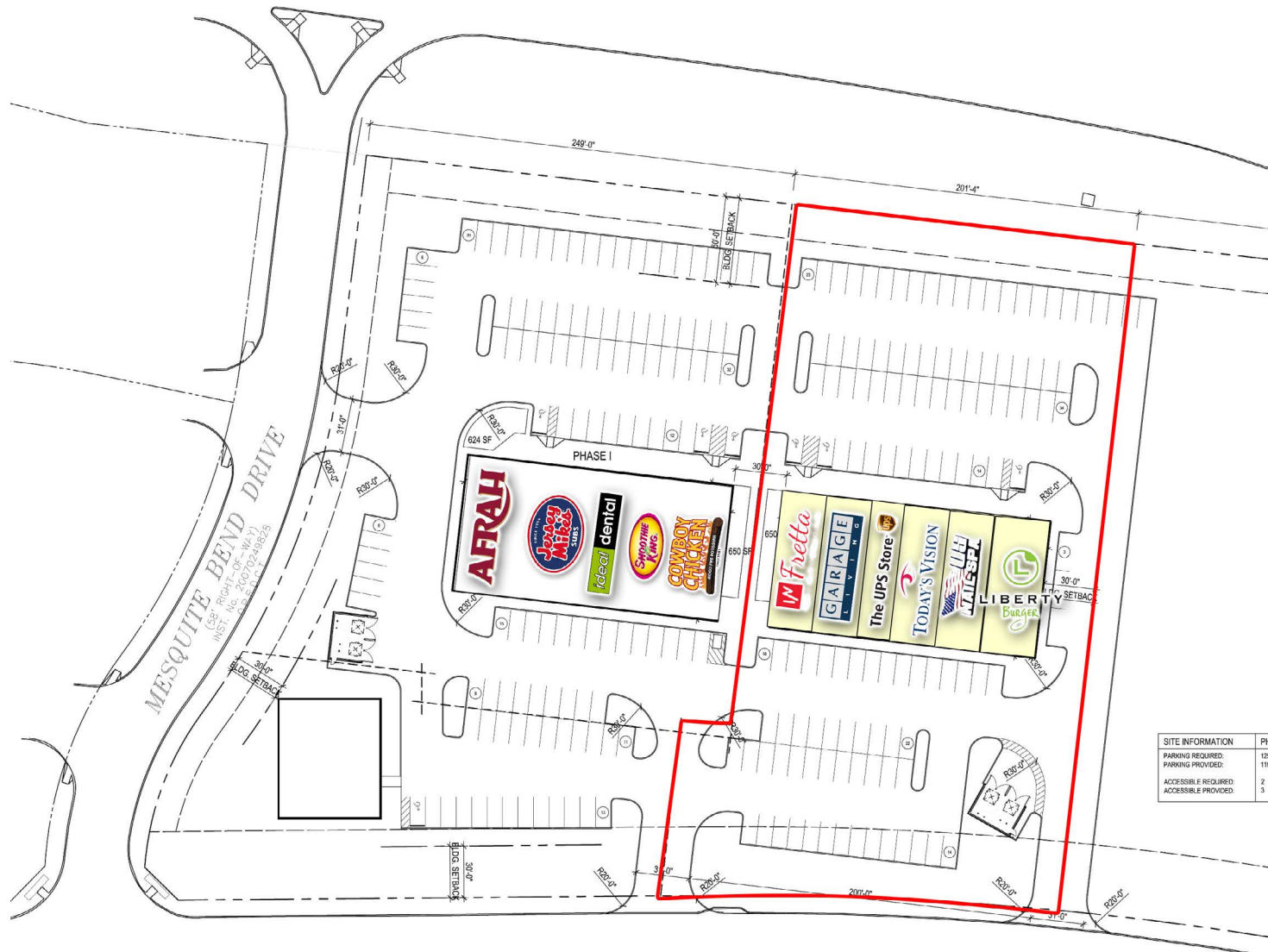
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Site Plan



SITE INFORMATION		PH I
PARKING REQUIRED:		125
PARKING PROVIDED:		119
ACCESSIBLE REQUIRED:		2
ACCESSIBLE PROVIDED:		3

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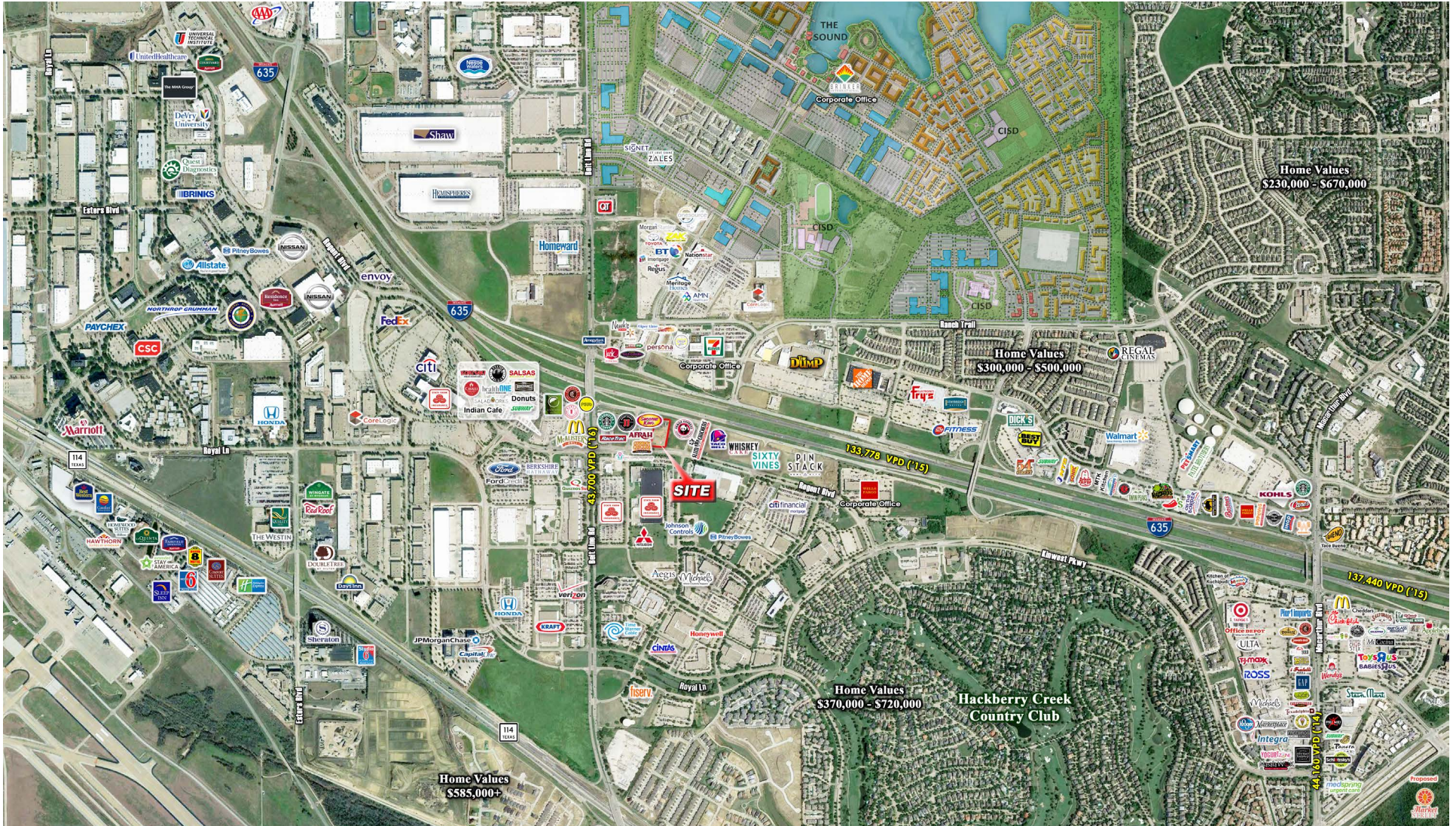
Intersection Aerial



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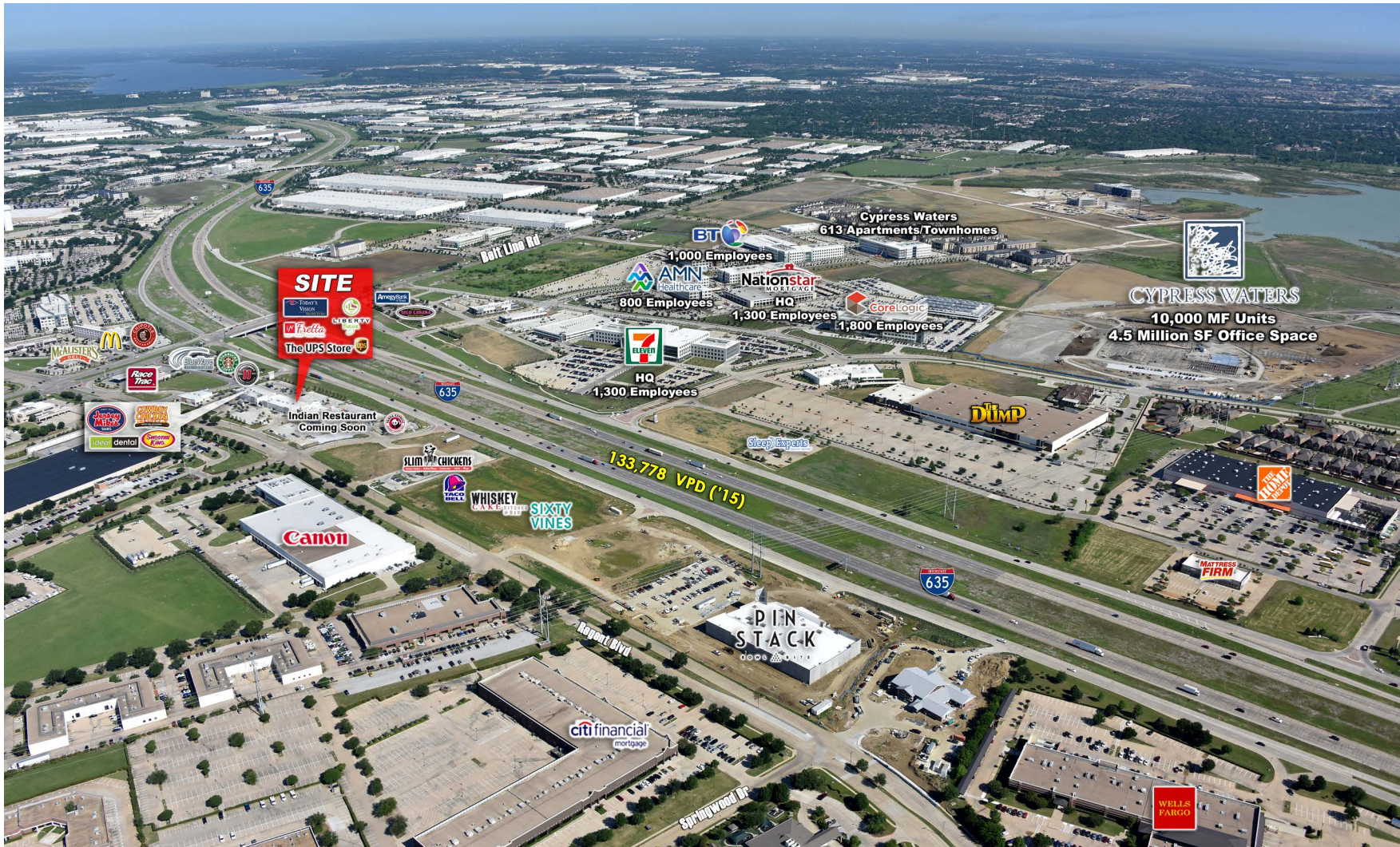
Trade Area Aerial



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Oblique Aerial



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Property Information

Physical Description

Property Address:	3341 Regent Blvd, Irving, TX 75063
County:	Dallas County
Location Description:	Retail strip center
Construction Completed:	October 2016
Construction:	Tilt Wall
Parking Field:	Concrete

Size

Gross Leasable Area:	13,246 SF
Land Size:	82,285 SF
Number of Buildings:	1
Parking Spaces:	119
Parking Ratio:	1 parking space per 111 SF

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Financial Summary

Income

Base Rent	\$385,616
<u>NNN</u>	<u>\$119,214</u>
Total Income:	\$504,830

Expenses

Common Area Maintenance:	\$27,242
Taxes:	\$72,853
Insurance:	\$3,974
<u>Management Fee</u>	<u>\$15,145</u>
Total Expenses:	\$119,214

Financial Summary

Price	\$5,842,666
NOI	\$385,616
Cap Rate:	6.6%

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Rent Roll

Suite	TENANT	SQ. FT.	% OF BLDG.	MONTHLY RENTAL	ANNUAL RENTAL	RATE PSF	LEASE TERM	CAM	Taxes	Ins	Total Mo NNN's	Total Annual NNN's	NNN PSF	Monthly Obligation	Security Deposit	Options
100	Liberty Burger	2,732	20.63%	7,285.33	87,423.96	32.00	9/1/2017-8/31/2022	728.53	1,252.17	68.30	2,049.00	24,588.00	9.00	9,334.33	9,334.33	Two (2), Five (5) Year Options
110	US Nails	1,500	11.32%	3,375.00	40,500.00	27.00	3/16/2017-3/31/2022	400.00	687.50	37.50	1,125.00	13,500.00	9.00	4,500.00	4,500.00	One (1), Five (5) Year Option
120	Today's Vision	2,200	16.61%	4,766.67 5,243.33	57,200.00 62,920.00	26.00 28.60	3/16/2017-3/31/2022 4/1/2022-3/31/2027	586.67	1,008.33	55.00	1,650.00	19,800.00	9.00	6,416.67	6,416.67	Two (2), Five (5) Year Options
130	UPS	1,600	12.08%	3,500.00 3,813.33	42,000.00 45,759.96	26.25 28.60	7/9/2017-7/31/2022 8/1/2022-7/31/2027	426.67	733.33	40.00	1,200.00	14,400.00	9.00	4,700.00	4,700.00	Two (2), Five (5) Year Options
140	Garage Living	2,714	20.49%	6,332.67 6,445.75 6,558.83	75,992.04 77,349.00 78,705.96	28.00 28.50 29.00	7/1/2017-6/30/2019 7/1/2019-6/30/2021 7/1/2021-6/30/2022	723.73	1,243.92	67.85	2,035.50	24,426.00	9.00	8,368.17	8,368.17	Two (2), Five (5) Year Options
150	In Fretta Urban Pizza Bar	2,500	18.87%	6,875.00 7,541.67	82,500.00 90,500.04	33.00 36.20	3/16/2017-1/31/2022 2/1/2022-1/31/2027	666.67	1,145.83	62.50	1,875.00	22,500.00	9.00	8,750.00	8,750.00	Two (2), Five (5) Year Options

Total	13,246	100.00%	32,134.67	385,616.00				3,532.27	6,071.08	331.15	9,934.50	119,214.00		42,069.17	42,069.17	
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Total Leased Area (sf):	13,246
Total Vacant Area (sf):	0
% Leased:	100.00%
% Vacant:	0.00%

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Tenant Profiles



Liberty Burger - Liberty Burger is a high quality burger establishment dedicated to producing the freshest product while delivering outstanding customer service. With all-natural ingredients that come from local bakeries, they are able to craft a top-notch burger with the freshest produce available. They currently have seven locations in Texas and are seeking expansion opportunities in the Austin, Houston, and San Antonio areas.



Today's Vision - Today's Vision was founded in Houston in 1984 with the goal of providing one of the best possible eye sight care services, and their growth to more than fifty retail locations across Texas shows they are committed to their excellent services. In addition to offering prescription glasses and eye exams, the optometrists at Today's Vision provide onsite diagnoses, treatments and procedures for certain eye conditions, and contact lens fitting.

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Tenant Profiles (*cont*)

The UPS Store

UPS Store - UPS is one of the largest and most trusted international delivery services. The company has won numerous business and performance rewards due to their unfailing ability to meet increasing demands of customers all over the world. There are currently 4,969 stores, 1,039 customer centers, 8,885 authorized outlets, 38,400 drop boxes, and over 26,000 access point locations.



InFretta Urban Pizza Bar - InFretta is a flavorful Italian establishment that provides neapolitan pizza and wings, along with a fully stocked bar. They offer great customer service and a relaxing environment for customers to enjoy a simple yet delicious menu. Currently, InFretta has three locations in the DFW area and is aggressively looking to expand.



Garage Living - Garage Living transforms the average, clustered garage into a clean, well-organized show room that anyone would be proud to show off. When it comes to garage renovations, the experts at Garage Living are the ones you can trust. Garage Living currently has ten locations across the U.S. and Canada, with plans for expansion in the near future.

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Demographics

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MINUTE DRIVE TIME 13.59 SQ/MI	10 MINUTE DRIVE TIME 54.52 SQ/MI
POPULATION					
2016 Population	4,018	15,044	53,723	25,632	114,147
2010 Population	3,816	13,718	45,231	20,921	94,488
% Proj Growth 2016 - 2021	5.1%	8.0%	13.5%	15.5%	14.8%
HOUSEHOLDS					
2016 Households	1,580	5,928	23,272	11,138	49,020
Family Households w Children	643	2,370	7,968	3,756	16,235
Persons Per Household	2.5	2.5	2.3	2.3	2.3
AREA EMPLOYMENT					
Employees	19,687	57,502	107,797	66,522	239,342
Employers	500	1,481	2,705	1,685	6,839
RACE					
% White	34.8%	36.0%	42.0%	35.1%	40.3%
% Black	8.6%	9.3%	11.9%	11.9%	10.9%
% Asian	43.0%	40.9%	31.5%	37.3%	26.3%
% Hispanic	10.4%	10.8%	11.8%	12.3%	19.9%
White	1,400	5,412	22,542	8,991	46,000
Black	344	1,396	6,393	3,049	12,408
Asian	1,727	6,159	16,908	9,573	29,985
Hispanic	419	1,627	6,321	3,162	22,703
INCOME					
2016 Median Household Income	\$111,515	\$107,841	\$97,766	\$104,053	\$89,521
2016 Average Household Income	\$134,647	\$129,291	\$115,009	\$123,300	\$108,429
2016 Per Capita Income	\$52,512	\$50,628	\$49,817	\$53,797	\$48,819
HIGHEST EDUCATIONAL ATTAINMENT					
Education Base - Age 25+	2,521	9,377	34,700	16,509	73,907
Less than 9th Grade	1.3%	1.5%	1.7%	1.9%	5.0%
Some High School	1.7%	1.8%	2.0%	2.3%	4.3%
High School or GED	8.5%	8.8%	10.4%	10.5%	12.7%
Some College	14.7%	15.0%	18.0%	17.1%	16.6%
Associates Degree	4.0%	4.2%	5.8%	5.5%	5.3%
Bachelors Degree or Higher	69.8%	68.6%	62.1%	62.7%	56.2%

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Cypress Waters / Las Colinas Overview

Cypress Waters Overview

A 1,000 acre master-planned development, Cypress Waters is located on the Northeast corner of Interstate 635 and Belt Line Road, directly across from Stampede Crossing Phase II. Already home to 7-Eleven and NationStar Mortgage Corporate Headquarters (among others), Cypress Waters will eventually consist of 4.5 million square feet of office space and 10,000 multifamily units and single-family homes.



Las Colinas Overview

Located between Dallas and Fort Worth, Las Colinas has developed into one of the premier suburbs in the Metroplex. It is a master-planned community known for its luxury townhomes and single-family residences, while also featuring three private country clubs.



With more than 25 Million square feet of office space, combined with the proximity to DFW International Airport and Love Field, Las Colinas is a magnet for dozens of corporate headquarters and major offices, including ExxonMobil, Fluor, Kimberly-Clark, Mission Foods, Trend Micro, La Quinta Inns and Suites, AAA-Texas, AT&T, Verizon, Accenture, Nokia Siemens Networks, and many more.

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Dallas / Fort Worth Metroplex Overview

“The Dallas/Fort Worth Metroplex is the economic and cultural hub of the region commonly called North Texas or North Central Texas and is the largest inland metropolitan area in the United States. The cities of Dallas and Fort Worth are the two central cities of the Metroplex, with Arlington being a third economically important city; it is a center for sporting events, tourism and manufacturing. Most other incorporated cities in the Metroplex are “bedroom communities” serving largely as residential and small-business centers, though there are several key employers in these regions.

Dallas and its suburbs have one of the highest concentrations of corporate headquarters in the United States. Business management and operations is a major part of the economy. The Metroplex also contains the largest Information Technology industry base in the state. This area has a large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms such as Texas Instruments, HP Enterprise Services, Dell Services, Nokia, i2, AT&T, Alcatel-Lucent, Ericsson, CA, Google, and Verizon in and around Dallas.

According to the Dallas Business Journal ‘s 2006 Book of Lists, American Airlines is the largest employer in the Metroplex. Several major defense manufacturers, including Lockheed Martin, Bell Helicopter Textron, and Raytheon, maintain significant operations in the Metroplex, primarily on the “Fort Worth side.” They are concentrated along State Highway 170 near I-35W, commonly called the “Alliance Corridor” due to its proximity to the Fort Worth Alliance regional airport. ExxonMobil, the #2 corporation on the Fortune 500 listings, is headquartered in Irving, Texas, and Toyota of America announced final plans to relocate its corporate headquarters to the city of Plano, Texas, north of Dallas along US-75. Southwest Airlines hold their headquarters in Dallas. The airline has more than 53,000 employees as of October 2016 and operates more than 3,900 departures a day during peak travel season. In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world’s largest engineering companies, relocated from Pasadena, California to Dallas.[19]corporate IT projects and the presence of numerous electronics, computing and telecommunication firms such as Texas Instruments, HP Enterprise Services, Dell Services, Nokia, i2, AT&T, Alcatel-Lucent, Ericsson, CA, Google, and Verizon in and around Dallas.”





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