

EDGE REALTY
CAPITAL MARKETS



1220 N ALMA

N ALMA DRIVE & W EXCHANGE PARKWAY
ALLEN, TEXAS

5,231 SF AVAILABLE FOR USER

1220 N ALMA

N ALMA DRIVE & EXCHANGE PARKWAY
ALLEN, TEXAS

CONFIDENTIAL OFFERING MEMORANDUM

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EDGE REALTY
CAPITAL MARKETS

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PROPERTY	1220 N ALMA	GLA	7,735 SF
LOCATION	1220 N ALMA DR / ALLEN, TEXAS 75013	PRICE	\$1,950,000



OVERVIEW

- + Ideal owner-occupier to acquire with **5,300 +/- SF available** with existing cash flow from stable tenant
- + Attractive, **high-finish-out office** suited for office/medical tenant
- + Ideal location at the **center of dense, upscale residential area**
- + Prime visibility with **prominent signage** from Alma Dr at Exchange Pkwy
- + **Easily accessible** with both right and left in/out access to Alma Drive and adjacent properties
- + Located just north of existing CVS and **new Sprouts-anchored shopping center**

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

GLA	7,735 SF
PRICE	\$1,950,000
PRICE PSF	\$252.10



DALLAS-FORT WORTH-ARLINGTON 4TH LARGEST METROPOLITAN AREA IN THE NATION



ALLEN IS AN UPSCALE HIGH-AMENITY SUBMARKET



OFFERING FLEXIBLE HIGH-END OFFICE SPACE WITH EASY ACCESS & PRIME VISIBILITY



278,789 POPULATION WITHIN 5 MILE RADIUS



\$116,732 AVERAGE HOUSEHOLD INCOME



MORE THAN 21,387 CARS PER DAY ON ALMA DR

TOP INVESTOR MARKET

Dallas-Fort Worth-Arlington is the fourth largest metropolitan area in the nation. It is a prime market for real estate investment as one of the fastest growing and best performing in the country. According to data from the US Census Bureau, the DFW metro area gains another person every four minutes and ten seconds. Dallas is the 9th most populated city in the US and the 3rd most populated city in the state. Ease of transportation and a low cost of living have fueled area business expansion, attracting new employers. The local economy has outpaced the national economy for roughly a decade, resetting the bar for market performance.

FAST-GROWTH SUBURB

Dallas’ northern suburbs have seen massive expansion over the past decade leading to a dense and wealthy population in Allen. The area has developed as a major employment center. Average household incomes are

higher at Alma and Exchange than at Preston and Royal near the city core.

Toyota has chosen the area for its new North American Headquarters, relocating about 4,000 jobs from California, Kentucky and New York to a \$300 million campus at the 240-acre Legacy West development. There is also the massive \$1.5 billion CityLine project anchored by State Farm Insurance’s new regional hub and soon-to-be developed Raytheon corporate campus, which will employ over 18,000 people.

UNIQUE LOW RISK OPPORTUNITY

The highly visible Property is situated in a rapidly improving area and is being offered at below replacement cost. This rare opportunity offers an investor the security of an attractive and good-quality structure and established cash-flow. This is also an ideal user asset with an opportunity to restructure tenants at this prime location.

THE PROPERTY

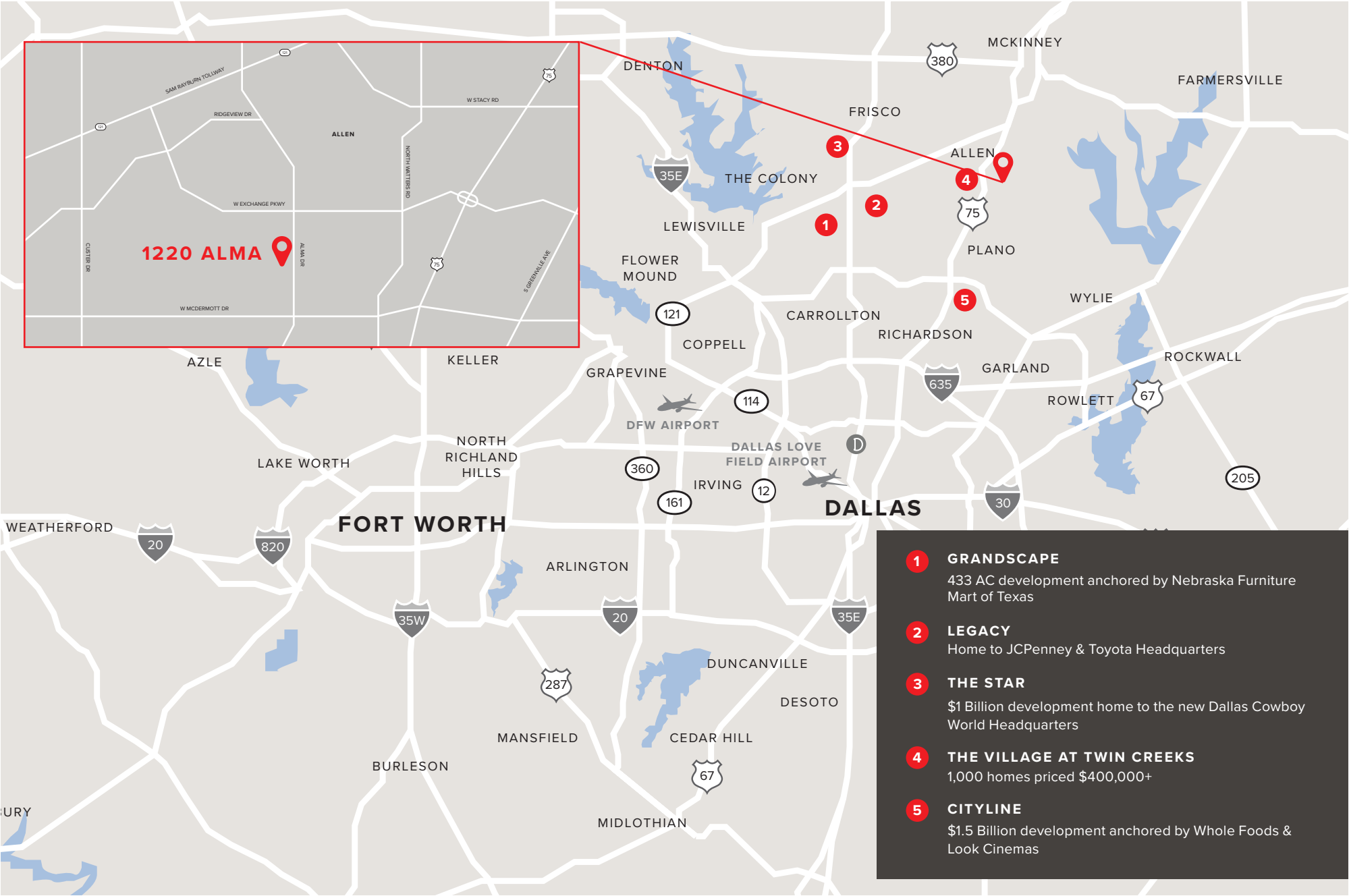
LOCATION MAP /

AERIALS /

FLOOR PLAN /

DETAILS /

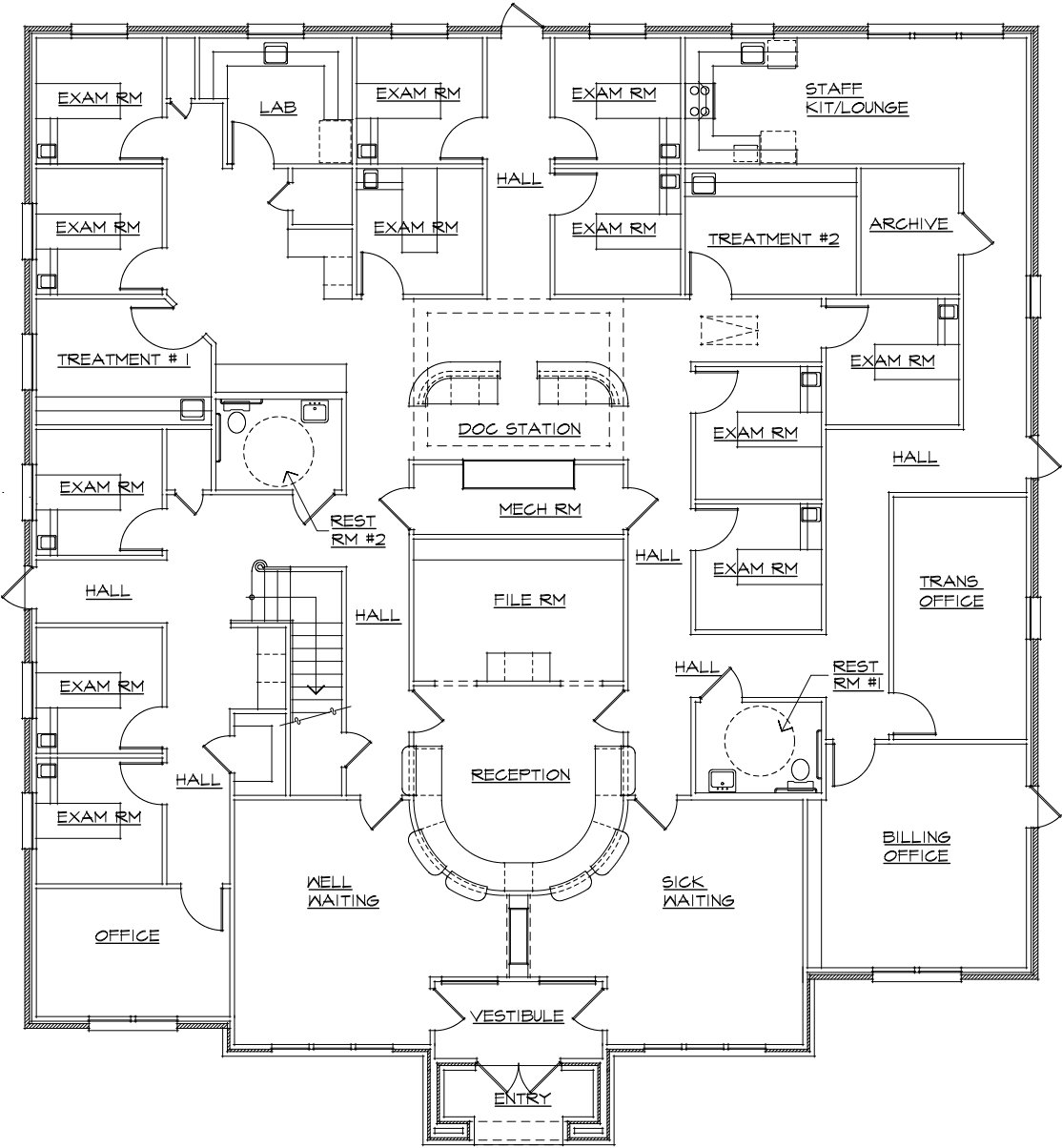
LOCATION MAP



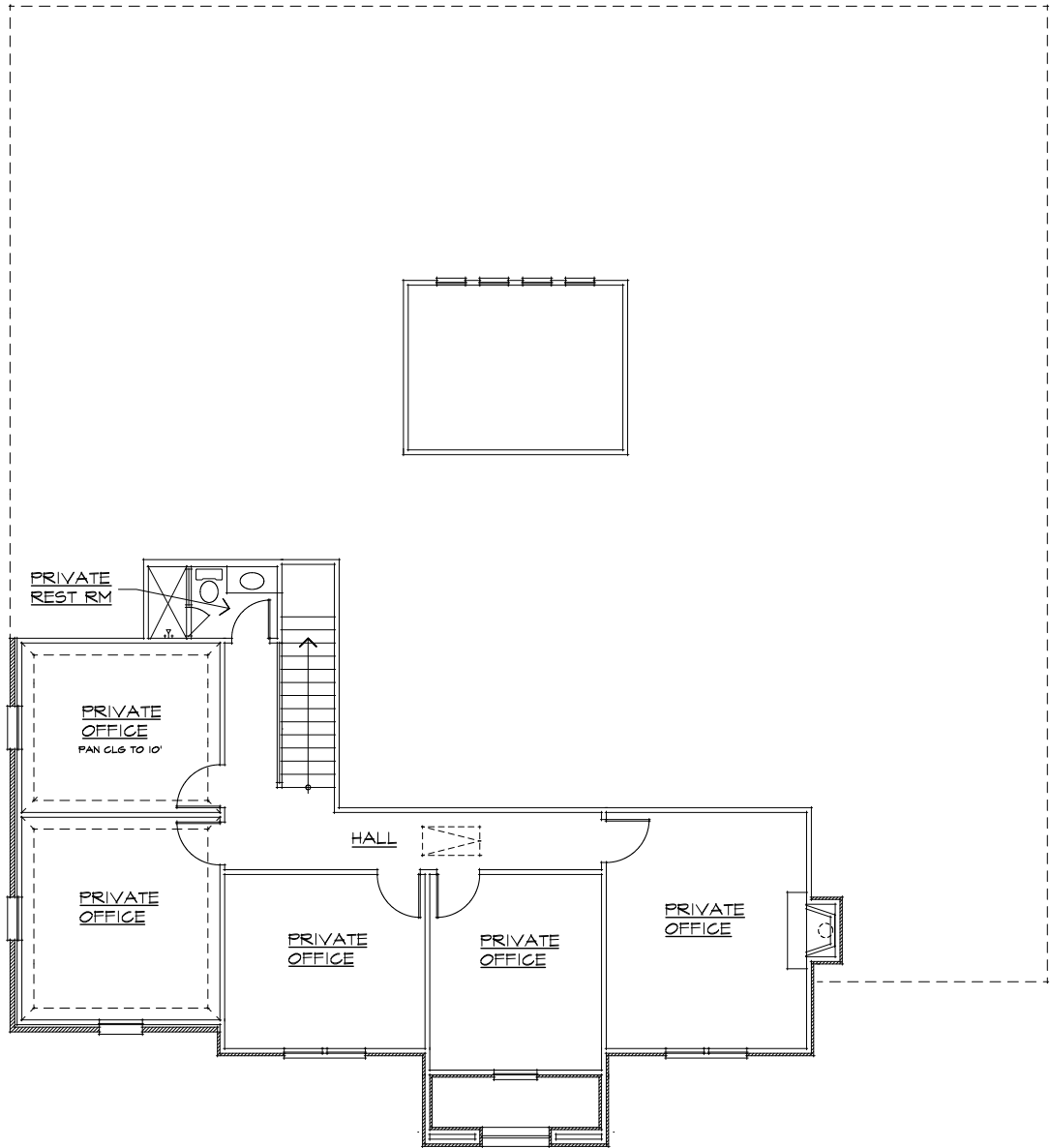




FLOOR PLAN



FLOOR PLAN



DETAILS

ADDRESS	1220 N ALMA DRIVE ALLEN, TX
LAND AREA	+/- 0.76 ACRES
GLA	7,735 SF
YEAR BUILT	2004
OCCUPANCY	100%
NUMBER OF TENANTS	2
PARKING	36 SPACES, 2 HANDICAPPED 4.65 PER 1,000 SF
ZONING	F-1, COMMERCIAL
TAX AUTHORITY/ ID	CITY OF ALLEN & COLLIN COUNTY/ R808200000101
TAX VALUE/ RATE	\$1,177,638/ 2.447%
BUILDING EXTERIOR	MASONRY, STONE AND MULTI-COLORED BRICK; CONCRETE PARKING LOT
BUILDING INTERIOR	CONVENTIONAL OFFICE BUILD-OUT (SEE ATTACHED SITE PLAN)
ROOF	PITCHED ROOF WITH WOOD SHINGLES
LIGHTS	POLE-MOUNTED LIGHTS ALONG SIDEWALK; WALL-MOUNTED LIGHTS ILLUMINATING MAIN ENTRANCE AND THE SIDE DOOR
UTILITIES	PAID BY TENANT

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	16,537	81,373	278,789
POPULATION GROWTH 2015-2020	13.23%	13.33%	13.32%
AVERAGE HOUSEHOLD INCOME	\$143,566	\$127,516	\$116,732



THE FINANCIALS

FINANCIAL SUMMARY /

RENT ROLL /

CASH FLOW /

LEASE EXPIRATIONS /

RENT COMPARABLES /

FINANCIAL SUMMARY

ANALYSIS SUMMARY

ANALYSIS START	8/1/2017
HOLD PERIOD	7 Years
SELLING COST	0.00%
GLA	7,735
OCCUPIED GLA	7,735
IN-PLACE OCCUPANCY	100.00%
AVG ECONOMIC OCCUPANCY	99.49%

PURCHASE SUMMARY

PRICE	\$1,950,000
PRICE PSF	\$252.10
IN-PLACE NOI	\$145,572
IN-PLACE CAP RATE	7.47%
TI (\$20 PSF) & LC (6.0%) FOR SUITE AB	\$104,620
DD, LEGAL, & CLOSING COSTS	\$25,000
FULLY CAPITALIZED PRICE	\$2,079,620

NOTE: NOI/CAP RATE BASED ON OWNER/OCCUPANT OCCUPYING VACANCY DAY 1 OF ANALYSIS

NOTE: RETURNS CALCULATED OFF FULLY CAPITALIZED PRICE OF \$2,079,620.

UNLEVERAGED RETURN SUMMARY

	7 YEAR
IRR	7.81%
MULTIPLE	1.56x
NET PROCEEDS	\$1,290,596
NET PROCEEDS PSF	\$166.85
AVG INCOME RETURN	8.04%
AVG CASH-ON-CASH	7.72%

DEBT SUMMARY

INITIAL LOAN AMOUNT	\$1,559,715
LTV (PURCHASE PRICE)	80.0%
LOAN TO COST	75.0%
ADDITIONAL FUNDED CAP	\$0
INTEREST RATE	4.50%
FIXED OR FLOATING	Fixed
LOAN TERM	10 Years
FUNDING MONTH	Month 1
AMORTIZATION TERM	25 Years
I/O PERIOD	N/A
REFINANCE?	No
LOAN FEE	1.0%
PREPAYMENT PENALTY	N/A

DISPOSITION SUMMARY - 7 YEAR HOLD

SALES PRICE	\$2,186,350
PRICE PSF	\$282.66
YEAR 8 NOI	\$174,908
RESIDUAL CAP RATE	8.00%

LEVERAGED RETURN SUMMARY

	7 YEAR
IRR	24.70%
MULTIPLE	2.91x
NET PROCEEDS	\$777,418
NET PROCEEDS PSF	\$100.51
AVG YIELD (ON INITIAL EQUITY)	16.04%

RENT ROLL

	SUITE	SF	% OF GLA	LEASE START	LEASE END	DATE	PSF	ANNUAL RENT	EXPENSE REIMBURSEMENT METHOD	OPTIONS/ NOTES
AECIUM	C	2,504	32.37%	8/1/2017	7/31/2022	8/1/2017	\$19.00	\$47,576	NNN	1 x 3 Years
						8/1/2018	\$19.50	\$48,828		
						8/1/2019	\$20.00	\$50,080		
						8/1/2020	\$20.50	\$51,332		
						8/1/2021	\$21.00	\$52,584		
SPEC TENANT	AB	5,231	67.63%	8/1/2017	7/31/2027	8/1/2017	\$19.00	\$99,389	NNN	N/A
						8/1/2018	\$19.50	\$102,005		
						8/1/2019	\$20.00	\$104,620		
						8/1/2020	\$20.50	\$107,236		
						8/1/2021	\$21.00	\$109,851		
						8/1/2022	\$21.50	\$112,467		
						8/1/2023	\$22.00	\$115,082		
						8/1/2024	\$22.50	\$117,698		
						8/1/2025	\$23.00	\$120,313		
						8/1/2026	\$23.50	\$122,929		

TOTAL LEASED	7,735	100.00%		
TOTAL VACANT	-	0.00%	TOTAL IN-PLACE RENT	\$146,965
TOTAL AREA	7,735	100.00%		

Note: Analysis factors in additional \$129,620 day one of analysis - \$18.00 psf in TI and 6.0% leasing commission for Spec Tenant.
***Note:** Upon sale of Property, Aecium will sign a new, 5-year lease with rent starting at \$19.00 psf + NNNs with \$0.50 psf annual increases.
****Note:** NOI based on User occupying Suite AB at the analysis start date of 8/1/2017.

CASH FLOW

EFFECTIVE GROSS REVENUE	IN PLACE	YEAR 1	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8
	PSF	JUL 2018	JUL 2019	JUL 2020	JUL 2021	JUL 2022	JUL 2023	JUL 2024	JUL 2025	
BASE RENTAL REVENUE	\$19.00	\$146,965	\$150,833	\$154,700	\$158,568	\$162,435	\$167,360	\$171,018	\$174,886	
ABSORPTION & TURNOVER VACANCY	-	-	-	-	-	-	(\$9,149)	-	-	
SCHEDULED BASE RENTAL REVENUE	\$146,964	\$19.00	\$146,965	\$150,833	\$154,700	\$158,568	\$162,435	\$158,211	\$171,018	\$174,886
EXPENSE REIMBURSEMENT REVENUE	\$80,652	\$10.61	\$82,072	\$84,535	\$87,069	\$89,682	\$92,372	\$90,099	\$97,997	\$100,938
TOTAL POTENTIAL GROSS REVENUE	\$227,616	\$29.61	\$229,037	\$235,368	\$241,769	\$248,250	\$254,807	\$248,310	\$269,015	\$275,824
GENERAL VACANCY	-	-	-	-	-	-	-	-	-	-
COLLECTION LOSS	-	-	-	-	-	-	-	-	-	-
TOTAL EFFECTIVE GROSS REVENUE	\$227,616	\$29.61	\$229,037	\$235,368	\$241,769	\$248,250	\$254,807	\$248,310	\$269,015	\$275,824
OPERATING EXPENSES										
CONTRACT SERVICES	\$26,964	\$3.49	\$26,959	\$27,768	\$28,601	\$29,459	\$30,343	\$31,253	\$32,190	\$33,156
REPAIRS & MAINTENANCE	\$9,456	\$1.22	\$9,461	\$9,745	\$10,037	\$10,338	\$10,648	\$10,968	\$11,297	\$11,636
UTILITIES	\$13,296	\$1.72	\$13,300	\$13,699	\$14,110	\$14,533	\$14,969	\$15,418	\$15,881	\$16,357
TOTAL OPERATING EXPENSES	\$82,044	\$10.61	\$82,054	\$84,516	\$87,051	\$89,662	\$92,352	\$95,123	\$97,977	\$100,916
NET OPERATING INCOME	\$145,572	\$19.00	\$146,983	\$150,852	\$154,718	\$158,588	\$162,455	\$153,187	\$171,038	\$174,908
LEASING & CAPITAL COSTS										
TENANT IMPROVEMENTS	-	-	-	-	-	-	-	\$21,771	-	-
LEASING COMMISSIONS	-	-	-	-	-	-	-	\$12,914	-	-
CAPITAL RESERVES	\$1,164	\$0.15	\$1,160	\$1,195	\$1,231	\$1,268	\$1,306	\$1,345	\$1,385	\$1,427
TOTAL LEASING & CAPITAL COSTS	\$1,164	\$0.15	\$1,160	\$1,195	\$1,231	\$1,268	\$1,306	\$36,030	\$1,385	\$1,427
CASH FLOW	\$144,408	\$18.85	\$145,823	\$149,657	\$153,487	\$157,320	\$161,149	\$117,157	\$169,653	\$173,481

LEASE EXPIRATIONS

	SUITE	STATUS	LEASE START	LEASE END	ANALYSIS YEAR	SF	% GLA	CUMULATIVE SF	CUMULATIVE % GLA
AECIUM	C	Contract	8/1/2017	7/31/2022	5	2,504	32.37%		
0		TOTAL JUL-2022 EXPIRATIONS			5	2,504	32.37%	2,504	32.37%
SPEC TENANT	AB	Contract	8/1/2017	7/31/2027	10	5,231	67.63%		
0		TOTAL JUL-2027 EXPIRATIONS			10	5,231	67.63%	7,735	100.00%

RENT COMPARABLES

	PROPERTY	ADDRESS	CITY, ST	YEAR BUILT	BUILDING SIZE	RENTAL RATE	TYPE
SUBJECT	1220 N Alma	1220 N Alma Rd	Allen, TX	2004	7,735 sf	\$12.80	N/A
1	107 Suncreek Dr	107 Suncreek Dr	Allen, TX	2005	5,945 sf	\$18.00	NNN
2	780 N Watters Rd	780 N Watters Rd	Allen, TX	2014	17,891 sf	\$16.50	NNN
3	1150 N Watters Rd	1150 N Watters Rd	Allen, TX	2009	8,200 sf	\$20.00	NNN
4	604 S Watters Rd	604 S Watters Rd	Allen, TX	2010	5,722 sf	\$22.00	NNN
5	Suncreek Professional Center	107 Suncreek Dr	Allen, TX	2005	5,945 sf	\$17.50	NNN
	AVERAGES			2009	8,741 sf	\$18.80	

THE MARKET

MARKET OVERVIEW /
DEMOGRAPHICS /

MARKET OVERVIEW - TEXAS



POPULATION
26,956,958



2nd FASTEST
GROWING
ECONOMY
IN THE U.S.



TOP STATE FOR
JOB GROWTH
457,000 JOBS CREATED IN 2014

2nd

LARGEST CIVILIAN
LABOR WORKFORCE:
13+ MILLION WORKERS

54

FORTUNE 500
COMPANIES
CALL TEXAS HOME



OVER 3,000 COMPANIES
HAVE LOCATED OR EXPANDED
FACILITIES IN TEXAS SINCE 2009



LARGEST MEDICAL CENTER
Texas Medical Center, Houston
2ND LARGEST CANCER CENTER
MD Anderson, Houston



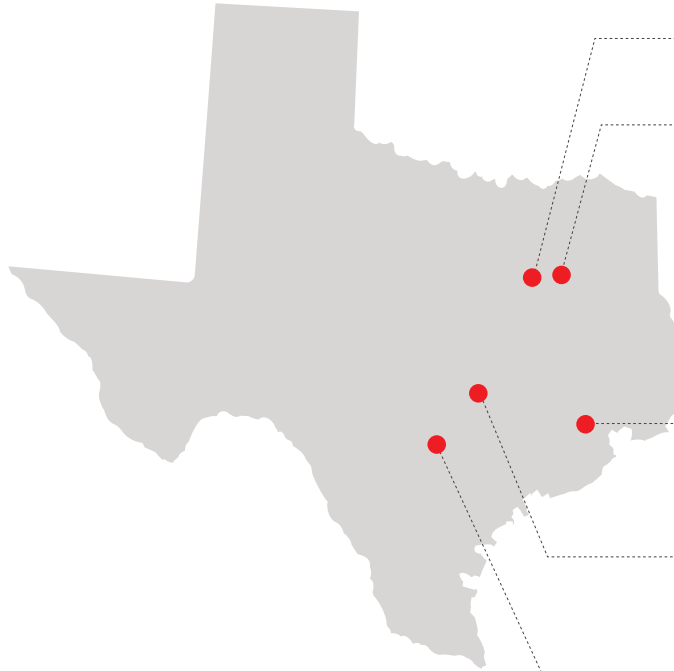
BEST STATE FOR BUSINESS
FOR THE 10TH YEAR IN A ROW BY
CHIEF EXECUTIVE MAGAZINE



AWARDED 2014 GOVERNOR'S CUP
FOR THE MOST NEW & EXPANDED
CORPORATE FACILITIES: **689**



**NO STATE
INCOME TAX**



FORT WORTH

#8 FASTEST GROWING CITY 2015

DALLAS

#3 FASTEST GROWING CITY 2015

#1 TOP 20 BUSINESS-FRIENDLY CITY

HOUSTON

#1 FASTEST GROWING CITY 2015

#7 TOP 20 BUSINESS-FRIENDLY CITY

AUSTIN

#2 FASTEST GROWING CITY 2015

#12 TOP 20 BUSINESS-FRIENDLY CITY

SAN ANTONIO

#10 FASTEST GROWING CITY 2015

#15 TOP 20 BUSINESS-FRIENDLY CITY

MARKET OVERVIEW - DALLAS-FORT WORTH METROPLEX

4th LARGEST
METROPOLITAN
AREA IN THE U.S.

LARGEST
METROPOLITAN
AREA IN TEXAS



ECONOMIC & CULTURAL
HUB OF NORTH TEXAS



CENTRALLY LOCATED
WITHIN A FOUR HOUR FLIGHT FROM
ANY MAJOR U.S. CITY

#3 / DALLAS
#5 / FORT WORTH
FASTEST-GROWING
CITIES IN THE U.S.

1,200,000
NEW RESIDENTS ADDED
OVER THE LAST DECADE



FASTEST RATE OF JOB GROWTH
OF ANY U.S. METROPOLITAN AREA
3.7% GROWTH OVER THE PAST YEAR

21 FORTUNE 500 COMPANIES
BASED IN DALLAS-FORT WORTH

DEMOGRAPHICS

POPULATION	6.993.185
TOTAL HOUSEHOLDS	2,552,859
AVERAGE HOUSEHOLD INCOME	\$81,226
MEDIAN AGE	33.7
BACHELOR DEGREE +	34.20%
TOTAL EMPLOYEES	3,375,900

LARGEST EMPLOYERS

WAL-MART STORES INC.	52,700 Employees
AMERICAN AIRLINES GROUP INC.	23,700 Employees
BAYLOR HEALTH CARE SYSTEM	22,000 Employees
DALLAS INDEPENDENT SCHOOL DISTRICT	20,793 Employees
TEXAS HEALTH RESOURCES	16,205 Employees
BANK OF AMERICA	15,400 Employees
CITY OF DALLAS	13,000 Employees
JPMORGAN CHASE BANK N.A.	13,000 Employees
TEXAS INSTRUMENTS INC.	13,000 Employees
LOCKHEED MARTIN AERONAUTICS CO.	12,600 Employees

MARKET OVERVIEW - DALLAS-FORT WORTH METROPLEX

95.8%

LOWEST COST OF LIVING
OF TEN LARGEST U.S.
METROPOLITAN AREAS



HOME SALE PRICES UP **8.6%**
FROM 2014 (2x NATIONAL RATE)

DALLAS/FORT WORTH INTERNATIONAL AIRPORT:
3RD BUSIEST AIRPORT IN THE WORLD

DALLAS LOVE FIELD AIRPORT:
CORPORATE HEADQUARTERS OF SOUTHWEST AIRLINES



44,100,000
ANNUAL VISITORS



LARGEST URBAN ARTS DISTRICT IN THE U.S.
DALLAS ARTS DISTRICT



LARGEST HONKY TONK IN THE WORLD
BILLY BOB'S TEXAS



LARGEST STATE FAIR IN THE U.S.
STATE FAIR OF TEXAS

MAJOR UNIVERSITIES

UNIVERSITY OF NORTH TEXAS	36,216 Students
THE UNIVERSITY OF TEXAS AT ARLINGTON	34,899 Students
THE UNIVERSITY OF TEXAS AT DALLAS	23,095 Students
TEXAS WOMEN'S UNIVERSITY	15,075 Students
SOUTHERN METHODIST UNIVERSITY	12,321 Students
TEXAS A&M UNIVERSITY - COMMERCE	11,272 Students
TEXAS CHRISTIAN UNIVERSITY	10,033 Students
DALLAS BAPTIST UNIVERSITY	5,445 Students
TEXAS WESLEYAN UNIVERSITY	2,606 Students
UNIVERSITY OF DALLAS	2,545 Students
UNIVERSITY OF NORTH TEXAS - DALLAS	2,575 Students
UT SOUTHWESTERN MEDICAL CENTER	1,844 Students

MARKET OVERVIEW - DALLAS-FORT WORTH METROPLEX

RETAIL MARKET

92.5% OCCUPANCY
RATE

3,977,827 SF
UNDER CONSTRUCTION

900,310 SF
COMPLETIONS

1,601,852 SF
NET ABSORPTION



\$120,943,919,400
GROSS ANNUAL RETAIL SALES

MULTIFAMILY MARKET

92.7% OCCUPANCY
RATE

16,581 UNITS
UNDER CONSTRUCTION

2,479 UNITS
COMPLETIONS

5,765 UNITS
NET ABSORPTION



\$1.06 PSF
AVERAGE RENTAL RATES

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
ESTIMATED POPULATION (2015)	16,537	81,373	278,789
ADJ. DAYTIME DEMOGRAPHICS AGE 16 YEARS OR OVER (2015)	7,332	49,973	126,986
ESTIMATED HOUSEHOLDS (2015)	5,698	29,246	97,870
PROJECTED ANNUAL GROWTH 2010 TO 2020	30.0%	26.6%	15.7%
PROJECTED POPULATION (2020)	18,725	92,220	315,927
PROJECTED HOUSEHOLDS (2020)	6,414	32,960	110,319
TOTAL EMPLOYEES (2015)	3,822	33,226	66,827
TOTAL DAYTIME AT HOME POPULATION (2015)	3,510	16,747	60,159
TOTAL EMPLOYEES (% OF DAYTIME POPULATION 2015)	52.1%	66.5%	52.6%
DAYTIME AT HOME (% OF DAYTIME POPULATION 2015)	47.9%	33.5%	47.4%
BUSINESS DEMOGRAPHICS (2015)			
TOTAL BUSINESSES	382	2,834	6,601
COMPANY HEADQUARTER BUSINESSES	2	20	34
TOTAL AGE DISTRIBUTION (2015)			
% POPULATION AGE 0-9	15.7%	15.5%	14.5%
# POPULATION AGE 0-9	2,603	12,623	40,464
AGE UNDER 5 YEARS	1,122	5,678	18,011
AGE 5 TO 9 YEARS	1,481	6,945	22,454
AGE 10 TO 14 YEARS	1,553	6,982	24,801
AGE 15 TO 19 YEARS	1,194	5,597	21,102
AGE 20 TO 24 YEARS	945	4,809	14,572
AGE 25 TO 29 YEARS	890	4,451	13,589
AGE 30 TO 34 YEARS	1,035	5,410	17,777
AGE 35 TO 39 YEARS	1,424	6,937	22,828
AGE 40 TO 44 YEARS	1,700	7,870	26,067
AGE 45 TO 49 YEARS	1,385	6,735	23,988
AGE 50 TO 54 YEARS	1,225	5,816	20,930

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
TOTAL AGE DISTRIBUTION (2015)			
AGE 55 TO 59 YEARS	811	4,339	16,178
AGE 60 TO 64 YEARS	604	3,315	12,538
AGE 65 TO 69 YEARS	422	2,515	9,265
AGE 70 TO 74 YEARS	339	1,802	6,391
AGE 75 TO 79 YEARS	181	1,029	3,829
AGE 80 TO 84 YEARS	108	571	2,270
AGE 85 YEARS OR OVER	117	573	2,198
MEDIAN AGE	34.2	34.9	36.0
RACE & ETHNICITY (2015)			
% WHITE	67.7%	65.9%	67.5%
% BLACK OR AFRICAN AMERICAN	8.0%	9.0%	9.2%
% AMERICAN INDIAN OR ALASKA NATIVE	0.4%	0.4%	0.4%
% ASIAN	18.4%	18.4%	16.7%
% HAWAIIAN OR PACIFIC ISLANDER	-	-	-
% HISPANIC POPULATION	8.9%	10.7%	11.2%
% NOT HISPANIC POPULATION	91.1%	89.3%	88.8%
HOUSEHOLD INCOME (2015)			
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$135,430	\$113,650	\$103,003
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$143,566	\$127,516	\$116,732
ESTIMATED PER CAPITA INCOME	\$49,490	\$45,844	\$40,988
HOUSEHOLD INCOME DISTRIBUTION (2015)			
% HH INCOME UNDER \$10,000	1.8%	3.2%	3.1%
% HH INCOME \$10,000 TO \$14,999	0.5%	1.6%	1.9%
% HH INCOME \$15,000 TO \$24,999	2.9%	3.7%	4.1%
% HH INCOME \$25,000 TO \$34,999	4.1%	5.9%	5.3%
% HH INCOME \$35,000 TO \$49,999	7.0%	8.0%	8.6%
% HH INCOME \$50,000 TO \$74,999	13.7%	14.3%	14.6%
% HH INCOME \$75,000 TO \$99,999	11.1%	11.6%	13.5%
% HH INCOME \$100,000 TO \$124,999	8.6%	11.0%	12.4%
% HH INCOME \$125,000 TO \$149,999	9.7%	8.1%	9.4%

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
HOUSEHOLD INCOME DISTRIBUTION (2015)			
% HH INCOME \$150,000 TO \$199,999	16.5%	12.6%	12.8%
% HH INCOME \$200,000 OR MORE	24.1%	19.9%	14.2%
EDUCATIONAL ATTAINMENT (2015)			
ADULT POPULATION AGE 25 YEARS OR OVER	10,242	51,363	177,850
% ELEMENTARY (GRADE LEVEL 0 TO 8)	1.2%	2.4%	2.1%
% SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	2.0%	2.0%	2.1%
% HIGH SCHOOL GRADUATE	11.1%	11.6%	12.3%
% SOME COLLEGE	13.6%	17.2%	19.4%
% ASSOCIATE DEGREE ONLY	5.8%	7.1%	8.1%
% BACHELOR DEGREE ONLY	40.6%	36.6%	35.9%
% GRADUATE DEGREE	25.6%	23.2%	20.1%
HOUSING UNITS (2015)			
TOTAL HOUSING UNITS	5,698	29,246	97,870
% 2015 OWNER-OCCUPIED HOUSING UNITS	70.8%	65.3%	73.8%
% 2015 RENTER-OCCUPIED HOUSING UNITS	29.2%	34.7%	26.2%
CENSUS DEMOGRAPHICS (2010)			
CENSUS POPULATION (2010)	12,905	65,427	244,821
CENSUS POPULATION IN HOUSEHOLDS (2010)	12,839	65,254	244,453
% FAMILY HOUSEHOLDS (2010)	78.8%	75.8%	78.2%
% NON-FAMILY HOUSEHOLDS (2010)	21.2%	24.2%	21.8%
FEMALE POPULATION (2010)	6,616	33,504	125,123
% FEMALE POPULATION (2010)	51.3%	51.2%	51.1%
MALE POPULATION (2010)	6,289	31,923	119,698
% MALE POPULATION (2010)	48.7%	48.8%	48.9%
HOME VALUE (2010)			
% HOME VALUES UNDER \$10,000	0.1%	0.3%	0.4%
% HOME VALUES \$10,000 TO \$24,999	0.4%	0.5%	0.9%
% HOME VALUES \$25,000 TO \$34,999	0.5%	0.4%	0.4%
% HOME VALUES \$35,000 TO \$49,999	0.5%	0.5%	0.6%

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
HOME VALUE (2010)	0.4%	0.5%	0.5%
% HOME VALUES \$50,000 TO \$59,999	0.4%	0.5%	0.5%
% HOME VALUES \$60,000 TO \$69,999	0.8%	1.0%	0.7%
% HOME VALUES \$70,000 TO \$79,999	0.7%	0.7%	0.7%
% HOME VALUES \$80,000 TO \$89,999	0.6%	1.0%	0.9%
% HOME VALUES \$90,000 TO \$99,999	0.6%	1.8%	1.3%
% HOME VALUES \$100,000 TO \$124,999	1.2%	5.1%	4.5%
% HOME VALUES \$125,000 TO \$149,999	2.0%	6.4%	9.0%
% HOME VALUES \$150,000 TO \$174,999	3.6%	9.5%	15.0%
% HOME VALUES \$175,000 TO \$199,999	14.2%	10.4%	13.6%
% HOME VALUES \$200,000 TO \$249,999	16.8%	17.6%	18.9%
% HOME VALUES \$250,000 TO \$299,999	12.9%	14.7%	13.0%
% HOME VALUES \$300,000 TO \$399,999	28.8%	19.1%	11.9%
% HOME VALUES \$400,000 TO \$499,999	8.3%	5.9%	4.2%
% HOME VALUES \$500,000 TO \$749,999	7.3%	3.0%	2.1%
% HOME VALUES \$750,000 TO \$999,999	0.4%	0.9%	0.6%
% HOME VALUES \$1,000,000 OR MORE	0.1%	0.7%	0.6%
OWNER-OCCUPIED MEDIAN HOME VALUE	\$288,132	\$245,045	\$220,496

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1220 N ALMA

N ALMA DRIVE & EXCHANGE PARKWAY
ALLEN, TEXAS

CONFIDENTIAL OFFERING MEMORANDUM

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