

Office/Industrial Investment Sale

716a, 716b, 720, 722 W. Euless Blvd.

Euless, TX 76040



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The Property is being offered for sale in an “as-is, where-is” condition and the Seller or the Representative make no representations or warranties as the accuracy of the information contained in this Investment Offering. The enclosed materials included highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither of enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with LanCarte Commercial as a “Registered Potential Investor” or as “Buyer’s Representative” for an identified “Registered Potential Investor”. The use of this Investment Offering and the information proved herein is subject to terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Investment Offering.

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The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Representative or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Representative; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Representative or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to LanCarte Commercial.

The Seller will be responsible for any commission due to the Representative in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Representative must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.



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I. Investment Summary

INVESTMENT OVERVIEW



INDUSTRIAL INVESTMENT OPPORTUNITY

Total Building Area:	15,420 SF
Office:	10,481 SF
Warehouse:	4,939 SF
Land:	1.64 Acres
Occupancy:	100% Leased ; Multi Tenant
Outside Storage:	Yes (Fenced)
Zoned:	TX-10 - Uses include office, retail, warehousing, auto repair/ service shop/fabrication and assembly

INVESTMENT OVERVIEW

Number of Tenants:	13
Current NOI:	\$133,709
Lease Types:	Gross
Purchase Price:	Call For Price



I. Investment Summary

INVESTMENT HIGHLIGHTS



EXCELLENT LOCATION IN ONE OF THE FASTEST GROWING AREAS IN NORTH TEXAS.

State Highway 10 runs from SH 183 in Euless to the intersection of Loop 820, SH 121 and SH 183 in Hurst. With frontage along Hwy 10, this property sits on a 1.64 AC lot with outside storage and ample parking. This location is a 7 minute drive from DFW International Airport.



II. Tenant Overview

HIGHLIGHTED TENANTS

TENANT	CLAIMS CONSULTING SERVICES, INC.	FRANK'S SPEED SHOP
ESCALATIONS	N/A	N/A
TERMINATION CLAUSE	N/A	N/A
CURRENT ANNUAL RENT	\$48,000	\$66,000
EXPENSE REIMBURSEMENT	Gross	Gross



II. Tenant Overview

TENANT PROFILE

716A W EULESS BLVD - CLAIMS CONSULTING SERVICES

CCS, Inc. has assembled the largest experienced group of Independent Adjusters and Examiners in the country. Today, established around these talented professionals, CCS produces and delivers the best up to date, advanced, and precise products available in the market.

CCS, Inc. offers over two decades of independent claims management and adjusting/consulting experience. CCS has the capabilities to bring you the most up to date tools and knowledge in the industry today. This allows us to service your claims and your clients in order to bring them to a beneficial conclusion for any claim circumstance that arises.



II. Tenant Overview

TENANT PROFILE

FRANK'S SPEED SHOP

As one of the leading local businesses in the Euless area, Frank's Speed Shop attributes their reputation to the lasting customer relationships they've developed throughout the years. They believe that all of their customers deserve the highest level of service, and they are committed to providing just that.



III. Neighborhood Overview

NEIGHBORHOOD PROFILE

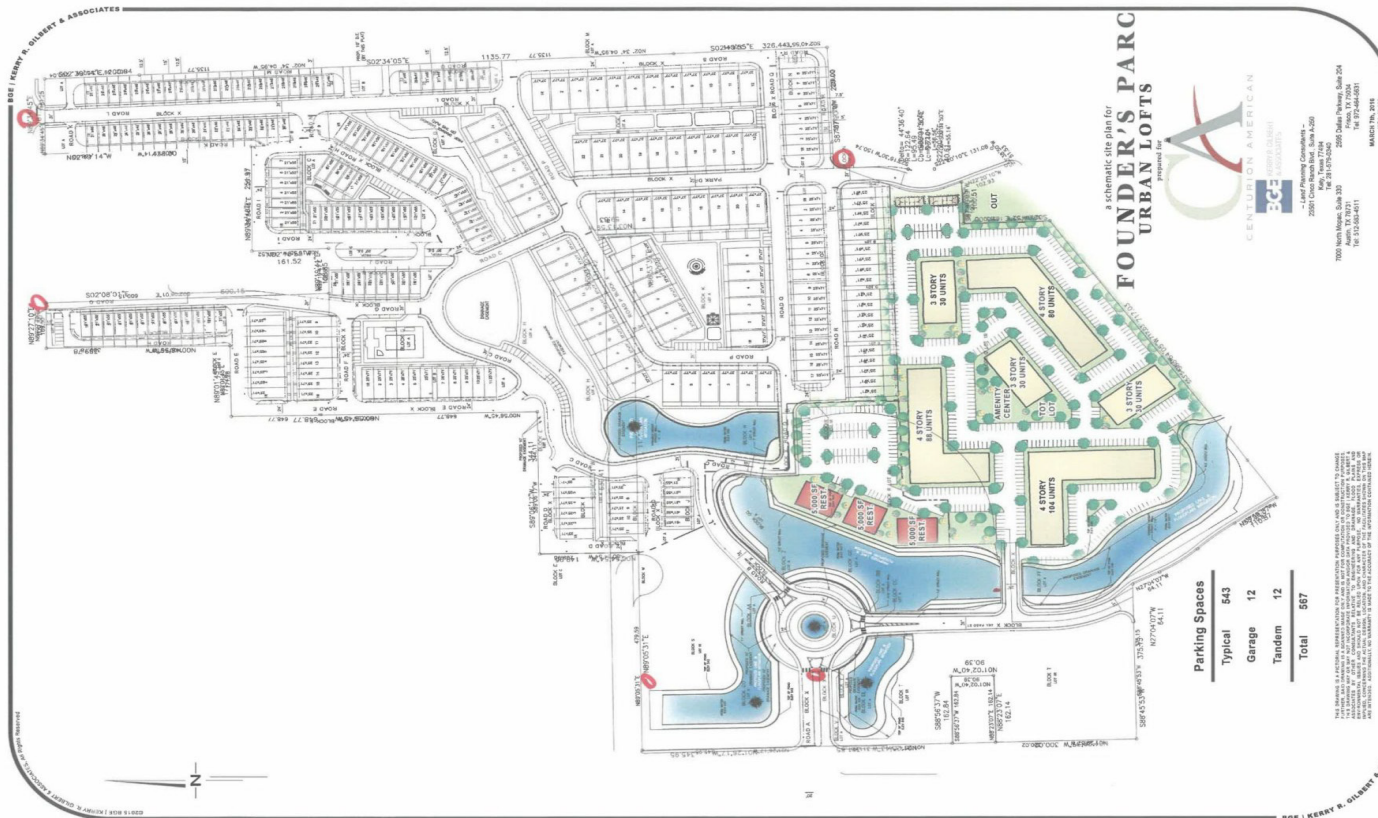
FOUNDER'S PARC

Founder's Parc is a mixed-use development in Euless, TX, that places residents steps from retail and restaurants as well as beautiful open spaces and relaxing water fountains and canals.

Along with the resort-style amenities, including an amenity center & swimming pool, residents can walk to on-site shopping, dining, and entertainment options, all while living in the heart of DFW.



FOUNDER'S PARC



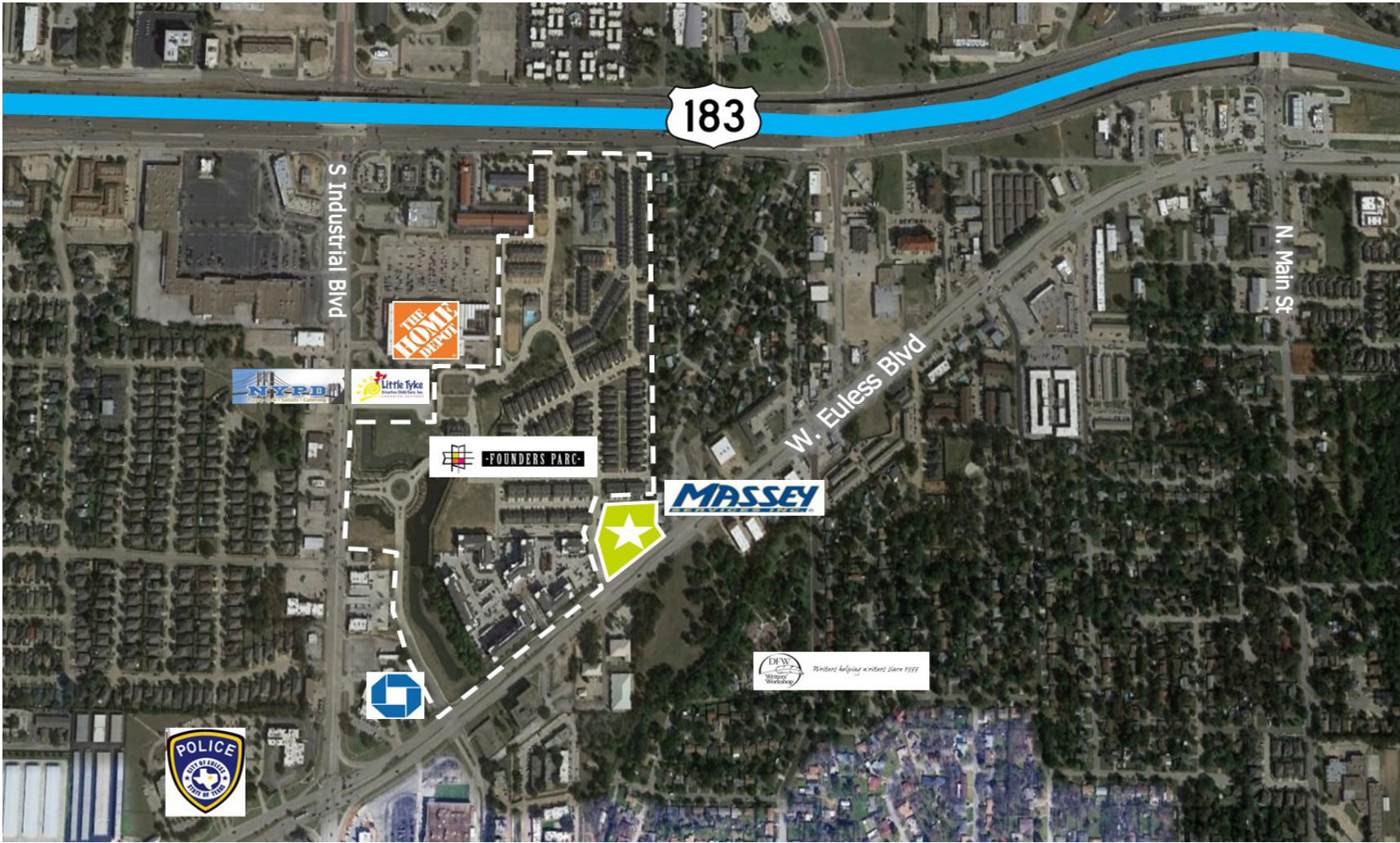
IV. Property Overview

AERIAL



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RETAIL AREA MAP



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LOCATION MAP



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PICTURES



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