



# PLANO PARKWAY BUSINESS CENTER

2701 W. PLANO PARKWAY  
PLANO, TX 75075

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# 1 PROPERTY INFORMATION

2701 W. Plano Parkway  
Plano, TX 75075

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$16,500,000
Cap Rate:	7.20%
NOI:	\$1,187,994
Lot Size:	8.758 Acres
Year Built:	1998
Building Size:	113,299 SF
Zoning:	PD-375 R/02
Market:	North Dallas
Submarket:	Plano Ind
Price / SF:	\$145.63

## PROPERTY OVERVIEW

Plano Parkway Business Center is located in the 4th largest city in the Dallas-Fort Worth region and the 9th largest in Texas. Plano, with a 2019 population of over 281,000, is a prosperous place. Plano offers an integrated approach of programs and services to support the creation of new businesses, the expansion and retention of existing businesses within the City of Plano and the attraction of companies that offer high impact jobs that share the community's values.

## PROPERTY HIGHLIGHTS

- Excellent frontage along Plano Parkway with easy access to 190 and Hwy 75
- Monument signage
- Easy Access From SH 190 & US 75
- Ideal location 10 miles from the new \$1B Toyota US Headquarters and 4 miles from State Farm's massive CityLine Campus.
- Plano is the 4th largest city in the Dallas-Fort Worth region and the 9th largest in Texas
- Stable tenants with a history of 10-year leases.
- High quality tenants: Teradyne [NASDAQ], DENSO International America [25% owned by Toyota], corporate headquarters for Republic Title and more.
- Managed and Leased by SVN I Trinity Advisors

# Executive Summary



## PLANO PARKWAY BUSINESS CENTER

SVN Trinity Advisors is pleased to announce the exclusive listing of Plano Parkway Business Center located in Plano, TX, the 4th largest city in the Dallas-Fort Worth region. The Plano Parkway Business Center is located on 8.758 acres of land just north of the George Bush Turnpike Corridor between the Dallas North Tollway [SH-190] and Central Expressway [US-75] in the heart of the Telecom Corridor known as Silicon Prairie. Plano Parkway Business Center is situated within 2.5 miles from the \$1.5 billion CityLine mixed-use development at Bush Turnpike and Plano Road in Richardson's Telecom Corridor and 10 miles from the \$1 billion Toyota US Headquarters.



The City of Plano has been recognized as the safest city in America with a 2019 population of over 281,000 and conveniently located 19 miles north of downtown Dallas. The business corridor offers excellent access to DFW International and Love Field airports. Plano contains within its boundaries SH 190 [President George Bush Turnpike], Dallas North Tollway, US 75 [Central Expressway], and SH 121 [Sam Rayburn Tollway]. Interstates 20, 30, 35, and 635 are within 30 miles. Other than its irreplaceable location, this property benefits from its close proximity to a highly-educated workforce.

The City of Plano is a great place for businesses to flourish and thrive. The proof is in the numerous leading global corporations with headquarters in Plano, including several Fortune 1,000 companies and more than 10,000 businesses. Plano Parkway Business Center is situated in one of the most thriving cities.



# Complete Highlights

## SALE HIGHLIGHTS

- Plano, Texas was ranked as 2019's best places to find a job at a time when the unemployment rate is at an 18-year low of 3.7 percent. Plano was the only Texas city to rank in the top 10.
- Excellent frontage along Plano Parkway with easy access to 190 and Hwy 75
- Ideal location 10 miles from the new \$1B Toyota US Headquarters and 4 miles from State Farm's massive CityLine Campus.
- High quality tenants: Teradyne (NASDAQ), DENSO International America [25% owned by Toyota], corporate headquarters for Republic Title and more.
- Stable tenants with a history of 10-year leases.
- Current Ownership has spent in excess of \$3.34M in capital improvements and tenant improvements over the past 3 years. The building is in exceptional condition.
- Plano Parkway Business Center is 100% leased.
- Plano's workforce exceeds 300,000 within a 30-mile radius
- Access to a highly-educated workforce is one of Plano's strengths. Evidence of this is the steady migration of prominent companies to Plano.
- The landscaped areas are fully irrigated.
- Visionary companies quickly discover that Plano's smart workforce is key to their success.
- The City of Plano is ranked #9 for National Job Growth
- Plano is the 6th largest city in Texas and 69th largest city in the United States
- Investors stand to benefit from future renewals of existing tenants.



# Property Details

## LOCATION INFORMATION

Building Name	Plano Parkway Business Center
Street Address	2701 W. Plano Parkway
City, State, Zip	Plano, TX 75075
County/Township	Collin
Market	North Dallas
Submarket	Plano Ind
Retail Clientele	Business

## BUILDING INFORMATION

Building Size	113,299 SF
Occupancy %	100%
Number Of Floors	2
Year Built	1998
Loading Doors:	Drive-in/Grade Level Doors
Of Buildings	1
Deck height	18'
Clear Height:	16'

## PARKING & TRANSPORTATION

Parking Ratio:	4.20: 1,000 SF
Number Of Spaces:	479
Covered Parking:	84 covered
Handicap Parking:	18 spaces



## PROPERTY DETAILS

Property Type:	Planned Retail and General Office Development
Property Subtype:	Street Retail
Zoning:	PD-375 R/02
Lot Size:	8.758 Acres
Telecom:	Fiber-Optic
Signage:	Building-mounted
Elevator:	Yes
Landscaping Description:	The landscaped Areas are Fully Irrigated

**100% LEASED**

# Property Details



## UTILITIES & AMENITIES

Central HVAC:	Rooftop HVAC
Electrical:	Electrical is underground. Service provided is 400-1200 AMP 600VAC.
Plumbing:	PVC piping and flushometer valve fixtures.
Floor Covering:	The Floor Covering consist of primarily commercial grade carpet and/or vinyl composition tile (VCT) in the office areas.
Ceilings/Lighting:	Combination exposed to roof decks and dropped acoustic ceiling tiles with typical fluorescent strip fixtures and track lighting.
Mezzanine:	Suite 100 has an 11,000 SF mezzanine which reflects office finish with a kitchen area, two restrooms and one elevator

## EXTERIOR DESCRIPTION

Foundation:	Reinforced concrete slabs supported by concrete piers, grade beams and/or footings.
Structural	Concrete tiltwall panels with steel joists and columns.
Exterior Walls:	Tinted glass set in metal frames and concrete tiltwall panels.
Roof:	Built-up with gravel surface, metal deck, metal coping on concrete tilt walls with mounted base flashings with metal counter flashing and crickets forcing water to drains.
Exterior Doors:	Front entry doors to the office areas are glass set in metal frames. One overhead door at the rear of the building is steel roll-up while pedestrian doors in these areas are insulated metal.



# Market Overview

## LEADING CITY

The proof that Plano is the city of excellence is in the numerous corporations with headquarters in Plano. This is key to the highly desired destination.

## LEADING INDUSTRIES

Plano's leading industries include; Trade and Transportation, Business, Government, Education, Leisure, Financial Activities, Manufacturing, Construction, and more. The city of Plano was ranked #3 for Best Performing City in 2019.

## LEADING EMPLOYERS

Some of the largest headquarters for J.C. Penney, Pizza Hut, Frito-Lay, and Toyota Motor North America situated in Plano, Texas. Several technology giants have major research and development operations located in the the city of Plano Texas, these include Ericsson, McAfee, CA, Intuit and Nokia.

**A global business center** Plano, Texas,  
is the fourth largest city in the Dallas-Fort Worth region with over 53,748 Corporate & Regional Headquarters employees.

### LARGEST PRIVATE EMPLOYERS

#### Employing 1000+

<b>Bank of America</b>	<b>Fannie Mae</b>
<b>Capital One Finance</b>	<b>PepsiCo</b>
<b>Hewlett Packard Enterprise</b>	<b>Frito-Lay</b>
<b>Toyota Motor North America</b>	<b>Texas Health Plano</b>
<b>Ericsson</b>	<b>Medical City Plano</b>
<b>Liberty Mutual Insurance</b>	<b>Keurig Dr Pepper</b>
<b>JCPenney</b>	<b>FedEx Office</b>
<b>NTT DATA</b>	<b>McAfee</b>
<b>JPMorgan Chase</b>	

#### Employing 500-999

<b>The Heart Hospital Baylor Plano</b>	<b>Tyler Technologies</b>
<b>USAA</b>	<b>Raytheon</b>
<b>Abbott</b>	<b>nThrive</b>
<b>AT&amp;T</b>	<b>Children's Health Plano</b>
<b>Baylor Scott &amp; White Medical Center – Plano</b>	<b>Pizza Hut, U.S.</b>
	<b>CROSSMARK</b>
<b>Cigna</b>	

Source: Texas Workforce Commission November 2018 / City of Plano 2019 Community Report

# Market Overview

## GREAT ACCESS TO HIGHWAYS AND PUBLIC TRANSPORT:

The proof that Plano is the city of excellence is in the numerous corporations with headquarters in Plano. This is key to the highly desired destination.

## HIGHWAYS:

Major highways running through Plano include the Sam Rayburn Tollway [SH 121], the Dallas North Tollway, US 75, and the George Bush Turnpike. Interstates 20, 30, 35 and 635 are within 30 minutes of Plano, Texas.

## AIRPORTS:

**DFW INTERNATIONAL AIRPORT:** The world's third busiest in-flight operations and the hub of American Airlines.

**DALLAS LOVE FIELD:** Convenient for regional travelers and the hub for Southwest Airlines.

**ADDISON AIRPORT AND COLLIN COUNTY REGIONAL AIRPORT:** Located 15 minutes from Plano. Addison Airport is the largest general aviation airport in the nation.

## RAILS:

DART Provides light rail services at two rail stations. Bus and shuttle services are available throughout the city.



# Market Overview

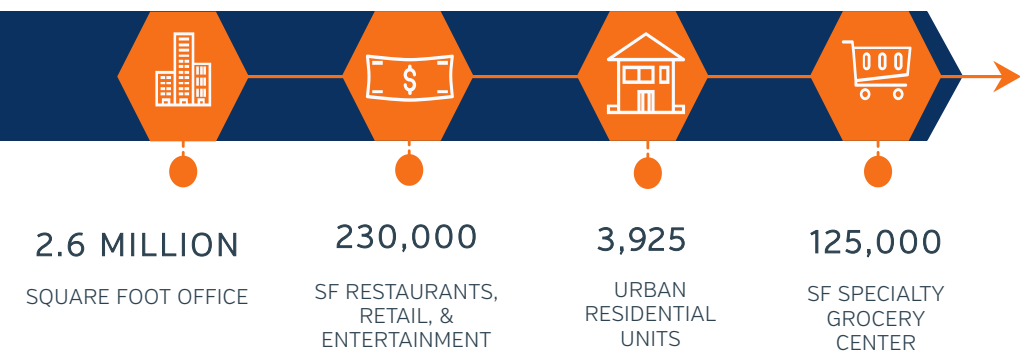
## CityLine

CityLine development at the southeast corner of Central Expressway and the President George Bush Turnpike. Plano Parkway Business Center is located less than 4 miles from CityLine.

CityLine is already home to State Farm Insurance's 8,000-worker regional campus, and Raytheon will start moving the first of its more than 1,500 workers into the project later this year.

Construction is continuing on a fourth office tower for State Farm. And developers are building hundreds of apartments, a shopping center and an Aloft hotel in the development.

CityLine will eventually feature 6 million square feet of offices, almost 4,000 apartments, two hotels and 300,000 square feet of retail space.



# Market Overview

## 2019 FORTUNE 1000 COMPANIES

Company	Product/Service	Revenue [Billions]
J.C. Penney	Retailer	\$12.019
Yum! China Holdings	International Restaurant Corporation	\$8.415
Alliance Data Systems	Financial Data Services	\$7.791
Cinemark	Entertainment	\$3.221
Rent-a-Center	Specialty Retailer	\$2.66

Source: Fortune 500

Updated June 2019



# Market Overview



## The Shops at Willow Bend

The Shops at Willow Bend mall in Plano is added \$125 million into expanding and renovating the property for a mixed-use development concepts. This 1,200,000 square foot mixed - use development consist of 150 stories, 6,000 new office tower with 6,800 parking spaces.

The center is anchored by Dillard's, Macy's and Neiman Marcus. The Shops at Willow Bend is located in the bull's eye of one of the nation's most affluent and fastest growing suburban markets.



## Legacy West

Legacy West mixed- use development is the home to Toyota North America's new headquarters and the \$325 million regional hub to Liberty Mutual's new regional office. Bringing in more than 10,000 jobs to the Plano.

Legacy West Mixed-Use development cost \$3 Billion. Which includes 87,000 square feet of office space and more than 24,000 square feet of ground floor retail.



## The 190 Corridor

The 190 Corridor is located on the southern boundary of Plano's largest employers, including: Atmos Energy, AT&T, Baylor Scott & White Medical Center - Plano, Dallas Morning News, NTT DATA [Formerly Dell Services], The Hope Foundation and Insight Enterprises, Inc.

The 190 Corridor offers employers excellent access to DFW International and Love Field airports, University of Texas at Dallas, downtown Dallas. Plano Parkway Business Center is located 1.1 miles from The 190 Corridor.

# Additional Photos



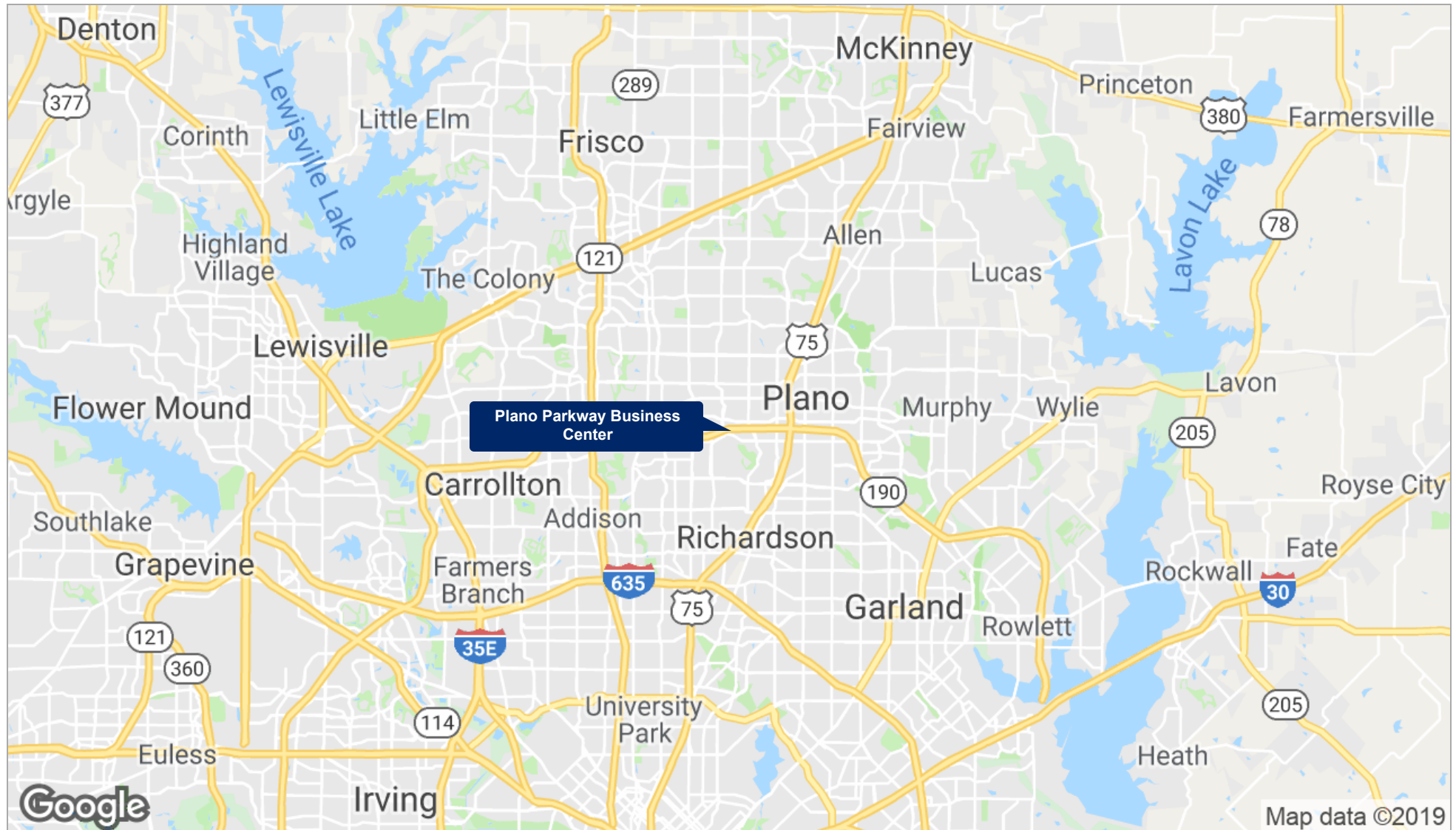
# Additional Photos



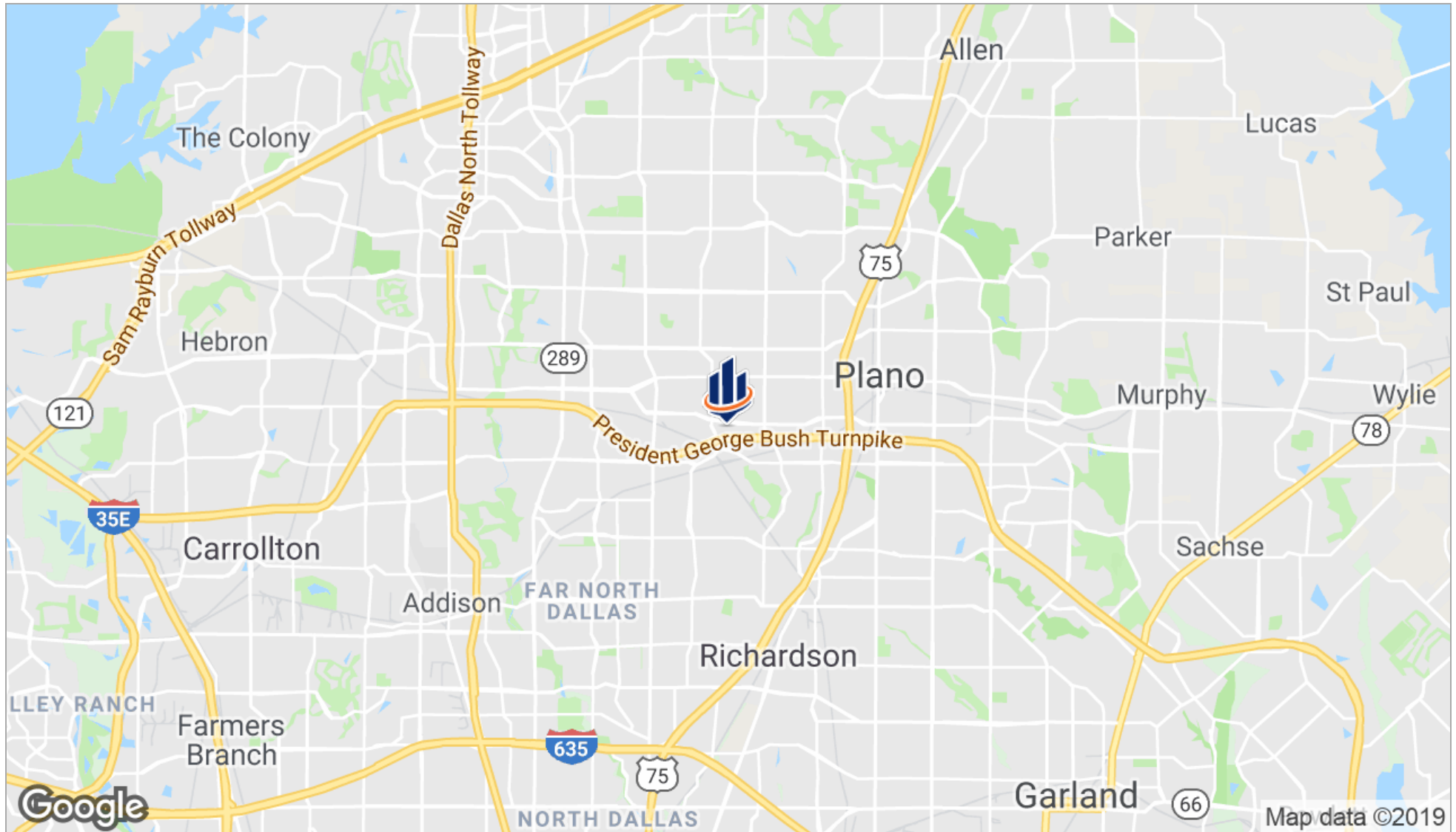
## 2 LOCATION INFORMATION

2701 W. Plano Parkway  
Plano, TX 75075

# Regional Map



# Location Maps



# Aerial Map



# 3 TENANT PROFILES

2701 W. Plano Parkway  
Plano, TX 75075

# Republic Title of Texas, Inc. [Corporate Office]



## OVERVIEW

Company:	Republic Title	Republic Title of Texas, Inc. [Corporate Office]
Square Feet:	43,473	Republic Title of Texas, Inc., a wholly-owned subsidiary of First American Title Insurance Company [NYSE: FAF], is a leading full-service title insurance agency. With its roots beginning in 1965, Republic Title has grown into the largest title company in Texas, and the top national commercial escrow and title operation in the country. Today, Republic Title has over 450 employees in locations throughout the DFW Metroplex. Their National Commercial Division is part of a network of national underwriters giving them the capability to close and insure any single, multi-site, multi-state, and international transaction, regardless of size or number of sites involved. Annual Revenue:: \$4.68 Billion
Suite:	100	
Original Effective Date:	March 31, 1999	
Expiration Date:	May 31, 2024	
Current Lease Term:	127 months	
Website:	www.republictitle.com	

## TENANT HIGHLIGHTS

Renewal Options:	None	11/01/13 - 10/31/14	\$0.00
Termination Option:	None	11/01/14 - 10/31/15	\$9.50 NNN
Expansion Option:	None	11/01/15 - 10/31/16	\$10.00 NNN
Right of First Refusal:	The 10 th Amendment contains a ROFO that was recently waived for DENSO.	11/01/16 - 10/31/17	\$10.50 NNN
		11/01/17 - 10/31/18	\$11.00 NNN
		11/01/18 - 10/31/19	\$11.50 NNN
		11/01/19 - 10/31/20	\$12.00 NNN
		11/01/20 - 10/31/21	\$12.50 NNN
Parking:	20 covered, 24 surface	11/01/21 - 10/31/22	\$13.00 NNN
		11/01/22- 05/31/24	\$13.50 NNN

# Champion Life Safety Solutions [Corporate Office]



## Champion Life Safety Solutions

### OVERVIEW

Company:	Champion Life Safety Solutions
Square Feet:	11,039
Suite:	500
Original Effective Date:	07/16/17
Expiration Date:	02/28/25
Current Lease Term:	67 Months Remaining
Website:	<a href="http://www.championfiresecurity.com/">www.championfiresecurity.com/</a>

### TENANT HIGHLIGHTS

Renewal Options:	1 Period of 5 years within 5% of FMRV
Termination Option:	None
Expansion Option:	None
Right of First Offer:	None
Right of First Refusal:	None
Parking:	44 Spaces

### Champion Life Safety Solutions [Corporate Office]

Champion Fire & Security was founded in 2001. Champion designs, installs, and maintains custom engineered fire protection, life safety equipment, and alarm systems. They are headquartered in Dallas, Texas and have an annual revenue of \$2.56 Million, and are licensed in Texas, Oklahoma, and Louisiana.

#### Lease Rates:

Months 1-7	\$0.00
Months 8-19	\$13.25 NNN
Months 20-31	\$13.75 NNN
Months 32-43	\$14.25 NNN
Months 44 - 55	\$14.75 NNN
Months 56 - 67	\$15.25 NNN
Months 68 - 79	\$15.75 NNN
Months 80 - 91	\$16.25 NNN



## OVERVIEW

Company:	DENSO
Square Feet:	32,376
Suite:	600
Original Effective Date:	07/16/19
Expiration Date:	01/31/27
Current Lease Term:	90 Months Remaining
Website:	<a href="http://www.denso.com">www.denso.com</a>

## TENANT HIGHLIGHTS

Renewal Options:	2 periods of 5 years within 5% of FMRV
Termination Option:	None
Expansion Option:	None
Right of First Offer:	None
Right of First Refusal:	None
Parking:	115 Unassigned Parking w/ 5 marked 'Visitor', 15 assigned carport covered spaces

## DENSO International America, Inc

DENSO is a leading supplier of advanced automotive technology, systems, and components for major automakers, such as Toyota. They were established in 1966, have 23,000+ employees, 31 locations, and \$10.9 Billion in annual sales.

### Lease Rates:

Months 1-6	\$0.00
Months 7-18	\$12.75 Industrial Gross
Months 19-30	\$13.00 Industrial Gross
Months 31-42	\$13.25 Industrial Gross
Months 43-54	\$13.50 Industrial Gross
Months 55-66	\$14.00 Industrial Gross
Months 67-78	\$14.50 Industrial Gross
Months 79-90	\$15.00 Industrial Gross

# Patient-Physician Network



## Patient-Physician Network

### OVERVIEW

Company:	Patient-Physician Network
Square Feet:	8,859
Suite:	650
Original Effective Date:	January 9, 2015
Expiration Date:	November 30, 2025
Current Lease Term:	127 months
Website:	<a href="http://www.drppg.com">www.drppg.com</a>

### TENANT HIGHLIGHTS

Renewal Options:	One (1) period of five (5) years
Expansion Option:	None
Right of First Refusal:	None
Parking:	35 unassigned w/ right to convert 4 to reserved w/ LL approval
Termination Option:	One-time right to terminate at end of 91st calendar month of lease (11/30/22), with 6 months written notice (Notice by 05/01/22). Must reimburse LL unamortized portion of TI's and LC's within 30 days of Termination.

### Patient-Physician Network

Patient-Physician Network Holding Company, L.L.C. [PPNHCo], a Texas corporation [the "Company"], was formed by physicians who are members of the Plano Physician's Group [PPG] to respond to the changing environment of the healthcare delivery system. The Company was incorporated in February 1996 and began formal operations officially April 1, 1997. The Company is to introduce the concept of healthcare re engineering by helping physicians to combine quality of care issues with cost, utilization and outcome data. This is being accomplished through the creation of an entity, named Patient-Physician Network ["PPN"], a Texas nonprofit 5.01a corporation, participating in healthcare contracting with third party payors [including government healthcare programs].

### Lease Rates:

05/01/15 - 11/30/17	\$13.50 +E&J
12/01/17 - 11/30/19	\$14.00 +E&J
12/01/19 - 11/30/20	\$14.50 +E&J
12/01/20 - 11/30/21	\$15.00 +E&J
12/01/21 - 11/30/22	\$15.50 +E&J
12/01/22 - 11/30/23	\$16.00 +E&J
12/01/23 - 11/30/24	\$16.50 +E&J
12/01/24 - 11/30/25	\$17.00 +E&J

## TERADYNE

### OVERVIEW

Company:	Teradyne
Square Feet:	17,325
Suite:	700
Original Effective Date:	October 25, 2013
Expiration Date:	April 30, 2025
Current Lease Term:	130 months
Website:	www.teradyne.com

### TENANT HIGHLIGHTS

Renewal Options:	Two [2] periods of five [5] years
Expansion Option:	None
Right of First Refusal:	None
Parking:	35 unassigned w/ right to convert 4 to reserved w/ LL approval
Termination Option:	One-time right to terminate at end of 94th calendar month of lease [04/30/22], with 9 months written notice [Notice by 08/01/21]. Must reimburse LL unamortized portion of TI's, Legal Fees associated with lease negotiation, LC's, and 5 months of then-current base rent, and must pay rent through termination date.

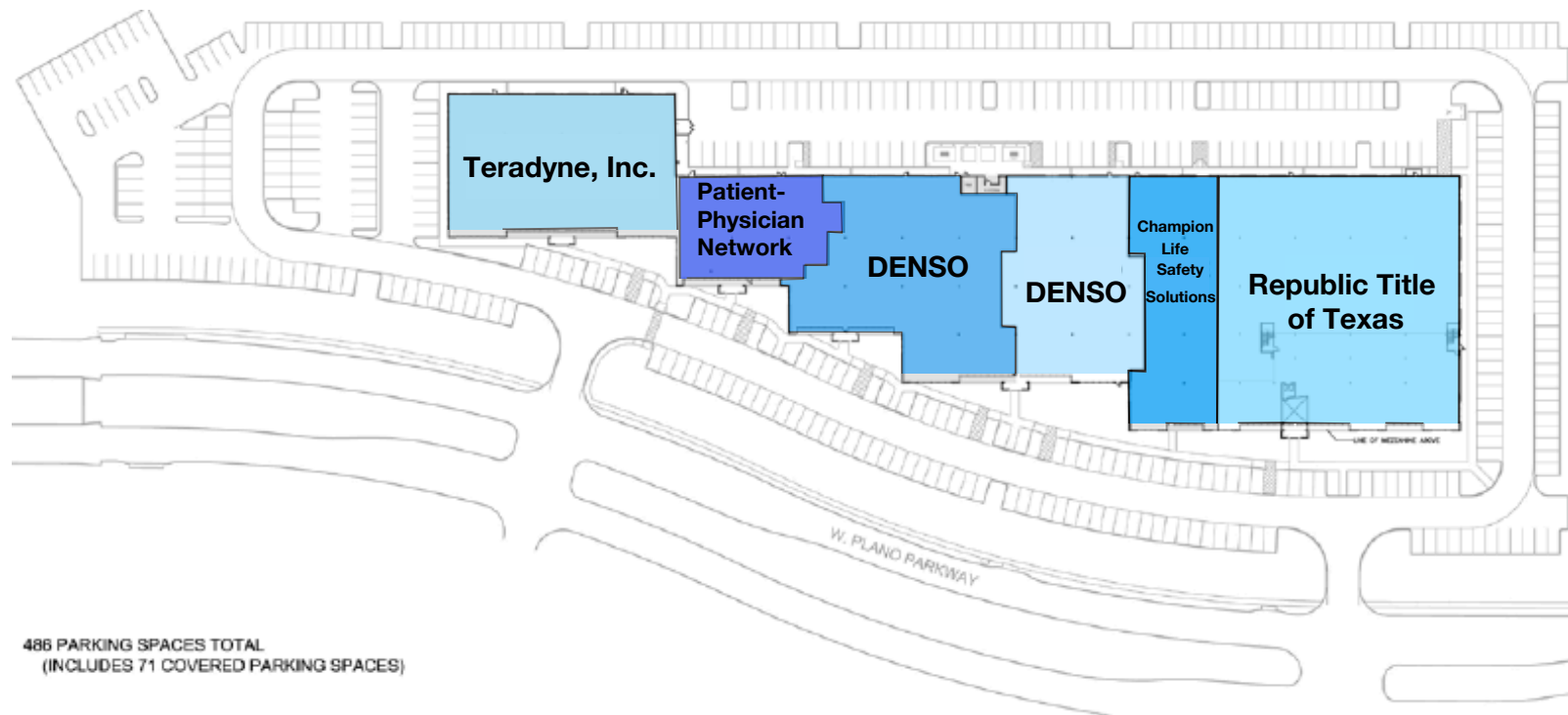
### Teradyne, Inc.

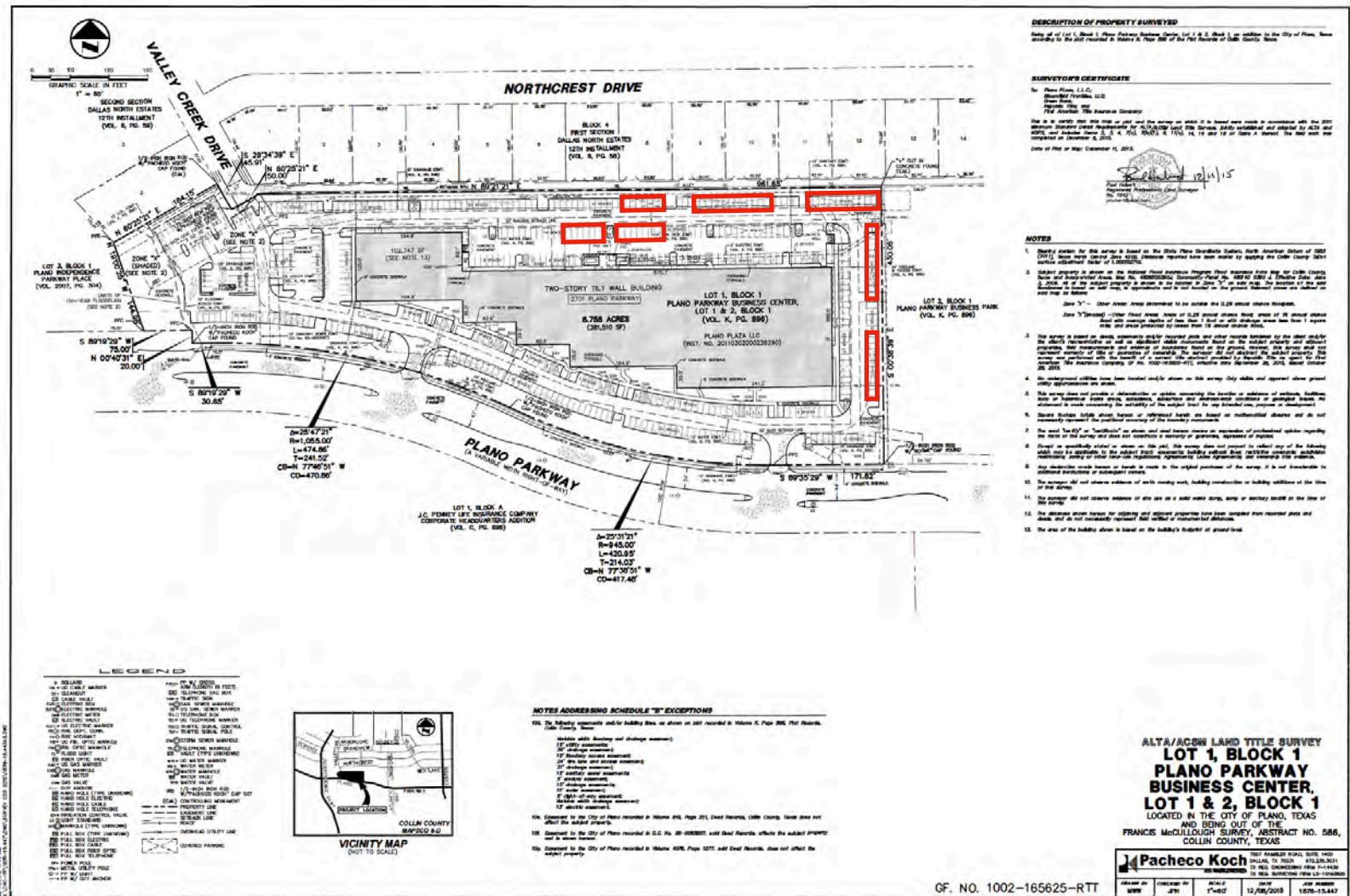
Teradyne [NYSE:TER] is a leading supplier of automation solutions for test and industrial applications. Teradyne Automated Test Equipment [ATE] is used to test semiconductors, wireless products, data storage and complex electronic systems, which serve consumer, communications, industrial and government customers. Our Industrial Automation solutions include Collaborative Robots used by global manufacturing and light industrial customers to improve quality and increase manufacturing efficiency. Teradyne currently employs approximately 4,000 people worldwide. The company's divisions, Semiconductor Test Division, System Test Group, Wireless Test and Collaborative Robots are organized by the products they develop and deliver. Annual Revenue: \$1.65 Billion

### Lease Rates:

05/01/15 - 04/30/16	\$12.50 +E&J
05/01/16 - 04/30/17	\$13.00 +E&J
05/01/17 - 04/30/18	\$13.50 +E&J
05/01/18 - 04/30/19	\$14.00 +E&J
05/01/19 - 04/30/20	\$14.50 +E&J
05/01/20 - 04/30/21	\$15.00 +E&J
05/01/21 - 04/30/22	\$15.50 +E&J
05/01/22 - 04/30/23	\$16.00 +E&J
05/01/23 - 04/30/24	\$16.50 +E&J
05/01/24 - 04/30/25	\$17.00 +E&J

# Floor Plan





#### Covered Parking

# 4 FINANCIAL ANALYSIS

2701 W. Plano Parkway  
Plano, TX 75075

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$ 16,500,000
Price Per SF	\$ 145.63
CAP Rate	7.20%
Cash-on-Cash Return (yr 1)	12.6%
Total Return (yr 1)	18.4%
Debt Coverage Ratio	1.78

## OPERATING DATA

Gross Scheduled Income	\$ 1,506,346
Utility Recapture	\$ 123,772
Expense Recoveries	\$ 197,245
Total Scheduled Income	\$ 1,827,362
Gross Income	\$ 1,827,362
Total Operating Expenses	\$ 639,368
Net Operating Income	\$ 1,187,994
Less Debt Service	\$ 666,831
Pre-Tax Cash Flow	\$ 521,163

## PROPOSED FINANCING DATA

Down Payment	\$ 4,125,000
Loan Amount	\$ 12,375,000
Debt Service	\$ 666,831
Debt Service Monthly	\$ 55,569
Principal Reduction (yr 1)	\$ 237,492
Interest Rate	3.50%
Term	30
Monthly Payment	\$ (55,569)
Annual Debt Service	\$ (666,831)
Loan Balance at EOY	\$ (12,137,508)
Principal Reduction 1st Year	\$ 237,492

(1) See Debt Quote from Metropolitan Capital Advisors.

# Preliminary Quote

Property type: Office  
Plano Parkway Business Center  
2701 W. Plano Parkway  
Plano, TX 75075



Date Priced: May 22, 2020

*These terms do not represent a loan commitment, and are subject to further underwriting and approval on both a property-level basis and a borrower-level basis, and will also vary depending on the final price paid. Please contact the financial team members below for more details and to customize options.*

Product
Loan Amount:
Max LTPP:
Loan Term:
Amortization:
Interest Rate:
Recourse:

Debt Option
\$9,900,000 *
60.00%
up to 7 years
25 years
3.75% to 4.00%; fixed
Non-Recourse (with standard carve outs)

\* Based on asking price.

Higher LTPP possible with some level of recourse (TBD).

## For additional information:

Gabriel Silverstein, SIOR  
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SVN Institutional Capital Markets Chair  
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(512) 897-3075

# Preliminary Quote

## MEMORANDUM

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### Basic Assumptions:

- 1) Total Project Costs of approximately **\$17.20mm**
- 2) Current Net Operating Income equal to approximately **\$1.15mm**

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### Conduit Financing Terms:

Financing Amount:	Approximately <b>\$12,900,000</b> Subject to: <ul style="list-style-type: none"><li>• Approximately <b>75% Loan-to-Cost / Loan-to-Value</b></li><li>• Minimum <b>1.25x - 1.30x</b> Debt Coverage Ratio</li></ul>
Interest Rate:	Fixed at approximately <b>3.50 – 3.75%</b>
Term:	Fixed 5 to 10-years
Amortization:	30-years (3-year of interest-only may be available)
Loan Fees:	MCA Loan Brokerage Fee of       = 1% <u>Lender Origination Fees of       = Par</u> <b>Total Financing Fees               = 1% + 3<sup>rd</sup> Parties &amp; Legal and Closing Costs</b>
Prepayment Penalty:	Defeasance or Yield Maintenance
Assumable:	Yes, subject to Lender approval
Liability:	Non-Recourse subject to standard Bad-Boy Carve-Outs.
Comments:	Subject to review of leases. MCA requests to see last two years of Compiled Financial Statements along with YTD Income & Expense and Balance Sheet.



### **Preliminary Quote**

Metropolitan Capital Advisors  
Contact: Kevan McCormack

# Income & Expenses

	2018 Actual	2019 Actual	July 2020 - June 2021 Projection
Gross Scheduled Income			
Potential Base Rent - Occupied Suites	\$ 967,410	\$ 1,027,148	\$ 1,506,346
Potential Base Rent - Vacant Suites	\$ 412,794	\$ 412,794	
Utility Recapture	\$ 125,287	\$ 118,289	\$ 123,772
Expense Recoveries	\$ 221,048	\$ 182,793	\$ 197,245
Other Income	\$ 3,156	\$ 7,997	\$ -
Total Scheduled Income	\$ 1,729,694	\$ 1,749,021	\$ 1,827,362
Vacancy Cost Gross	\$ 412,794	\$ 412,794	\$ -
Income	\$ 1,316,900	\$ 1,336,227	\$ 1,827,362
Operating Expenses			
Marketing	\$	\$ 780	\$ -
Real Estate Taxes	\$ 222,592	\$ 239,902	\$ 233,724
Insurance	\$ 29,636	\$ 38,822	\$ 39,552
Utilities	\$ 209,931	\$ 190,471	\$ 160,592
Contract Services General	\$ 79,358	\$ 93,896	\$ 93,050
Maintenance General &	\$ 18,682	\$ 14,126	\$ 26,463
Administrative	\$ 4,876	\$ 4,745	\$ 5,274
Management Fee	\$ 59,458	\$ 59,770	\$ 80,713
Total Operating Expenses	\$ 624,532	\$ 642,514	\$ 639,368
Net Operating Income	\$ 692,368	\$ 693,714	\$ 1,187,994

**Notes: (1) The "Projection" is based upon scheduled rents from existing tenants for 2020. Expense recoveries are based upon the current CAM billings to tenants. Operating expenses are based upon 2018 and 2019 actual operating expenses. (2) During 2018 and 2019, Suite 600 was vacant. DENSO leased the space in 2019 and the free rent burnt off January 15, 2020. The projection includes the existing rent roll, including DENSO.**

# 4 SALE COMPARABLES

2701 W. Plano Parkway  
Plano, TX 75075

# Sale Comps



## SUBJECT PROPERTY

2701 W. Plano Parkway, Plano, TX 75075

<b>Sale Price:</b>	\$16,500,000	<b>Lot Size:</b>	8.758 Acres	<b>Year Built:</b>	1998
<b>Building SF:</b>	113,299 SF	<b>Price PSF:</b>	\$145.63	<b>Cap:</b>	7.20%
<b>NOI:</b>	\$ 1,187,994				

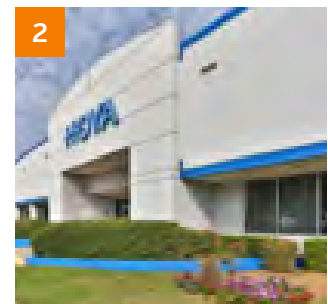


## PLANO CORPORATE CENTER WEST 2301

W Plano Parkway | Plano, TX 75075

<b>Sale Price:</b>	\$25,544,728	<b>Lot Size:</b>	10.18 Acres	<b>Year Built:</b>	2001
<b>Building SF:</b>	154,689 SF	<b>Price PSF:</b>	\$165.14	<b>CAP:</b>	6.8%
<b>Closed:</b>	12/15/2017	<b>Occupancy:</b>	100%		

Confirmed

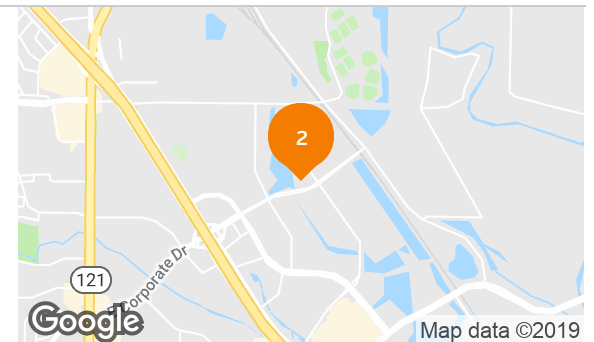


## HOYA OPTICAL LABS OF AMERICA, INC.

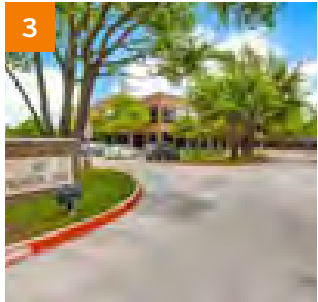
651 E Corporate | Lewisville, TX 5057

<b>Sale Price:</b>	\$14,120,000	<b>Lot Size:</b>	7.11 Acres	<b>Year Built:</b>	1997
<b>Building SF:</b>	89,473 SF	<b>Price PSF:</b>	\$157.81	<b>CAP:</b>	6.3%
<b>Closed:</b>	11/07/2018	<b>Occupancy:</b>	100%		

Confirmed



# Sale Comps



## PRESTON PARK






1820 Preston Park Blvd | Plano, TX 75093

<b>Sale Price:</b>	\$14,751,678	<b>Lot Size:</b>	7.04 Acres	<b>Year Built:</b>	1999
<b>Building SF:</b>	120,507 SF	<b>Price PSF:</b>	\$122.41	<b>CAP:</b>	6.6%
<b>Closed:</b>	03/01/2018	<b>Occupancy:</b>	83.4%		

Confirmed



# Sale Comps Summary

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	
	 <b>Plano Parkway Business Center</b> 2701 W. Plano Parkway Plano, TX 75075	\$16,500,000	113,299 SF	\$145.63	7.20%	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
1	 <b>Plano Corporate Center West</b> 2301 W Plano Parkway ,	\$25,544,728	154,689 SF	\$165.14	6.8%	12/15/2017
2	 <b>HOYA Optical Labs of America, Inc.</b> 651 E Corporate Lewisville, TX 5057	\$14,120,000	89,473 SF	\$157.81	6.3%	11/07/2018
3	 <b>Preston Park</b> 1820 Preston Park Blvd Plano, TX 75093	\$14,751,678	120,507 SF	\$122.41	6.6%	03/01/2018
		PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
	<b>Totals/Averages</b>	<b>\$17,729,101</b>	<b>91,762 SF</b>	<b>\$147.75</b>	<b>6.57%</b>	

# Sale Comps Map



## SUBJECT PROPERTY

2701 W. Plano Parkway, Plano, TX 75075

1

## PLANO CORPORATE CENTER WEST

2301 W Plano Parkway

2

## HOYA OPTICAL LABS OF AMERICA, INC.

651 E Corporate  
Lewisville, TX 5057

3

## PRESTON PARK

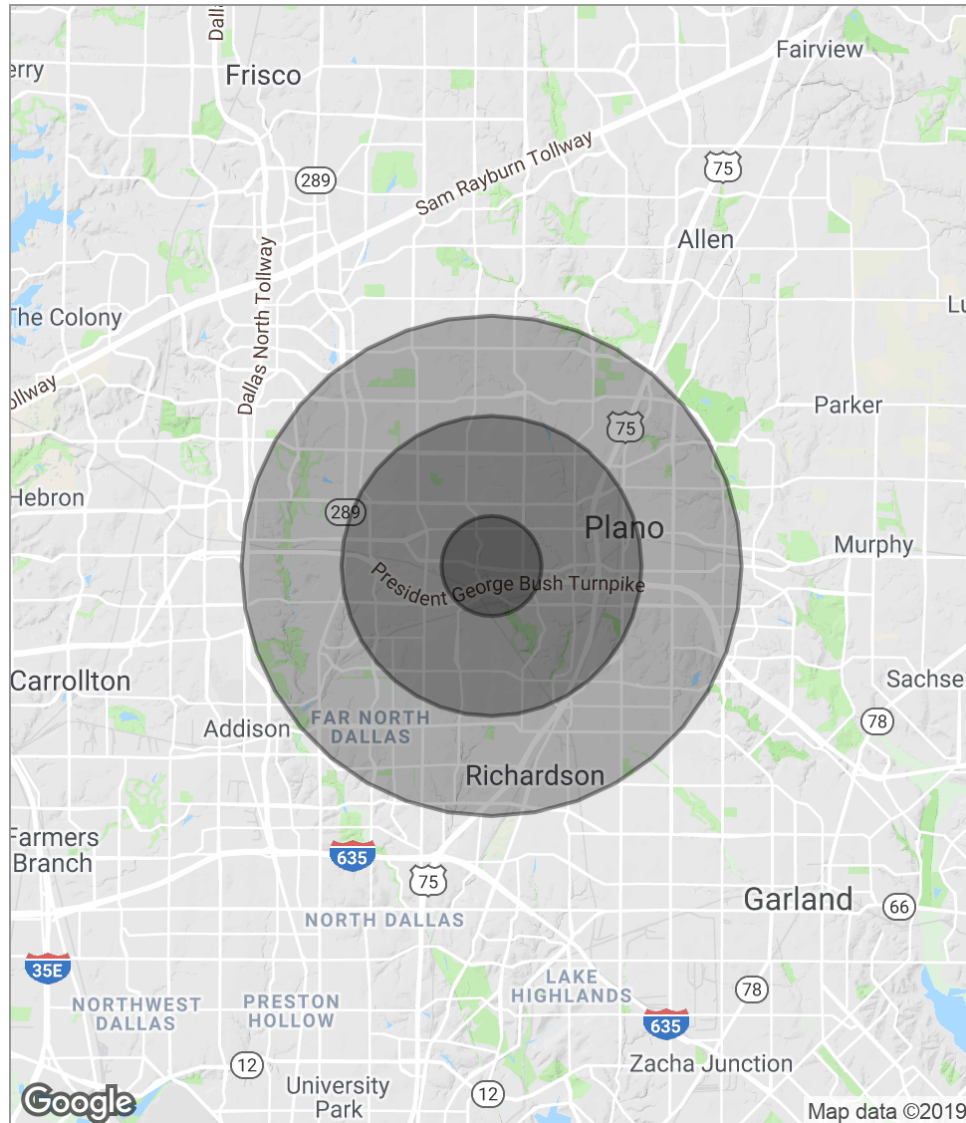
1820 Preston Park Blvd  
Plano, TX 75093

5

# DEMOGRAPHICS

2701 W. Plano Parkway  
Plano, TX 75075

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,948	100,717	303,240
Median age	41.7	38.0	37.8
Median age [Male]	40.8	36.8	36.5
Median age [Female]	42.7	39.5	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,405	41,356	120,441
# of persons per HH	2.3	2.4	2.5
Average HH income	\$82,690	\$88,887	\$95,682
Average house value	\$183,896	\$213,815	\$242,937

\* Demographic data derived from 2010 US Census

# 6 ADVISOR BIOS

2701 W. Plano Parkway  
Plano, TX 75075

# Advisor Bio & Contact 1

## STEVE FITHIAN, CCIM, CPM, SEC

Managing Director



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Fort Worth, TX 76111  
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C 817.312.1388  
steve.fithian@svn.com  
TX #0407418

## PROFESSIONAL BACKGROUND

Steve Fithian serves as Senior Advisor and Managing Director for SVN | Trinity Advisors. With over 30 years of commercial real estate experience, Fithian specializes in selling and overseeing investment property sales that include multifamily, mini-warehouse, office, retail, undeveloped land and finished lots. He also organizes, manages, and acts as the general partner in property partnerships.

Fithian holds the designation of Certified Commercial Investment Member (CCIM) and is the former chairperson of the North Texas Chapter CCIM Membership Committee. In 2011, he was named a counselor to the Society of Exchange Counselors. The Society of Exchange Counselors is a marketing group consisting of approximately 100 investment brokers from various parts of the country who have proven their skills at solving clients' problems.

Fithian also is a member of the Texas Association of REALTORS where he was appointed a member of the 2004 Regulatory & Private Property Rights Task Force. In addition, he is a member and former chairman of the Society of Commercial REALTORS in Fort Worth. In 2008, he received the Charles D. Tandy Commercial REALTOR of the Year Award, which is given by the Society of Commercial REALTORS to the REALTOR who best exemplifies the highest professional standards for commercial real estate. In 2002, he was awarded the William C. Jennings Award for Commercial Transaction of the Year in Texas by the Texas Association of REALTORS. Fithian has also received several sales awards from SVN including Partner's Circle awards in 2005, 2006, and 2014, and the Achiever's Award in 2007, 2008, 2009 and 2010.

Fithian is a licensed broker in Texas and California, and is a certified public accountant. Additionally, he earned a Bachelor of Arts in economics with an emphasis in accounting from Claremont McKenna College.



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