

8319 Chancellor Row

DALLAS, TEXAS

INFILL DALLAS, TX INDUSTRIAL OFFERING



Infill DFW Industrial
Offering – Dallas, TX



Sale Leaseback
Transaction



Building Repositioning
Opportunity



Single Tenant, 49,950 SF,
100% Occupied



S. Stemmons Barriers To Entry,
Discount to Replacement

8319 Chancellor Row

DALLAS, TEXAS

CONFIDENTIALITY STATEMENT & DISCLAIMER

The information contained in this package is furnished solely for the purpose of review by a prospective purchaser of 8319 Chancellor Row (the "Property") in Dallas, Texas, and is not to be used for any other purpose or made available to any other person without the express written consent of Stream Realty Partners, L.P., Property Owner or any of their respective affiliates ("Stream"). The information contained in this package is from sources deemed reliable, but is not guaranteed by Stream or Owner in any way and is subject to change in price, corrections, errors and omissions, prior sale, or withdrawal without notice. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather a general outline of the pertinent provisions contained herein. Prospective purchasers should rely upon their own conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property. No copies of this package may be made in whole or in part without the prior written consent of Stream or the Property Owner. This package is the property of Stream and may be used only by parties approved by Stream or the Property Owner. The Property is privately offered and, by accepting this package, the party in possession hereof agrees that the package and its contents are of a confidential nature and will be held and treated in the strictest confidence.

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TABLE OF CONTENTS

01

Offering Summary &
Property Information

02

Market Information



01

8319 Chancellor Row

DALLAS, TEXAS

Offering
Summary
& Property
Information


STREAM

OFFERING SUMMARY

Stream Realty Partners is pleased to present to qualified investors the opportunity to acquire 8319 Chancellor Row, Dallas, TX, a 49,950 industrial building situation on approximately 2.2 acres of land. The building is afforded an excellent location in the South Stemmons Industrial Submarket in the heart of the D/FW Metro area. The property is being offered on a 3-year sale leaseback as a single tenant, 100% occupied offering, however, seller is open to creatively structuring the transaction.

The building was recently redeveloped (2021) with class A office improvements, covered parking and other building and site improvements. The property does contain demising walls within the warehouse and could be repositioned to a multi-tenant building with 2-3 tenants. Additionally, there is an opportunity for outside secured storage on site as the truck court is fenced with excess land on the south side of the building.

INVESTMENT SUMMARY

Prime Location: Located at the SWC of Chancellor Row & Dividend Drive near Interstate 35 East

Sale Leaseback: Existing owner would lease 100% of the building on a 3-year lease or sell the building vacant

Stabilized Submarket: The South Stemmons Industrial submarket is essentially built out with no remaining industrial land and a shrinking industrial supply due to change of use and vertical developments

Discount to Replacement: Stream's pricing guidance is at a significant discount to the cost to redevelop a like kind building

Proximity to Population: The location affords industrial users excellent access to the Dallas population base, excellent interstate and road infrastructure, multiple airports and major business and medical hubs

OFFERING SUMMARY

| Total | |
|--------------|--|
| Sale Price: | Unpriced, Please Call Brokers for Guidance |
| Occupancy: | 100% |
| Tenant: | Shiva Exports |
| Leaseback: | Seller's operating company to sign 3-year lease at closing |
| Lease Terms: | Available in Offering Memorandum |

BUILDING SUMMARY

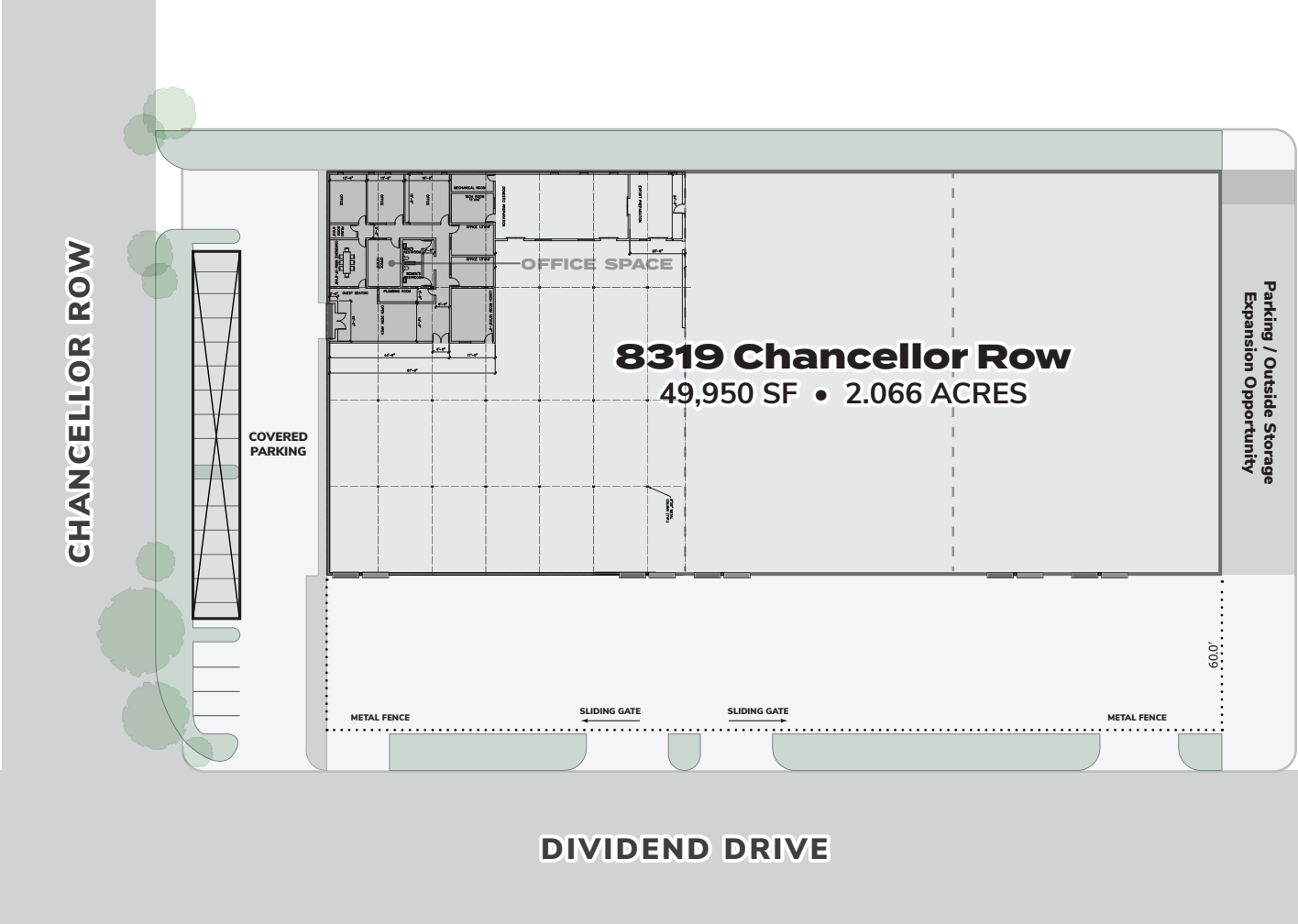
| | |
|---------------------|--|
| Building Area (SF): | 49,950 Square Feet |
| Land Area (Acres): | 2.20 Acres |
| Office Area (SF): | 7,000 Square Feet |
| Zoning: | IR – Industrial Research |
| Loading: | 10 Dock Doors (2 Ramps & 1 Oversized) |
| Features: | Heavy Power, Secured Truck Court, Multi-Tenant Demising, Side Yard |



PROPERTY LOCATION

8319 Chancellor Row • Dallas, Texas

SITE PLAN



02

Market Information

STREAM

8319 Chancellor Row

DALLAS, TEXAS



WHY DFW

Dallas-Fort Worth is one of the fastest growing metropolitan areas in the United States with a population of 7.9 million people. The area's strong macroeconomic and quality of life fundamentals have been a catalyst for rapid population growth. The metroplex added more than 1.3 million residents from 2010 to 2020, and experienced both significant population and job growth during the pandemic. Texas has ranked the number one state for business culture according to Chief Executive Magazine's annual survey for 20 consecutive years, boasting 0% state and local income tax. The DFW metro alone has 23 Fortune 500 company headquarters.

The regions' central location within the United States makes it a highly desirable location for e-commerce, third-party logistics, and manufacturing firms looking to increase their national footprint. Texas' business friendly environment, in addition to DFW's central location, are two of the major demand drivers behind DFW becoming the second largest industrial market from an inventory perspective, surpassing Los Angeles in 2021.

TOP MAJOR HQS IN DFW METROPLEX

* Kimberly-Clark

ExxonMobil

American Airlines

Southwest

TOYOTA

McKesson

TEXAS INSTRUMENTS

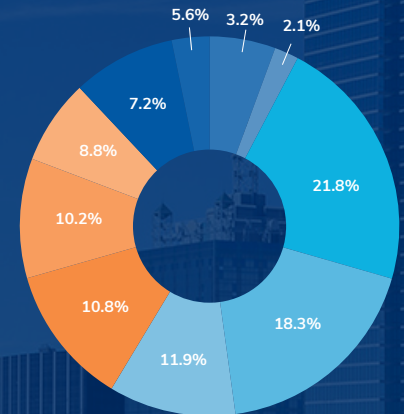
Goldman Sachs

CATERPILLAR®

charles SCHWAB

INDUSTRY SHARE OF METRO DFW EMPLOYMENT

- 21.8%** Trade, Transportation, and Utilities
- 18.3%** Professional and Business Services
- 11.9%** Educational and Health Services
- 10.8%** Government
- 10.2%** Leisure and Hospitality
- 8.8%** Financial Activities
- 7.2%** Manufacturing
- 5.6%** Mining, Logging, and Construction
- 3.2%** Other Services
- 2.1%** Information



Employment Growth, '000'S, Dec '19 to Dec '20
20 Most Populated Metro Areas

#1

Best State for Business
20 consecutive years

Source: CEO Magazine

418



People/day move to DFW

Source: Dallas Chamber of Commerce

0%

State and local
income tax

760+

Business expansions
and relocation projects
in **last 2 years**

7.9M

Total population
4th largest metro

Source: U.S. Census Bureau

3.3%

Unemployment rate
Texas wide is 4.0%

Source: U.S. Bureau of Labor
Statistics

Looking Ahead

11.2M+

Projected metroplex population by
2045 (up 42% from 2022)

Source: Dallas Chamber of Commerce

1.6M



Projected new jobs **through 2045**

GLOBAL PRESENCE



Excellent airport
access with

230+

non-stop destinations

75M

Airport passengers
(2020)



43

Fortune 1000
Headquarters

Source: Dallas Chamber of
Commerce



SOUTH STEMMONS SUBMARKET

LEASING ACTIVITY

| Deal Size | Total (SF) | Avg Size (SF) | Avg Office Size (SF) | Deal Count | % of Total Deals |
|------------------------------|------------------|---------------|----------------------|------------|------------------|
| 0 SF - 20,000 SF | 408,173 | 8,685 | 1,646 | 47 | 67.1% |
| 20,001 SF - 50,000 SF | 435,745 | 31,125 | 3,942 | 14 | 20.0% |
| 50,001 SF - 100,000 SF | 506,204 | 72,315 | 6,071 | 7 | 10.0% |
| 100,001 SF - 250,000 SF | 115,167 | 115,167 | 16,000 | 1 | 1.4% |
| 250,001 SF - 500,000 SF | 0 | 0 | 0 | 0 | 0.0% |
| 500,001 SF+ | 672,775 | 672,775 | 5,000 | 1 | 1.4% |
| Total | 2,138,064 | 30,544 | 2,801 | 70 | 100% |

| Deal Size | Total (SF) | Avg Size (SF) | Avg Office Size (SF) | Deal Count | % of Total Deals |
|------------------------------|------------------|---------------|----------------------|------------|------------------|
| 0 SF - 20,000 SF | 408,173 | 8,685 | 1,646 | 47 | 67.1% |
| 20,001 SF - 50,000 SF | 435,745 | 31,125 | 3,942 | 14 | 20.0% |
| 50,001 SF - 100,000 SF | 506,204 | 72,315 | 6,071 | 7 | 10.0% |
| 100,001 SF - 250,000 SF | 115,167 | 115,167 | 16,000 | 1 | 1.4% |
| 250,001 SF - 500,000 SF | 0 | 0 | 0 | 0 | 0.0% |
| 500,001 SF+ | 672,775 | 672,775 | 5,000 | 1 | 1.4% |
| Total | 2,138,064 | 30,544 | 2,801 | 70 | 100% |

| Deal Size | Avg Term | Months | Avg Start Rate | Avg NER |
|------------------------------|-----------|---------------|----------------|-----------|
| 0 SF - 20,000 SF | 46 | \$10.50 | \$10.87 | 47 |
| 20,001 SF - 50,000 SF | 59 | \$9.47 | \$9.98 | 14 |
| 50,001 SF - 100,000 SF | 71 | \$9.01 | \$9.79 | 7 |
| 100,001 SF - 250,000 SF | 39 | \$8.50 | \$8.16 | 1 |
| 250,001 SF - 500,000 SF | 0 | \$0.00 | \$0.00 | 0 |
| 500,001 SF + | 61 | \$7.80 | \$8.31 | 1 |
| Total Average | 51 | | | |

| Deal Size | Total (SF) | Avg TI Cost | Deal Count | % of Total Deals |
|--------------------------|----------------|---------------|------------|------------------|
| New Shell | 0 | \$0.00 | 0 | 0.0% |
| Second Generation | 652,715 | \$0.86 | 37 | 52.9% |
| Renewal / Expansion | 1,485,349 | \$0.64 | 33 | 47.1% |

| Escalation | Count | % of Total Deals |
|-----------------|-----------|------------------|
| 0.00% - 2.49% | 8 | 11.4% |
| 2.50% - 2.99% | 0 | 0.0% |
| 3.00% - 3.49% | 6 | 8.6% |
| 3.50 - 3.99% | 6 | 8.6% |
| 4.00 % + | 48 | 68.6% |
| Other | 2 | 2.9% |

| Rear Load Stats | Rear Load - Leased SF | % of Total - Rear Load SF | Avg Size | Avg Office Size | Avg Start Rate |
|------------------------------|-----------------------|---------------------------|---------------|-----------------|----------------|
| 0 SF - 20,000 SF | 143,496 | 52.8% | 8,969 | 2,075 | \$11.18 |
| 20,001 SF - 50,000 SF | 76,450 | 28.1% | 25,483 | 4,491 | \$8.50 |
| 50,001 SF - 100,000 SF | 51,908 | 19.1% | 51,908 | 4,000 | \$12.85 |
| 100,001 SF - 250,000 SF | 0 | 0.0% | 0 | 0 | \$0.00 |
| 250,001 SF - 500,000 SF | 0 | 0.0% | 0 | 0 | \$0.00 |
| 500,001 SF + | 0 | 0.0% | 0 | 0 | \$0.00 |
| Total | 271,854 | 100% | 13,593 | 2,533 | \$10.87 |

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