

UNMISTAKABLE, LIVE-WORK-PLAY OFFICE ASSET IN THE HEART OF NORTH DALLAS

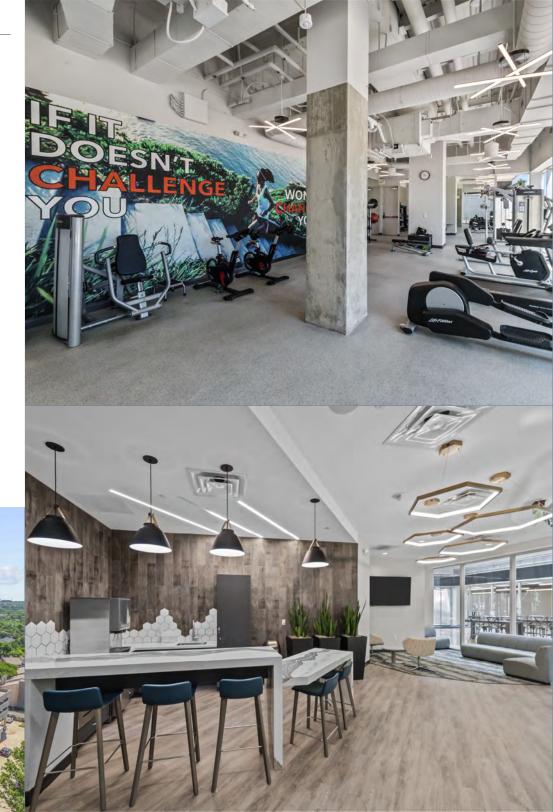
EXECUTIVE SUMMARY

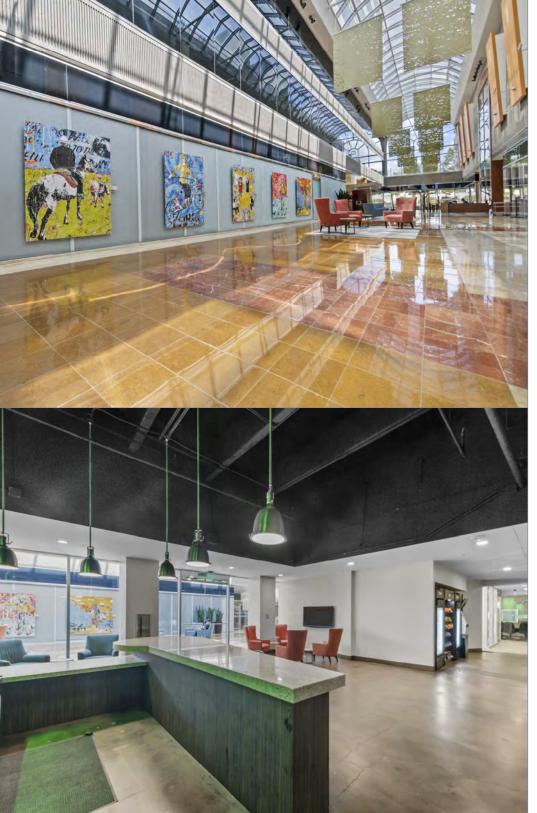
Younger Partners, as exclusive advisor for the Receiver, is pleased to present the opportunity to acquire Preston Plaza (the "Property"), a prominently positioned office building located in North Dallas at the high-profile intersection of Preston and Frankford Roads. The Property consists of a 10-story, trophy office tower spanning 259,000 SF with a 4-level structured parking garage on a 6.29-acre site. The Property is currently 36% occupied and offers untapped upside through reinvigoration. The offering is being made unpriced and on and "as-is" basis.

Originally constructed in 1986, Preston Plaza has been meticulously maintained and renovated a number of times, most recently 2020. The latest modernizations have laid the groundwork to reclaim a spot amongst the premier office assets in North Dallas.

THE PROPERTY

Address	17950 Preston Road Dallas, TX 75252
Building Size	259,009 SF
Land Area	6.29 A CRES
YEAR BUILT / RENOVATED	1986 / 2020
Building Height	Ten Story
Parking	3.7 / I,000 SF (STRUCTURED & SURFACE)





INVESTMENT HIGHLIGHTS

IMMEDIATE WALKABILITY

Proximate to 40(+) restaurants, 2 country clubs, a variety of shopping destinations and a wealth of affluent rooftops, Preston Plaza is a quintessential suburban office asset.

A SPACE FOR EVERY TASTE

From a full floor to a few hundred feet, Preston Plaza has something for everyone including ground level, direct access suites that call out for medical, dental and quasi-retail tenancy.

FULL COMPLIMENT OF TENANT AMENITIES

The building offers structured parking, conference center, food service, fitness facility and tenant lounges. The above-standard, on-site amenities distinguish the Property within the competitive set and is further complimented by floor to ceiling glass and sweeping views.

PLENTIFUL ON-SITE PARKING

Featuring over 591 structured parking spaces with nearly 362 surface spaces, Preston Plaza parks at a total ratio of 3.7/1,000. Superior to market, the parking structure offers direct access into the building's lobby without having to brave the elements.

RE-BRAND AND CAPITALIZE

Unmistakable amongst the office buildings of Preston Road in north Dallas, the Property could benefit from a new identity. The striking architectural design, attracts the eye and should lend itself to a new identity.

LONG RUN OPPORTUNITY

Located on more than 6 acres of land in the southeast corner of Preston Road and Frankford Road, roughly 78,000 cars are estimated to pass by the building on a daily basis.

LOCATION, LOCATION

Easily accessible to all of Dallas and Plano, including 2 million residents within a 30-minute drive, Preston Plaza is moments from the Dallas North Tollway and President George Bush Turnpike.

SUBURBAN OFFICE STORY

Dallas leads the nation (according to Placer.ai) in back to the office statistic and it isn't even close. Year over year, the data indicates a 25% increase in office usage. These metrics align with reality. Attorneys take depositions in conference rooms, accountants review tax filings in offices and dentists don't make house calls. Some businesses can thrive out of the office but the typical suburban office tenant relies on a professional setting to host meetings and interact with clients and coworkers. Preston Plaza fits neatly into this category with tenancy that reads like a "101" intro-class for suburban office: Law firms, energy companies, wealth managers, doctors, a title company, a bank, home healthcare, information technology, etc.

SUBURBAN OPPORTUNITY

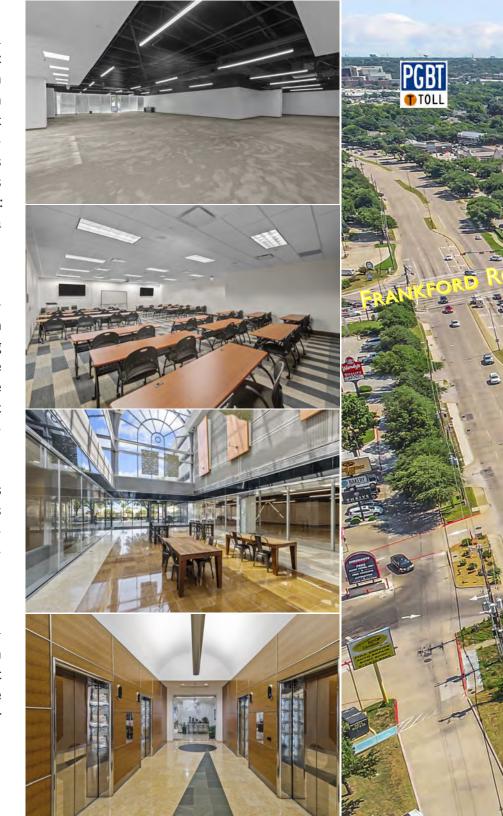
The opportunity at Preston Plaza is to continue pursuing small, suburban office tenants that are the bread and butter of North Dallas, while backfilling larger vacancies that were created in the last year. When you consider the fundamentals of an attractive acquisition basis, dynamic location and in-place amenities, then layer in fresh capital to aggressively pursue tenants, the result is a range of repositioning and possible development strategies in the nation's strongest market for job and population growth.

Preston Plaza is uniquely positioned to appeal to the surrounding residents and provide a vibrant live-work-play location on Preston Road that avoids the daily grind of the Dallas North Tollway. Preston Plaza offers an unparalleled mixed-use amenity base and prestige of a true Class A office environment amongst the mostly Class B competitive set on Preston Road.

THE NEXT CHAPTER

Available at a staggering discount to replacement cost (est \$450/sf), Preston Plaza is located on a highly coveted and efficient 6.29-acre redevelopment site. The existing occupancy (36%) offers contractual revenues to operate the building and bridge the gap while pursuing zoning and entitlements for a reimagined use of a true in-fill location.







FOR ADDITIONAL BUILDING INFORMATION PLEASE CONTACT:

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Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES. ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Younger Partners Dallas, LLC		9001486		(214)294-4400
Licensed Broker /Broker Firm Name or		License No.	Email	Phone
Primary Assumed Business Name				
Moody Younger		420370	moody.younger@youngerpartners.com	(214)294-4412
Designated Broker of Firm		License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate		License No.	Email	Phone
Sales Agent/Associate's Name		License No.	Email	Phone
-	Buyer/Tenant/	/Seller/Landlord	Initials Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



CONFIDENTIALITY STATEMENT PRESTON PLAZA 17950 Preston Road Dallas, Tx 75252

Please return to: tom.strohbehn@youngerpartners.com Attn: Tom Strohbehn, CCIM

The undersigned has been advised that Younger Partners has been retained on an exclusive basis by the Owner with respect to the offering for sale of 17950 Preston Road (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Younger Partners. All fees due Younger Partners in connection with the sale of the Property shall be paid by the Owner. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the

The Owner has available for review certain information ("Confidential Information") concerning the Property. On behalf of the Owner, Younger Partners may make such Confidential Information available to the undersigned upon execution of this Confidentiality Statement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property nor an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Owner and Younger Partners, primarily from information supplied by the Owner of the Owner's agent. It does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. Neither Younger Partners, the Owner nor the Owner's Lender make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Statement you agree that the Information provided is confidential, that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone else to disclose the Information to any person, firm or entity without prior written authorization of the Owner and Younger Partners except that the information may be disclosed to your partners, employees, legal counsel and lenders or pursuant to a court order. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions or interest in the property and to terminate discussions with any party at negotiations you hereby agree to return the Confidential Information to Younger Partners.

ON BEHALF OF PROSPECTIVE PURCHASER:		CO-BROKER (If Any):	
Company: _		Company:	
Address: _	·····	Address:	
City, State, Zip: _	· · · · · · · · · · · · · · · · · · ·	City, State, Zip:	
Telephone: _	····	Telephone:	
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