

SINGLE TENANT NNN INVESTMENT



 **TRANSWESTERN**[®]
National Net Lease | Sale Leaseback Group

BILL BEHR

Director

National Net Lease Sale / Leaseback Group

817.259.3519

bill.behr@transwestern.com

GAVIN BEHR

Associate

National Net Lease Sale / Leaseback Group

817.259.3535

gavin.behr@transwestern.com

OFFERING MEMORANDUM

CALIBER COLLISION

RESTORING THE RHYTHM OF YOUR LIFE[®]

1307 & 1311 CLARK STREET, ROUND ROCK (AUSTIN), TEXAS

12+ YEARS REMAINING ON 15 YEAR ABSOLUTE NET LEASE

TEXAS IS AN INCOME TAX-FREE STATE



TRANSWESTERN

777 Main Street | Suite 1100
Fort Worth, TX 76102
www.transwesternnetlease.com

BILL BEHR

Director
National Net Lease / Sale Leaseback Group
817.259.3519
bill.behr@transwestern.com

GAVIN BEHR

Associate
National Net Lease / Sale Leaseback Group
817.259.3535
gavin.behr@transwestern.com

Exclusively Offered By:

BILL BEHR

PRINCIPAL /// Fort Worth

DIRECTOR ///

National Net Lease / Sale Leaseback Group

t 817.259.3519

c 817.800.5058

bill.behr@transwestern.com

GAVIN BEHR

ASSOCIATE ///

National Net Lease / Sale Leaseback Group

t 817.259.3535

c 817.994.0212

gavin.behr@transwestern.com



TRANSWESTERN[®]

National Net Lease | Sale Leaseback Group

777 Main Street | Suite 1100
Fort Worth, TX 76102

www.transwesternnetlease.com

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum (“COM”) is provided by Transwestern Commercial Services Fort Worth, LLC (“TW”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of TW.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by TW for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. TW has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. A prospective purchaser must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon TW.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from TW relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to TW, all or any part of this COM or the Information; (3) upon request by TW at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless TW all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that TW shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

TABLE OF CONTENTS

05

EXECUTIVE SUMMARY

Investment Overview
Offering Summary
Tenant Overview
Property Summary
Lease Abstract

09

TENANT OVERVIEW

Caliber Collision Overview
OMERS Overview
Caliber Collision News

13

AREA & DEMOGRAPHIC OVERVIEW

Property Photos
Site Plan
Intersection Map
Regional Map
Area Overview
Round Rock Overview
Austin Overview
Demographic Overview
Demographic Snapshot





INVESTMENT OVERVIEW

On behalf of the Owner, Transwestern Commercial Services, LLC is pleased to present for sale a 24,438 square foot Caliber Collision Center absolute triple net lease investment property located at 1307 & 1311 Clark Street in Round Rock, (Austin MSA), Texas (“Property”). The Property, located twenty miles north of downtown Austin, is under lease to Caliber Bodyworks of Texas, Inc. (“Tenant”) with CH Hold Corp as the lease guarantor. Caliber Collision is America’s largest collision repair company with 600 state-of-the-art collision repairs centers nationwide. The Tenant’s parent company CH Hold Corp. is majority owned by the Canadian pension fund, Ontario Municipal Employees Retirement Systems (OMERS). Although the Property was initially constructed in 1986, the Property was substantially renovated in 2016 at which time a new, fifteen-year absolute triple net lease was signed. With 10% rental increases every five years, the next scheduled rent increase will be effective March 1, 2021 and then again March 1, 2026. As of September 1, 2018, the average remaining cap rate is 6.86%.

The Property is located three and one-half miles north of the world headquarters of computer giant Dell, Inc. and just south of the intersection of Clark Street and Sam Bass Road. Approximately one-half mile to the east is the four-way interchange at Interstate 35 and W. Palm Valley/Highway 79. The interchange hosts numerous national retailers and restaurants including H-E-B, Chase Bank, Walgreens, 7-Eleven, Starbucks, Taco Bell, 24 Hour Fitness, KFC, Dairy Queen, U.S. Postal Service, Long John Silvers, Motel 6, Wingate by Wyndham Hotel, Radisson Country Inn & Suites, Dream Machine Indian Motorcycles, UPS Store, Chevron, BBVA Compass and the relocated home of the historic Old StageCoach Inn. Round Rock has a current population of 112,917, and was recently ranked by Zippia.com as the ninth fastest growing city in the U.S. It has also ranked as the fifth safest city in the U.S. according to niche.com and based on data from the FBI and U.S. Census. According to Livability.com, Round Rock is ranked No. 4 among “Best Affordable Places to Live” in America. In 2015, WalletHub ranked the Round Rock economy as the 14th fastest growing in the nation.



OFFERING SUMMARY

Pricing	\$6,100,196.72
Current NOI	\$372,112
NOI Years 6 – 10:	\$409,323
NOI Years 11 – 15:	\$450,256
Cap Rate - Current:	6.10% through 2/28/2021
Cap Rate – Years 6 – 10:	6.71% through 2/28/2026
Cap Rate – Years 11 – 15:	7.38% through 2/28/2031
Average Cap Over Remaining Initial Lease Term	6.86%
Tenant	Caliber Bodyworks of Texas, Inc.
Lease Structure	Absolute Triple Net
Landlord Responsibilities	None
Lease Expiration Date	February 28, 2031
Options to Renew	Two (2), five (5) year options with rent 10% increases

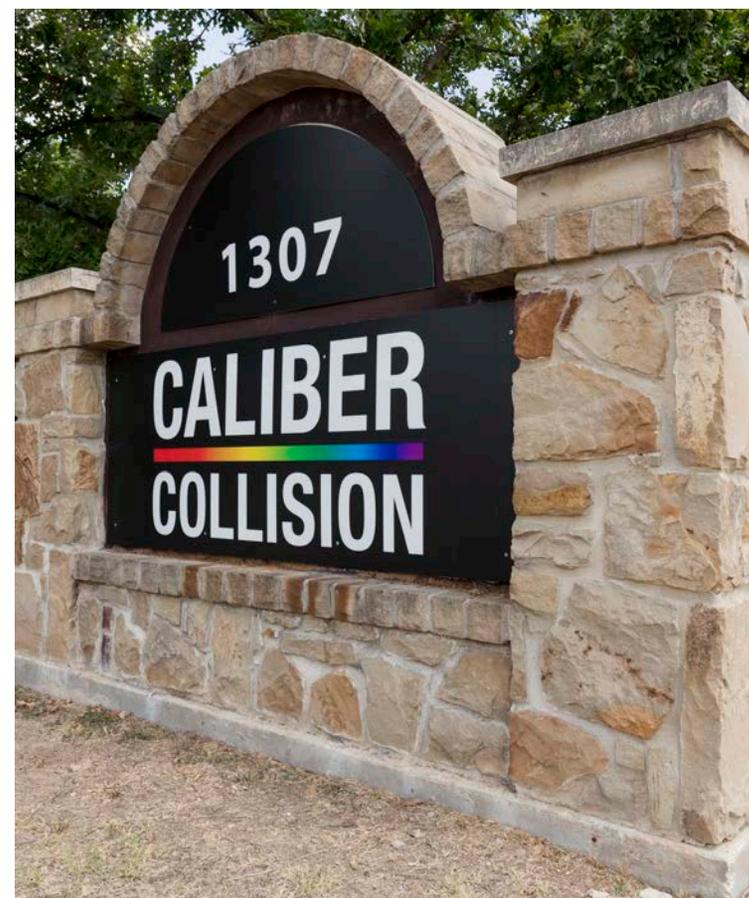
TENANT OVERVIEW

Caliber Collision is the largest vehicle collision repair company in the U.S. with 600 state-of-the-art collision repair centers nationwide. CH Hold Corp, the lease guarantor, is majority owned by the Ontario Municipal Employees Retirement Pension Fund (OMERS). Founded in 1962, OMERS is one of Canada's largest defined benefit pension plans with \$95 billion in net assets as of December 31, 2017

Tenant	Caliber Bodyworks of Texas, Inc.
Ownership	Private
Lease Guarantor	CH Hold Corp. (S&P: "B")
Headquarters	Lewisville, Texas
Year Founded	1997
Website	calibercollision.com

PROPERTY SUMMARY

Property Address	1307 & 1311 Clark Street Round Rock, Texas 78681
Improvements	24,438 SF of total rentable area
Lot Size	2.7247 Acres
Year Built	1986/2016
Ownership	Fee Simple
Zoning	Light Industrial (LI)
Property ID Numbers	R362995, R380194, R380195



LEASE ABSTRACT

Tenant	Caliber Bodyworks of Texas, Inc.
Address	1307 & 1311 Clark Street, Round Rock, Texas 78681
Total Building Area	24,438 square feet (combined)
Lease/Rent Commencement Date	February 20, 2016
Lease Expiration Date	February 28, 2031
Initial Base Lease Term	15 years
Base Rent Increases	Ten percent (10%) every five (5) years
Lease Renewal Options	Two (2), five (5) years by providing 180 days prior written notice
Renewal Term Rent	Ten percent (10%) for each renewal term
Lease Structure	Absolute triple net
Tenant Responsibilities	Tenant is responsible for all repairs, maintenance and replacements for all improvements, structure and parking areas.
Landlord Responsibilities	None
Insurance	Tenant maintains commercial liability insurance for \$1,000,000/occurrence and property damage for \$2,000,000/aggregate. Tenant also maintains property insurance for full replacement cost.
Real Estate Taxes	Landlord pays the real estate taxes to the taxing authority and Tenant reimburses Landlord within fifteen (15) days of date due.
Permitted Use	Automotive collision repair and related uses, including body repair, paint shop, car rental, towing and general office use.
Condemnation:	If a taking (event of vesting title in a competent authority with the power of eminent domain pursuant to any action or proceeding brought by such authority in exercise of power including a voluntary sale to such authority) of all or any material portion of the Premises such that in Tenant's reasonable business judgment the conduct of Tenant's business is materially impaired, Tenant shall have the right to terminate the Lease.

YEARS	DATES	ANNUAL RENT	MONTHLY RENT	RENT PER SQUARE FOOT	INCREASE
1 – 5	2/20/2016 – 2/28/2021	\$372,112	\$31,009	\$15.23	
6 – 10	3/1/2021 – 2/28/2026	\$409,323	\$34,110	\$16.75	10.0%
11 – 15	3/1/2026 – 2/28/2031	\$450,256	\$37,521	\$18.42	10.0%
Option 1	3/1/2031 – 2/28/2036	\$495,282	\$41,273	\$20.27	10.0%
Option 2	3/1/2016 – 2/28/2041	\$544,810	\$45,401	\$22.29	10.0%



CALIBER COLLISION

Caliber Collision Centers is the largest collision repair company in America with 600 I-CAR Gold Class Professional certified collision repair centers across 18 states. Caliber is consistently ranked among the highest in customer satisfaction in the industry and backs all repair work with a written, lifetime warranty available at any of its 600 repair centers. The company repairs more than 450,000 vehicles annually. Caliber Collision has undergone rapid recent growth by aggressively acquiring various local autobody repair shops. Caliber Collision has developed strategic partnerships with 57 car dealerships throughout the U.S. in addition to 34 insurance carriers, which include AAA, GEICO, Farmers, Liberty Mutual, Allstate, and USAA.

Trade Name	Caliber Collision
Ownership	Private
No. of Locations	600
Headquarters	Lewisville, Texas
Year Founded	1997
Website	calibercollision.com

America's Largest Collision Repair Company

Caliber Collision didn't get to be the nation's largest collision repair company by accident. It's taken an unyielding commitment to being the collision repair center of choice in every community they serve – a vision that began when the company was founded in 1997 and continues strong to this day.

To achieve this, they were not just part of the collision repair industry - they lead it. Not only by setting new standards in customer service, but also by implementing cutting edge technology at every turn. This is how they have built a company with more than 500 convenient, state-of-the-art repair centers and growing, and why hundreds of thousands of people entrust their vehicles to them every year. So when you hand over your keys to Caliber Collision, you're taking the first step toward restoring the rhythm of your life – it's what drives Caliber. The Executive Team, Central Support Staff and Customer Call Center are headquartered in Lewisville, TX, just minutes north of Dallas/Fort Worth International Airport.

85,000

LIVES RESTORED EVERY YEAR

600

STATE-OF-THE-ART
REPAIR CENTERS

“RESTORING
THE RHYTHM
OF LIFE”



PURPOSE

Restore the rhythm
of people's lives

VISION

Improve the image
of the collision
repair experience

MISSION

Be the collision
repair provider of
choice in every
community served



Caliber Collision Ownership Overview

“OMERS is one of Canada’s largest defined benefit pension plans, with more than \$95 billion in net assets*
*as at December 31, 2017”

Founded in 1962, OMERS invests and administers pensions for 470,000* municipal employees and retirees throughout the province of Ontario. OMERS diversified portfolio includes investments in fixed income, inflation-linked bonds, public equities and real estate.

Acting on behalf of OMERS, OPM (OMERS Infrastructure and OMERS Private Equity) invests globally in high-quality private equity and infrastructure assets, across various markets and geographies -- while working in partnership with strong management teams. Through the direct, disciplined and long-term approach followed by its in-house professionals, OPM seeks to generate strong returns and help deliver secure and sustainable pensions to OMERS members. OPM has offices in Toronto, New York, London and Sydney.

*as at December 31, 2017

S&P Credit Rating: “AA+”

Trade Name	OMERS
Ownership	Private
Headquarters	Toronto, Canada
Year Founded	1962
Website	omers.com

21,000
New Members
in 2017

\$2B
Member Contributions
in 2017

\$2B
Paid in
Benefits

Caliber Collision News

Caliber Collision will surprise three veterans with cars at event Friday.

Lewisville-based Caliber Collision plans to surprise three law enforcement and military members with practically new vehicles at a "Salute to Heroes Concert" on Friday.

The vehicles were restored by technicians at several Caliber Collision locations as part of its Recycled Rides program, which provides reliable transportation for individuals in need.

Friday's three recipients, selected by the Airpower Foundation, include a North Texas law enforcement officer and Army veteran, a Navy sailor and an Army specialist.

Caliber Collision is a sponsor of the 14th annual American Airlines Sky Ball, which supports the Airpower Foundation. The foundation provides services for veterans who have been wounded, injured or are ill.

"Caliber Collision has a long-standing tradition of hiring and supporting active military personnel and military veterans across the U.S. through a variety of philanthropic initiatives," said Steve Grimshaw, CEO of Caliber Collision.

The trio will be called up on stage at a Sky Ball event Friday at American Airlines Hangar No. 5.

The three-day Sky Ball will feature live music from Tim McGraw and Terry Fator, among others, and the concerts and vehicle presentation will be broadcast live at www.skyballconcert.com.

By the end of the year, Caliber Collision will have donated more than 130 vehicles valued at about \$1.3 million to families in need of reliable transportation.

Terry Box, Autos Writer // Dallas News

How Caliber Collision Is Dominating the Industry

CEO Steve Grimshaw has expanded locations and increased revenue for the Lewisville-based company.

If you own a motor vehicle, it's predicted you'll have an accident once every 10 to 12 years. Whenever one happens it can trigger a major hassle, with out-of-pocket costs, work disruptions, and angst over finding an honest, efficient repair shop. It's an ordeal that Steve Grimshaw—CEO since 2009 of Caliber Collision, the nation's largest collision-repair outfit—knows well and has confronted head-on.

Before he joined the company, Lewisville-based Caliber "had a good reputation for fixing cars from a quality perspective, but nothing else. It was lacking a focus on customers," Grimshaw says. "So, we designed systems and processes to focus on the customer—managing the customer, explaining everything, showing empathy, communicating that [repair] is a process. They must be fully satisfied ... and you have to knock it out of the park."

Under Grimshaw's leadership, Caliber—whose tagline is "Restoring the rhythm of your life"—seems to have knocked quite a few out of the park. The company has increased its number of locations, from 68 to more than 460, in states like Texas, California, and Arizona, and its revenue, from \$280 million to \$1.65 billion. Today, Caliber dominates the \$40 billion U.S. collision-repair industry, which is highly fragmented with tens of thousands of small, mom-and-pop shops. Caliber and three other big companies—including Dallas-based Service King—together own only about 12 percent of the market.

In addition to spending on basic services for customers such as damage repair, parts replacement, painting and refinishing, Caliber ponies up at least \$10 million a year on "personal development training" for its managers and staff. That's especially important because the company has grown so rapidly, adding a total of 114 new sites in 2016 alone, for example.

Helping with the company's expansion spree has been Tim Patterson, managing director and head of the Toronto office for Ontario,

Canada-based OMERS Private Equity, which makes private equity investments for one of Canada's largest pension funds. Patterson joined the Caliber board of directors after OMERS snapped up 75 percent of the Texas company for an undisclosed sum in 2013.

"Steve is a big reason why OMERS was so interested in Caliber," Patterson says of the chief executive. "He's a great leader. He has a natural ability to inspire people to achieve great things as a team."

The private equity firm is "bullish" on Caliber's growth prospects, Patterson goes on, since "insurance companies are pushing more and more volume to large operations like Caliber, because they can offer better-quality service overall. They have the IT infrastructure and can provide faster turnaround times for repairs. That's a big deal, because of the rental-car expense [to the insurance carrier]. Large operations also have higher customer satisfaction ratings, making for a win-win-win all around."

With roughly 10,000 employees now—up from 1,600 when Grimshaw came aboard—Caliber foresees adding 120 to 150 new locations in 2017, boosting its annual revenue to about \$2.5 billion. It's all the result of his "restoring lives" focus, Grimshaw contends. "We're in the customer service business," he says. "We just happen to fix cars."

Glenn Hunter // D Magazine



Steve Grimshaw // CEO of Caliber Collision



AREA & DEMOGRAPHIC OVERVIEW

PROPERTY PHOTOS



SITE PLAN



INTERSECTION MAP



REGIONAL MAP



AREA OVERVIEW

Round Rock Overview

Round Rock is a city in south central Texas located primarily in Williamson County with a portion in Travis County. The city is located just twenty miles north of Austin and is a part of the greater Round Rock – Austin MSA. Round Rock was founded in 1851 as a small community known, at the time, as “Brushy”. In the years following the Civil War the town became a stop along the famous Chisholm Trail along which cattlemen drove their herds to northern markets. Many of the historical structures from that period remain today and are located in what is now referred to as “Old Town”. Much of the economy during the first half of the 20th century was dominated by the cotton industry due to the ideal cultivation characteristics of the blackland prairie soil. Fast forward to the twenty-first century and Round Rock’s economic activity is now highly diversified. Round Rock’s explosive growth is the result of many economic and cultural factors as well as its proximity to downtown Austin, Round Rock’s lower housing cost and its proximity to Interstate 35. Interstate 35 is the third longest north-south Interstate Highway in the U.S, which spans a total of 1,569 miles from the Mexican-American border to Duluth, Minnesota. On Interstate 35 north and south of the W. Plum Valley interchange that serves the Property, the traffic counts are approximately 146,863 and 182,296 respectively.

No. 5

**Safest city
in the nation**
Niche.com

No. 3

**Best city in
America to
start a family**
LendEDU

No. 4

**Healthiest
county in
Texas**
Williams County

No. 8

**Best place
to live the
American Dream**
SmartAsset

No. 9

**Fastest
growing city**
Zippia

No. 12

**Best cities
for retirement**
Bankrate.com

Round Rock has a population of 120,892 according to the 2016 census; this data represents a significant 21.02% change since 2010. This growth is owed largely to a very low crime rate and 90% of citizens reporting that they feel either “safe” or “very safe” overall. In addition, a 2017 FBI report listed Round Rock as the 5th safest city in the United States. The low cost of living is also quite attractive to newcomers with a property tax rate that is one of the lowest in the region. These factors, in addition to an economic development initiative by local government have made Round Rock a very attractive place to live and do business. This was manifested when Dell, Inc. moved their headquarters and thousands of employees to Round Rock in 1994. In addition to Dell, other prominent employers in the area include IKEA, TECO-Westinghouse, Cerilliant Corporation, Emerson Automation Solutions, Baylor Scott & White Healthcare and more.

According to a study conducted by POLICOM, which analyzed 24 different metrics over a 20-year period, the Round Rock – Austin MSA has “the strongest metropolitan economy in the nation”. Greater Austin, as the Round Rock – Austin MSA is often referred, has a median household income of \$66,093 as of 2016, which is 19.47% higher than the national average and represents a 7.14% increase over the previous year. Government activities, professional and business services, retail trade and education and health services dominate a Greater Austin economy that grew 4.9% according to the Bureau of Economic Analysis as of 2017. In Greater Austin, 41.5% of adults, compared to the national average of 30.1% have at least a bachelor’s degree. Much of the region’s economic growth stems from having a highly educated population to furnish expanding businesses with skilled employees.

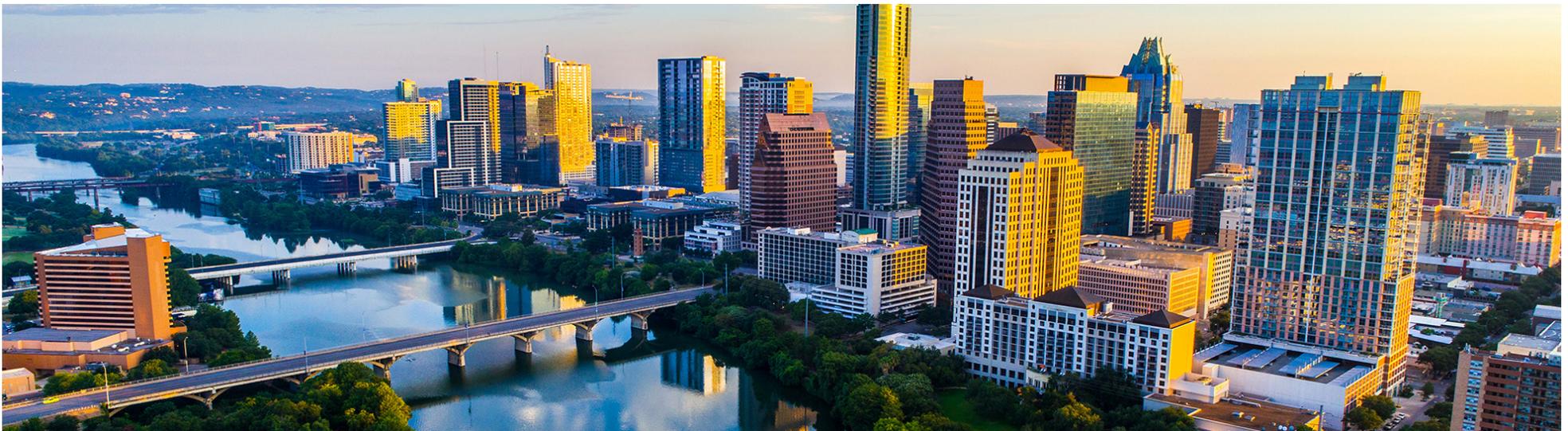
Austin Overview

Austin is the capital city of Texas, the seat of Travis County and one of the most vibrant cultural and economic centers in the state. “The City of the Violet Crown”, as Austin is so illustratively known, is nestled in the south-central region on the southern periphery of the Texas Hill country. The southern portion of Austin is bisected by the majestic Colorado River that flows through and provides volume to a number of reservoirs such as Lake Travis and Lake Austin.

The town was initially incorporated as “Waterloo” in the early 1830’s but was promptly renamed when the town became the State’s capital to honor the “Father of Texas”, Stephen F. Austin, after the Republic of Texas won its independence from Mexico. The city grew rapidly after the War of Secession with the opening of the Houston and Texas Central Railway in 1871 which spurred the cattle and cotton industries. Though somewhat passed over by the oil boom at the turn of the century and experiencing a lull during the Great Depression, Austin witnessed a significant resurgence during mid 20th century as the city became a hub for technological innovation and higher education as the University of Texas at Austin emerged as a prominent university.

The 2016 census places Austin as the 4th largest city in Texas and the 11th most in the United States with a population of nearly 950,000. Austin’s growth is driven largely by the continued expansion of the tech industry through such notable employers as Apple, Facebook, Google, Amazon, Hewlett-Packard, and Intel, to name just a few. In addition to those prominent companies with a strong presence, Austin has originated and headquartered a myriad of companies such as Freescale Semiconductor, Keller Williams Realty, Forestar Group, Tito’s Vodka and YETI. This burgeoning economy is fueled largely by an influx of eminent potential employees from the world-renowned University of Texas that produces some of premier minds in technology, medicine and business.

In addition to its position as a crown of technology and business, Austin thrives as a major cultural landmark. Being home to the universally recognized “Austin City Limits” music festival, which attracts a panoply of performers, as well as a vast community of musicians has earned Austin the official motto of “The Live Music Capital of the World” with more music venues per capita compared to any other city in the United States. This cultural phenomenon revolves largely around the aforementioned ACL festival as well as the dynamic night life of 6th Street and the annual film and music festival “South by Southwest”. Austin is also home to the annual Fashion X Austin, the largest week of fashion events in the state of Texas and the 4th largest fashion week concept in the United States. Their focus is on emerging and independent designers with hopes of connecting them to boutique buyers and direct to consumer through runway shows and pop up shops. The thriving music and fashion scene is complimented by a healthy theatre culture with numerous traveling and resident theatre companies produce a broad spectrum of performances.



DEMOGRAPHIC OVERVIEW

Population

The Property is situated in Round Rock, Texas and is located one-half mile west of Interstate 35 at the W. Plum Valley / Highway 79 interchange. The 2018 estimated population within the city limits of Round Rock is 112,917 and 200,548 within a five-mile radius of the Property. That population figure is up from 164,909 as of the 2010 census, a 21.6% increase. The five-mile population is projected to jump to 228,323 by 2023, an increase of 13.9% over the 2018 figure. There are estimated to be 51,283 families and the average household size is 2.81. Within a five-mile radius, the median age is 34 years old and the average number of households is 71,288 and projected to grow to 81,381 by 2022.

Income

Household income as of 2018 within the five-mile radius is \$101,630 with 22.9% of households having income of between \$100,000 and \$149,999. The average household income is expected to increase to \$112,249 by 2023 with per capita income of \$40,076. Median household income within the city limits is \$74,087 representing a 2.31% annual growth rate.

Race & Ethnicity

As of 2018, it is estimated that 62.5% of the population is white alone, 10.3% black alone, 13.0% Asian alone, and of Hispanic origin of any race at 28.0%.

Housing

The number of owner occupied housing units within a five-mile radius is 47,070 with 24,217 renter occupied units. According to DataUSA, as of 2016, the median property value in the city of Round Rock is \$192,000, 0.94 times smaller than the \$205,000 national average. The median home value increased 7% from 2015 to 2016.

Employee Population

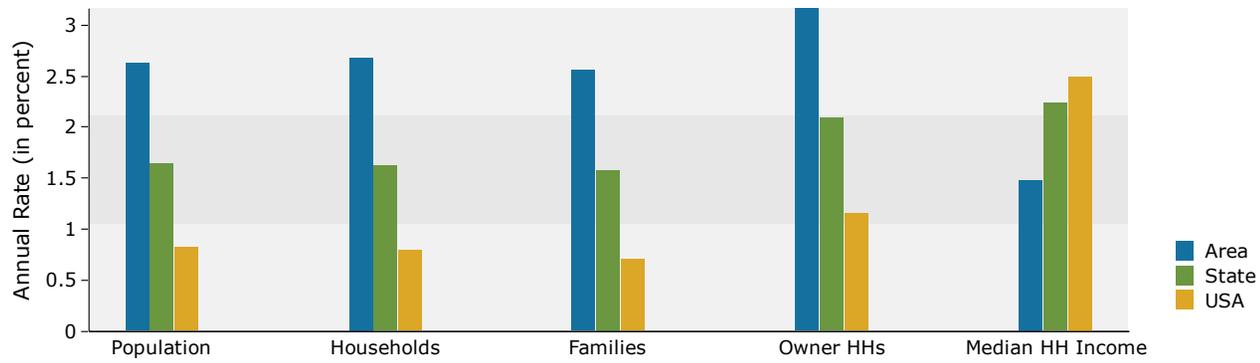
As of 2016 data, the city of Round Rock boasts an employment base of 58,368 people representing a one-year growth of 5.93%. The economy of Round Rock is specialized in utilities, professional, scientific, tech services and information, according to DataUSA. The retail trade and manufacturing lead the largest industries in Round Rock.

DEMOGRAPHIC SNAPSHOT /// 5-Mile

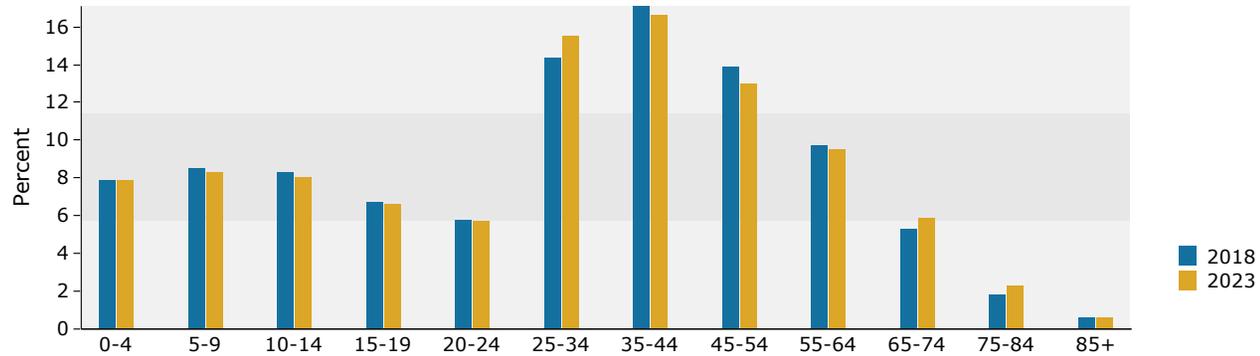
Summary	Census 2010		2018		2023	
Population	164,909		200,548		228,323	
Households	58,469		71,288		81,381	
Families	42,575		51,283		58,187	
Average Household Size	2.81		2.81		2.80	
Owner Occupied Housing Units	37,779		47,070		54,984	
Renter Occupied Housing Units	20,690		24,217		26,397	
Median Age	32.5		34.0		33.8	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	2.63%		1.65%		0.83%	
Households	2.68%		1.62%		0.79%	
Families	2.56%		1.58%		0.71%	
Owner HHS	3.16%		2.09%		1.16%	
Median Household Income	1.48%		2.23%		2.50%	
Households by Income	2018			2023		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,735	3.8%	2,584	3.2%	2,584	3.2%
\$15,000 - \$24,999	3,197	4.5%	3,039	3.7%	3,039	3.7%
\$25,000 - \$34,999	4,407	6.2%	4,365	5.4%	4,365	5.4%
\$35,000 - \$49,999	7,368	10.3%	7,698	9.5%	7,698	9.5%
\$50,000 - \$74,999	13,638	19.1%	14,911	18.3%	14,911	18.3%
\$75,000 - \$99,999	11,035	15.5%	12,593	15.5%	12,593	15.5%
\$100,000 - \$149,999	16,323	22.9%	20,188	24.8%	20,188	24.8%
\$150,000 - \$199,999	7,247	10.2%	8,736	10.7%	8,736	10.7%
\$200,000+	5,339	7.5%	7,267	8.9%	7,267	8.9%
Median Household Income	\$82,998		\$89,324			
Average Household Income	\$101,630		\$112,249			
Per Capita Income	\$36,215		\$40,076			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,428	8.7%	15,766	7.9%	18,135	7.9%
5 - 9	15,396	9.3%	17,066	8.5%	18,877	8.3%
10 - 14	13,737	8.3%	16,633	8.3%	18,277	8.0%
15 - 19	10,910	6.6%	13,357	6.7%	15,114	6.6%
20 - 24	8,630	5.2%	11,692	5.8%	12,964	5.7%
25 - 34	26,614	16.1%	28,869	14.4%	35,494	15.5%
35 - 44	30,435	18.5%	34,342	17.1%	37,975	16.6%
45 - 54	22,560	13.7%	27,896	13.9%	29,611	13.0%
55 - 64	13,245	8.0%	19,384	9.7%	21,665	9.5%
65 - 74	5,607	3.4%	10,692	5.3%	13,565	5.9%
75 - 84	2,407	1.5%	3,623	1.8%	5,251	2.3%
85+	938	0.6%	1,230	0.6%	1,395	0.6%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	116,385	70.6%	125,435	62.5%	133,983	58.7%
Black Alone	14,809	9.0%	20,678	10.3%	26,418	11.6%
American Indian Alone	1,011	0.6%	1,288	0.6%	1,510	0.7%
Asian Alone	13,366	8.1%	25,994	13.0%	33,490	14.7%
Pacific Islander Alone	191	0.1%	325	0.2%	403	0.2%
Some Other Race Alone	13,066	7.9%	17,691	8.8%	21,660	9.5%
Two or More Races	6,080	3.7%	9,138	4.6%	10,859	4.8%
Hispanic Origin (Any Race)	41,494	25.2%	56,188	28.0%	69,612	30.5%

DEMOGRAPHIC SNAPSHOT /// 5-Mile

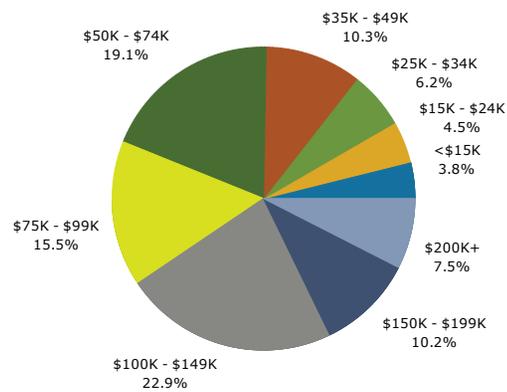
Trends 2018-2023



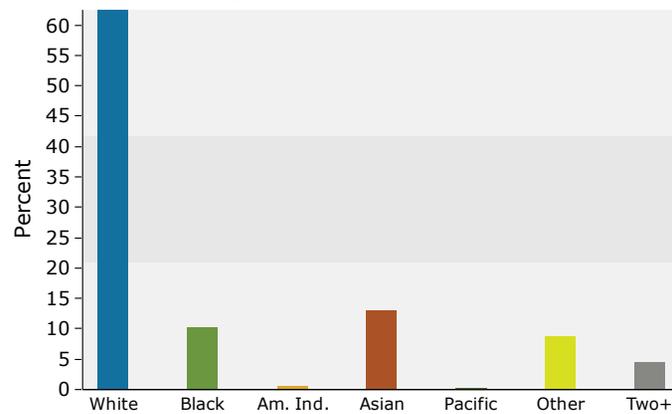
Population by Age



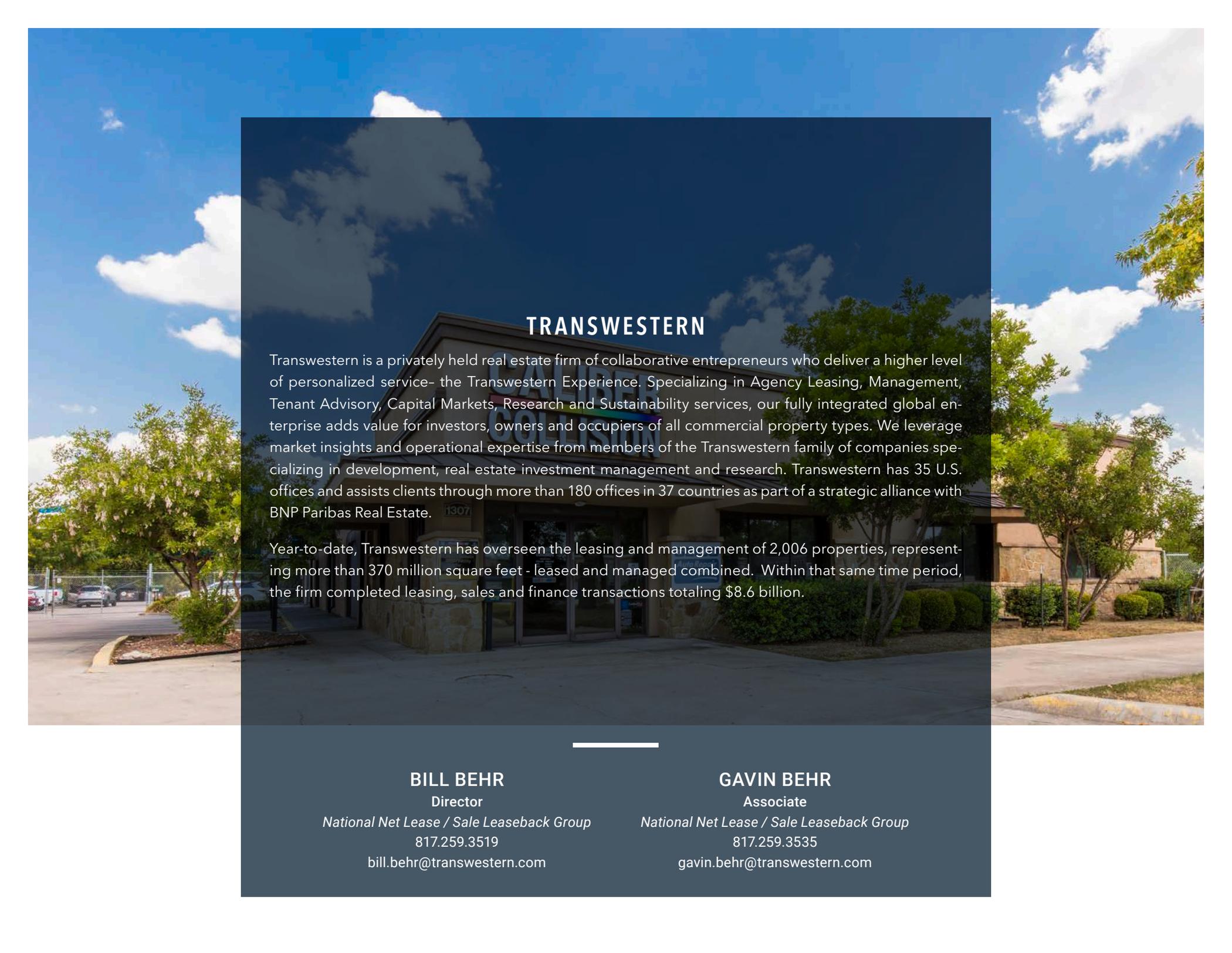
2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 28.0%



TRANSWESTERN

Transwestern is a privately held real estate firm of collaborative entrepreneurs who deliver a higher level of personalized service- the Transwestern Experience. Specializing in Agency Leasing, Management, Tenant Advisory, Capital Markets, Research and Sustainability services, our fully integrated global enterprise adds value for investors, owners and occupiers of all commercial property types. We leverage market insights and operational expertise from members of the Transwestern family of companies specializing in development, real estate investment management and research. Transwestern has 35 U.S. offices and assists clients through more than 180 offices in 37 countries as part of a strategic alliance with BNP Paribas Real Estate.

Year-to-date, Transwestern has overseen the leasing and management of 2,006 properties, representing more than 370 million square feet - leased and managed combined. Within that same time period, the firm completed leasing, sales and finance transactions totaling \$8.6 billion.

BILL BEHR

Director

National Net Lease / Sale Leaseback Group

817.259.3519

bill.behr@transwestern.com

GAVIN BEHR

Associate

National Net Lease / Sale Leaseback Group

817.259.3535

gavin.behr@transwestern.com



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Transwestern Commercial Services Fort Worth LLC	9000246		(817)877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	(214)446-4512
Designated Broker of Firm	License No.	Email	Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	(817)877-4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William Guy Behr	351049	bill.behr@transwestern.com	(817)877-4433
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0