

CVS PHARMACY

OFFERING MEMORANDUM

IRVING, TEXAS (CORE DALLAS - FORT WORTH METROPLEX)

ABSOLUTE NNN LEASE WITH 15 YEARS REMAINING



SUBJECT PROPERTY

INVESTMENT LEAD:

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CVS PHARMACY

IRVING, TEXAS (CORE DFW)

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SUBJECT PROPERTY

CVS Pharmacy / Irving, TX / 3

Investment Offering & Highlights

THE OFFERING

- Completed in late 2015, a 12,900± square foot freestanding **CVS PHARMACY** retail store with drive thru located in Irving, Texas leased until January 31, 2041, with 15 years of primary term remaining
- **Price: \$9,450,000 - 5.75% Cap Rate**

LEASE / TENANT

- Absolute NNN Lease with 15 years remaining and no rent holiday
- 5% rent increases at the start of each of the six 5-year options
- S&P-rated “BBB” investment grade corporate guaranty
- CVS Health Corporation is ranked #5 on the Fortune 500 with \$372.8 billion in revenues
- CVS operates over 9,000 retail drugstores and over 1,000 healthcare clinics located in 50 states, Puerto Rico, and the District of Columbia

REAL ESTATE / AREA STRENGTHS

- Established operation strategically located on the SEC of the busy intersection of N MacArthur Blvd and Valley Ranch Parkway S, and just north of Interstate 635 (Lyndon B. Johnson Freeway) with 151,000 VPD
- Outstanding demographics with average household income over \$147,000 and over 57,000 population within 3 miles of the property
- Part of the Valley Ranch master planned community and just east of Cypress Waters - both developments comprise 3,400-acres of residential, office, retail, and multi-family in the heart of DFW and 10 minutes from DFW International Airport
- Across LBJ freeway from Las Colinas - a master-planned community home to more than 2,000 companies including the Fortune 500 global headquarters for McKesson, ExxonMobil, Kimberly-Clark, Fluor, Celanese, Pioneer Natural Resources and Vistra Energy
- Nearby industrial tenants include Samsung, Amazon, Nissan Parts Distribution Center, Seko Logistics Aerospace & Aviation, Coca-Cola, Siemens, and Universal Power Group, to name a few
- Notable corporations with offices nearby include the 7-Eleven Corporate Headquarters, Nokia’s North American Headquarters, Brinker International, Corelogic, Morgan Stanley, and BNSF Logistics
- Numerous shopping centers in the immediate area anchored by Walmart, Sam’s Club, Target, Kroger, Sprouts, Whole Foods, and Home Depot, among others

Investment Overview

LOCATION

8580 N MacArthur Blvd, Irving, TX 75063

LOT SIZE

Approximately 1.66± acres - 72,386± square feet

IMPROVEMENTS

Completed in late 2015, a 12,900± square foot freestanding **CVS PHARMACY** retail store with a drive-thru pharmacy and ample parking spaces

LEASE

Leased to **CVS PHARMACY, LLC**, and guaranteed by **CVS CORPORATION**, from November 2015, until January 31, 2041, with 15 years of primary term remaining (No Rent Holiday). The current annual rent of \$543,402 increases by 5% at the start of each of the six 5-year options. The lease is absolute net with the tenant responsible for taxes, insurance, and maintenance, including roof and structure.

ANNUAL RENT SCHEDULE

Lease Years	Rent	Cap Rate
Current - 1/31/2041	\$543,402	5.75%
2/1/2041 - 1/31/2046 (Option 1)	\$570,572	6.04%
2/1/2046 - 1/31/2051 (Option 2)	\$599,101	6.34%
2/1/2051 - 1/31/2056 (Option 3)	\$629,056	6.66%
2/1/2056 - 1/31/2061 (Option 4)	\$660,509	6.99%
2/1/2061 - 1/31/2066 (Option 5)	\$693,534	7.34%
2/1/2066 - 1/31/2071 (Option 6)	\$728,211	7.71%

PRICE: \$9,450,000 - 5.75% CAP RATE

RIGHT OF FIRST OFFER

All offers are subject to a right of first offer that the tenant must respond to within 30 days of receipt



VALLEY RANCH PKWY S

27,860
CARS PER DAY

SUBJECT PROPERTY

CVS Pharmacy / Irving, TX / 4

TARGET
SORTATION CENTER

MARY KAY
COSMETICS
DISTRIBUTION CENTER

FERGUSON

DILIGENT
DELIVERY SYSTEMS

Collins Walker
Parkland
DISTRIBUTION CENTER

PN **PIEDMONT NATIONAL**
INSPIRING GREATNESS IN PACKAGING

MUSIC
TOYOTA **FACTORY**

BEACON WEALTH
advisors

THE Constellation
CLUB

Celanese

Synechron
Digital Business Consulting Technology

ACQUEON

MACARTHUR CROSSING

Total Wine & MORE **SPROUTS** FARMERS MARKET **The UPS Store**

SALLY **McDonald's** **Wendy's** Panera **Chick-fil-ee**

T-Mobile **PNC** at&t

Firestone **OrangeTheory** FITNESS **planet fitness**

MACARTHUR PARK

TARGET **CVS pharmacy**

Office DEPOT **HomeGoods**

TJ-maxx **ROSS** **Michaels**

HopGro **DAISO** **ULTA** BEAUTY

MACARTHUR MARKETPLACE

WAL-MART SUPERCENTER **KOHL'S** **PETSMART**

Starbucks **envoy** **IHOP**

Cane's **SONIC** **Arby's**

DALLAS LOVE FIELD AIRPORT

FedEx
Ground
DR PEPPER SNAPPLE

THE RITZ-CARLTON
CANVAS
WORLDWIDE
Hilton

Medical City
Las Colinas

WHOLE FOODS MARKET
SHAKE SHACK
Fidelity **CREDIT UNION OF TEXAS**

CVS
caremark
CORPORATE OFFICE

VISTRA

DALLAS

LAS COLINAS

LYNDON B JOHNSON FWY

171,718
CARS PER DAY

151,507
CARS PER DAY

45,600
CARS PER DAY

CVS
pharmacy

lionheart
CHILDREN'S ACADEMY

IRVING

R
RANCHVIEW
FAMILY DENTISTRY

PIZZA
PAPA JOHN'S

PEDIATRIC
URGENT CARE
(REOPENING SOON)

DISCOUNT
TIRE

DRIVER'S EDGE

TIANMAI
JEWELERS

GEORGE'S MMA
BOXING GYM

VALLEY RANCH PKWY S

N MACARTHUR BLVD

32,730
CARS PER DAY

CHASE

UNITED STATES
POSTAL SERVICE



amazon TRANE Supply DHL

BSN SPORTS DISTRIBUTION CENTER SA SWISS AMERICAN SUNBELT RENTALS DAIKIN

RYERSON SATCO

Strukmyer ILLES VIKING POWER CANNON CORPORATION IPS

ossilor DURA SERV TWEAKER GlobalAsset

GALLERIA DALLAS

NORDSTROM Apple LV GUCCI

ZARA UNIQLO MAC SEPHORA

AMERICAN EAGLE OUTFITTERS Cane's FIVE GUYS Jamba Juice

ALDI Burlington Starbucks

ACE Market CICO'S Cane's

WINGBORDER THE HOME DEPOT

FLOOR DECOR & PROLOGIS

CALIBER COLLISION VICOSTONE

EASY STONES Emser Tile

alita systems PULSE

PORTOFINO APARTMENTS DOMINION AT MERCER CROSSING

LAKE SIDE LOFTS RENAISSANCE HOTELS CANDLEWOOD SUITES

171,143 CARS PER DAY

ADDISON

oleRele

OCEAN BEAUTY

PREMIER PACKAGING

229,982 CARS PER DAY

TOYOTA

THE HOME DEPOT

98,454 CARS PER DAY



RANCHVIEW HIGH SCHOOL

Chevron

U-HAUL



VALLEY RANCH PET CLINIC

INDIA BAZAR GROCERY STORE

CVS pharmacy

27,860 CARS PER DAY

TIANMAI JEWELERS

N MACARTHUR BLVD

VALLEY RANCH PKWY S

32,730 CARS PER DAY



121

amazon **UNITED STATES POSTAL SERVICE®**

Lowe's **BOEING**

Coca-Cola **FRESENIUS**

SAMSUNG **ENKEI** **IBM**

cintas **Superior** **PEGASUS**

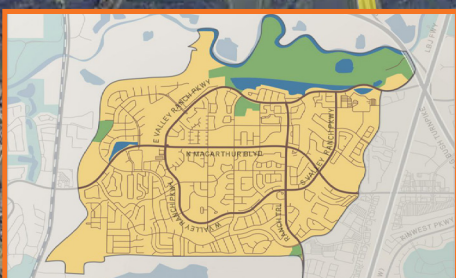
Chadwell SUPPLY **Airgas** **AAA**

neurolens **PRIORITY TIRE**



CYPRESS WATERS
1,000 Acre Master-Planned Development

- 20 Office Buildings
- 447 Multi-family Units
- 16 Restaurants
- 18,055 Day Time Population
- 5,283 Residents
- 87 Corporate Tenants



VALLEY RANCH
2,400 Acre Master-Planned Development

- 4,000 single family homes
- 22 multi-family properties
- Over 120 local businesses
- Landscaped canals and greenbelts
- Scenic pedestrian pathways

114

Sheraton **Marriott** **WESTIN** **WINGATE**

Quality **CLARION**

Days Inn **extended STAY AMERICA** **Comfort** **6** **8**

THE HOME DEPOT **THE DUMP** **GREEN ACRES**

Denny's **FOGO DE CHÃO** **MATTRESS FIRM**

CareNow **24 FITNESS**

CVS pharmacy

WHITEWATER CAS WASH **TACO BELL**

Starbucks **Starbucks**

7 ELEVEN **HEADQUARTERS** **HACKBERRY RD**

MACARTHUR MARKETPLACE

WAL-MART SUPERCENTER **KOHL'S** **PETSMART** **Sams**

Starbucks **PATEL BROTHERS** **IHOOP**

Cane's **BUFFALO WILD WINGS** **SONIC** **Arby's**

MACARTHUR CROSSING

Total Wine **SPROUTS** **The UPS Store**

McDonald's **Wendy's** **Panera** **Chick-fil-A**

T-Mobile **PNC** **at&t**

Firestone **Orangetheory** **planet fitness**

DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT

MACARTHUR PARK

TARGET **CVS pharmacy**

Office DEPOT **HomeGoods**

TJ-maxx **ROSS** **Michaels**

Kroger **DAISO** **SEPHORA**

LAS COLINAS





Site Location

The CVS property is strategically located the southeast corner of the busy intersection of N MacArthur Blvd and Valley Ranch Parkway S, just north of Interstate 635 (Lyndon B. Johnson Freeway) with 151,000 VPD, and part of the Valley Ranch development in Irving, TX. The surrounding demographics are outstanding with average household income over \$147,000 and over 57,000 population within 3 miles. Valley Ranch is a 2,400-acre master planned community comprised of 4,000 single family homes, 22 multi-family properties, 120 local business, and scenic, landscaped pedestrian pathways along canals and greenbelts in the heart of Dallas/Fort Worth and only 10 minutes from DFW International Airport. The surrounding area has seen rapid recent growth with the adjacent Cypress Waters development - a 1,000-acre master-planned office, retail, and multi-family development. Notable corporations with offices in Cypress Waters include the 7-Eleven

Corporate Headquarters, Nokia's North American Headquarters, Brinker International, Corelogic, Morgan Stanley, and BNSF Logistics. To the south is Las Colinas - another master-planned community with numerous corporate headquarters, luxury hotels, landmark office towers, luxury townhomes, affluent residential neighborhoods, and private country clubs. Las Colinas is home to over 2,000 companies including the Fortune 500 global headquarters for McKesson, ExxonMobil, Kimberly-Clark, Fluor, Celanese, Pioneer Natural Resources and Vistra Energy. Nearby industrial tenants include Samsung, Amazon, Nissan Parts Distribution Center, Seko Logistics Aerospace & Aviation, Coca-Cola, Siemens, and Universal Power Group. Additionally, there are numerous shopping centers in the immediate area anchored by Walmart, Sam's Club, Target, Kroger, Sprouts, Whole Foods, and Home Depot.

32,730 VEHICLES
PER DAY

MAC ARTHUR BOULEVARD

SOUTH VALLEY
RANCH PARKWAY

60 PARKING SPACES

 **CVS pharmacy**

12,900± SF BLDG

CVS Pharmacy

CVS HEATH CORPORATION (NASDAQ: CVS) together with its subsidiaries, provides integrated pharmacy healthcare services in the United States. The company operates through Pharmacy Services and Retail Pharmacy segments. The Pharmacy Services segment offers pharmacy benefit management services, such as plan design and administration, formulary management, discounted drug purchase arrangements, Medicare Part D services, mail order and specialty pharmacy services, retail pharmacy network management services, prescription management systems, clinical services, disease management, and medical spend management services. It serves employers, insurance companies, unions, government employee groups, managed care organizations and other sponsors of health benefit plans, and individuals under the CVS Caremark Pharmacy Services, Caremark, CVS Caremark, CarePlus CVS/

pharmacy, RxAmerica, Accordant, SilverScript, and Novologix names. The Retail Pharmacy segment sells prescription drugs, over-the-counter drugs, beauty products and cosmetics, seasonal merchandise, greeting cards, and convenience foods, as well as provides photo finishing services. The company also offers infusion and enteral nutrition services.

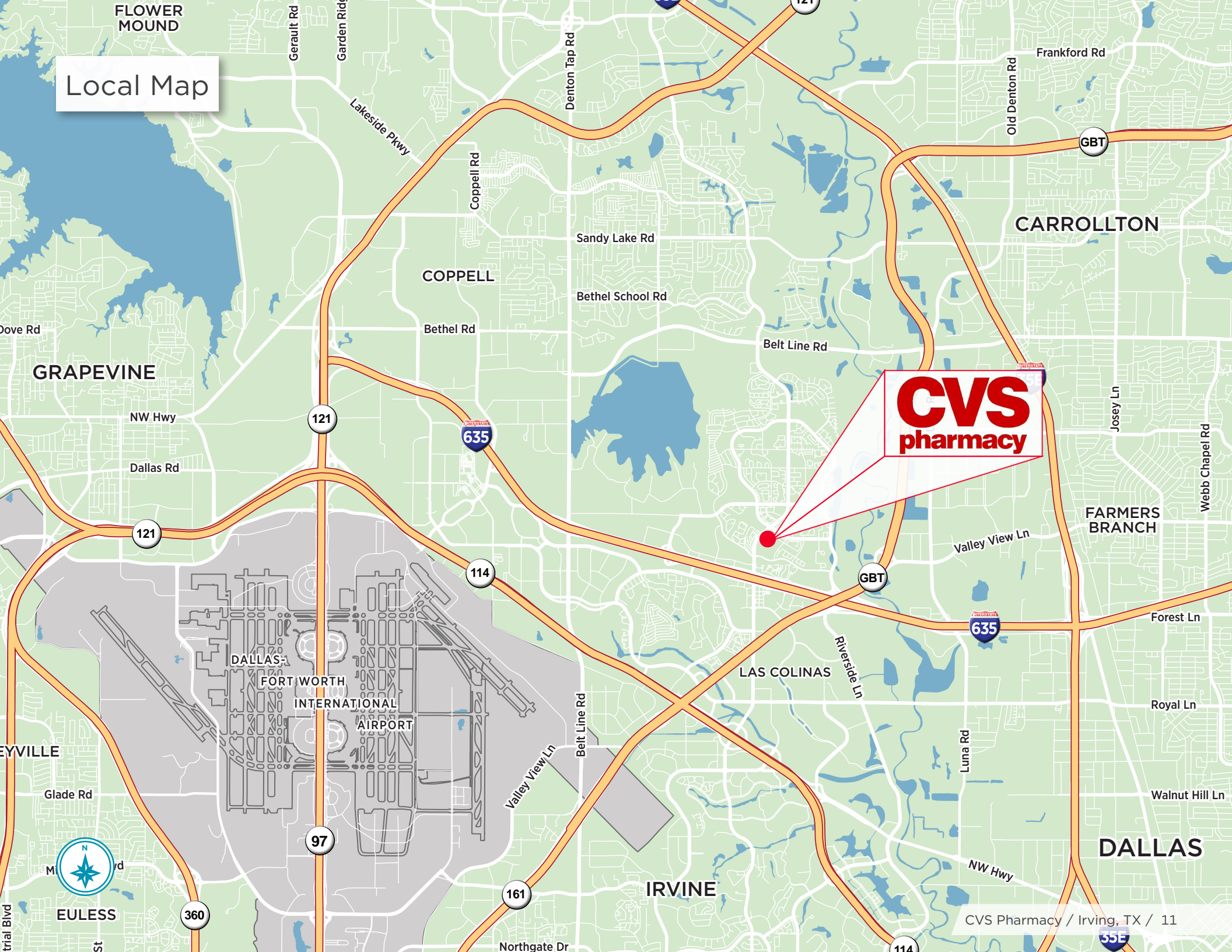
CVS operates over 9,000 retail drugstores and over 1,000 health care clinics located in 50 states, Puerto Rico, and the District of Columbia. The company was founded in 1892 and is headquartered in Woonsocket, Rhode Island.

For the fiscal year ending December 31, 2024, CVS reported net revenues of \$372.8 billion, shareholders' equity of \$75.7 billion, and net income of \$4.61 billion. CVS is rated "BBB" by Standard and Poor's.

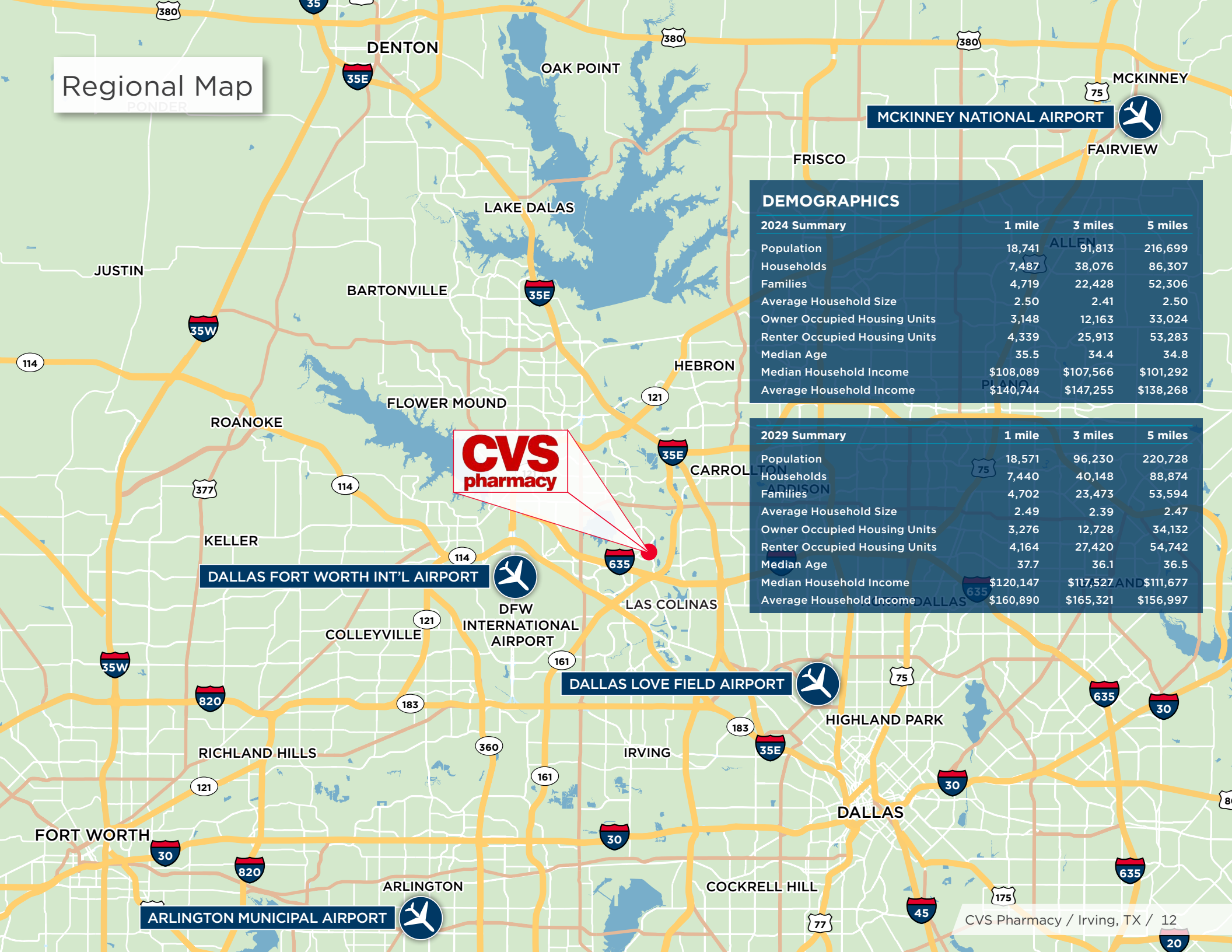
For more information, visit <http://cvshealth.com/>



Local Map



Regional Map



DEMOGRAPHICS

2024 Summary	1 mile	3 miles	5 miles
Population	18,741	91,813	216,699
Households	7,487	38,076	86,307
Families	4,719	22,428	52,306
Average Household Size	2.50	2.41	2.50
Owner Occupied Housing Units	3,148	12,163	33,024
Renter Occupied Housing Units	4,339	25,913	53,283
Median Age	35.5	34.4	34.8
Median Household Income	\$108,089	\$107,566	\$101,292
Average Household Income	\$140,744	\$147,255	\$138,268

2029 Summary	1 mile	3 miles	5 miles
Population	18,571	96,230	220,728
Households	7,440	40,148	88,874
Families	4,702	23,473	53,594
Average Household Size	2.49	2.39	2.47
Owner Occupied Housing Units	3,276	12,728	34,132
Renter Occupied Housing Units	4,164	27,420	54,742
Median Age	37.7	36.1	36.5
Median Household Income	\$120,147	\$117,527	\$111,677
Average Household Income	\$160,890	\$165,321	\$156,997

Irving, Texas

Located in Dallas County, part of the Dallas-Fort Worth metropolitan area, Irving is a rapidly growing inner suburb in Texas. Situated between Dallas and Fort Worth, Irving is located just 20 minutes, or thirteen miles, west of Dallas. Irving is a robust suburb home to serious economic activity due to the Las Colinas Masterplan in the northern part of the city. Las Colinas is a mixed-use development plan that began in the 1970s to create a rival to downtown Dallas and is nearly completed now. Las Colinas is now home to Fortune 500 companies, a robust distribution corridor, hotels, and residential neighborhoods. Irving is also home to Campi3n Trail and the Mandalay Canal Walk at Las Colinas. The city of Irving is also immediately adjacent to the Dallas Fort Worth International Airport.

The town benefits from its convenient access to major highways, with Interstate 635, Texas State Highway Loop 12, Texas 183 Expressway, and Texas State Highway 114 run through it. The Texas 183 Expressway runs from just outside Dallas to the Fort Worth Area. Texas State Highway Loop 12 runs in a circle around Dallas. Interstate 635 currently just runs in the Dallas Fort Worth Area, ending just southeast of Dallas in Balch Springs. Texas State Highway 114 runs from Dallas to the western state border with New Mexico after going through Lubbock. Residents of Irving can easily access Interstate 35E, and other major routes, ensuring seamless connectivity to neighboring cities.



Dallas - Fort Worth

The Dallas-Fort Worth metroplex, is a metropolitan area in the U.S. state of Texas encompassing 11 counties. It is the economic and cultural hub of North Texas. The Dallas-Fort Worth metroplex's population is 8,058,326, making it the most populous metropolitan area in both Texas and the South and the fourth-largest in the U.S. In 2022, Dallas-Fort Worth remained at the number one spot in the nation for year-over-year population growth.

ECONOMY

The region's economy is primarily based on banking, commerce, telecommunications, technology, energy, healthcare and medical research and transportation and logistics. Dallas-Fort Worth is home to 22 Fortune 500 companies, the fourth-largest concentration of Fortune 500 companies in the United States behind New York City and Chicago. Currently, the metropolitan economy is the fourth-largest in the nation boasting a GDP of just over \$620.6 billion.

The metroplex contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano and Allen just north of Dallas itself). Dallas area has a large number of computing and telecommunication firms such as Microsoft, Texas Instruments, HP Enterprise Services, Dell Services, Samsung, Nokia, Cisco, Fujitsu, i2, AT&T, Frontier, Alcatel-Lucent, Ericsson, CA, Google and Verizon. On the other end of the business spectrum, and on the other side of the metroplex, the Texas farming and ranching industry is based in Fort Worth.

American Airlines is the largest employer in the metroplex with several major defense manufacturers, including Lockheed Martin, Bell Helicopter Textron, and Raytheon, maintain significant operations in the metroplex, primarily on the "Fort Worth side." They are concentrated along State Highway 170 near I-35W, commonly called the "Alliance Corridor" due to its proximity to the Fort Worth Alliance regional airport. ExxonMobil, the #3 corporation on the Fortune 500 listings, is headquartered in Irving, Texas. Frontier Communications announced its relocation from California to the Dallas-Fort Worth Area in 2023. They produced \$6.41 billion in revenue in 2021. Southwest Airlines hold their headquarters in Dallas. The airline has more than 72,000 employees and operates more than 4,000 departures a day. In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.

EDUCATION

The Dallas area has the highest concentration of colleges and universities in Texas. In addition to those in the city, the surrounding cities also have a number of universities, colleges, trade schools, and other educational institutions.

A nationally ranked private university located near the heart of Dallas, SMU is a distinguished center for global research with a liberal arts tradition. SMU's nearly 12,000 diverse, high-achieving students come from all 50 states and 90 countries to take advantage of the University's small classes, hands-on research opportunities, leadership development, community service, international study and innovative programs. The University offers a strong foundation in the humanities and sciences and undergraduate, graduate and professional degree programs through seven schools.

SMU's relationship with Dallas - the dynamic center of one of the nation's fastest-growing regions - offers unique learning, research, social and career opportunities that provide a launch pad for the students, faculty and alumni to make a global impact. On the most beautiful college campus in the country, SMU Mustangs are energized by unbridled opportunities - from teaching, learning and research to creativity, performance and athletic endeavor.

Texas Christian University is a major private teaching and research university with the residential, person-centered environment usually found on a small college campus. While accomplishing its mission of educating individuals to think and act as ethical leaders and responsible citizens in the global community, the University provides a unique TCU experience.

Comprising 10 academic divisions—AddRan College of Liberal Arts, Neeley School of Business, School of Interdisciplinary Studies, Bob Schieffer College of Communication, College of Education, College of Fine Arts, Harris College of Nursing & Health Sciences, College of Science & Engineering, John V. Roach Honors College and TCU and UNTHSC School of Medicine—TCU is independent and self-governing.

Dallas - Fort Worth (cont.)

TRANSPORTATION

Airport

The Dallas/Fort Worth International Airport (DFW), located between the cities of Dallas and Fort Worth, is the largest and busiest airport in Texas. At 17,207 acres of total land area, DFW is also the second-largest airport in the country and the sixth largest in the world. It is the fourth-busiest airport in the world in terms of aircraft movements and the world's fifteenth busiest by passenger traffic, transporting approximately 75 million passengers per year. In addition, DFW has 22 cargo airlines providing worldwide freighter service. DFW ranks 11th in the U.S. and 36th in the world for cargo handling with shipments of approximately 871,593 metric tons per year. DFW is one of 12 Global Super Hubs in the world. Super Hubs attract airlines and alliances as is shown in the following example. American Airlines and British Airways use the DFW-London Heathrow route to feed traffic across their global networks. By linking logical connections over the DFW-Heathrow market, American Airlines and British Airways can build over 28,000 individual alliance connections, creating a powerful competitive weapon that triggers further growth at DFW. The airport is initiating a \$1.9 billion plan to improve its terminals. Love Field Airport (DAL) is in northwest Dallas. Based in Dallas, Southwest Airlines is headquartered next to Love Field.

Highway

The Dallas-Fort Worth area has thousands of lane-miles of freeways and interstates. The metroplex has the second-largest number of freeway miles per capita in the nation, behind only the Kansas City Metropolitan Area. As in most major metropolitan areas in Texas, most interstates and freeways have access or frontage roads where most of the businesses are located; these access roads have slip ramps allowing traffic to transition between the freeway and the access road. North-south interstates include I-35 and I-45. East-west routes include I-30 and I-20. I-35 splits into I-35E and I-35W from Denton to Hillsboro: I-35W goes through Fort Worth while I-35E goes through Dallas. I-30 connects Dallas and Fort Worth, and I-45 connects Dallas to Houston. The "multiple-of-5" numbers used for the interstate designations are notable, as these numbers were designed to be used for major multi-state arteries of the U.S. Interstate Highway System.

Public Transit

Public transit options continue to expand significantly throughout the metroplex. Dallas County and portions of Collin and Rockwall counties have bus service and light rail operated by Dallas Area Rapid Transit (DART), covering thirteen member cities. DART's rail network currently sprawls for 93 miles throughout the area. DART is expanding its Orange Line northwest to tie DFW Airport into the system.



Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A TREC No. OP-K

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By receiving the Materials you are agreeing to the Confidentiality and Disclaimer set forth herein.

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NET LEASE GROUP



Listed in conjunction with Texas licensed broker Cushman & Wakefield U.S., Inc.