3 CORNERS PLAZA BUILDING 7 & 8

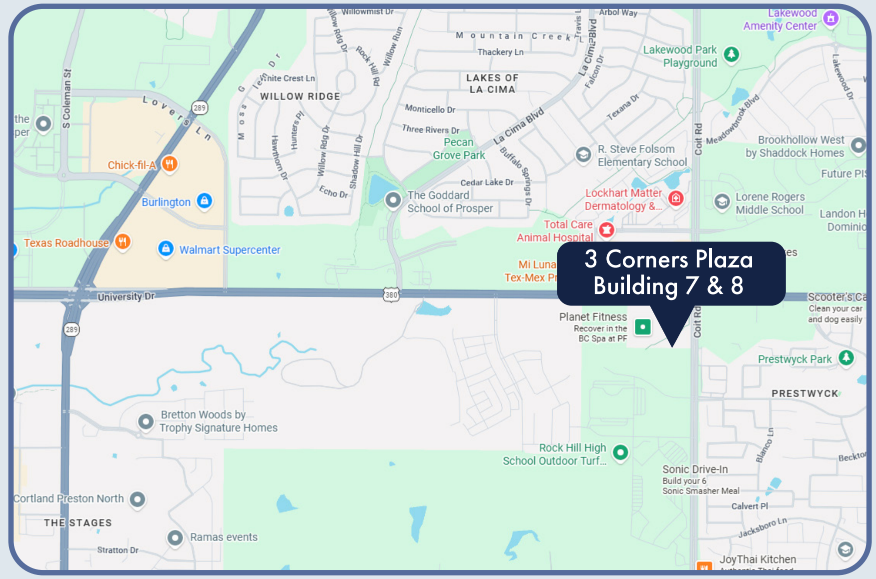
Frisco, Texas

2023 High Quality Construction | 49% Occupied | Pro-Forma 10.21% Cap

SUMMIT RE

3 Corners Plaza Building 7 & 8

16809 & 16815 Coit Rd
Frisco, TX 75035



OFFERING SUMMARY

Price	$4,400,000
Cap Rate	3.77%
Cap Rate (Pro-forma)	10.21%
Net Operating Income	$165,938
Price PSF	$417 PSF
Occupancy	49%
Year Built	2023
Gross Leasable Area	10,550 SF
Lot Size	2.98 Acres

INCOME & EXPENSES		CURRENT	PSF
Base Rent - Occupied Space	49%	$235,286	$45.23
Base Rent - Lease Up Space	51%	-	-
GROSS POTENTIAL RENT		$235,286	$22.30
Expense Reimbursements			
Real Estate Taxes		$42,656	$4.04
Insurance		$2,445	$0.23
CAM		$17,895	$1.70
Management Fee		$4,474	$0.42
Total Expense Reimbursements		$67,470	$6.40
GROSS POTENTIAL INCOME		$302,756	$28.70
EFFECTIVE GROSS INCOME		$302,756	$28.70
Expenses			
Real Estate Taxes		($86,527)	($8.20)
Insurance		($4,920)	($0.47)
CAM		($36,296)	($3.44)
Management Fee	3.00%	($9,075)	($0.86)
Total Expenses		($136,818)	($12.97)
NET OPERATING INCOME		**$165,938**	**$15.73**

For Additional Info Please Contact: **SUMMIT RE HERE**
For Financing Options Contact: **PEAK CAPITAL HERE**

EXPENSES		CURRENT	PSF
Real Estate Taxes		$86,527	$8.20
Insurance		$4,920	$0.47
Utilities		$4,762	$0.45
R&M		$31,533	$2.99
Total CAM		$36,296	$3.44
Management Fee	3.00%	$9,075	$0.86
TOTAL EXPENSES		**$136,818**	**$12.97**

Suite	Tenant	Sq Ft	% of SQ FT	Start	End	Annual Rent	PSF	Escalation Date	Escalation Amount	Options	Lease Type
16809	Swadeshi	5,202	49.31%	11/25/2023	11/30/2028	$231,801	$44.56	12/01/2026 12/01/2027	$238,772 $245,951	2 x 5	NNN+Net MGT
16815	Vacant	5,348	50.69%	-	-	$0	$0.00	-	-	-	-
	Occupied	5,202	49.31%			$231,801	$44.56				
	Vacant	5,348	50.69%					Annual Effective Rent*	$235,286		
	Total	10,550	100%								

*Analysis Start Date is 06/01/2026 and Takes Into a Consideration a 12 Month Hold From This Date

Pro-forma

INCOME & EXPENSES		CURRENT	PSF
Base Rent - Occupied Space	49%	$235,286	$45.23
Base Rent - Lease Up Space	51%	$213,920	$40.00
GROSS POTENTIAL RENT		$449,206	$42.58
Expense Reimbursements			
Real Estate Taxes		$86,510	$8.20
Insurance		$4,959	$0.47
CAM		$36,292	$3.44
Management Fee		$17,830	$1.69
Total Expense Reimbursements		$145,591	$13.80
GROSS POTENTIAL INCOME		$594,797	$56.38
EFFECTIVE GROSS INCOME		$594,797	$56.38
Expenses			
Real Estate Taxes		($86,527)	($8.20)
Insurance		($4,920)	($0.47)
CAM		($36,296)	($3.44)
Management Fee	3.00%	($17,820)	($1.69)
Total Expenses		($145,563)	($13.80)
NET OPERATING INCOME		$449,234	$42.58

For Additional Info Please Contact: **SUMMIT RE HERE**
For Financing Options Contact: **PEAK CAPITAL HERE**

EXPENSES		CURRENT	PSF
Real Estate Taxes		($86,527)	($8.20)
Insurance		($4,920)	($0.47)
Total CAM		($36,296)	($3.44)
Management Fee	3.00%	($17,820)	($1.69)
TOTAL EXPENSES		$145,563	$13.80

Pro-forma

Suite	Tenant	Sq Ft	% of SQ FT	Start	End	Annual Rent	PSF	TI/SF	LC (%)	Escalation Date	Escalation Amount	Options
16809	Swadeshi	5,202	49.3%	11/25/2023	11/30/2028	$231,801	$44.56	-	-	12/1/2026	$19,898	2 x 5
16815	**Lease Up**	5,348	50.7%	8/1/2026	7/31/2031	$213,920	$40.00	$50.00	6.00%	-	-	-
	Occupied	10,550	(100.0%)			$445,721	$42.25	$50.00/sf	$12.00/sf			
	Vacant	0	(0.0%)					$267,400 total	$64,176 total	Annual Effective Rent*	$449,206	
	Total	10,550	100%									

*Analysis Start Date is 06/01/2026 and Takes Into a Consideration a 12 Month Hold From This Date

Swadeshi Frisco is an Indian restaurant and grocery destination located in Frisco, Texas. Swadeshi Frisco was established as part of the Swadeshi retail and dining concept serving the Dallas–Fort Worth area. Today, it operates as a full-service vegetarian-friendly Indian restaurant alongside an Indian grocery store and sweets counter.

Swadeshi Frisco serves a wide range of hot and cold Indian beverages, freshly prepared vegetarian and non-vegetarian dishes, street food, regional Indian snacks, traditional sweets (mithai), bakery items, and packaged grocery products. The location also offers spices, lentils, rice, frozen foods, ready-to-eat meals, and kitchen essentials, along with catering services and dine-in options.

COMPANY SUMMARY

Company	Swadeshi Frisco
Ownership	Private
Number of Locations	5 locations
Years in Business	Established 2019
Headquarters	Frisco, TX
Website	https://www.swadeshius.com/

- Value Add Retail Center on the Corner of 3 of the Fastest Growing Cities in the US – Frisco, McKinney, & Prosper, TX
- 2023 Class "A" Construction & Pad Site to High Performing Planet Fitness & Adjacent to Future H-E-B
- NNN Lease with Swadeshi in Place with Built in 3% Annual Rental Escalations and 5,348 SF of Value Add Upside – 2400 SF of 2nd Gen Restaurant and 2,948 SF of Shell Space gives Investor Significant Upside
- Located at the SWC of Highway 380 & Coit Rd – Over 70,000 Combined Vehicles Per Day on 380 & Coit
- Average Household Income Over $154,000 in a 3 Mile Radius – More Than 2X the National Average • Booming North
- Dallas Fort Worth Location – Annual Population Growth of 12.2% in a 1 Mile Radius Since 2010 • Minutes from PGA Brand New Headquarters & Field Development - a $10 Billion Mix Use Project
- Surrounding National Retailers Include Walmart Supercenter, Kroger, Chick-fil-A, Starbucks, McDonald's, CVS, Walgreens, Chase Bank, Dunkin' Donuts, The UPS Store, LA Fitness, FedEx, Smoothie King, Sonic, Jack in the Box & Many More
- Frisco is Home for Several Corporate Headquarter Offices Including Dallas Cowboys, Bank of America, PepsiCo, McAfee, Toyota, PGA, Frito-Lay, Hewlitt Packard, Capital One Intuit, Fed Ex & Many More

POPULATION WITHIN 5 MILE RADIUS

199,245

AVERAGE HOUSEHOLD INCOME

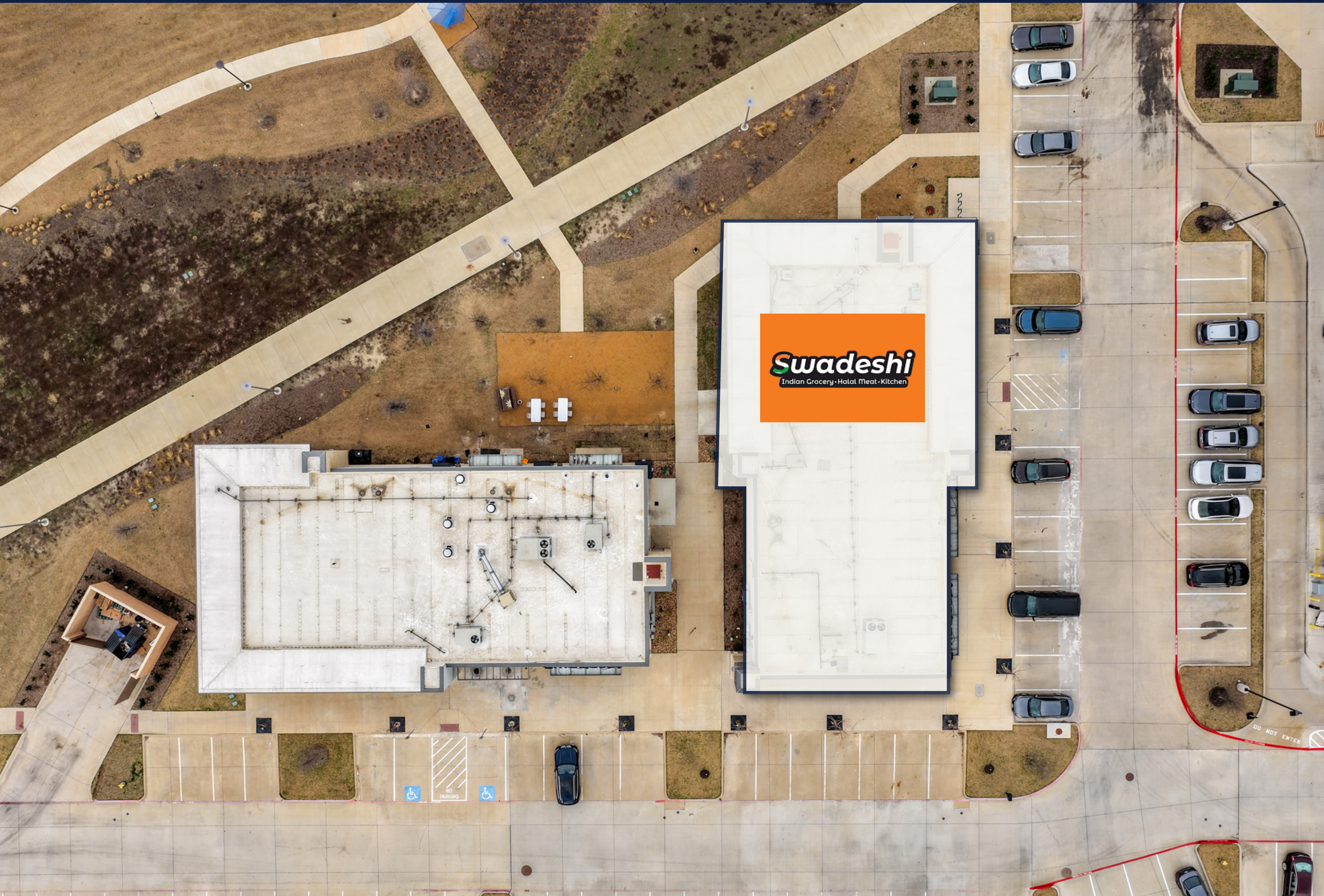
$172,207

ANNUAL GROWTH PER YEAR

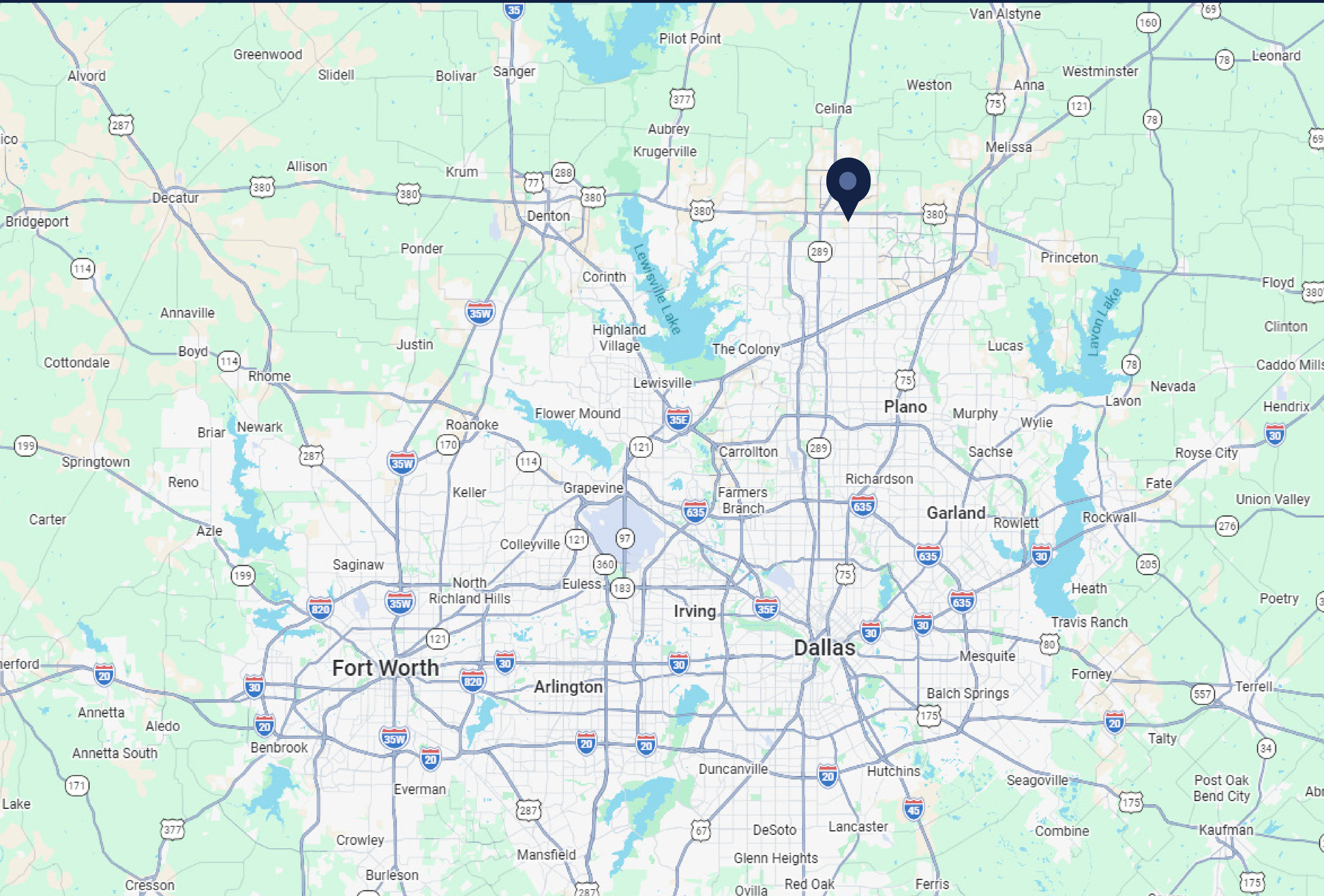
4.20%

VEHICLES PER DAY

19,792


Swadeshi
Indian Grocery • Halal Meat • Kitchen
DO NOT ENTER


Richland Blvd
Richland Blvd
Coit Rd
Public Storage
ONSITEWIRELESS
CARNATION auto spa
Mi Luna
DISCOUNT TIRE
PAPA JOHNS
Neighborhood CREDIT UNION
LA FINCA COFFEE & BAKERY
PLN
MANA ADDA INDIAN KITCHEN
TILT LIQUOR
WAGS 4 WALKS
MURPHY USA
Wild Fork
PAD 6 42,858 SF
PAD 5 44,948 SF
PAD 4 46,665 SF
PAD 3 57,312 SF
AVAILABLE 19,5156 SF
Market STREET
AVAILABLE 17,500 SF
AVAILABLE 16,444 SF
PARCEL 3
PARCEL 2
PARCEL 4
PARCEL 8
PARCEL 6
PAD 2 49,342 SF
PAD 1 50,278 SF
CVS
380
50,049 VPD ('24)
380
CHASE
TAKE 5
H-E-B
19,792 VPD ('24)
Jersey Mike's SUBS
GDK
ups
planet fitness
PET SUPPLIES PLUS
MO'BETTAHS HAWAIIAN STYLE FOOD
SUBJECT PROPERTY
Coit Rd
Prestwyck
629 Lots


Van Alstyne
Pilot Point
Leonard
Greenwood
Westminster
Alvord
Slidell
Bolivar
Sanger
Weston
Anna
Aubrey
Celina
Krugerville
Melissa
Allison
Krum
Decatur
Denton
Bridgeport
Ponder
Princeton
Corinth
Floyd
Annaville
Lewisville Lake
Lavon Lake
Clinton
Justin
Highland Village
The Colony
Lucas
Boyd
Cottondale
Caddo Mills
Rhome
Lewisville
Nevada
Lavon
Plano
Murphy
Hendrix
Wylie
Flower Mound
Roanoke
Briar
Newark
Carrollton
Sachse
Royse City
Springtown
Reno
Keller
Grapevine
Richardson
Fate
Farmers Branch
Union Valley
Garland
Rowlett
Rockwall
Carter
Azle
Colleyville
Saginaw
Euless
North Richland Hills
Heath
Poetry
Irving
Travis Ranch
Dallas
Mesquite
Fort Worth
Forney
Arlington
Terrell
Balch Springs
Annetta
Aledo
Talty
Benbrook
Annetta South
Duncanville
Hutchins
Seagoville
Post Oak Bend City
Everman
Lake
DeSoto
Lancaster
Combine
Kaufman
Crowley
Mansfield
Glenn Heights
Burleson
Red Oak
Ferris
Cresson
Ovilla
Scurry

DALLAS, TX

No. 1
Fastest Growing MSA in the U.S. from 2010 to 2019
(U.S. Census Bureau)

4th
Largest Metropolitan Area in the United States

5th
Fastest Growing Economy in the U.S.
(Forbes)

25
Fortune 500 Companies Call DFW Home

10k
Home to over 10,000 corporate headquarters, making it the largest concentration in the U.S.

OVERVIEW

Dallas encompasses half of the Dallas–Fort Worth Metroplex and is the third-largest city in Texas and the ninth-largest city in the United States. Dallas is home to the third-largest concentration of Fortune 500 companies in the country and is the largest economic center of the Dallas–Fort Worth metropolitan area. The Metroplex has strong submarket occupancy rates, is home to more shopping centers per capita, and has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. The city is the largest economic center of the 12-county Dallas–Fort Worth–Arlington metropolitan area, which had a population of 7,573,136 according to the U.S. Census Bureau's 2019 population estimates. From 2010 to 2019, the DFW Metroplex had the largest numerical population growth of any MSA in the United States.

The metropolitan economy is the fourth-largest and third-fastest growing in the United States, with a 2017 real GDP of $535.5 billion. In 2018, Dallas had both the highest job growth rate and the most jobs added in the nation, and is the fourth-largest employment center in the nation (behind New York City, Los Angeles, and Chicago) with more than three million non-farm jobs. In the latest rankings released in 2018, Dallas was rated as a "beta plus" world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Cooperation and Development. The DFW Metroplex has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. As of 2020, the city of Dallas has 10 Fortune 500 companies, and the DFW region as a whole has 25.

Dallas is the best-ranked city on the Regulatory Climate Index thanks to its efficient local regulations. Entrepreneurs and small businesses can expect a welcoming business environment across all five areas of local regulation. Dallas scores above average across each meaningful measure of an interaction that a business has with a local government agency through procedure, time, and cost. These rankings reflect the city's continuing efforts to develop programs and initiatives to strengthen the business environment, provide access to capital, and encourage economic growth at the local level.

	1 Mile	3 Mile	5 Mile
POPULATION			
2020 Population	8,401	75,889	164,211
2024 Population	8,921	83,442	199,245
2029 Population Projection	10,810	101,561	245,319
Annual Growth 2020-2024	1.50%	2.50%	5.30%
Annual Growth 2024-2029	4.20%	4.30%	4.60%
Median Age	35.3	36.9	37.2
Bachelor's Degree or Higher	56%	58%	59%
U.S. Armed Forces	10	48	128
POPULATION BY RACE			
White	4,381	43,356	111,754
Black	996	10,101	20,894
American Indian / Alaskan Native	15	201	519
Asian	2,520	19,925	43,253
Hawaiian & Pacific Islander	13	78	168
Two or More Races	996	9,781	22,657
Hispanic Origin	1,058	9,146	21,244
HOUSING			
Median Home Value	$439,599	$460,674	$472,612
Median Year Built	2011	2010	2010

Demographic data © CoStar 2023

	1 Mile	3 Mile	5 Mile
HOUSEHOLDS:			
2020 Households	2,692	23,151	51,577
2024 Households	2,857	25,435	62,408
2029 Household Projection	3,468	31,015	76,964
Annual Growth 2020-2024	1.40%	2.10%	4.20%
Annual Growth 2024-2029	4.30%	4.40%	4.70%
Owner Occupied Households	2,510	24,759	60,545
Renter Occupied Households	958	6,256	16,420
Avg Household Size	3.1	3.2	3.1
Avg Household Vehicles	2	2	2
Total Consumer Spending	$120.8M	$1.2B	$2.9B
INCOME			
Avg Household Income	$152,940	$170,288	$172,207
Median Household Income	$133,355	$146,407	$147,444
< $25,000	56	909	2,361
$25,000 – $50,000	312	1,670	4,163
$50,000 – $75,000	381	2,510	5,532
$75,000 – $100,000	199	1,787	5,092
$100,000 – $125,000	351	3,401	7,301
$125,000 – $150,000	386	2,850	7,524
$150,000 – $200,000	532	4,814	11,336
$200,000+	639	7,494	19,099

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Summit RE and may not be made available to any other person or entity without the prior written consent of Summit RE. By taking possession of and reviewing this Offering Memorandum, the recipient agrees to hold and treat all such information in the strictest confidence and agrees not to photocopy, reproduce, or duplicate any portion of this Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Summit RE.

This Offering Memorandum has been prepared solely to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Summit RE has not made any investigation and makes no guarantee, warranty, or representation as to the accuracy or completeness of the information provided, including, without limitation: income or expenses; future or projected financial performance; size and square footage of the property and improvements; the presence or absence of contaminating substances (including PCBs or asbestos); compliance with local, state, or federal laws and regulations; the physical condition of the property or improvements; or the financial condition, business prospects, performance, or plans of any tenant or guarantor, including any tenant's plans or intentions to continue its occupancy.

Information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Summit RE has not verified and will not verify such information and makes no warranty or representation whatsoever regarding its accuracy or completeness. All prospective purchasers must independently confirm the accuracy and completeness of all material information and shall be responsible for all costs and expenses of investigating the subject property. Summit RE expressly denies any obligation to conduct a due diligence examination of the property for prospective purchasers. Prospective purchasers and their tax, financial, legal, and construction advisors must request and carefully review all legal and financial documents related to the property and any tenant.

Any projections, opinions, assumptions, or estimates contained in this Offering Memorandum are provided for illustrative purposes only and do not represent the current or future performance of the property. The value of the property to a prospective purchaser depends on factors that should be evaluated by the prospective purchaser and the prospective purchaser's tax, financial and legal advisors. Like all real estate investments, this investment involves significant risks. Past tenant performance (at this or other locations) is not a guarantee of future success. Certain lease rates, including for newly constructed facilities or newly acquired locations, may be based on a tenant's projected sales with limited or no operating history, and/or comparable rents for the area. Returns are not guaranteed; tenants and/or guarantors may fail to pay rent, property taxes, or other amounts due, or may fail to comply with material lease terms; and cash flow may be interrupted in whole or in part due to market, economic, environmental, or other conditions. Regardless of any tenant history or lease guarantees, prospective purchasers are responsible for investigating all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any tenant defaults or abandons the property, the terms that may be negotiated with any replacement tenants, and the prospective purchaser's legal ability to make alternate use of the property.

SHOWINGS: All property showings are by appointment only. Please contact the Summit RE agent for more details.

By accepting this Offering Memorandum, prospective purchasers agree to release Summit RE and hold it harmless from any claim, cost, expense, or liability arising out of the prospective purchaser's investigation and/or purchase of the commercial property.

Information About Brokerage Services

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

TEXAS REAL ESTATE COMMISSION

EQUAL HOUSING OPPORTUNITY

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 th e 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 confidential 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.

Exclusively Listed

SUMMIT RE

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