

PRECINCT VILLAGE NORTH RICHLAND HILLS, TX



8245 PRECINCT LINE RD
NORTH RICHLAND HILLS, TX 76182

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Tower Plaza
FedEx
WOODBINE
HANDCRAFTED AMERICAN FURNITURE
PIZZA
LESLIE'S
Fit Body Boot Camp
Vince Nail Spa
Takara All You Can Eat

STARWOOD CAFE

AT&T

verizon Veda Nails & Spa

ALDI

CareNow Urgent Care
McDonald's
Auto Zone

Watermere at the Preserve
212 Units

FIVE GUYS
DUTCH BROS

Walmart

Site
Precinct Village

SUPER TARGET

POPEYES

Precinct Line Rd - 26,278 VPD



B&B THEATRES

DOLLAR TREE

EoS FITNESS

Kroger

BLUE GOOSE
WOODFOREST NATIONAL BANK
Walgreens EECU

PET SUPPLIES PLUS SUPERCUTS

Valvoline
crumbl cookies

WHATABURGER Jersey Mikes SUBS

Walmart

WELLS FARGO

CVS pharmacy

Site
Precinct Village

POPEYES

SUPER TARGET

Precinct Line Rd - 26,278 NRD

The Offering

Price: Unpriced

Cap Rate: Market

NET OPERATING INCOME \$708,181

YEAR BUILT 2003

GROSS LEASABLE AREA 32,074 SF

LOT SIZE 3.01 ACRES

OCCUPANCY 100%

AVERAGE TERM REMAINING 4.03 YEARS

AVERAGE RENT PSF \$21.24



Investment Highlights



Stable Cash Flow – The property is 100% occupied, providing immediate and predictable cash flow



Additional Income Diversification – Through Tesla Supercharger revenue, generating \$18,233 annually and growing at 3% per year through the initial hold period



Mark-to-Market Growth – Precinct Village features a 4.03-year weighted average lease term remaining, with 5 tenants subject to FMV renewal options and 6 tenants with no remaining options, allowing ownership to drive rental rate growth over time while maintaining stabilized income



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



Shadow-Anchored by Walmart Supercenter Boasting 1.8 Million Annual Visits and Target Superstore Boasting 1.2 Million Annual Visits (Source: Placer.ai)



Densely Developed Residential Market with Ideal Consumer Demographics – There are over 494,493 residents within a 7-mile radius of the property with an average household income of \$155,313



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



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



Attractive Tenant Diversification – Complementary mix of experiential, service, and daily needs tenants supports steady traffic generation and enhances long term income durability



Texas has NO State Income Tax

Tenant Roster

Tenant	SF	% of Center	Lease Execution	Lease Expiration	Annual Rent	Rent PSF
Ember Retreat	3,000 SF	9.35%	Apr-2025	Sep-2030	\$74,160	\$24.72
The Spark Indian & Nepali Cuisine	1,400 SF	4.36%	Jun-2021	Apr-2031	\$30,800	\$22.00
Marble Slab Creamery	1,637 SF	5.10%	Sep-2024	Aug-2029	\$34,734	\$21.22
Savor Culinary Services	1,868 SF	5.82%	Feb-2021	Jan-2028	\$41,096	\$22.00
BB Nail Salon	1,680 SF	5.24%	Aug-2019	Jul-2029	\$40,320	\$24.00
Puppys 4U	2,403 SF	7.49%	May-2026	Aug-2031	\$48,060	\$20.00
DD Threading	1,178 SF	3.67%	Jul-2021	Sep-2027	\$27,094	\$23.00
Giovanni's Pizza & Pasta	1,100 SF	3.43%	May-2015	Sep-2027	\$17,880	\$16.25
F45 Training	2,008 SF	6.26%	Nov-2018	Jan-2029	\$45,321	\$22.57
Artistry in Motion	9,800 SF	30.55%	Jun-2022	Aug-2032	\$174,274	\$17.78
TKD Armor Academy	2,400 SF	7.48%	Nov-2018	Dec-2028	\$50,400	\$21.00
Baja Cantina	3,600 SF	11.22%	Mar-2016	Apr-2031	\$97,200	\$27.00
Totals:	32,074 SF	100%			\$681,338	\$21.24

Site Plan



Precinct Line Rd - 26,278 VPD



Surrounding Area



Wild Fork

FIVE GUYS

DAVIS TOWNE CROSSING
Target **Starbucks** **OTTON PATCH CAFE** **T**
SportClips HAIRCUTS

DISCOUNT TIRE

TIDAL WAVE AUTO SPA

brakes plus

BANK OF AMERICA

MAVIS DISCOUNT TIRE

Walmart
SUBWAY

ALDI

McDonald's

DUTCH BROS CAFE

AutoZone

verizon

PAPA MURPHY'S TAKE 'N BAKE PIZZA

WOODFOREST NATIONAL BANK

NORWALK FURNITURE & DESIGN

LESLIE'S PIZZA

CHASE

CLOTHES MENTOR

SMOOTHIE KING

W

WHATABURGER

B&B Theatres

Jersey Mikes SUBS

HTeaO

PINCH-A-PENNY POOL-PATIO-SPA

EoS FITNESS BETTER GYM. BETTER PRICE.

0.5 Miles

MURPHY USA

WELLS FARGO

ANYTIME FITNESS

Valvoline Instant Oil Change

crumbl cookies **DUNKIN'**

Kroger

PET SUPPLIES PLUS

GNC LIVE WELL

SUPERCUTS

Starbucks

FAS Marble SLAB CREAMERY
POPEYES

Site

Surrounding Area

HTeaO
TEXAS BORN & BREWED

DAVIS TOWNE CROSSING

BANK OF AMERICA

Wild Fork

Hidden Lakes ES
Students: 393

FIVE GUYS

DISCOUNT TIRE

AutoZone

brakes plus

Shady Grove ES
Students: 377

ALDI **verizon**

F&S
Marble SLAB CREAMERY
POPEYES

Site

LESLIE'S NORWALK
FURNITURE & DESIGN
PIZZA

CHASE
CLOTHES MENTOR

Frost

WELLS FARGO

DOMINO'S
SMOOTHIE KING

DOLLAR TREE

ANYTIME FITNESS

HTeaO
TEXAS BORN & BREWED

WOODFOREST NATIONAL BANK

BRAUM'S

crumbl
DUNKIN'

Kroger
PET SUPPLIES PLUS.

MARCO'S PIZZA

McDonald's

Eōs FITNESS
BETTER GYM. BETTER PRICE.
Jersey Mike's SUBS
WHATABURGER.

Precinct Line Rd

W Glade Rd

2 Miles

Walmart
WOODFOREST NATIONAL BANK
SUBWAY

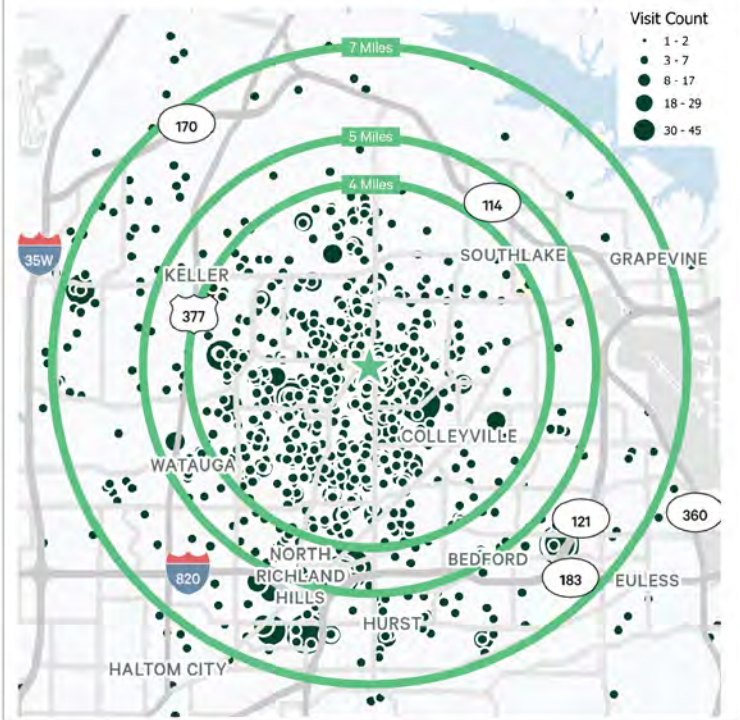
Precinct Village | Mass Mobile Data

8245 Precinct Line Rd.
North Richland Hills, TX 76182

Study Period: May 2025 to April 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



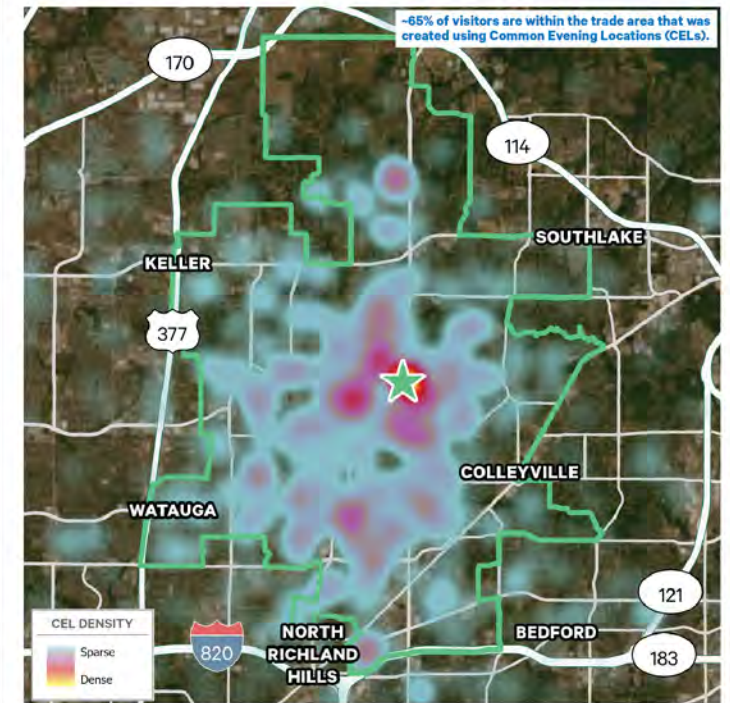
Trade Area Demographics

Total Population	Average Household Income
131,076	\$188,937
Total Households	2025 Retail Trade Sales SIC
48,667	\$1.6 Billion
Educational Attainment	Median Age
9% Associates 37% Bachelors 19% Graduate	43.6

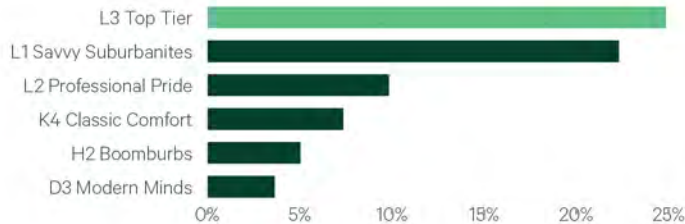
Site Demographics

Dwell Time	Visitor Frequency
20.7 Minutes	Return 54% One-Time 46%

Trade Area



Top Tapestry Segments



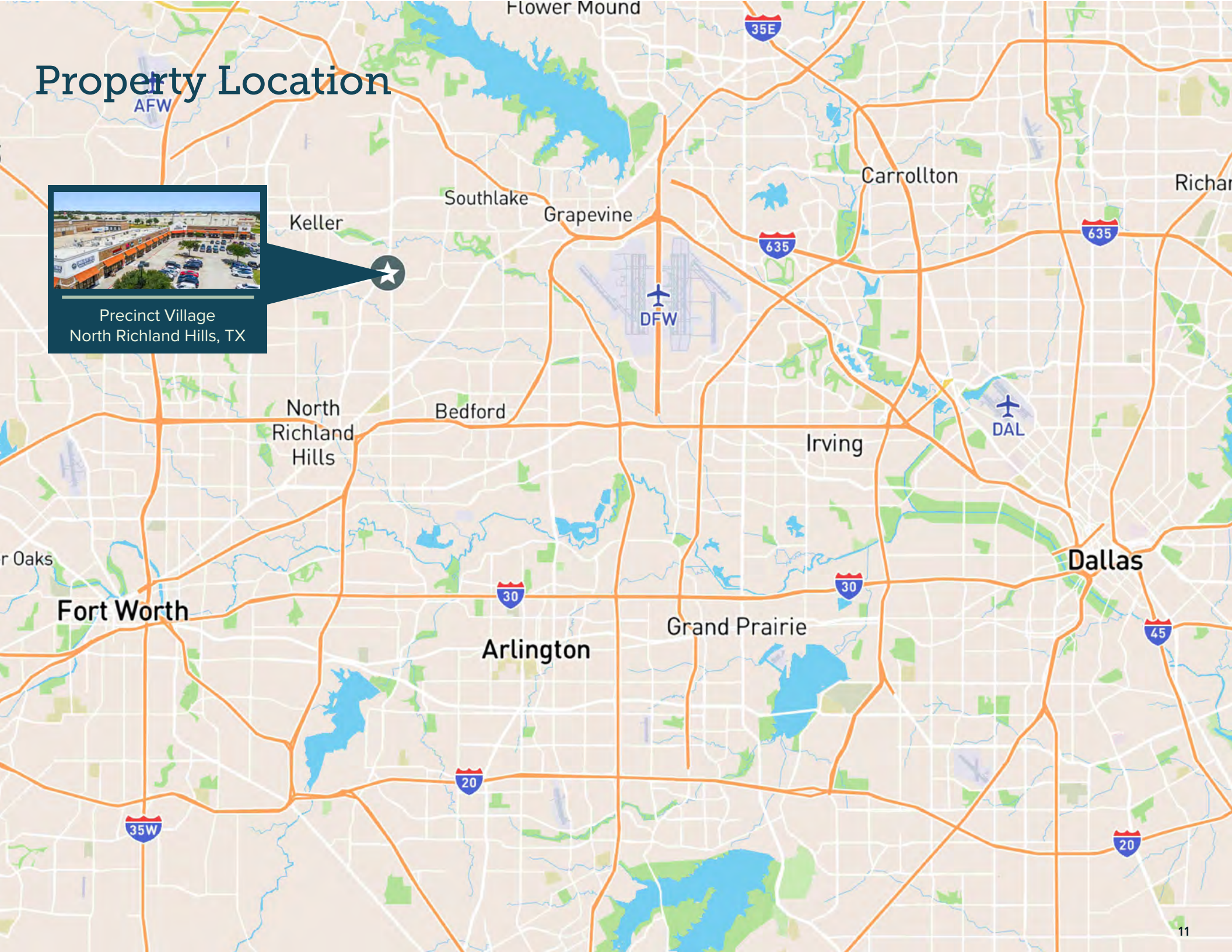
Traffic By Hour



Property Location



Precinct Village
North Richland Hills, TX



Summary of Financial Assumptions

GLOBAL		VACANT SPACE LEASING		SECOND GENERATION LEASING	
Analysis Period		Occupancy and Absorption		Retention Ratio	
Commencement Date	October 1, 2026	Vacant as of 10/1/26	0 SF		Shop 75%
End Date	September 30, 2036	Percentage Vacant at 10/1/26	0.00%	Financial Terms	
Term	10 Years	Absorption Period	-	2026 Annual Market Rent	\$25.00 PSF
Area Measures (NRSF)		Absorption Period Start Date	-	Rent Adjustment	3.00% Annually
Rentable Square Feet	32,074 SF	First Absorption Occurs On	-	Lease Term	5 Years
Growth Rates		Last Absorption Occurs On	-	Expense Recovery Type	NNN
Consumer Price Index (CPI)	3.00%	Financial Terms & Tenanting Costs		Tenanting Costs	
Other Revenue	3.00%	2026 Annual Market Rent	-	Tenant Improvements (\$/NRSF)	
Operating Expenses	3.00%	Rent Adjustment	-	New	\$25.00 PSF
Real Estate Taxes	3.00%	Lease Term	-	Renewal	\$0.00 PSF
Market Rent		Expense Recovery Type	-	Weighted Average	\$6.25 PSF
CY 2027	- 3.00%	Tenant Improvements (\$/NRSF)	-	Leasing Commissions (Base Rent Only)	
CY 2028	- 3.00%	Commissions	-	New	6.00%
CY 2029	- 3.00%	MISCELLANEOUS REVENUE & EXPENSES [2]		Renewal	2.00%
CY 2030	- 3.00%	Operating Expense Source	2025 Actuals Grown 3%	Weighted Average	3.00%
CY 2031	- 3.00%	Management Fee (% of EGR)	3.00%	Downtime	
CY 2032	- 3.00%	Real Estate Taxes Reassessed	No	New	9 Month(s)
CY 2033	- 3.00%			Weighted Average	2 Month(s)
CY 2034	- 3.00%				
CY 2035	- 3.00%				
CY 2036+	- 3.00%				
General Vacancy Loss	None [1]				
Capital Reserves (CY 2026 Value)	\$0.15 PSF				

Notes:

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) Tesla pays to locate superchargers at the property at \$1,475.18 through 09/30/26, stepping to \$1,519.44 /Mo through 09/30/27. Tesla can terminate at any time with at least 9 months notice and no fee. If landlord terminates the agreement with Tesla, landlord will pay Tesla a fee equal to the lesser of (a) \$15,000, or (b) the unamortized leasing costs. Analysis assumes this revenue stream will continue flat through the hold beginning 10/01/27.

Operating Expenses:

a) Operating expenses for CY2026 based on the 2025 Actuals grown 3.00%.

b) Real estate taxes for CY2026 based on the 2026 assessed value of \$6,287,938 and 2025 tax rate of 2.046521% per Tarrant CAD. Taxes are assumed to grow 3.00% annually beginning in CY2027.

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 lease review and Q&A with ownership.

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Cash Flow Projections

Fiscal Year Ending - September 30	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Physical Occupancy	100.00%	97.85%	96.41%	99.57%	95.22%	99.38%	97.85%	97.71%	98.28%	95.84%	96.21%
Overall Economic Occupancy [1]	100.00%	98.30%	97.16%	99.68%	96.26%	99.53%	98.32%	98.20%	98.69%	96.73%	97.05%
Operating Expense Reimbursement %	100.07%	98.61%	97.15%	100.33%	95.70%	99.39%	97.86%	97.71%	98.32%	95.88%	96.28%
Weighted Average Market Rent	\$25.56	\$26.33	\$27.12	\$27.93	\$28.77	\$29.63	\$30.52	\$31.44	\$32.38	\$33.35	\$34.35
Weighted Average In Place Rent [2]	\$21.50	\$22.80	\$24.03	\$25.18	\$25.73	\$26.52	\$27.31	\$28.11	\$29.01	\$29.84	\$31.06
Total Operating Expenses PSF Per Year	\$9.53	\$9.82	\$10.11	\$10.46	\$10.72	\$11.09	\$11.40	\$11.74	\$12.10	\$12.43	\$12.82
Lease SF Expiring (Initial Term Only)	2,278	1,868	7,725	3,000	7,403	9,800	0	0	0	0	0
Lease SF Expiring (Cumulative %)	7.10%	12.93%	37.01%	46.36%	69.45%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

	[3]	FY 2027										
		\$/SF/YR										
REVENUES												
Scheduled Base Rent												
Shop Potential Base Rent	21.50	689,737	733,683	774,669	807,778	829,869	851,209	878,101	904,322	931,920	961,943	1,000,174
Shop Absorption & Turnover	0.00	0	(18,034)	(31,445)	(3,727)	(44,024)	(5,804)	(21,076)	(23,266)	(17,508)	(44,553)	(41,717)
Total Scheduled Base Rent	21.50	689,737	715,649	743,224	804,051	785,845	845,406	857,025	881,056	914,412	917,391	958,457
CAM Reimbursement	3.26	104,648	106,093	107,652	114,499	112,039	119,219	120,890	124,320	128,864	129,383	133,791
MGT Reimbursement	0.96	30,760	31,239	31,768	35,230	32,873	36,320	36,251	37,238	38,817	38,073	39,890
INS Reimbursement	1.26	40,545	40,484	41,068	43,704	43,047	46,275	46,924	48,255	50,019	50,221	51,932
RET Reimbursement	4.05	129,885	132,633	134,546	143,182	141,029	151,605	153,730	158,092	163,871	164,531	170,137
Tesla Supercharger Revenue	0.57	18,233	18,780	18,780	18,780	18,780	18,780	18,780	18,780	18,780	18,780	18,780
TOTAL GROSS REVENUE	31.61	1,013,809	1,044,879	1,077,038	1,159,447	1,133,613	1,217,605	1,233,600	1,267,742	1,314,764	1,318,380	1,372,987
General Vacancy Loss	0.00	0	0	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS REVENUE	31.61	1,013,809	1,044,879	1,077,038	1,159,447	1,133,613	1,217,605	1,233,600	1,267,742	1,314,764	1,318,380	1,372,987
OPERATING EXPENSES												
Common Area Maintenance	(3.23)	(103,471)	(106,575)	(109,772)	(113,065)	(116,457)	(119,951)	(123,550)	(127,256)	(131,074)	(135,006)	(139,056)
Management Fee	(0.95)	(30,414)	(31,346)	(32,311)	(34,783)	(34,008)	(36,528)	(37,008)	(38,032)	(39,443)	(39,551)	(41,190)
Insurance	(1.25)	(40,163)	(41,368)	(42,609)	(43,887)	(45,204)	(46,560)	(47,956)	(49,395)	(50,877)	(52,403)	(53,975)
Real Estate Taxes	(4.10)	(131,579)	(135,527)	(139,593)	(143,780)	(148,094)	(152,537)	(157,113)	(161,826)	(166,681)	(171,681)	(176,832)
TOTAL OPERATING EXPENSES	(9.53)	(305,627)	(314,816)	(324,285)	(335,516)	(343,763)	(355,575)	(365,627)	(376,510)	(388,075)	(398,642)	(411,053)
NET OPERATING INCOME	\$22.08	\$708,181	\$730,063	\$752,754	\$823,931	\$789,850	\$862,030	\$867,974	\$891,232	\$926,690	\$919,738	\$961,934
CAPITAL COSTS												
Tenant Improvements	0.00	0	(27,051)	(30,105)	(22,654)	(57,331)	(17,411)	(31,869)	(34,900)	(26,651)	(67,196)	(20,789)
Leasing Commissions	0.00	0	(17,234)	(19,180)	(14,433)	(36,525)	(11,092)	(20,304)	(22,234)	(16,979)	(42,810)	(13,245)
Capital Reserves	(0.15)	(4,919)	(5,067)	(5,219)	(5,376)	(5,537)	(5,703)	(5,874)	(6,050)	(6,232)	(6,419)	(6,611)
TOTAL CAPITAL COSTS	(0.15)	(4,919)	(49,351)	(54,503)	(42,462)	(99,392)	(34,206)	(58,047)	(63,184)	(49,861)	(116,425)	(40,646)
OPERATING CASH FLOW	\$21.93	\$703,262	\$680,712	\$698,251	\$781,470	\$690,457	\$827,824	\$809,927	\$828,048	\$876,828	\$803,313	\$921,288

[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 32,074 square feet.

Cash Flow Projections Based on Argus Enterprise Version 14.0.2

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In-Place NOI Summary

	<u>In-Place NOI</u> <u>Oct-26 to Sep-27</u>	<u>\$ PSF</u>
Size of Improvements		32,074 SF
REVENUES		
Scheduled Base Rent		
Gross Potential Rent	\$689,737	\$21.50
Absorption & Turnover Vacancy	0	0.00
Total Scheduled Base Rent	<u>689,737</u>	<u>21.50</u>
Expense Recoveries	305,838	9.54
Tesla Supercharger Revenue	18,233	0.57
TOTAL GROSS REVENUE	<u>1,013,809</u> [1]	<u>31.61</u>
General Vacancy Loss	0	0.00
EFFECTIVE GROSS REVENUE	<u>1,013,809</u>	<u>31.61</u>
OPERATING EXPENSES		
Common Area Maintenance	(103,471)	(3.23)
Management Fee	(30,414)	(0.95)
Insurance	(40,163)	(1.25)
Real Estate Taxes	(131,579)	(4.10)
TOTAL OPERATING EXPENSES	<u>(305,627)</u>	<u>(9.53)</u>
NET OPERATING INCOME	<u><u>\$708,181</u></u>	<u><u>\$22.08</u></u>
Physical Occupancy		100.00%
Economic Occupancy		100.00%

Notes:

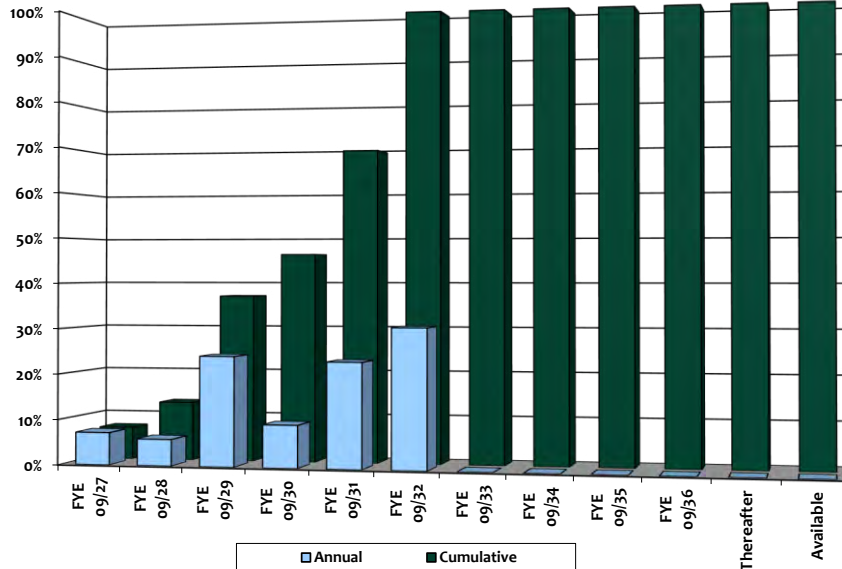
[1] In-Place Net Operating Income is calculated using contractual rents and expense reimbursements from Oct-26 to Sep-27 (less a 0.00% General Vacancy Loss).

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.

Existing Lease Expirations

Suite	Tenant	Lease Expiration	WALT	FYE 09/27	FYE 09/28	FYE 09/29	FYE 09/30	FYE 09/31	FYE 09/32	FYE 09/33	FYE 09/34	FYE 09/35	FYE 09/36	Thereafter	Available
160	DD Threading	Sep-27	1.00	1,178											
170	Giovanni's Pizza & Pasta	Sep-27	1.00	1,100											
130	Savor Culinary Services	Jan-28	1.33		1,868										
210	TKD Armor Academy	Dec-28	2.25			2,400									
180	F45 Training	Jan-29	2.33			2,008									
140	BB Nail Salon	Jul-29	2.83			1,680									
120	Marble Slab Creamery	Aug-29	2.92			1,637									
100	Ember Retreat	Sep-30	4.00				3,000								
110	The Spark Indian & Nepali Cuisine	Apr-31	4.58					1,400							
230	Baja Cantina	Apr-31	4.58					3,600							
150	Puppys 4U	Aug-31	4.92					2,403							
190	Artistry in Motion	Aug-32	5.92							9,800					
Existing Lease WALT			4.03												
Fiscal Year Totals:				2,278	1,868	7,725	3,000	7,403	9,800	0	0	0	0	0	0
Percent:				7%	6%	24%	9%	23%	31%	0%	0%	0%	0%	0%	0%
Count:				2	1	4	1	3	1	0	0	0	0	0	
Cumulative SF:				2,278	4,146	11,871	14,871	22,274	32,074	32,074	32,074	32,074	32,074	32,074	
Cumulative %:				7%	13%	37%	46%	69%	100%	100%	100%	100%	100%	100%	



Summary of Lease Expirations					
Year	Suites	SF	Percent	Cumulative SF	Cumulative Percent
FYE 09/27	2	2,278	7%	2,278	7%
FYE 09/28	1	1,868	6%	4,146	13%
FYE 09/29	4	7,725	24%	11,871	37%
FYE 09/30	1	3,000	9%	14,871	46%
FYE 09/31	3	7,403	23%	22,274	69%
FYE 09/32	1	9,800	31%	32,074	100%
FYE 09/33	0	0	0%	32,074	100%
FYE 09/34	0	0	0%	32,074	100%
FYE 09/35	0	0	0%	32,074	100%
FYE 09/36	0	0	0%	32,074	100%
Thereafter	0	0	0%	32,074	100%
Available	0	0	0%	32,074	100%

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Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term		Begin	Rental Rates				Recovery Type	Market Assumption / Market Rent
				Begin	End		Begin	Monthly	Annually	PSF		
100	Ember Retreat	3,000	9.35%	Apr-2025	Sep-2030	Current	\$6,180	\$74,160	\$24.72	-	NNN+MGT	Market - 75.00% \$25.00 NNN (Shop)
						Oct-2027	\$6,365	\$76,385	\$25.46	3.00%		
						Oct-2028	\$6,556	\$78,671	\$26.22	2.99%		
						Oct-2029	\$6,753	\$81,030	\$27.01	3.00%		
Notes: Renewal Option: Two 5 year renewal options @ FMV not less than the immediately preceding rent. Guarantor: Hongxin Zhao.												
110	The Spark Indian & Nepali Cuisine	1,400	4.36%	Jun-2021	Apr-2031	Current	\$2,567	\$30,800	\$22.00	-	NNN+MGT	Market - 75.00% \$25.00 NNN (Shop)
						May-2027	\$2,800	\$33,600	\$24.00	9.09%		
						May-2028	\$3,033	\$36,400	\$26.00	8.33%		
						May-2029	\$3,150	\$37,800	\$27.00	3.85%		
						May-2030	\$3,267	\$39,200	\$28.00	3.70%		
Notes: Guarantor: Joyti Kandel.												
120	Marble Slab Creamery	1,637	5.10%	Sep-2024	Aug-2029	Current	\$2,894	\$34,734	\$21.22	-	NNN+MGT	Market - 75.00% \$25.00 NNN (Shop)
						Sep-2027	\$2,981	\$35,776	\$21.85	3.00%		
						Sep-2028	\$3,071	\$36,849	\$22.51	3.00%		
Notes: Renewal Option: Three 5 year renewal options @ FMV not less than the immediately preceding rent. Guarantor: Arun Padala & Rajita Padala.												
130	Savor Culinary Services	1,868	5.82%	Feb-2021	Jan-2028	Current	\$3,425	\$41,096	\$22.00	-	NNN+MGT	Market - 75.00% \$25.00 NNN (Shop)
						Feb-2027	\$3,580	\$42,964	\$23.00	4.55%		
Notes: Guarantor: Debra Cantrell-Oxman and Steve Mitchell.												
140	BB Nail Salon	1,680	5.24%	Aug-2019	Jul-2029	Current	\$3,360	\$40,320	\$24.00	-	NNN+MGT, 5%C (Various)	Market - 75.00% \$25.00 NNN (Shop)
						Aug-2027	\$3,500	\$42,000	\$25.00	4.17%		
						Aug-2028	\$3,780	\$45,360	\$27.00	8.00%		
Notes: Renewal Option: One 5 year renewal option @ FMV not less than the immediately preceding rent. Expense Cap: 5% cap on prior year CAM excluding UTIL, INS, and RET with an estimated CY2026 basis of \$3.40 PSF. Guarantor: William Trieu and Hoang Oanh T Nguyen.												
150	Puppys 4U	2,403	7.49%	May-2026	Aug-2031	Current	\$4,005	\$48,060	\$20.00	-	NNN+MGT	Market - 75.00% \$25.00 NNN (Shop)
						Sep-2027	\$4,406	\$52,866	\$22.00	10.00%		
						Sep-2028	\$4,806	\$57,672	\$24.00	9.09%		
						Sep-2029	\$5,006	\$60,075	\$25.00	4.17%		
						Sep-2030	\$5,207	\$62,478	\$26.00	4.00%		
General Notes: Actual tenant expiration on 09/06/31. Renewal Option: One 5 year renewal option @ FMV not less than the immediately preceding rent. Guarantor: Ahmed Dhanini.												

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Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term		Begin	Rental Rates			Recovery Type	Market Assumption / Market Rent	
				Begin	End		Monthly	Annually	PSF			
160	DD Threading	1,178	3.67%	Jul-2021	Sep-2027	Current	\$2,258	\$27,094	\$23.00	-	NNN+MGT	
<p>General Notes: Analysis assumes tenant will lease this space through 09/27. Actual tenant expiration on 07/31/27. Renewal Option: One 3 year renewal option @ FMV not less than the immediately preceding rent.</p>												
170	Giovanni's Pizza & Pasta	1,100	3.43%	May-2015	Sep-2027	Current	\$1,490	\$17,880	\$16.25	-	Fixed CUMIT (Giovanni's)	Market - 75.00% \$25.00 NNN (Shop)
<p>General Notes: Analysis assumes tenant will lease this space through 09/27. Actual tenant expiration on 12/31/26. Expense Cap: Fixed CAM growing at 3% excluding INS and RET with an estimated CY2026 basis of \$3.4328 PSF. Fixed INS growing at 3% excluding CAM and RET with an estimated CY2026 basis of \$1.5641 PSF. Fixed RET growing at 3% excluding CAM and INS with an estimated CY2026 basis of \$2.5055 PSF. Guarantor: Jeff Casperson.</p>												
180	F45 Training	2,008	6.26%	Nov-2018	Jan-2029	Current	\$3,777	\$45,321	\$22.57	-	NNN+MGT, 5%C	Market - 75.00%
						Feb-2027	\$3,966	\$47,590	\$23.70	5.01%	(Various)	\$25.00 NNN (Shop)
						Feb-2028	\$4,165	\$49,979	\$24.89	5.02%		
<p>Notes: Expense Cap: 5% cap on prior year CAM excluding UTIL, INS, and RET with an estimated CY2026 basis of \$3.40 PSF. Guarantor: Kevin Ensley.</p>												
190	Artistry in Motion	9,800	30.55%	Jun-2022	Aug-2032	Current	\$14,523	\$174,274	\$17.78	-	NNN+MGT, 5%C	Option
						Jul-2027	\$14,959	\$179,502	\$18.32	3.00%	(Various)	\$25.00 NNN (Shop)
						Jul-2028	\$15,407	\$184,887	\$18.87	3.00%		
						Jul-2029	\$15,869	\$190,434	\$19.43	3.00%		
						Jul-2030	\$16,346	\$196,147	\$20.01	3.00%		
						Jul-2031	\$16,836	\$202,031	\$20.62	3.00%		
<p>Notes: Renewal Option: Two 5 year renewal options @ \$21.23 /sf/yr with 3.00% annual increases and FMV not to exceed 110% of the immediately preceding rent. Analysis takes the first option. Expense Cap: 5% cap on prior year CAM excluding UTIL, INS, and RET with an estimated CY2026 basis of \$3.40 PSF. Guarantor: Jillian Teague.</p>												
210	TKD Armor Academy	2,400	7.48%	Nov-2018	Dec-2028	Current	\$4,200	\$50,400	\$21.00	-	NNN+MGT	Market - 75.00%
						Jan-2027	\$4,300	\$51,600	\$21.50	2.38%		\$25.00 NNN (Shop)
						Jan-2028	\$4,400	\$52,800	\$22.00	2.33%		

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Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term		Begin	Rental Rates			Recovery Type	Market Assumption / Market Rent	
				Begin	End		Monthly	Annually	PSF			
230	Baja Cantina	3,600	11.22%	Mar-2016	Apr-2031	Current	\$8,100	\$97,200	\$27.00	-	NNN+MGT+15%AF (Baja)	Market - 75.00% \$25.00 NNN (Shop)
						May-2027	\$8,400	\$100,800	\$28.00	3.70%		
						May-2028	\$8,700	\$104,400	\$29.00	3.57%		
						May-2029	\$9,000	\$108,000	\$30.00	3.45%		
						May-2030	\$9,300	\$111,600	\$31.00	3.33%		
Notes:												
Guarantor: Jose Segovia.												

TOTALS / AVERAGES	<u>32,074</u>		<u>\$56,778</u>	<u>\$681,338</u>	<u>\$21.24</u>
OCCUPIED SqFt	32,074	100.0%			
VACANT SqFt	0	0.0%			
TOTAL SqFt	<u>32,074</u>	<u>100.0%</u>			
WEIGHTED-AVERAGE LEASE TERM REMAINING:		4.03 Years			
WEIGHTED-AVERAGE LEASE TERM LAPSED:		<u>5.36 Years</u>			
WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION:		9.39 Years			

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Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
POPULATION				
2025 Population - Current Year Estimate	7,493	73,407	225,433	494,493
2030 Population - Current Year Estimate	7,650	73,150	225,302	494,447
HOUSEHOLDS				
2025 Households - Current Year Estimate	2,610	26,093	82,984	184,364
2030 Households - Current Year Estimate	2,716	26,513	84,455	187,455
2020-2025 Compound Annual Household Growth Rate	0.84%	0.25%	0.60%	0.78%
2025-2030 Annual Household Growth Rate	0.80%	0.32%	0.35%	0.33%
HOUSEHOLD INCOME				
2025 Average Household Income	\$249,656	\$230,162	\$186,816	\$155,313
2030 Average Household Income	\$270,059	\$247,052	\$202,016	\$168,905
TRAFFIC COUNTS				
	PRECINCT LINE RD	N TARRANT PKWY		
Vehicles Per Day	26,278 VPD	22,170 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. 20

Dallas-Fort Worth Overview

4TH LARGEST MSA

in United States

LARGEST MSA

in Texas

24

Fortune 500 Companies

49

Fortune 1000 Companies

\$600+ BILLION

GDP

OVER 8 MILLION RESIDENTS

10.5 Million Residents Estimated by 2040

#1 METRO

for Population Growth over the Past Decade (25%)

#1 REAL ESTATE

Investment Market

#1 LARGE METRO FOR JOB GROWTH

250,000+ jobs added per year

#1 STATE FOR DOING BUSINESS

for 19 Consecutive Years

#1 QUANTITY & QUALITY ENTREPRENEURSHIP

Among U.S. Metros

2ND BUSIEST AIRPORT

in the World (DFW International)

99.3 MILLION

Annual Passengers (DFW International & Dallas Love Field)

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.

PRECINCT VILLAGE NORTH RICHLAND HILLS, TX



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