Chase Bank Ground Lease COPPELL, TX



OFFERING MEMORANDUM





COPPELL, TX

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



COPPELL, TX

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

> Marcus Millichap Real Estate Investment Services

COPPELL, TX

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Marcus & Millichap

Real Estate Investment Services

PRICING AND FINANCIAL ANALYSIS

Chase Bank Ground Lease

COPPELL, TX



COPPELL, TX

PRICING AND FINANCIAL ANALYSIS

FINANCING

Existing Financing

Loan Type

Free and Clear

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COPPELL, TX

FINANCIAL OVERVIEW

Location

134 North MacArthur Coppell, TX 75019

Price	\$2,630,000
Down Payment	100% / \$2,630,000
Rentable Square Feet	30,778
CAP Rate	5.25%
Year Built	2008
Lot Size	0.707 Acres
Type of Ownership	Ground Lease

Annualized Operating Data

	Rent Increases	Annual Rent	Monthly Rent
	Yr. 1-5 (11/4/08 - 10/31/13)	\$131,000.00	\$10,916.67
	Yr. 6-10 (11/1/13 - 10/31/18)	\$138,000.00	\$11,500.00
\$2,630,000	Yr. 11-15 (11/1/18 - 10/31/23)	\$145,000.00	\$12,083.33
\$2,630,000	Yr. 16-20 (11/1/23 - 10/31/28)	\$153,000.00	\$12,750.00
	Opt. 1: 11/1/28 - 10/31/33	\$168,300.00	\$14,025.00
30,778	Opt. 2: 11/1/33 - 10/31/38	\$185,130.00	\$15,427.50
5.25%	Opt. 3: 11/1/38 - 10/31/43	\$203,643.00	\$16,970.25
2008	Opt. 4: 11/1/43 - 10/31/48	\$224,007.00	\$18,667.25
.707 Acres	Base Rent (\$4.48/SF)		\$138,000
ound Lease	Net Operating Income		\$138,000
Junu Lease	Total Return		5.25% / \$138,000

Tenant Summary

Tenant Trade Name	Chase Bank
Ownership	Public
Tenant	Corporate Store
Lease Guarantor	Corporate Guarantee
Lease Type	Ground Lease
Roof and Structure	Tenant Responsible
Lease Term	20 Years
Lease Commencement Date	May 1, 2008
Rent Commencement Date	November 4, 2008
Lease Expiration Date	October 31, 2028
Term Remaining on Lease	16 Years
Increases	Yes, Every 5 Years
Options	Four, Five -Year

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PRICING AND FINANCIAL ANALYSIS

COPPELL, TX

PRICING AND FINANCIAL ANALYSIS

TENANT OVERVIEW

Property Name	Chase Bank Ground Lease
Property Address	134 North MacArthur Boulevard
City, State Zip	Coppell, TX 75019
Property Type	Net Leased Bank
Rentable Square Feet	30,778
Tenant Trade Name	Chase Bank
Ownership	Public
Tenant	Corporate Store
Lease Guarantor	Corporate Guarantee
Credit Rating	А
Rating Agency	Standard and Poor's
Stock Symbol	JPM
Net Worth	2.3 Trillion
Lease Commencement Date	May 1, 2008
Rent Commencement Date	November 4, 2008
Lease Expiration Date	October 31, 2028
Term Remaining on Lease	16 Years
Lease Type	Ground Lease
Roof and Structure	Tenant Responsible
Lease Term	20 Years
Increases	Every 5 Years
Options to Renew	Four Five-Year
Headquartered	New York, New York
Web Site	http://www.jpmorganchase.com
Years in the Business	213

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PROPERTY DESCRIPTION

Chase Bank Ground Lease

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INVESTMENT OVERVIEW

Investment Highlights

- 20-Year Ground Lease with 16 Years Remaining
- Zero Landlord Responsibility
- S&P "A" Credit Tenant
- Rent Escalations Every Five Years
- Adjacent to CVS and Kroger Grocery Store
- Population Over 209,045 in a 5 Mile Radius
- Over 19 Percent Population Increase since 2000



Marcus & Millichap is proud to present a Chase Bank Ground Lease located in prestigious Coppell, Texas. Chase Bank signed a 20-year ground lease commencing in 2008. With zero landlord responsibility, the lease is guaranteed an "A" rated company by Standard & Poor's and located in a top tier suburb of Dallas/Fort Worth. This offering allows a passive investor the opportunity to acquire an investment-grade tenant on a long-term absolute net ground lease.

JPMorgan Chase & Company is one of the oldest financial institutions in the United States with a history dating back over 200 years. Currently, JPMorgan chase is a leading global financial service firm with operations in more than 60 countries and more than 240,000 employees. The firm serves millions of consumers, small business with commercial banking, financial transaction processing, asset management and private equity. They are the leader in investment banking and handle many of the world's most prominent corporate, institutional and government clients under its JPMorgan, Chase and WaMu brands.

Located in Coppell, this investment-grade ground lease is situated on the northeast corner of East Sandy Lake and North MacArthur Boulevard, adjacent to CVS, Kroger and Papa Johns. The city of Coppell is an affluent northern suburb of the Dallas/Fort Worth metroplex and is considered one of the major commuter cities in the area. The Dallas/Fort Worth metroplex is the largest metropolitan area in the South and the fourth-largest in the United States. The Dallas/Forth Worth International Airport is located 14 miles south of Coppell with easy access from the President George Bush Turnpike and Sam Rayburn Tollway, two major thoroughfares of the metroplex. The current population in a five-mile radius exceeds 209,045 people, with a population increase of more than 19 percent since 2000.

Overall, Chase Bank offers an investor the opportunity to acquire an investment-grade tenant on a long-term absolute net ground lease with zero landlord responsibility.

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PROPERTY SUMMARY

The Offering

Chase Bank Ground Lease
134 North MacArthur Boulevard
Coppell, TX 75019
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Site Description

Year Built	2008
Rentable Square Feet	30,778
Lot Size	0.707 Acres
Type of Ownership	Ground Lease

PROPERTY DESCRIPTION

PROPERTY PHOTOS

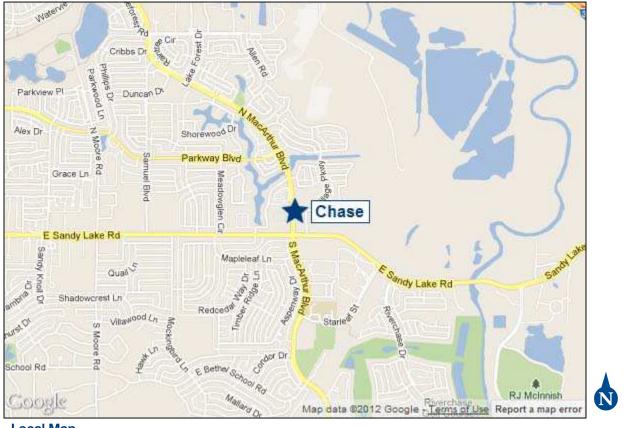




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COPPELL, TX

PROPERTY DESCRIPTION



Local Map

Regional Map



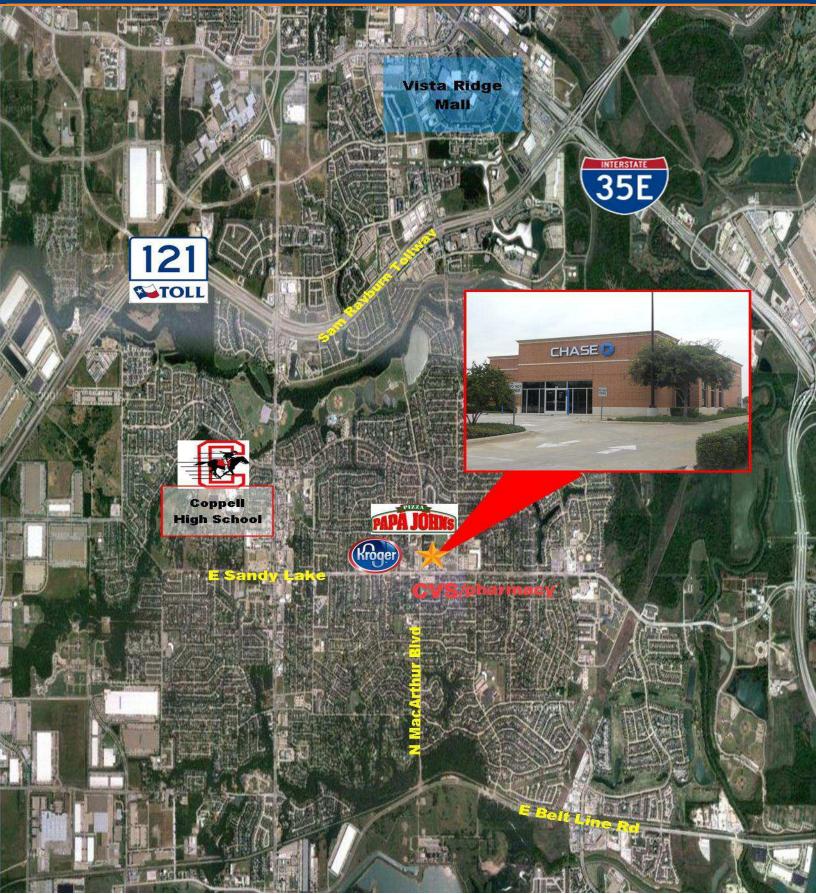
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Real Estate Investment Services 8

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PROPERTY DESCRIPTION



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DEMOGRAPHIC ANALYSIS

Chase Bank Ground Lease

COPPELL, TX



DEMOGRAPHIC REPORT

1990 Households 2,139 11,718 39,344 2000 Households 4,358 24,582 66,087 2010 Households 4,774 30,668 80,964 2011 Households 4,774 30,668 80,964 2011 Average Household Size 2.66 2.41 2.58 2011 Daytime Population 1,682 49,024 147,889 1990 Median Housing Value \$110,275 \$114,281 \$96,291 2000 Median Housing Value \$202,254 \$190,790 \$145,527 2000 Owner Occupied Housing Units 27,496 51.94% 51.34% 2000 Vacant 27,476 54.26% 43.88% 2001 Vacant 27,476 54.27% 44.63% 2011 Owner Occupied Housing Units 27,77% 48.36% 45.15% 2011 Owner Occupied Housing Units 27,77% 48.36% 45.15% 2016 Renter Occupied Housing Units 28,17% 45.65% 5.72% 2016 Renter Occupied Housing Units 28,17% 45.65% 5.83% 20,500 - \$24,999 3.2% </th <th></th> <th>1 Mile</th> <th>3 Miles</th> <th>5 Miles</th>		1 Mile	3 Miles	5 Miles
2000 Population 12.288 61.181 17.49.16 2010 Population 12.821 74.039 208.065 2011 Population 12.832 74.039 208.065 2016 Population 12.303 75.530 215.200 1980 Households 2.139 11.718 39.344 2000 Households 4.764 30.129 79.485 2011 Households 4.774 30.666 60.0964 2016 Households 4.774 30.666 80.964 2016 Households 4.774 30.666 80.964 2011 Average Household Siza 2.66 2.41 2.58 2011 Average Household Siza 2.66 2.41 2.58 2010 Owner Occupied Housing Units 25.75% \$145.527 2000 Owner Occupied Housing Units 25.75% \$145.527 2000 Owner Occupied Housing Units 25.75% \$1.4281 2011 Owner Occupied Housing Units 27.4% 5.42% 4.17% 2011 Owner Occupied Housing Units 27.70% 44.63% 5.33% 2016 Ow	1990 Population	5.804	27.905	101.145
2010 Population 12,221 74,039 208,065 2011 Population 12,692 74,005 209,045 2016 Population 12,303 73,502 215,200 1980 Households 4,358 24,582 66,087 2010 Households 4,774 30,666 60,954 2011 Households 4,774 30,666 80,954 2011 Households 4,774 30,666 80,954 2011 Households 4,774 30,666 80,954 2011 Households 4,774 30,666 88,314 2011 Average Household Size 2,66 2,41 2,58 2010 Median Housing Value \$110,275 \$114,281 \$88,291 2000 Ownar Occupied Housing Units 70,88% \$1,94% \$1,5527 2010 Ownar Occupied Housing Units 27,79% 46,43% 46,156 2011 Power Occupied Housing Units 27,79% 46,33% 41,758 2011 Owner Occupied Housing Units 27,79% 46,43% 45,55% 2016 Owner Occupied Housing Units 27,79% 46,61% 47,61% 2016 Owner Occupied Housing Units 2				
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2000 Households 4,364 24,852 66,087 2010 Households 4,764 30,129 79,485 2011 Households 4,774 30,666 60,964 2016 Households 4,763 32,068 68,314 2011 Average Household Size 2.66 2.41 2.58 2011 Daytime Population 1,682 49,024 147,889 1990 Median Housing Value \$110,275 \$114,281 \$98,291 2000 Owner Occupied Housing Units 26,37% 42,63% 43,88% 2000 Vacant 2.74% 5.42% 4.77% 2011 Poure Occupied Housing Units 27,77% 48,83% 48,12% 2011 Owner Occupied Housing Units 27,77% 48,43% 41,51% 2016 Renter Occupied Housing Units 27,77% 48,43% 46,55% 2016 Renter Occupied Housing Units 27,77% 48,43% 47,61% 2016 Renter Occupied Housing Units 28,17% 5,57% 5,53% \$100,001 S24,999 3,2% 4,7% 5,58% \$100 word Occupied Housing Units	2016 Population			
2010 Households 4,764 30,129 79,485 2011 Households 4,774 30,666 80,964 2011 Average Household Size 2.66 2.41 2.58 2011 Daytime Population 1,682 49,024 147,889 1990 Median Housing Value \$110,275 \$114,281 \$98,291 2000 Owner Occupied Housing Units 70,88% 51,94% 51,45,27 2000 Owner Occupied Housing Units 70,88% 51,94% 51,45,27 2000 Owner Occupied Housing Units 26,37% 42,63% 43,88% 2000 Vacant 2.74% 5,42% 4.77% 2011 Nemer Occupied Housing Units 27,77% 48,36% 48,12% 2011 Vacant 67,18% 46,81% 47,61% 2016 Owner Occupied Housing Units 67,18% 46,81% 47,61% 2016 Owner Occupied Housing Units 81,76% 5,21% 5,72% 2016 Owner Occupied Housing Units 81,78% 46,81% 47,61% 2016 Owner Occupied Housing Units 28,17% 46,84% 5,33% 2016 Owner Occupied Housing Units 28,17% 1,84% 5,54%	1990 Households	2,139	11,718	39,344
2011 Households 4,774 30,666 80,964 2016 Households 4,759 32,068 88,314 2011 Average Household Size 2.66 2.41 2.58 2011 Daytime Population 1,682 49,024 147,889 1990 Median Housing Value \$10,275 \$114,281 \$98,291 2000 Median Housing Value \$202,254 \$190,790 \$145,527 2000 Owner Occupied Housing Units 26,637% 42,63% 43,88% 2000 Vacant 2.74% 5.42% 4.77% 2011 Owner Occupied Housing Units 67,77% 48,36% 48,12% 2011 Owner Occupied Housing Units 27,70% 46,43% 46,15% 2011 Owner Occupied Housing Units 67,78% 46,81% 47,61% 2016 Owner Occupied Housing Units 67,78% 46,81% 47,61% 2016 Owner Occupied Housing Units 67,78% 46,81% 47,61% 2016 Owner Occupied Housing Units 67,8% 46,81% 47,61% 2016 Owner Occupied Housing Units 67,8% 46,84% 6,55% <tr< td=""><td>2000 Households</td><td>4,358</td><td>24,582</td><td>66,087</td></tr<>	2000 Households	4,358	24,582	66,087
2016 Households 4,759 32,068 88,314 2011 Average Household Size 2.66 2.41 2.58 2011 Daytime Population 1,682 49,024 147,889 1990 Median Housing Value \$110,275 \$114,281 \$96,291 2000 Verse Occupied Housing Units 70,88% 51,94% 51,45,527 2000 Owner Occupied Housing Units 70,88% 51,94% 51,45,527 2000 Vacant 2,77% 48,36% 48,87% 2010 Vacant 2,77% 48,36% 48,12% 2011 Renter Occupied Housing Units 27,77% 48,36% 48,12% 2011 Vacant 4,54% 5,21% 5,72% 2016 Owner Occupied Housing Units 67,18% 46,81% 47,61% 205,000 - \$44,999 3,2% 4,7% 5,5% \$15,000 - \$24,999	2010 Households	4,764	30,129	79,485
2011 Average Household Size 2.66 2.41 2.58 2011 Daytime Population 1,682 49,024 147,889 1990 Median Housing Value \$110,275 \$114,281 \$98,291 2000 Owner Occupied Housing Units 70,88% 51,94% 51,34% 2000 Vacant 2.74% 5.42% 43,88% 2000 Vacant 2.74% 5.42% 4.77% 2011 Owner Occupied Housing Units 67,77% 48,36% 48,12% 2011 Owner Occupied Housing Units 27,70% 46,43% 46,15% 2011 Vacant 67,77% 48,36% 48,12% 2016 Nomer Occupied Housing Units 27,70% 46,43% 46,15% 2016 Vacant 4,54% 5,21% 5,72% 2016 Owner Occupied Housing Units 28,17% 47,82% 46,55% 2016 Vacant 4,64% 5,35% 5,83% 5,83% \$ 0 - \$14,999 3,2% 4,7% 5,5% \$ 15,000 - \$24,999 1,2% 1,4% 15,4% \$ 10,000 - \$124,999 1,2% 1,2% 1,2% 1,2% \$ 10,000 - \$199,999 1,2% <td>2011 Households</td> <td>4,774</td> <td>30,666</td> <td>80,964</td>	2011 Households	4,774	30,666	80,964
2011 Daytime Population 1,682 49,024 147,889 1990 Median Housing Value \$110,275 \$114,281 \$98,291 2000 Owner Occupied Housing Units 70.88% 51.94% 51.34% 2000 Owner Occupied Housing Units 70.88% 51.94% 51.34% 2000 Vacant 2.74% 5.42% 4.77% 2011 Owner Occupied Housing Units 67.77% 48.36% 48.12% 2011 Nenter Occupied Housing Units 27.70% 46.43% 46.15% 2011 Vacant 27.70% 46.681% 47.61% 2016 Owner Occupied Housing Units 67.18% 46.81% 47.61% 2016 Owner Occupied Housing Units 28.17% 47.82% 46.55% 2016 Vacant 46.49% 5.35% 5.83% \$ 0 - \$14,999 3.2% 4.7% 5.5% \$ 50,000 - \$24,999 4.0% 8.5% 10.3% \$ 50,000 - \$49,999 11.2% 14.8% 15.4% \$ 50,000 - \$49,999 12.9% 11.2% 14.8% 15.4% \$ 50,000 - \$49,999 12.9% 12.9% 14.5% 6.5% 10.3% 10.3%	2016 Households	4,759	32,068	88,314
1990 Median Housing Value \$110,275 \$114,281 \$98,291 2000 Owner Occupied Housing Units 70.88% 51.94% 51.34% 2000 Vacant 26.37% 42.63% 43.88% 2000 Vacant 2.74% 5.42% 4.77% 2011 Owner Occupied Housing Units 67.77% 48.36% 48.12% 2011 Owner Occupied Housing Units 67.77% 48.36% 48.12% 2011 Owner Occupied Housing Units 67.77% 48.36% 48.12% 2011 Vacant 4.54% 5.21% 5.72% 2016 Owner Occupied Housing Units 67.18% 46.81% 47.61% 2016 Vacant 4.64% 5.35% 5.83% \$0 - \$14,999 3.2% 4.7% 5.8% \$15,000 - \$24,999 4.6% 5.83% 10.3% \$25,000 - \$34,999 12.9% 11.2% 14.8% 15.4% \$20,000 - \$24,999 12.9% 11.2% 14.8% 15.4% \$20,000 - \$34,999 12.9% 11.2% 14.8% 15.4% \$20,000 - \$124,999 12.9% 12.9% 12.9% 12.9% 12.9% 12.9% </td <td>2011 Average Household Size</td> <td>2.66</td> <td>2.41</td> <td>2.58</td>	2011 Average Household Size	2.66	2.41	2.58
2000 Median Housing Value \$202,254 \$190,790 \$145,527 2000 Owner Occupied Housing Units 70.88% 51.94% 51.34% 2000 Vacant 2.637% 42.63% 43.88% 2000 Vacant 2.74% 5.42% 4.77% 2011 Owner Occupied Housing Units 67.77% 48.36% 48.12% 2011 Penter Occupied Housing Units 27.70% 46.43% 46.15% 2016 Owner Occupied Housing Units 27.70% 46.81% 47.61% 2016 Owner Occupied Housing Units 28.17% 47.82% 46.55% 2016 Owner Occupied Housing Units 28.17% 47.82% 46.55% 2016 Vacant 4.64% 5.35% 5.83% \$ 0 - \$14,999 3.2% 4.7% 5.5% \$ 15,000 - \$24,999 4.5% 6.6% 7.6% \$ 50,000 - \$49,999 1.2% 1.2% 1.2% \$ 50,000 - \$49,999 1.2% 1.2% 1.2% \$ 50,000 - \$124,999 1.2% 1.2% 1.2% \$ 50,000 - \$149,999 1.2% 1.2%	2011 Daytime Population	1,682	49,024	147,889
2000 Owner Occupied Housing Units 70.88% 51.94% 51.34% 2000 Renter Occupied Housing Units 26.37% 42.63% 43.88% 2000 Vacant 2.74% 5.42% 4.77% 2011 Owner Occupied Housing Units 67.77% 48.36% 48.12% 2011 Nenetr Occupied Housing Units 67.77% 46.43% 46.15% 2011 Vacant 4.54% 5.21% 5.72% 2016 Owner Occupied Housing Units 67.18% 46.81% 47.61% 2016 Vacant 28.17% 47.82% 46.55% 2016 Vacant 28.17% 47.82% 46.55% 2016 Vacant 4.64% 5.35% 5.83% \$ 0 - \$14,999 3.2% 4.7% 5.5% \$ 15,000 - \$24,999 4.5% 6.6% 7.6% \$ 25,000 - \$34,999 11.2% 14.8% 15.4% \$ 50,000 - \$44,999 11.2% 14.8% 15.4% \$ 50,000 - \$74,999 12.9% 11.2% 12.6% \$ 100,000 - \$124,999 11.2% 12.6% 3.5% \$ 100,000 - \$149,999 11.6% 8.3% 6.7%	1990 Median Housing Value	\$110,275	\$114,281	\$98,291
2000 Renter Occupied Housing Units 26.37% 42.63% 43.88% 2000 Vacant 2.74% 5.42% 4.77% 2011 Owner Occupied Housing Units 67.77% 48.36% 48.12% 2011 Nacant 4.54% 5.21% 5.72% 2016 Owner Occupied Housing Units 67.18% 46.61% 47.61% 2016 Owner Occupied Housing Units 67.18% 46.81% 47.61% 2016 Owner Occupied Housing Units 67.18% 46.81% 47.61% 2016 Owner Occupied Housing Units 67.18% 46.81% 47.61% 2016 Owner Occupied Housing Units 28.17% 47.82% 46.55% 2016 Owner Occupied Housing Units 67.18% 47.82% 46.55% 2016 Owner Occupied Housing Units 28.17% 47.82% 46.55% 2016 Vacant 4.64% 5.35% 5.83% <td>2000 Median Housing Value</td> <td>\$202,254</td> <td>\$190,790</td> <td>\$145,527</td>	2000 Median Housing Value	\$202,254	\$190,790	\$145,527
2000 Vacant 2.74% 5.42% 4.77% 2011 Owner Occupied Housing Units 67.77% 48.36% 48.12% 2011 Renter Occupied Housing Units 27.70% 46.43% 46.15% 2011 Vacant 4.54% 5.21% 5.72% 2016 Owner Occupied Housing Units 67.18% 46.81% 47.61% 2016 Vacant 28.17% 47.82% 46.55% 2016 Vacant 28.17% 47.82% 46.55% 2016 Vacant 3.2% 4.7% 5.5% \$ 0 - \$14,999 3.2% 4.7% 5.5% \$ 15,000 - \$24,999 4.5% 6.6% 7.6% \$ 55,000 - \$34,999 4.0% 8.5% 10.3% \$ 50,000 - \$14,999 11.2% 14.8% 15.4% \$ 50,000 - \$24,999 4.0% 8.5% 10.3% \$ 50,000 - \$149,999 11.2% 14.8% 15.4% \$ 50,000 - \$149,999 11.2% 14.8% 15.4% \$ 100,000 - \$124,999 11.2% 14.8% 15.4% \$ 25,000 - \$149,999 9.1% 7.2% 5.5% \$ 50,000 - \$149,999 <t< td=""><td>2000 Owner Occupied Housing Units</td><td>70.88%</td><td>51.94%</td><td>51.34%</td></t<>	2000 Owner Occupied Housing Units	70.88%	51.94%	51.34%
2011 Owner Occupied Housing Units 67.77% 48.36% 48.12% 2011 Renter Occupied Housing Units 27.70% 46.43% 46.15% 2011 Vacant 4.54% 5.21% 5.72% 2016 Owner Occupied Housing Units 67.18% 46.81% 47.61% 2016 Vacant 28.17% 47.82% 46.55% 2016 Vacant 28.17% 47.82% 46.55% 2016 Vacant 4.64% 5.35% 5.83% \$ 0 - \$14,999 3.2% 4.7% 5.5% \$ 15,000 - \$24,999 4.5% 6.6% 7.6% \$ 50,000 - \$34,999 4.0% 8.5% 10.3% \$ 50,000 - \$49,999 11.2% 14.8% 15.4% \$ 50,000 - \$149,999 12.9% 11.2% 14.8% 15.4% \$ 50,000 - \$149,999 11.2% 14.8% 15.4% \$ 50,000 - \$149,999 9.1% 7.2% 5.5% \$ 100,000 - \$124,999 9.1% 7.2% 5.5% \$ 100,000 - \$149,999 9.1% 7.2% 5.5% \$ 20,000 - \$149,999 9.1% 7.2% 5.5% \$ 20,0	2000 Renter Occupied Housing Units	26.37%	42.63%	43.88%
2011 Renter Occupied Housing Units 27.70% 46.43% 46.15% 2011 Vacant 4.54% 5.21% 5.72% 2016 Owner Occupied Housing Units 67.18% 46.81% 47.61% 2016 Renter Occupied Housing Units 28.17% 47.82% 46.55% 2016 Vacant 4.64% 5.35% 5.83% \$ 0 - \$14,999 3.2% 4.7% 5.5% \$ 15,000 - \$24,999 4.5% 6.6% 7.6% \$ 25,000 - \$34,999 4.0% 8.5% 10.3% \$ 35,000 - \$49,999 11.2% 14.8% 15.4% \$ 50,000 - \$49,999 11.2% 14.8% 15.4% \$ 50,000 - \$49,999 12.9% 11.2% 14.8% 15.4% \$ 100,000 - \$124,999 12.9% 11.2% 12.6% \$ 100,000 - \$149,999 9.1% 7.2% 5.5% \$ 150,000 - \$149,999 11.6% 8.3% 6.7% \$ 200,000 - \$249,999 11.6% 8.3% 6.7% \$ 200,000 - \$149,999 11.6% 8.3% 6.7% \$ 200,000 - \$249,999 11.6% 8.3% 6.7%	2000 Vacant	2.74%	5.42%	4.77%
2011 Vacant 4.54% 5.21% 5.72% 2016 Owner Occupied Housing Units 67.18% 46.81% 47.61% 2016 Renter Occupied Housing Units 28.17% 47.82% 46.55% 2016 Vacant 4.64% 5.35% 5.83% \$ 0 - \$14,999 3.2% 4.7% 5.5% \$ 15,000 - \$24,999 3.2% 4.7% 5.5% \$ 15,000 - \$24,999 4.0% 8.5% 10.3% \$ 35,000 - \$34,999 4.0% 8.5% 10.3% \$ 50,000 - \$34,999 11.2% 14.8% 15.4% \$ 50,000 - \$49,999 11.2% 14.8% 15.4% \$ 50,000 - \$74,999 13.8% 18.9% 20.8% \$ 75,000 - \$99,999 12.9% 11.2% 12.6% \$ 100,000 - \$124,999 9.1% 7.2% 5.5% \$ 150,000 - \$149,999 9.1% 7.2% 5.5% \$ 150,000 - \$149,999 5.2% 3.5% 2.4% \$ 200,000 + \$24,999 5.2% 3.5% 2.4% \$ 200,000 + \$249,999 5.2% 3.5% 2.4% \$ 200,000 +	2011 Owner Occupied Housing Units	67.77%	48.36%	48.12%
2016 Owner Occupied Housing Units67.18%46.81%47.61%2016 Renter Occupied Housing Units28.17%47.82%46.55%2016 Vacant28.17%47.82%46.55%\$ 0 - \$14,9993.2%4.7%5.5%\$ 15,000 - \$24,9993.2%4.7%5.5%\$ 25,000 - \$34,9994.0%8.5%10.3%\$ 35,000 - \$49,99911.2%14.8%15.4%\$ 50,000 - \$49,99911.2%14.8%15.4%\$ 50,000 - \$49,99913.8%18.9%20.8%\$ 75,000 - \$99,99912.9%11.2%12.6%\$ 100,000 - \$124,9999.1%7.2%5.5%\$ 150,000 - \$149,9999.1%7.2%5.5%\$ 150,000 - \$149,99911.6%8.3%6.7%\$ 200,000 - \$249,9995.2%3.5%2.4%\$ 200,000 + \$249,9995.2%3.5%2.4%\$ 200,000 + \$249,9995.2%3.5%2.4%\$ 200,000 + \$249,9995.2%3.5%2.4%\$ 200,000 + \$249,9995.2%3.5%2.4%\$ 200,000 +10.4%6.3%3.9%2011 Median Household Income\$100,631\$69,854\$62,5992011 Median Household Income\$100,631\$69,854\$62,5992011 Per Capita Income\$47,786\$40,623\$32,176	2011 Renter Occupied Housing Units	27.70%	46.43%	46.15%
2016 Renter Occupied Housing Units28.17%47.82%46.55%2016 Vacant4.64%5.35%5.83%\$ 0 - \$14,9993.2%4.7%5.5%\$ 15,000 - \$24,9994.5%6.6%7.6%\$ 25,000 - \$34,9994.0%8.5%10.3%\$ 35,000 - \$49,99911.2%14.8%15.4%\$ 50,000 - \$74,99913.8%18.9%20.8%\$ 75,000 - \$99,99912.9%11.2%12.6%\$ 100,000 - \$124,99914.1%10.2%9.4%\$ 125,000 - \$149,9999.1%7.2%5.5%\$ 150,000 - \$199,99911.6%8.3%6.7%\$ 200,000 - \$249,9995.2%3.5%2.4%\$ 250,000 +10.4%6.3%3.9%2011 Median Household Income\$ 100,631\$69,854\$62,5992011 Median Household Income\$ 100,631\$69,854\$62,5992011 Median Household Income\$ 100,631\$69,854\$62,5992011 Per Capita Income\$ 47,786\$ 40,623\$32,176	2011 Vacant	4.54%	5.21%	5.72%
2016 Vacant4.64%5.35%5.83%\$ 0 - \$14,9993.2%4.7%5.5%\$ 15,000 - \$24,9994.5%6.6%7.6%\$ 25,000 - \$34,9994.0%8.5%10.3%\$ 35,000 - \$49,99911.2%14.8%15.4%\$ 50,000 - \$74,99913.8%18.9%20.8%\$ 75,000 - \$99,99912.9%11.2%12.6%\$ 100,000 - \$124,99912.9%11.2%12.6%\$ 100,000 - \$124,9999.1%7.2%5.5%\$ 150,000 - \$149,9999.1%7.2%5.5%\$ 150,000 - \$199,99911.6%8.3%6.7%\$ 200,000 - \$249,9995.2%3.5%2.4%\$ 200,000 +\$249,9995.2%3.5%2.4%\$ 200,000 +10.4%6.3%3.9%2011 Median Household Income\$100,631\$69,854\$62,5992011 Median Household Income\$100,631\$69,854\$62,5992011 Per Capita Income\$47,786\$40,623\$32,176	2016 Owner Occupied Housing Units	67.18%	46.81%	47.61%
\$ 0 - \$14,9993.2%4.7%5.5%\$ 15,000 - \$24,9994.5%6.6%7.6%\$ 25,000 - \$34,9994.0%8.5%10.3%\$ 35,000 - \$49,99911.2%14.8%15.4%\$ 50,000 - \$74,99913.8%18.9%20.8%\$ 75,000 - \$99,99911.2%11.2%12.6%\$ 100,000 - \$124,99914.1%10.2%9.4%\$ 100,000 - \$149,9999.1%7.2%5.5%\$ 150,000 - \$149,9999.1%7.2%5.5%\$ 150,000 - \$199,99911.6%8.3%6.7%\$ 200,000 - \$249,9995.2%3.5%2.4%\$ 250,000 +10.4%6.3%3.9%2011 Median Household Income\$100,631\$69,854\$62,5992011 Per Capita Income\$47,786\$40,623\$32,176	2016 Renter Occupied Housing Units	28.17%	47.82%	46.55%
\$ 15,000 - \$24,9994.5%6.6%7.6%\$ 25,000 - \$34,9994.0%8.5%10.3%\$ 35,000 - \$49,99911.2%14.8%15.4%\$ 50,000 - \$74,99913.8%18.9%20.8%\$ 75,000 - \$99,99912.9%11.2%12.6%\$ 100,000 - \$124,99914.1%10.2%9.4%\$ 125,000 - \$149,9999.1%7.2%5.5%\$ 150,000 - \$199,99911.6%8.3%6.7%\$ 200,000 - \$249,9995.2%3.5%2.4%\$ 200,000 - \$249,9995.2%3.5%2.4%\$ 2011 Median Household Income\$100,631\$69,854\$62,5992011 Per Capita Income\$447,786\$40,623\$32,176	2016 Vacant	4.64%	5.35%	5.83%
\$ 25,000 - \$34,9994.0%8.5%10.3%\$ 35,000 - \$49,99911.2%14.8%15.4%\$ 50,000 - \$74,99913.8%18.9%20.8%\$ 75,000 - \$99,99912.9%11.2%12.6%\$ 100,000 - \$124,99914.1%10.2%9.4%\$ 125,000 - \$149,9999.1%7.2%5.5%\$ 150,000 - \$199,99911.6%8.3%6.7%\$ 200,000 - \$249,9995.2%3.5%2.4%\$ 200,000 + \$249,9995.2%3.5%2.4%\$ 2011 Median Household Income\$ 100,631\$69,854\$62,5992011 Per Capita Income\$ 100,631\$69,854\$62,5992011 Per Capita Income\$ 100,631\$69,854\$62,599	\$ 0 - \$14,999	3.2%	4.7%	5.5%
\$ 35,000 - \$49,99911.2%14.8%15.4%\$ 50,000 - \$74,99913.8%18.9%20.8%\$ 75,000 - \$99,99912.9%11.2%12.6%\$ 100,000 - \$124,99914.1%10.2%9.4%\$ 125,000 - \$149,9999.1%7.2%5.5%\$ 150,000 - \$199,99911.6%8.3%6.7%\$ 200,000 - \$249,9995.2%3.5%2.4%\$ 250,000 +10.4%6.3%3.9%2011 Median Household Income\$ 100,631\$69,854\$62,5992011 Per Capita Income\$ 447,786\$40,623\$32,176	\$ 15,000 - \$24,999	4.5%	6.6%	7.6%
\$ 50,000 - \$74,99913.8%18.9%20.8%\$ 75,000 - \$99,99912.9%11.2%12.6%\$100,000 - \$124,99914.1%10.2%9.4%\$125,000 - \$149,9999.1%7.2%5.5%\$150,000 - \$199,99911.6%8.3%6.7%\$200,000 - \$249,9995.2%3.5%2.4%\$250,000 +10.4%6.3%3.9%2011 Median Household Income\$100,631\$69,854\$62,5992011 Per Capita Income\$47,786\$40,623\$32,176	\$ 25,000 - \$34,999	4.0%	8.5%	10.3%
\$ 75,000 - \$99,999 12.9% 11.2% 12.6% \$100,000 - \$124,999 14.1% 10.2% 9.4% \$125,000 - \$149,999 9.1% 7.2% 5.5% \$150,000 - \$199,999 11.6% 8.3% 6.7% \$200,000 - \$249,999 5.2% 3.5% 2.4% \$250,000 + 10.4% 6.3% 3.9% 2011 Median Household Income \$100,631 \$69,854 \$62,599 2011 Per Capita Income \$47,786 \$40,623 \$32,176	\$ 35,000 - \$49,999	11.2%	14.8%	15.4%
\$100,000 - \$124,99914.1%10.2%9.4%\$125,000 - \$149,9999.1%7.2%5.5%\$150,000 - \$199,99911.6%8.3%6.7%\$200,000 - \$249,9995.2%3.5%2.4%\$250,000 +10.4%6.3%3.9%2011 Median Household Income\$100,631\$69,854\$62,5992011 Per Capita Income\$47,786\$40,623\$32,176		13.8%	18.9%	20.8%
\$125,000 - \$149,999 9.1% 7.2% 5.5% \$150,000 - \$199,999 11.6% 8.3% 6.7% \$200,000 - \$249,999 5.2% 3.5% 2.4% \$250,000 + 10.4% 6.3% 3.9% 2011 Median Household Income \$100,631 \$69,854 \$62,599 2011 Per Capita Income \$47,786 \$40,623 \$32,176	\$ 75,000 - \$99,999	12.9%	11.2%	12.6%
\$150,000 - \$199,999 11.6% 8.3% 6.7% \$200,000 - \$249,999 5.2% 3.5% 2.4% \$250,000 + 10.4% 6.3% 3.9% 2011 Median Household Income \$100,631 \$69,854 \$62,599 2011 Per Capita Income \$47,786 \$40,623 \$32,176	\$100,000 - \$124,999		10.2%	
\$200,000 - \$249,999 5.2% 3.5% 2.4% \$250,000 + 10.4% 6.3% 3.9% 2011 Median Household Income \$100,631 \$69,854 \$62,599 2011 Per Capita Income \$47,786 \$40,623 \$32,176	\$125,000 - \$149,999	9.1%	7.2%	
\$250,000 + 10.4% 6.3% 3.9% 2011 Median Household Income \$100,631 \$69,854 \$62,599 2011 Per Capita Income \$47,786 \$40,623 \$32,176	\$150,000 - \$199,999			6.7%
2011 Median Household Income\$100,631\$69,854\$62,5992011 Per Capita Income\$47,786\$40,623\$32,176	\$200,000 - \$249,999	5.2%	3.5%	2.4%
2011 Per Capita Income \$47,786 \$40,623 \$32,176	\$250,000 +	10.4%	6.3%	3.9%
	2011 Median Household Income	\$100,631	\$69,854	\$62,599
2011 Average Household Income \$127,997 \$98,074 \$82,557	2011 Per Capita Income	\$47,786	\$40,623	\$32,176
	2011 Average Household Income	\$127,997	\$98,074	\$82,557

Demographic data © 2010 by Experian/Applied Geographic Solutions.

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SUMMARY REPORT

Geography: 5 Miles

Population

In 2011, the population in your selected geography was 209,045. The population has changed by 19.51% since 2000. It is estimated that the population in your area will be 215,200 five years from now, which represents a change of 2.94% from the current year. The current population is 49.9% male and 50.1% female. The median age of the population in your area is 32.8, compare this to the U.S. average which is 36.9. The population density in your area is 2,661.86 people per square mile.

Households

There are currently 80,964 households in your selected geography. The number of households has changed by 22.51% since 2000. It is estimated that the number of households in your area will be 88,314 five years from now, which represents a change of 9.08% from the current year. The average household size in your area is 2.58 persons.

Income

In 2011, the median household income for your selected geography is \$62,599, compare this to the U.S. average which is currently \$53,620. The median household income for your area has changed by 0.28% since 2000. It is estimated that the median household income in your area will be \$64,620 five years from now, which represents a change of 3.23% from the current year.

The current year per capita income in your area is \$32,176, compare this to the U.S. average, which is \$28,713. The current year average household income in your area is \$82,557, compare this to the U.S. average which is \$73,458.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 60.38% White, 9.80% African American, 0.55% Native American and 10.44% Asian/Pacific Islander. Compare these to U.S. averages which are: 72.40% White, 12.60% African American, 0.95% Native American and 4.93% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 26.11% of the current year population in your selected area. Compare this to the U.S. average of 16.90%.

Housing

The median housing value in your area was \$145,527 in 2000, compare this to the U.S. average of \$110,796 for the same year. In 2000, there were 35,631 owner occupied housing units in your area and there were 30,455 renter occupied housing units in your area. The median rent at the time was \$721.

Employment

In 2011, there are 147,889 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 76.2% of employees are employed in white-collar occupations in this geography, and 23.8% are employed in blue-collar occupations. In 2011, unemployment in this area is 5.30%. In 2000, the median time traveled to work was 24.3 minutes.

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TRAFFIC COUNTS



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Two-way, average daily traffic volumes.

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COPPELL, TX

OFFERING MEMORANDUM

Exclusively Listed By:

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Marcus & Millichap

Real Estate Investment Services

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