34,560 SF
FOR SALE

OFFERING MEMORANDUM

3401
w kingsley rd

Garland, TX

CBRE

Affiliated Business Disclosure

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

3401
w kingsley rd

EXECUTIVE SUMMARY

01

Executive Summary

The Northeast Dallas Submarket totaled 1,804 buildings equaling 113 million sq. ft. or 11.1% of the Dallas/Fort Worth Industrial Market. Net absorption for the quarter was at 250,866 sq. ft. with vacancy at 6.5%. Deliveries totaled 180,657 SF for the quarter, while 1,336,272 SF of under construction development is still underway. Distribution and logistics and light manufacturing companies make up most submarket industrial occupiers in Northeast Dallas. The Northeast Dallas/Garland submarket is a well-known manufacturing cluster within DFW, with a plentiful supply of manufacturing workers and affordable housing options.

3401 W KINGSLEY IS A CLASS C MULTI-TENANT INDUSTRIAL BUILDING LOCATED JUST EAST OF JUPITER ROAD AND SURROUNDED BY 4,481 HOUSEHOLDS WITHIN ONE MILE

PROPERTY OVERVIEW

Gross Leasable SF	34,560
Year Built	1973
Lot Size	1.92 Acres
Construction	Masonry
Asking Price	$5,250,000
Price PSF	$152
Occupancy	84.25%

Investment Highlights

Highly Sought-After Multi-Tenant Industrial – 34,560 SF with Suites between 2,000 & 5,500 SF. Ideal size for pushing rents in a rapidly growing market

Significantly Below Submarket Rents – 84.2% occupied with all leases expiring in the next 2 years. 41.7% below market with in-place rents, allowing an investor tremendous upside quickly (SOURCE: COSTAR)

Directly Next to the Intersection of Jupiter Rd and Lyndon B Johnson Fwy I-635 – Less than a Mile from the Intersection of these major thoroughfares in North Dallas

Verisco Roofing System Installed in 2014 – Verisco Total Roofing System was installed in December of 2014 and comes with a Warranty until January 2030

Texas Has No State Income Tax

VEHICLES PER DAY

LYNDON B JOHNSON FREEWAY - 193,515

JUPITER ROAD - 34,815

KINGSLEY ROAD - 16,087

In Demand Facility in a Dense Industrial Corridor

Side and Rear Loading Facility with 7 Drive-In Doors, 85 parking spaces, and located in a dense North Dallas location. Surrounded by complimentary and competing tenants including ABC Supply Co, Grainger Industrial Supply, Massimo Motors, Plastipak, Caliber Collision, Sherwin Williams Distribution Center, FedEx Ship Center, Prism Electric, and Kraft Heinz

3401 W KINGSLEY RD
GARLAND, TX 75041

PRICE
$5,250,000

PRO FORMA YR 2
CAP RATE - 7.29%

TERM REMAINING
1.05 YEARS

BUILDING SIZE
34,560 SF

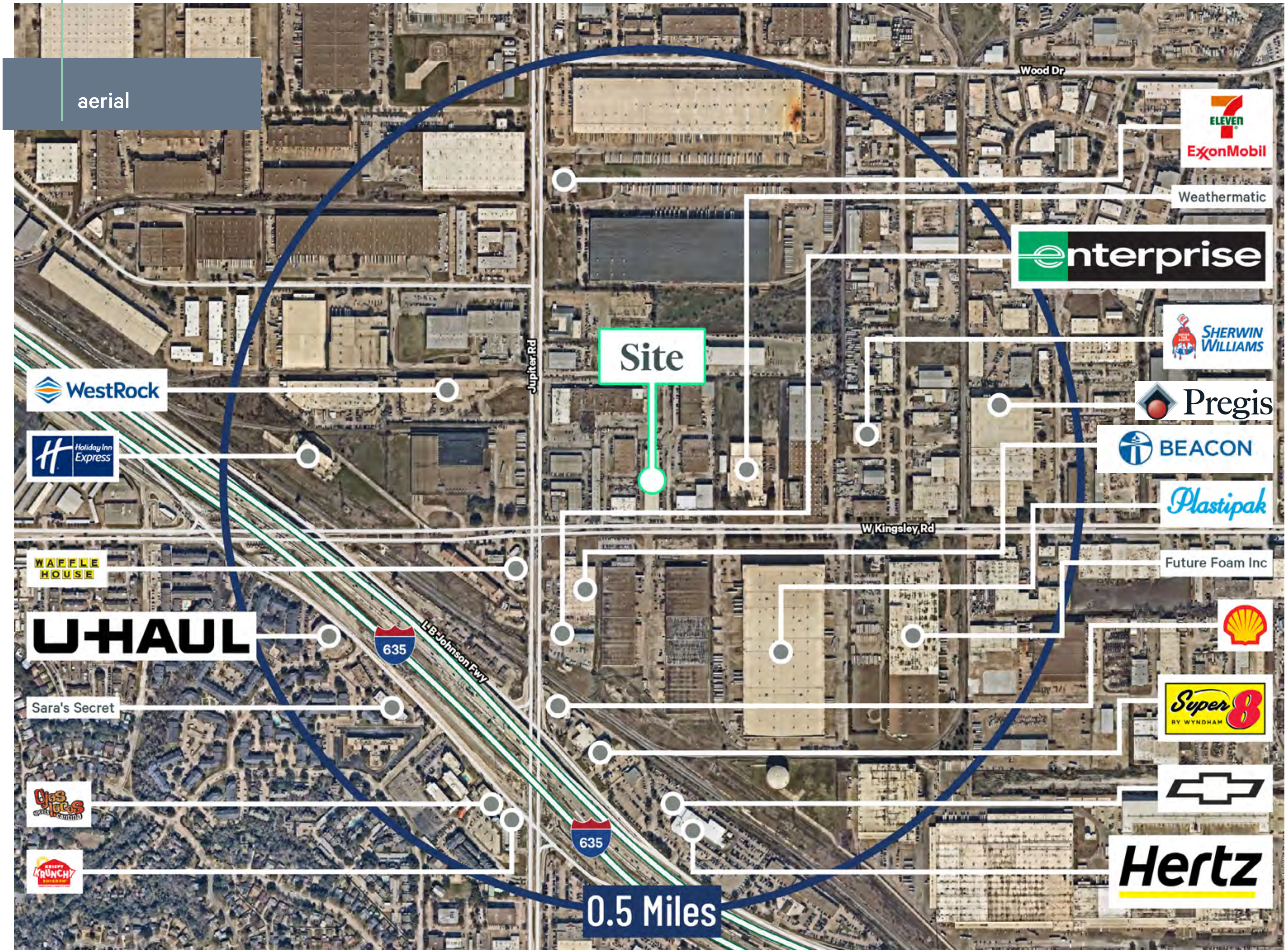
PARCEL SIZE
1.92 AC

3401
w kingsley rd

AREA OVERVIEW

02

aerial


Site
0.5 Miles
Wood Dr
Jupiter Rd
W Kingsley Rd
LB Johnson Fwy
635
635
7 ELEVEN
ExxonMobil
Weathermatic
enterprise
SHERWIN WILLIAMS
Pregis
BEACON
Plastipak
Future Foam Inc
Super 8 BY WYNDHAM
Hertz
WestRock
Holiday Inn Express
WAFFLE HOUSE
U-HAUL
Sara's Secret

aerial

Forest Ln
cart.com
BATORY FOODS
American Best
ANDERSEN WINDOWS & DOORS
LESLIE'S
Zobele USA
WestRock
Texas Tool Traders
Plastipak
NATURICH LABS
Sherwin Williams
Weathermatic
Future Foam Inc
Pregis
BFS- Dallas
La Bodega Meat
TCLS - Garland Service
Interplast Group Engineered Films
Garland Truck and Trailer Repair
TRANE Supply
Power Distributors
FERGUSON
CARPET ONE FLOOR & HOME
SUBWAY
SUNBELT RENTALS
sam's club
FAMILY DOLLAR
Lake Highlands MS
Students: 822
Pizza Hut
Public Storage
S Jupiter Rd
LA MICHOACANA MEAT MARKET SINCE 1986
W Kingsely Rd
WAFFLE HOUSE
Lake Highlands ES
Students: 727
BEACON
Barrett distribution centers
Daisy Brand LP
Kroger
petco
7 ELEVEN
ExtraSpace Storage
SONIC
Krispy Krunchy Chicken
Highland Meadows ES
Students: 000
Site
635
Denny's
GOLDEN CHICK
DOLLAR TREE
True Value
ALDI
Walmart
LOWE'S
Easton Rd
Bowlero
pits does matter
Arby's
WinCo FOODS
Martha Turner Reilly ES
Students: 494
THE HOME DEPOT
2 Miles
Brave Industries West
Grain Market LLC
BURGER KING
Popeyes
BRAUM'S

Demographics

DEMOGRAPHIC COMPREHENSIVE	3 MILE	5 MILES	7 MILES
Population			
2024 Population	137,895	412,887	746,899
2029 Population - Projection	135,575	407,756	748,734
2024-2029 Annual Population	-0.34%	-0.25%	0.05%
Generations			
Generation Alpha	16,032	44,911	76,604
Generation Z	34,843	101,482	180,179
Millennials	36,547	112,115	207,311
Generation X	27,039	78,880	140,289
Baby Boomers	19,049	61,148	115,361
Greatest Generations	4,385	14,351	27,155
Household Income			
Average Household Income	$100,662	$98,402	$114,038
Median Household Income	$59,447	$60,955	$71,741
Housing Value			
Median Home Price	$336,033	$320,155	$349,599
Average Home Price	$407,280	$399,921	$479,841
Housing Units			
Owner-Occupied Housing	44.3%	44.4%	45.1%
Renter-Occupied Housing	48.2%	48.2%	47.7%

3401
w kingsley rd

FINANCIAL OVERVIEW

03

Executive Summary

PROPERTY DESCRIPTION

Property Type	Industrial	Size of Improvements	34,580 SF
Property Owner	Private	Currently Vacant as of 8/1/25	5,448 SF
Property Address	3401 W Kingsley Rd Garland, TX	Current Occupancy as of 8/1/25	84.25%

ACQUISITION AND RESIDUAL SUMMARY

Purchase Price as of August 1, 2025		**$152 PSF**	**$5,250,000**
	Year 1	Year 2	Year 3
Capitalization Rate	4.26%	7.29%	9.94%
Unleveraged Cash Return	2.81%	3.13%	8.88%
Leveraged Cash Return	-4.01%	-3.20%	10.95%
Return on Cost	4.21%	6.92%	9.37%

In-Place Capitalization Rate	3.74%	84.25%	Occupancy
Mark-to-Market Cap Rate	9.54%	97.00%	Occupancy

	3-Year	5-Year	7-Year
Average Capitalization Rate	7.16%	8.53%	9.16%
Average Cash Return	4.94%	7.12%	7.23%
Average Leveraged Cash Return	1.25%	6.62%	6.89%

Net Residual Value as of July 31, 2035		$223 PSF	$7,705,000
Residual Capitalization Rate			8.25%
Residual Cost of Sale			5.00%
NOI Compound Annual Growth Rate (CAGR)		Through Residual Year:	13.17%
Market Rent % Above/(Below) Existing Rent:	110.21%	WALT Remaining:	1.05 Years
ALL CASH IRR			**10.65%**
ALL CASH EQUITY MULTIPLE			**2.32x**

LEVERAGE SUMMARY [1]

	MARKET LOAN
Initial Loan Funding (as of Aug-25)	$3,150,000
Loan-To-Value Ratio (Initial Funding)	60.00%
Future Funding (TI/LC/CapEx)	$0
Total Loan Funding (Incl. Future Funding)	$3,150,000
Total Loan-To-Cost (Incl. Future Funding)	60.00%
Funding Date	Aug-25
Maturity Date	Jul-35
Loan Term During Analysis	10.0 Years
Amortization Period	30 Years
Interest Rate Type	Fixed
Interest Rate	6.25%
Origination Fee on Total Loan Funding	1.00%
Loan Constant	7.39%
Initial Debt Yield	6.24%
Debt Coverage Ratio (NOI | Amortizing)	0.84x
Purchase Price as of August 1, 2025	$5,250,000
Total Initial Loan Principal	(3,150,000)
Total Initial Loan Fees	31,500
Holdbacks and Escrows	0
Initial Equity	$2,131,500
LEVERAGED IRR	**14.57%**
LEVERAGED EQUITY MULTIPLE	**3.22x**

[1] Leveraged analysis is based on financing that a particular investor may or may not be able to obtain.
[2] Pricing does not take into account Capital or Deferred Maintenance exposure.

Summary of Financial Assumptions

GLOBAL

Analysis Period

Commencement Date	August 1, 2025
End Date	July 31, 2035
Term	10 Years

Area Measures (NRSF)

Rentable Square Feet	34,580 SF

Growth Rates

Consumer Price Index (CPI)		3.00%		
Other Revenue		3.00%		
Operating Expenses		3.00%		
Real Estate Taxes		3.00%		
Market Rent				
CY 2026	-	3.00%	-	$15.45 PSF
CY 2027	-	3.00%	-	$15.91 PSF
CY 2028	-	3.00%	-	$16.39 PSF
CY 2029	-	3.00%	-	$16.88 PSF
CY 2030	-	3.00%	-	$17.39 PSF
CY 2031	-	3.00%	-	$17.91 PSF
CY 2032	-	3.00%	-	$18.45 PSF
CY 2033	-	3.00%	-	$19.00 PSF
CY 2034	-	3.00%	-	$19.57 PSF
CY 2035+	-	3.00%	-	$20.16 PSF

General Vacancy Loss 3.00% [1]

Capital Reserves (CY 2025 Value) $0.25 PSF

VACANT SPACE LEASING

Occupancy and Absorption

Currently Vacant as of 8/1/25	5,448 SF
Percentage Vacant at 8/1/25	15.75%
Absorption Period	12 Month(s)
Absorption Period Start Date	August 1, 2025
First Absorption Occurs On	August 1, 2026
Last Absorption Occurs On	August 1, 2026

Financial Terms & Tenanting Costs

2025 Annual Market Rent	$15.00 PSF
Rent Adjustment	3.00% Annually
Lease Term	5 Years
Expense Recovery Type	NNN
Rent Abatements	3.0 Month(s)
Tenant Improvements ($/NRSF)	$5.00 PSF
Commissions	6.75%

EXPENSES [2]

Operating Expense Source	Broker Estimates
Management Fee (% of EGR)	3.00%
Real Estate Taxes Reassessed	Yes

SECOND GENERATION LEASING

Retention Ratio 75%

Financial Terms

2025 Annual Market Rent	$15.00 PSF
Rent Adjustment	3.00% Annually
Lease Term	5 Years
Expense Recovery Type	NNN

Tenanting Costs

Free Rent (5FY Duration; BR Only)	
New	3.0 Month(s)
Renewal	None
Weighted Average	0.75 Month(s)
Tenant Improvements ($/NRSF)	
New	$5.00 PSF
Renewal	$3.00 PSF
Weighted Average	$3.50 PSF
Leasing Commissions (BR Only)	
New	6.75%
Renewal	6.75%
Weighted Average	6.75%
Downtime [3]	
New	8 Month(s)
Weighted Average	2 Month(s)

<u>Notes:</u>

All market rates are stated on a calendar-year basis.

[1] General Vacancy Loss factor includes losses attributable to projected lease-up or rollover downtime. All tenants are subject to this loss factor.

[2] <u>Operating Expenses:</u>
a) Operating expenses for CY2025 are based on broker estimates.
b) Real estate taxes include the 2025 total taxable value of $1,840,320 and a tax rate of 2.273741% as indicated on Dallas CAD. Taxes are reassessed in CY2025 and are assumed to grow 3% annually beginning CY2026.
c) Analysis does not factor in the Texas Margin Tax and assumes a buyer will consult with their tax advisor to evaluate their exposure to this expense.

[3] For the purposes of calculating a stabilized residual net operating income, downtime has been removed where necessary.

In-Place vs Pro Forma vs Market-to-Market NOI Summary

	In-Place NOI Aug-25, Annualized		$ PSF	Year 1 Pro Forma NOI Aug-25 to Jul-26	$ PSF	Mark-to-Market NOI Aug-25, Annualized	$ PSF
Size of Improvements			34,580 SF		34,580 SF		34,580 SF
REVENUES							
Scheduled Base Rent							
Gross Potential Rent	$350,232		$10.13	$394,800	$11.42	$518,700	$15.00
Absorption & Turnover Vacancy	(81,720)		(2.36)	(102,343)	(2.96)	0	0.00
Free Rent	0		0.00	(7,197)	(0.21)	0	0.00
Total Scheduled Base Rent	268,512		7.76	285,260	8.25	518,700	15.00
Expense Recoveries	0		0.00	12,500	0.36	73,943	2.14
TOTAL GROSS REVENUE	268,512	[1]	7.76	297,760	8.61	592,643	17.14
General Vacancy Loss	0		0.00	0	0.00	(17,779)	(0.51)
EFFECTIVE GROSS REVENUE	268,512		7.76	297,760	8.61	574,864	16.62
OPERATING EXPENSES							
Common Area Maintenance	(10,374)		(0.30)	(10,556)	(0.31)	(10,556)	(0.31)
Utilities	(5,187)		(0.15)	(5,278)	(0.15)	(5,278)	(0.15)
Management Fee	(8,055)		(0.23)	(8,933)	(0.26)	(8,933)	(0.26)
Insurance	(13,426)		(0.39)	(13,661)	(0.40)	(13,661)	(0.40)
Real Estate Taxes	(34,905)		(1.01)	(35,516)	(1.03)	(35,516)	(1.03)
TOTAL OPERATING EXPENSES	(71,947)	[2]	(2.08)	(73,943)	(2.14)	(73,943)	(2.14)
NET OPERATING INCOME	**$196,565**		**$5.68**	**$223,817**	**$6.47**	**$500,921**	**$14.49**
Capitalization Rate	3.74%			4.26%		9.54%	
PURCHASE PRICE AS OF AUGUST 1, 2025	$5,250,000		$151.82	$5,250,000	$151.82	$5,250,000	$151.82
Physical Occupancy			84.25%		84.25%		97.00%
Economic Occupancy			76.67%				

Notes:

[1] In-Place Net Operating Income is calculated using contractual rents and expense reimbursements as of August 2025, Annualized (less a 3.00% General Vacancy Loss). In-Place NOI does not include vacant lease-up revenue, downtime due to near-term expirations, or future rent increases for existing tenants.

[2] Real Estate Taxes are reassessed based on the sales price. See 'Summary of Financial Assumptions' for details.

Market Versus Existing Comparison

Suite	Tenant at August 1, 2025	Square Feet	Lease Start	Lease End	Existing Rent as of Aug 1, 2025	Adjustment to Market-Equivalent	Market-Equivalent Existing Rent as of Aug 1, 2025		Market Rent as of Aug 1, 2025	Market Rent % Above/(Below) Existing Rent [1]
Existing Tenants										
3005	Mecanica Automotriz Gnral	4,900	Aug-14	Jul-26	$9.50 PSF No Reimb	-$2.08 PSF	$7.42 PSF Market Equivalent	[2]	$15.00 PSF NNN	102.17%
3009	Genaro Rodriguez Colorado	1,900	Aug-14	Jul-26	$12.51 PSF No Reimb	-$2.08 PSF	$10.43 PSF Market Equivalent	[2]	$15.00 PSF NNN	43.82%
3017	Edwin Ramirez	3,000	May-21	Aug-25	$10.08 PSF No Reimb	-$2.08 PSF	$8.00 PSF Market Equivalent	[2]	$15.00 PSF NNN	87.51%
3021	5 Stars Quality Collision	4,975	Sep-14	Aug-27	$9.57 PSF No Reimb	-$2.08 PSF	$7.49 PSF Market Equivalent	[2]	$15.00 PSF NNN	100.28%
3025	FX Auto Repair	5,000	Nov-13	Oct-26	$7.82 PSF No Reimb	-$2.08 PSF	$5.74 PSF Market Equivalent	[2]	$15.00 PSF NNN	161.35%
3401	Tire, Tune, & BrakeMasters	4,680	Jun-15	Dec-26	$8.89 PSF No Reimb	-$2.08 PSF	$6.81 PSF Market Equivalent	[2]	$15.00 PSF NNN	120.28%
3409	BD Auto Repair	4,677	Sep-14	Aug-25	$8.47 PSF No Reimb	-$2.08 PSF	$6.39 PSF Market Equivalent	[2]	$15.00 PSF NNN	134.76%
	Total Existing Square Feet	29,132					$7.14		$15.00	110.21%

Weighted-Average Lease Term Remaining: 1.05 Years

[1] The calculation of total "% Above/(Below)" only includes existing tenants as noted in this schedule.
[2] Tenant's existing rent has been adjusted to reflect the market-equivalent rent for comparative purposes.

Vacant Space Assumptions

Suite	Tenant	Square Feet	Starts on Month	Lease Start	Initial Coupon Market Rent [1]	Rent Adjustment	Lease Term	Free Rent	Tenant Improvements	Leasing Commissions
Vacant Space										
3023	To Be Leased	5,448	Mo. 13	Aug-26	$15.00 PSF NNN	3.00% Annually	5 Years	3 Month(s)	$5.00 PSF	6.75%
Total Vacant Space		5,448								

[1] Calendar year 2025 value. Actual starting contract rent depends on the year in which vacant lease-up tenant begins.

Existing Lease Expirations

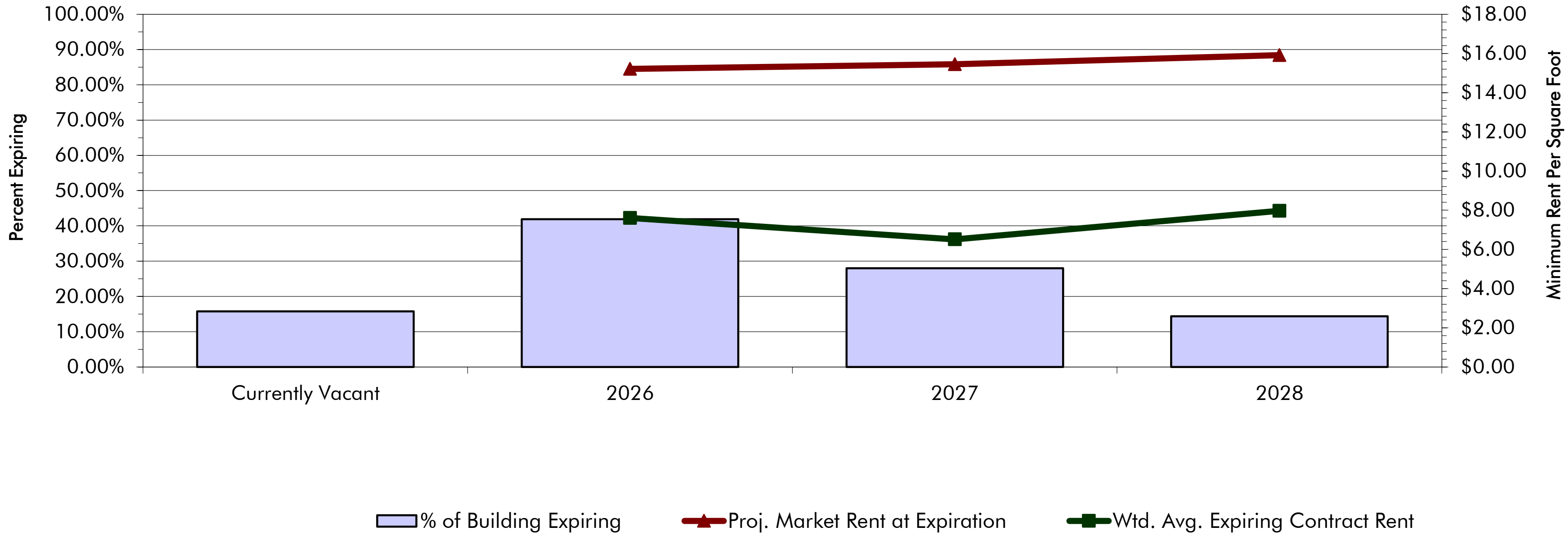
Date	Tenant	Suites	Total SF	Annual (% of SF) [1]	Cumulative (% of SF) [1]	Market-Equivalent Contract Rent At Expiration [2]	Projected Market Rent At Expiration	Market vs Contract $ Variance	Market vs Contract % Variance
Aug-25	Edwin Ramirez	3017	3,000	8.68%		$8.00	$15.00	$7.00	87.51%
Aug-25	BD Auto Repair	3409	4,677	13.53%		6.39	15.00	8.61	134.76%
Jul-26	Mecanica Automotriz Gnral	3005	4,900	14.17%		7.42	15.45	8.03	108.24%
Jul-26	Genaro Rodriguez Colorado	3009	1,900	5.49%		10.43	15.45	5.02	48.14%
FYE 2026 Totals			14,477	41.87%	41.87%	$7.60	$15.21	$7.61	100.10%
Oct-26	FX Auto Repair	3025	5,000	14.46%		$5.98	$15.45	$9.47	158.39%
Dec-26	Tire, Tune, & BrakeMasters	3401	4,680	13.53%		7.08	15.45	8.37	118.24%
FYE 2027 Totals			9,680	27.99%	69.86%	$6.51	$15.45	$8.94	137.28%
Aug-27	5 Stars Quality Collision	3021	4,975	14.39%		$7.97	$15.91	$7.94	99.68%
FYE 2028 Totals			4,975	14.39%	84.25%	$7.97	$15.91	$7.94	99.68%
Subtotal			29,132	84.25%					
	Vacant		5,448	15.75%	100.00%				
TOTAL			34,580	100.00%					

[1] Based on 34,580 total building square feet.
[2] This column represents the market-equivalent contract rent at expiration.

Existing Lease Expirations

[1] Fiscal Year Ending July	Number of Suites	Net Rentable Square Feet Expiring	Percentage Square Feet Expiring	Cumulative Square Feet Expiring	Market-Equivalent Weighted Average Contract Rent At Expiration [2]	Projected Market Rent At Expiration	Market vs Contract $ Variance	Market vs Contract % Variance
Currently Vacant	1	5,448	15.75%					
2026	4	14,477	41.87%	41.87%	$7.60	$15.21	$7.61	100.10%
2027	2	9,680	27.99%	69.86%	$6.51	$15.45	$8.94	137.28%
2028	1	4,975	14.39%	84.25%	$7.97	$15.91	$7.94	99.68%

Market Rent At Expiration vs. Weighted Average Contract Rent At Expiration [1]



[1] The years in which no existing tenants expire are not reflected on this graph.
[2] This column represents the market-equivalent contract rent at expiration.

Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term Begin	Lease Term End	Rental Rates Begin	Monthly	PSF	Annually	PSF		Free Rent Date	% Free	Recovery Type	Tenant Improvements	Leasing Commissions	Market Assumption / Market Rent
3005	Mecanica Automotriz Gnral	4,900	14.17%	Aug-2014	Jul-2026	Current	$3,879	$0.79	$46,548	$9.50	-			No Reimbursement	-	-	Market - 75.00%
															-	-	$15.00 NNN [TI:
																-	$5.00/$3.00]
Notes:																	
Guarantor: Tuan Phan.																	
3009	Genaro Rodriguez Colorado	1,900	5.49%	Aug-2014	Jul-2026	Current	$1,981	$1.04	$23,772	$12.51	-			No Reimbursement	-	-	Market - 75.00%
															-	-	$15.00 NNN [TI:
																-	$5.00/$3.00]
General Notes: Full tenant name: Genaro Rodriguez Colorado & Elvira Vazquez.																	
Guarantor: Genaro Rodriguez Colorado & Elvira Vazquez.																	
3017	Edwin Ramirez	3,000	8.68%	May-2021	Aug-2025	Current	$2,519	$0.84	$30,228	$10.08	-			No Reimbursement	-	-	Market - 75.00%
															-	-	$15.00 NNN [TI:
																-	$5.00/$3.00]
General Notes: Analysis assumes tenant will remain on a month to month basis through 08/25. Actual expiration in 11/24.																	
3021	5 Stars Quality Collision	4,975	14.39%	Sep-2014	Aug-2027	Current	$3,968	$0.80	$47,616	$9.57	-			No Reimbursement	-	-	Market - 75.00%
						Sep-2026	$4,167	$0.84	$50,000	$10.05	5.01%				-	-	$15.00 NNN [TI:
																-	$5.00/$3.00]
General Notes: Rent as of 09/25.																	
Guarantor: Marlon E. Buezo.																	
3023	To Be Leased	5,448	15.75%	Aug-2026	Jul-2031	Aug-2026	$7,014	$1.29	$84,172	$15.45	-	08/26-10/26	100%	NNN	$5.15	$5.28	Market - 75.00%
						Aug-2027	$7,225	$1.33	$86,697	$15.91	3.00%				$28,057	$28,744	$15.00 NNN [TI:
						Aug-2028	$7,441	$1.37	$89,298	$16.39	3.00%					6.75%	$5.00/$3.00]
						Aug-2029	$7,665	$1.41	$91,977	$16.88	3.00%						
						Aug-2030	$7,895	$1.45	$94,736	$17.39	3.00%						
General Notes: Analysis assumes leaseable area of the suite is 5,448 SF. Ownership estimates the actual square footage of the suite is 4,095 SF.																	
3025	FX Auto Repair	5,000	14.46%	Nov-2023	Oct-2026	Current	$3,259	$0.65	$39,108	$7.82	-			No Reimbursement	-	-	Market - 75.00%
						Nov-2025	$3,357	$0.67	$40,284	$8.06	3.01%				-	-	$15.00 NNN [TI:
																-	$5.00/$3.00]
Notes:																	
Guarantor: Pedro Muniz.																	
3401	Tire, Tune, & BrakeMasters	4,680	13.53%	Jun-2015	Dec-2026	Current	$3,468	$0.74	$41,616	$8.89	-			No Reimbursement	-	-	Market - 75.00%
						Jan-2026	$3,572	$0.76	$42,864	$9.16	3.00%				-	-	$15.00 NNN [TI:
																-	$5.00/$3.00]
Notes:																	
Guarantor: Alexander Griffin Pineda and Robin Scott Tatum.																	
3409	BD Auto Repair	4,677	13.53%	Sep-2014	Aug-2025	Current	$3,302	$0.71	$39,624	$8.47	-			No Reimbursement	-	-	Market - 75.00%
															-	-	$15.00 NNN [TI:
																-	$5.00/$3.00]
Notes:																	
Guarantor: Raul Portillo and Miguel Morales.																	
TOTALS / AVERAGES		34,580					$22,376	$0.77	$268,512	$9.22							

OCCUPIED SqFt	29,132	84.2%
VACANT SqFt	5,448	15.8%
TOTAL SqFt	34,580	100.0%

WEIGHTED-AVERAGE LEASE TERM REMAINING:	1.05 Years
WEIGHTED-AVERAGE LEASE TERM LAPSED:	8.55 Years
WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION	9.60 Years

3401
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