



# ELM STREET PORTFOLIO

9302 PEAK STREET, 4312, 4314, 4316, 4404, 4411, 4412 & 4420 ELM STREET, DALLAS, TEXAS 75226



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CONFIDENTIAL OFFERING MEMORANDUM

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# ELM STREET PORTFOLIO

LOCATION

9302 PEAK STREET, 4312, 4314, 4316, 4404,  
4411, 4412 & 4420 ELM STREET  
DALLAS, TEXAS 75226

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OFFERED BY

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**EXECUTIVE SUMMARY**

**PROPERTY PROFILE**

**LOCATION**

9302 Peak Street & 4312, 4314, 4316,  
4404, 4411, 4412 & 4420 Elm Street  
Dallas, Texas 75226

**PRICING**

\$6,705,000

**2028 PRO FORMA CAP RATE**

10.59%

**BUILDING PRICE PSF**

\$228.43 PSF

**CAP RATE**

5.25%

**BUILDING SIZE**

29,353 SF

**LAND AREA**

1.80 Acres

**TRAFFIC COUNTS**

Elm Street  
Interstate 30

2,809 VPD-25  
196,762 VPD-25

**KEY TENANTS**

TENANT	SF	% OF SF	LEASE EXP.
Dallas Fades	1,500 SF	5.11%	June 2028
Victoria Holmes	750 SF	2.56%	MTM
Afters Private Club, LLC	1,530 SF	5.21%	December 2027
The Peak Inn	2,250 SF	7.67%	October 2029
Bishop Manor Rehearsal Studio	4,000 SF	13.63%	June 2026
Print Shop	2,250 SF	7.67%	March 2027
The Vault 17	3,154 SF	10.75%	February 2029
Tony G. Ashby	2,100 SF	7.15%	June 2027
Tiana Chante Belin	2,670 SF	9.10%	February 2027
Shamrock Studio	2,982 SF	10.16%	MTM

**DEMOGRAPHICS**

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	18,849	179,751	386,661
2025 Avg. Household Income	\$97,189	\$145,542	\$146,050
2025 Total Households	9,226	97,027	187,025

- Please see pages 21 & 22 for underwriting details.

**SHOP Investment Sales has been exclusively retained to offer the opportunity to acquire 9302 Peak Street and 4312, 4314, 4316, 4404, 4404, 4411, 4412, & 4420 Elm Street, Dallas, TX (the "Property"), an infill value add asset with compelling upside potential just off the Main Street corridor and adjacent to Deep Ellum in Dallas, TX. The Property is 78.99% leased on a short term basis with net effective rent of \$11.99 PSF, which is below market as demonstrated by submarket leasing activity and comps moments away. The Property benefits from its location within a dense submarket with a total population exceeding 386,600 in a five-mile radius.**

## EXECUTIVE SUMMARY

### INVESTMENT OVERVIEW

- 29,353 SF Urban Infill Retail Value Add Redevelopment Opportunity with In Place Cash Flow & Santa Fe Trail Walking Distance in Dallas, TX
- Below Market Net Effective Rent of \$11.99 PSF with Activity Moments Away Leasing from \$24.00 - \$29.50 PSF NNN for Recently Renovated Retail and Food & Beverage Space
- Priced Below Replacement Cost at \$228.43 PSF
- Total Land Size of 1.80 Acres
- Adjacent Main Street Complete Streets Project Anticipated to Start Construction Winter 2026 has Attracted Walkable Retail Users Such as Easy Slider Restaurant, Koneko Fine Goods & Coffee, The Paddock, Among Others
- Densely Populated Submarket with Over 386,600 People in a 5-Mile Radius
- Significant Redevelopment Occurring Throughout East Dallas Along with Rising Average Household Incomes
- East of Exposition Circle & Deep Ellum; Over 2,200 Multi-Family Units, 1.1M SF of Office Space & 110+ Unique Restaurants, Music Venues & Retail Shops
- Close Proximity to Baylor Hospital, Downtown Dallas, Deep Ellum, Lakewood & Knox-Henderson

9302 Peak Street and 4312, 4314, 4316, 4404, 4404, 4411, 4412, & 4420 Elm Street, Dallas, TX is a 29,353 SF multi building infill value add asset with significant parking located just off the Main Street corridor east of Deep Ellum entertainment and office district in Dallas, Texas. Positioned just off Main Street totaling +/- 1.80 acres of land, the Property is just minutes from Downtown Dallas on Main Street & East Side Avenue. The Property is currently 78.99% leased with net effective rent of \$11.99 PSF, which are at or below market for similar assets in the immediate area. Short term tenancy allows for potential of income stream while making renovation plans. Recent leasing activity moments away has demonstrated rents from \$24.00 - \$29.50 PSF NNN for recently renovated spaces. The Property benefits from exceptional parking, masonry construction and potential for storefront glass conversion along Peak Street & Elm Street front of Property. The Property is priced significantly below replacement cost at just \$228.43 PSF to the building.

Positioned in a highly desirous residential, investor and developer attractive area of East Dallas moments from Deep Ellum, the Property benefits from its location on Main Street and East Side Avenue just off the Santa Fe Trail. The Property has convenient access to the Dallas Central Business District, Baylor Hospital, Highland Park, University Park and numerous other prominent DFW destinations. Main Street is revered as one of Dallas' major thoroughfares and a gateway to some of the most beautiful and desirable neighborhoods in Dallas including Lakewood, Swiss Avenue and Forest Hills. The Property is moments from Deep Ellum, a

premier entertainment district and one of the most desirable live-work-play neighborhoods. Just east of downtown Dallas, Deep Ellum has transformed into an innovative mixed-use urban hub with over 3.4M visitors per year, 2,200 multi-family units, 1.1M SF of office space and 110+ unique restaurants, music venue and retail shops. Located moments west of the Property is Baylor University Medical Center, which employs a staff of more than 4,800 and cares for 300,000 patients each year. The city of Dallas is anticipates starting construction on the Main Street Complete Street Project in the Winter of 2026. The Main Street Complete Streets project in Dallas, Texas is a transformative transportation initiative designed to create an enhanced pedestrian experience, increase social, civic and economic activity and provide a safer and more accessible transportation system for all users. The Complete Streets Project on Main Street aims to provide more space for pedestrians and improve access to local businesses by widening sidewalks up to 10 feet with an 8 foot buffer and adding protected bike lanes.

The Property benefits from dense demographics in which the total daytime population exceeds 302,800 and 540,400 within a three- and five-mile radii, respectively. The average household income is over \$145,500 and \$146,000 within a three- and five-mile radii, respectively. Overall, The Property offers an investor the opportunity to acquire a 29,353 SF urban infill multi tenant value add asset with in place cash flow and significant upside potential just off Main Street in Dallas, Texas.

# ADDITIONAL INFORMATION



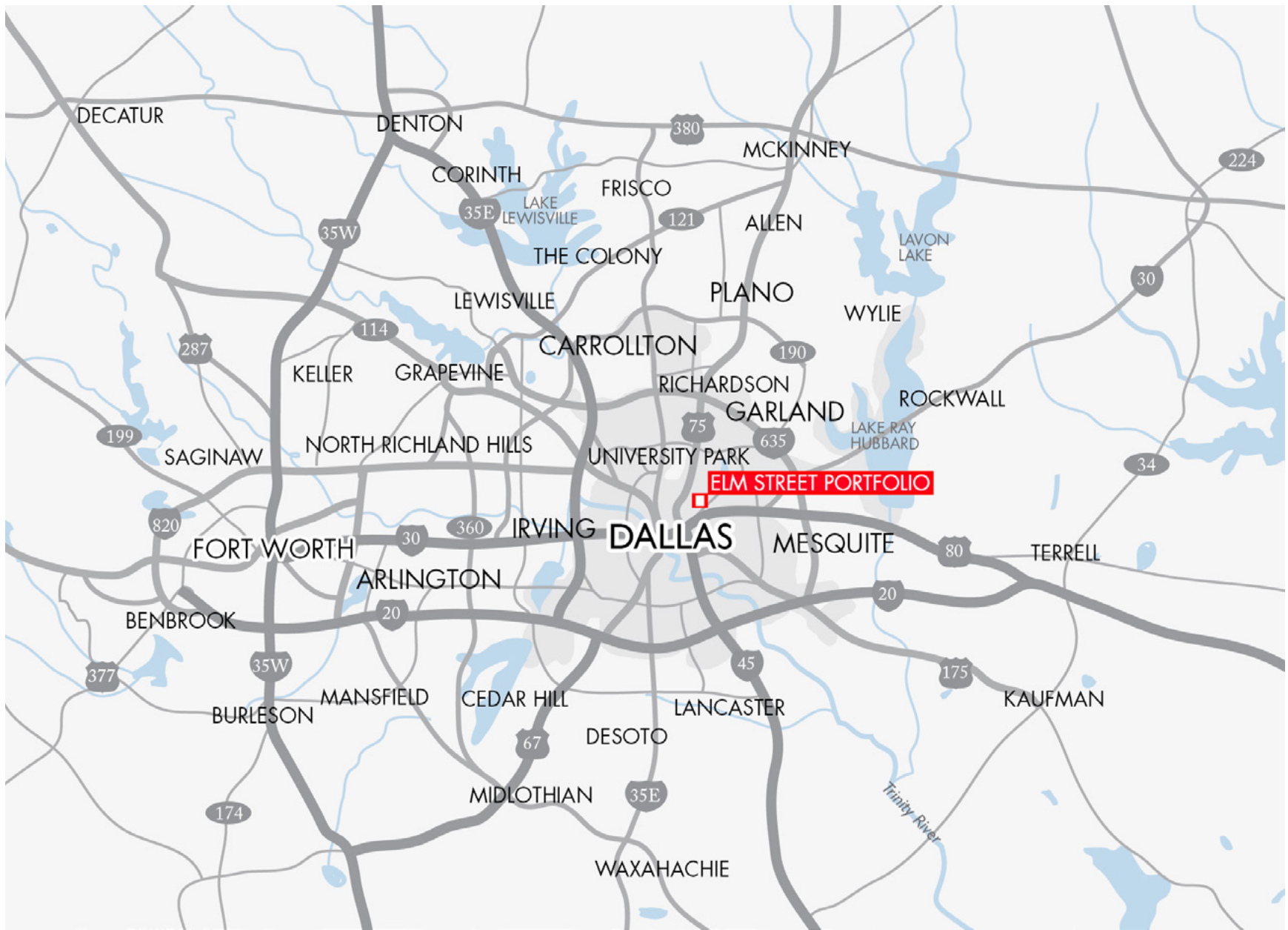
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PROPERTY OVERVIEW



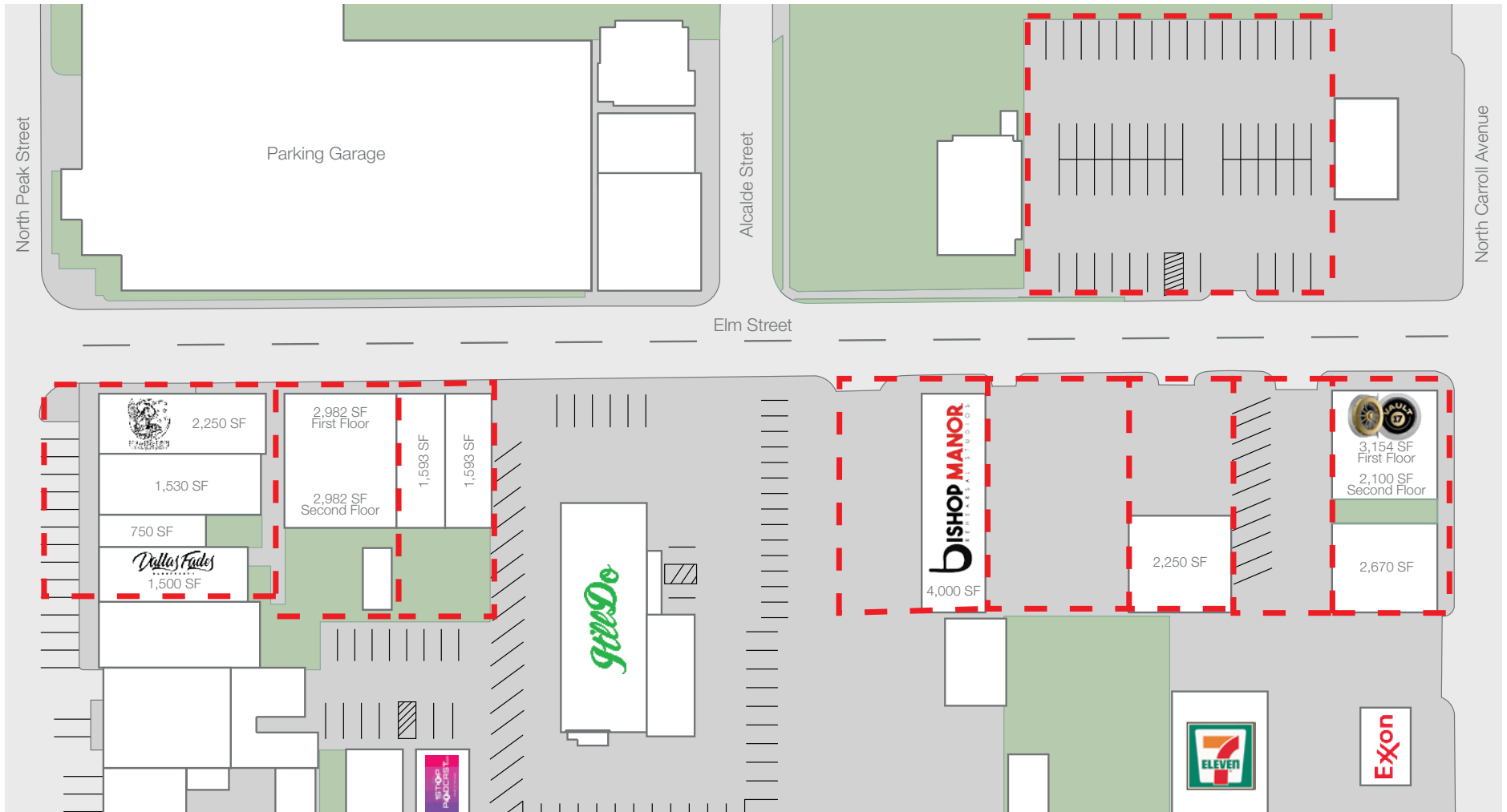
# PROPERTY OVERVIEW



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PROPERTY OVERVIEW

SITE PLAN



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## FINANCIAL OVERVIEW

# FINANCIAL SUMMARY

Property	GLA	Percent Leased	2028 Pro Forma NOI
Elm Street Portfolio	29,353 SF	78.99%	\$709,991

The following information is provided to assist investors in their underwriting of the asset:

- a. Rent Roll
- b. Income & Expenses
- c. Pricing
- d. Tenant Profiles



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- 2028 Pro forma does not demonstrate Cap Ex, Leasing Costs or TI. For demonstration purposes only. Buyer should verify with its own due diligence and financial assumptions, underwriting assumptions, rent assumptions (actual or in the future), Property related diligence and/or overall due diligence related to the viability, financial or otherwise, of the Property relative to its suitability of Buyer's intended purposes.  
- 2028 Pro forma contemplates re-leasing all suites at \$26.00 PSF NNN with of exception of The Peak Inn & Vault 17. A 5% vacancy factor is applied to 2028 pro forma NOI.

## FINANCIAL OVERVIEW

# RENT ROLL

Suite	Tenant	SF	% of Property	Rent Term		Annual Base Rent		Escalations			Lease Type	Renewal Options & Comments
				Start	End	PSF	Total	Date	PSF	Total		
Corner of Peak & Elm (9302 Peak Street)												
124	Dallas Fades	1,500	5.11%	May-15	Jun-28	\$21.00	\$31,500	Jul-26 Jul-27	\$21.50 \$22.00	\$32,250 \$33,000	NNN	No Renewal Options
128	Victoria Holmes	750	2.56%	Jul-22	MTM	\$23.80	\$17,850				NNN	No Renewal Options
130	Afters Private Club, LLC	1,530	5.21%	Dec-24	Dec-27	\$27.00	\$41,310	Mar-26	\$27.81	\$42,549	NNN	No Renewal Options
132	The Peak Inn	2,250	7.67%	Jul-19	Oct-29	\$23.89	\$53,756	Nov-26 Nov-27 Nov-28	\$24.61 \$25.35 \$26.11	\$55,368 \$57,030 \$58,740	NNN	No Renewal Options
4314 & 4316 Elm Street												
4314	Vacant	1,593	5.43%									
4316	Vacant	1,593	5.43%									
4404 Elm Street												
A	Bishop Manor Rehearsal Studio	4,000	13.63%	Sep-14	Jun-26	\$11.40	\$45,600				NNN	No Renewal Options
4412 Elm Street												
A	Print Shop	2,250	7.67%	Mar-19	Mar-27	\$10.50	\$23,625	Apr-26	\$11.00	\$24,750	Modified Gross	No Renewal Options
4420 Elm Street & 115 Carroll Avenue												
Suite 2	The Vault 17	3,154	10.75%	Mar-24	Feb-29	\$21.85	\$68,919	Mar-26 Mar-27 Mar-28	\$22.23 \$22.99 \$23.75	\$70,119 \$72,519 \$74,919	NNN	No Renewal Options
Unit 1A	Tony G. Ashby	2,100	7.15%	Apr-22	Jun-27	\$23.67	\$49,704	Jul-26	\$24.81	\$52,104	NNN	
EA	Tiana Chante Belin	2,670	9.10%	Jan-24	Feb-27	\$9.44	\$25,200				NNN	
4312 Elm Street												
A	Vacant	2,982	10.16%									
B	Shamrock Studio	2,982	10.16%		MTM	\$14.08	\$42,000				Gross	
TOTAL AREA:		29,353					\$399,464					
TOTAL LEASED AREA:		23,186	78.99%									
TOTAL VACANT AREA:		6,167	21.01%									

## FINANCIAL OVERVIEW

# INCOME/EXPENSE

### EXPENSES

	CURRENT	PER SF
Real Estate Taxes	\$77,992	\$2.66
Insurance	\$29,353	\$1.00
Common Area Maintenance	\$36,691	\$1.25
Management Fee	\$15,057	\$0.51
<b>TOTAL EXPENSES</b>	<b>\$159,093</b>	<b>\$5.42</b>

### INCOME & EXPENSES

	12-MONTH	PER SF	2028 PRO FORMA	PER SF
Base Rent				
Occupied Space	\$405,572	\$17.49	\$133,660	\$24.73
Mark-to-Market Space (23,949 SF)			\$622,674	\$26.00
GROSS POTENTIAL RENT	\$405,572	\$17.49	\$756,334	\$25.77
Expense Reimbursements				
Real Estate Taxes	\$53,683	\$1.83	\$77,992	\$2.66
Insurance	\$20,204	\$0.69	\$29,353	\$1.00
Common Area Maintenance	\$22,443	\$0.76	\$36,691	\$1.25
Management Fee	\$9,210	\$0.31	\$26,488	\$0.90
Total Expense Reimbursements	\$105,539	\$3.60	\$170,524	\$5.81
GROSS POTENTIAL INCOME	\$511,111	\$17.41	\$926,857	\$31.58
EFFECTIVE GROSS INCOME	\$511,111	\$17.41	\$926,857	\$31.58
Expenses				
Real Estate Taxes	\$77,992	\$2.66	\$77,992	\$2.66
Insurance	\$29,353	\$1.00	\$29,353	\$1.00
Common Area Maintenance	\$36,691	\$1.25	\$36,691	\$1.25
Management Fee	\$15,057	\$0.51	\$26,488	\$0.90
Total Expenses	\$159,093	\$5.42	\$170,524	\$5.81
Vacancy Factor (5.00%)			\$46,343	\$1.58
<b>NET OPERATING INCOME</b>	<b>\$352,018</b>	<b>\$11.99</b>	<b>\$709,991</b>	<b>\$24.19</b>

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- 2028 Pro forma contemplates re-leasing all suites at \$26.00 PSF NNN with of exception of The Peak Inn & Vault 17. A 5% vacancy factor is applied to 2028 pro forma NOI.

## FINANCIAL OVERVIEW

# PRICING

PRICE	\$6,705,000	GLA	29,353 SF
CAP RATE	5.25%	NOI	\$352,018
2028 PRO FORMA CAP RATE	10.59%	2028 PRO FORMA NOI	\$709,991
NET EFFECTIVE RENT PSF	\$11.99 PSF	AVG RETAIL LEASE EXPIRATION	December 2027



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- 2028 Pro forma contemplates re-leasing all suites at \$26.00 PSF NNN with of exception of The Peak Inn & Vault 17. A 5% vacancy factor is applied to 2028 pro forma NOI.

**FINANCIAL OVERVIEW**

**LEASE EXPIRATION SCHEDULE**

Year	Tenant	Suite	Expiration Date	Square Feet	% of Property	Cumulative Square Feet	Cumulative Expiration %
MTM	Victoria Holmes	128	MTM	750	2.56%		
	Shamrock Studio	B	MTM	2,982	10.16%		
	Total MTM			3,732	12.71%	3,732	12.71%
<b>2025</b>							
Total for Year Ending 2025				0	0.00%	3,732	12.71%
<b>2026</b>							
2026	Bishop Manor Rehearsal Studio	A	Jun-26	4,000	13.63%		
Total for Year Ending 2026				4,000	13.63%	7,732	26.34%
<b>2027</b>							
2027	Tiana Chante Belin	EA	Feb-27	2,670	9.10%		
	Print Shop	A	Mar-27	2,250	7.67%		
	Tony G. Ashby	Unit 1A	Jun-27	2,100	7.15%		
	Afters Private Club, LLC	130	Dec-27	1,530	5.21%		
Total for Year Ending 2027				8,550	29.13%	16,282	55.47%
<b>2028+</b>							
2028+	Dallas Fades	124	Jun-28	1,500	5.11%		
	The Vault 17	Suite 2	Feb-29	3,154	10.75%		
	The Peak Inn	132	Oct-29	2,250	7.67%		
Total for Year Ending 2028+				6,904	23.52%	23,186	78.99%
TOTAL LEASED SQUARE FOOTAGE:				23,186	78.99%		
TOTAL VACANT SQUARE FOOTAGE:				6,167	21.01%		
TOTAL SQUARE FEET:				29,353	100.00%		

## FINANCIAL OVERVIEW

# SELECT TENANT PROFILES



Dallas Fades	
Square Feet:	1,500 SF
% of Building GLA:	5.11%
In-Place Rent PSF:	\$21.00
Lease Expiration:	June 2028
Company Website:	dallasfadesofficial.com

Dallas Fades Barbershop opened in 2015 and offers a full classic barbershop experience tailored to all hair types and ages. The shop’s mission emphasizes precision and professionalism, delivering “classic, clean, convenient” fade and taper cuts, beard services, and grooming for clients seeking confident, polished results. With walk-ins welcome and appointments preferred, it combines a convenient inner-city location with old-school passion and modern service.



The Peak Inn	
Square Feet:	2,250 SF
% of Building GLA:	7.67%
In-Place Rent PSF:	\$23.89
Lease Expiration:	October 2029
Company Website:	thepeakinndallas.com

The Peak Inn is a warm and welcoming neighborhood bar tucked into Old East Dallas, offering a relaxed setting with a dimly lit bar, a cozy back room with a faux fireplace, jukebox, and pool table, plus a patio for outdoor sipping. The menu features comfort-food favorites like house-ground burgers, fried-chicken sandwiches, and nachos, alongside a wide beer list and happy hour specials. The Peak Inn is a go-to spot for locals, service-industry folks, and late-night hangouts alike.



Bishop Manor Rehearsal Studio	
Square Feet:	4,000 SF
% of Building GLA:	13.63%
In-Place Rent PSF:	\$11.40
Lease Expiration:	June 2026
Company Website:	bishopmanor.com

Bishop Manor Rehearsal Studios is a musician-owned facility established in 2001 that caters to working artists across genres. The operation offers two locations, at 1717 Baylor St. and 4406 Elm St., where tenants have 24/7 year-round coded entry into individual monthly rehearsal spaces in a secure, clean environment. Multi-gear transportation services (cartage) are available to support bands bringing their equipment in and out for shows. Bishop Manor serves as a professional, reliable rehearsal hub designed for serious musicians who value consistent access, security, and a collaborative community setting.



The Vault 17	
Square Feet:	3,154 SF
% of Building GLA:	10.75%
In-Place Rent PSF:	\$21.85
Lease Expiration:	February 2029
Company Website:	N/A

Located in the vibrant Deep Ellum neighborhood of Dallas, The Vault 17 is a stylish cocktail lounge with a vintage-inspired aesthetic and modern nightlife energy. Nestled among Deep Ellum’s historic blend of live-music venues, street art, and nightlife culture, it offers patrons a relaxed yet refined spot to enjoy crafted drinks and an inviting ambiance. With its location on Elm Street, it’s well-placed for an evening out amid the district’s energetic backdrop.



## TRADE AREA OVERVIEW

# DALLAS/ FORT WORTH AREA OVERVIEW

DALLAS, TX



The Dallas/Fort Worth MSA has a population base in excess of 7,570,000 residents and is largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway in Dallas and the

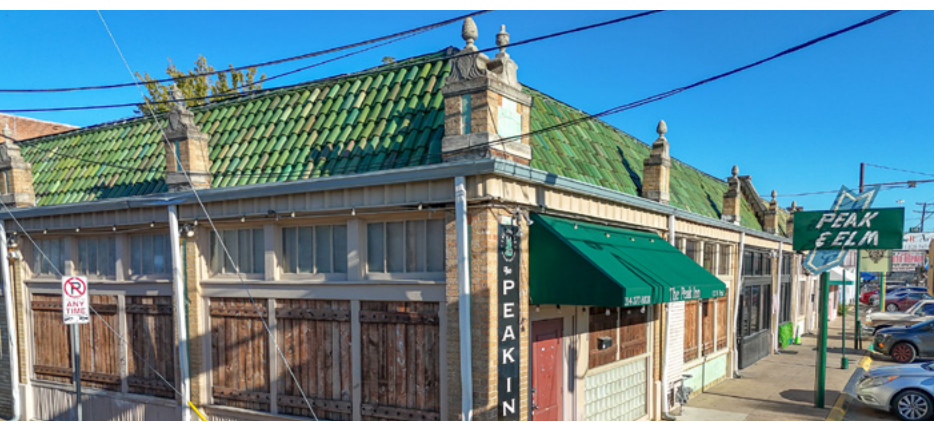
extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

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**TRADE AREA OVERVIEW**  
**DEMOGRAPHICS**

Variable	1 mile	3 miles	5 miles
2025 Total Population	18,849	179,751	386,661
2030 Total Population (Esri)	20,626	191,737	406,841
2010 Total Population (U.S. Census)	18,584	143,530	327,886
2000 Total Population (U.S. Census)	22,484	141,274	337,959
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	-0.99%	0.95%	0.45%
2024-2029 Population: Compound Annual Growth Rate (Esri)	1.82%	1.30%	1.02%
2025 Total Daytime Population (Esri)	34,187	302,812	549,055
2025 Median Age (Esri)	34.2	34.0	34.2
2025 Total Households (Esri)	9,226	97,027	187,025
2030 Total Households (Esri)	10,277	105,710	200,959
2010 Total Households (U.S. Census)	7,397	67,030	139,500
2000 Total Households (U.S. Census)	7,187	57,399	132,159
2024-2029 Families: Compound Annual Growth Rate (Esri)	1.75%	1.27%	1.01%
2025 Average Household Income (Esri)	\$97,189	\$145,542	\$146,050
2025 Median Household Income (Esri)	\$67,454	\$94,204	\$87,557
2025 Per Capita Income (Esri)	\$46,738	\$78,595	\$70,728
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	8%	4%	5%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	8%	5%	5%
2025 Population Age 25+: High School Diploma (Esri) (%)	20%	11%	13%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	12%	11%	12%
2025 Population Age 25+: Associate's Degree (Esri) (%)	7%	5%	6%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	26%	37%	33%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	16%	24%	24%
2025 Total (SIC01-99) Businesses	1,689	16,270	26,596
2025 Total (SIC01-99) Employees	21,640	198,607	316,370





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