

# Offering Memorandum

## DHS Anchored Business Park

1406 Jacaman Rd | Laredo, TX 78041  
*Suite A, B, C, D, and Building 2*



Accelerating success.



## Disclaimer

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This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer.

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By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney’s fees, collectively “Claims”) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

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The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a

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No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.



Offering Summary	4
Property Profile	6
Demographics	9
Tenant Profile	11
Cash Flow	12
Pricing	13

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# Offering Summary

1406 Jacaman Rd  
Laredo, TX 78041



Colliers International has been exclusively retained to market for sale the government-occupied business park at 1406 Jacaman Road in Laredo, Texas. Constructed in 2019 and 2023 (*Building 2*), the 60,606-square-foot and 9,192-square-foot facilities are leased to a diverse mix of federal and regional occupants, including the U.S. Department of Homeland Security (OPLA), U.S. Department of Justice (EOIR), Workforce Solutions for South Texas, and Green Worldwide Shipping. Many of these leases are relatively new, reinforcing the long-term stability and operational commitment of the tenant roster. The tenancy also benefits from proximity to OPLA's expansion into a brand new-adjacent facility delivered in 2023, which further strengthens the site's role as a centralized hub for federal operations in the region.

Together, these tenants support essential workforce development, immigration adjudication, legal services, and international logistics—functions closely aligned with Laredo's position as a major gateway for cross-border commerce and close proximity to Laredo International Airport. Workforce Solutions for South Texas delivers critical employment and training services across Webb, Jim Hogg, and Zapata Counties, anchoring its role as a key regional resource for workforce development. The presence of the EOIR's Laredo Immigration Court further reinforces the property's importance, as immigration proceedings and federal legal operations remain enduring needs within a high-volume border market.

Strategically located in one of the most economically significant border cities in the country, the property benefits from Laredo's dominant role in U.S.-Mexico trade. Port Laredo consistently ranks as the nation's largest gateway for international commerce, handling more than \$339 billion in trade in 2024 and accounting for 62% of Texas land-port activity. This intense trade environment fuels ongoing demand for federal oversight, workforce services, logistics coordination, and cross-border regulatory functions—all directly aligned with the missions of the tenants at 1406 Jacaman Road. As the busiest U.S.-Mexico trade hub, Port Laredo processes more than 18,000 daily truck crossings and sits at the center of North American supply chain flows.

Given this backdrop, the facility at 1406 Jacaman Road occupies a strategically essential position within a market defined by exceptional trade volume, binational economic integration, and a sustained federal presence. The clustering of government and logistics-oriented tenants—supported by relatively new leases and adjacency to the brand-new OPLA facility—within a modern, recently constructed building underscores the long-term relevance of this institutional-grade asset in one of the most critical border economies in the United States.



### Federal Credit Tenants

U.S. Department of Homeland Security & the Department of Justice - S&P AA+ Rating



### Strategic Location

Located minutes from Laredo International Airport, supporting seamless air freight and logistics operations for tenants.



### Port of Entry

Laredo is the #1 inland port in the U.S. by trade volume, benefitting all four tenants through direct exposure to the nation's highest volume of U.S.-Mexico commerce.



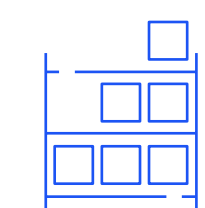
### Structured Rent Escalations

Scheduled rent escalations produce compounding NOI growth, delivering increasing returns to investors over the period.



### Long Term Tenant Commitment

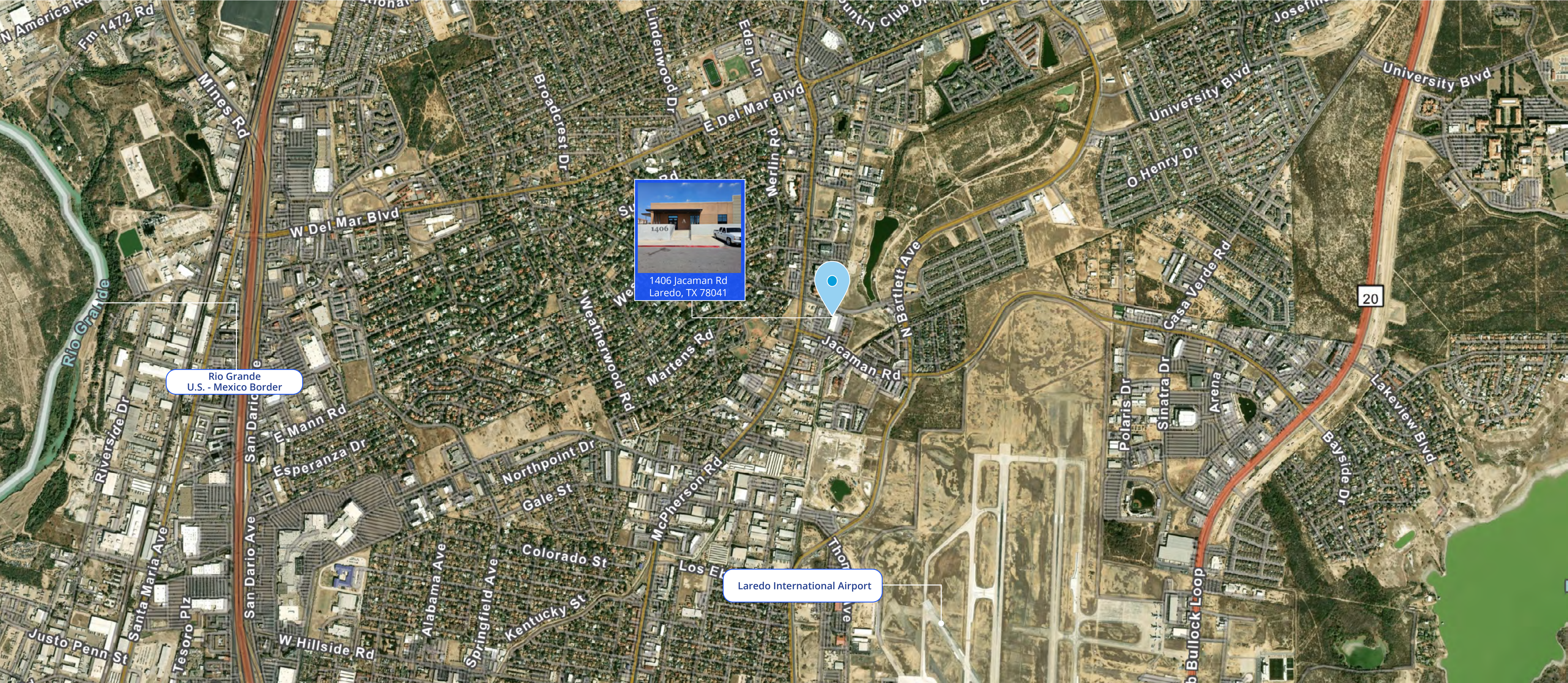
The property features an 9.32-year WALT, supporting long-term income stability and cash flow predictability.



### Built-In Inflation Protection

Operating expense rent escalated annually by CPI, providing a natural hedge against inflation and protecting long-term investment returns.

# Aerial Overview



# Property Profile

**Property Address** 1406 Jacaman Rd, Laredo, TX 78041

**Suites** A, B, C, D, Bldg. 2

**Lot Size (Acres)** 5.40

**Rentable Square Feet (RSF)** 69,798

**Year Built/Renovated** 2019 & 2023

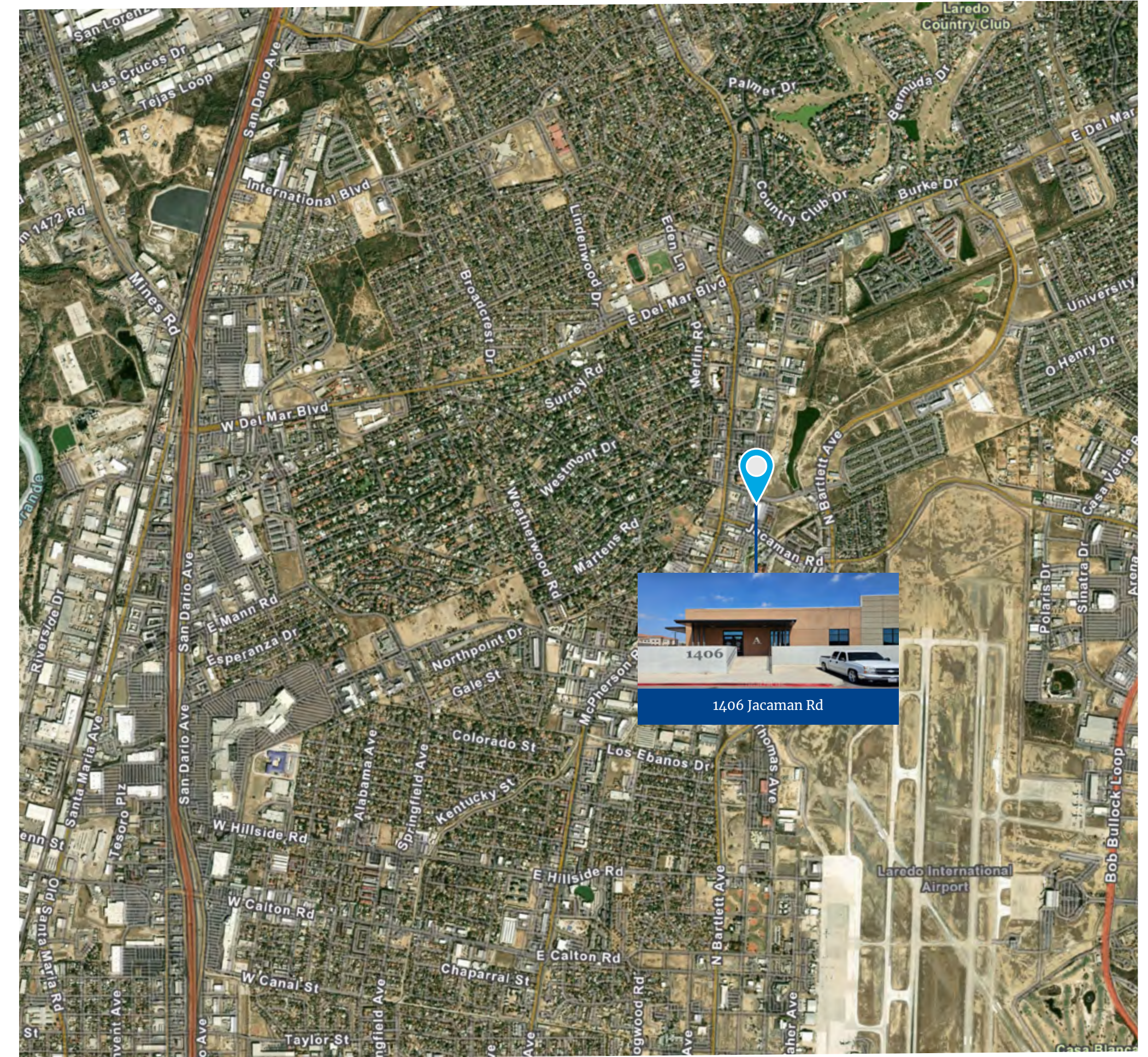
**% Leased** 100.0%

**Weighted Avg. Lease Term** 9.32

**Avg. Base Rental Rate (\$/SF)** \$22.23

**APN** 947-10002-030

**Ownership Type** Fee Simple



# Property Photography



# Interior Photography



# Demographics

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Laredo is a city in Texas that serves as both the county seat and largest city of Webb County, on the north bank of the Rio Grande in South Texas, across from Nuevo Laredo, Tamaulipas, Mexico. Founded in 1755, Laredo grew from a village to the capital of the short-lived Republic of the Rio Grande to the largest inland port on the Mexican border. Laredo's economy is primarily based on international trade with Mexico, and as a major hub for three areas of transportation: land, rail, and air cargo. The city is on the southern end of I-35, which connects manufacturers in northern Mexico through Interstate 35 as a major route for trade throughout the U.S. It has four international bridges and two railway bridges.

## Demographics in a 10-Mile Radius



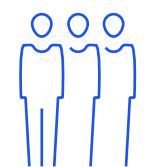
**\$80,676**

Average Household Income



**260,074**

Population



**80,809**

Total Households



**26,603**

College Educated



**\$242,408**

Median Home Value



**259,285**

Total Employees



# Rent Roll

Tenant Name	RSF	Lease	Lease Term		Rental Rates					Operating Cost Rent			Tenant Improvements Rent			BSAC Rent			Total Tenant Revenue			% Occupancy	Reimbursement
	Pro Rata %	Status	Start Date	End Date	Begin	Monthly	Annually	\$/SF	% Increase	Monthly	Annually	PSF	Monthly	Annually	PSF	Monthly	Annually	PSF	Monthly	Annually	PSF	Tax Base	Structure
Workforce Solutions of South Texas	30,000	Contract	8/1/2025	7/31/2030	Years 1 to 5 - 8/1/2025	\$60,000.00	\$720,000.00	\$24.00	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	\$720,000.00	\$24.00	-	Gross
	43.0%																					-	
Executive Office for Immigration Review (EOIR)	27,438	Contract	2/25/2022	2/24/2039	Years 1 to 8 - 2/25/2022	\$42,464.50	\$509,574.00	\$18.57	-	\$12,543.36	\$150,520.32	\$5.49	\$10,773.44	\$129,281.28	\$4.71	\$0.00	\$0.00	\$0.00	\$65,781.30	\$789,375.60	\$28.77	46.00%	Full Service
	39.3%				Years 9 to 15 - 2/25/2030	\$47,582.02	\$570,984.20	\$20.81	12.05%	\$12,543.36	\$150,520.32	\$5.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,125.38	\$721,504.52	\$26.30	\$67,482.86	
Office of the Principal Legal Advisor (OPLA)	1,795	Contract	3/19/2024	3/18/2041	Years 1 to 8 - 3/19/2024	\$2,834.60	\$34,015.25	\$18.95	-	\$1,006.70	\$12,080.35	\$6.73	\$539.79	\$6,477.50	\$3.61	\$59.07	\$708.84	\$0.39	\$4,440.16	\$53,281.94	\$29.68	2.99%	
	2.6%				Years 9 to 15 - 3/19/2032	\$3,177.15	\$38,125.80	\$21.24	12.1%	\$1,006.70	\$12,080.35	\$6.73	\$539.79	\$6,477.50	\$3.61	\$59.07	\$708.84	\$0.39	\$4,782.71	\$57,392.49	\$31.97	\$90,061.63	Full Service
					Years 16 to 17 - 3/19/2039	\$3,177.15	\$38,125.80	\$21.24	0.0%	\$1,006.70	\$12,080.35	\$6.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,183.85	\$50,206.15	\$27.97		
Green Worldwide Shipping	1,373	Contract	5/1/2024	6/30/2027	5/1/2024	\$3,775.75	\$45,309.00	\$33.00	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,775.75	\$45,309.00	\$33.00	-	
	2.0%				5/1/2025	\$3,889.02	\$46,668.27	\$33.99	3.0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,889.02	\$46,668.27	\$33.99	-	Gross
					5/1/2026	\$4,005.69	\$48,068.32	\$35.01	3.0%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,005.69	\$48,068.32	\$35.01		
Office of the Principal Legal Advisor (OPLA2)	9,192	Contract	1/1/2026	12/31/2042	Years 1 to 8 - 1/1/2026	\$20,128.00	\$241,536.00	\$26.28	-	\$5,258.67	\$63,104.00	\$6.87	\$4,987.19	\$59,846.22	\$6.51	\$1,450.14	\$17,401.71	\$1.89	\$31,823.99	\$381,887.93	\$41.55	100%	
	13.2%				Years 9 to 15 - 1/1/2034	\$26,495.93	\$317,951.12	\$34.59	31.6%	\$5,258.67	\$63,104.00	\$6.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,754.59	\$381,055.12	\$41.46	Not Yet	Full Service
					Years 16 to 17 - 1/1/2041	\$26,495.93	\$317,951.12	\$34.59	0.0%	\$5,258.67	\$63,104.00	\$6.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,754.59	\$381,055.12	\$41.46	Established	

# Tenant & Lease Overviews



## Workforce Solutions of South Texas

Workforce Solutions for South Texas is a nonprofit regional workforce organization serving Jim Hogg, Webb, and Zapata counties, dedicated to strengthening local economic development by connecting employers with qualified job seekers and providing residents with employment services, career training, child care assistance, and other supportive programs that help individuals gain skills and secure sustainable employment. It operates as a resource hub for both employers and job seekers, offering job placement, workforce education, and specialized programs for families, youth, and economically disadvantaged individuals, all with the goal of building a competitive, job-ready workforce for the region.



## Executive Office for Immigration Review (EOIR)

The Executive Office for Immigration Review (EOIR) is a sub-agency of the U.S. Department of Justice that administers the nation's immigration court system, conducting removal proceedings and adjudicating appeals to determine whether individuals charged with violating immigration law may remain in the United States. Its responsibilities include overseeing immigration judges, managing appellate reviews through the Board of Immigration Appeals, and ensuring fair and uniform application of immigration laws during hearings related to asylum, deportation, and other immigration matters. Established in 1983, EOIR operates independently from enforcement agencies such as DHS and ICE, providing a neutral forum for interpreting and applying immigration law.



## U.S. Immigration and Customs Enforcement

## Office of the Principal Legal Advisor (OPLA)

The Office of the Principal Legal Advisor (OPLA) is the largest legal program within the Department of Homeland Security, serving as the exclusive legal representative for DHS and ICE in immigration removal proceedings before the Executive Office for Immigration Review. It litigates cases involving criminal noncitizens, terrorists, and human rights abusers, while also providing extensive legal counsel on immigration, customs, administrative, and employment law to ICE personnel. With more than 1,700 attorneys across dozens of field locations nationwide, OPLA supports the enforcement of immigration laws, represents the government in administrative and federal courts, and advises on matters ranging from the Freedom of Information Act to federal tort liability.



## Green Worldwide Shipping

Green Worldwide Shipping is a U.S.-based international logistics and freight forwarding company that provides end-to-end supply chain solutions including ocean and air freight, customs brokerage, warehousing, project cargo management, and trade compliance services. Founded in 2008 and headquartered in Decatur, Georgia, the company emphasizes sustainability through ESG initiatives, zero-emission maritime collaborations, and carbon-reduction programs while serving diverse industries such as aerospace, automotive, pharmaceuticals, and electronics. Known for its technology-driven approach, strong employee-centric culture, and commitment to environmentally responsible logistics, Green Worldwide Shipping continues to expand its global partnerships and service capabilities to support efficient, sustainable international trade.

Lease Information   Workforce Solutions of South Texas	
Suite	A
Lease Type	Gross
Rentable Square Feet (RSF)	30,000
% Share of SF	43.0%
Lease Commencement	8/1/2025
Lease Expiration (Total)	7/31/2030
Lease Term Remaining (Total)	4.43
Lease Term (Total)	5.00
Base Rental Rate (\$/SF)	\$24.00

Lease Information   Executive Office for Immigration Review (EOIR)	
Suite	B
Lease Type	Full Service
Rentable Square Feet (RSF)	27,438
% Share of SF	39.3%
ANSI/BOMA Occupant Area (ABOA) Square Feet	26,132
Lease Commencement	2/25/2022
Lease Expiration (Firm)	2/24/2037
Lease Term Remaining (Firm)	11.01
Lease Term (Firm)	15.01
Lease Expiration (Total)	2/24/2039
Lease Term Remaining (Total)	13.01
Lease Term (Total)	17.01
Base Rental Rate (\$/SF)	\$18.57

Lease Information   Office of the Principal Legal Advisor (OPLA)	
Suite	C
Lease Type	Full Service
Rentable Square Feet (RSF)	1,795
% Share of SF	2.6%
ANSI/BOMA Occupant Area (ABOA) Square Feet	1,550
Lease Commencement	3/19/2024
Lease Expiration (Firm)	3/18/2039
Lease Term Remaining (Firm)	13.07
Lease Term (Firm)	15.01
Lease Expiration (Total)	3/18/2041
Lease Term Remaining (Total)	15.07
Lease Term (Total)	17.01
Base Rental Rate (\$/SF)	\$18.95

Lease Information   Office of the Principal Legal Advisor (OPLA2)	
Suite	Bldg. 2
Lease Type	Full Service
Rentable Square Feet (RSF)	9,192
% Share of SF	13.2%
ANSI/BOMA Occupant Area (ABOA) Square Feet	8,704
Lease Commencement	1/1/2026
Lease Expiration (Firm)	12/31/2040
Lease Term Remaining (Firm)	14.86
Lease Term (Firm)	15.01
Lease Expiration (Total)	12/31/2042
Lease Term Remaining (Total)	16.86
Lease Term (Total)	17.01
Base Rental Rate (\$/SF)	\$26.28

Lease Information   Green Worldwide Shipping	
Suite	D
Lease Type	Gross
Rentable Square Feet (RSF)	1,373
% Share of SF	2.0%
Lease Commencement	5/1/2024
Lease Expiration (Total)	6/30/2027
Lease Term Remaining (Total)	1.35
Lease Term (Total)	3.16
Base Rental Rate (\$/SF)	\$34.66

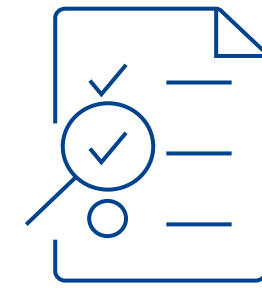
# Pro Forma Cash Flow

For the Years Ending <sup>[1]</sup>		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Total
		Mar-2027	Mar-2028	Mar-2029	Mar-2030	Mar-2031	Mar-2032	Mar-2033	Mar-2034	Mar-2035	Mar-2036	Mar-2037	
<b>Rental Revenue</b>		<b>\$/SF</b>											
Workforce Solutions of South Texas - Base Rent	[2]	\$10.32	720,000	720,000	720,000	720,000	768,000	792,000	792,000	792,000	844,800	871,200	8,532,000
Executive Office for Immigration Review (EOIR) - Base Rent		\$7.30	509,574	509,574	509,574	515,715	570,984	570,984	570,984	570,984	570,984	570,984	6,041,326
Office of the Principal Legal Advisor (OPLA) - Base Rent		\$0.49	34,015	34,015	34,015	34,015	34,015	34,142	38,126	38,126	38,126	38,126	394,847
Green Worldwide Shipping - Base Rent	[3]	\$0.69	47,952	49,390	50,872	52,398	53,970	55,589	57,257	58,974	60,744	62,566	614,155
Office of the Principal Legal Advisor (OPLA2) - Base Rent		\$3.46	241,536	241,536	241,536	241,536	241,536	241,536	241,536	260,640	317,951	317,951	2,905,245
<b>Total Rental Revenue</b>		<b>\$22.25</b>	<b>1,553,077</b>	<b>1,554,515</b>	<b>1,555,997</b>	<b>1,563,664</b>	<b>1,668,505</b>	<b>1,694,251</b>	<b>1,699,903</b>	<b>1,720,724</b>	<b>1,779,805</b>	<b>1,834,427</b>	<b>18,487,574</b>
<b>Other Tenant Revenue</b>													
Executive Office for Immigration Review (EOIR) - OpEx Rent	[4]	\$2.50	174,606	179,844	185,239	190,796	196,520	202,416	208,488	214,743	221,185	227,821	2,236,313
Executive Office for Immigration Review (EOIR) - TI Rent	[5]	\$1.85	129,281	129,281	129,281	116,353	-	-	-	-	-	-	504,197
Executive Office for Immigration Review (EOIR) - RE Tax Reimbursement	[6]	\$0.62	43,478	45,713	48,016	50,388	52,831	55,347	57,939	60,608	63,358	66,190	612,974
Office of the Principal Legal Advisor (OPLA) - OpEx Rent	[7]	\$0.18	12,777	13,160	13,555	13,962	14,381	14,812	15,257	15,714	16,186	16,671	163,646
Office of the Principal Legal Advisor (OPLA) - TI Rent	[8]	\$0.09	6,478	6,478	6,478	6,478	6,478	6,478	6,478	6,478	6,478	6,478	71,253
Office of the Principal Legal Advisor (OPLA) - BSAC Rent	[9]	\$0.01	709	709	709	709	709	709	709	709	709	709	7,797
Office of the Principal Legal Advisor (OPLA) - RE Tax Reimbursement	[10]	\$0.03	2,151	2,296	2,446	2,600	2,759	2,922	3,091	3,264	3,443	3,627	32,417
Office of the Principal Legal Advisor (OPLA2) - OpEx Rent	[11]	\$0.90	63,104	64,997	66,947	68,955	71,024	73,155	75,349	77,610	79,938	82,336	808,223
Office of the Principal Legal Advisor (OPLA2) - TI Rent	[12]	\$0.86	59,846	59,846	59,846	59,846	59,846	59,846	59,846	44,885	-	-	463,808
Office of the Principal Legal Advisor (OPLA2) - BSAC Rent	[13]	\$0.25	17,402	17,402	17,402	17,402	17,402	17,402	17,402	13,051	-	-	134,863
<b>Total Other Tenant Revenue</b>		<b>\$7.30</b>	<b>509,831</b>	<b>519,727</b>	<b>529,919</b>	<b>527,489</b>	<b>421,949</b>	<b>433,086</b>	<b>444,558</b>	<b>437,062</b>	<b>391,296</b>	<b>403,831</b>	<b>5,035,491</b>
<b>Effective Gross Revenue</b>		<b>\$29.56</b>	<b>2,062,908</b>	<b>2,074,242</b>	<b>2,085,916</b>	<b>2,091,153</b>	<b>2,090,454</b>	<b>2,127,338</b>	<b>2,144,461</b>	<b>2,157,786</b>	<b>2,171,101</b>	<b>2,238,259</b>	<b>23,523,065</b>
<b>Operating Expenses</b>													
Insurance	[14]	\$0.53	36,841	37,946	39,084	40,257	41,464	42,708	43,990	45,309	46,669	48,069	471,846
Landscaping		\$0.14	9,748	10,040	10,342	10,652	10,971	11,300	11,639	11,989	12,348	12,719	124,849
Janitorial		\$1.99	139,092	143,265	147,563	151,990	156,549	161,246	166,083	171,066	176,198	181,484	1,781,462
Fumigation Service		\$0.03	1,965	2,024	2,084	2,147	2,211	2,278	2,346	2,416	2,489	2,564	25,164
R&M		\$0.65	45,636	47,005	48,415	49,867	51,363	52,904	54,491	56,126	57,810	59,544	584,491
Waste & Trash Removal		\$0.03	2,256	2,324	2,393	2,465	2,539	2,615	2,694	2,775	2,858	2,944	28,894
Utilities & Services		\$1.67	116,288	119,776	123,370	127,071	130,883	134,810	138,854	143,019	147,310	151,729	1,489,391
Security & Alarm		\$0.01	960	989	1,018	1,049	1,080	1,113	1,146	1,181	1,216	1,253	12,295
Property Taxes		\$2.32	162,000	166,860	171,866	177,022	182,332	187,802	193,436	199,240	205,217	211,373	2,074,863
Management Fee	[15]	\$0.89	61,887	62,227	62,577	62,735	62,714	63,820	64,334	64,734	65,133	67,148	705,692
<b>Total Operating Expenses</b>		<b>\$8.26</b>	<b>576,672</b>	<b>592,455</b>	<b>608,712</b>	<b>625,254</b>	<b>642,108</b>	<b>660,597</b>	<b>679,014</b>	<b>697,854</b>	<b>717,247</b>	<b>738,825</b>	<b>7,298,948</b>
<b>Net Operating Income</b>		<b>\$21.29</b>	<b>1,486,236</b>	<b>1,481,787</b>	<b>1,477,204</b>	<b>1,465,900</b>	<b>1,448,346</b>	<b>1,466,741</b>	<b>1,465,447</b>	<b>1,459,932</b>	<b>1,453,854</b>	<b>1,499,434</b>	<b>16,224,117</b>

## Notes to Cash Flow

- Analysis begins April 1, 2026.
- Analysis assumes WSST will renew with a shell rent increase of 110% of previous rental rate at lease expiration in Year 5 and Year 10.
- Year 1 blends 1 month of lease Year 2 and 11 months of lease Year 3. Analysis assumes Green Worldwide will renew with continued 3% annual increases.
- Executive Office for Immigration Review (EOIR) OpEx Base is \$150,520.32/annum - Subject to CPI Increases, figure illustrated above includes any previous or projected increases. Future CPI growth schedule is assumed: 3.0% Y-o-Y.
- EOIR's tenant improvements of \$867,200.87 are amortized at a rate of 4.5% per annum over 8 years.
- Executive Office for Immigration Review (EOIR) has a real estate tax base of \$67,482.86/annum - Landlord is reimbursed any overage above the Government's 46.00% share or covers any shortfall on behalf of the Government.
- Office of the Principal Legal Advisor (OPLA) OpEx Base is \$12,080.35/annum - Subject to CPI Increases, figure illustrated above includes any previous or projected increases. Future CPI growth schedule is assumed: 3.0% Y-o-Y.
- OPLA's tenant improvements of \$63,967.26 are amortized at a rate of 6.0% per annum over 15 years.
- OPLA's building specific amortized capital of \$7,000 are amortized at a rate of 6.0% per annum over 15 years.
- Office of the Principal Legal Advisor (OPLA) has a real estate tax base of \$90,061.63/annum - Landlord is reimbursed any overage above the Government's 2.99% share or covers any shortfall on behalf of the Government.
- Office of the Principal Legal Advisor (OPLA2) OpEx Base is \$63,104.00/annum - Subject to CPI Increases, figure illustrated above is the base and will have an annual increase after 1 Year Anniversary of Commencement Date. Future CPI growth schedule is assumed: 3.0% Y-o-Y.
- OPLA 2's tenant improvements of \$359,207.12 are amortized at a rate of 7.5% per annum over 8 years.
- OPLA 2's building specific amortized capital of \$104,448 are amortized at a rate of 7.5% per annum over 8 years.
- Operating expense source: Landlord provided property level P&Ls - Analysis assumes 3.0% YoY growth every calendar year.
- Management Fee is assumed to be 3.0% effective gross revenue (EGR).

# Pricing



## Offering Instructions

Offers should be submitted via email to:

**[Geoff.Ficke@colliers.com](mailto:Geoff.Ficke@colliers.com)**, **[Zack.Ficke@colliers.com](mailto:Zack.Ficke@colliers.com)** &  
**[Debra.VanderWeit@colliers.com](mailto:Debra.VanderWeit@colliers.com)**

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Sale Price

## Price Unstated

A Formal Call for Offers Date will be Established on a Date to be Determined.

Please contact our Investment Sales Team for questions or more information.

# Reach out to get started.



Accelerating success.

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