

SHERWIN WILLIAMS

3110 W STAN SCHLUETER LOOP | KILLEEN, TX 76549

OFFERING MEMORANDUM



Actual Property

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Actual Property

EXCLUSIVELY LISTED BY

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LIC # 688810 (TX)

BROKER OF RECORD

Kyle Matthews

LIC # 9005919 (TX)

INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- » 2023 build-to-suit construction
- » ±9.75 Years remaining on an initial 10-Year
- » Corporately guaranteed lease
- » The subject property comes with a 20-Year roof warranty
- » Tenant is responsible for HVAC, CAM, Taxes, and Insurance
- » 10% increases every 5 years with Five, 5-Year renewal periods
- » Excellent retail corridor with surrounding national tenants including Walmart Super Center, CVS, O'Reilly's, Starbucks, PopShelf and more.
- » 5-Mile population of 146,631 residents
- » 10-Mile population of 224,685 residents
- » Average household income of \$66,377 annually
- » Traffic counts on exceed 26,000 vehicles daily on W Stan Schlueter Loop

TENANT HIGHLIGHTS

- » Sherwin-Williams is one of the most reputable brands in the United States founded in 1866.
- » Sherwin-Williams is the #1 paint provider in the United States with a market cap of over \$17B.
- » Investment Grade Credit Tenant – S&P Rated BBB
- » Sherwin-Williams is an investment grade tenant, which allows investors to have incredibly high confidence in their tenant's ability to pay rent through the remaining lease term



FINANCIAL OVERVIEW



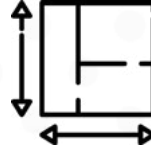
\$2,307,692

PRICE



5.85%

CAP RATE



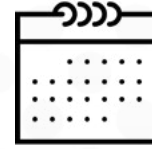
±4,250 SF

GLA



±0.68 AC

LOT SIZE



2023

YEAR BUILT

TENANT SUMMARY

Tenant Trade Name	Sherwin Williams
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	LL Responsible (Warranties)
Original Lease Term	10 Years
Rent Commencement Date	7/1/2023
Lease Expiration Date	7/15/2033
Term Remaining on Lease	±9.75 Years
Increase	10% every 5 years & in Options
Options	Five, 5-Year

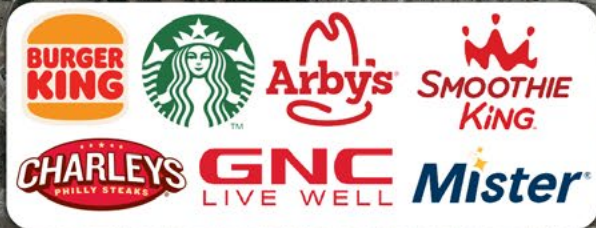
ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Years 1-5	\$11,250.00	\$135,000.00	-	5.85%
Years 6-10	\$12,375.00	\$148,500.00	10.00%	6.44%
Option 1	\$13,612.50	\$163,350.00	10.00%	7.08%
Option 2	\$14,973.75	\$179,685.00	10.00%	7.79%
Option 3	\$16,471.13	\$197,653.56	10.00%	8.56%
Option 4	\$18,118.24	\$217,418.88	10.00%	9.42%
Option 5	\$19,930.06	\$239,160.72	10.00%	10.36%

FINANCING INQUIRIES

For financing options reach out to:

PATRICK FLANAGAN
patrick.flanagan@matthews.com
(214) 550-0277





SUBWAY

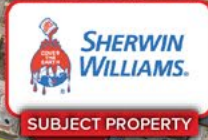


WILLOW SPRINGS ELEMENTARY SCHOOL
± 754 STUDENTS

PALO ALTO MIDDLE SCHOOL
± 835 STUDENTS



IDUMA ELEMENTARY SCHOOL
± 816 STUDENTS



W STAN SCHLUETER LOOP ± 26,000 VPD



Roach Family Chiropractic



Strike And Submit Martial Arts



ROY J SMITH MIDDLE SCHOOL
± 1,357 STUDENTS



SHERWIN-WILLIAMS®

THE OFFERING

PROPERTY NAME

Property Address

3110 W Stan Schlueter
Loop Killeen, TX 76549

SITE DESCRIPTION

Number of Stories

One

Year Built

2023

GLA

±4,250 SF

Type of Ownership

Fee Simple

TENANT OVERVIEW

- » **Company Name**
Sherwin Williams
- » **Employees**
10,001+
- » **Revenue**
±22.2 billion (2022)
- » **Year Founded**
1866
- » **Headquarters**
Cleveland, OH
- » **Website**
sherwin-williams.com

Sherwin-Williams provides paint contractors, property managers, architects, designers, specifiers, new home builders, remodelers and other professionals with innovative products, tools and best-in-class service, helping them to succeed in an ever-changing industry. With more than 4,350 company-operated specialty paint stores in the United States, Canada and the Caribbean, Sherwin-Williams is committed to growing the professional trades, and to giving pros the information and guidance they need for every project.



Actual Property

AREA OVERVIEW

KILLEEN, TX

In the heart of central Texas, Killeen is best known for Fort Hood, one of the largest military bases in the nation. Proud of its connection to the armed forces, Killen has a strong military presence that is celebrated around town. Renters looking for apartments or homes will find flags and historical markers with mentions of the military. The town is home to thousands of active-duty soldiers, veterans, and military families and friends. When you're out and about, it's common to see soldiers wearing camouflage.

Fort Hood molds a thriving economy and a diverse, family-oriented community. As a result, there is a wide range of international restaurants available in town. Local popular restaurants include Tham Rab Thai, Arepitas, Chau's Café, Takorea, Hierba Fresca, and Killeen Sunugal African Restaurant. Renting in Killeen also affords you the opportunity to make a splash at the Lions Club Aquatics Park, browse the many retail offerings at Killeen Mall, watch a performance at Vive Les Arts Theatre, and hit the trails at Dana Peak Park. For even more allure, the cost of living here is low.

Temple, Waco, and Austin are all within an hour's drive of Killeen, making options for a weekend getaway plentiful. With access to Highway 190 and Killeen-Fort Hood Regional Airport, commuting and traveling from Killeen is simple. Killen is an excellent city to call home whether you're military family or a single person looking to be surrounded by international cultures.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2023 Population	16,677	76,987	146,631
2028 Population	18,216	83,513	158,573
2020 Population	12,104	59,637	119,320
Growth 2023-2028	1.8%	1.7%	1.6%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2023 Households	5,805	27,165	50,552
2028 Household	6,362	29,545	54,915
2010 Households	4,145	20,858	40,565
Growth 2023-2028	1.9%	1.8%	1.7%
INCOME	1 - MILE	3 - MILE	5 - MILE
Average HH Income	\$67,103	\$66,377	\$62,620



DISTANCE MAP

WACO, TX
±64 MI

SUBJECT PROPERTY

AUSTIN, TX
±74 MI



WACO, TX

Located in McLennan County, Waco offers many activities throughout the city, including outdoor activities, educational attractions, and unique restaurants and shops. The Texas Ranger Hall of Fame and Museum traces the history of the state law enforcement agency and displays vintage badges and weapons. The Dr. Pepper Museum pays homage to the famed, locally invented soft drink. The Waco Mammoth National Monument is a fossil site home to the bones of Columbian mammoths. Mountain bike or hike in Cameron Park, shop downtown where visitors will find Magnolia Market, antique stores, and wonderful local finds. Stroll through our cultural and historic district that extends from Austin Avenue through Elm Avenue, across the mighty Brazos River. Walk across the historic Suspension Bridge, built in 1870, where the clopping hooves of cattle followed the Chisholm and Shawnee Trails up north.

Situated on the I-35 corridor between Dallas and Austin, Waco is a city in Central Texas that is home to over 135,000 residents. Overall, Waco has a thriving economy, numerous attractions, and several higher education institutions, making it the perfect place to live, work, and play.





AUSTIN, TX

As the capital of Texas, Austin has the big personality and vibrant culture expected from the heart of the Lone Star State. It is the 11th most populous city in the U.S. and the 4th most populous city in Texas, boasting a metro population of 2.25 million. The current official slogan promotes Austin as The Live Music Capital of the World, a reference to the many musicians and live music venues within the area. Its eclectic live-music scene is centered around country, blues, and rock. South by Southwest is one of the largest music festivals in the U.S., with more than 2,000 performers playing on close to 100 stages around Downtown Austin every March. The event has grown into a 10-day festival celebrating film, music and digital media. The motto “Keep Austin Weird” has been used to promote Austin’s eccentricity and diversity, as well as bolster support of local independent businesses. South Congress is a shopping district that prides itself on keeping the motto alive by being filled with unique local businesses and hosting festivals. The area is also comprised of many parks and lakes, which are popular for hiking, biking, and boating, making the city a year-round outdoor enthusiasts’ playground. Overall, Austin is a great place to work, live, and play.



OLD WEST AUSTIN

Old West Austin is a well-established neighborhood characterized by beautiful historic homes, some dating back to the late 1800s and early 1900s. The area is known for its classic architectural styles, including Victorian, Craftsman, and Tudor Revival homes, which add to the neighborhood's unique charm and character.

The neighborhood is located just west of downtown Austin, making it highly desirable for those who want to live close to the city center while still enjoying a quiet and residential atmosphere. Residents of Old West Austin can easily access downtown's vibrant entertainment, dining, and cultural scenes, as well as various parks and green spaces.

ENFIELD

Enfield is another sought-after neighborhood in central Austin, situated to the southwest of Old West Austin. Like its neighboring area, Enfield boasts a mix of historic homes and newer, upscale residences. The neighborhood's location provides a sense of tranquility and exclusivity while still being conveniently close to downtown Austin.

Enfield's streets are lined with mature trees and beautifully manicured lawns, contributing to the neighborhood's scenic beauty. The area is popular among professionals, families, and retirees who appreciate the balance between urban amenities and a relaxed, suburban ambiance.

Both Old West Austin and Enfield offer residents easy access to major thoroughfares, making commuting to other parts of Austin relatively convenient. Additionally, the neighborhoods are close to various parks, including Pease Park and the Shoal Creek Greenbelt, providing ample opportunities for outdoor activities.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3110 W Stan Schlueter Loop, Killeen, TX 76549** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

SHERWIN WILLIAMS

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EXCLUSIVELY LISTED BY

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LIC # 688810 (TX)

BROKER OF RECORD

Kyle Matthews

LIC # 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

Actual Property



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.

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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