

**EDGE**  
CAPITAL MARKETS



**Burlington**

NWC LOOP 281 & JUDSON ROAD  
LONGVIEW, TEXAS

77,477 SF SINGLE TENANT RETAIL  
INVESTMENT OPPORTUNITY



**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	<b>BURLINGTON - LONGVIEW</b>	GLA	<b>77,477 SF</b>
		PRICE	<b>\$8,702,304</b>
LOCATION	<b>103 WEST LOOP 281 #1000 / LONGVIEW, TEXAS 75605</b>	CAP RATE	<b>6.90%</b>



#### OVERVIEW

- + **High in-store sales** – 6.84% occupancy cost
- + **Four, five-year options for renewal remaining**
- + **Limited landlord responsibilities** – NNN lease
- + **Strong tenant** – Burlington is a **Fortune 500** company
- + Population of 79,347 within a 5-mile radius
- + **Excellent access and strong visibility** – over 27,000 cars per day via Loop 281

# EXECUTIVE SUMMARY

<b>GLA</b>	<b>77,477 SF</b>
<b>PRICE</b>	<b>\$8,702,304</b>
<b>PRICE PSF</b>	<b>\$112.32</b>
<b>CAP RATE</b>	<b>6.90%</b>



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



**NATIONALLY RECOGNIZED TENANT-  
BURLINGTON COAT FACTORY**



**POPULATION OF 79,347 WITHIN  
5-MILE RADIUS OF THE PROPERTY**

Burlington - Longview ("Property") is a 77,477 square foot building that is adjacent to the Longview Mall and Hobby Lobby and is located off of W Loop 281 in Longview, Texas. The Property has a prime location in a dense residential and retail area that offers direct interstate access and visibility on Loop 281 and is located within a mile of major retailers including The Home Depot, Lowe's Home Improvement, Walmart Supercenter and Sam's Club.

## IDEAL LOCATION

The Property is strategically located in Longview, TX, offering direct highway access and visibility along W Loop 281. The Property offers a great investment opportunity for a long-term, stabilized cash flow generated from nationally recognized tenant. The city offers a varied and growing economy for businesses and residents to locate along Interstate 20. Beyond the appeal of its location, this fully occupied asset presents an investor with limited risk in a stable market.

## PROMISING INVESTOR MARKET

Longview, Texas, the seat of Gregg County, is the center of economic activity for a significant part of Northeast Texas. Longview is conveniently located on Interstate 20, two hours east of Dallas, TX and one hour west of Shreveport, LA. Ease of transportation and the low cost of living have fueled business expansion, attracting new employers.

# THE PROPERTY

DETAILS /

LOCATION MAP /

AERIALS /

TENANT PROFILE /



DETAILS

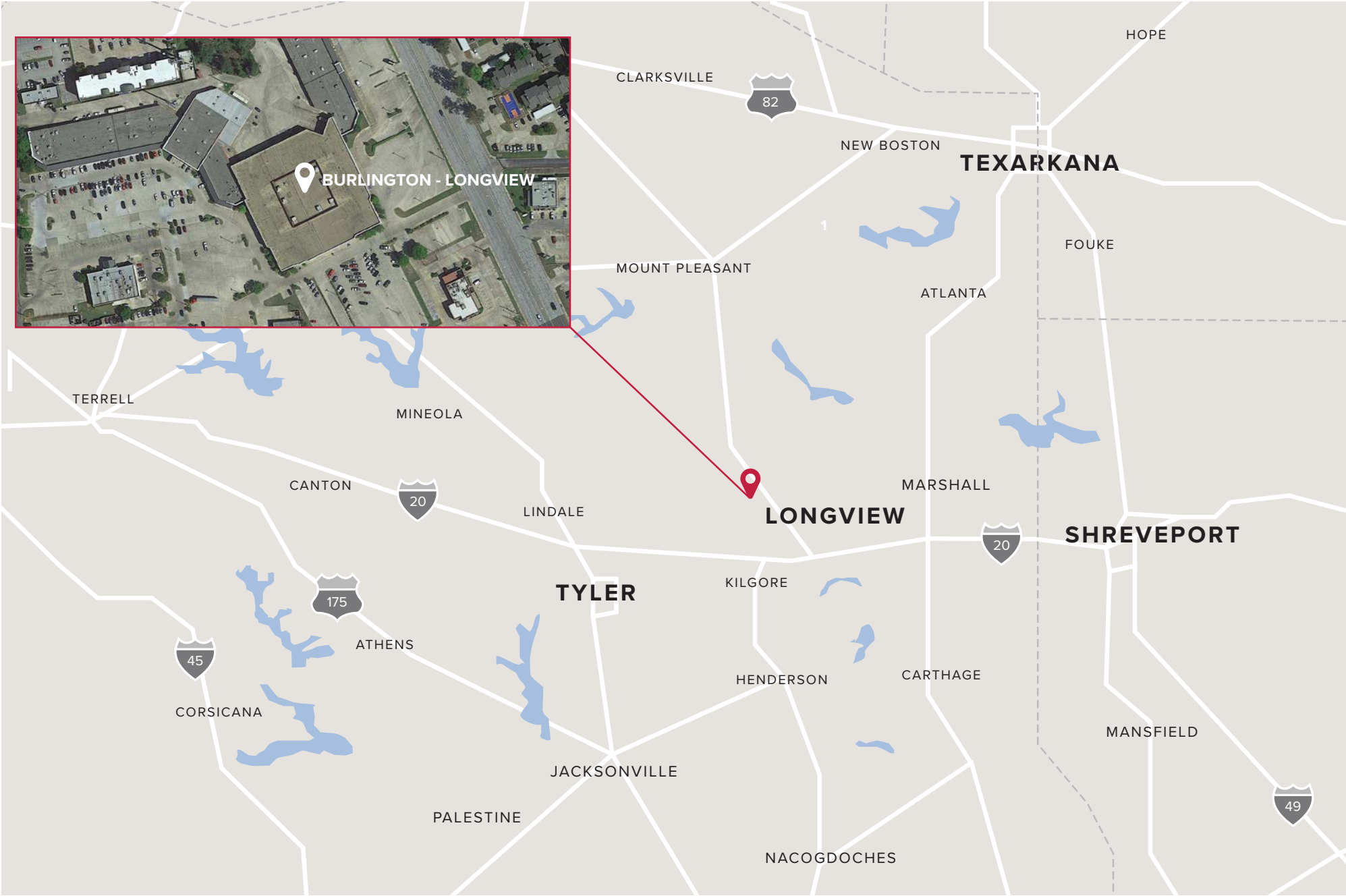
ADDRESS	103 WEST LOOP 281 #1000 LONGVIEW, TEXAS 75605
LAND AREA	± 6.41 AC
GLA	77,477 SF
YEAR BUILT	1986
OCCUPANCY	100%
PARKING	320 SPACES INCLUDING 8 HANDICAP 4.13 PER 1,000 SF
ZONING	F1 - COMMERCIAL
TAX AUTHORITY / ID	GREGG COUNTY / 53755
TAX VALUE / RATE	\$91,799.26 / 2.285400%
BUILDING EXTERIOR	STUCCO EXTERIOR
ROOF	FLAT
HVAC	ROOF MOUNTED UNITS
SITE LIGHTING	POLE AND BUILDING MOUNTED LIGHTS
PARKING LOT	GOOD CONDITION, CONCRETE

DEMOGRAPHIC SNAPSHOT

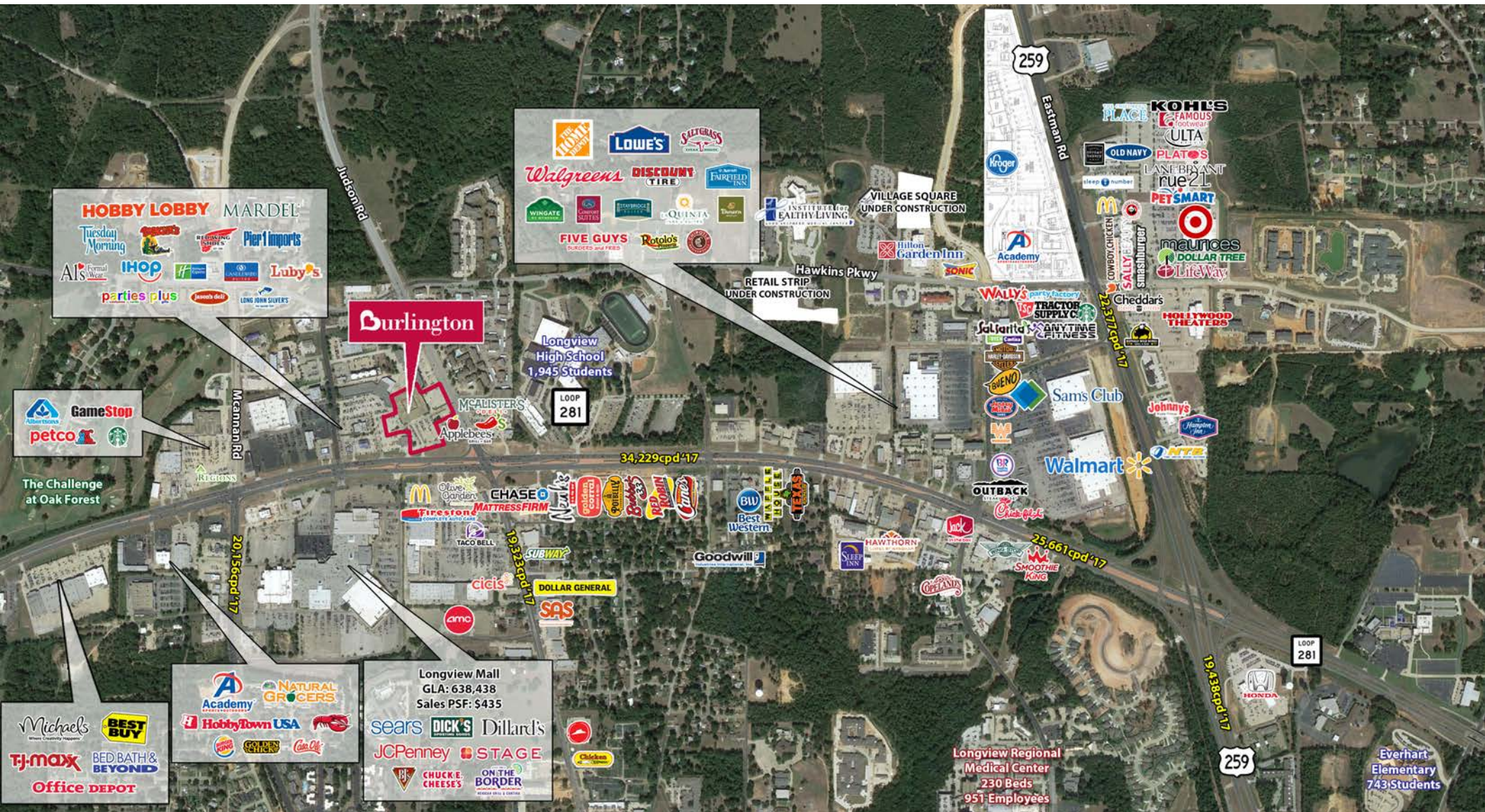
	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,751	39,230	79,347
POPULATION GROWTH 2010-2023	0.1%	0.3%	0.1%
AVERAGE HOUSEHOLD INCOME	\$63,122	\$82,912	\$72,938



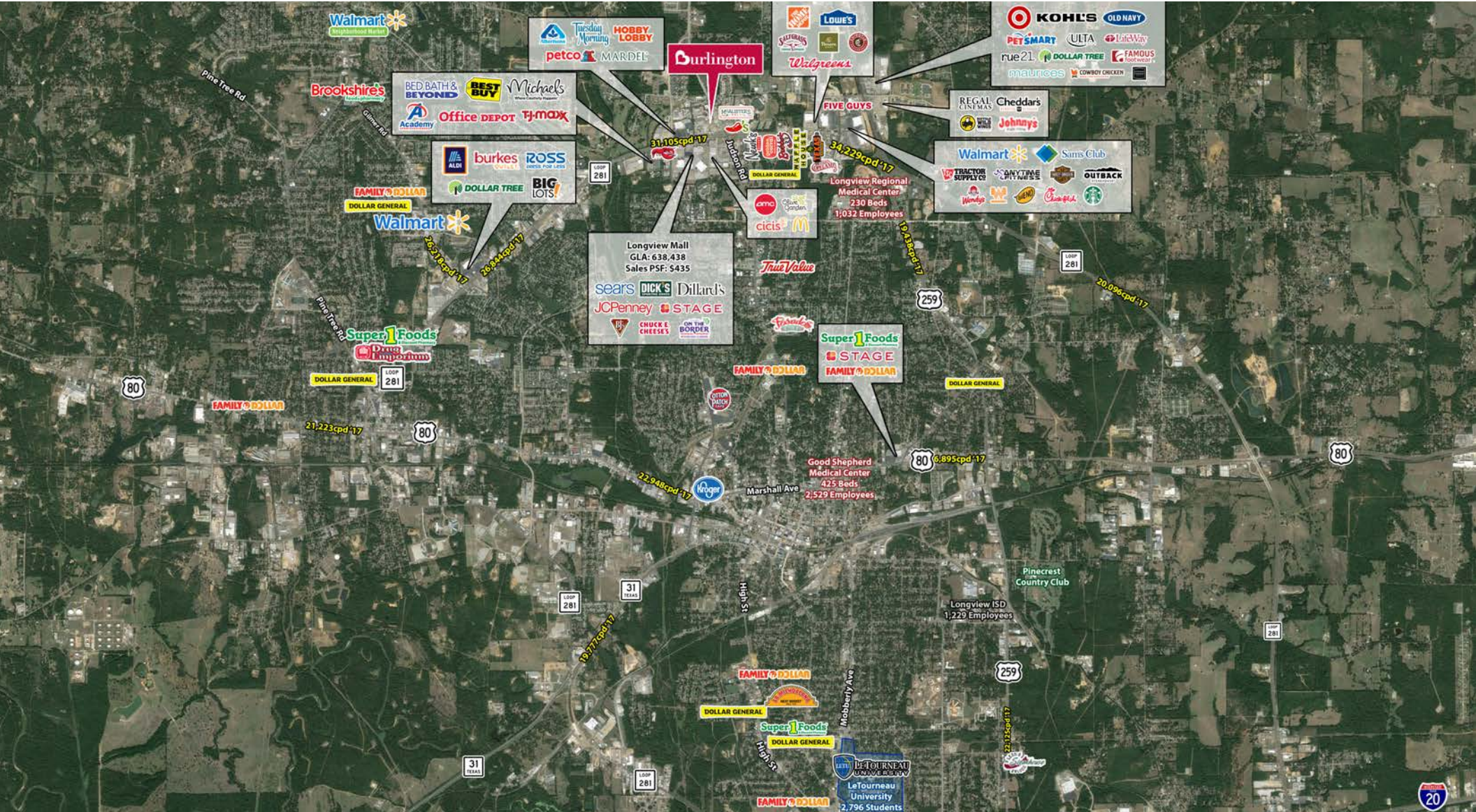
LOCATION MAP















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 /

LEASE EXPIRATIONS /

PROPERTY LEASING ASSUMPTIONS /

SALES COMPARABLES /

LEASE ABSTRACT /

# FINANCIAL ASSUMPTIONS

ANALYSIS SUMMARY		
ANALYSIS START DATE	6/1/2019	
HOLD PERIOD	10	
GLA	77,477	
OCCUPIED GLA	77,477	
IN-PLACE OCCUPANCY	100.00%	

PURCHASE SUMMARY		
PRICE	\$8,702,304	
PRICE PSF (IMPROVEMENTS)	\$112.32	
PRICE PSF (LAND)	\$31.17	
IN-PLACE NOI	\$600,454	
IN-PLACE CAP RATE	6.90%	

REVERSION ANALYSIS		
YEAR 11 NOI	\$672,759	
RESIDUAL CAP RATE	8.00%	
SALES PRICE	\$8,409,488	
PRICE PSF (IMPROVEMENTS)	\$108.54	

RETURNS (SEE PROPOSED DEBT STRUCTURE)		
	ALL-CASH	LEVERAGED
IRR	6.47%	8.61%
MULTIPLE	1.63x	1.96x
AVG CASH ON CASH / YIELD ON EQUITY	7.18%	7.00%

PROPOSED DEBT STRUCTURE		
LOAN AMOUNT	\$6,091,613	
LTV	70.00%	
INITIAL LOAN AMOUNT	\$6,091,613	
INTEREST RATE	5.25%	
TERM (YEARS)	10 years	
AMORTIZATION (YEARS)	25 years	
INTEREST ONLY (MONTHS)	0 months	
MONTHLY PAYMENT	\$36,504	
ANNUAL PAYMENT	\$438,046	
LOAN FEE	1.00%	
EQUITY REQUIRED	\$2,610,691	
IN-PLACE DSCR (AMORTIZING)	1.34x	
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	77,477	100.00%	8/1/2010	1/31/2020	CURRENT	\$50,037.25	\$600,447	\$7.75	NN	4 x 5 Years @ \$8.15 psf, \$8.55 psf, \$8.95 psf, & \$9.35 psf	- Tenant pays utilities and real estate 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
	OCCUPIED SF	77,477	100.00%									
	VACANT SF	0	0.00%									
	TOTAL AREA	77,477	100.00%									
								TOTAL IN-PLACE RENT	\$600,447			



# 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	\$7.75	\$600,447	\$7.88	\$631,438	\$631,438	\$631,438	\$631,438	\$641,768	\$662,429	\$662,429	\$662,429	\$662,429	\$672,759
ABSORPTION & TURNOVER VACANCY		-		-	-	-	-	-	-	-	-	-	-
SCHEDULED BASE RENTAL REVENUE	\$7.75	\$600,447	\$7.88	\$631,438	\$631,438	\$631,438	\$631,438	\$641,768	\$662,429	\$662,429	\$662,429	\$662,429	\$672,759
EXPENSE REIMBURSEMENT REVENUE	\$3.75	\$290,539	\$3.75	\$299,255	\$308,233	\$317,480	\$327,004	\$336,814	\$346,918	\$357,326	\$368,046	\$379,087	\$390,460
EFFECTIVE GROSS REVENUE	\$11.50	\$890,986	\$11.63	\$930,693	\$939,671	\$948,918	\$958,442	\$978,582	\$1,009,347	\$1,019,755	\$1,030,475	\$1,041,516	\$1,063,219
OPERATING EXPENSES													
CAM	\$2.75	\$213,060	\$2.75	\$219,454	\$226,037	\$232,818	\$239,803	\$246,997	\$254,407	\$262,039	\$269,900	\$277,997	\$286,337
INSURANCE	\$1.00	\$77,472	\$1.00	\$79,801	\$82,195	\$84,661	\$87,201	\$89,817	\$92,512	\$95,287	\$98,146	\$101,090	\$104,123
TOTAL OPERATING EXPENSES	\$3.75	\$290,532	\$3.75	\$299,255	\$308,232	\$317,479	\$327,004	\$336,814	\$346,919	\$357,326	\$368,046	\$379,087	\$390,460
NET OPERATING INCOME		\$600,454		\$631,438	\$631,439	\$631,439	\$631,438	\$641,768	\$662,428	\$662,429	\$662,429	\$662,429	\$672,759
CAPITAL COSTS													
CAPITAL RESERVES	\$0.20	\$15,492	\$0.20	\$15,960	\$16,439	\$16,932	\$17,440	\$17,963	\$18,502	\$19,057	\$19,629	\$20,218	\$20,825
TOTAL CAPITAL COSTS		\$15,492		\$15,960	\$16,439	\$16,932	\$17,440	\$17,963	\$18,502	\$19,057	\$19,629	\$20,218	\$20,825
CASH FLOW BEFORE DEBT SERVICE		\$584,962		\$615,478	\$615,000	\$614,507	\$613,998	\$623,805	\$643,926	\$643,372	\$642,800	\$642,211	\$651,934
DEBT SERVICE													
INTEREST				(\$310,408)	(\$303,544)	(\$296,310)	(\$288,687)	(\$280,654)	(\$272,190)	(\$263,270)	(\$253,870)	(\$243,964)	-
PRINCIPAL				(\$127,638)	(\$134,502)	(\$141,736)	(\$149,359)	(\$157,392)	(\$165,857)	(\$174,777)	(\$184,177)	(\$194,082)	-
CASH FLOW AFTER DEBT SERVICE		\$584,962		\$177,432	\$176,954	\$176,461	\$175,952	\$185,759	\$205,880	\$205,326	\$204,754	\$204,165	\$651,934

## 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%.

# LEASE EXPIRATIONS

TENANT	SUITE	SF	% OF GLA	EXPIRATION	ANALYSIS YEAR 1 5/31/2020	ANALYSIS YEAR 2 5/31/2021	ANALYSIS YEAR 3 5/31/2022	ANALYSIS YEAR 4 5/31/2023	ANALYSIS YEAR 5 5/31/2024	ANALYSIS YEAR 6 5/31/2025	ANALYSIS YEAR 7 5/31/2026	ANALYSIS YEAR 8 5/31/2027	ANALYSIS YEAR 9 5/31/2028	ANALYSIS YEAR 10 5/31/2029	THEREAFTER
Burlington Coat Factory	1000	77,477	100.00%	1/31/2020	77,477 sf										
				ANNUAL SF EXPIRING % of GLA	77,477 sf 100.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%	0 sf 0.00%
				NO. OF TENANTS	1										
				CUMULATIVE SF EXPIRED % of GLA	77,477 sf 100.00%	77,477 sf 100.00%	77,477 sf 100.00%	77,477 sf 100.00%	77,477 sf 100.00%	77,477 sf 100.00%	77,477 sf 100.00%	77,477 sf 100.00%	77,477 sf 100.00%	77,477 sf 100.00%	77,477 sf 100.00%

# 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	\$8.00	\$8.00	\$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	103 West Loop 281	Longview, TX	1986	77,477	\$8,702,304	\$112.32	6.90%	-
1	Burlington Coat Factory	6537 NE Loop 820	North Richland Hills, TX	1993	70,891	\$13,587,333	\$191.67	6.15%	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
7	Burlington Coat Factory	4095 Miller Rd	Flint, MI	1996	42,980	\$6,600,500	\$153.57	7.00%	OTM
AVERAGES				1999	63,086	\$7,859,517	\$134.75	7.44%	

# LEASE ABSTRACT

TENANT:	Burlington Coat Factory			
SQUARE FOOTAGE:	77,477			
ORIGINAL SQUARE FOOTAGE:	N/A			
ADDITIONAL SQUARE FOOTAGE:	N/A			
SPECIFIC USE:	Premises shall be used for the retail sale of goods, merchandise and services.			
DOCUMENTATION:	Lease dated August 8, 2013			
RENT COMMENCEMENT DATE:	February 1, 2015			
LEASE EXPIRATION DATE:	January 31, 2020			
TERM:	5 years			
SECURITY DEPOSIT:	None.			
BASE RENT:	Period	Per Month	Annual	PSF
	February 1, 2015 - January 31, 2020	\$50,037.25	\$600,447.00	\$7.75
	Remaining Renewal Options			
	Term 1: February 1, 2020 - January 31, 2025	\$52,620.00	\$631,440.00	\$8.15
	Term 1: February 1, 2025 - January 31, 2030	\$55,202.00	\$662,424.00	\$8.55
	Term 1: February 1, 2030 - January 31, 2035	\$57,785.00	\$693,420.00	\$8.95
RENEWAL OPTION(S):	Term 2: February 1, 2035 - January 31, 2040	\$60,368.00	\$724,416.00	\$9.35
	4, 5-year renewal options remaining. Tenant must provide written notice of not less than 6 months			
CAM PAYMENTS:	Tenant shall pay for the costs of maintaining common areas and common facilities.			
INSURANCE PAYMENTS:	Tenant shall pay directly to the insurance company.			
RE TAX PAYMENTS:	Tenant shall reimburse Landlord for Real Estate Tax expenses.			
UTILITIES:	Tenant shall pay all charges for utilities furnished to the premises.			
TENANT MAINTENANCE:	Tenant shall be responsible for all non-structural maintenance and repairs.			
LANDLORD MAINTENANCE:	Landlord agrees at its sole cost and expense to make and pay for all repairs to the building which are of a structural nature which includes roof, floor slabs, exterior walls, columns, beams, and foundations.			
PERCENTAGE RENT:	N/A			
BREAKPOINT:	N/A			
EXECUTOR:	Burlington Coat Factory of Texas			
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 upon written request by the Landlord within 30 days			
ADDITIONAL INFORMATION:	N/A			

# THE MARKET

MARKET OVERVIEW /  
DEMOGRAPHICS /



## MARKET OVERVIEW – TEXAS



POPULATION  
**28,304,594**



**2<sup>nd</sup>** FASTEST  
GROWING  
ECONOMY  
IN THE U.S.



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

**2<sup>nd</sup>**

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  
**2<sup>ND</sup> 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 – LONGVIEW, TEXAS

12

COUNTY  
TRADE AREA

±690,000

PEOPLE  
WITHIN 45 MINUTES



GROWTH IN THE FUTURE

ESTIMATED POPULATION INCREASE BY 3% BY 2021



ECONOMY BASED IN

HEALTHCARE, MINING  
& MANUFACTURING

LONGVIEW BUSINESS PARK NATIONAL PRESENCE:  
HOLT CAT, NEIMAN MARCUS & TRACTOR SUPPLY CO.

NEW BUSINESSES  
BRING NEW JOBS (2016)

+ NATIONSTAR MORTGAGE

+ TOTAL CARD, INC.

+ ELDORADO MOBILITY

845 JOBS  
ADDED



BALLOON CAPITAL OF TEXAS

HOME OF THE GREAT TEXAS BALLOON RACE

DEMOGRAPHICS	
POPULATION	82,576
TOTAL HOUSEHOLDS	31,912
AVERAGE HOUSEHOLD INCOME	\$64,036
MEDIAN AGE	33.7
BACHELOR DEGREE +	20.6%
TOTAL EMPLOYEES	54,551

LARGEST EMPLOYERS	
GOOD SHEPHERD MEDICAL CENTER	2,529 Employees
LONGVIEW ISD	1,229 Employees
EASTMAN CHEMICAL	1,491 Employees
WALMART	1,060 Employees
LONGVIEW REGIONAL MEDICAL CENTER	1,032 Employees
TRINITY RAIL, LLC	972 Employees
CITY OF LONGVIEW	860 Employees
PINE TREE ISD	673 Employees
DIAGNOSTIC CLINIC OF LONGVIEW	662 Employees
GREGG COUNTY	550 Employees

# DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
ESTIMATED POPULATION (2018)	4,773	39,059	79,465
ADJUSTED DAYTIME DEMOGRAPHICS AGE 16 OR OVER (2018)	8,354	40,024	76,498
ESTIMATED HOUSEHOLDS (2018)	2,410	17,697	32,269
PROJECTED ANNUAL GROWTH 2010 TO 2023	0.12%	0.32%	-
PROJECTED POPULATION (2023)	4,637	38,441	78,497
PROJECTED HOUSEHOLDS (2023)	2,413	17,933	32,867
TOTAL EMPLOYEES (2018)	6,966	27,557	51,441
TOTAL DAYTIME AT HOME POPULATION (2018)	1,388	12,467	25,057
TOTAL EMPLOYEES (% OF DAYTIME POPULATION 2018)	83.4%	68.9%	67.2%
DAYTIME AT HOME (% OF DAYTIME POPULATION 2018)	16.6%	31.1%	32.8%
<b>BUSINESS DEMOGRAPHICS</b>			
TOTAL BUSINESSES	544	2,810	4,839
COMPANY HEADQUARTER BUSINESSES	-	9	25
<b>TOTAL AGE DISTRIBUTION</b>			
% POPULATION AGE 0-9	13.1%	12.6%	14.6%
# POPULATION AGE 0-9	627	4,907	11,601
AGE UNDER 5 YEARS	344	2,505	5,902
AGE 5 TO 9 YEARS	283	2,403	5,699
AGE 10 TO 14 YEARS	230	2,345	5,535
AGE 15 TO 19 YEARS	235	2,109	4,929
AGE 20 TO 24 YEARS	466	2,566	5,100
AGE 25 TO 29 YEARS	471	2,961	5,908
AGE 30 TO 34 YEARS	367	2,628	5,465
AGE 35 TO 39 YEARS	311	2,429	5,244
AGE 40 TO 44 YEARS	248	2,043	4,490
AGE 45 TO 49 YEARS	240	2,227	4,639
AGE 50 TO 54 YEARS	241	2,233	4,541
AGE 55 TO 59 YEARS	253	2,578	4,951

# DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
TOTAL AGE DISTRIBUTION			
AGE 60 TO 64 YEARS	249	2,483	4,567
AGE 65 TO 69 YEARS	204	2,098	3,773
AGE 70 TO 74 YEARS	158	1,793	3,026
AGE 75 TO 79 YEARS	133	1,380	2,254
AGE 80 TO 84 YEARS	114	1,035	1,660
AGE 85 YEARS OR OVER	225	1,244	1,783
MEDIAN AGE	35.0	38.9	35.8
RACE & ETHNICITY			
% WHITE	65.4%	73.1%	65.3%
% BLACK OR AFRICAN AMERICAN	20.6%	15.3%	19.9%
% AMERICAN INDIAN OR ALASKA NATIVE	0.6%	0.6%	0.6%
% ASIAN	3.2%	2.7%	2.0%
% HAWAIIAN OR PACIFIC ISLANDER	-	-	-
% HISPANIC POPULATION	13.3%	12.0%	18.4%
% NOT HISPANIC POPULATION	86.7%	88.0%	81.6%
HOUSEHOLD INCOME			
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$52,652	\$61,477	\$55,338
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$63,106	\$82,887	\$72,918
ESTIMATED PER CAPITA INCOME	\$32,056	\$37,667	\$29,917
HOUSEHOLD INCOME DISTRIBUTION			
% HH INCOME UNDER \$10,000	4.8%	5.0%	6.3%
% HH INCOME \$10,000 TO \$14,999	6.5%	3.5%	4.8%
% HH INCOME \$15,000 TO \$24,999	12.7%	11.0%	12.5%
% HH INCOME \$25,000 TO \$34,999	12.6%	11.1%	11.3%
% HH INCOME \$35,000 TO \$49,999	11.3%	14.2%	14.6%
% HH INCOME \$50,000 TO \$74,999	21.7%	18.6%	18.3%
% HH INCOME \$75,000 TO \$99,999	9.8%	10.1%	10.4%
% HH INCOME \$100,000 TO \$124,999	8.4%	8.4%	7.0%
% HH INCOME \$125,000 TO \$149,999	4.0%	5.8%	5.2%
% HH INCOME \$150,000 TO \$199,999	3.5%	5.6%	4.9%
% HH INCOME \$200,000 OR MORE	4.6%	6.6%	4.8%



# DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
EDUCATIONAL ATTAINMENT			
ADULT POPULATION AGE 25 YEARS OR OVER	3,215	27,132	52,299
% ELEMENTARY (GRADE LEVEL 0 TO 8)	2.4%	2.7%	5.1%
% SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	5.2%	6.9%	9.1%
% HIGH SCHOOL GRADUATE	33.2%	24.6%	27.2%
% SOME COLLEGE	25.2%	25.9%	26.2%
% ASSOCIATE DEGREE ONLY	7.2%	9.7%	8.4%
% BACHELOR DEGREE ONLY	18.8%	19.6%	15.9%
% GRADUATE DEGREE	8.1%	10.6%	8.0%
HOUSING UNITS			
TOTAL HOUSING UNITS	2,410	17,697	32,269
% HOUSING UNITS OWNER-OCCUPIED	26.0%	55.4%	57.2%
% HOUSING UNITS RENTER-OCCUPIED	74.0%	44.6%	42.8%
2010 CENSUS DEMOGRAPHICS			
CENSUS POPULATION (2010)	4,563	36,913	77,825
CENSUS POPULATION IN HOUSEHOLDS (2010)	4,358	35,990	75,216
% FAMILY HOUSEHOLDS (2010)	45.3%	61.6%	66.1%
% NON-FAMILY HOUSEHOLDS (2010)	54.2%	38.8%	33.8%
FEMALE POPULATION (2010)	2,369	19,467	39,974
% FEMALE POPULATION (2010)	51.6%	52.4%	51.5%
MALE POPULATION (2010)	2,222	17,603	37,787
% MALE POPULATION (2010)	48.4%	47.6%	48.5%
2015 HOME VALUE			
% HOME VALUES UNDER \$10,000	1.4%	1.5%	1.9%
% HOME VALUES \$10,000 TO \$24,999	1.0%	1.3%	1.6%
% HOME VALUES \$25,000 TO \$34,999	1.4%	1.7%	2.2%
% HOME VALUES \$35,000 TO \$49,999	3.8%	2.7%	3.8%
% HOME VALUES \$50,000 TO \$59,999	2.5%	2.8%	4.0%
% HOME VALUES \$60,000 TO \$69,999	2.9%	2.8%	3.9%
% HOME VALUES \$70,000 TO \$79,999	1.6%	2.7%	3.5%

# DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
2015 HOME VALUE			
% HOME VALUES \$80,000 TO \$89,999	9.8%	6.0%	7.8%
% HOME VALUES \$90,000 TO \$99,999	3.9%	5.9%	5.9%
% HOME VALUES \$100,000 TO \$124,999	11.7%	8.9%	10.1%
% HOME VALUES \$125,000 TO \$149,999	11.2%	12.3%	10.7%
% HOME VALUES \$150,000 TO \$174,999	9.0%	13.5%	11.7%
% HOME VALUES \$175,000 TO \$199,999	12.6%	10.0%	8.0%
% HOME VALUES \$200,000 TO \$249,999	8.6%	9.6%	8.1%
% HOME VALUES \$250,000 TO \$299,999	4.5%	5.4%	5.1%
% HOME VALUES \$300,000 TO \$399,999	7.2%	6.9%	6.3%
% HOME VALUES \$400,000 TO \$499,999	2.6%	2.1%	2.0%
% HOME VALUES \$500,000 TO \$749,999	2.7%	2.3%	1.9%
% HOME VALUES \$750,000 TO \$999,999	0.8%	1.3%	0.9%
% HOME VALUES \$1,000,000 OR MORE	0.6%	0.4%	0.5%
OWNER-OCCUPIED MEDIAN HOME VALUE	\$154,108	\$156,454	\$139,879

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