

BROOKHOLLOW RIVERSIDE

119,000 SQUARE FEET - VALUE ADD OPPORTUNITY - DALLAS/FORT WORTH, TEXAS

INVESTMENT PROFILE

HIGH PROFILE OFFICE ASSET

UNMISTAKABLE LANDMARK
HIGHWAY 360 PROMINENCE - 136,000 CARS PER DAY
CLASS A ENVIRONMENT
COST EFFECTIVE OCCUPANCY

CORE-PLUS INVESTMENT

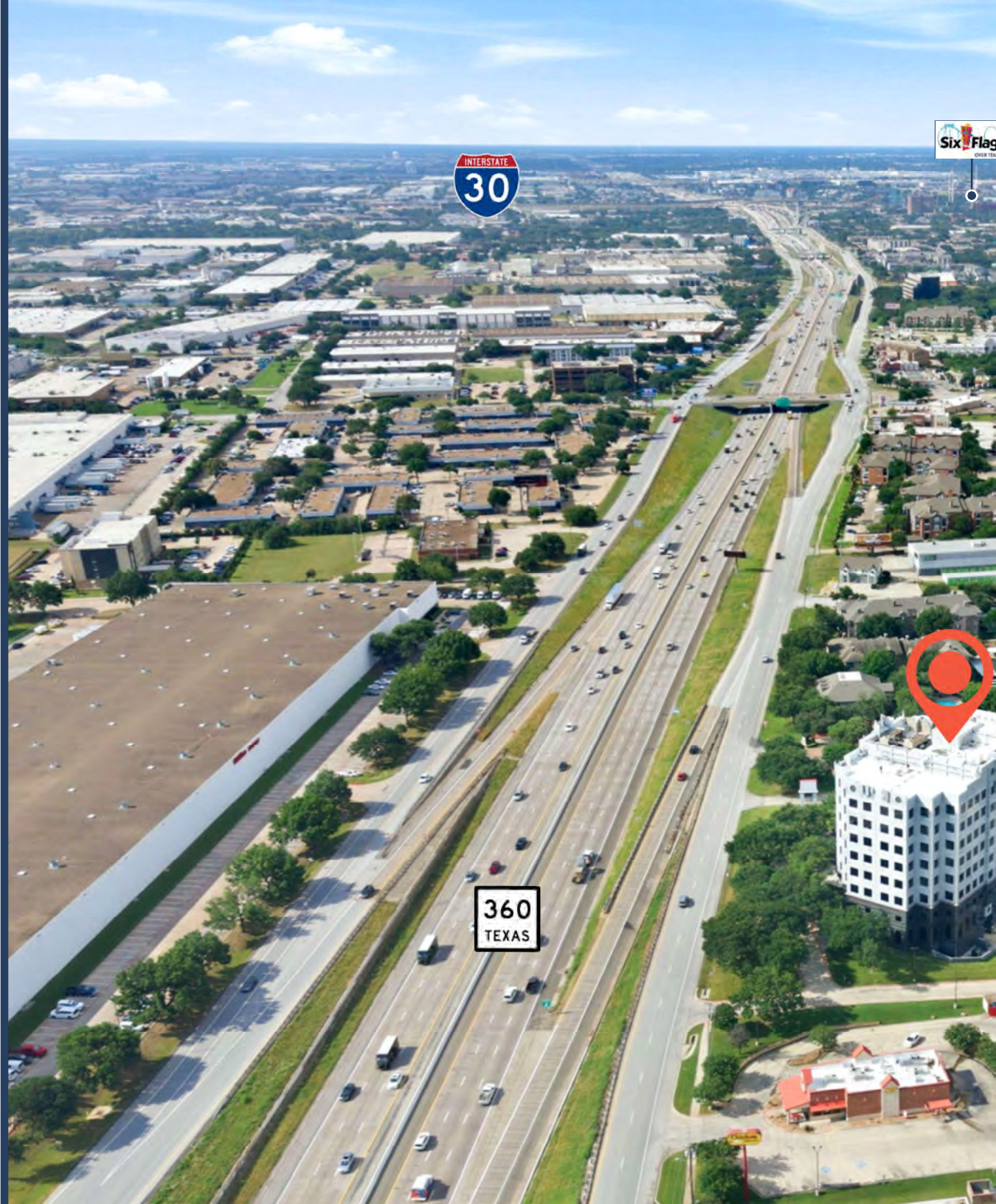
3 YEAR WEIGHTED AVERAGE LEASE TERMS
NOTABLE TENANCY (GSA, STATE, REGIONAL & NATIONAL)
BELOW MARKET RENTAL RATES

SECURE INCOME

85% OCCUPANCY AT BELOW MARKET RENTS
OVER \$2.2M OF CONTRACTUAL RENTAL INCOME
LIMITED ROLLOVER UNTIL 2028

INSTITUTIONAL MINDSET

LIMITED NEAR-TERM CAPITAL
OVER \$325,000 INVESTED IN THE BUILDING RECENTLY
EXTENSIVE RENOVATION AND MODERNIZATION





MARKET HIGHLIGHTS

BEST MARKET IN THE COUNTRY

- #2 FASTEST GROWING METRO IN THE UNITED STATES
- #1 REAL ESTATE MARKET FOR 2026 (PwC / ULI)
- #12 LARGEST ECONOMY IN THE WORLD
- SKILLED WORKFORCE WITH MAJOR EMPLOYERS

CORPORATE HUB

- THREE FORTUNE 10 COMPANY HQ'S
- LOW COST OF DOING BUSINESS
- OVER 1,000,000 JOBS ADDED SINCE 2010

TOP MARKET FOR INVESTMENT

- 8.3 MILLION RESIDENTS
- 345 NEW RESIDENTS DAILY
- NATION-LEADING JOB & POPULATION GROWTH

ECONOMIC DIVERSIFICATION

- NO SECTOR OF THE DFW ECONOMY ACCOUNTS FOR MORE THAN 20% OF EMPLOYMENT
- \$744B GDP (5TH IN THE UNITED STATES)

INVESTMENT OPPORTUNITY

Younger Partners is pleased to offer qualified investors the opportunity to purchase Brookhollow Riverside (Property), a renovated mid-rise office asset located on high-profile State Highway 360. The prominent, eight-story office building offers established tenancy and income with predictable returns to investors. Nearly stabilized, the building's average in-place rents are roughly \$22.30/sf which is almost 9% below the most recent leasing in the building and 16% below market. The building presents a rare opportunity to acquire a renovated office building with a combination of current cash flow and mark-to-market rents in the next 36 months.

Leased to a variety of tenants, the building benefits from a strong selection of noteworthy occupants. Almost 25% of the tenancy is backed by the United States Government (GSA) or the State of Texas. An additional 50% of the occupancy is made up of national credit tenants with long histories in the building. With no notable maturities until late in 2029, Brookhollow Riverside provides established, reliable cash flow to investors seeking current yield on their invested dollars.

The current ownership has made sizeable investments back into the building. The roof, HVAC and elevator systems have all been upgraded. Over the last few years, more than \$325,000 has been poured back into the building. This should limit near term capital expense requirements for future owners.

With more than 136,000 vehicles passing the building daily, Brookhollow Riverside is a short distance from the Arlington Entertainment District (Six Flags, Hurricane Harbor, Texas Live, AT&T Stadium and Globe Life Field). The Arlington office market has long been one of the regions most consistent and resilient office leasing markets. With the Dallas metropolitan area ranked #1 by Kastle Systems "Back to Work" metrics, Brookhollow Riverside is poised to continue performing!





ASSET PROFILE

ADDRESS	2505 N STATE HIGHWAY 360 - GRAND PRAIRIE, TX 75050
SIZE	119,121 SF
YEAR BUILT	1985
OCCUPANCY	85%
PARKING CAPACITY	3.7 / 1,000

AREA FUNDAMENTALS & HIGHLIGHTS*

AT&T STADIUM 240,000
DALLAS COWBOYS RESIDENT POPULATION

GLOBE LIFE FIELD 96,000
TEXAS RANGERS FAMILY HOUSEHOLDS

TEXAS LIVE \$316,000
DINING & ENTERTAINMENT MEDIAN HOME VALUE

SIX FLAGS \$72,000
ENTERTAINMENT AVG HH INCOME

*5 mile radius



FOR ADDITIONAL BUILDING INFORMATION - PLEASE CONTACT:

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Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interested in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Younger Partners makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or withdrawal notice.



Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

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

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

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

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

<u>Younger Partners Dallas, LLC</u>	<u>9001486</u>	<u></u>	<u>(214)294-4400</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Moody Younger</u>	<u>420370</u>	<u>moody.younger@youngerpartners.com</u>	<u>(214)294-4412</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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