



Burlington

NWQ RUFÉ SNOW DRIVE & NE LOOP 820
NORTH RICHLAND HILLS, TEXAS

70,891 SF SINGLE TENANT RETAIL
INVESTMENT OPPORTUNITY
NEW 10.5 YEAR LEASE EXTENSION



FIRST STREET
BROKERAGE
SONOMA | CA

Burlington

NWQ RUFE SNOW DRIVE & NE LOOP 820
NORTH RICHLAND HILLS, TEXAS

CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVE LISTING BROKERS

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PROPERTY	BURLINGTON - NORTH RICHLAND HILLS	GLA	70,891 SF
		PRICE	\$13,587,333
LOCATION	6537 NE LOOP 820 / NORTH RICHLAND HILLS, TEXAS 76180	CAP RATE	6.15%



OVERVIEW

- + Adjacent to Walmart & Home Depot
- + Strong tenant – Burlington is a Fortune 500 company
- + High in-store sales – 7.83% occupancy cost
- + Limited landlord responsibilities – NNN lease
- + Tenant recently extended lease for an additional 10-year term with rent bumps
- + Long-term, stabilized cash flow
- + Located in a dense retail and residential area – 287,992 people within a 5-mile radius
- + High traffic counts and strong visibility – over 39,125 cars per day via Rufe Snow Dr & 106,174 cars per day via NE Loop 820

EXECUTIVE SUMMARY

GLA	70,891 SF
PRICE	\$13,587,333
PRICE PSF	\$191.67
CAP RATE	6.15%



**DALLAS-FORT WORTH-ARLINGTON 4TH
LARGEST METROPOLITAN AREA IN THE
NATION**



**ONE OF THE MOST DESIRABLE SUBMARKETS IN
NORTH TEXAS – \$165,366,000 IN AGGREGATE
CONSUMER SPENDING ON APPAREL IN 2018
WITHIN 5-MILES OF LOCATION**



**AVERAGE HOUSEHOLD INCOME OF
\$93,176 WITHIN A 5-MILE RADIUS**



**POPULATION OF 287,992 WITHIN
5-MILE RADIUS OF THE PROPERTY**

Burlington - North Richland Hills (“Property”) is a 70,891 square foot building that is adjacent to a 24-Hour Fitness and The Home Depot and is located off of the NE Loop 820 access road in North Richland Hills, Texas. The Property has a prime location in a dense residential and retail area that offers direct interstate access and visibility on I-820 and is located within a mile of major retailers including The Home Depot, Walmart and Sam’s Club.

IDEAL LOCATION

The Property has a prime location in a dense residential and retail area that offers direct highway access and visibility along I-820 and Rufe Snow Drive. Burlington is centrally located in the North Richland Hills submarket. 5-year growth projections predict the area within a 5-mile radius of the property will see a 6.59% increase in households with median incomes over \$67,450. The Property offers a great investment opportunity for a long-term, stabilized cash flow generated from a nationally recognized tenant. The city offers a varied and growing economy for businesses and residents to locate and succeed. Beyond the appeal of its prime location, this fully occupied asset presents an investor with limited risk in a stable market.

TOP INVESTOR MARKET

The Dallas-Fort Worth Metroplex is the 4th largest metropolitan area in the nation and is currently experiencing significant growth, making it a mecca for real estate investment. DFW adds another person every four minutes, according to data from the US Census Bureau. Ease of transportation and the low cost of living have fueled business expansion, attracting new employers. The local economy has outpaced the national economy for roughly a decade, resetting the bar for market performance.

THE PROPERTY

DETAILS /

LOCATION MAP /

AERIALS /

TENANT PROFILE /

DETAILS

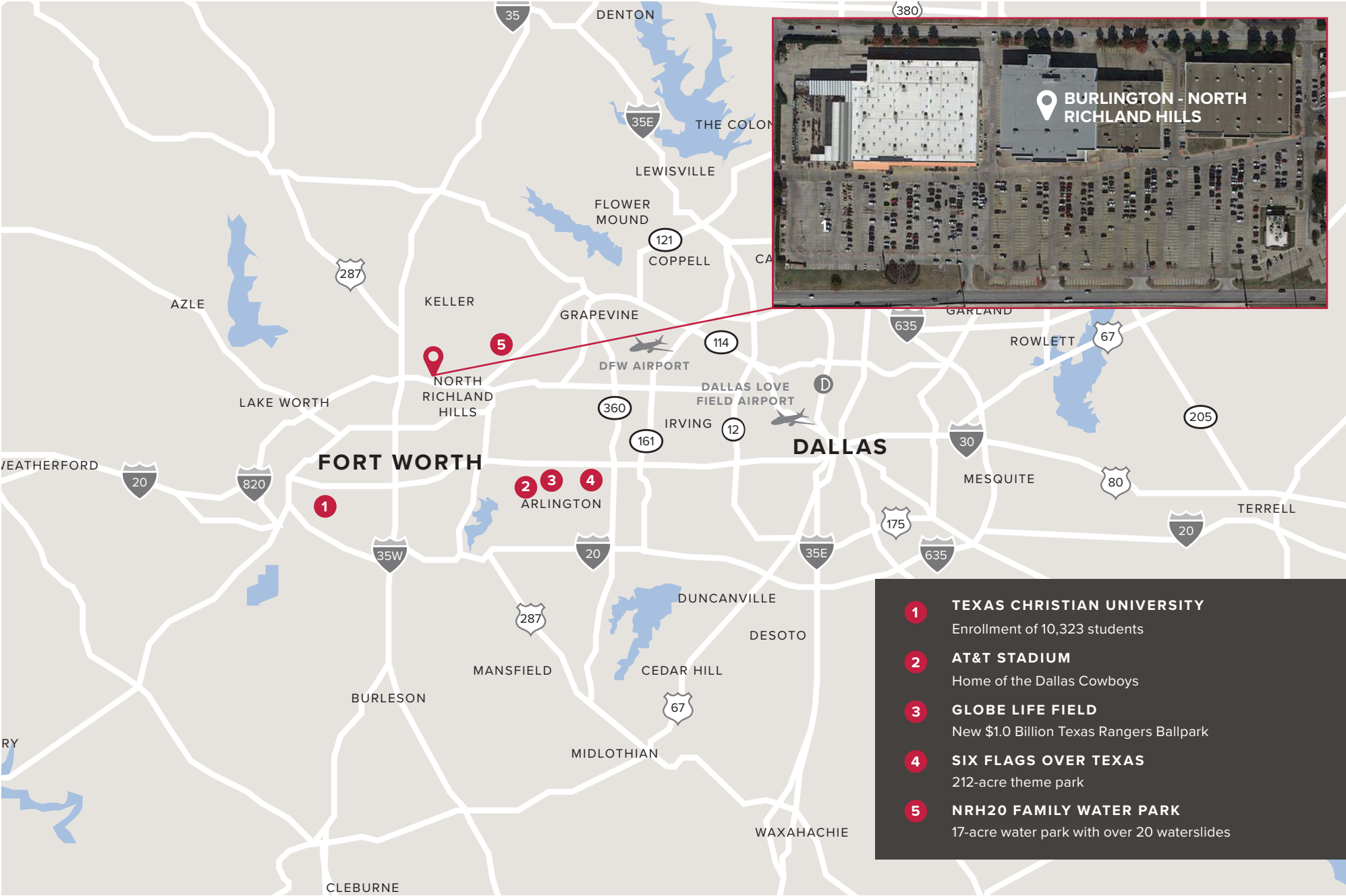
ADDRESS	6537 NE LOOP 820 NORTH RICHLAND HILLS, TEXAS 76180
LAND AREA	± 5.1544 AC
GLA	70,891 SF
YEAR BUILT	1993
OCCUPANCY	100%
PARKING	362 SPACES 5.11 PER 1,000 SF
ZONING	F1 - COMMERCIAL
TAX AUTHORITY / ID	TARRANT COUNTY / 41343-4-4A
TAX VALUE / RATE	\$150,103.74 / 2.633399%
BUILDING EXTERIOR	STUCCO EXTERIOR
ROOF	FLAT
HVAC	ROOF MOUNTED UNITS
SITE LIGHTING	POLE AND BUILDING MOUNTED LIGHTS
PARKING LOT	GOOD CONDITION, CONCRETE

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	12,087	120,580	287,992
POPULATION GROWTH 2010-2023	1.40%	1.26%	1.41%
AVERAGE HOUSEHOLD INCOME	\$78,252	\$78,903	\$93,176



LOCATION MAP



- 1 TEXAS CHRISTIAN UNIVERSITY**
Enrollment of 10,323 students
- 2 AT&T STADIUM**
Home of the Dallas Cowboys
- 3 GLOBE LIFE FIELD**
New \$1.0 Billion Texas Rangers Ballpark
- 4 SIX FLAGS OVER TEXAS**
212-acre theme park
- 5 NRH20 FAMILY WATER PARK**
17-acre water park with over 20 waterslides











Burlington Stores, Inc., headquartered in New Jersey, is a nationally recognized off-price retailer with fiscal 2017 revenue of \$6.1 billion. The Company is a Fortune 500 company and its common stock is traded on the New York Stock Exchange under the ticker symbol "BURL." The Company's stores offer an extensive selection of in-season, fashion-focused merchandise, including: women's ready-to-wear apparel, accessories, footwear, menswear, youth apparel, baby, home, coats, beauty and gifts. As of November 3, 2018, Burlington operated 679 stores (inclusive of an internet store) in 45 States and Puerto Rico.



679 STORES ACROSS THE NATION



FISCAL REVENUE OF \$6.1 BILLION IN 2017



LOYAL CUSTOMER BASE SINCE 1972

TENANT OVERVIEW

COMPANY	BURLINGTON STORES, INC
TYPE	PUBLICLY TRADED NASDAQ: BURL
INDUSTRY	RETAILER
HEADQUARTERS	NEW JERSEY
FOUNDED	1972
# OF LOCATIONS	679
REVENUE	\$6.1 BILLION (2017)

THE FINANCIALS

FINANCIAL ASSUMPTIONS /

RENT ROLL /

CASH FLOW /

PROPERTY LEASING ASSUMPTIONS /

SALES COMPARABLES /

LEASE ABSTRACT /

FINANCIAL ASSUMPTIONS

ANALYSIS SUMMARY		
ANALYSIS START DATE	6/1/2019	
HOLD PERIOD	10	
GLA	70,891	
OCCUPIED GLA	70,891	
IN-PLACE OCCUPANCY	100.00%	

PURCHASE SUMMARY		
PRICE	\$13,587,333	
PRICE PSF (IMPROVEMENTS)	\$191.67	
PRICE PSF (LAND)	\$58.96	
IN-PLACE NOI	\$835,626	
IN-PLACE CAP RATE	6.15%	

REVERSION ANALYSIS		
YEAR 11 NOI	\$906,523	
RESIDUAL CAP RATE	6.50%	
SALES PRICE	\$13,946,508	
PRICE PSF (IMPROVEMENTS)	\$196.73	

RETURNS (SEE PROPOSED DEBT STRUCTURE)		
	ALL-CASH	LEVERAGED
IRR	5.89%	6.88%
MULTIPLE	1.58x	1.82x
AVG CASH ON CASH / YIELD ON EQUITY	6.18%	3.73%

PROPOSED DEBT STRUCTURE		
LOAN AMOUNT	\$9,511,133	
LTV	70.00%	
INITIAL LOAN AMOUNT	\$9,511,133	
INTEREST RATE	5.25%	
TERM (YEARS)	10 years	
AMORTIZATION (YEARS)	25 years	
INTEREST ONLY (MONTHS)	0 months	
MONTHLY PAYMENT	\$56,995	
ANNUAL PAYMENT	\$683,943	
LOAN FEE	1.00%	
EQUITY REQUIRED	\$4,076,200	
IN-PLACE DSCR (AMORTIZING)	1.20x	
DEBT CONSTANT	7.19%	

RENT ROLL

TENANT	SUITE	SF	% OF GLA	LEASE START	LEASE EXPIRATION	DATE	MONTHLY RENT	ANNUAL RENT	RENT PSF	EXPENSE REIMBURSEMENT METHOD	OPTIONS	NOTES
BURLINGTON COAT FACTORY	1000	70,891	100.00%	3/9/2007	1/31/2029	CURRENT 2/1/2024	\$69,636.08 \$72,604.20	\$835,633 \$871,250	\$11.79 \$12.29	NN	2 x 5 Years @ \$12.79 psf & \$13.29 psf	- Tenant pays utilities and levied taxes directly - Tenant is responsible for their pro-rata share of landlord's insurance cost and the cost of altering, repairing, or replacing elements in the common area -Tenant pays 2% percentage rent over a breakeven point 50x the current monthly rent
	OCCUPIED SF	70,891	100.00%									
	VACANT SF	0	0.00%									
	TOTAL AREA	70,891	100.00%									

CASH FLOW

	IN-PLACE PSF	IN-PLACE	PRO FORMA PSF	YEAR 2 YE 5/31/2021	YEAR 3 YE 5/31/2022	YEAR 4 YE 5/31/2023	YEAR 5 YE 5/31/2024	YEAR 6 YE 5/31/2025	YEAR 7 YE 5/31/2026	YEAR 8 YE 5/31/2027	YEAR 9 YE 5/31/2028	YEAR 10 YE 5/31/2029	YEAR 11 YE 5/31/2030
REVENUE													
BASE RENTAL REVENUE	\$11.79	\$835,633	\$11.79	\$835,633	\$835,633	\$835,633	\$847,448	\$871,078	\$871,078	\$871,078	\$871,078	\$882,893	\$906,524
ABSORPTION & TURNOVER VACANCY		-		-	-	-	-	-	-	-	-	-	-
SCHEDULED BASE RENTAL REVENUE	\$11.79	\$835,633	\$11.79	\$835,633	\$835,633	\$835,633	\$847,448	\$871,078	\$871,078	\$871,078	\$871,078	\$882,893	\$906,524
EXPENSE REIMBURSEMENT REVENUE	\$3.75	\$265,841	\$3.75	\$273,816	\$282,031	\$290,492	\$299,207	\$308,183	\$317,428	\$326,951	\$336,760	\$346,863	\$357,268
EFFECTIVE GROSS REVENUE	\$15.54	\$1,101,474	\$15.54	\$1,109,449	\$1,117,664	\$1,126,125	\$1,146,655	\$1,179,261	\$1,188,506	\$1,198,029	\$1,207,838	\$1,229,756	\$1,263,792
OPERATING EXPENSES													
CAM	\$2.75	\$194,952	\$2.75	\$200,799	\$206,823	\$213,027	\$219,418	\$226,001	\$232,781	\$239,764	\$246,957	\$254,366	\$261,997
INSURANCE	\$1.00	\$70,896	\$1.00	\$73,018	\$75,208	\$77,465	\$79,788	\$82,182	\$84,648	\$87,187	\$89,803	\$92,497	\$95,272
TOTAL OPERATING EXPENSES	\$3.75	\$265,848	\$3.75	\$273,817	\$282,031	\$290,492	\$299,206	\$308,183	\$317,429	\$326,951	\$336,760	\$346,863	\$357,269
NET OPERATING INCOME		\$835,626		\$835,632	\$835,633	\$835,633	\$847,449	\$871,078	\$871,077	\$871,078	\$871,078	\$882,893	\$906,523
CAPITAL COSTS													
CAPITAL RESERVES	\$0.20	\$14,184	\$0.20	\$14,604	\$15,042	\$15,493	\$15,958	\$16,436	\$16,930	\$17,437	\$17,961	\$18,499	\$19,054
TOTAL CAPITAL COSTS		\$14,184		\$14,604	\$15,042	\$15,493	\$15,958	\$16,436	\$16,930	\$17,437	\$17,961	\$18,499	\$19,054
CASH FLOW BEFORE DEBT SERVICE		\$821,442		\$821,028	\$820,591	\$820,140	\$831,491	\$854,642	\$854,147	\$853,641	\$853,117	\$864,394	\$887,469
DEBT SERVICE													
INTEREST				(\$484,656)	(\$473,938)	(\$462,643)	(\$450,741)	(\$438,199)	(\$424,983)	(\$411,056)	(\$396,379)	(\$380,913)	-
PRINCIPAL				(\$199,287)	(\$210,005)	(\$221,300)	(\$233,201)	(\$245,743)	(\$258,960)	(\$272,887)	(\$287,564)	(\$303,030)	-
CASH FLOW AFTER DEBT SERVICE		\$821,442		\$137,085	\$136,648	\$136,197	\$147,548	\$170,699	\$170,204	\$169,698	\$169,174	\$180,451	\$887,469

Notes:

1. Operating expenses based off of assumed \$2.75 psf for CAM and \$1.00 psf for Insurance.
2. Capital Reserves based on \$0.20 psf, subject to inflation.
3. All income and expenses are subject to annual inflation of 3.0%.

PROPERTY LEASING ASSUMPTIONS

PROPERTY LEVEL ASSUMPTIONS

GENERAL INFLATION	3.00%
GENERAL VACANCY	0.00%

TENANT	SUITE	MLA CATEGORY	LEASE-UP DATE (IF VACANT)	RENEWAL PROBABILITY	LEASE TERM	MONTHS VACANT	RENT PSF		TI ALLOWANCE PSF		LEASING COMMISSIONS	
							NEW	RENEWAL	NEW	RENEWAL	NEW	RENEWAL
BURLINGTON COAT FACTORY	1000	Big Box MLA	N/A	90.00%	5 years	12 months	\$12.50	\$12.50	\$5.00	\$1.00	6.00%	4.00%

SALES COMPARABLES

	PROPERTY	ADDRESS	CITY, ST	YEAR BUILT	BUILDING SIZE	PRICE	PSF	CAP RATE	DATE OF SALE
SUBJECT	Burlington Coat Factory	6537 NE Loop 820	North Richland Hills, TX	1993	70,891	\$13,587,333	\$191.67	6.15%	-
1	Burlington Coat Factory	103 West Loop 281	Longview, TX	1986	77,477	\$8,702,304	\$112.32	6.90%	OTM
2	Burlington Coat Factory	697 North Westhill Blvd	Appleton, WI	1997	62,874	\$5,102,000	\$81.15	7.95%	OTM
3	Burlington Coat Factory	717 Fashion Drive	Columbia, SC	2018	45,205	\$8,646,154	\$191.27	6.50%	OTM
4	Burlington Coat Factory	4325 Pleasant Crossing	Rogers, AZ	2015	60,000	\$8,415,150	\$140.25	7.13%	3/7/2018
5	Burlington Coat Factory	2933 S 5600 W	West Valley, UT	1998	50,001	\$9,000,000	\$180.00	6.94%	11/30/2017
5	Burlington Coat Factory	14411 Westheimer Rd	Houston, TX	1993	96,500	\$4,025,000	\$41.71	9.22%	9/20/2016
6	Burlington Coat Factory	3660 S 16th Ave	Tuscon, AZ	1983	76,240	\$7,500,000	\$98.37	8.64%	6/22/2016
AVERAGES				1999	66,900	\$7,341,515	\$120.72	7.61%	

LEASE ABSTRACT

TENANT:	Burlington Coat Factory			
SQUARE FOOTAGE:	70,891			
ORIGINAL SQUARE FOOTAGE:	N/A			
ADDITIONAL SQUARE FOOTAGE:	N/A			
SPECIFIC USE:	Premises shall be used as a typical Burlington Coat Factory Warehouse Store.			
DOCUMENTATION:	Lease dated February 26, 2007 and first amendment dated August 31, 2017.			
RENT COMMENCEMENT DATE:	September 1, 2007			
LEASE EXPIRATION DATE:	January 31, 2029			
TERM:	11 years and 5 months + 10 years			
SECURITY DEPOSIT:	None.			
BASE RENT:	Period	Per Month	Annual	PSF
	September 1, 2007 - January 31, 2013	\$54,645.17	\$655,742.00	\$9.25
	February 1, 2013 - February 28, 2018	\$57,598.92	\$691,187.00	\$9.75
	March 1, 2018 - January 31, 2019	\$66,682.25	\$800,187.00	\$11.29
	Extension Terms			
	Term 1: February 1, 2019 - January 31, 2024	\$69,636.06	\$835,632.75	\$11.79
	Term 1: February 1, 2024 - January 31, 2029	\$72,589.85	\$871,078.25	\$12.29
	Remaining Renewal Options			
	Term 1: February 1, 2029 - January 31, 2034	\$75,543.65	\$906,523.75	\$12.79
	Term 2: February 1, 2034 - January 31, 2039	\$78,497.44	\$941,969.25	\$13.29
RENEWAL OPTION(S):	2, 5-year renewal options remaining. Tenant must provide written notice of not less than 6 months prior to the expiration of the term.			
CAM PAYMENTS:	None.			
INSURANCE PAYMENTS:	Tenant shall reimburse Landlord for insurance expenses.			
RE TAX PAYMENTS:	Tenant shall pay directly to the tax authorities.			
UTILITIES:	Tenant shall pay directly to the utility providers.			
TENANT MAINTENANCE:	Tenant shall be responsible for all non-structural maintenance and repairs.			
LANDLORD MAINTENANCE:	Landlord shall make all structural maintenance, repairs and replacements of and to the building, including without limitation the columns, beams, foundations, footings, floor slab, metal roof deck, exterior walls and the roof.			
PERCENTAGE RENT:	2.00%			

LEASE ABSTRACT

BREAKPOINT:	Period	Breakpoint
	September 1, 2007 - January 31, 2013	\$32,787,100.00
	February 1, 2013 - February 28, 2018	\$34,559,350.00
	March 1, 2018 - January 31, 2019	\$40,009,350.00
	Extension Terms	
	Term 1: February 1, 2019 - January 31, 2024	\$41,781,637.50
	Term 1: February 1, 2024 - January 31, 2029	\$43,553,912.50
	Remaining Renewal Option	
	Term 1: February 1, 2029 - January 31, 2034	\$45,326,187.50
	Term 2: February 1, 2034 - January 31, 2039	\$47,098,462.50
EXECUTOR:	Burlington Coat Factory Warehouse of Texas, L.P.	
GUARANTOR:	Burlington Coat Factory Warehouse Corporation	
ASSIGNEE:	N/A	
CO-TENANCY/TERMINATION:	N/A	
EXCLUSIVES / RESTRICTIONS:	N/A	
ESTOPPEL CERTIFICATE:	Tenant shall provide an estoppel certificate within 20 days upon written request by the Landlord.	
ADDITIONAL INFORMATION:	N/A	

THE MARKET

MARKET OVERVIEW /
DEMOGRAPHICS /

MARKET OVERVIEW – TEXAS



POPULATION
28,304,594



2nd FASTEST
GROWING
ECONOMY
IN THE U.S.



TOP STATE FOR
JOB GROWTH
306,000 JOBS CREATED IN 2017

2nd

LARGEST CIVILIAN
LABOR WORKFORCE:
13.5+ MILLION WORKERS

50

FORTUNE 500
COMPANIES
CALL TEXAS HOME



OVER 3,000 COMPANIES
HAVE LOCATED OR EXPANDED
FACILITIES IN TEXAS SINCE 2009



LARGEST MEDICAL CENTER
Texas Medical Center, Houston
2ND LARGEST CANCER CENTER
MD Anderson, Houston



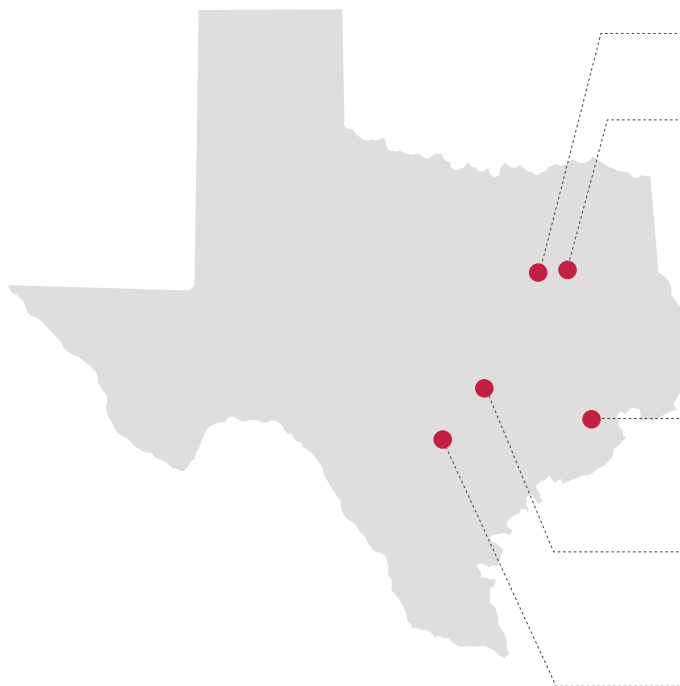
BEST STATE FOR BUSINESS
FOR THE 14TH YEAR IN A ROW BY
CHIEF EXECUTIVE MAGAZINE



AWARDED 2017 GOVERNOR'S CUP
FOR THE MOST NEW & EXPANDED
CORPORATE FACILITIES: **594**



**NO STATE
INCOME TAX**



FORT WORTH

#3 TOP MOVING DESTINATIONS 2017

DALLAS

#1 FASTEST GROWING HOUSING MARKET 2018

#1 TOP 20 BUSINESS-FRIENDLY CITY

HOUSTON

#2 FASTEST GROWING HOUSING MARKET 2018

#7 TOP 20 BUSINESS-FRIENDLY CITY

AUSTIN

#1 BEST PLACE TO LIVE 2018

#12 TOP 20 BUSINESS-FRIENDLY CITY

SAN ANTONIO

#14 BEST PLACE TO LIVE 2018

MARKET OVERVIEW – DALLAS-FORT WORTH METROPLEX

4th LARGEST
METROPOLITAN
AREA IN THE U.S.

LARGEST
METROPOLITAN
AREA IN TEXAS



ECONOMIC & CULTURAL
HUB OF NORTH TEXAS



±360 PEOPLE MOVE TO D-FW DAILY
ALSO EMERGING AS A TOP MARKET FOR
CORPORATE EXPANSIONS & RELOCATIONS

#2 / FRISCO
#3 / MCKINNEY

**FASTEST-GROWING
CITIES IN THE U.S.**

3,500,000

NEW PEOPLE ESTIMATED
BY YEAR 2040



LARGEST AMOUNT OF JOB GROWTH
OF ALL U.S. METROPOLITAN AREAS
100,000 JOBS ADDED IN 2017

21

FORTUNE 500 COMPANIES
BASED IN THE METROPLEX

DEMOGRAPHICS

POPULATION	7,462,428
TOTAL HOUSEHOLDS	2,683,294
AVERAGE HOUSEHOLD INCOME	\$94,166
MEDIAN AGE	34
BACHELOR DEGREE +	33.9%
TOTAL EMPLOYEES	3,173,963

LARGEST EMPLOYERS

WALMART STORES, INC.	52,700 Employees
AMERICAN AIRLINES GROUP, INC.	23,700 Employees
BAYLOR HEALTH CARE SYSTEM	22,000 Employees
DALLAS INDEPENDENT SCHOOL DISTRICT	20,793 Employees
TEXAS HEALTH RESOURCES	16,205 Employees
BANK OF AMERICA	15,400 Employees
CITY OF DALLAS	13,000 Employees
JPMORGAN CHASE BANK N.A.	13,000 Employees
TEXAS INSTRUMENTS, INC.	13,000 Employees
LOCKHEED MARTIN AERONAUTICS CO.	12,600 Employees

MARKET OVERVIEW – DALLAS-FORT WORTH METROPLEX

3RD LOWEST COST OF LIVING
OF LARGEST U.S. METROPOLITAN AREAS



MEDIAN HOME VALUE IS THE 3RD
LOWEST OF ALL LARGE U.S METROS



48,900,00 ANNUAL VISITORS

DALLAS/FORT WORTH INTERNATIONAL AIRPORT:
10TH MOST PASSENGER VOLUME IN THE WORLD

DALLAS LOVE FIELD AIRPORT:
HOME TO THE NATIONS LARGEST DOMESTIC AIRLINE



LARGEST URBAN ARTS DISTRICT IN THE U.S.
DALLAS ARTS DISTRICT



LARGEST HONKY TONK IN THE WORLD
BILLY BOB’S TEXAS



LARGEST STATE FAIR IN THE U.S.
STATE FAIR OF TEXAS

MAJOR UNIVERSITIES

UNIVERSITY OF NORTH TEXAS	38,145 Students
THE UNIVERSITY OF TEXAS AT ARLINGTON	45,282 Students
THE UNIVERSITY OF TEXAS AT DALLAS	26,793 Students
TEXAS WOMEN'S UNIVERSITY	15,655 Students
TEXAS A&M UNIVERSITY - COMMERCE	13,514 Students
SOUTHERN METHODIST UNIVERSITY	11,739 Students
TEXAS CHRISTIAN UNIVERSITY	10,394 Students
DALLAS BAPTIST UNIVERSITY	5,156 Students
DALLAS BAPTIST UNIVERSITY	5,156 Students
UNIVERSITY OF NORTH TEXAS - DALLAS	3,030 Students
UNIVERSITY OF DALLAS	2,357 Students
UNT HEALTH SCIENCE CENTER	2,381 Students
UT SOUTHWESTERN MEDICAL CENTER	2,316 Students
TEXAS WESLEYAN UNIVERSITY	2,373 Students

MARKET OVERVIEW - DALLAS-FORT WORTH METROPLEX, TEXAS

RETAIL MARKET

92.5% OCCUPANCY
RATE

3,977,827 SF
UNDER CONSTRUCTION

MULTI-FAMILY MARKET

92.7% OCCUPANCY
RATE

16,581 UNITS
UNDER CONSTRUCTION

900,310 SF
COMPLETIONS

1,601,852 SF
NET ABSORPTION

2,479 UNIT
COMPLETIONS

5,765 UNIT
NET ABSORPTION



\$120,943,919,400
GROSS ANNUAL RETAIL SALES



\$1.06 PSF
AVERAGE RENTAL RATES

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
ESTIMATED POPULATION (2018)	12,087	120,580	287,992
ADJUSTED DAYTIME DEMOGRAPHICS AGE 16 OR OVER (2018)	7,872	71,577	176,194
ESTIMATED HOUSEHOLDS (2018)	5,031	46,211	106,009
PROJECTED ANNUAL GROWTH 2010 TO 2023	1.40%	1.26%	1.41%
PROJECTED POPULATION (2023)	12,916	129,596	309,686
PROJECTED HOUSEHOLDS (2023)	5,288	48,853	112,147
TOTAL EMPLOYEES (2018)	4,653	40,765	105,571
TOTAL DAYTIME AT HOME POPULATION (2018)	3,219	30,812	70,623
TOTAL EMPLOYEES (% OF DAYTIME POPULATION 2018)	59.1%	57.0%	59.9%
DAYTIME AT HOME (% OF DAYTIME POPULATION 2018)	40.9%	43.0%	40.1%
BUSINESS DEMOGRAPHICS			
TOTAL BUSINESSES	354	3,868	9,712
COMPANY HEADQUARTER BUSINESSES	2	20	51
TOTAL AGE DISTRIBUTION			
% POPULATION AGE 0-9	11.4%	13.4%	13.7%
# POPULATION AGE 0-9	1,376	16,151	39,563
AGE UNDER 5 YEARS	707	8,170	19,558
AGE 5 TO 9 YEARS	669	7,981	20,004
AGE 10 TO 14 YEARS	739	8,394	21,383
AGE 15 TO 19 YEARS	751	8,007	19,713
AGE 20 TO 24 YEARS	818	8,263	17,615
AGE 25 TO 29 YEARS	955	9,383	20,900
AGE 30 TO 34 YEARS	801	8,795	21,091
AGE 35 TO 39 YEARS	726	8,101	20,517
AGE 40 TO 44 YEARS	687	7,381	18,831
AGE 45 TO 49 YEARS	759	7,783	19,653
AGE 50 TO 54 YEARS	837	7,539	18,648
AGE 55 TO 59 YEARS	917	7,736	18,451

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
TOTAL AGE DISTRIBUTION			
AGE 60 TO 64 YEARS	796	6,801	15,826
AGE 65 TO 69 YEARS	602	5,249	12,168
AGE 70 TO 74 YEARS	555	4,201	9,498
AGE 75 TO 79 YEARS	333	2,845	6,272
AGE 80 TO 84 YEARS	227	1,922	4,017
AGE 85 YEARS OR OVER	209	2,028	3,846
MEDIAN AGE	38.7	35.6	35.8
RACE & ETHNICITY			
% WHITE	76.3%	71.2%	71.2%
% BLACK OR AFRICAN AMERICAN	7.8%	8.6%	8.7%
% AMERICAN INDIAN OR ALASKA NATIVE	0.9%	0.8%	0.7%
% ASIAN	6.3%	6.4%	6.9%
% HAWAIIAN OR PACIFIC ISLANDER	0.2%	0.2%	0.2%
% HISPANIC POPULATION	22.0%	26.6%	25.4%
% NOT HISPANIC POPULATION	78.0%	73.4%	74.6%
HOUSEHOLD INCOME			
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$63,202	\$64,369	\$75,519
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$78,252	\$78,903	\$93,176
ESTIMATED PER CAPITA INCOME	\$32,596	\$30,275	\$34,331
HOUSEHOLD INCOME DISTRIBUTION			
% HH INCOME UNDER \$10,000	2.8%	3.4%	3.1%
% HH INCOME \$10,000 TO \$14,999	1.7%	2.7%	2.2%
% HH INCOME \$15,000 TO \$24,999	7.7%	7.5%	6.3%
% HH INCOME \$25,000 TO \$34,999	11.4%	9.9%	8.2%
% HH INCOME \$35,000 TO \$49,999	16.0%	15.1%	12.9%
% HH INCOME \$50,000 TO \$74,999	19.1%	21.9%	19.9%
% HH INCOME \$75,000 TO \$99,999	16.8%	15.9%	16.4%
% HH INCOME \$100,000 TO \$124,999	7.0%	8.9%	10.2%
% HH INCOME \$125,000 TO \$149,999	4.5%	5.1%	6.6%
% HH INCOME \$150,000 TO \$199,999	4.3%	5.4%	7.9%
% HH INCOME \$200,000 OR MORE	8.7%	4.2%	6.3%

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
EDUCATIONAL ATTAINMENT			
ADULT POPULATION AGE 25 YEARS OR OVER	8,403	79,764	189,719
% ELEMENTARY (GRADE LEVEL 0 TO 8)	2.6%	5.3%	5.1%
% SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	5.7%	7.5%	6.7%
% HIGH SCHOOL GRADUATE	24.2%	27.5%	24.8%
% SOME COLLEGE	28.8%	27.1%	25.4%
% ASSOCIATE DEGREE ONLY	9.2%	8.3%	8.1%
% BACHELOR DEGREE ONLY	20.2%	17.6%	21.2%
% GRADUATE DEGREE	9.3%	6.8%	8.7%
HOUSING UNITS			
TOTAL HOUSING UNITS	5,031	46,211	106,009
% HOUSING UNITS OWNER-OCCUPIED	57.8%	58.7%	65.8%
% HOUSING UNITS RENTER-OCCUPIED	42.2%	41.3%	34.2%
2010 CENSUS DEMOGRAPHICS			
CENSUS POPULATION (2010)	10,922	111,338	261,852
CENSUS POPULATION IN HOUSEHOLDS (2010)	10,896	110,872	260,886
% FAMILY HOUSEHOLDS (2010)	67.1%	67.6%	71.4%
% NON-FAMILY HOUSEHOLDS (2010)	32.8%	32.4%	28.5%
FEMALE POPULATION (2010)	5,543	56,831	133,310
% FEMALE POPULATION (2010)	50.6%	51.0%	50.9%
MALE POPULATION (2010)	5,372	54,458	128,262
% MALE POPULATION (2010)	49.4%	49.0%	49.1%
2015 HOME VALUE			
% HOME VALUES UNDER \$10,000	0.8%	0.8%	0.7%
% HOME VALUES \$10,000 TO \$24,999	0.6%	1.3%	1.2%
% HOME VALUES \$25,000 TO \$34,999	0.2%	0.5%	0.4%
% HOME VALUES \$35,000 TO \$49,999	0.4%	0.8%	0.8%
% HOME VALUES \$50,000 TO \$59,999	1.0%	1.4%	1.4%
% HOME VALUES \$60,000 TO \$69,999	1.3%	2.5%	2.2%
% HOME VALUES \$70,000 TO \$79,999	2.5%	3.3%	2.7%

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
2015 HOME VALUE			
% HOME VALUES \$80,000 TO \$89,999	3.8%	6.4%	5.1%
% HOME VALUES \$90,000 TO \$99,999	6.3%	8.1%	5.5%
% HOME VALUES \$100,000 TO \$124,999	10.1%	13.9%	11.4%
% HOME VALUES \$125,000 TO \$149,999	12.0%	12.9%	12.7%
% HOME VALUES \$150,000 TO \$174,999	14.7%	11.6%	12.1%
% HOME VALUES \$175,000 TO \$199,999	9.7%	7.6%	9.1%
% HOME VALUES \$200,000 TO \$249,999	11.4%	9.2%	10.8%
% HOME VALUES \$250,000 TO \$299,999	8.2%	6.0%	7.6%
% HOME VALUES \$300,000 TO \$399,999	8.3%	7.1%	8.3%
% HOME VALUES \$400,000 TO \$499,999	4.8%	2.9%	3.7%
% HOME VALUES \$500,000 TO \$749,999	2.6%	2.4%	2.8%
% HOME VALUES \$750,000 TO \$999,999	0.8%	0.8%	0.9%
% HOME VALUES \$1,000,000 OR MORE	0.3%	0.5%	0.5%
OWNER-OCCUPIED MEDIAN HOME VALUE	\$171,911	\$144,246	\$163,901

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