



SINGLE TENANT RETAIL PROPERTY FOR SALE

SHERWIN WILLIAMS

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

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SHERWIN WILLIAMS

4826 Greenville Avenue | Dallas, TX 75206

CLICK ON THE FOLLOWING LINKS:



Drone Video



Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$2,877,000
NOI:	\$151,000
Cap Rate:	5.25%
Land Acreage:	0.22 Acres
Building Size:	3,585
Price / SF:	\$802.51
Renovated:	2016/2019

LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	9+ Years
Original Lease Term:	10 Years
Commencement Date:	October 1, 2019
Current Term Expiration:	September 30, 2029
Options:	Three (3), Five Years
Increases:	4.75% in Year 6; 10% in Each Option Period
Guarantor:	Corporate

PROPERTY HIGHLIGHTS

- Brand New 10 Year Corporate Double Net (NN) Lease Structure - Minimal Landlord Responsibility
- Rent Increases 4.75% in Year Six (6) | 10% Rent Increase in Each Option Period | Three, Five Year Options
- Sherwin Williams (SHW) Investment Grade Fortune 500 | S&P Rating: BBB
- Capital Improvements: Landlord Placed a New 15 Year Transferable Roof, and Facade in 2019 | Sherwin Williams Replaced the Rear Concrete Parking Lot in 2019
- Easy Access to US Highway 75, DART Transportation and Interstate 35E
- In Close Proximity to Southern Methodist University | Over 11,000 Students Enrolled
- Subject Property is Located Across from Energy Square Office Park | Contains Over 1,100,000 SF Office Space
- Over 423,000 People Within 5 Miles of Subject Property 6.5% Projected Growth by 2024
- Prominent Location - 22,000 Vehicles/Day Along Greenville Ave | Household Income Within 1 Mile Radius Exceeds \$104,141 | 3-Mile Household Income: \$119,956

LEASE ABSTRACT



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ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
October 1, 2019 - September 30, 2024	\$151,200.00	\$151,200.00
October 1, 2024 - September 30, 2029	\$158,400.00	\$13,200.00
Option 2 (Years 31 - 35)	\$174,240.00	\$14,520.00
Option 3 (Years 36 - 40)	\$151,200.00	\$15,972.00
Option 4 (Years 41 - 45)	\$191,644.00	\$151,200.00
Option 5 (Years 46 - 50)	\$210,830.00	\$17,569.17
Base Rent (3,585 SF)		\$42.18
Net Operating Income		\$151,000

- CAPITAL IMPROVEMENTS:
- Landlord Placed a New 15 Year Transferable Roof, and Facade in 2019
 - Sherwin Williams Replaced the Rear Concrete Parking Lot in 2019
 - Building Facade and Parapet Completely Replaced in October 2019
 - Mechanical and Electrical Components Replaced in Fall 2019

SHERWIN WILLIAMS

4826 Greenville Avenue | Dallas, TX 75206



SHERWIN-WILLIAMS®

OVERVIEW

Company:	Sherwin Williams
Total Revenue:	\$17.90B (2019)
Net Income	\$1.54B (2019)
Headquarters:	Cleveland, Ohio
Website:	Sherwin-Williams.com
Locations	5,000+

TENANT HIGHLIGHTS

- Sherwin Williams: NYSE: SHW | Standard & Poor's: BBB
- Sherwin Williams Acquired Valspar in June 2017 For \$9 Billion
- Consolidated Net Sales For The 2019 Year increased 2.1% To a Record \$17.90 billion

TENANT OVERVIEW



TENANT OVERVIEW

The Sherwin-Williams Company develops, manufactures, distributes, and sells paints, coatings, and related products to professional, industrial, commercial, and retail customers primarily in North and South America, the Caribbean, Europe, and Asia.

The company operates in four segments: Paint Stores Group, Consumer Group, Global Finishes Group, and Latin America Coatings Group. It offers architectural paint and coatings, protective and marine products, automotive finishes and refinish products, original equipment manufacturer product finishes, and related items under the Sherwin-Williams brand. The company also licenses technology and trade names.

As of February 2020, its Paint Stores Group segment operated 4,620 company-operated specialty paint stores; Global Finishes Group segment operated 288 company-operated branches; and Latin America Coatings Group segment operated 339 company-operated stores. The company also sells its products through direct sales staff and outside sales representatives to retailers, dealers, jobbers, licensees and other third party distributors. The Sherwin-Williams Company was founded in 1866 and is headquartered in Cleveland, Ohio.



City of Dallas



DALLAS LOCATION OVERVIEW

LOCATION OVERVIEW

Dallas is a city in the state of Texas and the largest city and seat of Dallas County, with portions extending into Collin, Denton, Kaufman and Rockwall counties. With an estimated 2018 population of 1,345,047, it is the ninth most-populous city in the U.S. and third in Texas after Houston and San Antonio. Located in North Texas, the city of Dallas is the main core of the largest metropolitan area in the Southern United States and the largest inland metropolitan area in the U.S. that lacks any navigable link to the sea. It is the most populous city in the Dallas-Fort Worth metroplex, the fourth-largest metropolitan area in the country at 7.5 million people as of 2018.

Dallas and nearby Fort Worth were initially developed due to the construction of major railroad lines through the area allowing access to cotton, cattle and later oil in North and East Texas. The construction of the Interstate Highway System reinforced Dallas's prominence as a transportation hub, with four major interstate highways converging in the city and a fifth interstate loop around it. Dallas then developed as a strong industrial and financial center and a major inland port, due to the convergence of major railroad lines, interstate highways and the construction of Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world. In addition, Dallas has DART (Dallas Area Rapid Transit) with different colored train lines that transport throughout the metroplex.

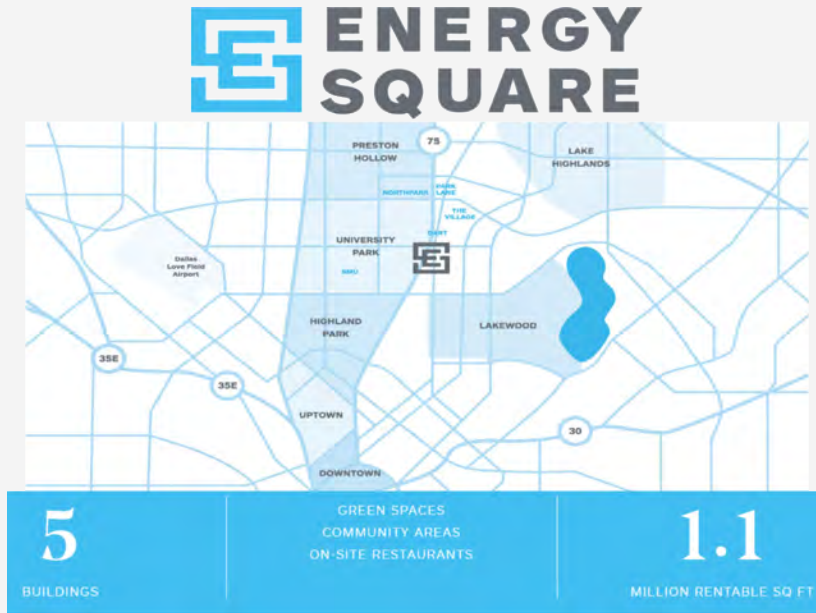
Dominant sectors of its diverse economy include defense, financial services, information technology, telecommunications, and transportation. Dallas is home to 9 Fortune 500 companies within the city limits. The Dallas-Fort Worth metroplex hosts additional Fortune 500 companies, including American Airlines (Fort Worth) and ExxonMobil (Irving). Over 41 colleges and universities are located within its metropolitan area, which is the most of any metropolitan area in Texas. The city has a population from a myriad of ethnic and religious backgrounds and one of the largest LGBT communities in the U.S. WalletHub named Dallas the fifth most-diverse city in the U.S. in 2018.

Forbes recently ranked the Dallas - Fort Worth market as the 5th hottest city for commercial real estate investing in 2020. The Dallas-Fort Worth metro is expanding its Cotton Belt Regional Rail Corridor. The Silver Line, expected to launch in 2022, will connect Dallas and its surrounding counties to Dallas-Fort Worth (DFW) International Airport. Also at DFW, American Airlines is spending \$3 billion to build a new terminal that is scheduled to open in 2025. Amazon's cargo air service, Amazon Air, is opening a regional hub at the nearby Fort Worth Alliance Airport. These projects illustrate Dallas-Fort Worth's growth, an expansion that's projected to continue.

SHERWIN WILLIAMS

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ENERGY SQUARE



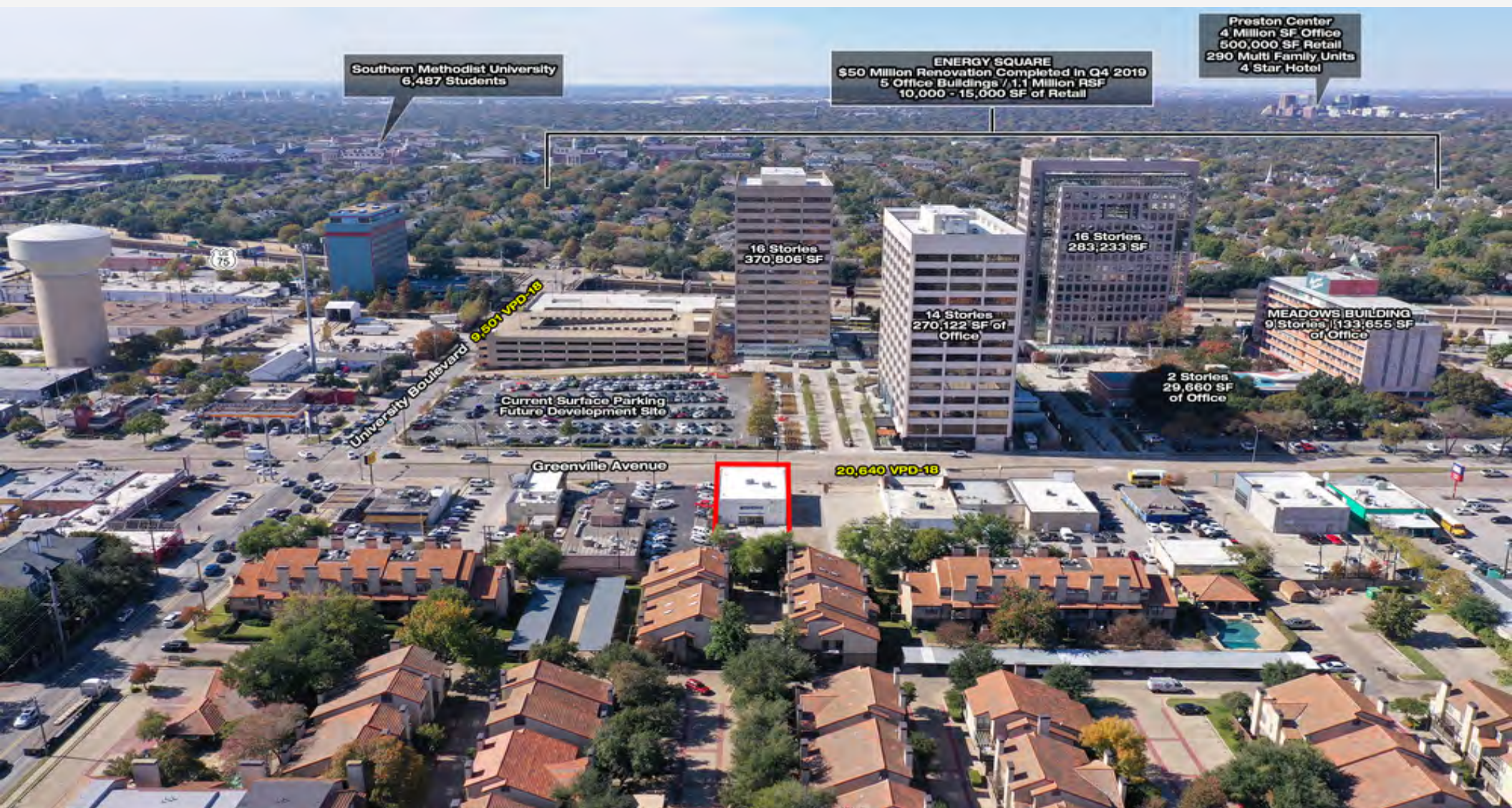
ENERGY SQUARE

Energy Square is a 14-acre Class A office campus located across Greenville Avenue from Sherwin-Williams. Home to approximately 4,000 daytime workers, Energy Square completed a more than \$50,000,000 renovation in Q4 2019 that modernized its five office buildings, which includes the iconic Meadows Building, and approximately 1,100,000 SF of total office GLA. The new campus layout connects each building with new shared spaces that include park-inspired landscaping, outdoor seating and walking paths. Other state-of-the-art amenities include a 10,000 square foot fitness center, a rooftop deck, a new campus park and courtyard area, an outdoor entertainment area and new eateries at each building. In total, the campus boasts 10,000-15,000 SF of retail and restaurant space. The five office towers at Energy Square are the Meadows Building (133,655 SF), Energy Square One (270,122 SF), Energy Square Two (370,806 SF), Energy Square Three (283,233 SF) and the Annex (29,660 SF). Dallas Morning News: North Dallas' Energy Square sizzles after \$50 million makeover

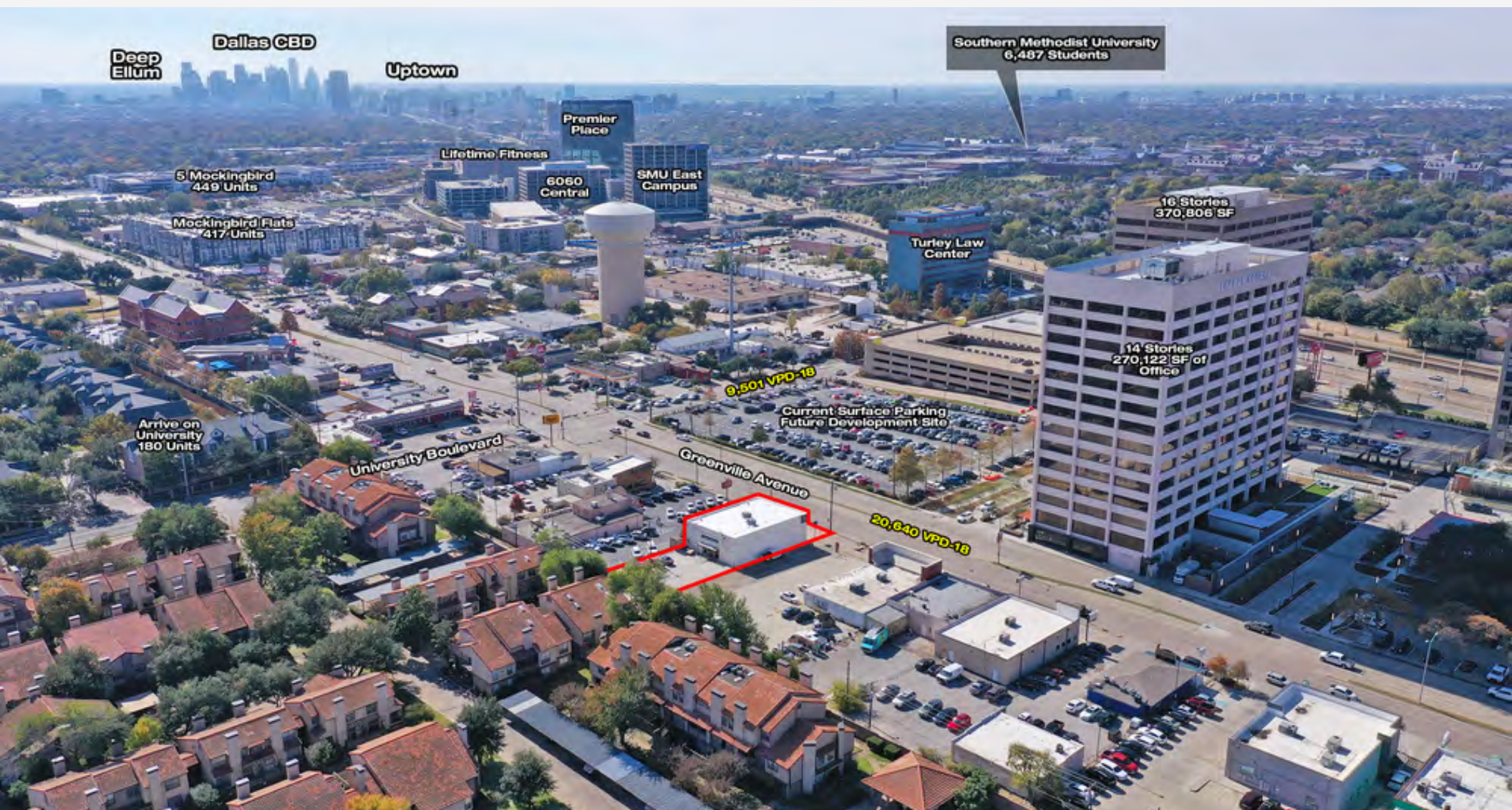
ENERGY SQUARE

- 14 Acres | 5 Buildings | 1,100,000 Office GLA
- \$50,000,000 2019 Q4 Renovation

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS





AERIAL

 20,640+

Greenville Ave

E University Blvd



AERIAL




Energy Square
Office Park

Office
DEPOT.



Greenville Ave

 20,640+

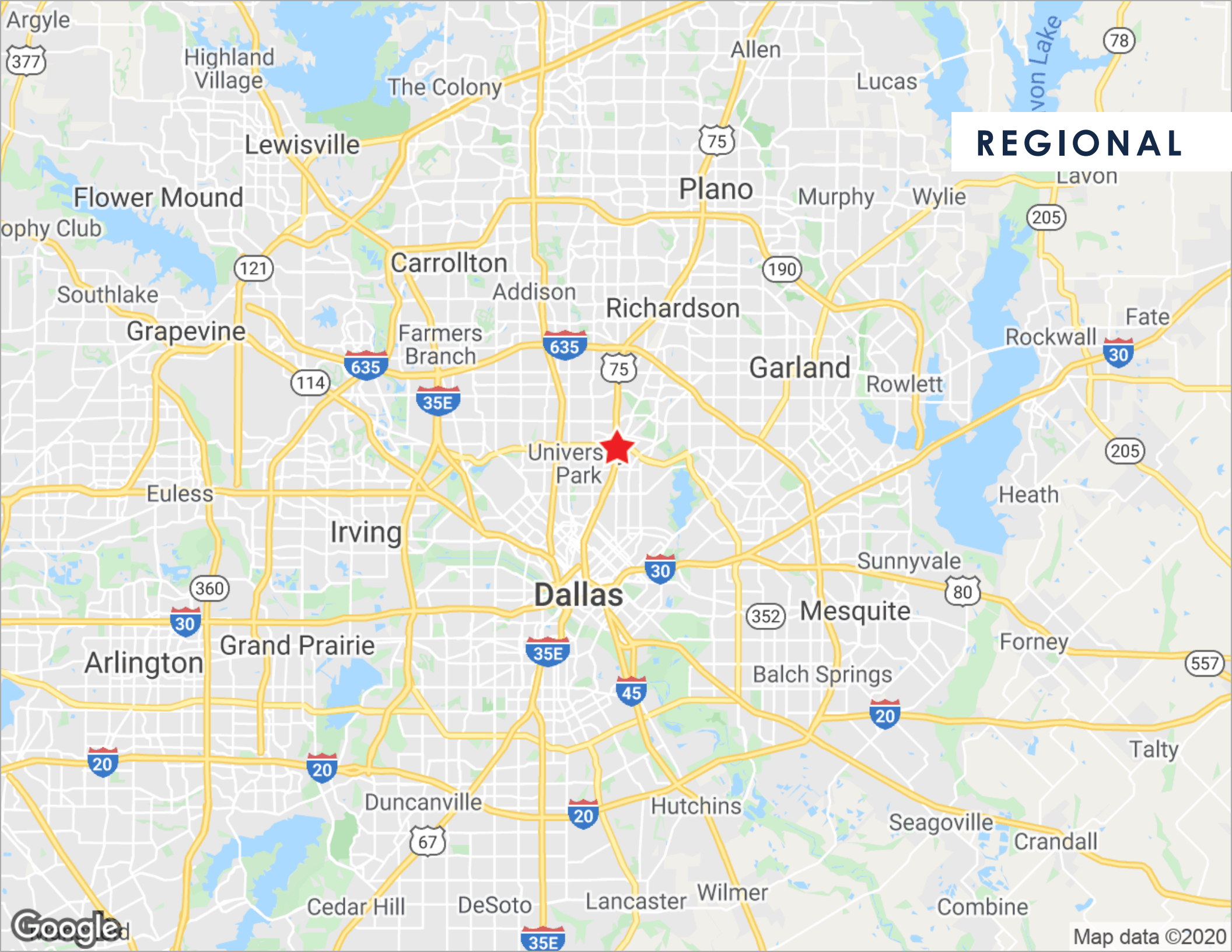


SHERWIN WILLIAMS

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RETAIL MAP





REGIONAL

SHERWIN WILLIAMS

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DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2024 Projection	27,158	183,315	449,314
2019 Estimate	25,673	173,481	423,089
2010 Census	22,331	154,033	363,382
Growth 2019-2024	5.78%	5.67%	6.20%
Growth 2010-2019	14.97%	12.63%	16.43%
2019 Population Hispanic Origin	3,579	43,758	122,090
2019 Population by Race:			
White	20,726	145,284	330,698
Black	1,895	13,385	57,356
Am. Indian & Alaskan	163	1,444	3,494
Asian	2,279	10,102	23,378
Hawaiian & Pacific Island	7	121	361
Other	603	3,146	7,802
U.S. Armed Forces:	7	87	142
Households:			
2024 Projection	13,408	83,264	206,176
2019 Estimate	12,603	78,909	194,025
2010 Census	10,737	71,098	166,630
Growth 2019 - 2024	6.39%	5.52%	6.26%
Growth 2010 - 2019	17.38%	10.99%	16.44%
Owner Occupied	5,086	35,164	77,317
Renter Occupied	7,517	43,745	116,707
2019 Avg Household Income	\$104,141	\$119,956	\$108,823



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

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