

Offering Memorandum

Cornerstone Professional Park

2800 W. Trenton Rd | Edinburg, TX 78539



Pending LEED Certification

Accelerating success.



Disclaimer

Colliers International Brokerage Company (“Broker”) has been retained as the exclusive advisor and broker for this offering.

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.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

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.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

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

confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

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	10
Cash Flow	14
Pricing	15

Exclusive Investment Advisory Team:

Geoff Ficke

Executive Vice President
+1 972 759 7814
geoff.ficke@colliers.com

Zack Ficke

Vice President
+1 972 759 7854
zack.ficke@colliers.com

Debra Vander Weit

Vice President
+1 847 987 1265
debra.vanderweit@colliers.com

Sydney Gonzalez

Sr. Client Services Specialist
+1 972 759 7840
sydney.gonzalez@colliers.com

Rokas Samas

Marketing Specialist
+1 972 759 7824
rokas.samas@colliers.com

Nash Corcoran

Financial Analyst
+1 214 217 9366
nash.corcoran@colliers.com

Debt & Structured Finance:

Shawn Givens

Vice Chairman
+1 214 217 4868
shawn.givens@colliers.com

Will Givens

Senior Vice President
+1 214 217 4869
william.givens@colliers.com

Robert Siddall

Vice President
+1 214 217 4870
robert.siddall@colliers.com

Ken Higgins

Chief Transaction Analyst
+1 214 217 4871
ken.higgins@colliers.com

Bryce Finley

Associate
+1 214 217 1214
bryce.finley@colliers.com

Matthew McGannon

Financial Analyst
+1 214 217 4894
matt.mcannon@colliers.com

Offering Summary

2800 W. Trenton Rd
Edinburg, TX 78539



The Ficke Team of Colliers is pleased to present the exclusive opportunity to acquire the fee-simple interest in Cornerstone Professional Park, a 60,920 RSF multi-tenant professional office complex located at 2800 W. Trenton Road in Edinburg, Texas. The property is 96.6% leased to a diversified rent roll occupied by two federal government agencies, a national financial institution, a Fortune 500 managed care organization, and regional healthcare providers.

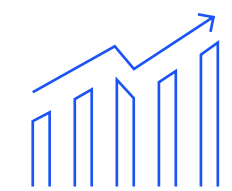
The asset is anchored by the U.S. Citizenship and Immigration Services Rio Grande Valley Field Office, the sole USCIS field office serving a six-county region across the entire Rio Grande Valley. Relocated here in June 2024 after a deliberate consolidation from the legacy Harlingen facility, this suite was purpose-selected and purpose-built with 63 federal employees processing approximately 80 appointments per day and conducting naturalization ceremonies for roughly 500 new citizens monthly. With a 15-year firm term through 2039 and no comparable alternative in the submarket, this suite represents one of the most operationally embedded federal tenancies in South Texas. The federal presence is further reinforced by a freshly signed CBP lease commencing in 2027, placing the agency minutes from the U.S.-Mexico border in the most active border enforcement corridor in the country.

The property is situated at the intersection of W. Trenton Road and McColl Road, fronting one of Edinburg's primary arterial corridors in the heart of the city's medical district. South Texas Health System Edinburg, a 202-bed regional hospital and four-time U.S. News Best Regional Hospital designee, anchors the surrounding corridor and drives sustained demand from the healthcare tenants, clinics, and federal agencies that populate this submarket. The co-location of South Texas Health System Clinics as a tenant at Cornerstone further reflects the building's position as a natural hub for institutional occupiers serving the Rio Grande Valley.



Sole Federal Immigration Hub for the Rio Grande Valley

The USCIS suite is the only field office serving a six-county region, purpose-built in 2024 with no viable relocation alternative.



Long-Term Federal Anchored Leases

USCIS and CBP collectively occupy 47.5% of the building under 15-year firm term leases extending to 2039 and 2042, backed by the full faith and credit of the U.S. government (S&P AA+).



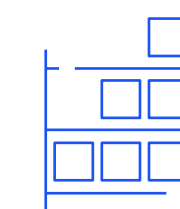
Vacant Suite Upside

Two vacant suites totaling 2,292 RSF provide immediate value-add potential for an incoming investor.



LEED Certification in Process

Cornerstone Professional Park is pursuing LEED certification, a distinction held by virtually no commercial office buildings in the Edinburg/McAllen market, meaningfully differentiating the asset for institutional tenants and investors.



Mark-to-Market Upside

Three tenants totaling 18,039 RSF expire within two years, providing an incoming investor the opportunity to reset rents against a backdrop of low submarket vacancy and demonstrated tenant demand.



Mission-Critical Border Location

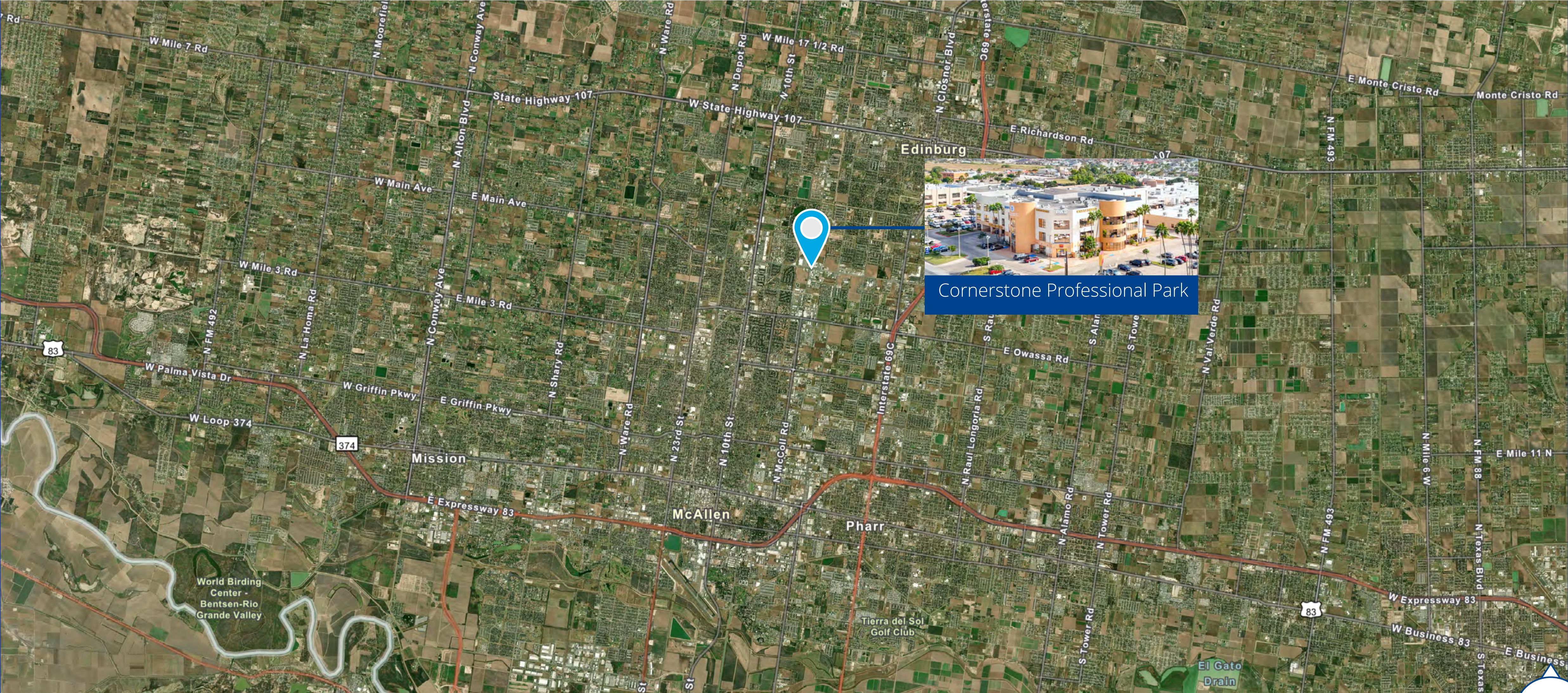
The CBP suite sits minutes from the U.S.-Mexico border in the most active border enforcement corridor in the country.



Edinburg's Medical Corridor

The property fronts a primary arterial corridor adjacent to South Texas Health System Edinburg, a four-time U.S. News Best Regional Hospital designee.

Aerial Overview



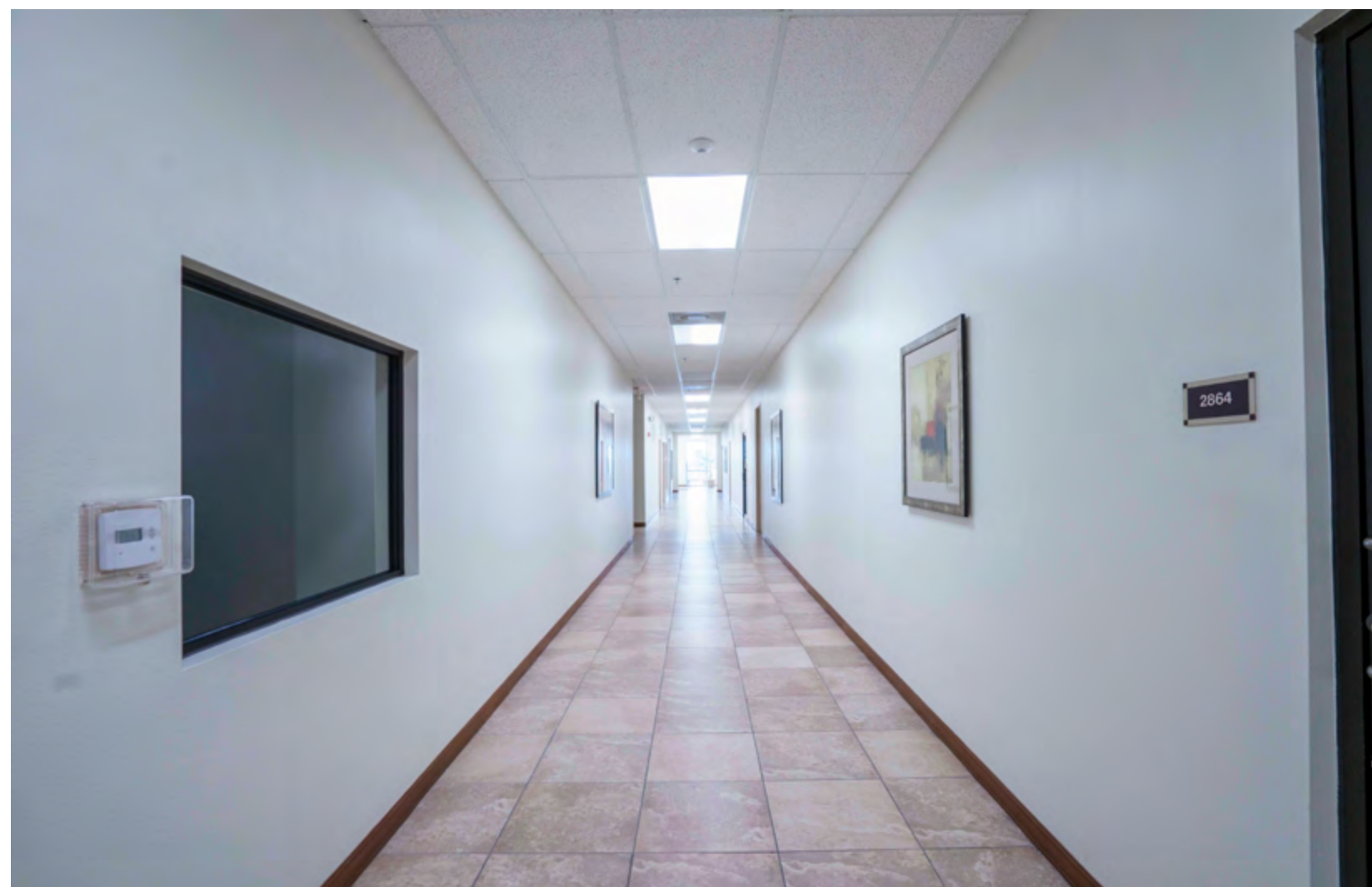
Cornerstone Professional Park



Property Photography



Interior Photography



Demographics

Edinburg, TX Overview

Edinburg, Texas, is a growing city in the Rio Grande Valley known for its role as a key educational and economic hub in South Texas. It is home to the University of Texas Rio Grande Valley, which brings a vibrant, youthful atmosphere and contributes to steady population growth and workforce development. As the county seat of Hidalgo County, Edinburg also benefits from a strong presence of government, legal, and administrative services. The local economy is bolstered by expanding sectors such as healthcare, education, retail, and logistics, with ongoing commercial development and infrastructure investment supporting long-term growth. Its proximity to the U.S.-Mexico border enhances trade activity and cross-border commerce, while a business-friendly environment and relatively low cost of living continue to attract new residents, entrepreneurs, and regional investment.

Demographics in a 5-Mile Radius



\$85,914

Average Household Income



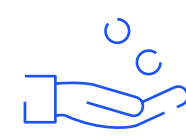
86,625

Current Total Households



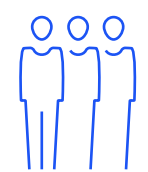
\$198,789

Median Home Value



9,093

Total Businesses



245,737

Current Total Population



98,077

Total Employees



Tenant Overviews



Wells Fargo (A+ S&P)

Wells Fargo is a multinational financial services company offering a broad range of banking, investment, mortgage, and consumer and commercial finance products to millions of customers worldwide. With roots dating back to 1852, it is one of the largest and most systemically important financial institutions, operating thousands of branches and ATMs and serving over 70 million customers across numerous countries.



NIRP - Radiology Partners

National Interventional Radiology Partners (NIRP) is a specialized medical practice focused on advanced interventional radiology procedures, particularly in treating peripheral artery disease (PAD). The organization operates outpatient facilities designed to enhance patient outcomes and physician experience while leveraging modern technologies and evidence-based care.



U.S. Customs and Border Protection (AA+ S&P)

U.S. Customs and Border Protection is the nation's primary federal border control and law enforcement agency, responsible for safeguarding America's borders, regulating international trade, collecting import duties, and ensuring lawful travel and immigration processing. With more than 60,000 employees, CBP works to protect national security while facilitating legitimate commerce and travel.



New York Life Insurance (AA+ S&P)

New York Life Insurance Company is one of the oldest and largest mutual life insurers in the United States, providing life insurance, annuities, long-term care coverage, and financial planning solutions. Founded in 1845, it has built a long-standing reputation for financial strength, policyholder-centered operations, and stability across generations.



Molina Healthcare (BB S&P)

Molina Healthcare is a Fortune 500 managed care organization that delivers health insurance services to individuals and families through government-sponsored programs such as Medicaid and Medicare. Founded in 1980, it operates health plans and related clinical services aimed at improving access to quality, affordable care for underserved populations across multiple states.



South Texas Health System Clinics (BB+ S&P)

South Texas Health System Clinics is a network of primary and specialty care providers serving communities across the Rio Grande Valley, offering family medicine, advanced specialty services, preventive care, and telehealth options. The clinics operate in coordination with the broader South Texas Health System to deliver accessible, high-quality healthcare across multiple locations.



CIS Immigration (AA+ S&P)

U.S. Citizenship and Immigration Services (USCIS) is the federal agency responsible for administering lawful immigration processes in the United States, including permanent residency, naturalization, work authorization, and humanitarian protections. As part of the Department of Homeland Security, the agency oversees millions of applications annually and maintains the integrity and security of the nation's immigration system.

Lease Overviews



Lease Information Wells Fargo	
Suite	2808
Lease Type	NNN
Rentable Square Feet (RSF)	5,837
% Share of SF	9.58%
Lease Commencement	5/1/2024
Lease Expiration (Total)	4/30/2029
Lease Term Remaining (Total)	2.96
Lease Term (Total)	5.00
Renewal Options	Two (2) 5 Year Options
Base Rental Rate (\$/SF)	\$19.74



Lease Information NIRP - Radiology Partners	
Suite	2804
Lease Type	NNN
Rentable Square Feet (RSF)	4,952
% Share of SF	8.13%
Lease Commencement	10/19/2022
Lease Expiration (Total)	4/30/2028
Lease Term Remaining (Total)	1.96
Lease Term (Total)	5.53
Renewal Options	One (1) 5-Year Option
Base Rental Rate (\$/SF)	\$12.57



Lease Information New York Life Insurance	
Suite	2812-A
Lease Type	Modified Gross
Rentable Square Feet (RSF)	10,484
% Share of SF	17.21%
Lease Commencement	1/18/2023
Lease Expiration (Total)	3/31/2028
Lease Term Remaining (Total)	1.88
Lease Term (Total)	5.20
Base Rental Rate (\$/SF)	\$25.85



Lease Information Molina Healthcare	
Suite	2816
Lease Type	Modified Gross
Rentable Square Feet (RSF)	2,603
% Share of SF	4.27%
Lease Commencement	12/1/2023
Lease Expiration (Total)	11/30/2026
Lease Term Remaining (Total)	0.55
Lease Term (Total)	3.00
Base Rental Rate (\$/SF)	\$27.30



Lease Information South Texas Health System Clinics	
Suite	2818
Lease Type	NNN
Rentable Square Feet (RSF)	6,077
% Share of SF	9.98%
Lease Commencement	8/1/2026
Lease Expiration (Total)	7/30/2031
Lease Term (Total)	5.00
Renewal Options	One (1) 5-Year Option
Base Rental Rate (\$/SF)	\$28.00

Lease Overviews



U.S. Customs and Border Protection

Lease Information | U.S. Customs and Border Protection

Suite	4316
Lease Type	Modified Gross
Rentable Square Feet (RSF)	6,093
% Share of SF	10.00%
ANSI/BOMA Occupant Area (ABOA) Square Feet	5,858
Anticipated Lease Commencement	6/1/2027
Lease Expiration (Firm)	5/31/2042
Lease Term (Firm)	15.01
Lease Expiration (Total)	5/31/2044
Lease Term (Total)	17.01
Base Rental Rate (\$/SF)	\$20.35

Speculative Lease Information | VACANT - Suite 2806

Suite	2806
Lease Type	NNN
Rentable Square Feet (RSF)	692
% Share of SF	1.1%
Speculative Lease Commencement	8/1/2028
Speculative Lease Expiration (Total)	7/31/2038
Speculative Lease Term (Total)	10.00
Base Rental Rate (\$/SF)	\$24.00



U.S. Citizenship and Immigration Services

Lease Information | CIS Immigration

Suite	3000
Lease Type	Modified Gross
Rentable Square Feet (RSF)	22,831
% Share of SF	37.5%
ANSI/BOMA Occupant Area (ABOA) Square Feet	21,953
Lease Commencement	5/10/2024
Lease Expiration (Firm)	5/9/2039
Lease Term Remaining (Firm)	12.99
Lease Term (Firm)	15.01
Lease Expiration (Total)	5/9/2041
Lease Term Remaining (Total)	15.00
Lease Term (Total)	17.01
Base Rental Rate (\$/SF)	\$16.82

Speculative Lease Information | VACANT - Suite 2836

Suite	2836
Lease Type	NNN
Rentable Square Feet (RSF)	1,600
% Share of SF	2.6%
Speculative Lease Commencement	8/1/2028
Speculative Lease Expiration (Total)	7/31/2038
Speculative Lease Term (Total)	10.00
Base Rental Rate (\$/SF)	\$24.00

Rent Schedule

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			
Wells Fargo	5,837	Contract	5/1/2024	4/30/2029	Years 1 to 5 - 5/1/2024	\$9,599.94	\$115,199.28	\$19.74	-	\$4,906.55	\$58,878.60	\$10.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,506.49	\$174,077.88	\$29.82	-	NNN			
	9.58%				Option 1:	Years 6 to 10 - 5/1/2029	\$10,559.93	\$126,719.16	\$21.71	10.00%	\$4,906.55	\$58,878.60	\$10.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,466.48	\$185,597.76		\$31.80	-	
					Option 2:	Years 11 to 15 - 5/1/2034	\$11,615.92	\$139,391.04	\$23.88	10.00%	\$4,906.55	\$58,878.60	\$10.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,522.47		\$198,269.64	\$33.97	-
NIRP - Radiology Partners	4,952	Contract	10/19/2022	4/30/2028	10/19/2022	\$4,745.67	\$56,948.04	\$11.50	-	\$3,324.08	\$39,888.96	\$8.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,069.75	\$96,837.00	\$19.56	-	NNN			
	8.13%				10/19/2023	\$4,888.04	\$58,656.48	\$11.85	3.00%	\$3,324.08	\$39,888.96	\$8.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,212.12	\$98,545.44	\$19.90		-		
					10/19/2024	\$5,034.68	\$60,416.16	\$12.20	3.00%	\$3,324.08	\$39,888.96	\$8.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,358.76	\$100,305.12		\$20.26	-	
					10/19/2025	\$5,185.72	\$62,228.64	\$12.57	3.00%	\$3,324.08	\$39,888.96	\$8.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,509.80		\$102,117.60	\$20.62	-
					10/19/2026	\$5,341.29	\$64,095.48	\$12.94	3.00%	\$3,324.08	\$39,888.96	\$8.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,665.37		\$103,984.44	\$21.00	-
U.S. Customs and Border Protection	6,093	Contract	6/1/2027	5/31/2044	Years 1 to 15 - 6/1/2027	\$10,333.33	\$124,000.00	\$20.35	-	\$4,293.33	\$51,520.00	\$8.46	\$2,435.36	\$29,224.27	\$4.80	\$1,134.84	\$13,618.02	\$2.24	\$18,196.86	\$218,362.29	\$35.84	8.90%	Modified Gross			
	10.00%				Years 16 to 17 - 6/1/2042	\$10,333.33	\$124,000.00	\$20.35	0.0%	\$4,293.33	\$51,520.00	\$8.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,626.67	\$175,520.00		\$28.81	Not Yet Established	
New York Life Insurance	10,484	Contract	1/18/2023	3/31/2028	3/1/2022	\$21,950.38	\$263,404.56	\$25.12	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,950.38	\$263,404.56	\$25.12	-	Modified Gross			
	17.21%				1/18/2023	\$20,968.00	\$251,616.00	\$24.00	-4.5%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,968.00	\$251,616.00		\$24.00	-	
					1/18/2024	\$21,492.20	\$257,906.40	\$24.60	2.5%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,492.20	\$257,906.40		\$24.60	-	
					1/18/2025	\$22,029.51	\$264,354.12	\$25.22	2.5%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,029.51	\$264,354.12		\$25.22	-	
					1/18/2026	\$22,580.24	\$270,962.88	\$25.85	2.5%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,580.24		\$270,962.88	\$25.85	-
					1/18/2027	\$23,144.75	\$277,737.00	\$26.49	2.5%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,144.75		\$277,737.00	\$26.49	-
Molina Healthcare	2,603	Contract	12/1/2023	11/30/2026	Years 1 to 3 - 12/1/2023	\$5,921.83	\$71,061.96	\$27.30	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,921.83	\$71,061.96	\$27.30	-	Modified Gross			
	4.27%				* In process of 2 year extension with One (1) 2-year option. Expected to include a 5% initial increase with 3% annual increases through the renewal term.																					
South Texas Health System Clinics	6,077	Contract	8/1/2026	7/30/2031	8/1/2026	\$14,179.67	\$170,156.00	\$28.00	-	\$4,304.54	\$51,654.50	\$8.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,484.21	\$221,810.50	\$36.50	-	NNN			
	9.98%				8/1/2027	\$14,605.06	\$175,260.68	\$28.84	3.00%	\$4,304.54	\$51,654.50	\$8.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,909.60	\$226,915.18		\$37.34	-	
					8/1/2028	\$15,045.64	\$180,547.67	\$29.71	3.02%	\$4,304.54	\$51,654.50	\$8.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,350.18	\$232,202.17		\$38.21	-	
					8/1/2029	\$15,496.35	\$185,956.20	\$30.60	3.00%	\$4,304.54	\$51,654.50	\$8.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,800.89		\$237,610.70	\$39.10	-
					8/1/2030	\$15,962.25	\$191,547.04	\$31.52	3.01%	\$4,304.54	\$51,654.50	\$8.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,266.80		\$243,201.54	\$40.02	-
CIS Immigration	22,831	Contract	5/10/2024	5/9/2041	Years 1 to 5 - 5/10/2024	\$32,001.45	\$384,017.42	\$16.82	-	\$12,709.26	\$152,511.08	\$6.68	\$5,679.26	\$68,151.08	\$2.99	\$1,463.53	\$17,562.40	\$0.77	\$51,853.50	\$622,241.98	\$27.25	38.20%	Modified Gross			
	37.48%				Years 6 to 10 - 5/10/2029	\$35,407.08	\$424,884.91	\$18.61	10.6%	\$12,709.26	\$152,511.08	\$6.68	\$5,679.26	\$68,151.08	\$2.99	\$1,463.53	\$17,562.40	\$0.77	\$55,259.12	\$663,109.47	\$29.04	\$135,023.27				
					Years 11 to 15 - 5/10/2034	\$39,763.99	\$477,167.90	\$20.90	12.3%	\$12,709.26	\$152,511.08	\$6.68	\$5,679.26	\$68,151.08	\$2.99	\$1,463.53	\$17,562.40	\$0.77	\$59,616.04	\$715,392.46	\$31.33					
					Years 16 to 17 - 5/10/2039	\$39,763.99	\$477,167.90	\$20.90	0.0%	\$12,709.26	\$152,511.08	\$6.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52,473.25	\$629,678.98		\$27.58		
VACANT - Suite 2806	692	Speculative	8/1/2028	7/31/2038	8/1/2028	\$1,384.00	\$16,608.00	\$24.00	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,384.00	\$16,608.00	\$24.00	-	NNN			
	1.14%	* Assumes 2.5% Annual Increases																								
VACANT - Suite 2836	1,600	Speculative	8/1/2028	7/31/2038	8/1/2028	\$3,200.00	\$38,400.00	\$24.00	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,200.00	\$38,400.00	\$24.00	-	NNN			
	2.63%	* Assumes 2.5% Annual Increases																								

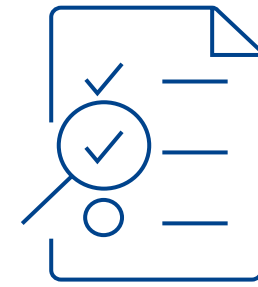
Pro Forma Cash Flow

For the Years Ending ⁽¹⁾		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Total
		Jul-2027	Jul-2028	Jul-2029	Jul-2030	Jul-2031	Jul-2032	Jul-2033	Jul-2034	Jul-2035	Jul-2036	Jul-2037	
Rental Revenue	\$/SF												
Wells Fargo - Base Rent	[2]	\$1.89	115,199	115,199	118,199	127,199	127,199	127,199	127,199	130,247	139,391	139,391	1,405,815
NIRP - Radiology Partners - Base Rent	[3]	\$1.05	63,694	65,698	71,034	73,165	75,360	77,621	79,949	82,348	84,818	87,363	851,032
U.S. Customs and Border Protection - Base Rent	[4]	\$0.34	20,667	124,000	124,000	124,000	124,000	124,000	124,000	124,000	124,000	124,000	1,260,667
New York Life Insurance - Base Rent	[5]	\$4.51	274,605	290,959	315,758	323,652	331,743	340,037	348,538	357,251	366,182	375,337	3,708,783
Molina Health Care - Base Rent	[6]	\$1.21	73,422	76,094	78,368	80,710	84,217	87,286	89,905	92,602	95,380	98,242	101,189
South Texas Health System Clinics - Base Rent	[7]	\$2.79	170,156	175,261	180,548	185,956	191,547	210,702	217,023	223,533	230,239	237,147	2,266,373
CIS Immigration - Base Rent		\$6.30	384,017	384,017	393,246	424,885	424,885	424,885	424,885	436,691	477,168	477,168	4,729,014
VACANT - Suite 2806 - Base Rent	[8]	\$0.00	-	-	16,608	17,023	17,449	17,885	18,332	18,790	19,260	19,742	165,325
VACANT - Suite 2836 - Base Rent	[9]	\$0.00	-	-	38,400	39,360	40,344	41,353	42,386	43,446	44,532	45,646	382,254
Total Rental Revenue		\$18.09	1,101,760	1,231,229	1,336,160	1,395,951	1,416,744	1,450,967	1,472,217	1,508,909	1,580,972	1,604,034	15,726,678
Other Tenant Revenue													
Wells Fargo - Additional Rent		\$0.78	47,620	49,048	50,520	52,035	53,596	55,204	56,860	58,566	60,323	62,133	609,903
NIRP - Radiology Partners - Additional Rent		\$0.66	40,400	41,612	42,860	44,146	45,470	46,834	48,239	49,686	51,177	52,712	517,430
U.S. Customs and Border Protection - OpEx Rent	[10]	\$0.14	8,587	51,778	53,331	54,931	56,579	58,276	60,024	61,825	63,680	65,590	602,158
U.S. Customs and Border Protection - TI Rent	[11]	\$0.08	4,871	29,224	29,224	29,224	29,224	29,224	29,224	29,224	29,224	29,224	297,113
U.S. Customs and Border Protection - BSAC Rent	[12]	\$0.04	2,270	13,618	13,618	13,618	13,618	13,618	13,618	13,618	13,618	13,618	138,450
U.S. Customs and Border Protection - RE Tax Reimbursement	[13]	\$0.00	-	-	406	824	1,254	1,698	2,154	2,625	3,109	3,608	19,801
New York Life Insurance - Additional Rent	[14]	\$0.00	-	-	-	-	-	-	-	-	-	-	-
Molina Health Care - Additional Rent	[15]	\$0.00	-	-	-	-	-	-	-	-	-	-	-
South Texas Health System Clinics - Additional Rent		\$0.81	49,578	51,065	52,597	54,175	55,800	57,474	59,198	60,974	62,803	64,688	634,980
CIS Immigration - OpEx Rent	[16]	\$2.68	163,005	168,019	173,060	178,252	183,599	189,107	194,781	200,624	205,101	211,254	2,084,394
CIS Immigration - TI Rent	[17]	\$1.12	68,151	68,151	68,151	68,151	68,151	68,151	68,151	68,151	68,151	68,151	749,662
CIS Immigration - BSAC Rent	[18]	\$0.29	17,562	17,562	17,562	17,562	17,562	17,562	17,562	17,562	17,562	17,562	193,186
CIS Immigration - RE Tax Reimbursement	[19]	\$0.08	4,813	6,505	8,247	10,042	11,891	13,795	15,756	17,776	19,857	22,000	154,889
VACANT - Suite 2806 - Additional Rent	[20]	\$0.00	-	-	5,989	6,169	6,354	6,545	6,741	6,943	7,152	7,366	60,846
VACANT - Suite 2836 - Additional Rent	[21]	\$0.00	-	-	13,848	14,264	14,691	15,132	15,586	16,054	16,535	17,031	140,685
Total Other Tenant Revenue		\$6.68	406,855	496,582	529,414	543,393	557,791	572,621	587,896	603,630	618,293	634,939	6,203,497
Effective Gross Revenue		\$24.76	1,508,615	1,727,811	1,865,574	1,939,343	1,974,534	2,023,588	2,060,114	2,112,539	2,199,265	2,238,973	21,930,175
Operating Expenses	[22]												
Taxes		\$2.42	147,623	152,052	156,613	161,312	166,151	171,136	176,270	181,558	187,004	192,615	1,890,725
Insurance		\$0.57	34,611	35,649	36,719	37,820	38,955	40,124	41,327	42,567	43,844	45,160	443,291
Utilities		\$1.44	88,000	90,640	93,359	96,160	99,045	102,016	105,077	108,229	111,476	114,820	1,127,086
R&M		\$1.40	85,000	87,550	90,177	92,882	95,668	98,538	101,494	104,539	107,675	110,906	1,088,663
Janitorial		\$1.49	91,000	93,730	96,542	99,438	102,421	105,494	108,659	111,919	115,276	118,734	1,165,509
Management Fee	[23]	\$0.49	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	384,234
Property Association Fees		\$0.34	20,766	21,389	22,031	22,692	23,372	24,073	24,796	25,540	26,306	27,095	265,967
Total Operating Expenses		\$8.16	497,000	511,910	527,267	543,085	559,378	576,159	593,444	611,247	629,585	648,472	6,365,474
Net Operating Income		\$16.61	1,011,615	1,215,901	1,338,306	1,396,258	1,415,157	1,447,429	1,466,670	1,501,291	1,569,680	1,590,501	15,564,701

NOTES TO CASH FLOW ANALYSIS

- Analysis begins August 1, 2026.
- Analysis assumes Wells Fargo will exercise their two options to renew at lease expiration.
- Analysis assumes NIRP - Radiology Partners will renew with a shell rent increase of 110% of the previous rental rate at expiration with continued 3.0% escalations.
- Analysis assumes USCBP's lease will commence 6/1/2027.
- Analysis assumes New York Life Insurance will renew with a shell rent increase of 110% of the previous rental rate at expiration with continued 2.5% escalations.
- Analysis assumes Molina Health Care will extend for an additional 2-years with a shell rent increase of 105% of the previous rental rate with 3% annual increases throughout the renewal terms. Assumes same terms at expiration.
- Analysis assumes South Texas Health Systems Clinics will renew with a shell rent increase of 110% of the previous rental rate at expiration with continued 3.0% escalations.
- Analysis assumes a 10-Year speculative lease that commences on 8/1/28 for \$24.00/SF with 2.5% annual increases.
- Analysis assumes a 10-Year speculative lease that commences on 8/1/28 for \$24.00/SF with 2.5% annual increases.
- U.S. Customs and Border Protection's OpEx Base is \$51,520.00/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.
- USCBP's tenant improvements of \$279,570.15 are amortized at a rate of 6.5% per annum over 15 years.
- USCBP's building specific amortized capital of \$130,275.00 are amortized at a rate of 6.5% per annum over 15 years.
- U.S. Customs and Border Protection has an assumed real estate tax base of \$152,051.69/annum - Landlord is reimbursed any overage above the Government's 8.90% share or covers any shortfall on behalf of the Government. Tax Base will not be set until a full year after commencement.
- New York Life Insurance has a 2022 expense base stop. Analysis assumes \$0 of overage per ownership.
- Molina Health Care has a 2023 expense base stop with a 2026 expense stop in the amendment. Analysis assumes \$0 of overage per ownership.
- CIS Immigration's OpEx Base is \$152,511.08/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.
- CIS Immigration's tenant improvements of \$1,022,266.24 are amortized at a rate of 0% per annum over 15 years.
- CIS building specific amortized capital of \$263,436.00 are amortized at a rate of 0% per annum over 15 years.
- CIS Immigration has a real estate tax base of \$135,023.27/annum - Landlord is reimbursed any overage above the Government's 38.20% share or covers any shortfall on behalf of the Government.
- Analysis assumes speculative tenant reimburses for CAM, Taxes, and Insurance.
- Analysis assumes speculative tenant reimburses for CAM, Taxes, and Insurance.
- Operating expense source: Landlord provided property level P&Ls - Analysis assumes 3.0% YoY growth every calendar year.
- Management Fee is assumed to be \$2,500/mo.

Pricing



Offering Instructions

Offers should be submitted via email to:

Geoff.Ficke@colliers.com, **Zack.Ficke@colliers.com** &
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.

Geoff Ficke

Executive Vice President
+1 972 759 7814
geoff.ficke@colliers.com

Zack Ficke

Vice President
+1 972 759 7854
zack.ficke@colliers.com

Debra Vander Weit

Vice President
+1 847 987 1265
debra.vanderweit@colliers.com

Sydney Gonzalez

Sr. Client Services Specialist
+1 972 759 7840
sydney.gonzalez@colliers.com

Rokas Samas

Marketing Specialist
+1 972 759 7824
rokas.samas@colliers.com

Nash Corcoran

Financial Analyst
+1 214 217 9366
nash.corcoran@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International North Texas, LLC