



1301 MUNICIPAL WAY
GRAPEVINE, TX 76051
OFFERING MEMORANDUM

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PREPARED BY:

Jim Sager, CPA, MBA

817.259.3542

jim.sager@transwestern.com

SECTION I - EXECUTIVE SUMMARY

1301 Municipal provides an investor a unique opportunity to purchase an institutional-quality office building at a lower price point than most Class A facilities providing an attractive return for an equity investor. The Property is located in the high-growth area of northeast Tarrant County in the affluent Grapevine/Colleyville/Southlake corridor which is home to many celebrities, actors and sports figures. The building is minutes from D/FW Airport and walkable to dozens of restaurants, wineries, bars and hotels including the new Vin and Ritz Carlton developments. Tenants also have walkable access to a beautiful state-of-the-art gym and swimming pool at a discounted rate. The building is ideally located and has plenty of parking. Thus, the occupancy has remained high and is currently at 95%. Two of the four tenants have been in the building for many years. The 5% vacancy is the owner-occupied management office which could be leased to further enhance profitability. The office is very well maintained and in excellent condition. The owners completed over \$500K of upgrades in 2018/2019. Additional financial information is available upon execution of a confidentiality agreement.



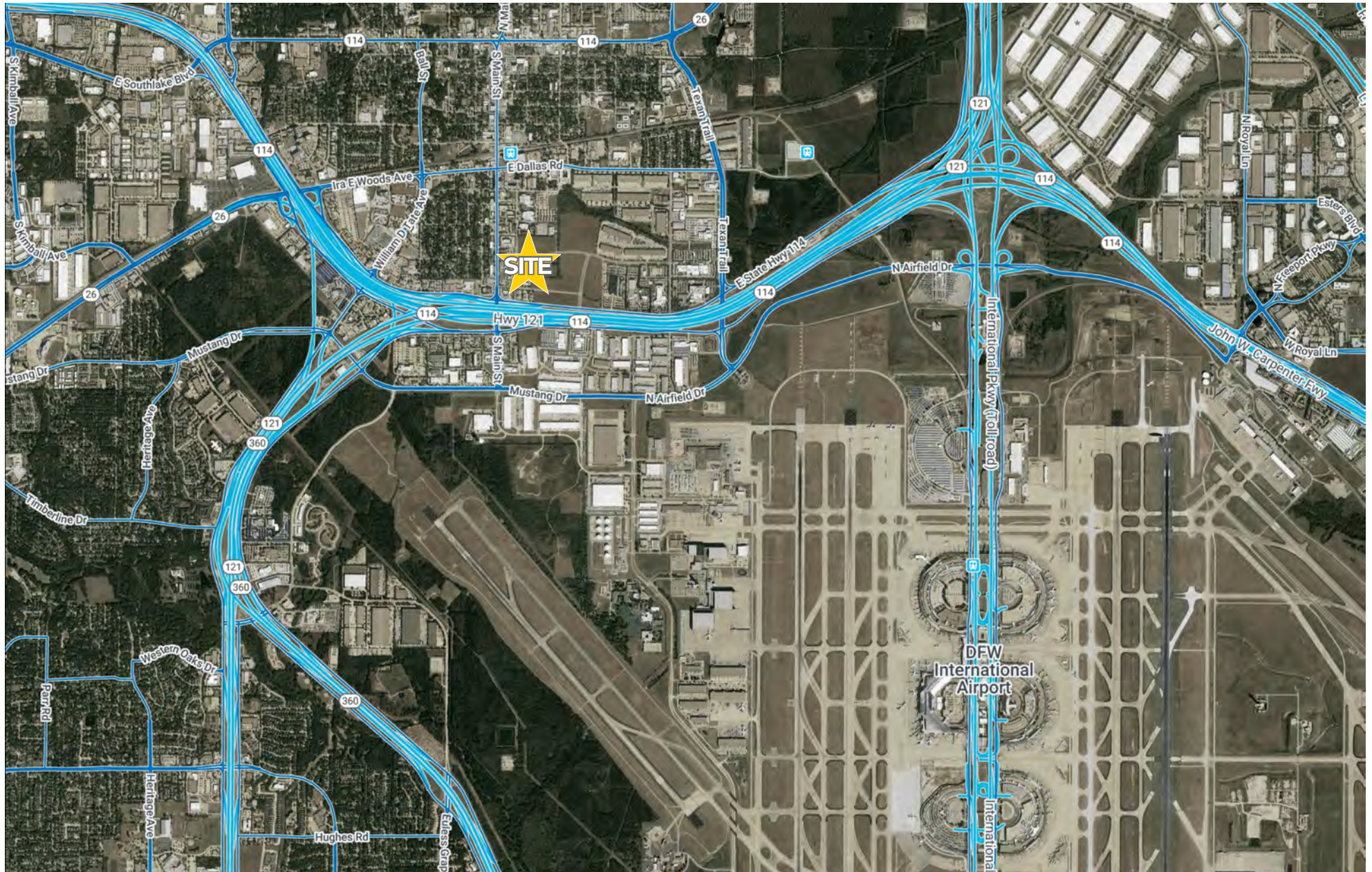
SECTION I - EXECUTIVE SUMMARY

BUILDING FEATURES

- Building Size: 30,480 SF
- Land Size: 1.7 Acres
- 95% Leased
- Stable base of four tenants
- Leases are NNN
- Institutional-grade finish out
- Recent building upgrades and renovations
- Over \$500,000 in updates in 2018/2019
- Mechanicals and roof in excellent condition
- Large parking ratio of 3.2/1,000
- Additional parking available on adjacent lots
- Approximately 20 covered spaces
- Energy efficient management system
- Sale Price: \$7.6 million (approximately 7.4% cap)
- Attractive return on equity



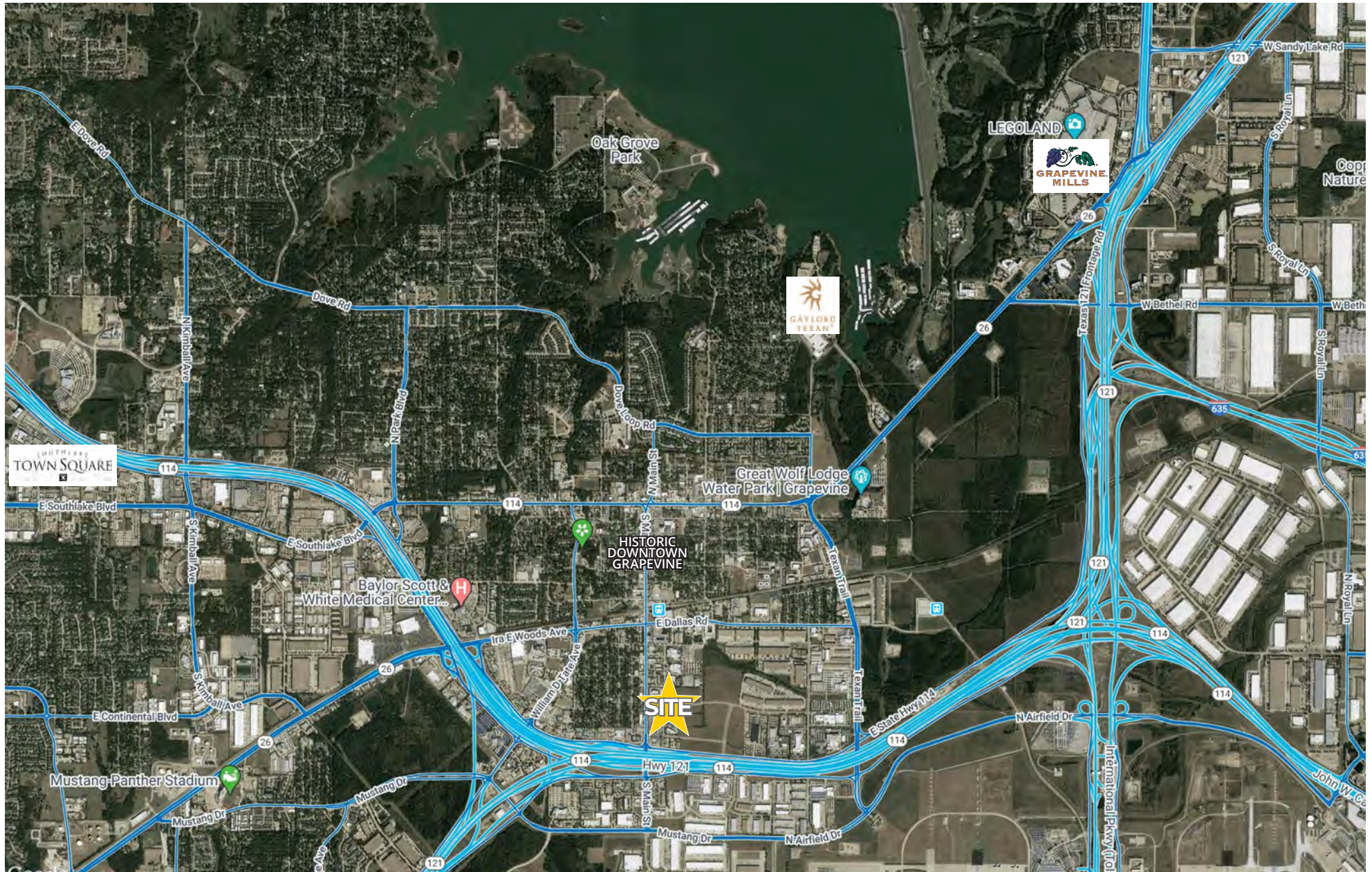
1301 MUNICIPAL WAY - LOCATION/MAPS



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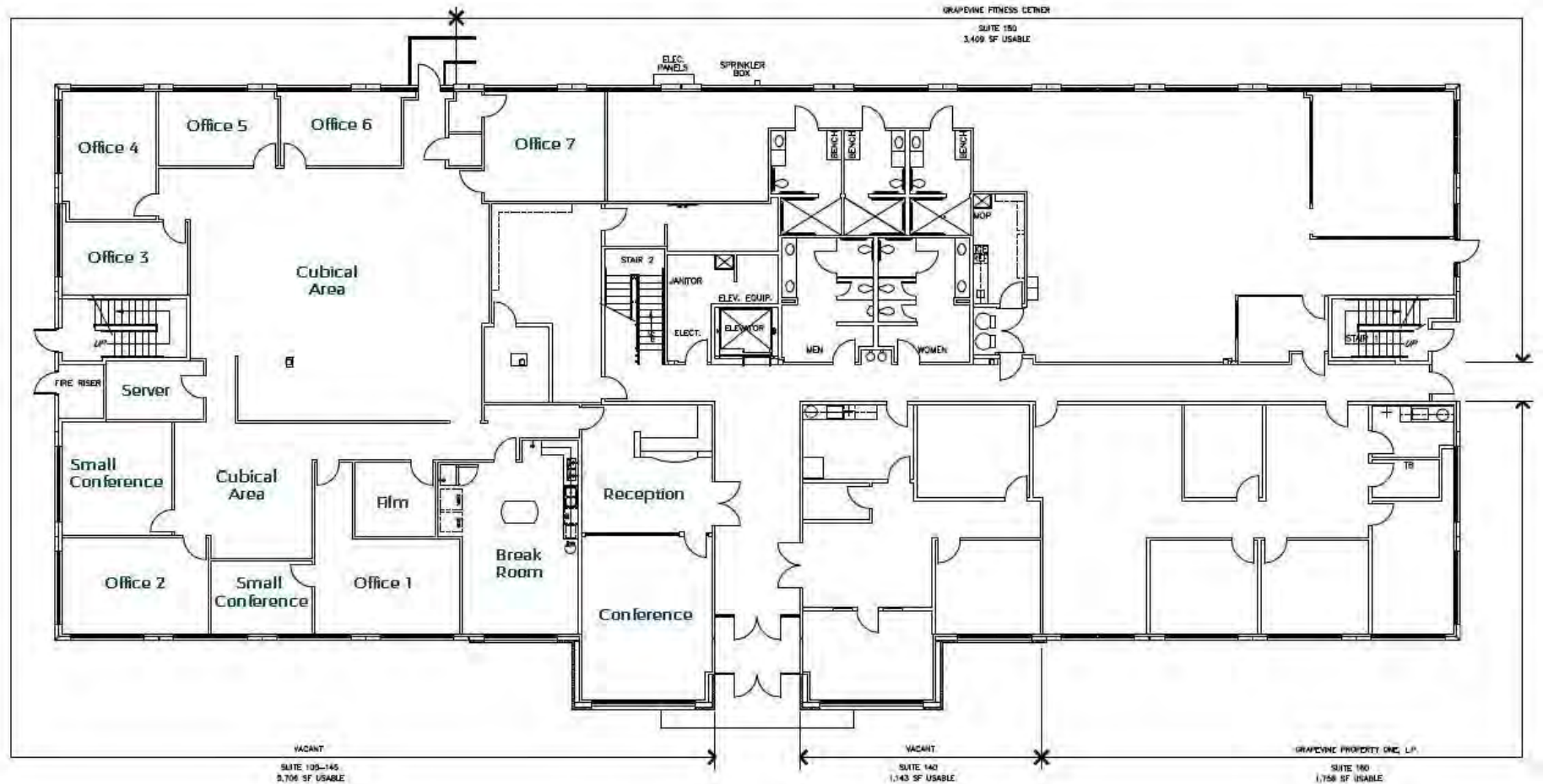


1301 MUNICIPAL WAY - SITE PLAN



SECTION III - FLOOR PLAN & BUILDING PHOTOS

FLOOR PLAN -1ST FLOOR



FLOOR PLAN - 2ND FLOOR



1301 MUNICIPAL WAY - BUILDING PHOTOS



SECTION IV - TENANTS / FINANCIALS

TENANTS INCLUDE:



- **Green Bean IT**
Managed Information Technology company that provides outsourced solutions to a variety of companies throughout North Texas. Some of the services provided include managed IT services, network security, VOIP phone systems, mobile connectivity, web site design, search engine optimization, cloud services, mobile connectivity, server installation and support, IT support and email support.



- **UNITED MORTGAGE TRUST**
United Mortgage Trust is a Maryland real estate investment trust formed on July 12, 1996 that invests in residential real estate loans. Investor funds are pooled to acquire and own these assets that might otherwise be outside the means of a typical investor. The company seeks to produce net interest income from our mortgage investments while maintaining strict cost controls in order to generate net income for monthly distribution to shareholders. As a REIT, the company is permitted to deduct dividend distributions to shareholders, thereby effectively eliminating the "double taxation" that generally results when a corporation earns income (upon which the corporation is taxed) and distributes that income to shareholders in the form of dividends (upon which the shareholders are taxed). UMT acquires mortgage investments from several sources, including from affiliates. Investments include lines of credit and secured loans for the acquisition and development of single-family home lots, developed single-family lots, construction loans and model home loans. The company does not invest in residential mortgages. UMT General Services, LP is a subsidiary of UMT Holdings that manages the operations of the business.



- **cerasis**
Cerasis is a logistics and technology company provides freight services to customers throughout the United States. A subsidiary of Scottsdale, Arizona based GlobalTranz, one the nations largest logistics companies, Cerasis offers pickups and deliveries, freeze protection, transit, truckload freight, and small package freight services. Since its founding in 1997, Cerasis has operated successfully and has an extensive managed transportation client base as a result of its expertise in 3PL/4PL services augmented by market leading technology. Cerasis leverages its extensive data resources alongside its technology to provide logistics solutions that help its customers drive efficiencies, gain visibility and support growth.

- **Energy Alchemy, Inc.**

This is the office of the Hartnett Group which includes a variety of investments in restaurants, food services, online wine, real estate and other investments. The company's restaurants include Bob's Steak and Chop House and Flips Patio Grill in Grapevine, TX which are located less than a mile from the office building.

1301 MUNICIPAL WAY - TENANT/FINANCIALS

FINANCIALS:

Rent Roll and Financials will be provided upon execution of a confidentiality agreement.



SECTION V - GRAPEVINE OVERVIEW



GRAPEVINE, TEXAS

OVERVIEW:

Located in the mid-cities between Dallas and Fort Worth in the Southlake/Colleyville/ Grapevine corridor, Grapevine is one of the fastest growing areas of the metroplex. The area is known for its above average household incomes, excellent schools and strong business community. Grapevine is home to several major employers including Dallas/Fort Worth International Airport, Game Stop Corporation, The Gaylord Texan Resort, Grapevine Colleyville ISD, City of Grapevine, Baylor Scott & White Medical Center, Great Wolf Lodge, Kubota Tractor Corp and Pavestone.

Historic Grapevine is also known as the premier tourist destination in North Texas. Located in the heart of the Dallas/Fort Worth area and home to DFW International Airport, Grapevine offers extraordinary hotels, a variety of stores for great shopping, an abundance of restaurants, attractions for everyone in the family and a one-of-a-kind urban wine trail. Visitors can travel to the Fort Worth Stock Yards on the Grapevine Vintage Railroad or unwind at one of Grapevine's winery-tasting rooms. Grapevine is known for its restored 19th- and 20th-century buildings. Many of these are on downtown's Main Street, which is lined with restaurants, galleries and shops. The Cotton Belt Railroad District is home to artisans' workshops, including a glass-blowing studio, a blacksmith and a bronze foundry.

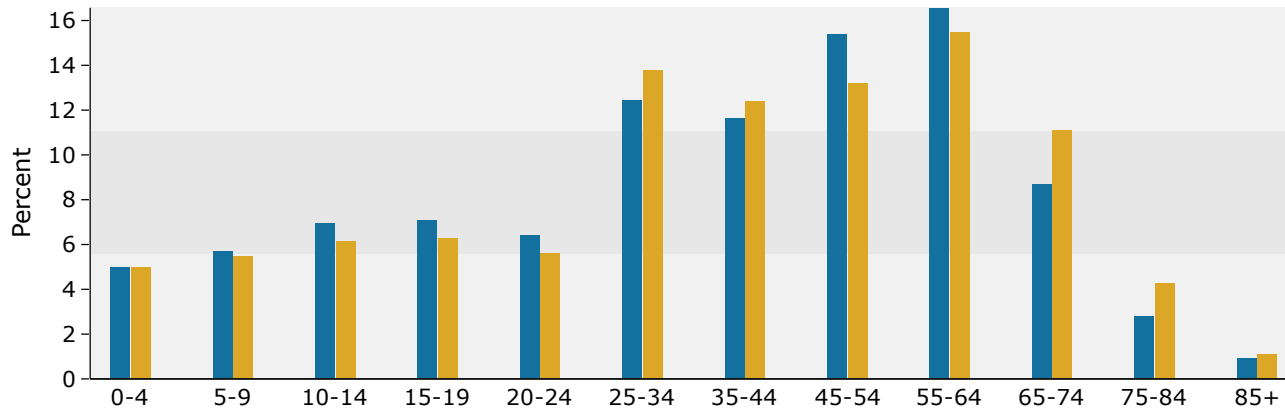
Lake Grapevine is also a popular destination for boaters, fisherman and water sports enthusiasts. The building is well-located to benefit from the continued growth of the area over the next ten years.



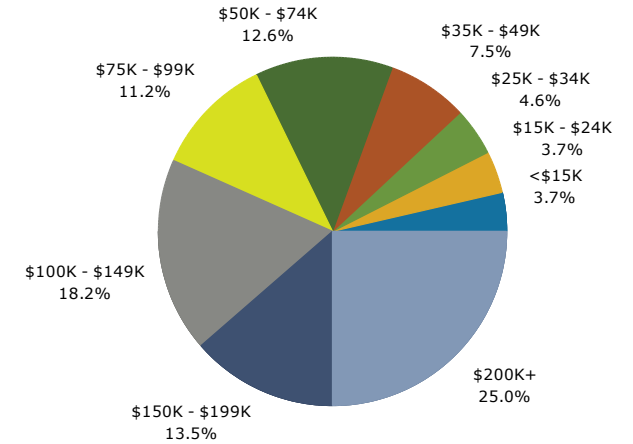
GRAPEVINE, TEXAS

DEMOGRAPHICS - 5 MILE RADIUS

Population by Age

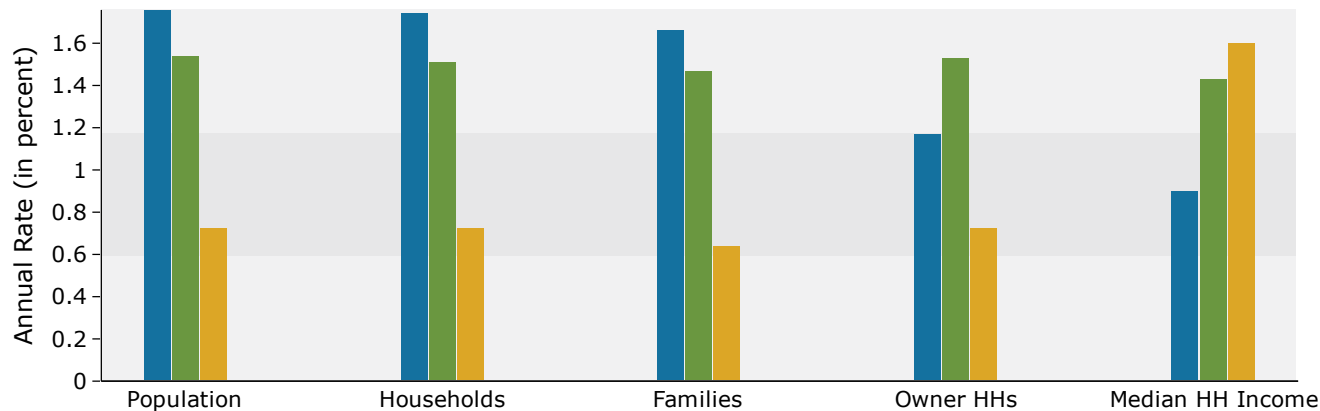


2020 Household Income



■ 2020
■ 2025

Trends 2020-2025



■ Area
■ State
■ USA



JIM SAGER, CPA, MBA
Real Estate Investment Sales
817.259.3542
jim.sager@transwestern.com

TRANSWESTERN
777 Main Street, Suite 1500
Fort Worth, TX 76102
P 817.877.4433 F 817.870.2826
www.transwestern.com



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