

**HARBOR
FREIGHT**

Quality Tools at Ridiculously Low Prices

1-MILE AVG HH INC: \$75,544
ONLY HFT WITHIN 60-MILES
LOCATED ALONG CITY'S MAIN
THROUGHFARE & MAIN RETAIL
CORRIDOR

PARKING LOT SALE
FRI - SUN - MAR 9-11

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

FILE PHOTO

EXCLUSIVE OFFERING | \$2,693,000 – 6.50% CAP
HARBOR FREIGHT TOOLS – CORPORATE NET LEASE



3300 US 281, MARBLE FALLS, TX (AUSTIN)

214.915.8890
RUSSELL SMITH
rsmith@trivanta.com
JOE CAPUTO
joe@trivanta.com

Property. New 17,500± SF building on 1.66± acre site.

Tenant. Lessee: Harbor Freight Tools USA, Inc. Sells its products in 870+ stores in 47 states. Over 20,000 employees and annual revenues in excess of \$4 billion.

Lease structure. New 10-year, Corporate Net Lease, with 10% rent increases ever 5 years in primary term and option periods

Location. Harbor Freight Tools is strategically located along US-281 (34,000 VPD) in Marble Falls, TX. The highway also serves as Marble Falls main thoroughfare as it travels straight through downtown, and it's the city's primary retail corridor. The subject property stands to gain from being located right beside a Lowe's and directly across from Johnson-Sewell Ford-Lincoln car dealership, two substantial traffic drivers. The subject Harbor Freight Tools will benefit from being the only location within 60-miles. Average household income within a 1-mile radius of the property is approximately \$75,544. National credit tenant in the immediate trade area include Home Depot, Lowe's, Walmart, O'Reilly Auto Parts, AutoZone, Tractor Supply, Office Depot, Discount Tire, Walgreens, and many more. The subject property is located approximately 50-miles northwest of downtown Austin, TX and 85-miles north of San Antonio, TX.

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DISCLAIMER

Trivanta ("Agent") has been engaged as an agent for the sale of the property located at 3300 US 281, Marble Falls, TX by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. 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 Seller and any conditions to Seller's obligations hereunder 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 Agent or 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 Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

3300 US 281, MARBLE FALLS, TX (AUSTIN)

| | |
|--------------------------|--|
| PRICE CAP RATE: | \$2,693,000 6.50% |
| NET OPERATING INCOME: | \$175,000 |
| BUILDING AREA: | 17,500± Square Feet |
| LAND AREA: | 1.66± Acres |
| YEAR RENOVATED: | 2019 |
| LANDLORD RESPONSIBILITY: | Roof, Structure, Utility Pipes, Conduits & Foundation(Slab) |
| OWNERSHIP: | Fee Simple Interest |
| OCCUPANCY: | 100% |

LEASE OVERVIEW

| | |
|------------------------------|--|
| Lease Term: | 10-Years, Plus (5), 5-Year Options to Extend |
| Projected Rent Commencement: | April 2019 |
| Projected Lease Expiration: | April 2029 |
| Lease Type: | Corporate Net Lease |
| Rent Increases: | 10% Every 5 Years In Primary Term & Options |
| Annual Rent Yrs 1-5: | \$175,000 |
| Annual Rent Yrs 6-10: | \$192,500 |
| Option 1 Yrs 11-15: | \$211,750 |
| Option 2 Yrs 16-20: | \$232,925 |
| Option 3 Yrs 21-25: | \$256,200 |
| Option 4 Yrs 26-30: | \$281,750 |
| Option 5 Yrs 31-35: | \$309,925 |

TENANT OVERVIEW

LESSEE: Harbor Freight Tools USA, Inc.



HARBOR FREIGHT TOOLS | www.harborfreight.com | Moody's Ba3

Harbor Freight Tools (HFT) is a privately held discount tool and equipment retailer headquartered in Calabasas, California. Started as a small family business in 1977, the company currently sells its products in 850+ retail stores in 47 states and on its website, and employs approximately 20,000 people.

Vertical integration is HFT's key competitive advantage as house brands sourced directly from manufacturers represent the vast majority of its sales. From hand tools and generators to air and power tools, from shop equipment to automotive tools, HFT offers more than 5,000 tools and accessories at quality levels that match or exceed competing brands, but at prices that are as much as 80% less.

Currently, HFT holds a credit rating of Ba3/stable from Moody's. HFT has revenues in excess of \$4.0 billion and serves 40+ million customers. HFT is expanding at a rate of over 100 stores per year, funded through operations, and supplies its stores through two strategically located distribution centers in California and South Carolina totaling over 4 million square feet of space.

3300 US 281, MARBLE FALLS, TX (AUSTIN)

HARBOR FREIGHT TOOLS®
Quality Tools at Ridiculously Low Prices

Tenant Highlights:

- Largest Discount Tool Retailer in the USA
- 40+ Year Operating History
- 850+ Stores and Growing
- National Credit Tenant: Moody's (Ba3/Stable)
- Annual Revenues: \$4.0 Billion +
- Retail Presence in 47 states
- Over 40+ Million Customers Served
- Employs Approximately 20,000 People



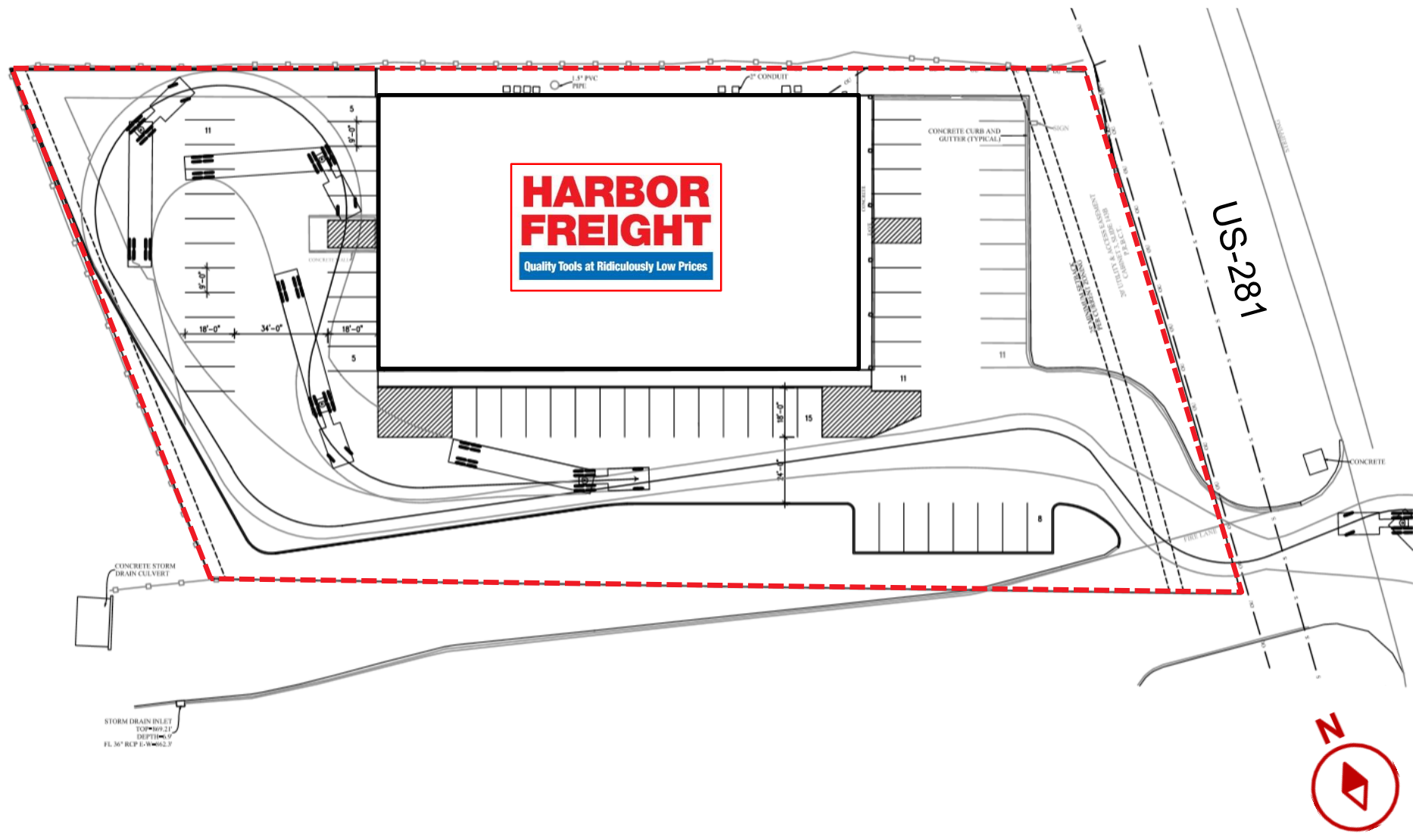
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IMMEDIATE TRADE AREA

Harbor Freight Tools is strategically located along US-281 (34,000 VPD) in Marble Falls, TX. US Route 281 is a cross country highway that travels from the Mexico-US border, all the way north to the US-Canada border. The highway also serves as Marble Falls main thoroughfare as it travels straight through downtown, and it's the city's primary retail corridor. The subject property stands to gain from being located right beside a Lowe's and directly across from Johnson-Sewell Ford-Lincoln car dealership, two substantial traffic drivers. The subject Harbor Freight Tools will benefit from being the only location within 60-miles. Average household income within a 1-mile radius of the property is approximately \$75,544. The subject property is located approximately 50-miles northwest of downtown Austin, TX and 85-miles north of San Antonio, TX.

The subject property is located in the dense retail area of Marble Falls, TX. National credit tenant in the immediate trade area include Home Depot, Lowe's HEB, Walmart, O'Reilly Auto Parts, AutoZone, Tractor Supply, Office Depot, Discount Tire, Walgreens, Whataburger, Dairy Queen, and many more.

MARBLE FALLS, TX

Marble Falls is a city in Burnet County, Texas, and is the gateway to the Highland Lakes area of the Texas Hill Country, and is the regional retail, wholesale, trade and service center for a primary trade area of 70,000 people and a secondary trade area population of 150,000. The Highland Lakes are a series of lakes located on the Colorado and Llano Rivers and include Lake Buchanan, Inks Lake, Lake LBJ, Lake Marble Falls and Lake Travis. They are also the largest chain of lakes in Texas. Lake Marble Falls hosts one of the largest drag boat races in the country, annually,

The natural beauty of the Texas Hill Country and these lakes combine to make the area ideal for visitors, tourism, second homes, and retirement homes. The economy depends on tourism and natural resources including granite mining, limestone mining, and business services. Marble Falls is approximately one hour's driving distance to downtown Austin and one hour and fifteen minutes to downtown San Antonio.

As of the 2016, the city population was 7,154. As of 2009, the city is the anchor of the Marble Falls Micropolitan Statistical Area. The census bureau has defined this area as including all of burnet County and has a total population of 42,896. The micropolitan area, due to close ties to nearby Austin, is a component of the Austin-Round Rock-Marble Falls, TX Consolidated Statistical Area.

3300 US 281, MARBLE FALLS, TX (AUSTIN)



AUSTIN, TX

AUSTIN-ROUND ROCK-SAN MARCOS METROPOLITAN AREA

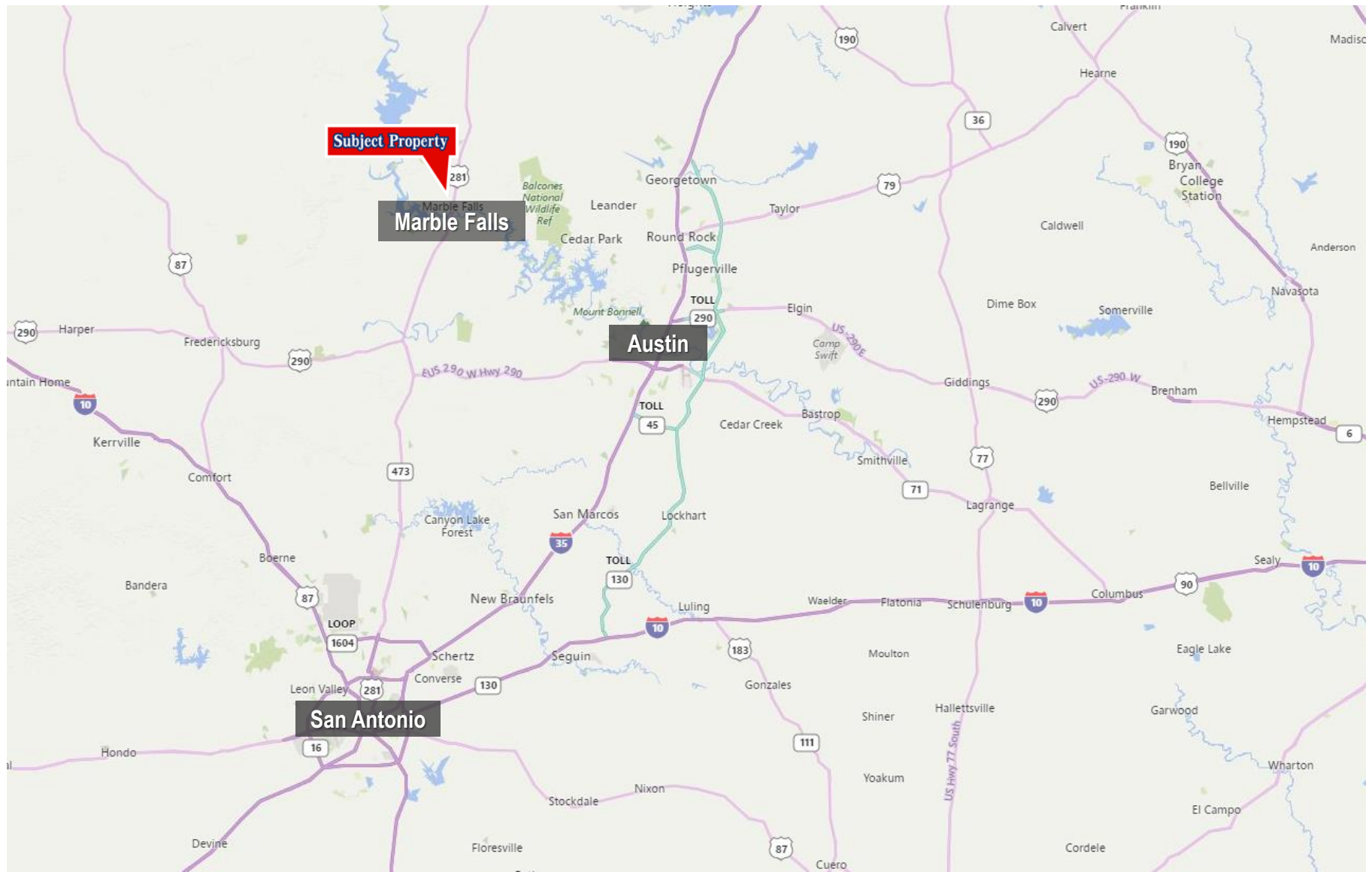
The Austin–Round Rock–San Marcos Metropolitan Statistical Area (MSA) is also referred to as Central Texas or Greater Austin, and consists of 5 counties. The Austin–Round Rock–San Marcos (MSA) has a population of over almost two million people, making it one of the 5 fastest-growing metro areas in the nation and the 35th-largest MSA in the United States.

Austin is the capital of Texas and the seat of Travis County. Austin proper has a population of 912,791 and is the cultural and economic center of the Austin–Round Rock–San Marcos MSA. The Austin–Round Rock–San Marcos MSA had a Gross Domestic Product of \$98.6 billion in 2013, the 16th largest GDP per capita.. The city is located in Central Texas on the eastern edge of the American Southwest, and is the 4th largest city in Texas as well as the 11th most populous city in the United States. Austin is home to the University of Texas at Austin (UT), the flagship institution of the University of Texas System with over 50,000 undergraduate students and graduate students and over 24,000 faculty and staff. The university consistently ranks consistently among the top 50 "National Universities" by U.S. News and World Report. UT has annual research expenditures of over \$640 million and has the highest-ranked business, engineering, and law programs of any university in the state of Texas. According to Travel & Leisure Magazine Austin ranks No. 1 on the list of cities with the best people, referring to the personalities and attributes of the citizens. Austin was voted America's #1 College Town by the Travel Channel.

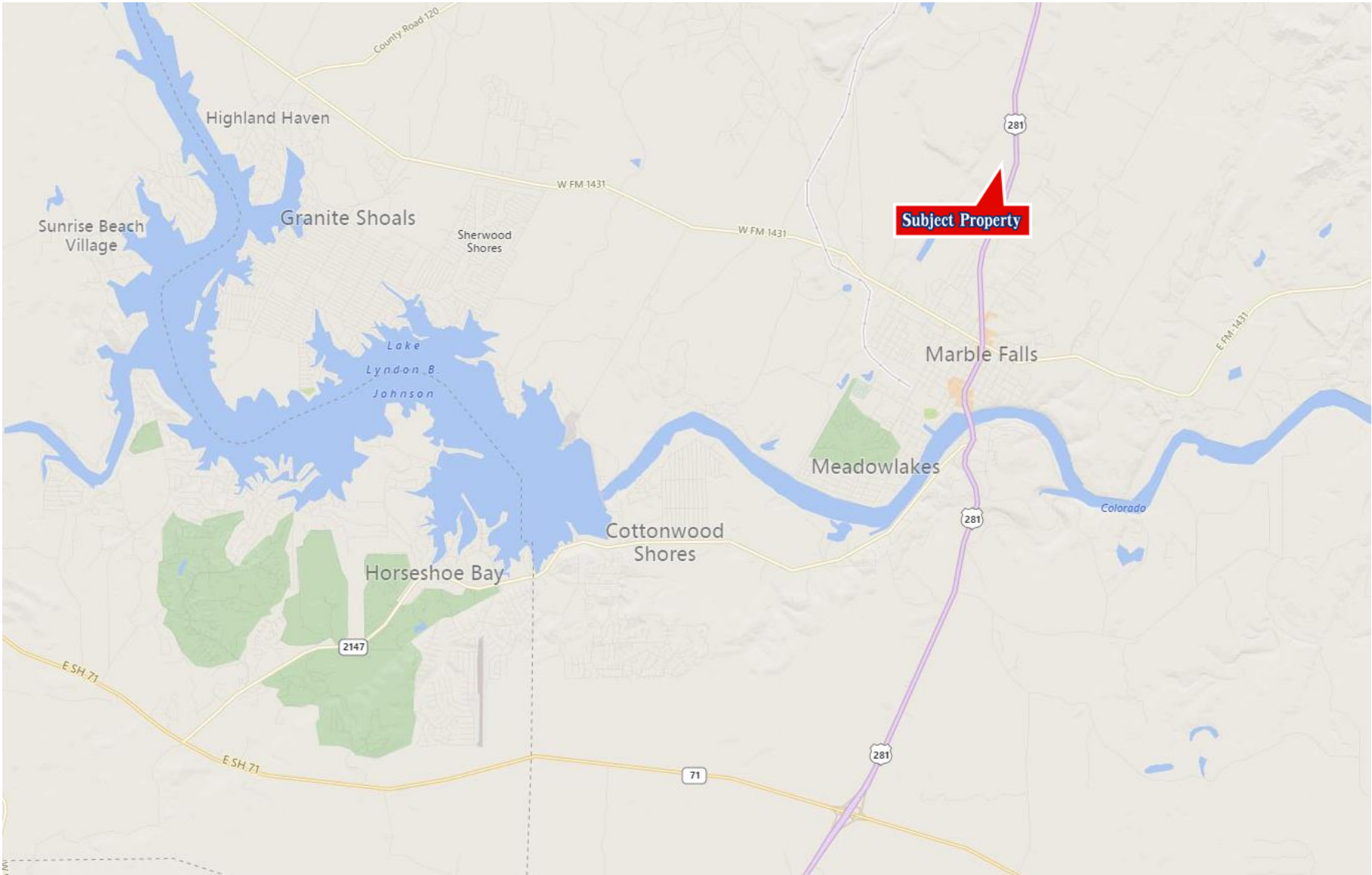
Each year thousands of from the engineering and computer science programs at The University of Texas at Austin provide a steady source of employees that help to fuel Austin's technology and defense industry sectors. Austin is considered to be a major center for high-tech businesses, in fact it is globally recognized for its high-tech economy and quality of life. Austin's largest employers include Dell, the U.S. Federal Government, IBM, St. David's Healthcare Partnership, Seton Family of Hospitals, Texas State University–San Marcos, The University of Texas, 3M, Apple Inc., Hewlett-Packard, Google, Cisco Systems, eBay/PayPal, Blizzard Entertainment, Hoover's, Intel Corporation, National Instruments, and Samsung Group. The proliferation of technology companies has led to the region's nickname, "The Silicon Hills", and spurred development that greatly expanded the city. Central Texas is also emerging as a hub for pharmaceutical and biotechnology companies. About 85 companies from this industry are based in Austin. The city was ranked by the Milken Institute as the #12 biotech and life science center in the United States.

The Greater Austin area is home to many companies, including the headquarters of four Fortune 500 corporations: Whole Foods Market, Freescale Semiconductor, Forestar Group, and Dell. Austin's largest employers include Austin I.S.D., the City of Austin, Dell, the federal government, Freescale Semiconductor, IBM, St. David's Healthcare Partnership, Seton Family of Hospitals, the State of Texas, Texas State University at San Marcos, and The University of Texas. In 2010, 43% of adults in the City of Austin held college degrees, 4th place among the 77 largest cities in the U.S.

3300 US 281, MARBLE FALLS, TX (AUSTIN)



3300 US 281, MARBLE FALLS, TX (AUSTIN)



3300 US 281, MARBLE FALLS, TX (AUSTIN)

| 3300 US-281 | | | | |
|-------------------------|--|-------------|-------------|-------------|
| Marble Falls, TX 78654 | | | | |
| | | 1 mi radius | 3 mi radius | 5 mi radius |
| POPULATION | 2018 Estimated Population | 478 | 6,376 | 12,437 |
| | 2023 Projected Population | 517 | 6,820 | 13,407 |
| | 2010 Census Population | 436 | 5,751 | 11,266 |
| | 2000 Census Population | 388 | 4,662 | 9,169 |
| | Projected Annual Growth 2018 to 2023 | 1.6% | 1.4% | 1.6% |
| | Historical Annual Growth 2000 to 2018 | 1.3% | 2.0% | 2.0% |
| HOUSEHOLDS | 2018 Estimated Households | 196 | 2,684 | 5,309 |
| | 2023 Projected Households | 205 | 2,774 | 5,511 |
| | 2010 Census Households | 171 | 2,312 | 4,589 |
| | 2000 Census Households | 144 | 1,794 | 3,587 |
| | Projected Annual Growth 2018 to 2023 | 0.9% | 0.7% | 0.8% |
| | Historical Annual Growth 2000 to 2018 | 2.0% | 2.8% | 2.7% |
| AGE | 2018 Est. Population Under 10 Years | 11.5% | 12.8% | 11.8% |
| | 2018 Est. Population 10 to 19 Years | 13.0% | 13.5% | 12.7% |
| | 2018 Est. Population 20 to 29 Years | 10.9% | 13.1% | 11.3% |
| | 2018 Est. Population 30 to 44 Years | 15.3% | 15.9% | 15.1% |
| | 2018 Est. Population 45 to 59 Years | 18.0% | 17.3% | 17.9% |
| | 2018 Est. Population 60 to 74 Years | 19.7% | 17.0% | 20.3% |
| | 2018 Est. Population 75 Years or Over | 11.7% | 10.4% | 10.9% |
| | 2018 Est. Median Age | 43.4 | 39.2 | 43.2 |
| MARITAL STATUS & GENDER | 2018 Est. Male Population | 46.5% | 47.8% | 48.2% |
| | 2018 Est. Female Population | 53.5% | 52.2% | 51.8% |
| | 2018 Est. Never Married | 25.4% | 32.9% | 27.4% |
| | 2018 Est. Now Married | 31.3% | 34.8% | 42.9% |
| | 2018 Est. Separated or Divorced | 33.1% | 19.4% | 18.3% |
| | 2018 Est. Widowed | 10.2% | 12.9% | 11.3% |
| INCOME | 2018 Est. HH Income \$200,000 or More | 6.0% | 3.2% | 4.4% |
| | 2018 Est. HH Income \$150,000 to \$199,999 | 1.7% | 2.5% | 3.9% |
| | 2018 Est. HH Income \$100,000 to \$149,999 | 15.9% | 11.3% | 13.3% |
| | 2018 Est. HH Income \$75,000 to \$99,999 | 21.9% | 15.0% | 16.1% |
| | 2018 Est. HH Income \$50,000 to \$74,999 | 21.4% | 17.6% | 16.2% |
| | 2018 Est. HH Income \$35,000 to \$49,999 | 14.1% | 15.0% | 14.8% |
| | 2018 Est. HH Income \$25,000 to \$34,999 | 8.4% | 16.4% | 11.9% |
| | 2018 Est. HH Income \$15,000 to \$24,999 | 3.1% | 11.9% | 10.9% |
| | 2018 Est. HH Income Under \$15,000 | 7.5% | 7.1% | 8.5% |
| | 2018 Est. Average Household Income | \$75,544 | \$63,822 | \$70,746 |
| | 2018 Est. Median Household Income | \$67,236 | \$54,096 | \$58,604 |
| | 2018 Est. Per Capita Income | \$31,164 | \$26,928 | \$30,234 |
| | 2018 Est. Total Businesses | 159 | 719 | 903 |
| | 2018 Est. Total Employees | 1,364 | 5,848 | 7,140 |

| 3300 US-281 | | | | |
|------------------------|--|-------------|-------------|-------------|
| Marble Falls, TX 78654 | | | | |
| | | 1 mi radius | 3 mi radius | 5 mi radius |
| LABOR FORCE | 2018 Est. Labor Population Age 16 Years or Over | 385 | 5,058 | 10,026 |
| | 2018 Est. Civilian Employed | 50.9% | 56.6% | 54.7% |
| | 2018 Est. Civilian Unemployed | 2.9% | 1.0% | 1.0% |
| | 2018 Est. in Armed Forces | - | - | - |
| | 2018 Est. not in Labor Force | 46.3% | 42.5% | 44.3% |
| | 2018 Labor Force Males | 45.9% | 47.1% | 47.5% |
| | 2018 Labor Force Females | 54.1% | 52.9% | 52.5% |
| OCCUPATION | 2010 Occupation: Population Age 16 Years or Over | 194 | 2,860 | 5,517 |
| | 2010 Mgmt, Business, & Financial Operations | 15.3% | 13.8% | 15.3% |
| | 2010 Professional, Related | 24.8% | 20.4% | 17.8% |
| | 2010 Service | 12.6% | 21.6% | 21.0% |
| | 2010 Sales, Office | 19.5% | 17.7% | 22.5% |
| | 2010 Farming, Fishing, Forestry | 0.3% | 0.2% | 0.3% |
| | 2010 Construction, Extraction, Maintenance | 20.2% | 13.6% | 11.6% |
| | 2010 Production, Transport, Material Moving | 7.2% | 12.7% | 11.4% |
| | 2010 White Collar Workers | 59.7% | 51.9% | 55.7% |
| | 2010 Blue Collar Workers | 40.3% | 48.1% | 44.3% |
| TRANSPORTATION TO WORK | 2010 Drive to Work Alone | 85.4% | 85.3% | 83.5% |
| | 2010 Drive to Work in Carpool | 8.4% | 8.8% | 10.4% |
| | 2010 Travel to Work by Public Transportation | 1.6% | 0.4% | 0.2% |
| | 2010 Drive to Work on Motorcycle | - | - | - |
| | 2010 Walk or Bicycle to Work | 0.3% | 0.8% | 0.9% |
| | 2010 Other Means | 0.1% | 0.1% | 0.3% |
| | 2010 Work at Home | 4.2% | 4.6% | 4.6% |
| TRAVEL TIME | 2010 Travel to Work in 14 Minutes or Less | 72.2% | 63.3% | 57.8% |
| | 2010 Travel to Work in 15 to 29 Minutes | 19.7% | 25.4% | 27.4% |
| | 2010 Travel to Work in 30 to 59 Minutes | 2.1% | 9.5% | 9.4% |
| | 2010 Travel to Work in 60 Minutes or More | 0.8% | 5.3% | 7.4% |
| | 2010 Average Travel Time to Work | 11.5 | 11.6 | 13.1 |
| CONSUMER EXPENDITURE | 2018 Est. Total Household Expenditure | \$11.4 M | \$138 M | \$294 M |
| | 2018 Est. Apparel | \$395 K | \$4.79 M | \$10.2 M |
| | 2018 Est. Contributions, Gifts | \$753 K | \$8.87 M | \$19.6 M |
| | 2018 Est. Education, Reading | \$427 K | \$4.98 M | \$11.0 M |
| | 2018 Est. Entertainment | \$643 K | \$7.71 M | \$16.4 M |
| | 2018 Est. Food, Beverages, Tobacco | \$1.75 M | \$21.5 M | \$45.1 M |
| | 2018 Est. Furnishings, Equipment | \$400 K | \$4.67 M | \$10.1 M |
| | 2018 Est. Health Care, Insurance | \$1.01 M | \$12.4 M | \$26.1 M |
| | 2018 Est. Household Operations, Shelter, Utilities | \$3.51 M | \$42.9 M | \$90.9 M |
| | 2018 Est. Miscellaneous Expenses | \$170 K | \$2.07 M | \$4.35 M |
| | 2018 Est. Personal Care | \$149 K | \$1.80 M | \$3.81 M |
| | 2018 Est. Transportation | \$2.21 M | \$26.6 M | \$56.0 M |



Approved by the Texas Real Estate Commission for Voluntary Use
*Texas law requires all real estate licensees to give the following information about
 brokerage services to prospective buyers, tenants, sellers and landlords.*

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)