

CALL FOR OFFERS: MAY 6, 2026

THE VILLAGE AT

# CAMP BOWIE

6115 CAMP BOWIE BOULEVARD, FORT WORTH, TX 76116



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## EXCLUSIVE ADVISORS

### MICHAEL AUSTRY

Senior Vice President  
+1 214 252 1115  
michael.austry@cbre.com

### JARED AUBREY

Senior Vice President  
+1 214 252 1031  
jared.aubrey@cbre.com

### FARHAN KABANI

Debt & Structured Finance  
+1 214 979 5627  
farhan.kabani@cbre.com



# THE OFFERING

CBRE is pleased to exclusively present the opportunity to acquire The Village at Camp Bowie ("The Property"), a trophy retail asset in one of Fort Worth's most historic and prestigious corridors. The property is currently 86.6% leased and offers exceptional visibility and an irreplaceable location along Camp Bowie Boulevard, just a half mile south of Interstate 30 (108,494 VPD). The asset is surrounded by some of the city's most affluent neighborhoods, benefiting from a 3 mile radius of more than 90,000 residents with average household incomes of \$115,000.

The property features a diverse mix of local and national, service-oriented tenants, creating a balanced income profile. The acquisition of The Village at Camp Bowie offers investors a rare opportunity to secure a generational asset in one of the most established and sought after markets in the country.

## INVESTMENT SUMMARY

<b>Address</b>	6115 Camp Bowie Boulevard, Fort Worth, TX 76116
<b>Price</b>	Unpriced
<b>CAP Rate</b>	Market
<b>Net Operating Income</b>	\$1,567,104
<b>Year Built</b>	1955   1993
<b>Gross Leasable Area</b>	90,501 SF
<b>Lot Size</b>	5.23 AC
<b>Occupancy</b>	86.6%
<b>Weighted Average Term Remaining</b>	2.54 Years
<b>Average Rent PSF</b>	\$25.24



# INVESTMENT HIGHLIGHTS

## INFILL LOCATION

Located within 5 miles of Downtown Fort Worth, Village at Camp Bowie presents a rare opportunity to acquire a legacy asset in a high-demand area with a daytime population of 105,564.

## IMMEDIATE VALUE ADD POTENTIAL

Currently 86.6% occupied, Village at Camp Bowie has 12,170 square feet ready to be leased – a potential \$330,000 + increase in top line rental revenue (based on market leasing assumptions).

## SITUATED ON AN OVERSIZED 5.23-ACRE LOT, SIGNALIZED HARD CORNER AFFLUENT AREA

\$115K Household income and \$539,909 average house value within a 3-mile radius.

## SYNERGISTIC TENANT LINEUP

Village at Camp Bowie features a diverse and synergistic tenant mix, including restaurants, financial services, service providers, and healthcare facilities, creating a dynamic and convenient environment for customers.

## DENSELY DEVELOPED RESIDENTIAL MARKET

The property is strategically located in a densely populated residential market, with over 450,819 residents and 193,697 housing units within a 7-mile radius.

## STRONG GROWTH FUNDAMENTALS

Fort Worth is experiencing rapid growth, with a 9.7% population increase since 2020 and 3.1% in the past year, making it one of the fastest-growing cities among the 30 most populous in the country. [\(Source\)](#)

## LOCATED ALONG AN ESTABLISHED, MAJOR RETAIL CORRIDOR

Renamed after a nearby World War I military training camp, Camp Bowie Boulevard has evolved into the City's premier commerce corridor [Campbowiedistrict.com](http://Campbowiedistrict.com)

## HIGHLY DESIRABLE LOCATION

Fronting Camp Bowie Blvd (33,000+ VPD) and just off I-30 (108,000+ VPD) the property has unmatched access and visibility.

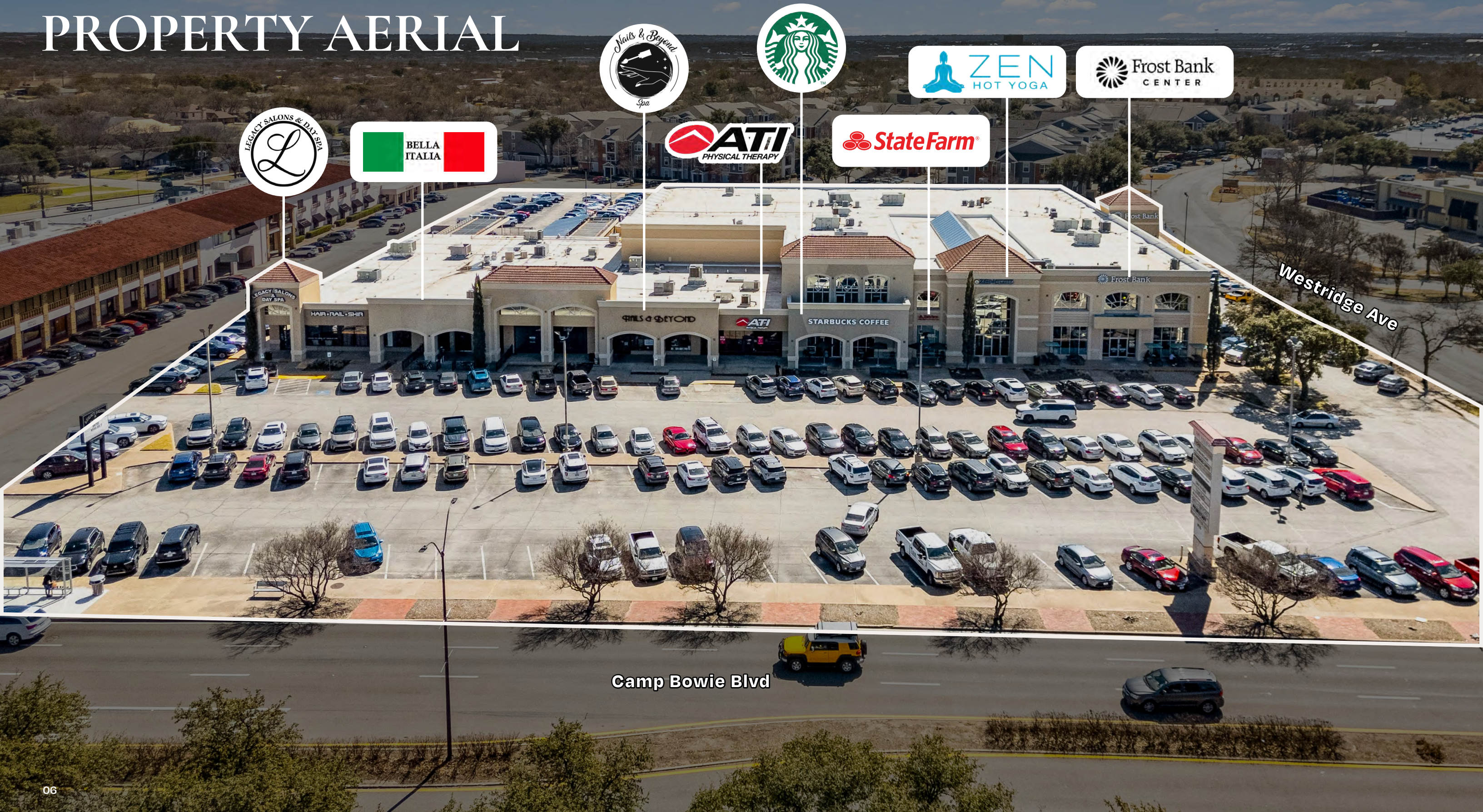
## TEXAS HAS NO STATE INCOME TAX



# TENANT ROSTER

TENANT	SF	% OF CENTER	LEASE EXECUTION	LEASE EXPIRATION	ANNUAL RENT	RENT / SF
Legacy Salons	7,948	8.78%	Sep-06	Feb-30	\$182,804	\$23.00
Bella Italia Restaurant	5,538	6.12%	Jan-26	Jan-29	\$144,000	\$26.00
Available	3,214	3.55%	-	-	-	-
Luxury Secrets Salon	3,657	4.04%	Sep-21	Aug-26	\$153,594	\$42.00
ATI Physical Therapy	2,575	2.85%	May-22	May-32	\$78,023	\$30.30
Non-Leasable	41	0.05%	-	-	-	-
Starbucks	1,739	1.92%	Sep-95	Sep-30	\$69,438	\$39.93
Available	2,724	3.01%	-	-	-	-
Low Testosterone Men's Clinic	1,824	2.02%	Aug-15	Jan-28	\$45,600	\$25.00
Available	2,125	2.35%	-	-	-	-
Frost Bank	7,712	8.52%	Jan-23	Dec-32	\$200,512	\$26.00
Invoke Tax Partners	3,989	4.41%	Jul-22	Aug-27	\$91,747	\$23.00
Lotus Spa and Salon	655	0.72%	Feb-24	Mar-28	\$15,720	\$24.00
Available	1,676	1.85%	-	-	-	-
Captures by Erin	1,449	1.60%	Feb-24	Apr-27	\$35,501	\$24.50
Zen Hot Yoga	3,599	3.98%	Jul-21	Mar-31	\$60,391	\$16.78
Josh Hanna Insurance Agency	3,050	3.37%	Apr-24	Mar-28	\$65,750	\$21.56
Jaw Architects	2,483	2.74%	Jul-23	Sep-28	\$64,558	\$26.00
Edward Jones	1,525	1.69%	Feb-07	Mar-27	\$35,075	\$23.00
Little Bellies	1,438	1.59%	Sep-24	Sep-28	\$35,777	\$24.88
Arise Recovery Centers	1,844	2.04%	Dec-20	May-29	\$47,944	\$26.00
Available	2,431	2.69%	-	-	-	-
Ortiz Law Firm	3,575	3.95%	Nov-24	Jan-30	\$82,225	\$23.00
Hope Brothers	3,800	4.20%	Nov-22	Jun-28	\$87,400	\$23.00
Guardian MM	1,880	2.08%	Feb-23	Apr-28	\$43,240	\$23.00
AMG Technology Investment Group	5,410	5.98%	Jun-20	Nov-27	\$140,660	\$26.00
Moonlight Examinations	2,882	3.18%	Feb-26	Jan-27	\$63,404	\$22.00
Captures by Erin	2,897	3.20%	May-24	Apr-27	\$70,977	\$24.50
Mayfest, Inc	1,840	2.03%	Dec-20	Nov-26	\$43,240	\$23.50
Flex Parks USA, LLC	1,218	1.35%	Feb-26	Jan-27	\$25,578	\$21.00
Mailing List Systems Corp.	1,065	1.18%	Jun-21	Aug-26	\$26,093	\$24.50
GravesBaldwin, LLC	1,056	1.17%	May-26	Oct-27	\$26,400	\$25.00
Untanglelife Counseling	1,642	1.81%	Oct-22	Sep-27	\$41,050	\$25.00
<b>Total</b>	<b>90,501</b>	<b>100%</b>			<b>\$1,976,700</b>	<b>\$25.24</b>

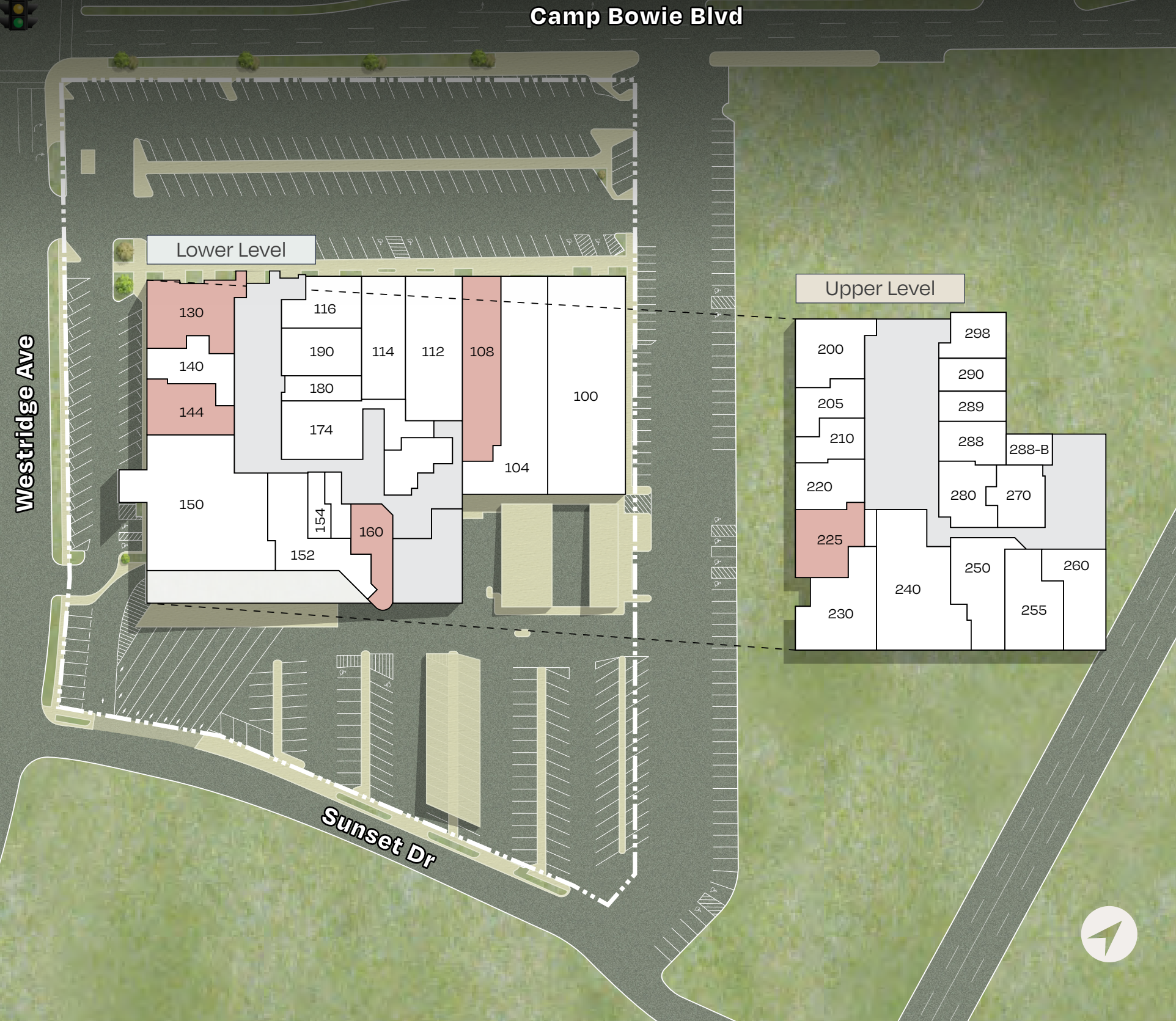
# PROPERTY AERIAL



Westridge Ave

Camp Bowie Blvd

# SITE PLAN



## LOWER LEVEL

UNIT	TENANT	SF
100	Legacy Salons	7,948
104	Bella Italia	5,538
108	Available	3,214
112	Luxury Secrets Salon	3,657
114	ATI Physical Therapy	2,575
116	Starbucks	1,739
130	Available	2,724
140	Low Testosterone Men's Clinic	1,824
144	Available	2,125
150	Frost Bank	7,712
152	Invoke Tax Partners	3,989
154	Lotus Spa and Salon	655
160	Available	1,676
172	Captures by Erin	1,449
174	Zen Hot Yoga	3,599
190	Josh Hanna Insurance Agency	3,050

## UPPER LEVEL

UNIT	TENANT	SF
200	Jaw Architects	2,483
205	Edward Jones	1,525
210	Little Bellies	1,438
220	Arise Recovery Centers	1,844
225	Available	2,431
230	Ortiz Law Firm	3,575
240	Hope Brothers	3,800
245	Guardian MM	1,880
250	AMG Technology Investment Group, LLC	5,410
260	Moonlight Examinations	2,882
270	Captures by Erin	2,897
280	Mayfest, Inc	1,840
288	Flex Parks USA, LLC	1,218
289	Mailing List Systems Corp.	1,065
290	GravesBaldwin, LLC	1,056
298	Untanlife Counseling	1,642

# OBLIQUE AERIALS

**Fort Worth Stockyards**  
 10M+ Annual Visitors

**Rivercrest Country Club**  
 1,400+ Members

**Westover Hills**  
 \$1.2M Avg. Home Value  
 \$212K Avg. Household Income

**Crestline**  
 \$975K Avg. Home Value  
 \$229K Avg. Household Income

**JEFFERSON  
 RIDGLEA VILLAGE**  
 397 Units



**Downtown Fort Worth**

**TCU**  
 13,000+ Students

**Colonial Country Club**  
 1,200+ Members  
 Host of the PGA Tour's Charles Schwab Challenge

**fort worth ZOO**  
 1 Million Annual Visitors

**Fort Worth Cultural District**  
 2.5 Million Annual Visitors  
 Dickie's Arena, Will Rodgers Memorial Center, Fort Worth Botanic Garden, Kimbell Art Museum

**Chapel Hill Shopping Center**  
 The Container Store, COST PLUS WORLD MARKET, LOFT, ORVIS, M, Central Market

*laba land*



108,494 VPD



Camp Bowie Blvd - 33,539 VPD



← THE VILLAGE AT →  
**CAMP BOWIE**



Benbrook Lake

Waterside Shopping Center

North  
 1,600+ Members

Chisholm Trail Pkwy 19,202 VPD

Clearfork

270 Acre Mixed Use Development  
 The Shops at Clearfork - 40 Stores

1,000 Multifamily Units  
 530,000+ SF of Office Space

Bryant Irvin Rd N (23,477 VPD)

495 units

Camp Bowie Blvd - 33,539 VPD

← THE VILLAGE AT →  
**CAMP BOWIE**

# TWO MILE AERIAL MAP

Chapel Hill Shopping Center  
 3.1M Annual Visits

The Shops at Clearfork  
 2.4M Annual Visits

Waterside Shopping Center  
 2.4M Annual Visits

Walmart (Westworth Blvd)  
 2.4M Annual Visits

Ridgmar Mall  
 1.1M Annual Visits

Source: Placer.ai



# HALF MILE AERIAL MAP

Ridglea Plaza (Tom Thumb Anchored)  
 1.7M Annual Visits

Village at Camp Bowie (Sprout's Anchored)  
 1.5M Annual Visits

Ridglea Village  
 536K Annual Visits

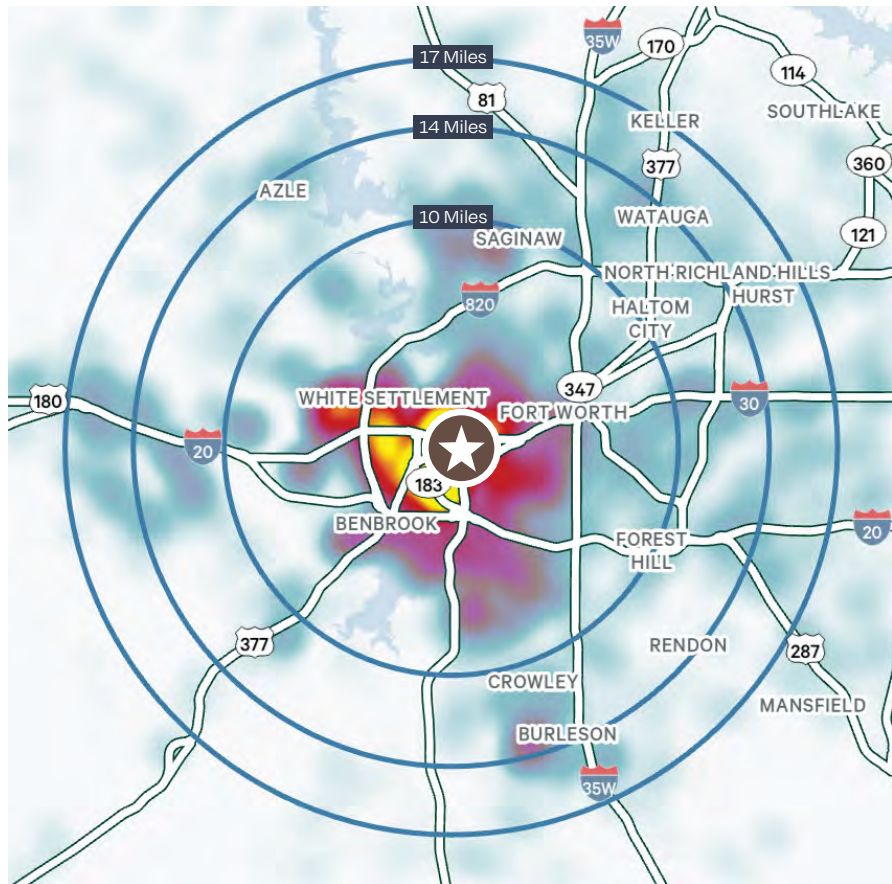
Source: Placer.ai



# MASS MOBILE DATA

STUDY PERIOD: DECEMBER 2024 TO JANUARY 2026

## COMMON EVENING RADIUS



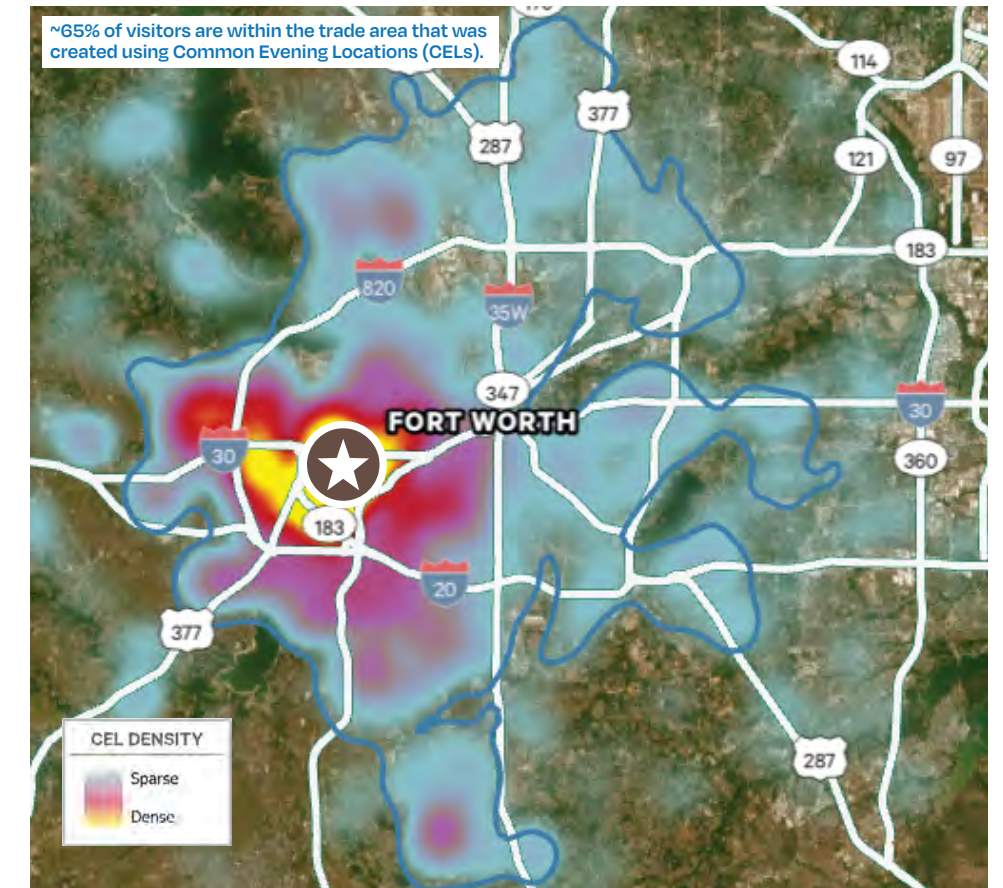
## TRADE AREA DEMOGRAPHICS

Total Population	Average Household Income
<b>1,260,453</b>	<b>\$104,385</b>
Total Households	2025 Retail Trade Sales SIC
<b>463,377</b>	<b>\$21 Billion</b>
Educational Attainment	Median Age
9% Associates	<b>35.3</b>
21% Bachelors	
11% Graduate	

## SITE DEMOGRAPHICS

Dwell Time	Visitor Frequency
<b>23.36</b>	54% Return
Minutes	46% One-Time

## TRADE AREA

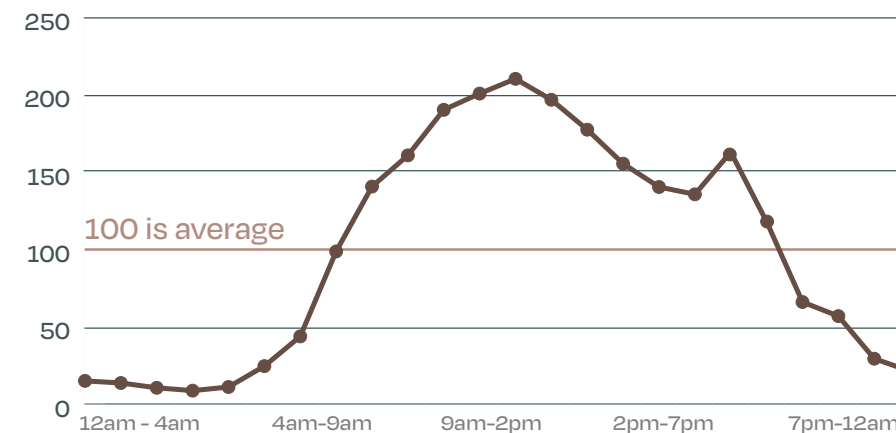
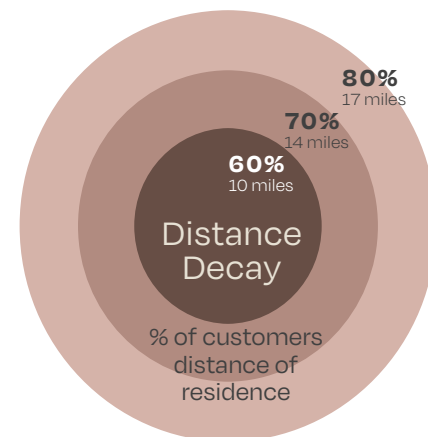


## Percent Daytime Locations

62% Fort Worth	3% Arlington
3% Weatherford	2% Aledo

## Percent Evening Locations

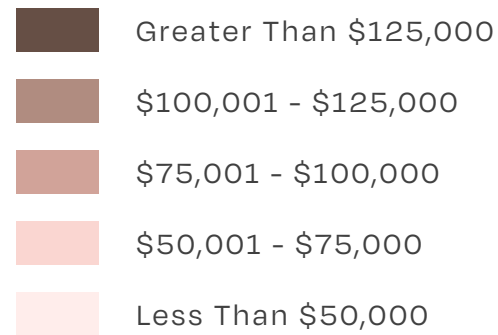
60% Fort Worth	3% Arlington
4% Weatherford	3% Aledo



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# AVERAGE HOUSEHOLD INCOME

**Avg Household Income** (by Block Group)

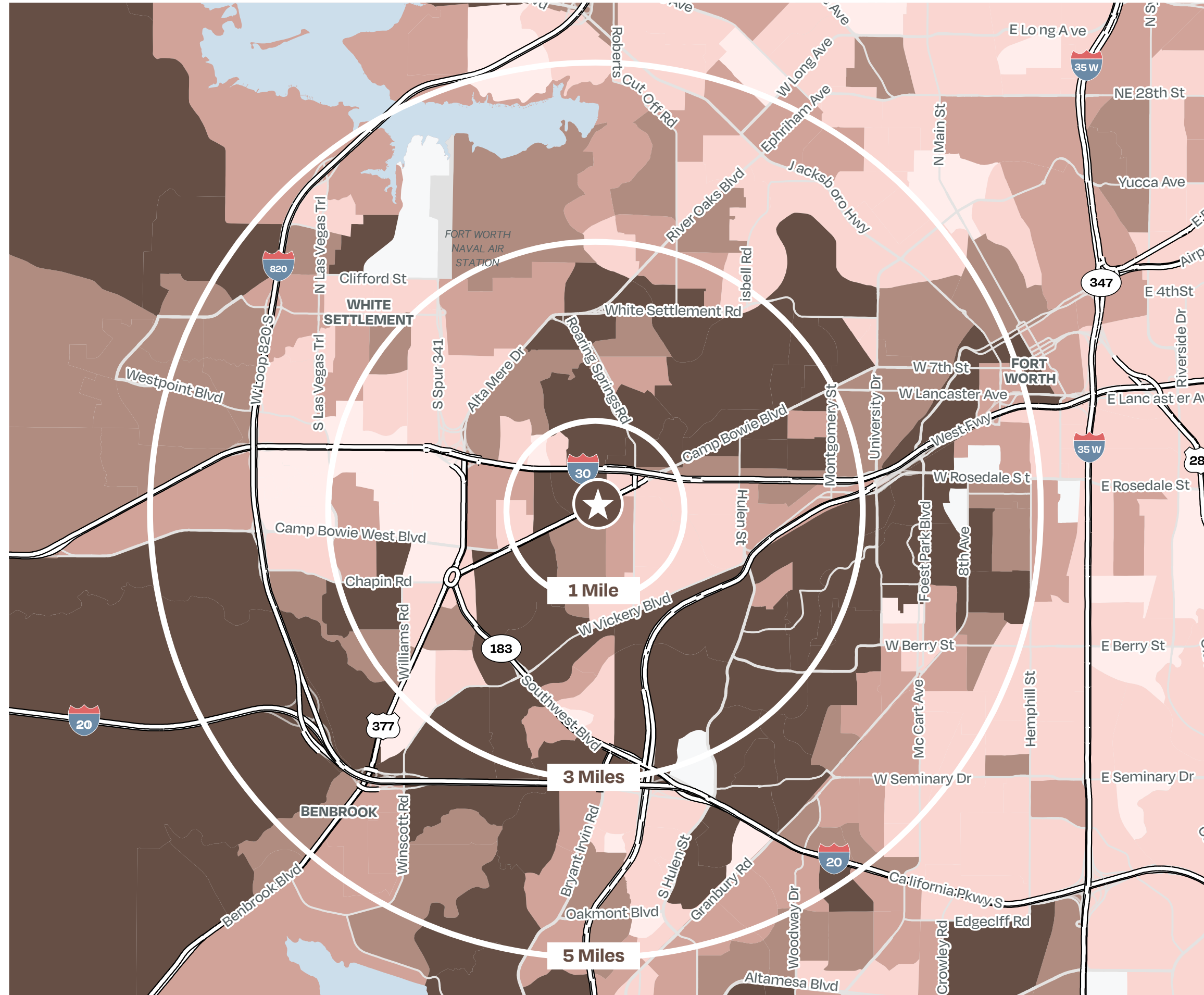


source: esri 2025

**Average Household Income**

1 Mile	\$104,734
3 Miles	\$115,125
5 Miles	\$107,001

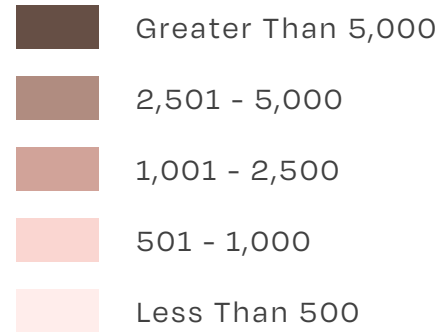
source: esri 2025



# POPULATION DENSITY

## Population Density

(People per square mile by Block Group)

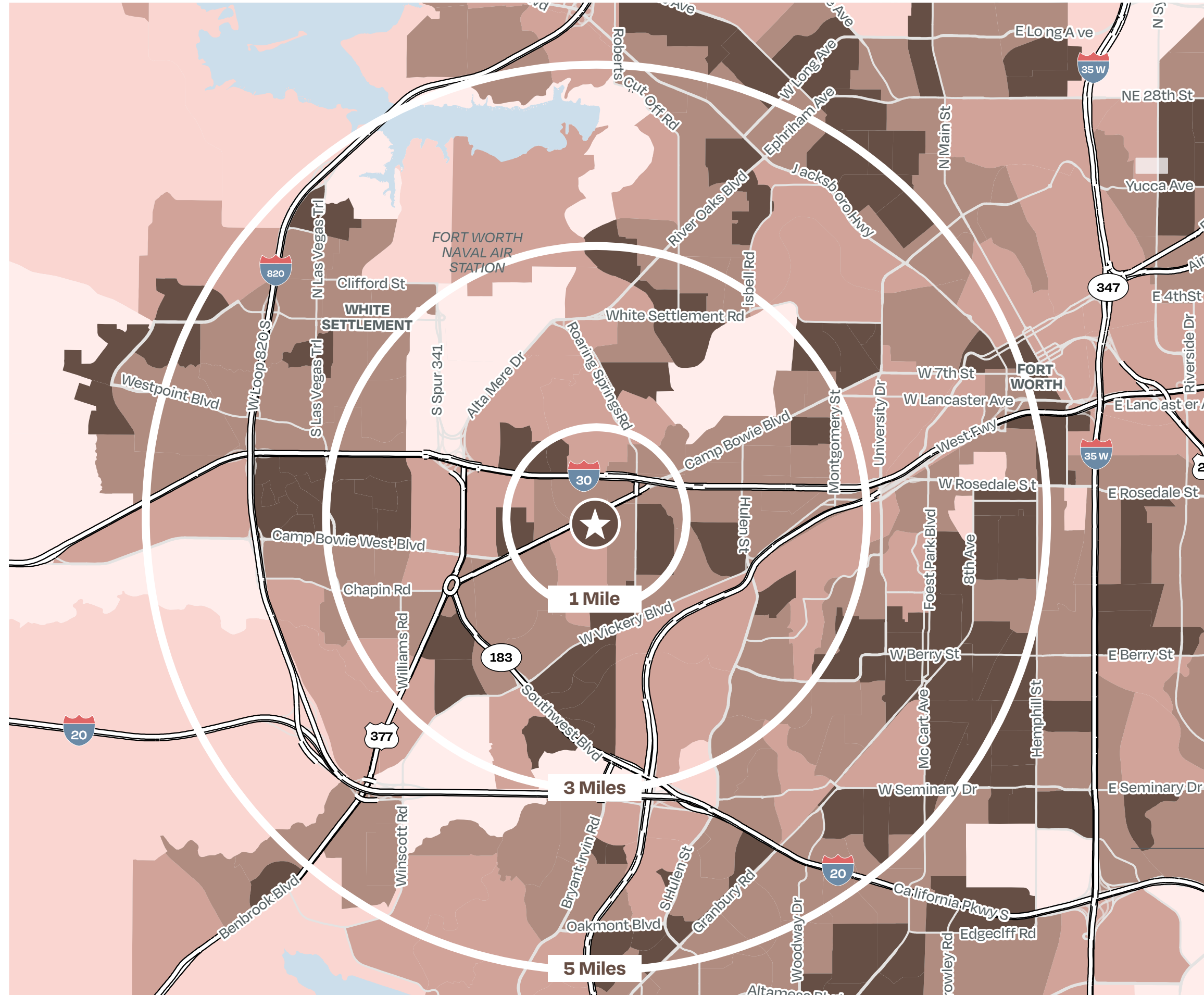


source: esri 2025

## Total Population

1 Mile	12,262
3 Miles	90,937
5 Miles	254,077

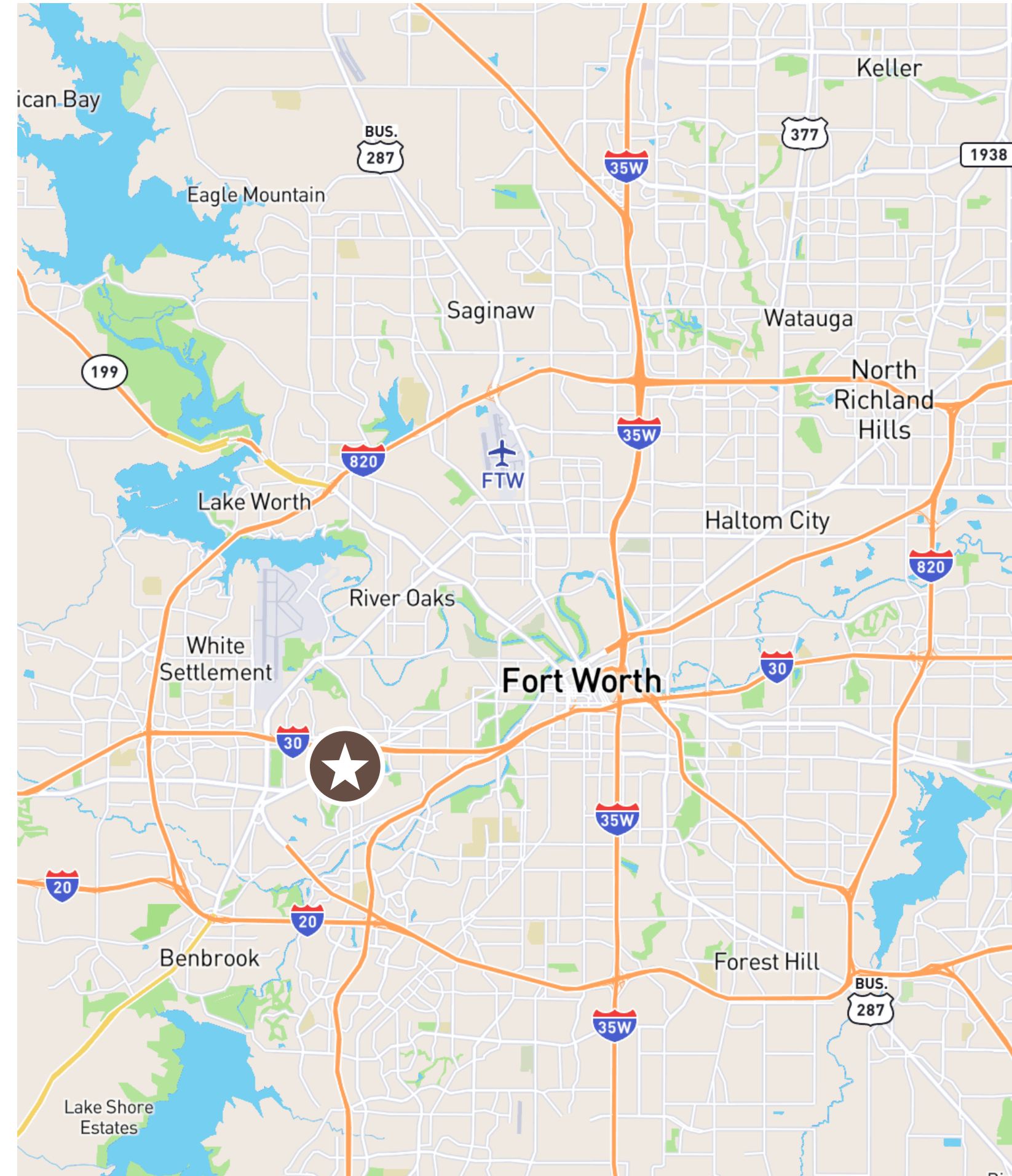
source: esri 2025



# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
<b>Population</b>				
2025 Population - Current Year Estimate	12,262	90,937	254,077	450,819
2030 Population - Five Year Projection	12,527	92,710	258,713	464,623
2025-2030 Annual Population Growth Rate	0.43%	0.39%	0.36%	0.61%
<b>Households</b>				
2025 Households - Current Year Estimate	5,616	42,090	106,749	177,248
2030 Households - Five Year Projection	5,776	43,581	111,014	186,339
2025-2030 Annual Household Growth Rate	0.56%	0.70%	0.79%	1.01%
<b>Household Income</b>				
2025 Average Household Income	\$104,734	\$115,125	\$107,001	\$101,670
2030 Average Household Income	\$112,768	\$124,750	\$116,065	\$111,869
<b>Housing Value</b>				
2025 Average Value of Owner Occ. Housing Units	\$542,326	\$539,909	\$463,400	\$404,212
<b>Employment Status</b>				
2025 Civilian Population 16+ in Labor Force	6,529	49,818	135,426	233,573
2025 Employed Civilian Population 16+	6,391	48,425	131,108	224,738
<b>Daytime Population</b>				
2025 Daytime Population	15,982	105,654	332,642	554,757
<b>Traffic Counts</b>				
I-30	108,494 VPD			
Camp Bowie Blvd	33,539 VPD			

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# CASH FLOW PROJECTIONS

10-YEAR HOLD PERIOD

FISCAL YEAR ENDING - JULY 31		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Physical Occupancy		88.31%	94.46%	99.07%	98.54%	100.00%	100.00%	100.00%	100.00%	98.54%	100.00%	99.47%
Overall Economic Occupancy [1]		89.75%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%	95.00%
Operating Expense Reimbursement %		28.99%	36.10%	39.46%	38.94%	40.79%	41.52%	42.14%	43.04%	42.70%	44.86%	45.53%
Weighted Average Market Rent		\$27.98	\$28.85	\$29.75	\$30.64	\$31.56	\$32.51	\$33.48	\$34.49	\$35.52	\$36.59	\$37.69
Weighted Average In Place Rent [2]		\$25.85	\$26.53	\$26.90	\$27.51	\$28.32	\$28.72	\$29.31	\$29.85	\$30.14	\$30.62	\$30.97
Total Operating Expenses PSF Per Year		\$10.42	\$10.89	\$11.28	\$11.60	\$11.98	\$12.33	\$12.69	\$13.07	\$13.42	\$13.84	\$14.23
Lease SF Expiring (Initial Term Only)		16,533	23,306	11,303	11,523	5,338	2,575	7,712	0	0	0	0
Lease SF Expiring (Cumulative %)		18.27%	44.02%	56.51%	69.24%	75.14%	77.99%	86.51%	86.51%	86.51%	86.51%	86.51%
	[3]											
	FY 2027											
	\$/SF/YR											
<b>Revenues</b>												
Scheduled Base Rent												
Shop Potential Base Rent	26.00	2,352,724	2,402,631	2,435,661	2,493,885	2,563,035	2,599,369	2,652,166	2,701,061	2,734,298	2,770,770	2,804,909
Shop Absorption & Turnover	(3.17)	(286,554)	(134,557)	(24,124)	(40,255)	0	0	0	0	(46,667)	0	(16,709)
Total Scheduled Base Rent	22.83	2,066,170	2,268,073	2,411,537	2,453,631	2,563,035	2,599,369	2,652,166	2,701,061	2,687,631	2,770,770	2,788,200
CAM Reimbursement	1.30	118,027	150,708	173,163	177,878	192,811	203,572	214,133	226,679	232,668	252,224	262,710
MGT Reimbursement	0.39	35,706	51,285	58,006	57,379	61,171	63,028	65,162	67,542	66,986	71,720	73,449
INS Reimbursement	0.16	14,605	18,341	20,496	21,003	22,718	23,816	24,899	26,144	26,727	28,699	29,763
RET Reimbursement	1.16	105,156	135,384	151,172	152,679	165,586	172,817	179,867	188,617	192,082	209,300	220,522
Miscellaneous Revenue	0.18	16,560	16,560	16,560	16,560	16,560	16,560	16,560	16,560	16,560	16,560	16,560
Directly Billed Electric Revenue	1.70	154,167	158,792	163,555	168,462	173,516	178,721	184,083	189,605	195,294	201,152	207,187
<b>Total Gross Revenue</b>	<b>27.74</b>	<b>2,510,389</b>	<b>2,799,144</b>	<b>2,994,489</b>	<b>3,047,592</b>	<b>3,195,396</b>	<b>3,257,883</b>	<b>3,336,871</b>	<b>3,416,208</b>	<b>3,417,946</b>	<b>3,550,426</b>	<b>3,598,391</b>
General Vacancy Loss	0.00	0	(12,128)	(126,807)	(114,137)	(159,770)	(162,894)	(166,844)	(170,810)	(126,564)	(177,521)	(164,046)
<b>Effective Gross Revenue</b>	<b>27.74</b>	<b>2,510,389</b>	<b>2,787,016</b>	<b>2,867,682</b>	<b>2,933,454</b>	<b>3,035,626</b>	<b>3,094,989</b>	<b>3,170,027</b>	<b>3,245,398</b>	<b>3,291,382</b>	<b>3,372,905</b>	<b>3,434,345</b>
<b>Operating Expenses</b>												
Common Area Maintenance	(3.89)	(351,738)	(370,118)	(387,274)	(398,125)	(412,132)	(424,496)	(437,231)	(450,348)	(461,536)	(477,774)	(491,209)
Management Fee	(0.83)	(75,312)	(83,610)	(86,030)	(88,004)	(91,069)	(92,850)	(95,101)	(97,362)	(98,741)	(101,187)	(103,030)
Insurance	(0.40)	(35,990)	(37,070)	(38,182)	(39,327)	(40,507)	(41,722)	(42,974)	(44,263)	(45,591)	(46,959)	(48,368)
Real Estate Taxes	(3.60)	(326,079)	(335,862)	(345,937)	(356,316)	(367,005)	(378,015)	(389,356)	(401,036)	(413,067)	(425,459)	(438,223)
Directly Billed Electric Expense	(1.70)	(154,167)	(158,792)	(163,555)	(168,462)	(173,516)	(178,721)	(184,083)	(189,605)	(195,294)	(201,152)	(207,187)
<b>Total Operating Expenses</b>	<b>(10.40)</b>	<b>(941,012)</b>	<b>(983,417)</b>	<b>(1,019,355)</b>	<b>(1,050,179)</b>	<b>(1,084,165)</b>	<b>(1,115,732)</b>	<b>(1,148,699)</b>	<b>(1,182,573)</b>	<b>(1,214,263)</b>	<b>(1,252,565)</b>	<b>(1,288,051)</b>
<b>Net Operating Income</b>	<b>\$17.32</b>	<b>\$1,567,104</b>	<b>\$1,801,565</b>	<b>\$1,846,703</b>	<b>\$1,883,221</b>	<b>\$1,951,398</b>	<b>\$1,979,185</b>	<b>\$2,021,283</b>	<b>\$2,062,784</b>	<b>\$2,077,153</b>	<b>\$2,120,374</b>	<b>\$2,146,328</b>
<b>Capital Costs</b>												
Tenant Improvements	(0.78)	(70,143)	(147,237)	(102,146)	(55,910)	0	0	0	0	(64,815)	0	(25,063)
Leasing Commissions	(0.69)	(62,251)	(97,956)	(67,365)	(38,469)	0	0	0	0	(44,597)	0	(15,968)
Capital Reserves	(0.15)	(13,813)	(14,227)	(14,654)	(15,094)	(15,546)	(16,013)	(16,493)	(16,988)	(17,498)	(18,022)	(18,563)
<b>Total Capital Costs</b>	<b>(1.62)</b>	<b>(146,207)</b>	<b>(259,420)</b>	<b>(184,164)</b>	<b>(109,473)</b>	<b>(15,546)</b>	<b>(16,013)</b>	<b>(16,493)</b>	<b>(16,988)</b>	<b>(126,909)</b>	<b>(18,022)</b>	<b>(59,594)</b>
<b>Operating Cash Flow</b>	<b>\$15.70</b>	<b>\$1,420,897</b>	<b>\$1,542,145</b>	<b>\$1,662,539</b>	<b>\$1,773,748</b>	<b>\$1,935,852</b>	<b>\$1,963,172</b>	<b>\$2,004,790</b>	<b>\$2,045,796</b>	<b>\$1,950,244</b>	<b>\$2,102,351</b>	<b>\$2,086,734</b>

[1] This figure takes into account vacancy/credit loss, absorption vacancy, turnover vacancy, and rent abatements.

[2] This figure does not include any amount related to expense reimbursements. Only Scheduled Base Rent and Fixed/CPI Increases are included in this calculation, which is based on the weighted-average physical occupancy during each fiscal year.

[3] Based on 90,501 square feet.

# EXISTING VERSUS MARKET COMPARISON

10-YEAR HOLD PERIOD

SUITE	TENANT AT AUGUST 1, 2026	SQUARE FEET	LEASE START	LEASE END	MARKET-EQUIVALENT EXISTING RENT AS OF AUG 1, 2026	MARKET RENT AS OF AUG 1, 2026	EXISTING RENT % ABOVE/(BELOW) MARKET RENT [1]
<b>Existing Tenants</b>							
	Non-leasable / Other	41					
R-100	Legacy Salons	7,948	Sep-06	Feb-30	\$23.00 PSF NNN	\$27.00 PSF NNN	-14.81%
R-104	Bella Italia Restaurant	5,538	Jan-26	Jan-29	\$17.50 PSF NNN [2]	\$27.00 PSF NNN	-35.19%
R-112	Luxury Secrets Salon	3,657	Sep-21	Aug-26	\$42.00 PSF NNN	\$42.00 PSF NNN	0.00%
R-114	ATI Physical Therapy	2,575	May-22	May-32	\$30.30 PSF NNN	\$31.00 PSF NNN	-2.26%
R-116	Starbucks	1,739	Sep-95	Sep-30	\$39.93 PSF NNN	\$40.00 PSF NNN	-0.18%
O-140	Low Testosterone Men's Clinic	1,824	Aug-15	Jan-28	\$25.00 PSF BY	\$26.00 PSF BY	-3.85%
O-150	Frost Bank	7,712	Jan-23	Dec-32	\$34.50 PSF BY [2]	\$36.00 PSF BY	-4.17%
O-152	Invoke Tax Partners	3,989	Jul-22	Aug-27	\$23.00 PSF BY	\$23.00 PSF BY	0.00%
O-154	Lotus Spa and Salon	655	Feb-24	Mar-28	\$24.00 PSF BY	\$24.00 PSF BY	0.00%
O-172	Captures by Erin	1,449	Feb-24	Apr-27	\$24.50 PSF BY	\$25.00 PSF BY	-2.00%
O-174	Zen Hot Yoga	3,599	Jul-21	Mar-31	\$25.28 PSF BY [2]	\$26.00 PSF BY	-2.77%
O-190	Josh Hanna Insurance Agency	3,050	Apr-24	Mar-28	\$21.56 PSF BY	\$22.00 PSF BY	-2.00%
O-200	Jaw Architects	2,483	Jul-23	Sep-28	\$26.00 PSF BY	\$26.00 PSF BY	0.00%
O-205	Edward Jones	1,525	Feb-07	Mar-27	\$23.00 PSF BY	\$24.00 PSF BY	-4.17%
O-210	Little Bellies	1,438	Sep-24	Sep-28	\$24.88 PSF BY	\$25.00 PSF BY	-0.48%
O-220	Arise Recovery Centers	1,844	Dec-20	May-29	\$26.00 PSF BY	\$27.00 PSF BY	-3.70%
O-230	Ortiz Law Firm	3,575	Nov-24	Jan-30	\$23.00 PSF BY	\$24.00 PSF BY	-4.17%
O-240	Hope Brothers	3,800	Nov-22	Jun-28	\$23.00 PSF BY	\$24.00 PSF BY	-4.17%
O-245	Guardian MM	1,880	Feb-23	Apr-28	\$23.00 PSF BY	\$23.00 PSF BY	0.00%
O-250	AMG Technology Investment Group, LLC	5,410	Jun-20	Nov-27	\$26.00 PSF BY	\$27.00 PSF BY	-3.70%
O-260	Moonlight Examinations	2,882	Feb-26	Jan-27	\$22.00 PSF BY	\$25.00 PSF BY	-12.00%
O-270	Captures by Erin	2,897	May-24	Apr-27	\$24.50 PSF BY	\$25.00 PSF BY	-2.00%
O-280	Mayfest, Inc	1,840	Dec-20	Nov-26	\$23.50 PSF BY	\$25.00 PSF BY	-6.00%
O-288	Flex Parks USA, LLC	1,218	Feb-26	Jan-27	\$21.00 PSF BY	\$22.00 PSF BY	-4.55%
O-289	Mailing List Systems Corp.	1,065	Jun-21	Aug-26	\$24.50 PSF BY	\$25.00 PSF BY	-2.00%
O-290	GravesBaldwin, LLC	1,056	May-26	Oct-27	\$25.00 PSF BY	\$25.00 PSF BY	0.00%
O-298	Untanglife Counseling	1,642	Oct-22	Sep-27	\$25.00 PSF BY	\$25.00 PSF BY	0.00%
<b>Total Existing Square Feet</b>		<b>78,331</b>			<b>\$25.88</b>	<b>\$27.60</b>	<b>-6.26%</b>

Weighted-Average Lease Term Remaining 2.54 Years

[1] The calculation of total "% Above/(Below)" only includes existing tenants as noted in this schedule.

[2] Tenant's existing rent has been adjusted to reflect the market-equivalent rent for comparative purposes.

# VACANT SPACE ASSUMPTIONS

10-YEAR HOLD PERIOD

SUITE	TENANT	SQUARE FEET	STARTS ON MONTH	LEASE START	INITIAL COUPON MARKET RENT [1]	RENT ADJUSTMENT	LEASE TERM	TENANT IMPROVEMENTS	LEASING COMMISSIONS
<b>Vacant Space</b>									
R-108	Available (Retail)	3,214	Mo. 13	Aug-27	\$27.00 PSF NNN	10% in Month 61, 1% Annually	10 Years	\$25.00 PSF	6.00%
R-130	Available (Retail)	2,724	Mo. 6	Jan-27	\$32.00 PSF NNN	10% in Month 61, 1% Annually	10 Years	\$25.00 PSF	6.00%
O-144	Available (Office)	2,125	Mo. 25	Aug-28	\$25.00 PSF BY	10% in Month 61, 1% Annually	10 Years	\$25.00 PSF	6.00%
O-160	Available (Office)	1,676	Mo. 31	Feb-29	\$27.00 PSF BY	10% in Month 61, 1% Annually	10 Years	\$25.00 PSF	6.00%
O-225	Available (Office)	2,431	Mo. 19	Feb-28	\$25.00 PSF BY	10% in Month 61, 1% Annually	10 Years	\$25.00 PSF	6.00%
<b>Total Vacant Space</b>		<b>12,170</b>							

[1] Calendar year 2026 value. Actual starting contract rent depends on the year in which vacant lease-up tenant begins.



# EXISTING LEASE EXPIRATIONS

10-YEAR HOLD PERIOD

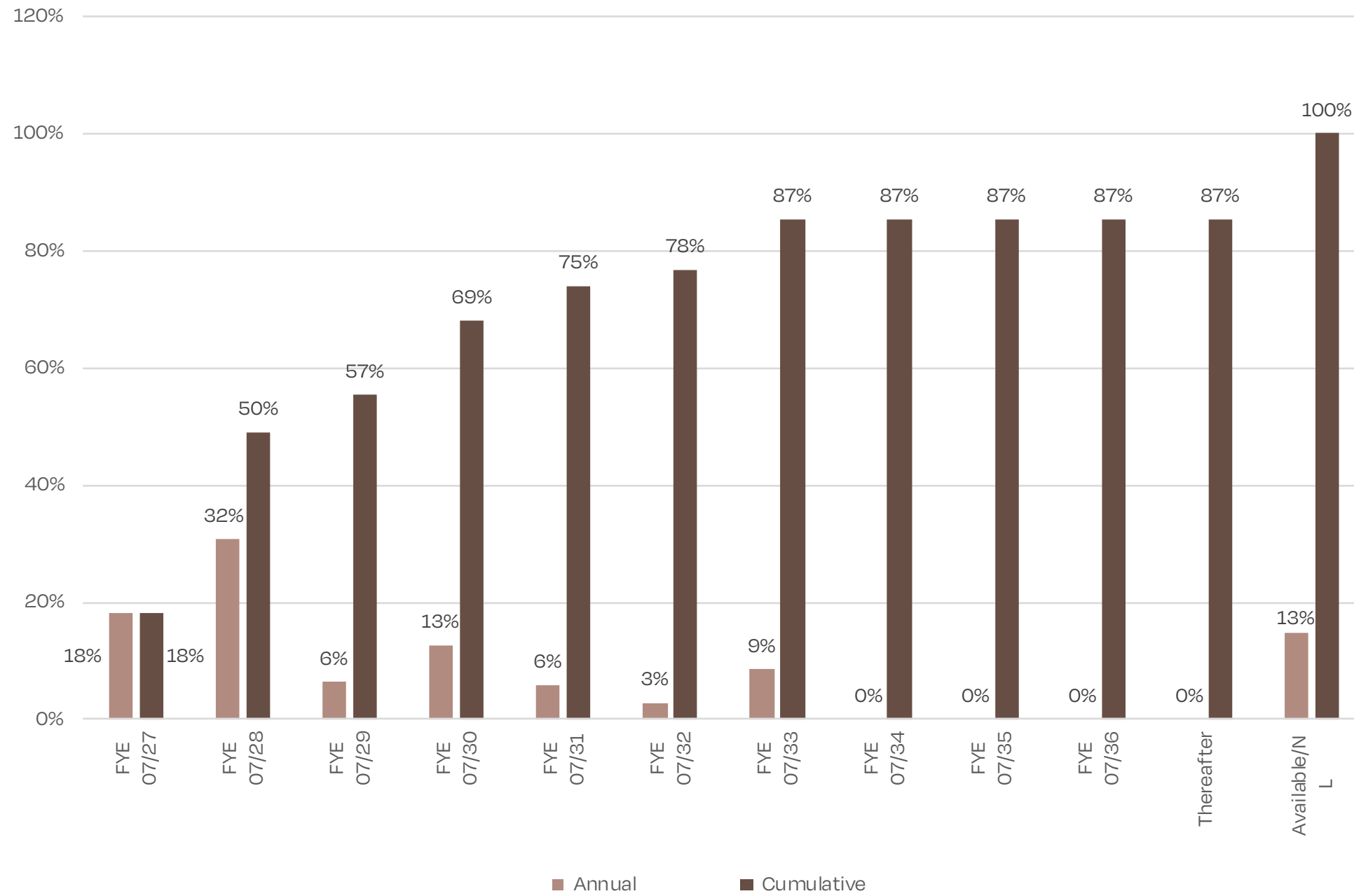
SUITE	TENANT	LEASE EXPIRATION	WALT	FYE 07/27	FYE 07/28	FYE 07/29	FYE 07/30	FYE 07/31	FYE 07/32	FYE 07/33	FYE 07/34	FYE 07/35	FYE 07/36	THEREAFTER	AVAILABLE/ NON-LEASABLE	
R-112	Luxury Secrets Salon	Aug-26	0.08	3,657	-	-	-	-	-	-	-	-	-	-	-	
O-289	Mailing List Systems Corp.	Aug-26	0.08	1,065	-	-	-	-	-	-	-	-	-	-	-	
O-280	Mayfest, Inc	Nov-26	0.33	1,840	-	-	-	-	-	-	-	-	-	-	-	
O-260	Moonlight Examinations	Jan-27	0.50	2,882	-	-	-	-	-	-	-	-	-	-	-	
O-288	Flex Parks USA, LLC	Jan-27	0.50	1,218	-	-	-	-	-	-	-	-	-	-	-	
O-205	Edward Jones	Mar-27	0.67	1,525	-	-	-	-	-	-	-	-	-	-	-	
O-172	Captures by Erin	Apr-27	0.75	1,449	-	-	-	-	-	-	-	-	-	-	-	
O-270	Captures by Erin	Apr-27	0.75	2,897	-	-	-	-	-	-	-	-	-	-	-	
O-152	Invoke Tax Partners	Aug-27	1.08	-	3,989	-	-	-	-	-	-	-	-	-	-	
O-298	Untanglife Counseling	Sep-27	1.17	-	1,642	-	-	-	-	-	-	-	-	-	-	
O-290	GravesBaldwin, LLC	Oct-27	1.25	-	1,056	-	-	-	-	-	-	-	-	-	-	
O-250	AMG Technology Investment Group, LLC	Nov-27	1.33	-	5,410	-	-	-	-	-	-	-	-	-	-	
R-104	Bella Italia Restaurant	Jan-28	1.50	-	5,538	-	-	-	-	-	-	-	-	-	-	
O-140	Low Testosterone Men's Clinic	Jan-28	1.50	-	1,824	-	-	-	-	-	-	-	-	-	-	
O-154	Lotus Spa and Salon	Mar-28	1.67	-	655	-	-	-	-	-	-	-	-	-	-	
O-190	Josh Hanna Insurance Agency	Mar-28	1.67	-	3,050	-	-	-	-	-	-	-	-	-	-	
O-245	Guardian MM	Apr-28	1.75	-	1,880	-	-	-	-	-	-	-	-	-	-	
O-240	Hope Brothers	Jun-28	1.92	-	3,800	-	-	-	-	-	-	-	-	-	-	
O-200	Jaw Architects	Sep-28	2.17	-	-	2,483	-	-	-	-	-	-	-	-	-	
O-210	Little Bellies	Sep-28	2.17	-	-	1,438	-	-	-	-	-	-	-	-	-	
O-220	Arise Recovery Centers	May-29	2.83	-	-	1,844	-	-	-	-	-	-	-	-	-	
O-230	Ortiz Law Firm	Jan-30	3.50	-	-	-	3,575	-	-	-	-	-	-	-	-	
R-100	Legacy Salons	Feb-30	3.58	-	-	-	7,948	-	-	-	-	-	-	-	-	
R-116	Starbucks	Sep-30	4.17	-	-	-	-	1,739	-	-	-	-	-	-	-	
O-174	Zen Hot Yoga	Mar-31	4.67	-	-	-	-	3,599	-	-	-	-	-	-	-	
R-114	ATI Physical Therapy	May-32	5.83	-	-	-	-	-	2,575	-	-	-	-	-	-	
O-150	Frost Bank	Dec-32	6.42	-	-	-	-	-	-	7,712	-	-	-	-	-	
<b>Existing Lease WALT</b>			<b>2.47</b>													
<b>Total Available</b>																<b>12,170</b>
<b>Total Non-leasable</b>																<b>41</b>

<b>Fiscal Year Totals</b>	16,533	28,844	5,765	11,523	5,338	2,575	7,712	0	0	0	0	0	0	12,211
<b>Percent</b>	18%	32%	6%	13%	6%	3%	9%	0%	0%	0%	0%	0%	0%	13%
<b>Count</b>	8	10	3	2	2	1	1	0	0	0	0	0	0	6
<b>Cumulative SF</b>	16,533	45,377	51,142	62,665	68,003	70,578	78,290	78,290	78,290	78,290	78,290	78,290	78,290	90,501
<b>Cumulative %</b>	18%	50%	57%	69%	75%	78%	87%	87%	87%	87%	87%	87%	87%	100%

You are solely responsible for independently verifying the information in this Memorandum. **ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.**

# EXISTING LEASE EXPIRATIONS

10-YEAR HOLD PERIOD



YEAR	SUITES	SF	PERCENT	CUMULATIVE SF	CUMULATIVE PERCENT
FYE 07/27	8	16,533	18%	16,533	18%
FYE 07/28	10	28,844	32%	45,377	50%
FYE 07/29	3	5,765	6%	51,142	57%
FYE 07/30	2	11,523	13%	62,665	69%
FYE 07/31	2	5,338	6%	68,003	75%
FYE 07/32	1	2,575	3%	70,578	78%
FYE 07/33	1	7,712	9%	78,290	87%
FYE 07/34	0	0	0%	78,290	87%
FYE 07/35	0	0	0%	78,290	87%
FYE 07/36	0	0	0%	78,290	87%
Thereafter	0	0	0%	78,290	87%
Available/NL	6	12,211	13%	90,501	100%

# RENT ROLL (AS OF 8/1/2026)

10-YEAR HOLD PERIOD

SUITE	TENANT NAME	SQUARE FEET	% OF PROPERTY	LEASE TERM		RENTAL RATES				RECOVERY TYPE	TENANT IMPROVEMENTS	LEASING COMMISSIONS	MARKET ASSUMPTION / MARKET RENT	
				BEGIN	END	BEGIN	MONTHLY	ANNUALLY	PSF					
R-100	Legacy Salons	7,948	8.78%	Sep-2006	Feb-2030	Current	\$15,234	\$182,804	\$23.00	-	NNN+MGT+15%AF, 5%C (Legacy)	-	-	Market - 75.00%
						Dec-2025	\$15,896	\$190,752	\$24.00	4.35%		-	-	\$27.00 NNN (Retail-Shop)
<b>Expense Cap:</b> 5% cumulative compounding cap on CAM excluding UTIL, SEC, SNOW, INS, and RET with an estimated CY2026 basis of \$3.65 PSF.														
R-104	Bella Italia Restaurant	5,538	6.12%	Jan-2026	Jan-2029	Current	\$12,000	\$144,000	\$26.00	-	No Reimbursement As of Feb-2028: NNN+MGT (Retail)	-	-	Option
						Feb-2028	\$8,307	\$99,684	\$18.00	-30.78%		-	-	\$27.00 NNN (Retail-Shop)
<b>General Notes:</b> Tenant does not reimburse operating expenses through 01/28, transitioning to NNN from 02/28 through expiration. <b>Renewal Option:</b> One 2 year renewal option @ (1) \$19.25 /sf/yr and (2) \$20.50 /sf/yr. Analysis takes option. Analysis assumes two additional 5 year renewal using the AE Options feature each @ 1% over the prior rent with 1% annual increases. <b>Percentage Rent:</b> % Rent @ 6% of gross sales above \$1,250,000.														
R-108	Available (Retail)	3,214	3.55%	Aug-2027	Jul-2037	Aug-2027	\$7,448	\$89,381	\$27.81	-	NNN+MGT (Retail)	\$25.75	\$17.71	Renew
						Aug-2032	\$8,193	\$98,319	\$30.59	10.00%		\$82,761	\$56,906	\$27.00 NNN (Retail-Available Shop)
						Aug-2033	\$8,275	\$99,303	\$30.90	1.00%			6.00%	
						Aug-2034	\$8,358	\$100,296	\$31.21	1.00%				
						Aug-2035	\$8,442	\$101,299	\$31.52	1.00%				
						Aug-2036	\$8,526	\$102,312	\$31.83	1.00%				
<b>General Notes:</b> Analysis assumes suite leases up in Month 13 and remains occupied through the hold period with a 10% rent bump upon renewal in Month 61 and 1% annual increases thereafter.														
R-112	Luxury Secrets Salon	3,657	4.04%	Sep-2021	Aug-2026	Current	\$12,800	\$153,594	\$42.00	-	NNN+MGT+15%AF (Luxury)	-	-	Option \$42.00 NNN (Retail-Shop)
<b>Renewal Option:</b> Three 5 year renewal options @ FMV. Analysis takes options @ (1) a 10% rent increase over prior rent and (2-3) a 1% increase over prior rent each with 1% annual increases.														
R-114	ATI Physical Therapy	2,575	2.85%	May-2022	May-2032	Current	\$6,502	\$78,023	\$30.30	-	NNN+MGT, 7%C (ATI)	-	-	Option
						Jun-2027	\$6,633	\$79,593	\$30.91	2.01%		-	-	\$31.00 NNN (Retail-Shop)
						Jun-2028	\$6,766	\$81,190	\$31.53	2.01%				
						Jun-2029	\$6,901	\$82,812	\$32.16	2.00%				
						Jun-2030	\$7,038	\$84,460	\$32.80	1.99%				
						Jun-2031	\$7,180	\$86,160	\$33.46	2.01%				
<b>Renewal Option:</b> Two 5 year renewal options @ \$34.13 /sf/yr and \$37.68 /sf/yr each with 2% annual increases. Analysis takes options. <b>Expense Cap:</b> 7% cap on prior year CAM excluding UTIL, SEC, SNOW, INS, and RET with an estimated CY2026 basis of \$3.64 PSF. MGT not to exceed 5% of EGR.														
R-115	Building-Non-leasable	41	0.05%	<b>General Notes:</b> Analysis assumes this space is Building-Non-leasable with no base rent or reimbursement revenue.										
R-116	Starbucks	1,739	1.92%	Sep-1995	Sep-2030	Current	\$5,787	\$69,438	\$39.93	-	NNN+MGT+15%AF, 30%C (Starbucks)	-	-	Option \$40.00 NNN (Retail-Shop)
<b>Renewal Option:</b> Four 5 year renewal options @ annual rates of \$43.92, \$48.31, \$53.14, \$58.45. Analysis takes options. <b>Expense Cap:</b> 30% cap on prior year CAM excluding UTIL, INS, RET with an estimated CY2026 basis of \$5.11 PSF.														

# RENT ROLL

10-YEAR HOLD PERIOD

SUITE	TENANT NAME	SQUARE FEET	% OF PROPERTY	LEASE TERM		RENTAL RATES				RECOVERY TYPE	TENANT IMPROVEMENTS	LEASING COMMISSIONS	MARKET ASSUMPTION / MARKET RENT	
				BEGIN	END	BEGIN	MONTHLY	ANNUALLY	PSF					
R-130	Available (Retail)	2,724	3.01%	Jan-2027	Dec-2037	Jan-2027	\$7,482	\$89,783	\$32.96	-	NNN+MGT (Retail)	\$25.75	\$22.85	Renew
						Jan-2028	\$7,557	\$90,681	\$33.29	1.00%		\$70,143	\$62,251	\$32.00 NNN (Retail-Available Shop)
						Jan-2029	\$7,632	\$91,588	\$33.62	1.00%			6.00%	
						Jan-2030	\$7,709	\$92,504	\$33.96	1.00%				
						Jan-2031	\$7,786	\$93,429	\$34.30	1.00%				
						Jan-2032	\$7,864	\$94,363	\$34.64	1.00%				
						Jan-2033	\$7,942	\$95,307	\$34.99	1.00%				
						Jan-2034	\$8,022	\$96,260	\$35.34	1.00%				
						Jan-2035	\$8,102	\$97,222	\$35.69	1.00%				
						Jan-2036	\$8,183	\$98,194	\$36.05	1.00%				
<b>General Notes:</b> Analysis assumes suite leases up in Month 6 and remains occupied through the hold period with 1% annual increases.														
O-140	Low Testosterone Men's Clinic	1,824	2.02%	Aug-2015	Jan-2028	Current	\$3,800	\$45,600	\$25.00	-	No Reimbursement	-	-	Option
						Feb-2027	\$3,876	\$46,512	\$25.50	2.00%		-	-	\$26.00 Base Year (Office)
<b>Renewal Option:</b> One 5 year renewal option @ FMV. Analysis takes option @ a 10% increase over prior rent with 1% annual increases. Analysis assumes an additional 5 year renewal using the AE Options feature @ 1% over prior rent with 1% annual increases.														
<b>ROFR/ROFO:</b> ROFO on any 1st floor office space larger than current suite.														
O-144	Available (Office)	2,125	2.35%	Aug-2028	Jul-2038	Aug-2028	\$4,697	\$56,360	\$26.52	-	Base Year	\$26.52	\$16.89	Renew
						Aug-2033	\$5,166	\$61,996	\$29.17	10.00%		\$56,360	\$35,883	\$25.00 Base Year (Office-Available)
						Aug-2034	\$5,218	\$62,616	\$29.47	1.00%			6.00%	
						Aug-2035	\$5,270	\$63,242	\$29.76	1.00%				
						Aug-2036	\$5,323	\$63,875	\$30.06	1.00%				
						Aug-2037	\$5,376	\$64,514	\$30.36	1.00%				
<b>General Notes:</b> Analysis assumes suite leases up in Month 24 and remains occupied through the hold period with a 10% rent bump upon renewal in Month 61 and 1% annual increases thereafter.														
O-150	Frost Bank	7,712	8.52%	Jan-2023	Dec-2032	Current	\$16,709	\$200,512	\$26.00	-	NNN+MGT (Frost)	-	-	Option
						Jan-2027	\$17,031	\$204,368	\$26.50	1.92%		-	-	\$36.00 Base Year (Office)
						Jan-2028	\$17,352	\$208,224	\$27.00	1.89%				
						Jan-2029	\$17,673	\$212,080	\$27.50	1.85%				
						Jan-2030	\$17,995	\$215,936	\$28.00	1.82%				
						Jan-2031	\$18,316	\$219,792	\$28.50	1.79%				
						Jan-2032	\$18,637	\$223,648	\$29.00	1.75%				
<b>Renewal Option:</b> Two 5 year renewal options @ FMV. Analysis takes first option @ a 10% increase over prior rent with 1% annual increases.														
<b>Expense Cap:</b> MGT not to exceed 5% of EGR.														

# RENT ROLL

10-YEAR HOLD PERIOD

SUITE	TENANT NAME	SQUARE FEET	% OF PROPERTY	LEASE TERM		RENTAL RATES				RECOVERY TYPE	TENANT IMPROVEMENTS	LEASING COMMISSIONS	MARKET ASSUMPTION / MARKET RENT	
				BEGIN	END	BEGIN	MONTHLY	ANNUALLY	PSF					
O-152	Invoke Tax Partners	3,989	4.41%	Jul-2022	Aug-2027	Current	\$7,646	\$91,747	\$23.00	-	'22BY, \$10.12 PSF, 100%GU, 5%C (Invoke)	-	-	Option \$23.00 Base Year (Office)
<p><b>Renewal Option:</b> One 5 year renewal option @ FMV. Analysis takes option @ a 10% rent increase over prior rent with 1% annual increases. Analysis assumes an additional 5 year renewal using the AE Options feature @ 1% over the prior rent with 1% annual increases.  <b>ROFR/ROFO:</b> ROFR on contiguous space.  <b>Expense Cap:</b> 5% cumulative compounding cap on CAM excluding UTIL, SEC, SNOW, INS, and RET with an estimated CY2026 basis of \$0.29 PSF.</p>														
O-154	Lotus Spa and Salon	655	0.72%	Feb-2024	Mar-2028	Current	\$1,310	\$15,720	\$24.00	-	'18BY, \$8.68 PSF, 95%GU	-	-	Option \$24.00 Base Year (Office)
<p><b>Renewal Option:</b> Analysis assumes two 5 year renewals using the AE Options feature @ (1) 10% over prior rent and (2) 1% over the prior rent each with 1% annual increases.  <b>Termination Option:</b> Termination option effective on or after 03/31/27 with 90 days prior notice and fee of one (1) month of base rent.</p>														
O-160	Available (Office)	1,676	1.85%	Feb-2029	Jan-2039	Feb-2029	\$4,121	\$49,448	\$29.50	-	Base Year	\$27.32	\$18.78	Market - 75.00% \$27.00 Base Year (Office-Available)
						Feb-2034	\$4,533	\$54,393	\$32.45	10.00%		\$45,785	\$31,482	
						Feb-2035	\$4,578	\$54,937	\$32.78	1.00%			6.00%	
						Feb-2036	\$4,624	\$55,486	\$33.11	1.00%				
						Feb-2037	\$4,670	\$56,041	\$33.44	1.00%				
						Feb-2038	\$4,717	\$56,601	\$33.77	1.00%				
<p><b>General Notes:</b> Analysis assumes suite leases up in Month 30 and remains occupied through the hold period with a 10% rent bump upon renewal in Month 61 and 1% annual increases thereafter.</p>														
O-172	Captures by Erin	1,449	1.60%	Feb-2024	Apr-2027	Current	\$2,958	\$35,501	\$24.50	-	'20BY, \$9.23 PSF, 95%GU	-	-	Option \$25.00 Base Year (Office)
<p><b>Renewal Option:</b> Analysis assumes three 5 year renewals using the AE Options feature @ (1) 10% over prior rent and (2-3) 1% over the prior rent each with 1% annual increases.</p>														
O-174	Zen Hot Yoga	3,599	3.98%	Jul-2021	Mar-2031	Current	\$5,033	\$60,391	\$16.78	-	NNN+MGT, 5%C (Zen)	-	-	Option \$26.00 Base Year (Office)
<p><b>Renewal Option:</b> Analysis assumes two 5 year renewals using the AE Options feature @ (1) \$20.00 /sf/yr and (2) a 1% increase over prior rent each with 1% annual increases.  <b>Expense Cap:</b> 5% cap on prior year CAM excluding UTIL, SNOW, INS, and RET with an estimated CY2026 basis of \$4.47 PSF. MGT not to exceed 5% of property EGR.</p>														
O-190	Josh Hanna Insurance Agency	3,050	3.37%	Apr-2024	Mar-2028	Current	\$5,479	\$65,750	\$21.56	-	'23BY, \$8.96 PSF, 95%GU	-	-	Option
						Apr-2027	\$5,688	\$68,250	\$22.38	3.80%		-	-	\$22.00 Base Year (Office)
<p><b>Renewal Option:</b> Analysis assumes two 5 year renewals using the AE Options feature @ (1) 10% over the prior rent and (2) 1% over the prior rent each with 1% annual increases.</p>														
O-200	Jaw Architects	2,483	2.74%	Jul-2023	Sep-2028	Current	\$5,380	\$64,558	\$26.00	-	'23BY, \$8.96 PSF, 95%GU	-	-	Option

# RENT ROLL

10-YEAR HOLD PERIOD

SUITE	TENANT NAME	SQUARE FEET	% OF PROPERTY	LEASE TERM		RENTAL RATES				RECOVERY TYPE	TENANT IMPROVEMENTS	LEASING COMMISSIONS	MARKET ASSUMPTION / MARKET RENT	
				BEGIN	END	BEGIN	MONTHLY	ANNUALLY	PSF					
						Oct-2027	\$5,587	\$67,041	\$27.00	3.85%	-	-	\$26.00 Base Year (Office)	
<p><b>General Notes:</b> Rent as of 10/26.  <b>Renewal Option:</b> Analysis assumes two 5 year renewals using the AE Options feature @ (1) 10% over the prior rent and (2) 1% over the prior rent each with 1% annual increases.  <b>Termination Option:</b> First termination option effective 09/30/26 with 60 days prior written notice and fee of 6 months of base rent. Second termination option effective 09/30/27 with 60 days prior written notice and fee of 3 months of base rent.  <b>Expense Cap:</b> MGT not to exceed 5% of EGR.</p>														
O-205	Edward Jones	1,525	1.69%	Feb-2007	Mar-2027	Current	\$2,923	\$35,075	\$23.00	-	'22BY, \$9.46 PSF, 7.50%C (Edward)	-	-	Option \$24.00 Base Year (Office)
<p><b>Renewal Option:</b> One 5 year renewal option @ FMV. Analysis takes option @ a 10% increase over prior rent with 1% annual increases. Analysis assumes two additional 5 year renewals using the AE Options feature each @ 1% over the prior rent with 1% annual increases.  <b>Expense Cap:</b> 7.50% cap on prior year CAM excluding UTIL, INS, and RET with an estimated CY2026 basis of \$0.71 PSF. MGT/AF not to exceed 5% of EGR.</p>														
O-210	Little Bellies	1,438	1.59%	Sep-2024	Sep-2028	Current	\$2,981	\$35,777	\$24.88	-	'24BY, \$9.52 PSF, 95%GU, 10%C (Little)	-	-	Option
						Oct-2027	\$3,101	\$37,215	\$25.88	4.02%	-	-	\$25.00 Base Year (Office)	
<p><b>General Notes:</b> Rent as of 10/26.  <b>Renewal Option:</b> One 5 year renewal option @ \$26.92 /sf/yr with 4% annual increases. Analysis takes option. Analysis assumes one additional 5 year renewal using the AE Options feature @ a 1% increase over prior rent with 1% annual increases.  <b>Expense Cap:</b> 10% cumulative compounding cap on CAM excluding UTIL, SEC, INS, and RET with an estimated CY2026 basis of \$0.87 PSF.</p>														
O-220	Arise Recovery Centers	1,844	2.04%	Dec-2020	May-2029	Current	\$3,995	\$47,944	\$26.00	-	'18BY, \$8.68 PSF, 95%GU	-	-	Option
						Mar-2027	\$4,072	\$48,866	\$26.50	1.92%	-	-	\$27.00 Base Year (Office)	
						Mar-2028	\$4,149	\$49,788	\$27.00	1.89%	-	-		
						Mar-2029	\$4,226	\$50,710	\$27.50	1.85%	-	-		
<p><b>Renewal Option:</b> Analysis assumes two 5 year renewals using the AE Options feature @ (1) 10% over the prior rent and (2) 1% over the prior rent each with 1% annual increases.</p>														
O-225	Available (Office)	2,431	2.69%	Feb-2028	Jan-2038	Feb-2028	\$5,373	\$64,476	\$26.52	-	Base Year	\$26.52	\$16.89	Renew
						Feb-2033	\$5,910	\$70,924	\$29.17	10.00%	-	\$64,476	\$41,050	\$25.00 Base Year (Office-Available)
						Feb-2034	\$5,969	\$71,633	\$29.47	1.00%	-	-	6.00%	
						Feb-2035	\$6,029	\$72,349	\$29.76	1.00%	-	-		
						Feb-2036	\$6,089	\$73,073	\$30.06	1.00%	-	-		
						Feb-2037	\$6,150	\$73,804	\$30.36	1.00%	-	-		
<p><b>General Notes:</b> Analysis assumes suite leases up in Month 18 and remains occupied through the hold period with a 10% rent bump upon renewal in Month 61 and 1% annual increases thereafter.</p>														

# RENT ROLL

10-YEAR HOLD PERIOD

SUITE	TENANT NAME	SQUARE FEET	% OF PROPERTY	LEASE TERM		RENTAL RATES				RECOVERY TYPE	TENANT IMPROVEMENTS	LEASING COMMISSIONS	MARKET ASSUMPTION / MARKET RENT	
				BEGIN	END	BEGIN	MONTHLY	ANNUALLY	PSF					
O-230	Ortiz Law Firm	3,575	3.95%	Nov-2024	Jan-2030	Current	\$6,852	\$82,225	\$23.00	-	'25BY, \$8.83 PSF, 95%GU, 5%C (Ortiz)	-	-	Option
						Feb-2027	\$7,001	\$84,012	\$23.50	2.17%		-	-	\$24.00 Base Year (Office)
						Feb-2028	\$7,150	\$85,800	\$24.00	2.13%		-	-	
						Feb-2029	\$7,299	\$87,588	\$24.50	2.08%		-	-	
<b>Renewal Option:</b> Two 5 year renewal options @ FMV. Analysis takes options @ (1) a 10% rent increase over prior rent and (2) a 1% increase over prior rent each with 1% annual increases. <b>Expense Cap:</b> 5% cap on prior year CAM excluding UTIL, SEC, SNOW, INS, and RET with an estimated CY2026 basis of \$0.20 PSF.														
O-240	Hope Brothers	3,800	4.20%	Nov-2022	Jun-2028	Current	\$7,283	\$87,400	\$23.00	-	'23BY, \$8.96 PSF, 95%GU	-	-	Option
						Jul-2027	\$7,442	\$89,300	\$23.50	2.17%		-	-	\$24.00 Base Year (Office)
<b>Renewal Option:</b> One 5 year renewal option @ FMV. Analysis takes option @ a 10% increase over prior rent with 1% annual increases. Analysis assumes one additional 5 year renewal using the AE Options feature @ 1% over the prior rent with 1% annual increases. <b>Expense Cap:</b> 5% cap on prior year CAM excluding UTIL, SEC, SNOW, INS, and RET with an estimated CY2026 basis of \$0.20 PSF.														
O-245	Guardian MM	1,880	2.08%	Feb-2023	Apr-2028	Current	\$3,603	\$43,240	\$23.00	-	'23BY, \$8.96 PSF, 95%GU, 10%C (Guardian)	-	-	Option
<b>Renewal Option:</b> One 5 year renewal option @ FMV no less than prior rent and not greater than a 10% increase. Analysis takes option @ a 10% increase over prior rent with 1% annual increases. Analysis assumes one additional 5 year renewal using the AE Options feature @ 1% over prior rent with 1% annual increases. <b>ROFR/ROFO:</b> ROFR on suite 245.														
O-250	AMG Technology Investment Group, LLC	5,410	5.98%	Jun-2020	Nov-2027	Current	\$11,722	\$140,660	\$26.00	-	'20BY, \$9.23 PSF, 95%GU	-	-	Option
						Dec-2026	\$12,173	\$146,070	\$27.00	3.85%		-	-	\$27.00 Base Year (Office)
<b>Renewal Option:</b> Analysis assumes two 5 year renewals using the AE Options feature @ prior rent with no further increases.														
O-260	Moonlight Examinations	2,882	3.18%	Feb-2026	Jan-2027	Current	\$5,284	\$63,404	\$22.00	-	'26BY, Estimated, 95%GU	-	-	Option
<b>Renewal Option:</b> Analysis assumes tenant has exercised their 6 month renewal option @ FMV. Analysis takes option @ prior rent. Analysis assumes three additional 5 year renewals using the AE Options feature @ (1) a 10% increase over prior rent and (2-3) a 1% increase over prior rent each with 1% annual increases.														
O-270	Captures by Erin	2,897	3.20%	May-2024	Apr-2027	Current	\$5,915	\$70,977	\$24.50	-	'19BY, \$9.48 PSF, 95%GU	-	-	Option
<b>Renewal Option:</b> Analysis assumes two 5 year renewals using the AE Options feature @ (1) 10% over the prior rent and (2) 1% over the prior rent each with 1% annual increases.														
O-288	Flex Parks USA, LLC	1,218	1.35%	Feb-2026	Jan-2027	Current	\$2,132	\$25,578	\$21.00	-	'26BY, Estimated, 95%GU	-	-	Option
						Nov-2026	\$2,182	\$26,187	\$21.50	2.38%		-	-	\$22.00 Base Year (Office)
<b>General Notes:</b> Rent as of 08/26. <b>Renewal Option:</b> One 3 year renewal option @ FMV. Analysis takes option @ a 10% increase over prior rent with 1% annual increases. Analysis assumes two additional 5 year renewals using the AE Options feature each @ 1% over the prior rent with 1% annual increases.														

# RENT ROLL

10-YEAR HOLD PERIOD

SUITE	TENANT NAME	SQUARE FEET	% OF PROPERTY	LEASE TERM		RENTAL RATES				RECOVERY TYPE	TENANT IMPROVEMENTS	LEASING COMMISSIONS	MARKET ASSUMPTION / MARKET RENT	
				BEGIN	END	BEGIN	MONTHLY	ANNUALLY	PSF					
O-289	Mailing List Systems Corp.	1,065	1.18%	Jun-2021	Aug-2026	Current	\$2,174	\$26,093	\$24.50	-	'21BY, \$9.18 PSF, 95%GU	-	-	Option \$25.00 Base Year (Office)
<b>General Notes:</b> Analysis assumes tenant will remain on a month to month basis through 08/26. Actual expiration date in 05/26. <b>Renewal Option:</b> Analysis assumes three 5 year renewals using the AE Options feature @ (1) 10% over the prior rent and (2-3) 1% over the prior rent each with 1% annual increases.														
O-290	GravesBaldwin, LLC	1,056	1.17%	May-2026	Oct-2027	Current	\$2,200	\$26,400	\$25.00	-	'26BY, Estimated, 95%GU	-	-	Option \$25.00 Base Year (Office)
<b>Renewal Option:</b> Analysis assumes two 5 year renewals using the AE Options feature @ (1) 10% over the prior rent and (2) 1% over the prior rent each with 1% annual increases.														
O-298	Untanglife Counseling	1,642	1.81%	Oct-2022	Sep-2027	Current	\$3,421	\$41,050	\$25.00	-	'22BY, \$9.68 PSF, 95%GU	-	-	Option \$25.00 Base Year (Office)
<b>General Notes:</b> Rent as of 10/26. <b>Renewal Option:</b> Analysis assumes two 5 year renewals using the AE Options feature @ (1) 10% over the prior rent and (2) 1% over the prior rent each with 1% annual increases.														
<b>TOTALS / AVERAGES</b>		<b>90,501</b>					<b>\$162,525</b>	<b>\$1,950,300</b>	<b>\$25.24</b>					

OCCUPIED SqFt	78,331	86.6%
VACANT SqFt	12,170	13.4%
<b>TOTAL SqFt</b>	<b>90,501</b>	<b>100.0%</b>

WEIGHTED-AVERAGE LEASE TERM REMAINING:	2.54 Years
WEIGHTED-AVERAGE LEASE TERM LAPSED:	6.14 Years
<b>WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION:</b>	<b>8.67 Years</b>

# SUMMARY OF FINANCIAL ASSUMPTIONS

## 10-YEAR HOLD PERIOD

GLOBAL		
<b>ANALYSIS PERIOD</b>		
Commencement Date	August 1, 2026	
End Date	July 31, 2036	
Term	10 Years	
<b>AREA MEASURES (NRSF)</b>		
Rentable Square Feet	90,501 SF	
<b>GROWTH RATES</b>		
Consumer Price Index (CPI)	3.00%	
Other Revenue	3.00%	
Operating Expenses	3.00%	
Real Estate Taxes	3.00%	
<b>Market Rent</b>		
	CY 2027	- 3.00%
	CY 2028	- 3.00%
	CY 2029	- 3.00%
	CY 2030	- 3.00%
	CY 2031	- 3.00%
	CY 2032	- 3.00%
	CY 2033	- 3.00%
	CY 2034	- 3.00%
	CY 2035	- 3.00%
	CY 2036+	- 3.00%
General Vacancy Loss	5.00% [1]	
Capital Reserves (CY 2026 Value)	\$0.15 PSF	

VACANT SPACE LEASING		
<b>OCCUPANCY AND ABSORPTION</b>		
Vacant as of 8/1/26	12,170 SF	
Percentage Vacant at 8/1/26	13.45%	
Absorption Period	30 Month(s)	
Absorption Period Start Date	August 1, 2026	
First Absorption Occurs On	January 1, 2027	
Last Absorption Occurs On	February 1, 2029	
<b>FINANCIAL TERMS &amp; TENANTING COSTS</b>		
	<b>OFFICE</b>	<b>RETAIL - SHOP</b>
2026 Annual Market Rent	\$25.00-\$27.00 PSF	\$27.00-\$32.00 PSF
Rent Adjustment	10% in Month 61, 1% Annually	10% in Month 61, 1% Annually
Lease Term	10 Years	10-11 Years
Expense Recovery Type	Base Year	NNN
Tenant Improvements (\$/NRSF)	\$25.00 PSF	\$25.00 PSF
Commissions	6.00%	6.00%

MISCELLANEOUS REVENUES & EXPENSES [2]	
Operating Expense Source	2025 Actuals grown 3.00%
Management Fee (% of EGR)	3.00%
Real Estate Taxes Reassessed	No

SECOND GENERATION LEASING		
	<b>OFFICE</b>	<b>RETAIL - SHOP</b>
Retention Ratio	75%	75%
<b>FINANCIAL TERMS</b>		
2026 Annual Market Rent	\$22.00-\$36.00 PSF	\$26.00-\$42.00 PSF
Rent Adjustment	3.00% Annually	3.00% Annually
Lease Term	5 Years	5 Years
Expense Recovery Type	Base Year	NNN
<b>TENANTING COSTS</b>		
<b>Tenant Improvements (\$/NRSF)</b>		
New	\$25.00 PSF	\$25.00 PSF
Renewal	\$0.00 PSF	\$0.00 PSF
Weighted Average	\$6.25 PSF	\$6.25 PSF
<b>Leasing Commissions (Base Rent Only)</b>		
New	6.00%	6.00%
Renewal	2.00%	2.00%
Weighted Average	3.00%	3.00%
<b>Downtime</b>		
New	8 Month(s)	8 Month(s)
Weighted Average	2 Month(s)	2 Month(s)

All market rates are stated on a calendar-year basis.

[1] General Vacancy Loss factor includes losses attributable to projected lease-up or rollover downtime. All tenants are subject to this loss factor.

[2] **Miscellaneous Revenue:**

a) Analysis includes Property Miscellaneous Revenue in CY2026 for Parking Revenue of \$11,820, Frost ATM Revenue of \$3,900, and Storage Revenue of \$840, all assumed to continue flat through the hold.

**Operating Expenses:**

a) Operating expenses for CY2026 based on 2025 Actuals grown 3.00%. Analysis has grossed up the following expenses:

1) 100% Variable / 0% Fixed: Utility-Gas-Com Area, Utility-Building Water, Utility-Water-Com Area, Janitorial Contract, Pressure Cleaning, Trash Removal, Cleaning-Miscellaneous

2) 5% Variable / 95% Fixed: Security Patrol, Fire Sprinkler-Inspection, Life Safety Systems, Fire/Life Safety-Other, HVAC-Repairs, Elevator Contract"

b) Analysis includes Directly Billed Electric Revenue and corresponding Directly Billed Electric Expense of \$151,515.28 for CY2026 based on 2025 Actuals of \$147,102.21 grown 3.00%. Revenue is assumed to offset expense with no profit component.

c) Real estate taxes for CY2026 based on 2025 assessment of \$14,000,000 with a tax rate of 2.289080% per the Tarrant CAD. Taxes are assumed to grow 3% annually on a calendar basis beginning in CY2027.

d) Analysis does not factor in the Texas Margin Tax and assumes a buyer will consult with their tax advisor to evaluate their exposure to this expense.

e) Expense reimbursement calculations are based on the CY2024 operating expense reconciliation.

# FORT WORTH MARKET OVERVIEW

## FORT WORTH FAST FACTS



Over 1 Million Residents in Fort Worth



11<sup>th</sup> Largest City in the US by Population



11.5 Million Annual Visitors



4th Largest MSA in United States



Low Cost of Doing Business – Fort Worth scored 97 with the U.S. average = 100



Home to Global Brands: American Airlines, BNSF Railway, Alcon, Lockheed Martin, Pier 1, GM Financial



Texas Christian University: Top 100 National University, ~ 13,000 Students Enrolled Annually



The Fort Worth Stockyards See over 10 Million Visitors Annually, with \$630 Million to Be Invested into Expansion of the Area



Dallas-Fort Worth is the #1 Most Attractive Real Estate Investment Market in 2026



3rd Busiest Airport in the World by Passenger Traffic (Dallas/Fort Worth International Airport)



#1 State for Doing Business for 19 Consecutive Years

Total population  
**1,009,000+**

Average Household Income  
**\$108,893**

# of Households  
**363,238**

Employed Population  
**521,527**

% Bachelor's Degree  
**34.4%**

Median Property Value  
**\$334,971**

Median Age  
**34**



As one of the fastest-growing large cities in the United States, Fort Worth blends rich Western heritage with modern economic strength. From 2020 to 2024, the city added nearly 71,000 new residents, more than any other major Texas city during that time period. This impressive growth is driven by a strong job market, a diverse mix of cultural amenities, and a high quality of life. With Fort Worth outpacing Austin's population trajectory, it is rapidly emerging as one of the nation's most dynamic urban markets.

Fort Worth continues to invest in growth, infrastructure, and community development, making it an ideal destination for businesses, entrepreneurs, and families. In 2023, the Fort Worth Economic Development Partnership was established to lead business relocation and retention efforts. The partnership has already helped bring 11,000 jobs and \$9.7 billion in capital investment to Fort Worth. With a thriving job market, expanding neighborhoods, and a cost of living that remains competitive compared to other major metropolitan areas, the city is built for long-term success.





Known for its authentic Texas character, Fort Worth offers a vibrant blend of culture, entertainment, and history. Residents and visitors alike enjoy the iconic Fort Worth Stockyards (10 million visitors annually), the acclaimed museums of the Cultural District, and world-class performances at Bass Performance Hall. Each January, the Fort Worth Stock Show & Rodeo brings 23 days of events to Dickies Arena, generating more than \$120 million in economic impact for the city.

The Fort Worth Stockyards National Historic District is undergoing a massive 630 million expansion which will include 300,000 SF of commercial space, 500 hotel rooms, nearly 300 apartments, and two underground parking garages. The Stockyards now ranks 5th nationally among 1,187 leisure landmark destinations in America and the expansion aims to preserve the storied past while investing in the future of Fort Worth.

## AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## 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. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

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

## 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.

# THE VILLAGE AT CAMP BOWIE

6115 CAMP BOWIE BOULEVARD, FORT WORTH, TX 76116



**CBRE**

## EXCLUSIVE ADVISORS

### MICHAEL AUSTRY

Senior Vice President  
+1 214 252 1115  
michael.austry@cbre.com

### JARED AUBREY

Senior Vice President  
+1 214 252 1031  
jared.aubrey@cbre.com

### FARHAN KABANI

Debt & Structured Finance  
+1 214 979 5627  
farhan.kabani@cbre.com

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