

Downtown
Dallas

18 Miles

Population: 2,667,720



OFFERING MEMORANDUM



The Enclave at Arlington
348 Units

Walmart
Supercenter



DOLLAR TREE

T-Mobile

dd's
DISCOUNTS

SUBWAY

CHASE
Monarch Dental



GameStop

Walgreens



Chicago
Pizza & Pasta

TITLEMAX



N. Collins Street 23,276 VPD

Andrews Street

REGIONS
SUBJECT PROPERTY

REGIONS BANK (AT&T STADIUM)

ARLINGTON, TX

Marcus & Millichap

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147,571 VPD

Element Apartments
200 Units



E. Road to Six Flags Street

15,139 VPD



Andrews Street



N. Collins Street

23,276 VPD



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Marcus & Millichap



Walmart
Supercenter

CHASE
Monarch Dental
GameStop
TACO BELL



DOLLAR TREE
T-Mobile
SUBWAY
dd's DISCOUNTS



N. Collins Street
23,276 VPD

REGIONS
SUBJECT PROPERTY



Regions Bank (AT&T Stadium)

Marcus & Millichap is pleased to present the opportunity to acquire a corporately guaranteed Regions Bank ground lease in Arlington, Texas. The property consists of a 3,905-square foot, freestanding building that sits on approximately 0.86 acres of land. There are approximately 9.6 years remaining on the current lease term, with 10 percent rental escalations scheduled in 2023, as well as each option thereafter.

The property has excellent access and visibility on North Collins Street in proximity to Interstate 30; combined traffic counts exceed 170,847 vehicles per day. The area is extremely dense with more than 272,604 residents within a five-mile radius. The property is centrally located in Arlington's Entertainment District, which already features AT&T Stadium (Home of the Dallas Cowboys), Globe Life Park (Home of the Texas Rangers), Six Flags over Texas, Hurricane Harbor, Arlington Convention Center, and Lincoln Square (418,238 square feet of retail).

The recent \$4 billion investment is expected to boost the already prominent tourism and local attraction to the entertainment destination. Recent additions include: Globe Life Field, the \$1.1 billion retractable roof stadium for the Texas Rangers; Texas Live!, a \$250 million mixed-use, entertainment complex; and Live! By Loews, a \$150 million resort-style hotel. This new development is expected to create an additional 1,025 permanent jobs and \$100 million per year in economic output to Arlington.

INVESTMENT HIGHLIGHTS

Located Outside of AT&T Stadium (Home of the Dallas Cowboys) and the Arlington Entertainment District

Over \$4 Billion in Construction and Improvements has Occurred in the Arlington Entertainment District Over the Last Two Years, Bringing Exponential Growth and Jobs to the Area

Less Than One Mile from Globe Life Park and Texas Live (Home of the Texas Rangers)

Excellent Access and Visibility on North Collins Street in Proximity to Interstate 30 (170,847 VPD)

Established Regions Bank Branch that has Been Operating Since 2010

Investment Grade Tenant (A-; S&P) - Corporate Guaranty from Regions Bank, a Fortune 500 Company

REGIONAL MAP // *Regions Bank (AT&T Stadium)*

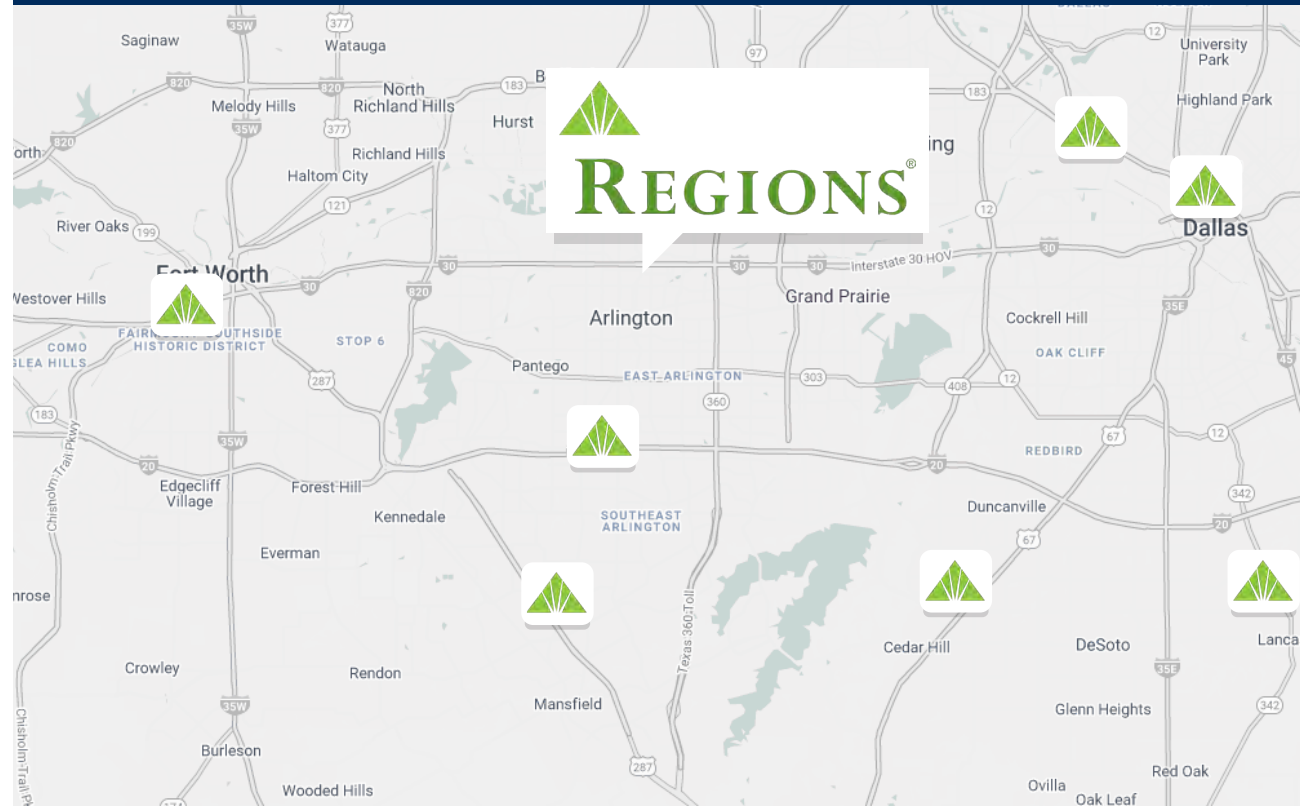
Arlington - The American Dream City

Centrally located in the Dallas-Fort Worth MSA, Arlington is 20 miles from Dallas and 15 miles from Fort Worth and the Dallas/Fort Worth International Airport. The city has an excellent education system with four independent school districts and two colleges (University of Texas at Arlington and Tarrant County College).

Arlington is home to the Dallas Cowboys, the Texas Rangers and Six Flags Over Texas. The Arlington Entertainment District helped the city attract approximately 14 million visitors, spending an estimated \$1.4 billion, in 2015 (Star-Telegram).

Limited Competition

The subject property is located in the heart of the Arlington Entertainment District with the nearest branches being 6.2 miles and 16.5 miles away.



REGIONAL MAP // Regions Bank (AT&T Stadium)



\$4 Billion Arlington Entertainment District

- 1. Globe Life Field**
\$1.1 Billion Stadium; Home of the Texas Rangers
- 2. Texas Live!**
\$250 Million, 200,000 SF Entertainment Complex
- 3. Live! by Loews**
\$150 Million Resort-Style Hotel
- 4. AT&T Stadium**
\$1.2 Billion Stadium; Home of the Dallas Cowboys
- 5. Globe Life Park**
Former Home of the Texas Rangers
- 6. Arlington Convention Center**

PRICING DETAILS // *Regions Bank (AT&T Stadium)*

LOCATION	1300 N Collins St, Arlington, TX 76011
Price	\$3,502,000
Rentable SF	3,905
Price/SF	\$89.77
CAP Rate	4.75%
Year Built	2009
Lot Size	0.86 Acres
Type of Ownership	Fee Simple
LEASE SUMMARY	
Tenant Name	Regions Bank
Ownership	Public
Tenant	Corporate Store
Lease Guarantor	Corporate
Lease Type	Ground Lease
Roof and Structure	Tenant Responsible
Lease Term	22 Years
Lease Commencement Date	9/4/2007
Rent Commencement Date	6/1/2008
Lease Expiration Date	5/31/2030
Term Remaining on Lease	9.6 Years
Increases	10% Every Five Years
Options	Four, 5-Year

ANNUALIZED OPERATING INFORMATION			
YEAR	MONTHLY RENT	ANNUAL RENT	Cap Rate
6/1/2008 - 5/31/2013	\$11,458	\$137,500	
6/1/2013 - 5/31/2018	\$12,604	\$151,250	
6/1/2018 - 5/31/2023	\$13,865	\$166,375	4.75%
6/1/2023 - 5/31/2030	\$15,251	\$183,013	5.23%
6/1/2030 - 5/31/2035 (Option 1)	\$16,776	\$201,314	5.75%
6/1/2035 - 5/31/2040 (Option 2)	\$18,454	\$221,445	6.32%
6/1/2040 - 5/31/2045 (Option 3)	\$20,299	\$243,590	6.96%
6/1/2045 - 5/31/2050 (Option 4)	\$22,329	\$267,949	7.65%
Base Rent (\$4.26/SF)		\$166,375	
Net Operating Income		\$166,375	
Total Return		4.75% / \$166,375	



TENANT OVERVIEW // *Regions Bank (AT&T Stadium)*



Regions Financial Corporation, with \$144 billion in assets, is a member of the S&P 500 Index and is one of the nation's largest full-service providers of consumer and commercial banking, wealth management, and mortgage products and services. Regions serves customers across the South, Midwest and Texas.



TENANT SUMMARY

Tenant Name	Regions Bank
Ownership	Public
Sales Volume	\$6.76 Billion
Credit Rating	A-
Rating Agency	Standard & Poor's
Stock Symbol	RF
Board	NYSE
Options to Terminate	No
Options to Purchase	No
First Right of Refusal	No
No. of Locations	1,454
Headquartered	Birmingham, AL
Web Site	www.regions.com
Years in the Business	49



DALLAS/ FORT WORTH TEXAS

POPULATION
6,800,000



City Of DALLAS

The Dallas-Fort Worth metroplex is the largest metro area in Texas and the fourth largest in the United States. The Metroplex led the nation in population growth over the last decade, adding approximately 1.3 million residents, making it home for more than 6.8 million residents and has one of the nation's strongest job markets. The Dallas-Fort Worth metroplex added approximately 132,000 residents from 2017 to 2018. Over the past eight years, Dallas-Fort Worth, the fourth-largest metro area in the country, has added more than 1 million people. As of 2019, Dallas-Fort Worth is home to 24 Fortune 500 companies. According to the U.S. Bureau of Labor Statistics Dallas-Fort Worth ranked first in new job growth in 2019 with 120,700 new jobs— beating out New York for the top spot by 21,300 jobs.

DEMOGRAPHIC SUMMARY

POPULATION	1 Mile	3 Miles	5 Miles
2000 Population	20,252	116,121	244,807
2010 Population	14,638	106,416	251,297
2018 Population	15,024	114,117	272,604
2023 Population	14,788	116,336	281,205
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2000 Households	8,174	47,952	98,111
2010 Households	5,845	41,934	97,481
2018 Households	6,123	45,569	107,254
2023 Households	6,066	46,649	111,118
2018 Average HH Size	2.40	2.42	2.51
2018 Daytime Population	34,228	155,215	332,427
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Median HH Income	\$38,887	\$46,002	\$48,151
Per Capita Income	\$21,901	\$27,468	\$26,488
Average HH Income	\$53,340	\$68,020	\$66,939

POPULATION

In 2019, the population in your selected geography is 272,604. The population has changed by 11.35% since 2000. It is estimated that the population in your area will be 281,205 five years from now, which represents a change of 3.16% from the current year. The current population is 49.19% male and 50.81% female. The median age of the population in your area is 31.6, compare this to the entire US average which is 38.1. The population density in your area is 3,471.35 people per square mile.

HOUSEHOLDS

There are currently 107,254 households in your selected geography. The number of households has changed by 9.32% since 2000. It is estimated that the number of households in your area will be 111,118 five years from now, which represents a change of 3.60% from the current year. The average household size in your area is 2.51 persons.

INCOME

The current year per capita income in your area is \$26,488, compare this to the entire US average, which is \$33,623. The current year average household income in your area is \$66,939, compare this to the entire US average which is \$87,636.

RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 49.95% White, 22.43% Black, 0.23% Native American and 7.00% Asian/Pacific Islander. Compare these to entire US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander.

HOUSING

In 2000, there were 38,405 owner occupied housing units in your area and there were 59,706 renter occupied housing units in your area. The median rent at the time was \$538.

EMPLOYMENT

In 2019, there are 142,987 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 63.09% of employees are employed in white-collar occupations in this geography, and 36.94% are employed in blue-collar occupations. In 2019, unemployment in this area is 4.71%. In 2000, the average time traveled to work was 26.9 minutes.





INFORMATION ABOUT BROKERAGE SERVICES

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:
 - o That the owner will accept a price less than the written asking price;
 - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 interest 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.

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