WOODSIDE VILLAGE
COPPELL, TX

110 SANDY LAKE RD
COPPELL, TX 75019

CBRE

WOODSIDE VILLAGE
COPPELL, TX

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The Offering

Price: Unpriced

Cap Rate: Market

NET OPERATING INCOME	$838,027
YEAR BUILT	1988
GROSS LEASABLE AREA	26,916 SF
LOT SIZE	2.31 ACRES
OCCUPANCY	100%
AVERAGE TERM REMAINING	3.45 YEARS
AVERAGE RENT PSF	$27.12

Investment Highlights

Below-Market Rents Create Embedded Upside – In-place rents average $27.12 PSF, 22% below the surveyed market average of $35.47 PSF, providing investors with a compelling opportunity to drive NOI growth through future lease rollovers and renewals (Source: CoStar Analytics & Proprietary Market Data)

Top-Performing Goodyear Tenant – Goodyear Auto Service ranks #5 in Texas among Goodyear locations, highlighting its strong customer draw and established presence in the market (Source: Placer.ai)

Long-Term Roof Warranty Reduces Near-Term Capital Risk – Ownership installed a TPO roofing system in 2013 that remains covered by a 20-year warranty through February 2033, limiting near-term capital expenditure exposure

Established Grocery-Anchored Retail Hub – Woodside Village is situated within a proven retail corridor anchored by Sprouts Farmers Market and shadow-anchored by Tom Thumb and Trader Joe's, providing a steady flow of necessity-based consumer traffic

NNN Expense Structure – Provides full reimbursement of operating expenses, enhancing NOI durability and minimizing ownership risk

Located in a Supply Constrained Trade Area – Benefiting from strong surrounding residential density, established rooftops, and continued demand for daily needs and service-oriented retail

Excellent Access and Visibility with Strong Traffic Counts Coppell Corridor – Situated at the signalized intersection of West Sandy Lake Road (18,927 VPD) and North Denton Tap Road (31,890 VPD)

Densely Developed Residential Market with Ideal Consumer Demographics – There are over 413,673 residents within a 7-mile radius of the property with an average household income of $154,001

Business Friendly Climate – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations

Texas has NO State Income Tax

Tenant Roster

Tenant	SF	% of Center	Lease Execution	Lease Expiration	Annual Rent	Rent PSF
Goodyear	5,789 SF	21.51%	Mar-1989	Feb-2029	$76,260	$13.17
*Master Lease	1,581 SF	5.87%	Jul-2019	Dec-2028	$56,634	$35.82
Sushi Box	900 SF	3.34%	Mar-2022	Aug-2032	$31,402	$34.89
I Fratelli's Pizza	1,080 SF	4.01%	Aug-1998	Aug-2030	$35,797	$33.15
TeaLatte Bar	1,047 SF	3.89%	Sep-2020	Aug-2030	$32,425	$30.97
Anamia's Tex Mex	4,920 SF	18.28%	Sep-2021	Sep-2031	$149,382	$30.36
J's Donuts	1,195 SF	4.44%	Sep-1999	Sep-2029	$34,078	$28.52
Z Indian Beauty Salon	1,123 SF	4.17%	Oct-2011	Oct-2027	$35,438	$31.56
Leslie's Swimming Pool Supplies	3,827 SF	14.22%	May-1998	Dec-2031	$109,021	$28.49
Stretch Zone	1,290 SF	4.79%	Jul-2022	Jul-2028	$37,750	$29.26
Everbowl	1,118 SF	4.15%	Jan-2024	Dec-2031	$34,707	$31.04
Vanguard Martial Arts	3,046 SF	11.32%	Mar-2024	Mar-2030	$96,945	$31.83
Totals:	26,916 SF	100%			$729,839	$27.12

*Ownership is currently negotiating a new lease with a replacement tenant, and if a lease is not executed prior to closing, seller will provide a 24-month master lease.

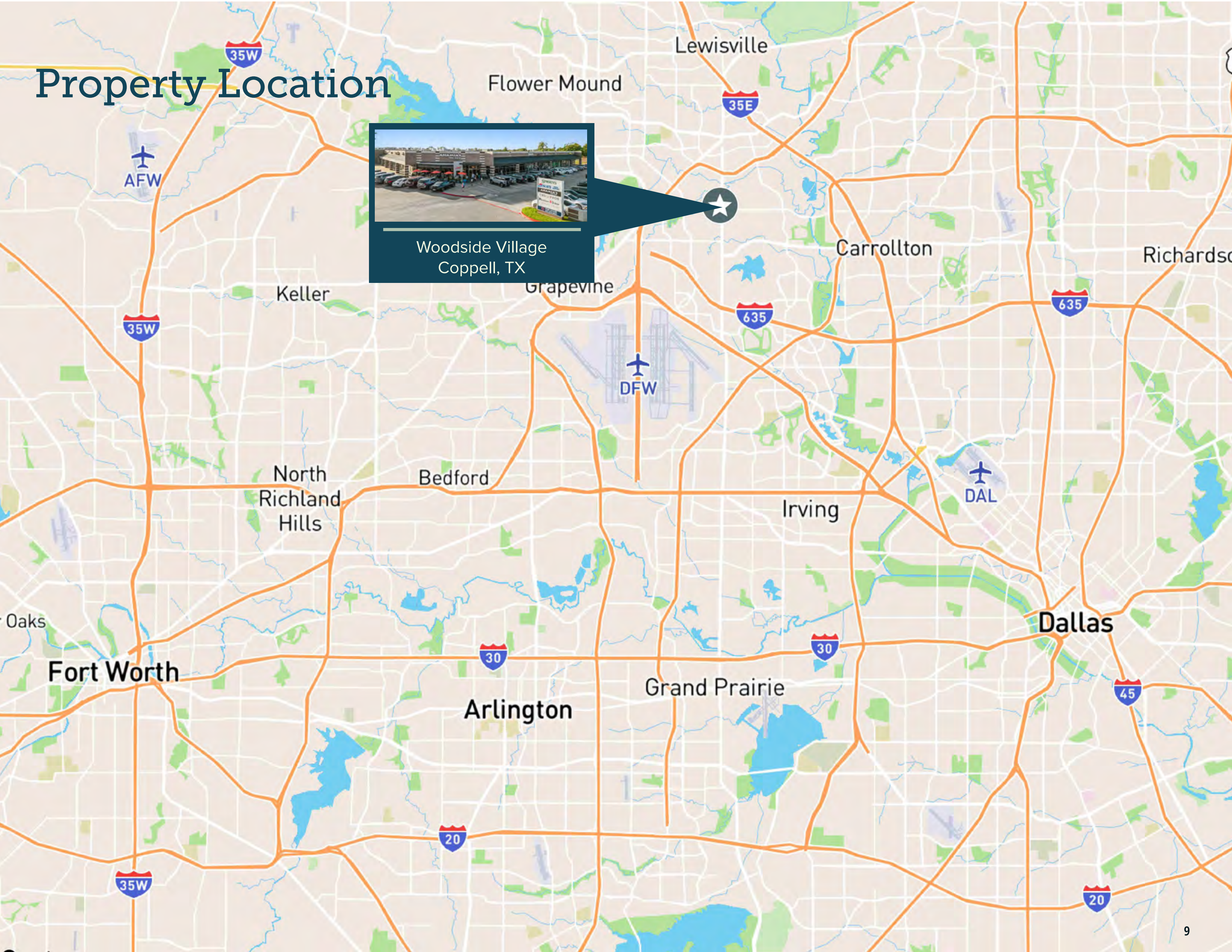
Site Plan

BALLET
ACADEMY OF TEXAS
TACO BELL
*PARKING EASEMENT
PE
PE
GOODYEAR
CBD Plus USA
Sushi Box
i Fratelli
PIZZA
TeaLatte Bar
SPROUTS
FARMERS MARKET
San Daniele Italian
Eatery & Bar
Vanguard
Martial Arts
everbowl
STRETCH ZONE
LESLIE'S
Z Indian
Beauty Salon
J's Donuts
ANAMIA'S
TEX-MEX
MATTISON AVENUE
salon suites & spas
HOTWORX
Hemingway
Brunch
Hand&Stone
Resort Nails
& Spa
7
ELEVEN
EXXON
Andy's
Frozen Custard
W Sandy Lake Rd - 18,927 VPD
N Denton Tap Rd - 31,890 VPD
N

Surrounding Area

Surrounding Area

Property Location



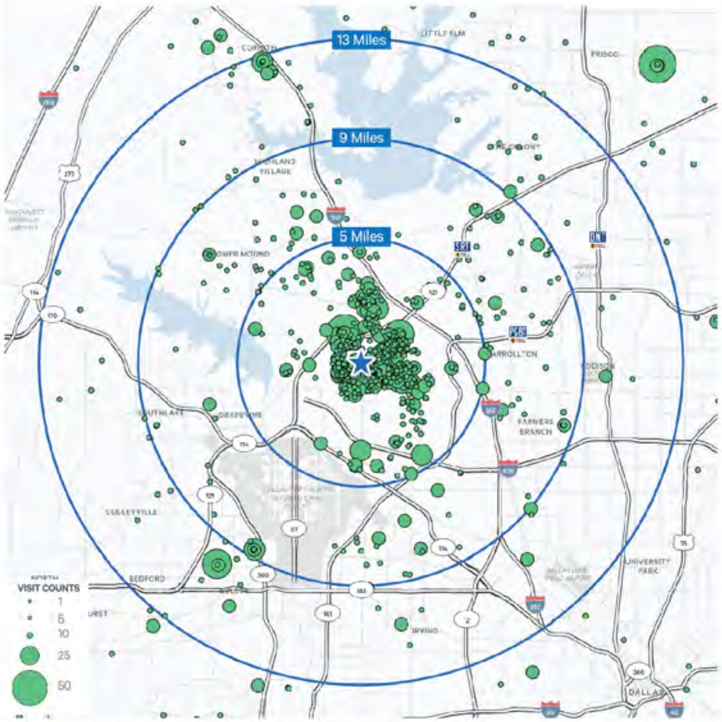
Woodside Village | Mass Mobile Data

110 Sandy Lake Rd
Coppell, TX 75019

Study Period: June 2025 to July 2026

Massive Mobile Data – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

Common Evening Radius



Trade Area Demographics

Total Population	Average Household Income
322,117	$157,162

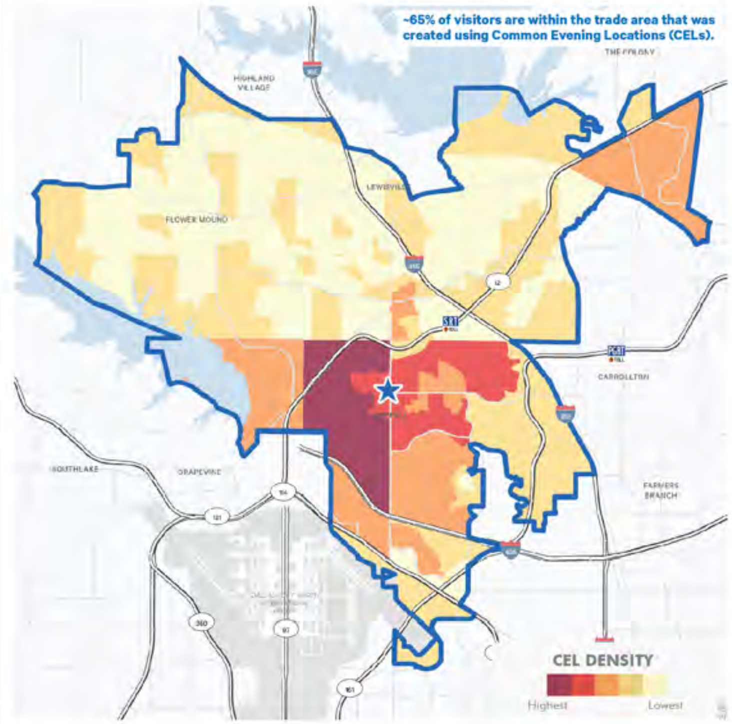
Total Households	2026 Retail Goods Spending
124,983	$5.3 Billion

Educational Attainment	Median Age
8% Associates 36% Bachelors 22% Graduate	37

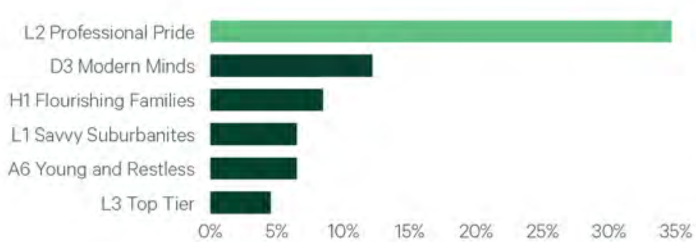
Site Demographics

Dwell Time	Visitor Frequency
15 Minutes	Return 21% One-Time 79%

Trade Area



Top Tapestry Segments



Traffic By Hour

CBRE

In-Place NOI Summary

	In-Place NOI Jan-27 to Dec-27		$ PSF
Size of Improvements			26,916 SF
REVENUES			
Scheduled Base Rent			
Gross Potential Rent	$735,133		$27.31
Absorption & Turnover Vacancy	(5,989)		(0.22)
Total Scheduled Base Rent	729,143		27.09
CAM Reimbursement	62,642		2.33
SG&A Reimbursement	96,408		3.58
MGT Reimbursement	32,199		1.20
INS Reimbursement	18,559		0.69
RET Reimbursement	94,072		3.50
Signage Revenue	13,828		0.51
TOTAL GROSS REVENUE	1,046,852	[1]	38.89
General Vacancy Loss	0		0.00
EFFECTIVE GROSS REVENUE	1,046,852		38.89
OPERATING EXPENSES			
Common Area Maintenance	(63,999)		(2.38)
Management Fee	(31,406)		(1.17)
Insurance	(18,689)		(0.69)
Real Estate Taxes	(94,731)		(3.52)
TOTAL OPERATING EXPENSES	(208,825)	[2]	(7.76)
NET OPERATING INCOME	**$838,027**		**$31.13**
Physical Occupancy			**99.30%**
Economic Occupancy			**99.20%**

Notes:

[1] In-Place Net Operating Income is calculated using contractual rents and expense reimbursements from Jan-27 to Dec-27 (less a 0.00% General Vacancy Loss).

In-Place NOI does not include vacant lease-up revenue or downtime due to near-term expirations, but does include future rent increases for existing tenants.

Leases that are scheduled to expire within the first fiscal year of the analysis are assumed to continue in place at current rent.

Leases with renewal options that expire within the first fiscal year of the analysis are assumed to roll to the option rents with no downtime.

[2] Real Estate Taxes are reassessed based on the sales price. See 'Summary of Financial Assumptions' for details.

Summary of Financial Assumptions

GLOBAL	
Analysis Period	
Commencement Date	January 1, 2027
End Date	December 31, 2036
Term	10 Years
Area Measures (NRSF)	
Rentable Square Feet	26,916 SF
Growth Rates	
Consumer Price Index (CPI)	3.00%
Other Revenue	3.00%
Operating Expenses	3.00%
Real Estate Taxes	3.00%
Market Rent	
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%	
CY 2037+ - 3.00%	
General Vacancy Loss	None [1]
Capital Reserves (CY 2027 Value)	$0.15 PSF

VACANT SPACE LEASING	
Occupancy and Absorption	
Vacant as of 1/1/27	0 SF
Percentage Vacant at 1/1/27	0.00%
Absorption Period	-
Absorption Period Start Date	-
First Absorption Occurs On	-
Last Absorption Occurs On	-
Financial Terms & Tenanting Costs	
2027 Annual Market Rent	-
Rent Adjustment	-
Lease Term	-
Expense Recovery Type	-
Tenant Improvements ($/NRSF)	-
Commissions	-

MISCELLANEOUS REVENUES & EXPENSES [2]	
Operating Expense Source	2025 CAM Rec Grown 6.09%
Management Fee (% of EGR)	3.00%
Real Estate Taxes Reassessed	Yes

SECOND GENERATION LEASING	Shop
Retention Ratio	75%
Financial Terms	
2027 Annual Market Rent	$26.00-$35.00
Rent Adjustment	None
Lease Term	5 Years
Expense Recovery Type	NNN
Tenanting Costs	
Tenant Improvements ($/NRSF)	
New	$25.00 PSF
Renewal	$0.00 PSF
Weighted Average	$6.25 PSF
Leasing Commissions (Base Rent Only)	
New	6.00%
Renewal	2.00%
Weighted Average	3.00%
Downtime [3]	
New	9 Month(s)
Weighted Average	2 Month(s)

<u>*Notes:*</u>

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] <u>Miscellaneous Revenue:</u>

a) Analysis includes Signage Revenue totaling $13,828 /Yr as of CY2027, assumed to remain flat through the hold.

<u>Operating Expenses:</u>

a) Operating expenses for CY2027 based on the 2025 CAM Rec grown 6.09%. Analysis includes 'SG&A Expense' added to expense load charged to tenancy (not a 'Cash Expense' in this analysis) as an allocation for overhead from Landlord. This item is reimbursed by some in-place tenants and is assumed separate from MGT Fee function. This figure starts at $123,923 for CY2027 and grows 3% annually on a calendar basis. Analysis assumes 2nd Generation tenants will continue to pay 'SG&A Expense' alongside operating expenses.

b) Real estate taxes for CY2027 based on based on 2025 assessment rate of $4,750,000 with an estimated tax rate of 1.994327% as indicated on the Dallas CAD. Taxes are reassessed in CY2028 with CY2027 set to the midpoint. Taxes are assumed to grow 3% annually on a calendar basis beginning in CY2029.

c) 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.

d) Expense reimbursement calculations are based on the CY2025 operating expense reconciliation, lease review, and Q&A.

[3] Analysis assumes no downtime during the residual year to stabilize residual net operating income.

Cash Flow Projections

Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Physical Occupancy	99.30%	99.20%	94.70%	96.80%	96.95%	96.38%	98.51%	95.07%	96.43%	100.00%	100.00%
Overall Economic Occupancy [1]	99.43%	99.41%	96.69%	97.75%	97.91%	97.51%	98.96%	96.84%	97.41%	100.00%	100.00%
Operating Expense Reimbursement %	145.52%	135.53%	134.03%	138.14%	137.57%	135.32%	138.09%	133.47%	135.29%	140.11%	140.05%
Weighted Average Market Rent	$30.29	$31.20	$32.14	$33.10	$34.09	$35.12	$36.17	$37.26	$38.37	$39.52	$40.71
Weighted Average In Place Rent [2]	$27.28	$27.92	$31.25	$32.09	$32.56	$33.20	$33.50	$34.67	$35.56	$36.55	$38.37
Total Operating Expenses PSF Per Year	$7.76	$9.92	$12.15	$12.55	$12.91	$13.27	$13.68	$14.04	$14.48	$14.98	$15.45
Lease SF Expiring (Initial Term Only)	1,123	2,871	6,984	5,173	9,865	900	0	0	0	0	0
Lease SF Expiring (Cumulative %)	4.17%	14.84%	40.79%	60.01%	96.66%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

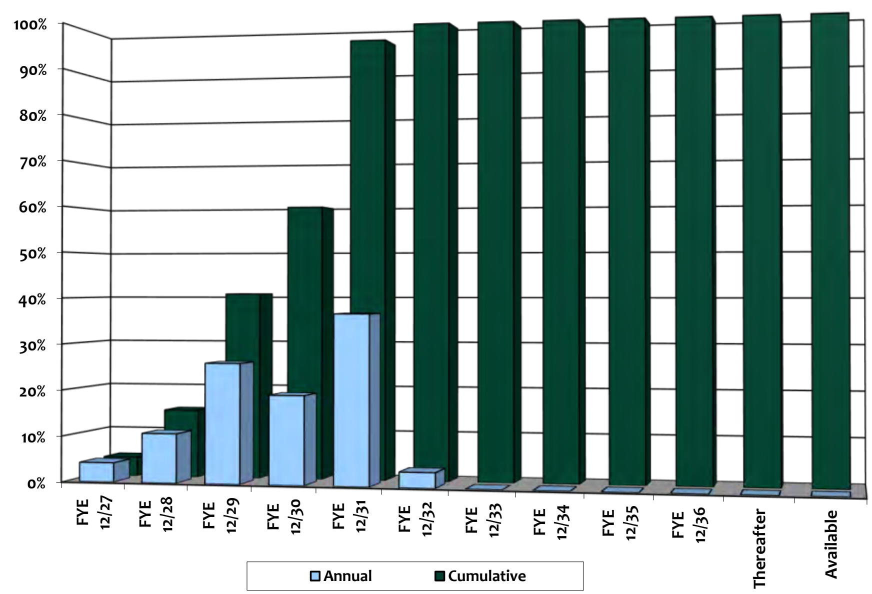
	[3] CY 2027 $/SF/YR	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
REVENUES												
Scheduled Base Rent												
Shop Potential Base Rent	$27.31	$735,133	$752,198	$839,136	$866,485	$878,254	$895,933	$903,036	$933,050	$961,864	$983,873	$1,032,731
Shop Absorption & Turnover	(0.22)	(5,989)	(6,644)	(42,736)	(30,350)	(28,610)	(34,749)	(14,853)	(45,869)	(38,969)	0	0
Total Scheduled Base Rent	27.09	729,143	745,554	796,400	836,135	849,643	861,183	888,183	887,181	922,895	983,873	1,032,731
CAM Reimbursement	2.33	62,642	63,879	68,655	72,099	73,171	71,755	75,276	74,827	78,175	83,504	86,009
SG&A Reimbursement	3.58	96,408	99,169	119,785	131,076	135,227	138,461	145,760	144,890	151,373	161,691	166,542
MGT Reimbursement	1.20	32,199	32,755	39,998	42,442	41,633	39,672	41,706	40,334	42,448	46,875	48,867
INS Reimbursement	0.69	18,559	19,096	18,776	19,768	20,394	20,882	21,982	21,851	22,829	24,385	25,116
RET Reimbursement	3.50	94,072	147,143	191,217	201,322	207,697	212,664	223,874	222,539	232,495	248,344	255,794
Signage Revenue	0.51	13,828	13,828	13,828	13,828	13,828	13,828	13,828	13,828	13,828	13,828	13,828
TOTAL GROSS REVENUE	38.89	1,046,852	1,121,424	1,248,658	1,316,670	1,341,594	1,358,445	1,410,609	1,405,450	1,464,042	1,562,500	1,628,888
General Vacancy Loss	0.00	0	0	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS REVENUE	38.89	1,046,852	1,121,424	1,248,658	1,316,670	1,341,594	1,358,445	1,410,609	1,405,450	1,464,042	1,562,500	1,628,888
OPERATING EXPENSES												
Common Area Maintenance	(2.38)	(63,999)	(65,919)	(67,897)	(69,933)	(72,031)	(74,192)	(76,418)	(78,711)	(81,072)	(83,504)	(86,009)
Management Fee	(1.17)	(31,406)	(33,643)	(37,460)	(39,500)	(40,248)	(40,753)	(42,318)	(42,163)	(43,921)	(46,875)	(48,867)
Insurance	(0.69)	(18,689)	(19,250)	(19,827)	(20,422)	(21,035)	(21,666)	(22,316)	(22,985)	(23,675)	(24,385)	(25,116)
Real Estate Taxes	(3.52)	(94,731)	(148,328)	(201,926)	(207,984)	(214,223)	(220,650)	(227,269)	(234,088)	(241,110)	(248,344)	(255,794)
TOTAL OPERATING EXPENSES	(7.76)	(208,825)	(267,139)	(327,109)	(337,839)	(347,537)	(357,261)	(368,322)	(377,947)	(389,778)	(403,108)	(415,786)
NET OPERATING INCOME	$31.13	$838,027	$854,285	$921,549	$978,831	$994,056	$1,001,184	$1,042,287	$1,027,504	$1,074,264	$1,159,392	$1,213,102
CAPITAL COSTS												
Tenant Improvements	0.00	0	(15,534)	(56,791)	(35,329)	(34,609)	(42,350)	(18,008)	(56,651)	(33,577)	(57,467)	(49,095)
Leasing Commissions	0.00	0	(11,531)	(38,463)	(27,315)	(25,749)	(31,274)	(13,368)	(37,975)	(25,333)	(43,390)	(36,256)
Capital Reserves	(0.15)	(4,037)	(4,159)	(4,283)	(4,412)	(4,544)	(4,680)	(4,821)	(4,965)	(5,114)	(5,268)	(5,426)
TOTAL CAPITAL COSTS	(0.15)	(4,037)	(31,223)	(99,537)	(67,056)	(64,903)	(78,305)	(36,197)	(99,592)	(64,025)	(106,125)	(90,776)
OPERATING CASH FLOW	$30.98	$833,990	$823,061	$822,012	$911,775	$929,153	$922,879	$1,006,091	$927,912	$1,010,239	$1,053,267	$1,122,325

[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 26,916 square feet.

Cash Flow Projections Based on Argus Enterprise Version 14.0.2

Existing Lease Expirations

Suite	Tenant	Lease Expiration	WALT	FYE 12/27	FYE 12/28	FYE 12/29	FYE 12/30	FYE 12/31	FYE 12/32	FYE 12/33	FYE 12/34	FYE 12/35	FYE 12/36	Thereafter	Available
120	Z Indian Beauty Salon	Oct-27	0.83	1,123											
124	Stretch Zone	Jul-28	1.58		1,290										
102	Master Lease	Dec-28	2.00		1,581										
101	Goodyear	Feb-29	2.17			5,789									
118	J's Donuts	Sep-29	2.75			1,195									
128-130	Vanguard Martial Arts	Mar-30	3.25				3,046								
106	I Fratelli's Pizza	Aug-30	3.67				1,080								
108	TeaLatte Bar	Aug-30	3.67				1,047								
110	Anamia's Tex Mex	Sep-31	4.75					4,920							
122	Leslie's Swimming Pool Supplies	Dec-31	5.00					3,827							
126	Everbowl	Dec-31	5.00					1,118							
104	Sushi Box	Aug-32	5.67						900						
	Existing Lease WALT		3.45												
			Fiscal Year Totals:	1,123	2,871	6,984	5,173	9,865	900	0	0	0	0	0	0
			Percent:	4%	11%	26%	19%	37%	3%	0%	0%	0%	0%	0%	0%
			Count:	1	2	2	3	3	1	0	0	0	0	0	0
			Cumulative SF:	1,123	3,994	10,978	16,151	26,016	26,916	26,916	26,916	26,916	26,916	26,916	26,916
			Cumulative %:	4%	15%	41%	60%	97%	100%	100%	100%	100%	100%	100%	100%



Summary of Lease Expirations

Year	Suites	SF	Percent	Cumulative SF	Cumulative Percent
FYE 12/27	1	1,123	4%	1,123	4%
FYE 12/28	2	2,871	11%	3,994	15%
FYE 12/29	2	6,984	26%	10,978	41%
FYE 12/30	3	5,173	19%	16,151	60%
FYE 12/31	3	9,865	37%	26,016	97%
FYE 12/32	1	900	3%	26,916	100%
FYE 12/33	0	0	0%	26,916	100%
FYE 12/34	0	0	0%	26,916	100%
FYE 12/35	0	0	0%	26,916	100%
FYE 12/36	0	0	0%	26,916	100%
Thereafter	0	0	0%	26,916	100%
Available	0	0	0%	26,916	100%

Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term Begin	Lease Term End	Rental Rates Begin	Rental Rates Monthly	Rental Rates Annually	Rental Rates PSF		Recovery Type	Market Assumption / Market Rent
101	Goodyear	5,789	21.51%	Mar-1989	Feb-2029	Current	$6,355	$76,260	$13.17	-	NNN, 2%C (Goodyear)	Market - 75.00% $26.00 NNN (Shop)
Notes: Co-tenancy: A co-tenancy violation occurs if (a) more than 25% of the parking area in the shopping center becomes unavailable for parking purposes, or (b) Sprouts vacates (unless replaced with a tenant). If a violation occurs, tenant is entitled to an equitable reduction to their gross rent. If the violation persists for 6 months, tenant has the right to terminate their lease. Expense Cap: 2% cap on prior year CAM excluding UTIL, INS, and RET. with an estimated CY2027 basis of $0.57 PSF.												
102	Master Lease	1,581	5.87%	Jul-2019	Dec-2028	Current	$4,719	$56,634	$35.82	-	NNN+MGT+15%AF (Various)	Market - 75.00% $35.00 NNN (Shop)
General Notes: Analysis assumes seller will master lease this suite's gross rent for the first 24 months of the analysis from 01/27-12/28. CBD Plus USA is currently occupying this space.												
104	Sushi Box	900	3.34%	Mar-2022	Aug-2032	Current	$2,617	$31,402	$34.89	-	NNN+MGT+15%AF (Various)	Market - 75.00% $35.00 NNN (Shop)
						Apr-2027	$2,695	$32,344	$35.94	3.00%		
						Apr-2028	$2,776	$33,314	$37.02	3.00%		
						Apr-2029	$2,859	$34,313	$38.13	3.00%		
						Apr-2030	$2,945	$35,343	$39.27	3.00%		
						Apr-2031	$3,034	$36,403	$40.45	3.00%		
						Apr-2032	$3,125	$37,495	$41.66	3.00%		
Notes: Guarantor: Joo Young Lee and Deuk Lim.												
106	I Fratelli's Pizza	1,080	4.01%	Aug-1998	Aug-2030	Current	$2,983	$35,797	$33.15	-	NNN+MGT+15%AF (Pizza)	Market - 75.00% $34.00 NNN (Shop)
						Sep-2027	$3,073	$36,871	$34.14	3.00%		
						Sep-2028	$3,165	$37,977	$35.16	3.00%		
						Sep-2029	$3,260	$39,116	$36.22	3.00%		
Notes: Renewal Option: One 5 year renewal option @ the greater of FMV or 103% of the prior rent, with 3.00% annual increases. Guarantor: Story Geln, Inc.												
108	TeaLatte Bar	1,047	3.89%	Sep-2020	Aug-2030	Current	$2,702	$32,425	$30.97	-	NNN+MGT+15%AF (Various)	Market - 75.00% $31.00 NNN (Shop)
						Sep-2027	$2,759	$33,110	$31.62	2.11%		
						Sep-2028	$2,811	$33,735	$32.22	1.89%		
						Sep-2029	$2,867	$34,410	$32.87	2.00%		
Notes: Renewal Option: One 5 year renewal option @ the greater of FMV or 103% of the prior rent, with 3.00% annual increases.												
110	Anamia's Tex Mex	4,920	18.28%	Sep-2021	Sep-2031	Current	$12,449	$149,382	$30.36	-	NNN+MGT+10%AF (Anamia's)	Market - 75.00% $31.00 NNN (Shop)
						Oct-2027	$12,697	$152,370	$30.97	2.00%		
						Oct-2028	$12,951	$155,417	$31.59	2.00%		
						Oct-2029	$13,210	$158,526	$32.22	2.00%		
						Oct-2030	$13,475	$161,696	$32.87	2.00%		
General Notes: Tenant has the right to use 467 SF of patio area. Tenant also has the right to expand the patio area by 500 SF by either 1) adding to the patio area and relocating by the entry door, or 2) by converting 5 parking spaces immediately adjacent to the patio area into a patio area. Renewal Option: Two 5 year renewal options @ the greater of FMV or 102% of the prior rent, with 2.00% annual increases. Guarantor: Joseph and Anna Ortiz.												

Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term Begin	Lease Term End	Rental Rates Begin	Rental Rates Monthly	Rental Rates Annually	Rental Rates PSF		Recovery Type	Market Assumption / Market Rent
118	J's Donuts	1,195	4.44%	Sep-1999	Sep-2029	Current	$2,840	$34,078	$28.52	-	NNN+MGT+15%AF	Market - 75.00%
						Oct-2027	$2,925	$35,100	$29.37	3.00%	(Various)	$30.00 NNN (Shop)
						Oct-2028	$3,013	$36,153	$30.25	3.00%		
120	Z Indian Beauty Salon	1,123	4.17%	Oct-2011	Oct-2027	Current	$2,953	$35,438	$31.56	-	NNN+MGT+15%AF	Market - 75.00%
											(Various)	$32.00 NNN (Shop)
Notes: Guarantor: Salar and Firdous Mohiuddin, and Arita Bhatt Acharjee.												
122	Leslie's Swimming Pool Supplies	3,827	14.22%	May-1998	Dec-2031	Current	$9,085	$109,021	$28.49	-	NNN+MGT+15%AF	Market - 75.00%
						Nov-2027	$9,358	$112,292	$29.34	3.00%	(Leslie's)	$30.00 NNN (Shop)
						Nov-2028	$9,638	$115,661	$30.22	3.00%		
						Nov-2029	$9,928	$119,131	$31.13	3.00%		
						Nov-2030	$10,225	$122,705	$32.06	3.00%		
Notes: Co-tenancy: A co-tenancy violation occurs if less than 60% of the shopping center is occupied for more than 120 consecutive days (excluding Goodyear's area). If a violation occurs, tenant's base rent will be reduced by 50% until the violation is cured. If the violation persists for 12 consecutive calendar months or longer, tenant has the right to terminate the lease with 60 days notice or resume full rental obligations.												
124	Stretch Zone	1,290	4.79%	Jul-2022	Jul-2028	Current	$3,146	$37,750	$29.26	-	NNN+MGT+15%AF	Market - 75.00%
						Nov-2027	$3,240	$38,882	$30.14	3.00%	(Various)	$30.00 NNN (Shop)
Notes: Renewal Option: One 5 year renewal option @ the greater of FMV or 103% of the prior rent, with 3.00% annual increases. Guarantor: Joseph Stall.												
126	Everbowl	1,118	4.15%	Jan-2024	Dec-2031	Current	$2,892	$34,707	$31.04	-	NNN+MGT+15%AF	Market - 75.00%
						Jan-2028	$2,994	$35,922	$32.13	3.50%	(Various)	$30.00 NNN (Shop)
						Jan-2029	$3,098	$37,179	$33.26	3.50%		
						Jan-2030	$3,207	$38,481	$34.42	3.50%		
						Jan-2031	$3,319	$39,827	$35.62	3.50%		
General Notes: Tenant is no longer operating in the space but will pay their full rental obligation through expiration on 12/31/31. Analysis assumes a seller credit of two months of base rent abatement on months 37 and 49 totaling approximately $5,886. Renewal Option: One 5 year renewal option @ the greater of FMV or 103.50% of the prior rent, with 3.50% annual increases. Guarantor: Royce Joseph, Lince Varughese, and Isaac Mathal.												

Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term Begin	Lease Term End	Rental Rates Begin	Monthly	Annually	PSF		Recovery Type	Market Assumption / Market Rent
128-130	Vanguard Martial Arts	3,046	11.32%	Mar-2024	Mar-2030	Current	$8,079	$96,945	$31.83	-	NNN+MGT+15%AF	Market - 75.00%
						Apr-2027	$8,321	$99,853	$32.78	3.00%	(Various)	$32.00 NNN (Shop)
						Apr-2028	$8,571	$102,849	$33.77	3.00%		
						Apr-2029	$8,828	$105,934	$34.78	3.00%		

General Notes: Actual expiration date on 04/01/30.
Renewal Option: One 5 year renewal option @ the greater of FMV or 103% of the prior rent, with 3.00% annual increases.
Guarantor: Alex Cinnciusky.

	Square Feet	% of Property	Monthly	Annually	PSF
TOTALS / AVERAGES	26,916		$60,820	$729,839	$27.12

OCCUPIED SqFt	26,916	100.0%
VACANT SqFt	0	0.0%
TOTAL SqFt	26,916	100.0%

WEIGHTED-AVERAGE LEASE TERM REMAINING:	3.45 Years
WEIGHTED-AVERAGE LEASE TERM LAPSED:	17.64 Years
WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION:	21.09 Years

Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
POPULATION				
2025 Population - Current Year Estimate	13,993	84,968	208,737	413,673
2030 Population - Current Year Estimate	13,745	86,929	213,467	427,636
HOUSEHOLDS				
2025 Households - Current Year Estimate	4,681	35,176	83,742	163,468
2030 Households - Current Year Estimate	4,649	36,752	87,241	171,992
HOUSEHOLD INCOME				
2025 Average Household Income	$230,253	$161,402	$154,652	$154,001
2030 Average Household Income	$259,115	$177,065	$171,123	$170,495
TRAFFIC COUNTS	**W SANDY LAKE RD**	**N DENTON TAP RD**		
Vehicles Per Day	18,927 VPD	31,890 VPD		

Dallas-Fort Worth Overview

Dallas-Fort Worth, the fourth-largest metropolitan area in the United States, offers unparalleled business advantages and an exceptional quality of life. Centrally located within the U.S., residents and businesses alike benefit from the great connectivity and easy accessibility to anywhere in the country. With a lower cost of living than most other major metros, the region has experienced population growth over 25% since 2010. The booming population, businesses, and real estate market in DFW sees no signs of slowing anytime soon. According to CBRE's 2024 U.S. Investor Intentions Survey, DFW was the most preferred real estate investment market for the third consecutive year, as well as the top market for total property returns. Retail specifically in the area is strong, with the industry reaching the highest occupancy levels on record at 95.2% in 2024.

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, no state corporate or income taxes, strong base of well educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. The strength and diversity of the DFW economy is represented by the host of North American headquarters located in the area, including 24 Fortune 500 Companies and 49 Fortune 1000 Companies. Revenues earned by Fortune 500 companies located in DFW total $1.4 trillion, second only to the New York metro area. Dallas Fort Worth has been an attractive destination for companies looking to relocate or expand and was the first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined. Over the past 10 years, DFW has gained a significant number of international investments as well, creating nearly 42,000 new jobs and a total capital expenditure of $13.68 billion. In 2023, Financial Times ranked three DFW cities—Plano, Irving, and Dallas—among the top five best U.S. cities for foreign multinationals to do business.

Dallas-Fort Worth Overview

4TH LARGEST MSA
in United States

#1 REAL ESTATE
Investment Market

LARGEST MSA
in Texas

#1 LARGE METRO FOR JOB GROWTH
250,000+ jobs added per year

24
Fortune 500 Companies

#1 STATE FOR DOING BUSINESS
for 19 Consecutive Years

49
Fortune 1000 Companies

#1 QUANTITY & QUALITY ENTREPRENEURSHIP
Among U.S. Metros

$600+ BILLION
GDP

2ND BUSIEST AIRPORT
in the World (DFW International)

OVER 8 MILLION RESIDENTS
10.5 Million Residents Estimated by 2040

99.3 MILLON
Annual Passengers (DFW International & Dallas Love Field)

#1 METRO
for Population Growth over the Past Decade (25%)

48.9 MILLION
Annual Visitors

Disclosure and Agreement

Affiliated Business Disclosure

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

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

Disclaimer

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

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

WOODSIDE VILLAGE
COPPELL, TX

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