

106 GRANT WAY, MOXEE, WA

DIRECTV

Long Term Absolute Triple Net Lease | 3% Annual Escalations | Mission Critical Data Center & Broadcasting Facility

Investment Offering Memorandum.

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The Offering.

Thomas Company is pleased to present a DIRECTV Uplink facility located in Moxee, WA. This fee simple property totals 26,172 square feet featuring 17 years remaining on an absolute triple net lease with 3.00% escalations annually providing a low risk, cash flowing investment.

Investment Highlights

Mission Critical Uplink Facility

This data center and broadcasting facility is a mission critical site for DIRECTV's day to day operations. This site is part of the technical core, housing critical infrastructure that make broadcast signals viable. This site is used to send broadcast signals to DIRECTV satellites in orbit.

Absolute Triple Net Lease

An absolute triple net lease, with 17 years remaining and 3.00% annual escalations, carries no landlord responsibilities and represents an attractive opportunity for investors seeking a passive, cash-flowing asset. Its lease structure provides predictable income and minimizes operational risk, making it a compelling investment.



Leading Satellite TV Provider

DIRECTV is a leading provider of satellite television services in the United States with over 11 million subscribers. DIRECTV offers a comprehensive television service with a wide range of channels, sports coverage, and features that cater to the diverse preferences of its subscribers.

Strong Credit Tenant

In 2021, TPG acquired a 30% stake in DIRECTV from AT&T. In 2024, TPG Capital announced an agreement to acquire the remaining 70% stake in DIRECTV from AT&T, aiming to gain full ownership of the satellite TV provider. This acquisition was completed in June 2025 and it is expected to provide DIRECTV with a stronger financial platform to increase investments in innovative video offerings that benefit consumers.



Executive Summary.

PROPERTY SUMMARY

Price	\$15,217,726
Cap Rate	6.50%
Address	106 Grant Way
City	Moxee
State	WA
Property Type	Data Center and Broadcasting Facility
NOI	\$989,152
Building SF	26,172
Land/Lot Size (Acres)	3.64

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN)
Tenant	DIRECTV, LLC
Landlord Responsibilities	None
Roof & Structure	Tenant Responsible
Lease Commencement Date	03/31/23
Lease Expiration Date	03/31/43
Lease Term (Remaining)	17 Years
Renewal Options	4 x 5 Years Options
Escalations	3.00% annually



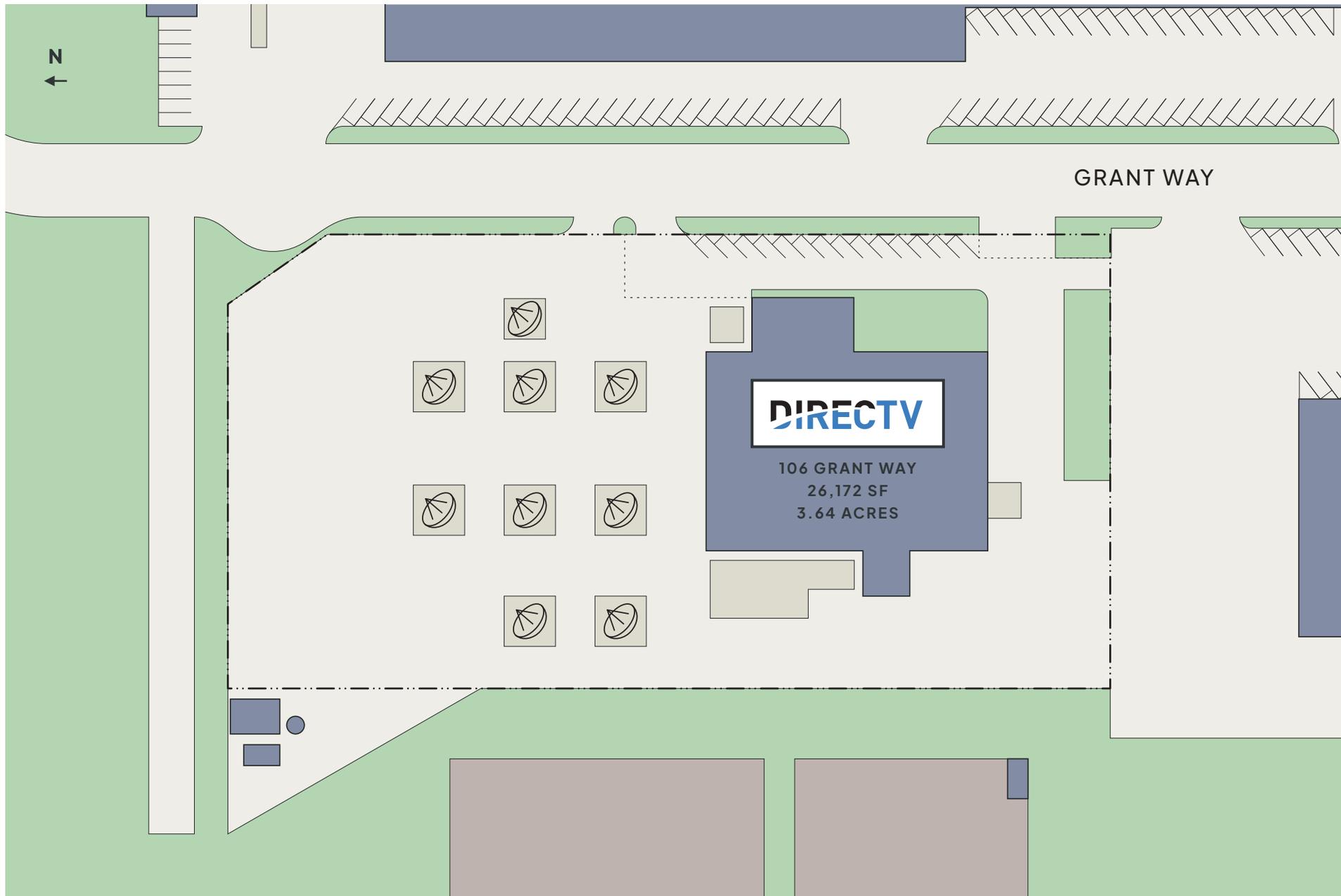
Lease Abstract.

LEASE ABSTRACT

Tenant Name	DIRECTV, LLC
Lease Type	Absolute Triple-Net (NNN)
Building Size (SF)	26,172
Land (Acres)	3.64
Lease Commencement Date	3/31/23
Expiration Date	3/31/43
Lease Term	20.00 Years
Remaining Lease Term	17 Years
Contractual Rental Rate	\$989,152
Escalations	3.00% annually
Number of Options	4 x 5 Year Options
Landlord Responsibilities	None
Operating Expenses	Absolute Triple-Net Lease. Tenant responsible for all operating expenses.
Utilities	Absolute Triple-Net Lease. Tenant responsible for all utilities.
Property Taxes	Absolute Triple-Net Lease. Tenant responsible for taxes.
Property Insurance	Absolute Triple-Net Lease. Tenant responsible for insurance.
Maintenance & Repairs	Absolute Triple-Net Lease. Tenant responsible for maintenance and repairs.



Site Map.

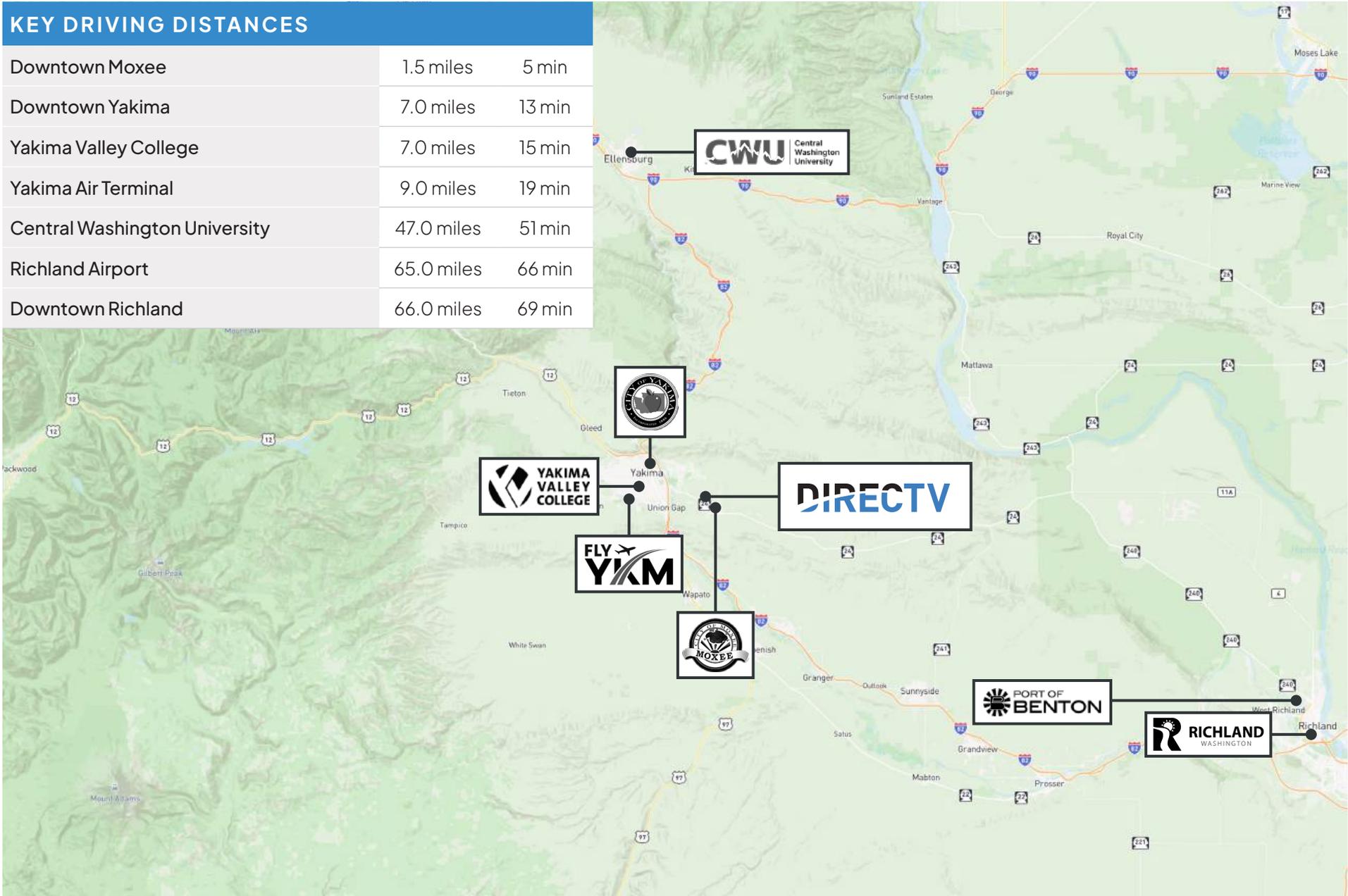


Aerial Map.



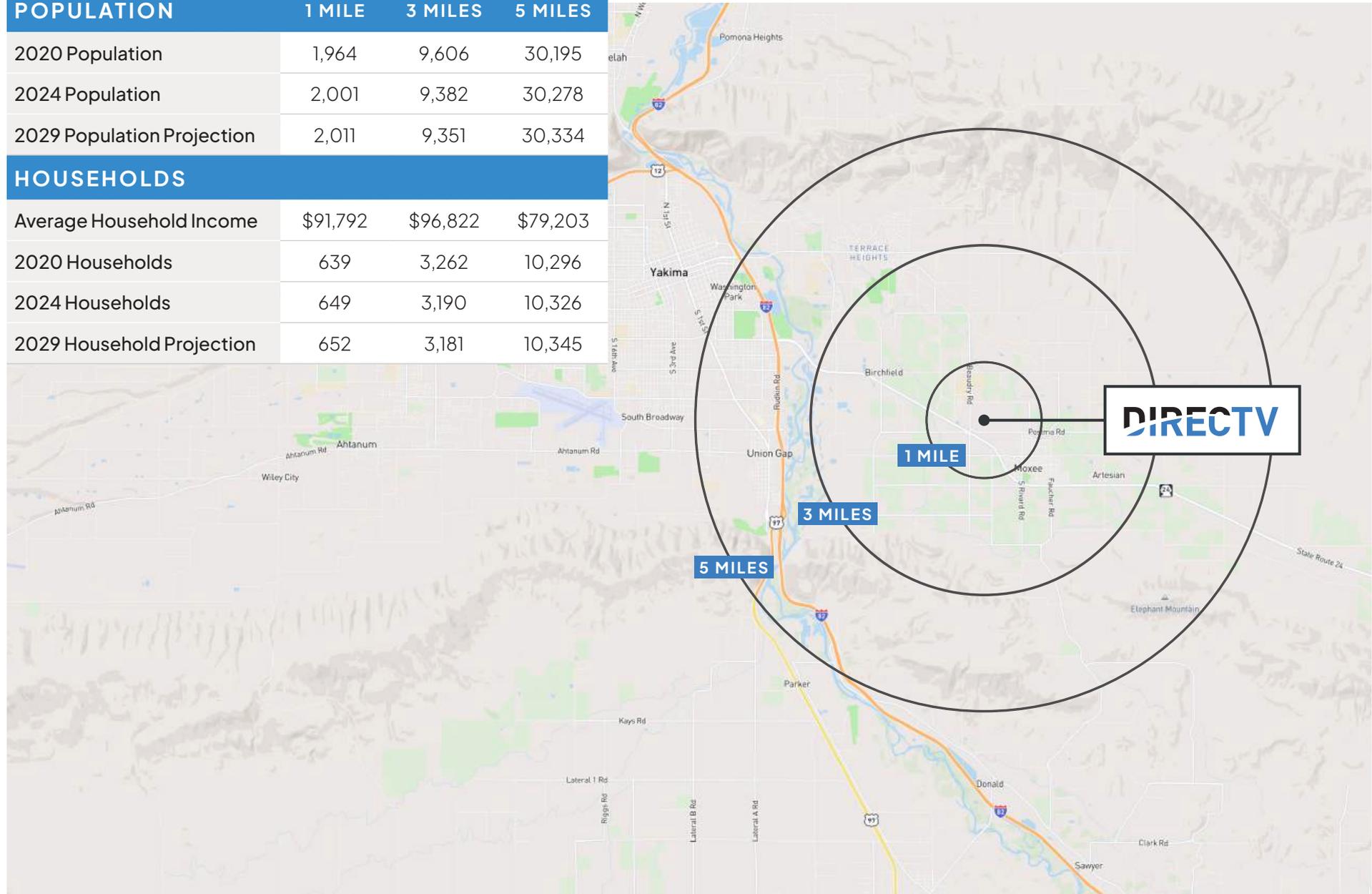
Regional Map.

KEY DRIVING DISTANCES		
Downtown Moxee	1.5 miles	5 min
Downtown Yakima	7.0 miles	13 min
Yakima Valley College	7.0 miles	15 min
Yakima Air Terminal	9.0 miles	19 min
Central Washington University	47.0 miles	51 min
Richland Airport	65.0 miles	66 min
Downtown Richland	66.0 miles	69 min



Demographics.

POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	1,964	9,606	30,195
2024 Population	2,001	9,382	30,278
2029 Population Projection	2,011	9,351	30,334
HOUSEHOLDS			
Average Household Income	\$91,792	\$96,822	\$79,203
2020 Households	639	3,262	10,296
2024 Households	649	3,190	10,326
2029 Household Projection	652	3,181	10,345



Market Overview.

Yakima, WA

Moxee, Washington stands out as a vibrant and strategically positioned community within the growing Yakima metropolitan area. Situated just minutes southeast of downtown Yakima, Moxee offers an attractive combination of desirable livability and seamless access to a key economic hub in Central Washington. Its location along Highways 24 and 82 provides efficient regional connectivity, linking Moxee to Yakima's diverse employment base, agricultural leadership, essential services, and a steadily expanding economy. Surrounded by the scenic landscapes of the Yakima Valley, known for its vineyards, orchards, and sweeping mountain views, Moxee delivers a strong quality of life rooted in open space, community values, and outdoor recreation.

While Moxee maintains its own distinct identity as a fast-growing, family-oriented community, it benefits significantly from its proximity to the Yakima urban core. Yakima offers a robust mix of cultural amenities, recreational destinations, regional medical facilities, and a thriving agricultural and food-processing economy. Major attractions such as the Yakima Valley Museum, State Fair Park, Capitol Theatre, and the Yakima Greenway contribute to a dynamic environment that continues to attract new residents, businesses, and investment throughout the region. Yakima's central role in Washington's agricultural sector—particularly in hops, tree fruit, and wine, further reinforces its economic stability and relevance.

The greater Yakima Valley is home to numerous major employers, including Yakima Valley Memorial Hospital, the U.S. Bureau of Reclamation, Yakima School District, Pacific Northwest University of Health Sciences, and prominent food-processing and distribution companies. This strong employment base, combined with a dependable agricultural industry and a growing logistics and manufacturing presence, provides long-

term economic reliability for the region. Moxee benefits directly from this ecosystem while offering the convenience, affordability, and residential appeal that make Yakima Valley communities increasingly desirable.

With its blend of regional connectivity, natural beauty, and strong community character, Moxee presents investors with a compelling opportunity in Central Washington. As the Yakima metropolitan area continues to evolve, diversify, and attract both population and business growth, Moxee is well-positioned to capture the benefits of this expansion, offering a stable and strategic setting for a wide range of investment opportunities.



Tenant Overview.

DIRECTV Overview

DIRECTV, LLC is a nationally recognized provider of video entertainment services, offering satellite and streaming TV to millions of residential and commercial customers across the United States. Its programming includes a wide array of sports, entertainment, news, and lifestyle content, serving both urban and rural markets. The company plays a key role in delivering content to individual households, commercial venues, and multi-dwelling unit (MDU) properties.

Originally a division of AT&T, DIRECTV was spun off into a standalone entity in 2021 when TPG Capital, a leading global private equity firm, acquired a 30% stake. In 2024, TPG announced an agreement to acquire the remaining 70% ownership from AT&T, which completed in June 2025. This strategic move by TPG signals a long-term commitment to revitalizing the DIRECTV brand and investing in its transition toward next-generation streaming technologies.

TPG Capital's full ownership represents a strong vote of confidence in DIRECTV's long-term value. With over \$200 billion in assets under management and a track record of successfully transforming complex, legacy businesses, TPG brings deep operational expertise, disciplined capital management, and a performance-driven approach to DIRECTV's future. The acquisition is expected to provide a stronger financial platform to invest in innovation, modernize offerings, and enhance customer retention—key components of a healthy, evolving business.

For landlords and real estate investors, this development greatly enhances DIRECTV's credit profile. The backing of a sophisticated institutional sponsor like TPG increases confidence in lease stability, renewal potential, and long-term occupancy.



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