

EXECUTIVE SUMMARY

MRC Global[®]

9104 LINWOOD AVENUE, SHREVEPORT, LA



CBRE



CBRE's Net Lease Property Group, as exclusive advisor to Ownership, is pleased to present the opportunity to acquire a 21,000 SF industrial facility strategically located near the Port of Caddo-Bossier in Shreveport, Louisiana (the "Property"). Situated adjacent to the intersection of Highway 3132 and Interstate 49, MRC Global has experienced long-term success at the site since its completion in 2010. MRC Global recently renewed their NN lease, which features nearly the full 5 years of term remaining, 2% annual rent escalations, and one 5-year renewal option.

MRC Global (NYSE: MRC) is the largest distributor of pipe, valves and fittings (PVF) and related infrastructure products and services to the energy industry, based on sales. As of December 31, 2019, MRC reported revenue in excess of \$3.6 billion, with total assets estimated at \$2.3 billion.

ADDRESS:	9104 Linwood Ave, Shreveport, LA 71106
SIZE:	21,000 SF
LAND AREA:	5.202 Acres
YEAR BUILT:	2010
TENURE:	10 Years
RENT INCREASES:	2% Annually
OPTIONS:	(1) Five-Year



TENANT PROFILE

MRC GLOBAL

On November 1, 2007, McJunkin Corporation and Red Man Pipe & Supply Company merged to form, what is now MRC Global. However, MRC's predecessor companies date to 1921, providing nearly 100 years of innovative supply chain solutions and technical product expertise. MRC Global (NYSE: MRC) is now the largest global distributor, based on sales, of pipe, valves and fittings (PVF) and related products and services to the energy industry.

The company provides a comprehensive array of services including multiple deliveries each day, zone store management and warehousing, as well as valve tagging and system interfaces that link the customer to MRC's proprietary information systems. As a result, MRC boasts an average relationship of over 25 years with their 25 largest customers, which represent about 55% of the company's total sales, with the single largest customer constituting approximately 8%.

MRC Global currently operates approximately 260 service locations worldwide, with nearly 3,200 employees, and an estimated customer base of 14,000. As of December 31, 2019, the company reported revenue in excess of \$3.6 billion, with total assets estimated at \$2.3 billion.

MRC Global

COMPANY	MRC Global
# OF EMPLOYEES	3,150
STOCK SYMBOL	MRC
EXCHANGE	NYSE
MARKET CAP	\$535 Million
TOTAL REVENUE (CY 2019)	\$3.662 Billion
TOTAL ASSETS (CY 2019)	\$2.325 Billion
TENANT BUSINESS	Oil & Gas Services
FOUNDED	1921
U.S. HEADQUARTERS	Houston, TX
WEBSITE	www.mrcglobal.com



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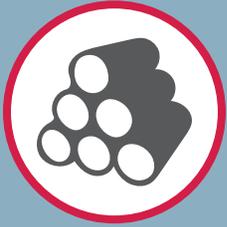
ON INDUSTRIAL DISTRIBUTIONS' BIG 50 LIST

Industrial Distribution - 2019

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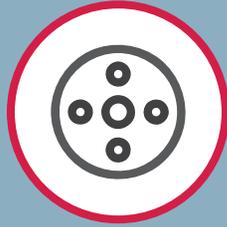
TOP WHOLESALERS & DISTRIBUTORS

Supply House Times - 2019



CARBON STEEL PIPE

MRC Global maintains one of the largest pipe and tubular inventories in North America, with carbon steel pipe available in an extensive range of sizes



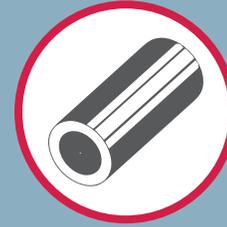
CARBON STEEL FITTINGS & FLANGES

MRC Global's carbon steel fittings & flanges are provided from world-class manufacturers offering strong, long-lasting solutions



VALVES, VALVEWATCH®, VALVE AUTOMATION

MRC Global represents the leading valve manufacturers & automation lines in the industry. ValveWatch is an online system to remotely monitor valves



STAINLESS & ALLOY PIPE

MRC Global maintains one of the world's largest pipe inventories & offers the most versatile selections of industrial pipe for corrosive environments



STAINLESS & ALLOY FITTINGS & FLANGES

MRC Global stocks a versatile selection of stainless & alloy fittings & flanges for corrosive or high temperature applications



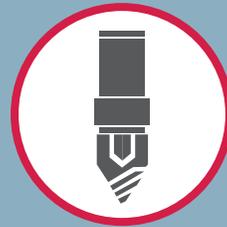
GAS PRODUCTS

MRC Global's gas products meet the highest performance & quality specifications, ranging from pipe, meters & valves to couplings, fittings, & cathodic protection



SPECIALTY PRODUCTS

MRC Global stocks steam traps, strainers, thermoplastic lined piping products, as well as many other specialty products as part of their extensive, in-stock inventory



OILFIELD PRODUCTS

MRC Global stocks & provides a full range of oilfield products to operators & production crews for well completion to the gathering system



MILL SUPPLIES & SAFETY

MRC Global maintains an extensive inventory of general industrial products from first class suppliers



MEASUREMENT

MRC Global provides a comprehensive selection of measurement products to customers around the globe, including flowmeters, pressure indicators & a variety of switches

INVESTMENT HIGHLIGHTS

MARKET LEADING TENANT

MRC Global (NYSE: MRC) is the largest distributor of pipe, valves and fittings (PVF) and related infrastructure products and services to the energy industry, based on sales. In 2019, MRC Global reported revenue of \$3.7 Billion and total assets exceeding \$2.3 billion.

RECENTLY RENEWED LEASE

MRC Global's new NN lease recently commenced in August 2020, allowing investors to capitalize on nearly the full 5-year term, which features 2% annual rent escalations and one 5-year renewal option.

LONG-TERM TENANCY

MRC Global has operated uninterrupted at the Property since its completion in 2010, a true testament to their success at the site, which is further reinforced by their commitment to a 5-year lease renewal.



LARGE LAND TRACT

The property sits on approximately 5.2 acres providing both long-term upside and ample expansion capabilities to accommodate the tenant's future needs.

THE PORT OF CADDO-BOSSIER

Located approximately four miles south of the Shreveport city limits, the Port of Caddo-Bossier is regarded as one of the fastest growing inland river ports in the United States. The 3,200 acre Port is an inland multi-modal transportation and distribution center, working hand in hand with the port system of Louisiana to successfully link customers throughout the Ark-La-Tex region to domestic and international markets via the Mississippi River, the nation's largest river system, and the Gulf Intracoastal Waterway.

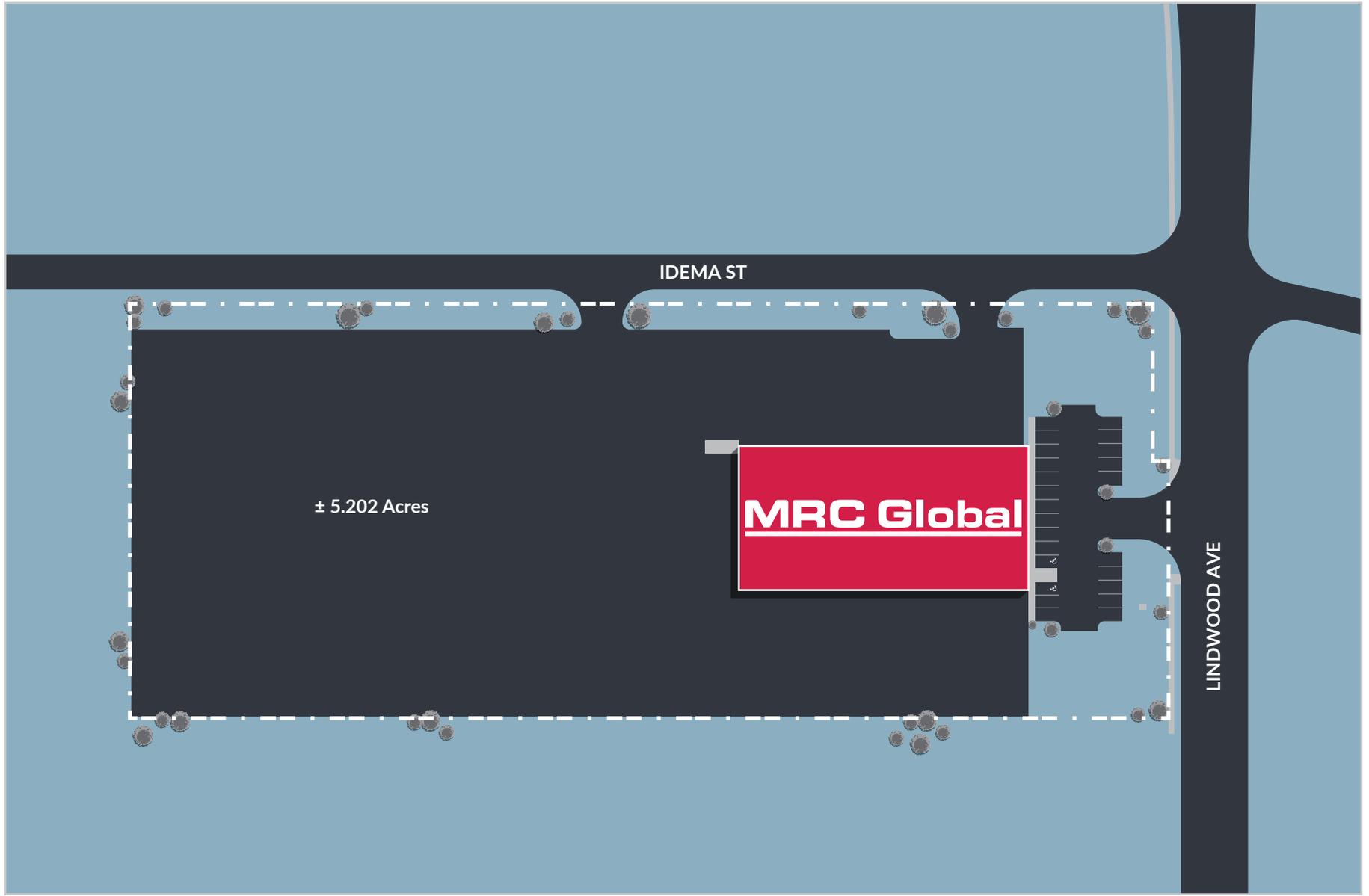
MISSION CRITICAL LOCATION

This location is essential to MRC Global's day-to-day operations, and its proximity to supply hubs, distribution bases, and customer markets is crucial. The Property's invaluable location will significantly mitigate downside risk as the lease matures and indicates a high probability of renewal.

ENHANCED LOGISTICS

In addition to its proximity to the Port of Caddo-Bossier, the Property is located near the intersection of Highway 3132 and Interstate 49, which stretches from Kansas City, Missouri south to Lafayette Louisiana. MRC Global is strategically positioned just 6.5 miles from Shreveport Regional Airport, the second most trafficked freight airport in Louisiana.

SITE PLAN



LOCATION OVERVIEW

Shreveport serves as the economic driver and engine of the area and is commonly called the Capital of the Ark-La-Tex. As the third largest city in Louisiana, Shreveport leads the community in progressive growth and development, serving as the financial, medical, commercial, industrial, and governmental hub of the region.

The city sits at the intersection of I-20 and I-49, connecting Kansas City and Lafayette, Dallas and Atlanta. Shreveport's river port continues to drive commerce, gaining businesses access to domestic and international markets through the Mississippi River and the Gulf Intracoastal Waterway. Additionally, Shreveport Regional is the second most trafficked freight airport in Louisiana, and the intricate railway system serves as yet another channel of trade.

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**SHREVEPORT IS THE ECONOMIC
HUB OF THE ARK-LA-TEX REGION**

energy efficient, reliable and environmentally friendly transportation network. The Port complex itself is serviced by the Union Pacific and includes 22 miles of industrial grade track and rail on dock. Additionally, the Port is situated near the crossroads of three major interstate highways: I-20, I-49, and I-220, making it an ideal commercial distribution hub.

INDUSTRIAL MARKET

The Shreveport industrial market consists of 34 million square feet, boasting a positive net absorption of 35,761 SF within the last 12 months. Over the last year rents have increased, while occupancy decreased, a true testament to market's demand, and particularly significant during the unpredictable COVID-19 pandemic.



DISCLOSURE AND AGREEMENT

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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CBRE CONTACTS

JEFFREY JACKSON

First Vice President

+1 713 787 1949

jeffrey.jackson@cbre.com

LAUREN MCGINNITY

Transaction Analyst

+1 713 577 1746

lauren.mcginnity@cbre.com

DEBT & STRUCTURED FINANCE

JOHN FENOGLIO

Executive Vice President

+1 713 787 1911

john.fenoglio@cbre.com

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