



OAK GROVE CENTER

2107 Fort Worth Hwy • Weatherford, TX 76086

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OAK GROVE CENTER
Weatherford, TX
ACT ID ZAA0410108

Marcus & Millichap



INFORMATION ABOUT BROKERAGE SERVICES

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

11-2-2015

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 confidential 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

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

PRESENTED BY

Cody Payne

Vice President of Investments

Fort Worth Office

Tel: (817) 932-6166

Fax: (817) 932-6110

Cody.Payne@marcusmillichap.com

License: TX 551177

Michael Tran

Fort Worth Office

Tel: (817) 932-6164

Fax: (817) 932-6110

Michael.Tran@marcusmillichap.com

License: TX 664379



Cody Payne

Vice President of Investments
NATIONAL OFFICE AND
INDUSTRIAL PROPERTIES GROUP



Michael Tran

NATIONAL OFFICE AND
INDUSTRIAL PROPERTIES GROUP

More Than 1,819 Investment Professionals
in Offices Throughout the U.S. and Canada



DEBT & STRUCTURED FINANCING

Roger Burke

ASSOCIATE DIRECTOR



MARCUS & MILLICHAP SUPPORT

Zoë Estrada

AGENT ASSISTANT



MARCUS & MILLICHAP SUPPORT

Mikaela Haynes

OPERATIONS MANAGER



MARCUS & MILLICHAP SUPPORT

Rebekah Dalrymple

FRONT DESK BROKERAGE
ADMINISTRATOR



Marcus & Millichap Sold Office and Industrial Investments in DFW



585

OFFICE

SALES

TRANSACTIONS

CLOSED IN 2018

MARKETING – TEAM

More Than 1,819 Professionals
Throughout the U.S. & Canada

Electronic Marketing
(MNet, E-mail, Posting, etc.)
Direct Client Calling Effort

Advertising & Direct Mail
Cooperating Brokerage Community
Confidentiality Registration
Offering Memorandum Distribution

Cody Payne



Vice President of Investments
National Office and
Industrial Properties Group
Tel: (817) 932-6100
Fax: (817) 932-6110
cody.payne@marcusmillichap.com
License: TX 551177

Bio

Cody E. Payne is team leader for the Texas Office & Industrial Investments Group at Marcus & Millichap in Fort Worth, Texas. Cody specializes in representing sellers and advising buyers with their Office & Industrial investment properties across Texas, New Mexico, Louisiana and Oklahoma. Prior to joining Marcus & Millichap, Cody worked with Sperry Van Ness for 10 years, where he specialized in office and retail investment sales. During his career Cody has closed more than 500 investment sale and lease transactions and has worked with many institutions and high net worth private clients. With his knowledge of leasing, management and asset management, the Payne Office & Industrial Group has provided tremendous value to its Clients. Cody has also received multiple awards including the prestigious Marcus & Millichap Gold. In 2016 Cody was the #15 overall Office & Industrial agent within Marcus & Millichap.

Awards

Sales Recognition Award – 2016

Blacks Guide Top 35 Under 35 – 2008 & 2009

Michael Tran



Member - National Office and
Industrial Properties Group
Tel: (817) 932-6164
Fax: (817) 932-6110
Michael.Tran@marcusmillichap.com
License: TX 664379

Bio

Michael Tran is a member of the National Office & Industrial Group for Marcus & Millichap in Fort Worth, Texas and specializes in selling Office and Industrial investment properties in the Dallas/Fort Worth area and across Texas. Michael has always been a very hard worker and competitive individual; he plays competitive tennis and graduated from The University of North Texas with a degree in International Studies. Prior to joining Texas Office Investments at Marcus & Millichap, Michael specialized in leasing and managing office, retail and industrial buildings. During his time leasing he was able to create \$42 million in revenue for his clients in a 3 year time span.

This knowledge base sets him apart from most real estate investment agents by knowing and understanding what it takes to successfully operate and add true value to investment buildings.

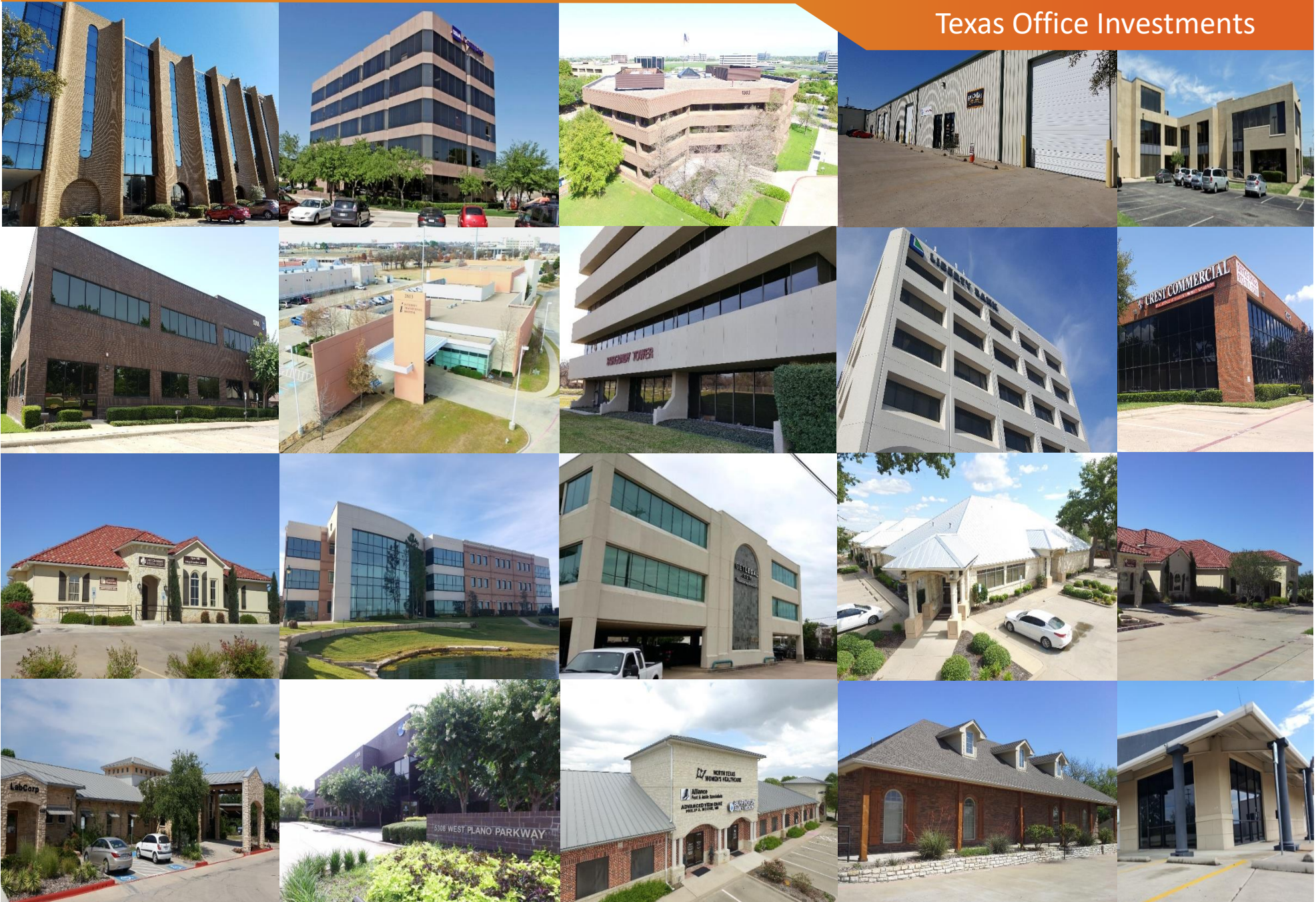
Awards

Fort Worth Inc. – 2018 Top Commercial Brokers

www.TexasOfficeInvestments.com

Recently Sold Office & Industrial Buildings!

Texas Office Investments



www.TexasOfficeInvestments.com

SECTION

INVESTMENT OVERVIEW**01**

Offering Summary

Regional Map

Local Map

Aerial Photo

FINANCIAL ANALYSIS**02**

Tenant Summary

Lease Expiration Summary

Operating Statement

Notes

Pricing Detail

Acquisition Financing

MARKET OVERVIEW**03**

Market Analysis

Demographic Analysis

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

Price	\$3,250,000	CAP Rate	CURRENT 7.25%
Down Payment	30% / \$975,000	Net Operating Income	\$235,658
Loan Amount	\$2,275,000	Net Cash Flow After Debt Service	7.39% / \$72,063
Loan Type	Proposed New	Total Return	12.03% / \$117,299
Interest Rate / Amortization	5.25% / 25 Years		
Rentable SF	10,246		
Price/SF	\$317.20		
Current Occupancy	100%		
Year Built	2010		
Lot Size	1 acre(s)		



EXPENSES		
	CURRENT	\$/SF
CAM	\$14,241	\$1.39
Insurance	\$9,631	\$0.94
Real Estate Taxes	\$44,365	\$4.33
Total Expenses	\$68,237	\$6.66

DEMOGRAPHICS				
	1-Miles	3-Miles	5-Miles	
2018 Estimate Pop	3,689	18,846	40,969	
2010 Census Pop	3,270	17,091	37,239	
2018 Estimate HH	1,399	7,059	15,846	
2010 Census HH	1,234	6,254	14,121	
Median HH Income	\$66,590	\$68,355	\$63,812	
Per Capita Income	\$33,529	\$35,539	\$34,666	
Average HH Income	\$88,374	\$94,491	\$89,311	



TEXAS OFFICE INVESTMENTS

INVESTMENT OVERVIEW

OFFERING SUMMARY

Marcus & Millichap is pleased to present the opportunity to acquire an attractive medical office investment property located at 2107 Fort Worth Highway in Weatherford, Texas. This prime medical office building was recently constructed in 2010 of high-quality finish-out. The subject property is anchored by a long-term National Credit tenant, DaVita Dialysis, and provides an investor the ability to obtain a beautiful multi-tenant office building located in an affluent community with NNN Leases.

Weatherford is one of the fastest growing cities in the region located along the western edge of the DFW Metroplex. Weatherford is a dynamic community that has experienced explosive growth, offers a unique atmosphere, and easy accessibility to the urban centers in both Dallas and Fort Worth and to DFW Airport. The subject property is strategically located with immediate access to the two main thoroughfares: Interstate 30 and Fort Worth Hwy, allowing convenient transportation.

Dallas / Fort Worth has been among national leaders in corporate relocation, with 72 major companies moving there since 2010. The Dallas / Fort Worth Metroplex is, by population, the largest metropolitan area in Texas, the largest in the South, and the fourth largest in the United States and is ranked as the second fastest-growing job market among the nation's largest metropolitan areas, with a rate of 4.1 percent.

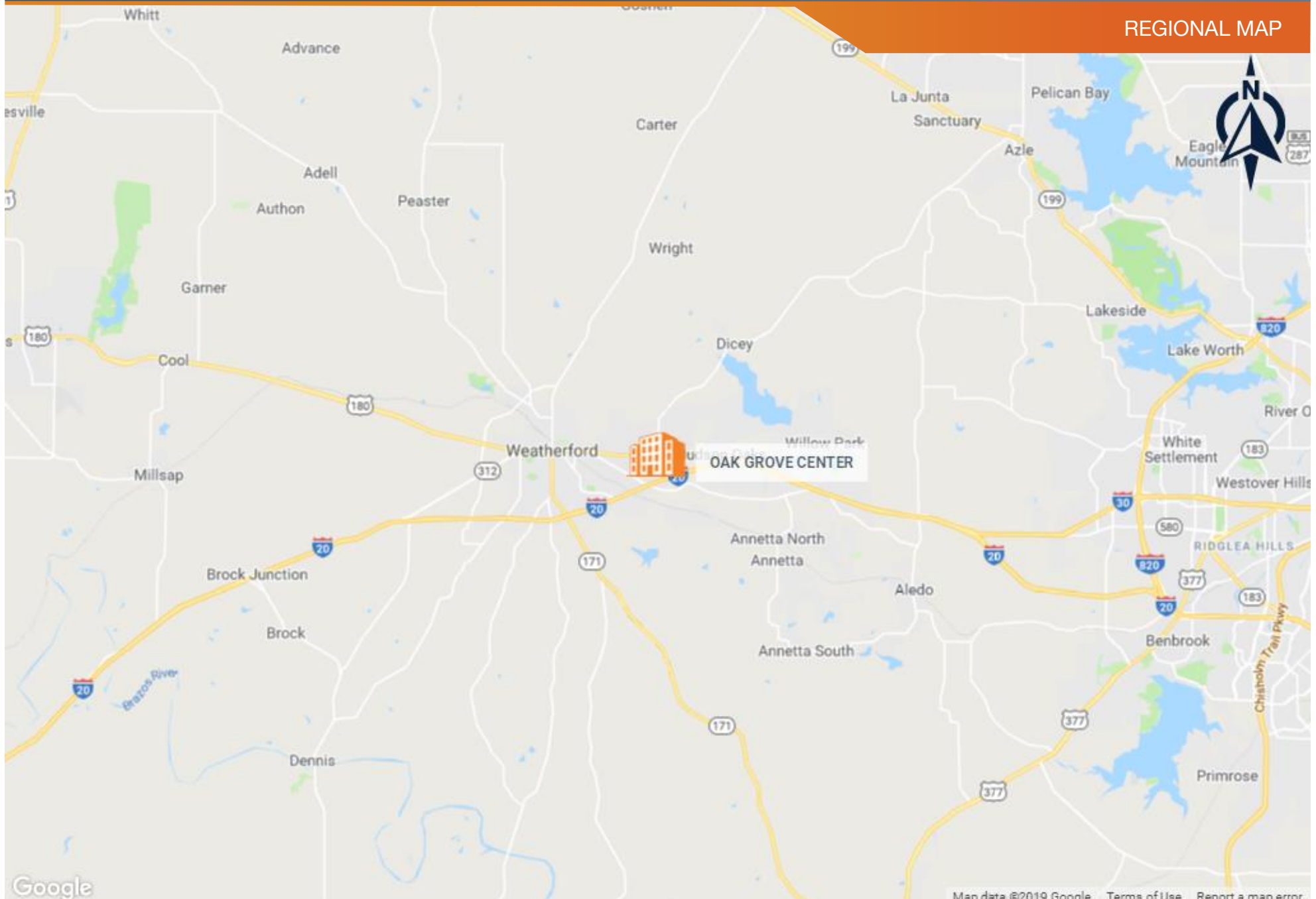
Oak Grove Center is prominently located in the Weatherford Submarket west of Fort Worth with excellent visibility from Fort Worth Highway and is complimented by excellent ingress/egress to surrounding areas. The medical/office asset is situated in a highly desirable Submarket with high growth area and many new developments in the immediate vicinity. The surrounding area has a dense population corridor and Walsh Ranch with 7,200 acres of residential development.

Oak Grove Center presents the opportunity to acquire a well-located commercial development secured by a high-quality of income. This property offers a National Credit Tenant and is situated in one of the most affluent communities of the DFW Metroplex. Texas is an income-tax free state providing additional benefits for investment. This type of asset is appealing to banks and financial institutions, and debt quotes are available.

INVESTMENT HIGHLIGHTS

- Attractive 10,246-Square Foot Medical/Office Building Constructed in 2010
- 100% Leased, NNN Medical Office Investment with Long-Term Leases
- Convenient Weatherford Location with Exceptional Ingress/Egress to Surrounding Area
- Low Management Asset
- High Growth Area with Many New Developments in the Immediate Vicinity





Google

Map data ©2019 Google. Terms of Use. Report a map error.







FINANCIAL ANALYSIS



TENANT SUMMARY

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Changes on	Rent Increase	Lease Type
Davita Dialysis	100	7,132	69.6%	9/30/15	9/29/25	\$23.00	\$13,670	\$164,036	Oct-2020	\$14,264	NNN
HCA	150	3,114	30.4%	10/1/15	7/31/24	\$23.00	\$5,969	\$71,622			NNN
Total		10,246				\$23.00	\$19,638	\$235,658			
Total Current Rents: \$19,638						Occupied Current Rents: \$19,638					

OPERATING STATEMENT

Income	Current	Per SF
Scheduled Base Rental Income	235,658	23.00
Expense Reimbursement Income		
CAM	14,241	1.39
Insurance	9,631	0.94
Real estate Taxes	44,365	4.33
Total Reimbursement Income	\$68,237	100.0% \$6.66
Effective Gross Revenue	\$303,895	\$29.66

Operating Expenses	Current	Per SF
CAM	14,241	1.39
Insurance	9,631	0.94
Real Estate Taxes	44,365	4.33
Total Expenses	\$68,237	\$6.66
Expenses as % of EGR	22.5%	
Net Operating Income	\$235,658	\$23.00

PRICING DETAILS

Summary

Price	\$3,250,000
Down Payment	\$975,000
Down Payment %	30%
Number of Suites	2
Price Per SqFt	\$317.20
Rentable Built Area (RBA)	10,246 SF
Lot Size	1. Acres
Year Built/Renovated	2010
Occupancy	100.00%

Returns

CAP Rate	7.25%
Cash-on-Cash	7.39%
Debt Coverage Ratio	1.44

Financing

1st Loan

Loan Amount	\$2,275,000
Loan Type	New
Interest Rate	5.25%
Amortization	25 Years
Year Due	2024

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

FINANCIAL ANALYSIS

Operating Data

Income		Current
Scheduled Base Rental Income		\$235,658
Total Reimbursement Income	29.0%	\$68,237
Potential Gross Revenue		\$303,895
Effective Gross Revenue		\$303,895
Less: Operating Expenses	22.5%	(\$68,237)
Net Operating Income		\$235,658
Cash Flow		\$235,658
Debt Service		(\$163,595)
Net Cash Flow After Debt Service	7.39%	\$72,063
Principal Reduction		\$45,235
Total Return	12.03%	\$117,299

Operating Expenses		Current
CAM		\$14,241
Insurance		\$9,631
Real Estate Taxes		\$44,365
Total Expenses		\$68,237
Expenses/Suite		\$34,119
Expenses/SF		\$6.66

Davita Dialysis



Davita Inc., a Fortune 500® company that, through its operating divisions, provides a variety of health care services to patients internationally and operates in two divisions: DaVita Kidney Care and DaVita Medical Group (DMG). As a leading provider of kidney care in the United States, DaVita Kidney Care delivers dialysis services to patients with chronic kidney failure and end stage renal disease. In addition, the company provides disease management services; vascular access services; clinical research programs; physician services; and comprehensive care services. Derived from the Italian words for "giving life," DaVita has more than 70,800 teammates, over 1.7 million patients and operates in 9 countries other than the U.S.

General Information	
Tenant Name	Davita Dialysis
Website	https://www.davita.com/
Headquartered	Denver, Colorado
Rentable Square Feet	7,132 SF
Percentage of RBA	69.61%
Lease Commencement	9/30/2015
Lease Expiration	9/29/2025

HCA



Medical City Weatherford is a 103-bed, all private room hospital that includes a network of medical clinics serving Parker County. The dedicated and experienced medical staff represents more than 31 medical specialties. Medical City Weatherford's comprehensive health care services encompass inpatient and outpatient care, and medical, surgical and emergency care, to name a few. The hospital has received numerous awards and recognition, including Press Ganey Summit Award, The Joint Commission's Top Performer in Key Quality Measures and The Joint Commission's Gold Seal of Approval.

General Information	
Tenant Name	HCA
Website	https://medicalcityweatherford.com/
Rentable Square Feet	3,114 SF
Percentage of RBA	30.39%
Lease Commencement	10/1/2015
Lease Expiration	7/31/2024

MARKET OVERVIEW



DALLAS-FORT WORTH OVERVIEW

The Dallas/Fort Worth Metroplex is the fourth-most populous metro in the nation with an aggregate of nearly 7.4 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 854,700 residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metro's numerous corporations and growing industries.

METRO HIGHLIGHTS



SUBSTANTIAL POPULATION GAINS

Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro.



LARGE CORPORATE BASE

The Metroplex is home to 22 Fortune 500 companies and many regional headquarters, drawing workers and residents.



MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways along with the International Inland Port of Dallas ensure its status as a distribution hub.





TRANSPORTATION

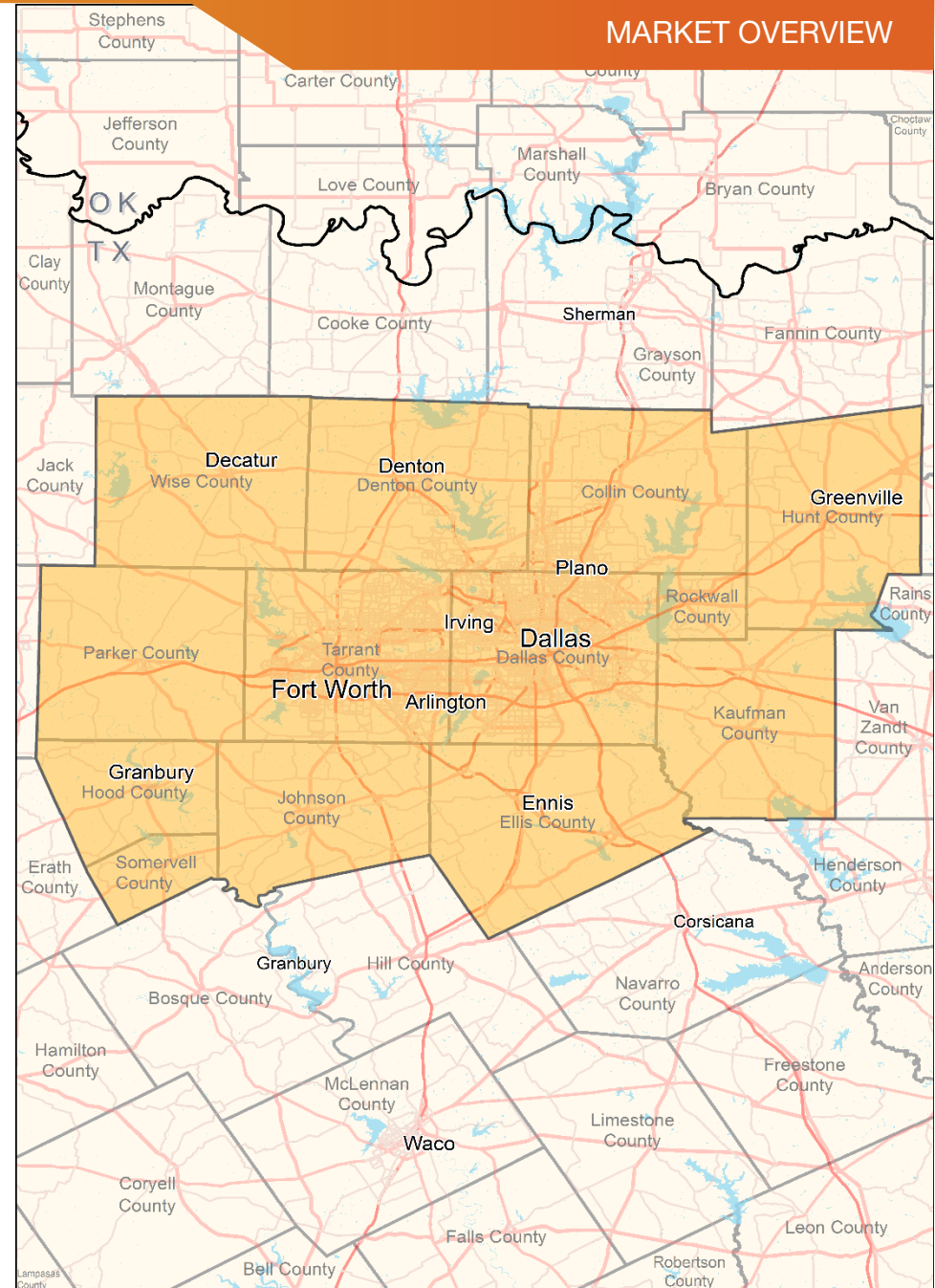
- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 635 and 820.
- DART, Dallas Area Rapid Transit, covers Dallas and 12 surrounding cities, and it consists of busses and a 93-mile light-rail system.
- Freight serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth.
- Trinity Railway Express and Amtrak provide passenger rail service.
- Via rail to Houston Port, and Highways 20 and 45, the International Inland Port of Dallas (IIPOD) connects the region to global markets and trade.
- Airports include Dallas/Fort Worth International, Dallas Love Field, Fort Worth Alliance and 13 smaller airports.



MORE THAN
90

MILES OF A LIGHT-RAIL SYSTEM
SERVING DALLAS AND
SURROUNDING CITIES

MARKET OVERVIEW



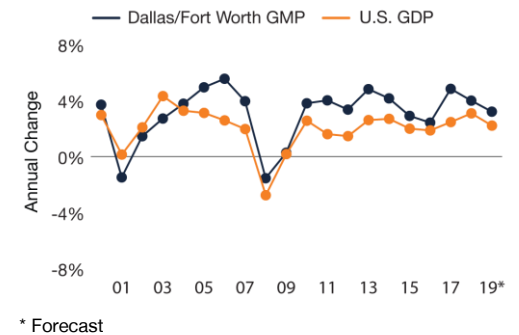
ECONOMY

- The Metroplex's temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas/Fort Worth is one of the nation's largest employment markets, with nearly 3.7 million jobs.
- The region is home to 22 Fortune 500 companies in a variety of sectors, including ExxonMobil, American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and J.C. Penney.
- The area is forecast to add jobs at an annual rate of 1.9 percent through 2022, well above the U.S. level.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

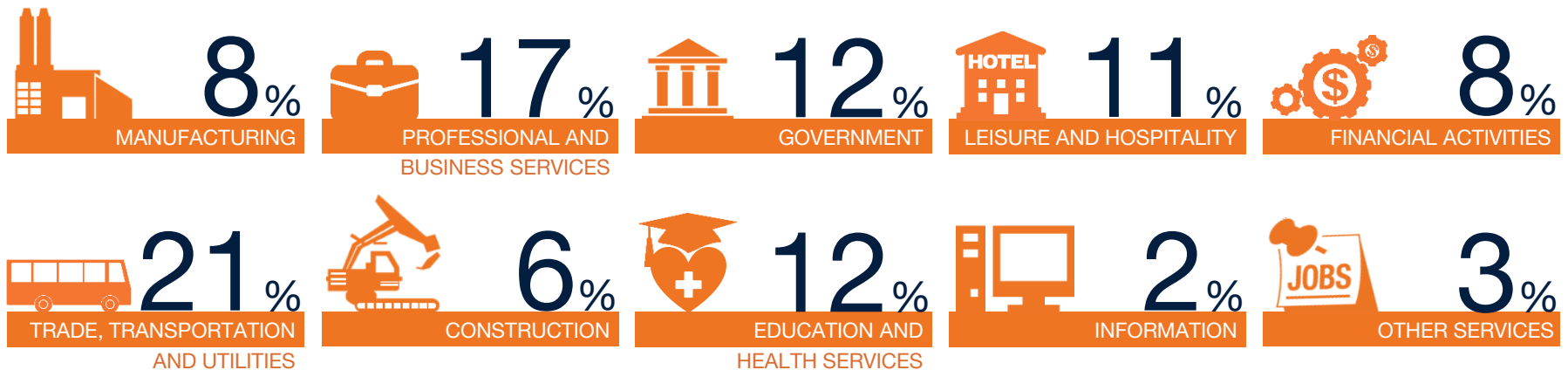
MAJOR AREA EMPLOYERS

AMR/American Airlines
AT&T
Texas Health Resources
Baylor Health Care System
Bank of America
Lockheed Martin
NAS-Fort Worth-JRB
JPMorgan Chase
HCA North Texas Division
UT-Southwestern Medical Center

Economic Growth



SHARE OF 2018 TOTAL EMPLOYMENT

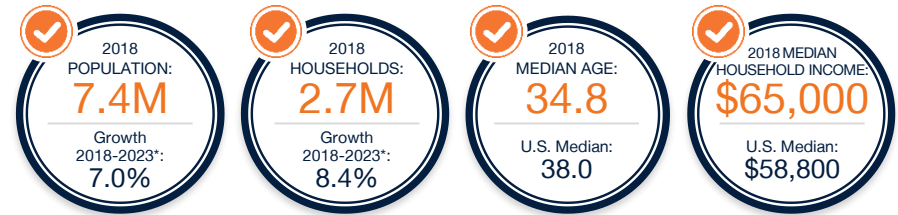




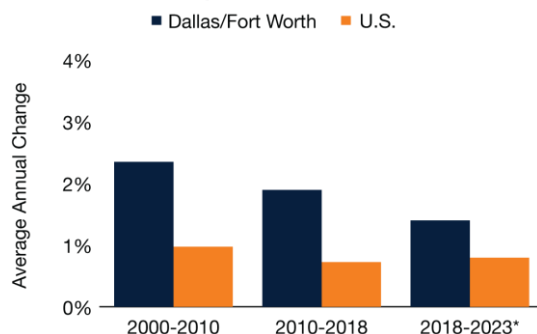
DEMOGRAPHICS

- Roughly 517,900 new people are expected through 2023, fueled by robust job growth, natural increases and north-to-south migration.
- The Metroplex is projected to add 224,700 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex as indicated by a median age that is well below that of the U.S.
- An educated population provides a skilled labor pool and higher incomes. Nearly 33 percent of residents age 25 and older have at least a bachelor's degree, compared with 30 percent for the nation. The median income is more than \$6,000 above the national level.
- More residents are choosing to rent as indicated by a contracting homeownership rate. During 2018, approximately 60 percent of residents own their home compared with 64 percent for the U.S.

QUICK FACTS

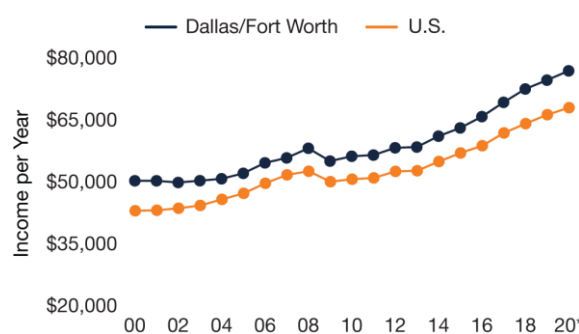


Population Growth

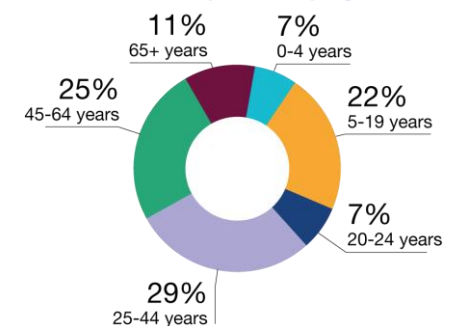


* Forecast

Median Household Income



2018 Population by Age





QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas/Fort Worth hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to an educated workforce. The University of Texas at Dallas, University of North Texas, Texas Woman's University-Denton, Southern Methodist University, Texas Christian University and the University of Texas at Arlington are among the numerous higher-education institutions in the region. Metroplex residents are proximate to nationally recognized health centers including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas/Fort Worth's excellent healthcare providers.

\$264,500

MEDIAN HOME PRICE



150+

MUSEUMS AND
ART GALLERIES



150

PUBLIC & PRIVATE
GOLF COURSES



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



SPORTS



EDUCATION



SMU



ARTS & ENTERTAINMENT



Museum of Nature and Science





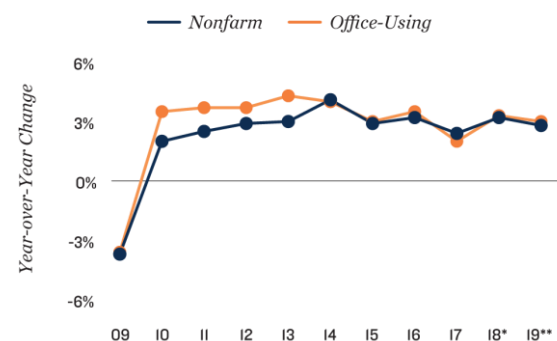
DALLAS/FORT WORTH METRO AREA

Dallas/Fort Worth Continues to Attract Regional Headquarters and Investors

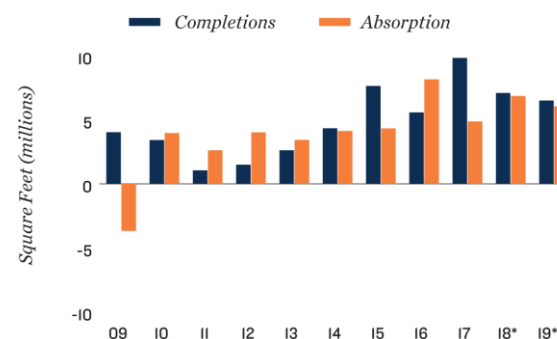
The Metroplex's robust economy will sustain space demand. While all major employment sectors have grown in the past year, office-using employment gains measured above 3 percent in 2018. Office users are hiring at a significantly higher clip than the metro as a whole, generating a 36 percent increase in headcounts since the last recession, outpacing the growth achieved by all other sectors combined. Local firms are anticipated to maintain an impressive pace of hiring again this year, led by the professional and business services sector. Samsung, for example, is moving into a new regional headquarters in Plano by mid-2019 after receiving \$1.8 million in economic development grants. Nokia, meanwhile, is moving its North American headquarters and 2,300 workers into the Cypress Waters development. Consolidations should continue in the metro as new, large projects come online and firms attempt to improve efficiency. Approximately 70 percent of space underway in the market has leasing commitments. Strong pre-leasing, a modest reduction in deliveries and healthy leasing will support a vacancy decrease to near the cyclical low recorded in 2016.

Office assets in the Metroplex will remain attractive in 2019. Nonetheless, buyer diligence amid volatile financial markets could ease the pace of transaction velocity during the first few months of the year. Investor caution will move tenant rosters and interest rates to the forefront of acquisition decisions as the potential for a downturn during the typical hold period heightens. Some buyers will hedge against expiring leases signed during the early stages of the current economic expansion by focusing on smaller properties, a trend that has persisted for the past two years. Additionally, primary office districts and centrally located assets between the two central business districts will move to the top of buyers' wish lists. The Mid-Cities, North Dallas, Richardson and Plano areas are attracting office tenants and investors alike.

Employment Trends



Office Supply and Demand



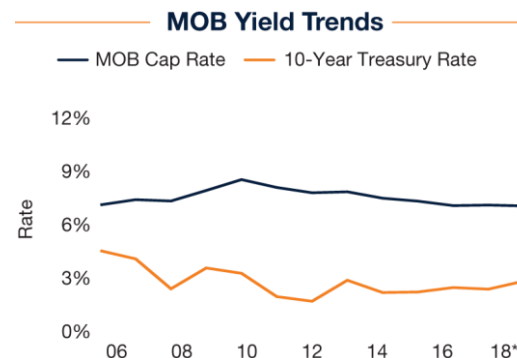
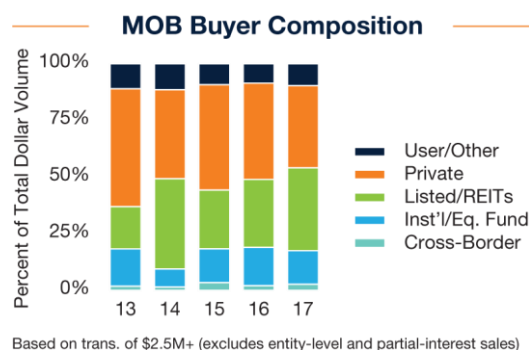
* Estimate; ** Forecast;
Sources: Marcus & Millichap Research Services; CoStar Group, Inc.; Real Capital Analytics

Capital Markets

Fed watchful as economic surge raises inflationary pressure. Strengthened hiring amid exceptionally low unemployment levels has boosted wage growth, placing upward pressure on inflation. Amid this trend coupled with rising trade protectionism and tariffs, the Federal Reserve appears determined to head off inflation risk by continuing its quarterly increases of the overnight rate. These actions are lifting short-term interest rates while the 10-year Treasury rate remains range bound near 3.0 percent. Should the 10-year remain steadfast, Fed tightening could create an inverted yield curve in which short-term rates rise above long-term rates. Although this event has preceded every recession of the past 50 years, many economists suggest such an inversion this year could be an exception to the rule. Because of distortions caused by regulatory changes and quantitative easing, this inversion could be different. Nonetheless, the Fed's stated path does raise recessionary risk levels because it could weigh on confidence levels and restrain spending by consumers and businesses, thus slowing economic growth.

Lending market remains competitive as interest rates rise. Though interest rates are rising and cutting into investors leverage objectives, yield spreads for medical office buildings are still favorable. Average medical office cap rates remain more than 400 basis points above the 10-Year Treasury rate, which could prompt additional investors to seek assets in the property sector as they search for higher-yielding alternatives. Medical office interest rates currently reside in the mid-4 percent to mid-5 percent realm with maximum leverage of 70 percent.

Potential rapid interest rate escalation a downside risk. Although capital remains plentiful, lending could tighten quickly for a short period if interest rates rise rapidly. As experienced in late 2016 when the 10-year rose by more than 80 basis points in 60 days, and again at the beginning of 2018 when there was a 60-basis-point surge, market liquidity could tighten if rates jump. Considering this has happened twice in the last two years, borrowers will likely benefit by taking a cautious approach with their lenders and lock in financing quickly.



** Cap rate trailing 12-month average through 2Q;
Treasury rate as of June 28.
Sources: CoStar Group, Inc.; Real Capital Analytics

Created on April 2019

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	4,360	21,092	44,595
■ 2018 Estimate			
Total Population	3,689	18,846	40,969
■ 2010 Census			
Total Population	3,270	17,091	37,239
■ 2000 Census			
Total Population	1,411	11,034	28,403
■ Current Daytime Population			
2018 Estimate	3,232	21,482	46,516
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	1,666	8,026	17,508
■ 2018 Estimate			
Total Households	1,399	7,059	15,846
Average (Mean) Household Size	2.82	2.58	2.55
■ 2010 Census			
Total Households	1,234	6,254	14,121
■ 2000 Census			
Total Households	561	4,056	10,722
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$200,000 or More	5.04%	6.93%	5.94%
\$150,000 - \$199,999	7.68%	7.30%	6.73%
\$100,000 - \$149,000	16.06%	17.86%	17.27%
\$75,000 - \$99,999	14.79%	13.57%	12.97%
\$50,000 - \$74,999	18.77%	16.33%	16.37%
\$35,000 - \$49,999	10.96%	11.40%	13.27%
\$25,000 - \$34,999	8.46%	8.77%	9.15%
\$15,000 - \$24,999	7.83%	7.19%	7.50%
Under \$15,000	20.23%	16.46%	16.35%
Average Household Income	\$88,374	\$94,491	\$89,311
Median Household Income	\$66,590	\$68,355	\$63,812
Per Capita Income	\$33,529	\$35,539	\$34,666

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	3,689	18,846	40,969
Under 20	33.16%	27.29%	26.51%
20 to 34 Years	21.57%	19.36%	18.91%
35 to 49 Years	18.82%	17.50%	17.43%
50 to 59 Years	10.61%	13.00%	13.59%
60 to 64 Years	4.49%	5.84%	5.99%
65 to 69 Years	3.67%	5.39%	5.55%
70 to 74 Years	3.05%	3.95%	4.04%
Age 75+	4.63%	7.66%	8.00%
Median Age	32.04	37.68	38.87
■ Population by Gender			
2018 Estimate Total Population	3,689	18,846	40,969
Male Population	47.22%	48.39%	48.44%
Female Population	52.78%	51.61%	51.56%
AVERAGE HEALTH CARE EXPENDITURE	1 Miles	3 Miles	5 Miles
■ 2018 Estimate Total Expenditure			
Percent of Total	12.88%	12.98%	13.04%
Health Care Insurance	\$3,045	\$3,222	\$3,160
Percent of Total	70.47%	69.85%	69.93%
Medical Services	\$717	\$770	\$748
Percent of Total	16.59%	16.71%	16.56%
Medical Supplies	\$137	\$155	\$151
Percent of Total	3.16%	3.37%	3.34%
■ Percentage Change 2018-			
Health Care Insurance	18.31%	19.42%	20.13%
Medical Services	19.52%	20.87%	21.01%
Medical Supplies	21.30%	22.41%	22.77%

Source: © 2018 Experian



TEXAS OFFICE INVESTMENTS

PRESENTED BY

Cody Payne
Vice President of Investments
Member - National Office and Industrial
Properties Group
Fort Worth Office
Tel: (817) 932-6100
Fax: (817) 932-6110
Cody.Payne@marcusmillichap.com
License: TX 551177

Michael Tran
Member – National Office and Industrial
Properties Group
Fort Worth Office
Tel: (817) 932-6164
Fax: (817) 932-6110
Michael.Tran@marcusmillichap.com
License: TX 664379

www.TexasOfficeInvestments.com