



INVESTMENT OPPORTUNITY

CALIBER AUTO CARE

MCKINNEY, TX (DALLAS MSA)

STRONG CORPORATE GUARANTY
ABSOLUTE NNN LEASE



CALIBER AUTO CARE



Actual Property

TABLE OF CONTENTS

EXECUTIVE SUMMARY

- 4 Executive Summary
- 5 Investment Highlights
- 6 Lease Summary & Rent Overview
- 7 Lease Abstract

PROPERTY INFORMATION

- 9 Location Maps
- 10 Property Photos
- 11 Neighboring Tenants
- 12 Aerials

TENANT OVERVIEW

- 19 About Caliber Auto Care
- 20 Caliber Collision

AREA OVERVIEW

- 22 McKinney Overview
- 23 Dallas-Fort Worth Overview
- 25 Demographics

Confidentiality Agreement & Disclosures

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Listed in conjunction with Texas real estate broker
Bang Realty-Texas, Inc.license 701472



CALIBER AUTO CARE

EXECUTIVE SUMMARY

CALIBER AUTO CARE
McKinney, TX (Dallas MSA)





-- OFFERING SUMMARY --

INVESTMENT HIGHLIGHTS	
Offering Price:	\$6,930,000
Net Operating Income:	\$363,824
Cap Rate:	5.25%
Price/SF:	\$518
Lease Type:	Absolute NNN

PROPERTY OVERVIEW	
Address:	2830 Virginia Pkwy McKinney, TX 75071
Property Size:	13,363 SF
Land Size:	1.43 Acre
Ownership:	Fee Simple (Land & Building)
Year Built:	2019

Lee & Associates, in conjunction with Texas Licensed Real Estate Broker Bang Realty-Texas, Inc., is pleased to exclusively offer the opportunity to acquire the fee simple interest (land & building) in a Caliber Auto Care investment property located in McKinney, TX (the "Property"). Constructed in 2019 as a build to suit for Caliber Auto (formerly Service First Auto Care), the Property consists of a 13,363-square-foot retail building with 7 automobile service bays situated on a 1.43-acre parcel.

The building is leased to Caliber Auto Care, part of the Caliber family of companies which consist of Caliber Collision, Caliber Auto Care, Caliber Glass and Caliber Fleet. Caliber Auto Care centers handle quick oil changes, tire change/repair, unexpected check engine lights, mechanical repairs, and state inspections. Caliber Collision is the largest collision repair company in the nation, with 1,235+ state-of-the-art repair centers across 34 states. Headquartered in Lewisville, TX, Caliber has an estimated revenue of nearly \$4 Billion and consistently ranks among the highest customer satisfaction scores in the industry. The lease is guaranteed by CH Holding Corp.

The Tenant has over 12 years remaining on its new 15-year lease, which commenced February 2019. The lease features 10% rent increases in the Primary Term as well as the (2) 5-year renewal options. The Absolute triple-net (NNN) lease structure provides for zero Landlord maintenance responsibilities on the asset, providing an investor with a true passive income stream backed by a strong corporate tenant.

The subject property is located within a 5-mile radius of several Caliber Collision Centers, offering strong synergy for the tenant's operations. There are multiple entrances for easy in/out access by customers, plentiful parking, and several bays for streamlined service.

The Caliber Auto Care is located within a dense retail trade area with multiple large shopping centers and services, providing for a strong draw to the area and consistent customer traffic to the site. Additionally, the property offers quick access to Hwy 75 (24,275 CPD), for direct access to Plano (15 miles) and Downtown Dallas, just 34 miles to the south.

The subject property is located within the city of McKinney, in north central Texas. With an estimated population of over 195,000, McKinney is the largest city in Collin County and one of the top 10 fastest growing in economic growth in the nation (Wallethub 2018). Located just 30 miles north of Dallas, McKinney has been ranked the No.1 Best Place to Move to in America by Money Magazine and continues to grow and expand every year. Connected by major arterial highways that surround the city, McKinney offers a prime development site for many corporations that have taken advantage of the central location, quality of life, and highly educated workforce.

McKinney is part of the Dallas-Fort Worth Metroplex, which is the economic and cultural hub of North Texas. With an estimated 2019 population of 7.573 million, it is the most populous MSA in the Southern U.S., the fourth largest in the U.S., and the tenth largest in the Americas. The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation, and logistics, providing for a diverse and balanced economy for the region.





-- INVESTMENT HIGHLIGHTS --



STRONG CORPORATE LEASE GUARANTY | PART OF LARGEST COLLISION REPAIR COMPANY IN THE U.S. (CALIBER) | ANNUAL REVENUES OF NEARLY \$4 BILLION (2020)

- Leased to Caliber Auto Care, Part of the Caliber family of Companies
- Lease Guaranty from CH Holding Corp; Parent Company to Caliber Collision, Caliber Auto Care, Caliber Auto Glass, and Caliber Fleet Care
- Caliber is the Largest Collision Repair Company in the U.S.
- Approximate Annual Revenues of nearly \$4 Billion
- 1,235 Locations Across 34 States in the U.S.



OVER 12 YEARS REMAINING ON ABSOLUTE NNN LEASE | 10% RENT INCREASES EVERY 5 YEARS | ZERO LANDLORD RESPONSIBILITIES

- Caliber Auto Care has over 12 years remaining on the lease term
- New 15-year Absolute NNN lease commenced February 2019
- Lease features 10% rent increases every 5 years in Primary & Options
- Absolute NNN lease structure provides for passive income stream



AFFLUENT DEMOGRAPHICS (\$125K AVERAGE HH INCOME WITHIN 1 MILE) | EXPLOSIVE PROJECTED POPULATION GROWTH (15% BY 2023) | TEXAS IS THE FASTEST GROWING STATE IN THE COUNTRY | LOCATED IN HIGHLY DESIRABLE DALLAS MSA

- 2021 Estimated Average Household Income is \$125,200 within a 1-Mile Radius of Prop.
- Projected Annual Population Growth 2021 to 2026 is 3.5% within 5-Mile Radius of Prop.
- Texas was the #1 Population Gainer in the United States from 2019-2020*

*Sources: U.S. Census Bureau, SitesUSA



DENSE RETAIL TRADE AREA | PROXIMITY TO SEVERAL CALIBER COLLISION CENTERS | EXCELLENT SYNERGY FOR TENANT'S CUSTOMER BASE

- Dense retail trade area with multiple shopping centers and services
- Strong draw to surrounding area
- Subject property is within a 5-mile radius of several Caliber Collision Centers
- Heavily populated area - Over 66,000 households within 5-mile radius



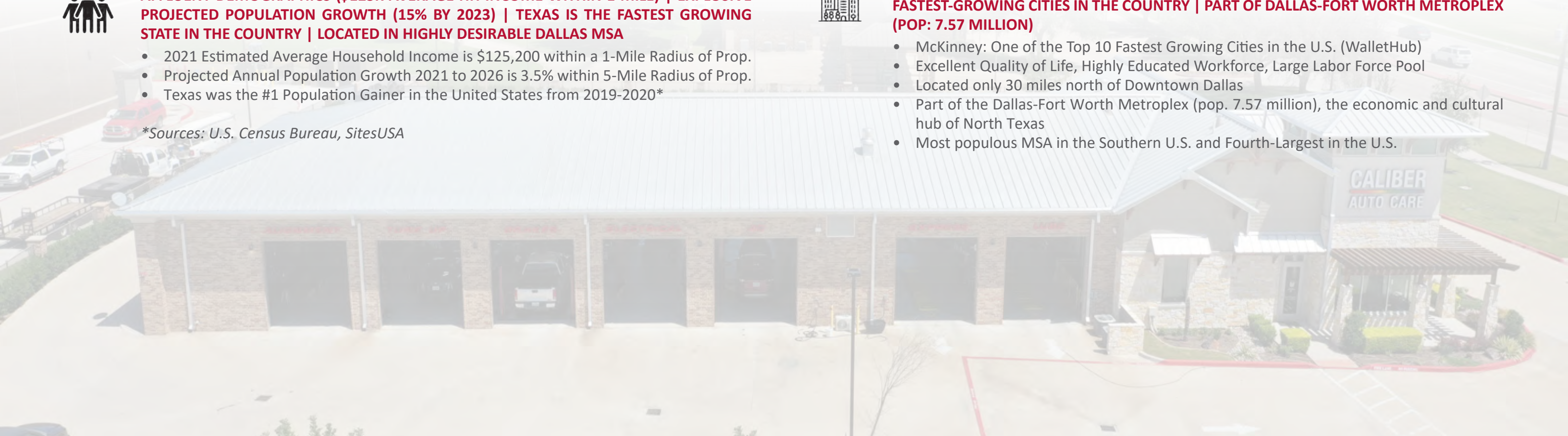
HIGHLY VISIBLE LOCATION ALONG VIRGINIA PKWY (24,275 CPD) | MAJOR TRAVEL ARTERY TO/FROM HIGHWAY 75 (122,000 CPD) | QUICK ACCESS TO DOWNTOWN PLANO, DALLAS

- The subject property is accessed from Virginia Pkwy (24,275 CPD)
- Location offers excellent visibility and signage
- Multiple entrances as well as several service bays for easy in/out access
- Virginia Pkwy is a major travel corridor to/from Highway 75 (122,000 CPD)
- Provides for quick access into Downtown McKinney, south to Plano (15 miles) and Downtown Dallas (34 miles)



LOCATED IN CITY OF MCKINNEY | 32 MILES NORTH OF DOWNTOWN DALLAS | ONE OF THE FASTEST-GROWING CITIES IN THE COUNTRY | PART OF DALLAS-FORT WORTH METROPLEX (POP: 7.57 MILLION)

- McKinney: One of the Top 10 Fastest Growing Cities in the U.S. (WalletHub)
- Excellent Quality of Life, Highly Educated Workforce, Large Labor Force Pool
- Located only 30 miles north of Downtown Dallas
- Part of the Dallas-Fort Worth Metroplex (pop. 7.57 million), the economic and cultural hub of North Texas
- Most populous MSA in the Southern U.S. and Fourth-Largest in the U.S.





-- LEASE SUMMARY --

LEASE INFORMATION	
TENANT:	Caliber Auto Care (see pg 19)
GUARANTOR:	CH Hold Corp (Corporate)
BUILDING SIZE:	13,363 SF
LOT SIZE:	1.40 Acres
RENT COMMENCEMENT:	February 4, 2019
LEASE EXPIRATION:	February 28, 2034
BASE TERM:	15 Years
REMAINING LEASE TERM:	12+ Years
OPTIONS TO RENEW:	(2) 5-Year Options
RENT INCREASES:	10% Rent Increases Every 5 Years
LEASE TYPE:	Absolute NNN
LANDLORD RESPONSIBILITIES:	None
ANNUAL RENT:	\$363,284



-- RENT SCHEDULE --

TERM	START DATE	END DATE	PRIMARY LEASE TERM			
			NOI/YR	NOI/MO	NOI/SF/YR	INCREASE
Years 1 - 5	2/4/2019	2/28/2024	\$363,284.00	\$30,318.66	\$27.22	--
Years 6 - 10	3/1/2024	2/28/2029	\$400,206.00	\$33,350.50	\$29.95	10%
Years 11 - 15	3/1/2029	2/28/2034	\$440,227.00	\$36,685.58	\$32.94	10%
OPTION PERIODS - (2) 5-YEAR OPTIONS						
Option 1	3/1/2034	2/28/2039	\$484,250.00	\$40,354.16	\$36.24	10%
Option 2	3/1/2039	2/28/2044	\$532,675.00	\$44,389.58	\$39.86	10%





-- LEASE ABSTRACT --



Utilities:	3.3 - Tenant shall be solely responsible for all utilities required, used or consumed in the Premises, including, but not limited to gas, water, telephone, electricity, sewer service, garbage collection services, or any similar service.
Taxes:	<p>Personal Property Taxes - 3.4 - Tenant shall be responsible for and shall pay before delinquency municipal, county or state taxes, levies and fees, including general or special assessments, assessed during the Lease Term against any personal property of any kind owned by Tenant or placed in, upon or about the Premises by Tenant.</p> <p>Real Estate Taxes - 8.1 - From and after the Commencement Date, Tenant shall pay, on an annual basis in arrears, any Real Estate Taxes (as defined in Section 1 .8) relating to the Premises. Landlord shall furnish Tenant with a copy of any tax bills or invoices for Real Estate Taxes relating to the Premises that accrue during or are otherwise allocable to the Term of this Lease ("Tax Bills") at least forty-five (45) days prior to delinquency and Tenant shall pay to Landlord at least fifteen (15) days before delinquency an amount equal to the Real Estate Taxes set forth in such Tax Bills.</p>
Maintenance:	6.1 - Subject to Landlord's warranties for Landlord's Work, commencing with the Delivery Date Tenant shall, at all times during the term of this Lease, and at its own cost and expense, keep and maintain or cause to be kept or maintained in good repair and condition the Premises including all buildings and improvements and the Parking Areas at any time erected thereon. Unless expressly provided herein, Landlord shall not be required to furnish any maintenance, services or facilities or to make any improvements, repairs or alterations in or to the Premises during the term of this Lease.
Insurance:	9.1(a) - Tenant shall, at its sole cost, carry and maintain commercial general liability insurance, including contractual liability, on the Premises with a combined single limit in an amount sufficient to protect Landlord and Tenant, but in no event will such insurance be in an amount less than \$1,000,000 per occurrence for bodily injury and property damage and \$2,000,000 in the aggregate (the "Liability Insurance"). Tenant further agrees to maintain a "special cause of loss" policy (formerly an "all risk" policy) insuring all improvements on the Premises (the "Property Insurance").
Estoppel Certificate:	12.3 - Upon the reasonable request of Landlord, Tenant agrees to execute and deliver to Landlord, within twenty (20) days upon receipt of such written request, a written instrument in the form of Exhibit H (of the Lease).



CALIBER AUTO CARE

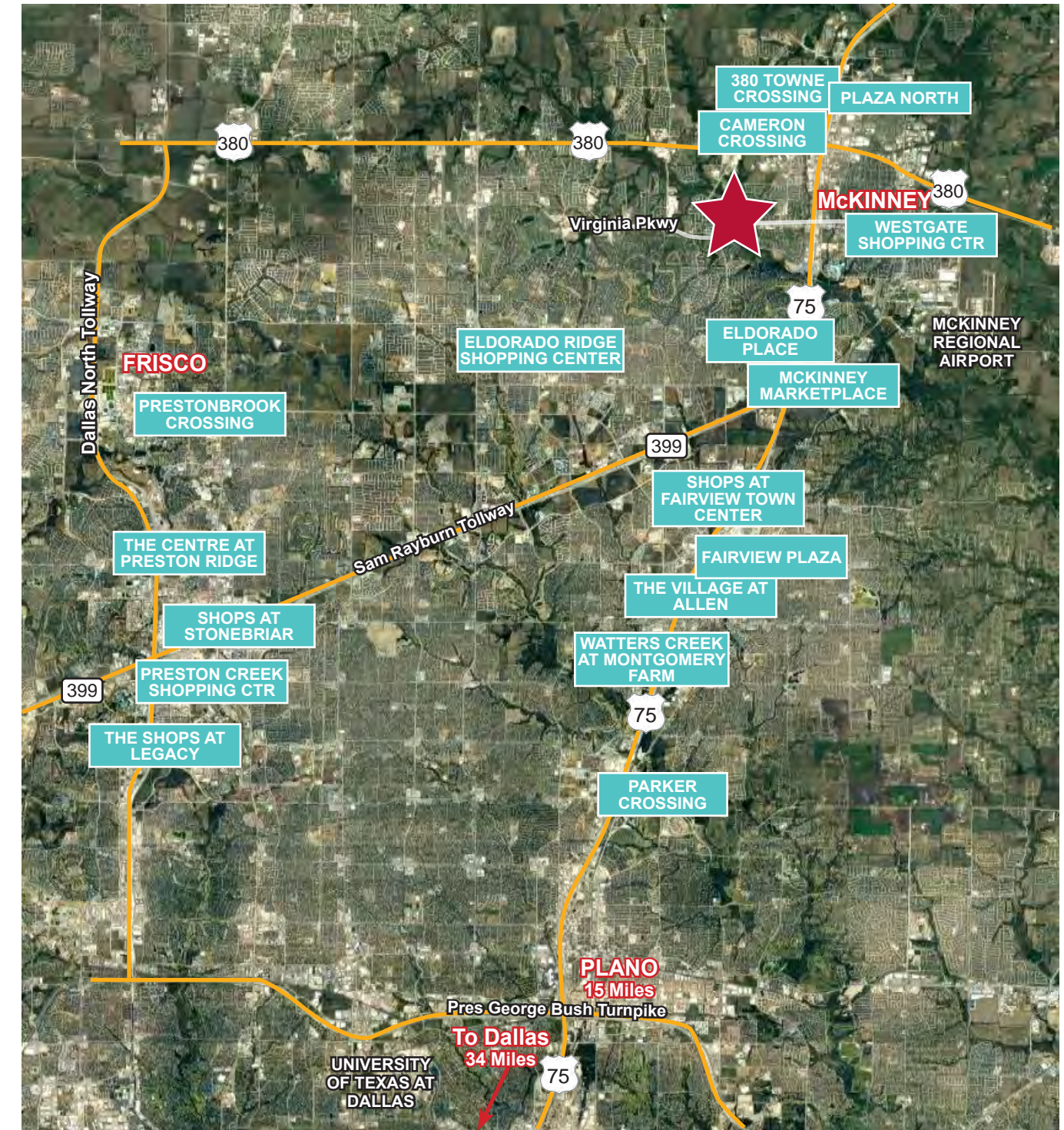
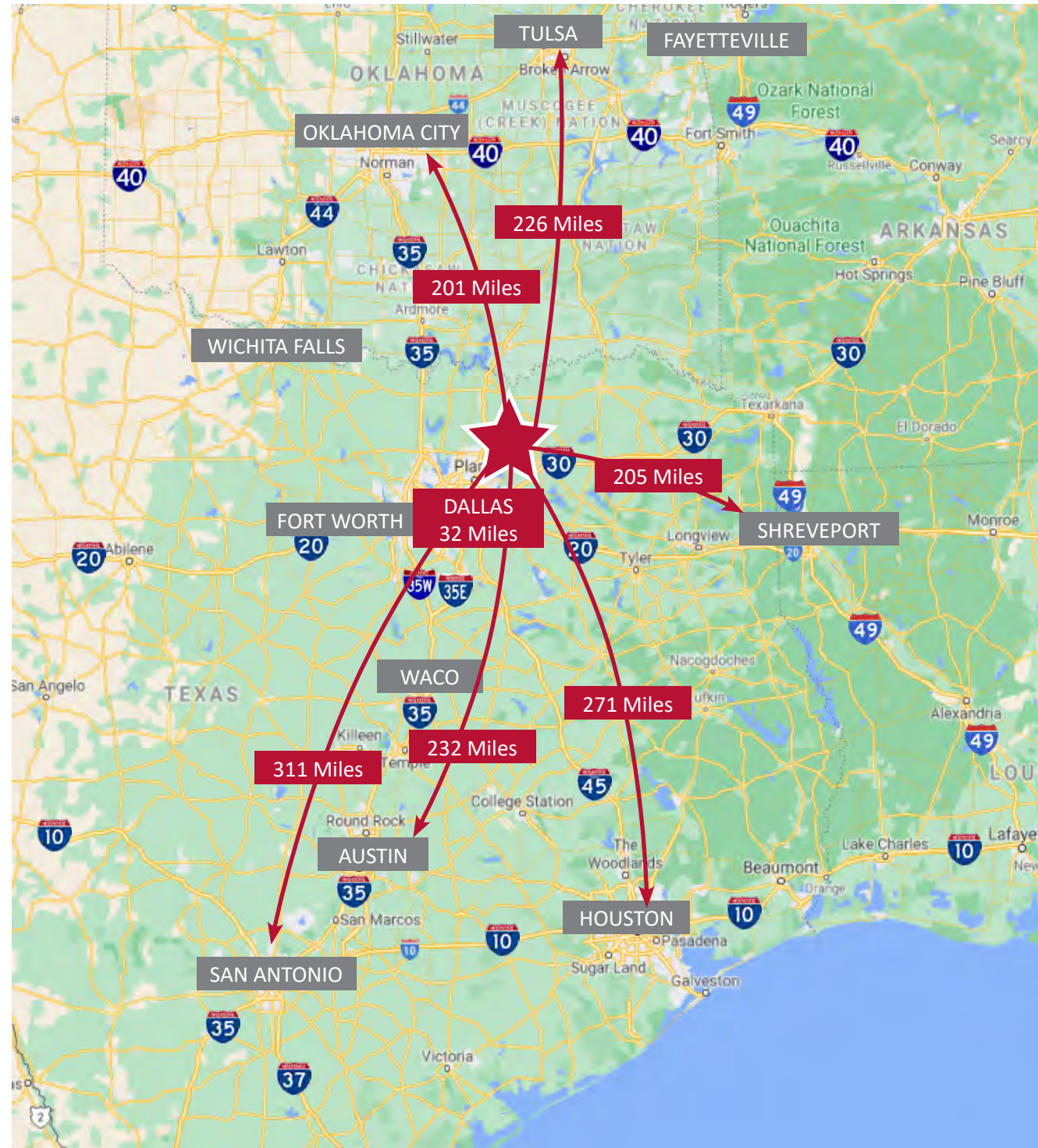
PROPERTY INFORMATION

CALIBER AUTO CARE
McKinney, TX (Dallas MSA)





-- LOCATION MAPS --





-- PROPERTY PHOTOS --



Front Entrance



Front of Building



Signage Along Virginia Pkwy



Entrances to Service Bays



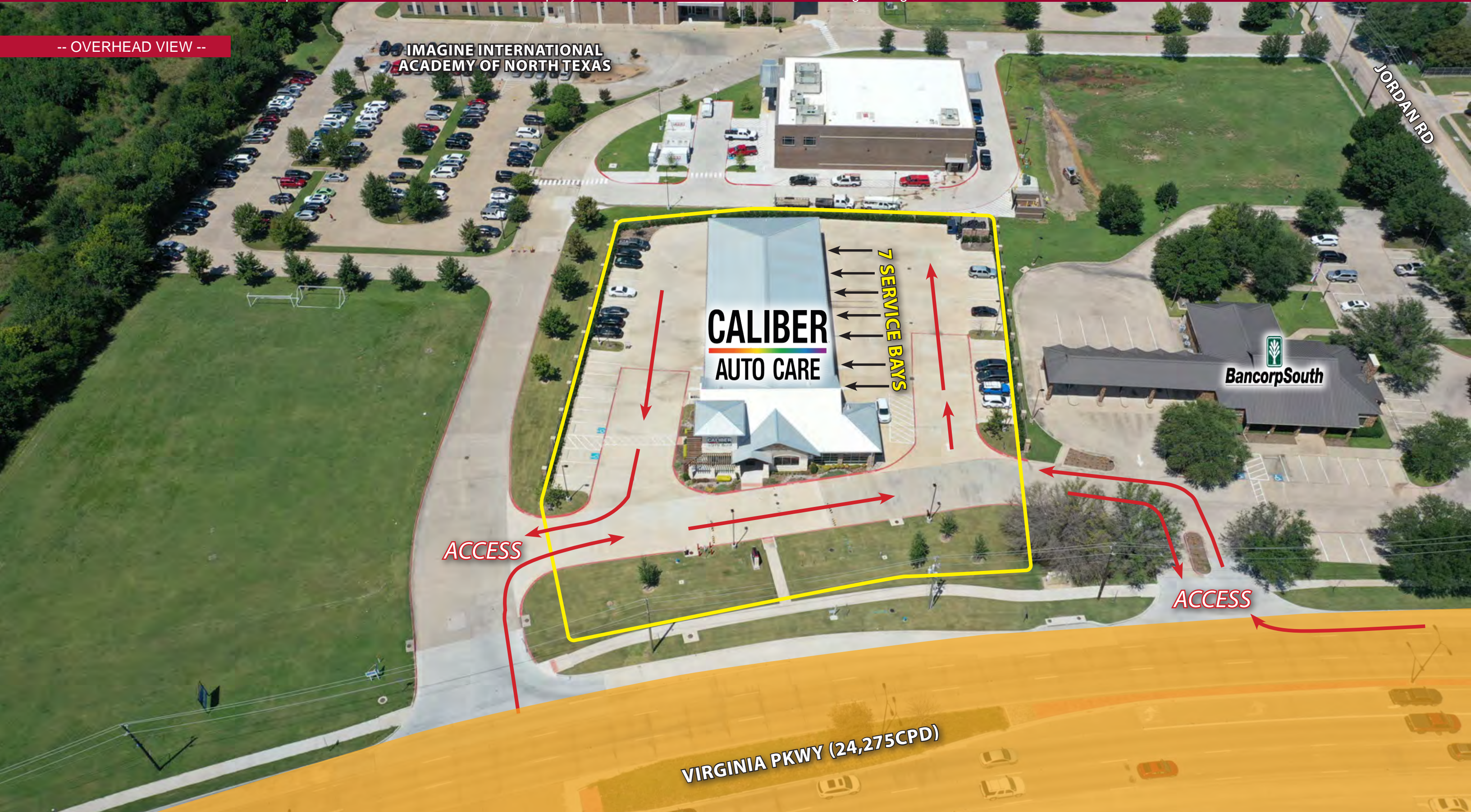


-- NEIGHBORING TENANTS --





-- OVERHEAD VIEW --



IMAGINE INTERNATIONAL
ACADEMY OF NORTH TEXAS

CALIBER
AUTO CARE

7 SERVICE BAYS

BancorpSouth

ACCESS

ACCESS

VIRGINIA PKWY (24,275CPD)

JORDAN RD





Location Maps

Property Photos

Neighboring Tenants

• Aerials •

-- LOOKING NORTHEAST --

380 CROSSING SHOPPING CENTER



380 TOWNE CROSSING



CAMERON CROSSING



HERITAGE SQUARE MALL



380 COMMONS SHOPPING MALL



380



FAUBION MIDDLE SCHOOL

380

NELL BURKS ELEMENTARY SCHOOL

75

122,000 CPD

AVILA NORTHSIDE

SANDY GLEN

LAWSON EARLY CHILDHOOD SCHOOL

DEER CREEK

SLAUGHTER ELEMENTARY SCHOOL

BRADFORD RIDGE

JORDAN RD (6,100 CPD)

IMAGINE INTERNATIONAL ACADEMY OF NORTH TEXAS

HERITAGE LEARNING CENTER

TRINKETS BOUTIQUE GALAXY OF SALONS

MCKINNEY ORTHODONTICS

HEALTHCARE ASSOCIATES

CCA

BancorpSouth



COMBINED 30,375 CPD

CALIBER AUTO CARE

VIRGINIA PKWY (24,275CPD)





Location Maps

Property Photos

Neighboring Tenants

• Aerials •

-- LOOKING SOUTHEAST --

WESTGATE SHOPPING CENTER

MCKINNEY

MCKINNEY NATIONAL AIRPORT

MERIDIAN AT SOUTHGATE

- MASON APARTMENTS
- LAKES OF ELDORADO APARTMENTS
- GABLES OF MCKINNEY APARTMENTS
- MAGNOLIA RANCH APARTMENTS

75

BENT CREEK APARTMENTS

TUSCANY AT WILSON CREEK

MCKINNEY HIGH SCHOOL

CITY OF MCKINNEY PUBLIC WORKS

75

122,000 CPD

NORTH BROOK ESTATES

THE RUSTIC OF MCKINNEY APARTMENTS

STONEGATE APARTMENTS

VIRGINIA OAKS APARTMENTS

REVOLUTION CHURCH

FREEDOM HEALTH CENTERS

WELLNESS AMBULATORY SURGERY CENTER

OMEGA HEIGHTS FAMILY MEDICINE CLINIC

REGENCY PARK RESIDENCES

PHYSICIAN PARTNERS OF AMERICA



HONEST-1 AUTO CARE MCKINNEY



ANIMAL MEDICAL CENTER MCKINNEY

CCA HEALTHCARE ASSOCIATES

TRINKETS BOUTIQUE GALAXY OF SALONS MCKINNEY

HERITAGE LEARNING CENTER



BancorpSouth

COMBINED 30,375 CPD

VIRGINIA PKWY (24,275CPD)

JORDAN RD (6,100 CPD)

CALIBER AUTO CARE

BRADFORD RIDGE

IMAGINE INTERNATIONAL ACADEMY OF NORTH TEXAS





Location Maps

Property Photos

Neighboring Tenants

• Aerials •

-- LOOKING SOUTHEAST --

- MASON APARTMENTS
- LAKES OF EL DORADO APARTMENTS
- GABLES OF MCKINNEY APARTMENTS
- MAGNOLIA RANCH APARTMENTS

75

122,000 CPD

75

PLANO
15 MILES

DALLAS
34 MILES

STONEBRIDGE RANCH
COUNTRY CLUB

MCKINNEY BOYD
HIGH SCHOOL

STONEGATE

WINDING CREEK

SORRELLWOOD
PARK

THE RUSTIC
OF MCKINNEY
APARTMENTS

REGENCY PARK
RESIDENCES

ANIMAL MEDICAL
CENTER MCKINNEY



COMBINED
30,375 CPD

VIRGINIA PKWY (24,275CPD)

BancorpSouth

CALIBER
AUTO CARE



MCKINNEY
ORTHODONTICS



HERITAGE LEARNING
CENTER

JORDAN RD (6,100 CPD)

IMAGINE INTERNATIONAL
ACADEMY OF NORTH TEXAS





-- LOOKING SOUTHWEST --



FORT WORTH
58 MILES

STONEBRIDGE RANCH
COUNTRY CLUB

BENNETT
ELEMENTARY SCHOOL

THE RESERVE AT
STONEBRIDGE RANCH

DOWELL
MIDDLE SCHOOL

WINDING CREEK

MALLARD LAKES

QUAIL CREEK

THE CHATEAU
RETIREMENT COMMUNITY

STONEGATE

SORRELLWOOD
PARK

SORRELLWOOD
TERRACE

Walmart
Neighborhood Market

PARK RIDGE

INWOOD HILLS

LIFE CHURCH
MCKINNEY

BONNIE WENK
PARK



VIRGINIA PKWY (24,275 CPD)

CALIBER
AUTO CARE

BancorpSouth

IMAGINE INTERNATIONAL
ACADEMY OF NORTH TEXAS



COMBINED
30,375 CPD

JORDAN RD (6,100 CPD)





Location Maps

Property Photos

Neighboring Tenants

• Aerials •

-- LOOKING NORTHWEST --

MCKINNEY BOYD
HIGH SCHOOL

INWOOD HILLS

BONNIE WENK
PARK

CREEKVIEW ESTATES

BAYLOR SCOTT & WHITE
MEDICAL CENTER

COCKRILL
MIDDLE SCHOOL

FIRESIDE VILLAGE

MCKINNEY CHRISTIAN
ACADEMY

DEER CREEK



IMAGINE INTERNATIONAL
ACADEMY OF NORTH TEXAS

CALIBER
AUTO CARE

BancorpSouth

VIRGINIA PKWY (24,275CPD)

JORDAN RD



CALIBER AUTO CARE

TENANT OVERVIEW

CALIBER AUTO CARE
McKinney, TX (Dallas MSA)





-- ABOUT CALIBER AUTO CARE --



Whether it's a faulty alternator, blown fuse or a weak battery, Caliber Auto Care handles services for all makes and all models of vehicles.

- Seasonal Car Care
- Complimentary Trip Check
- State Inspections
- Auto Repair
- Repair Financing
- Diesel Engines
- Digital Vehicle Inspections
- Tires
- Check Engine Light
- AC/Heat Repair
- Alignments
- Quick Oil Changes
- Battery/Electrical
- Maintenance
- Brakes

With locations serving Dallas-Fort Worth, Houston and San Antonio, Caliber Auto Care is committed to building trust through transparency. Our team will always educate you on your car's health and offer straightforward solutions and pricing, so you can make the right decision for you and your family. We know how important your car is to you, so we make it easy to schedule and complete all your repair and maintenance services in one place.

Caliber Auto Care takes the place of your dealership's service department and your local quick oil and lube shop with efficient, high-quality auto repair or maintenance services at an affordable price.

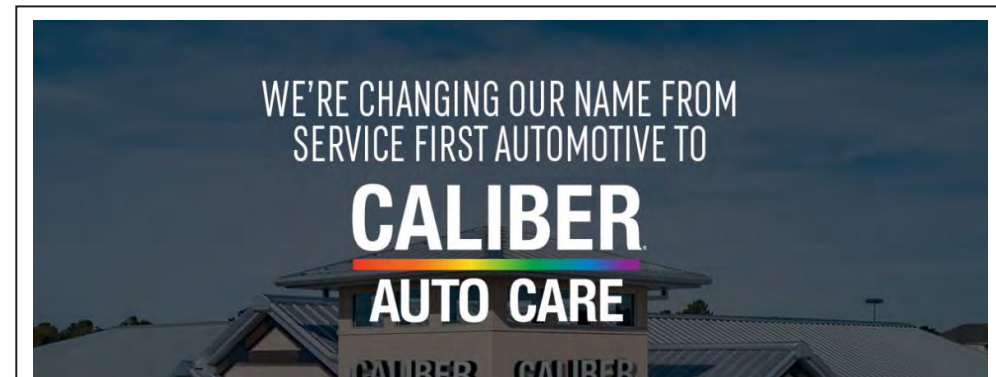
Scheduling these services is easy and straightforward, with locations offering neighborhood convenience, superior service, comfortable waiting areas or free local shuttle service, and the option of staying in your vehicle for drive-thru oil changes. It's all about meeting your needs and standing behind our work.



National Institute for AUTOMOTIVE SERVICE EXCELLENCE

ASE Certified Technicians

Our ASE certified technicians will address any mechanical repair and electrical issue. Whether it's a faulty alternator, blown fuse or a weak battery, Caliber Auto Care handles services for all makes and all models of vehicles including European brands. Some of our most common mechanical repairs include brakes, AC/heat, alignments and diesel engine services. They will only recommend services that your vehicle needs. There are no hidden services and no hidden fees, only trust and transparency.



As part of the Caliber family of companies, Service First Automotive is now [Caliber Auto Care](#). Putting "Care" in our name was important to us in demonstrating how we are Reimagining Car Care™. We genuinely care for our customers, their vehicles (and safety), as well as our teammates.

This evolution creates better synergy under the Caliber umbrella, which also includes [Caliber Auto Glass](#) and [Caliber Collision](#), the nation's largest collision repair provider operating in 33 states the broadest network of OEM-certified collision centers nationwide. All of our Caliber brands share the purpose of [Restoring the Rhythm of Your Life®](#); it's our vision of improving the automotive services industry with a complete range of complementary automotive services.

What This Means for You

Caliber Auto Care is committed to being the most trusted automotive services provider in every community we serve. For nearly a decade, we at Caliber Auto Care have been dedicated to only the highest-quality service, with more than [26 centers](#) across Texas: Dallas-Fort Worth, Houston, and now San Antonio.

ASE-certified technicians and state-of-the-art equipment are all a part of our first-class automotive repair experience. In the words of our co-founder, Nathan Pruski, "With attitude, ethics, and a servant's heart, we will change the image of the automotive service industry."





-- CALIBER COLLISION --



America's Largest Collision Repair Company

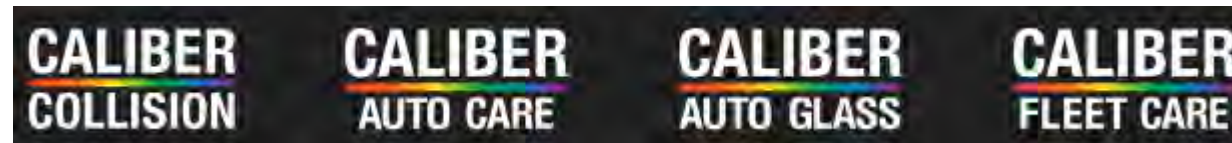
Caliber Collision Centers is the nation's largest collision repair company. Founded in 1997, the company is headquartered in Lewisville, Texas and operates 1,235 state-of-the-art repair centers across 34 states in the country. The company employs over 13,000 employees and completes over 800,000 repairs annually. With nearly \$4 billion in reported revenue, Caliber Collision Center ranks well above any of its competitors. This is supercharged by an aggressive stance of expansion, typified by the nearly \$3-billion Caliber/Abra Auto Body Repair merger agreement in 2018.

Over the years, Caliber has forged partnerships with an impressive 57 car dealerships throughout the US and 34 insurance carriers, including such household names as AAA, GEICO, Farmers, Liberty Mutual, Allstate and USAA. Their technicians receive ongoing comprehensive, industry-recognized training and utilize the latest technology to ensure that every client's car is restored back to manufacturer standards.

Caliber Collision consistently ranks among the highest customer satisfaction scores in the industry and backs all repair work with a written, lifetime warranty.

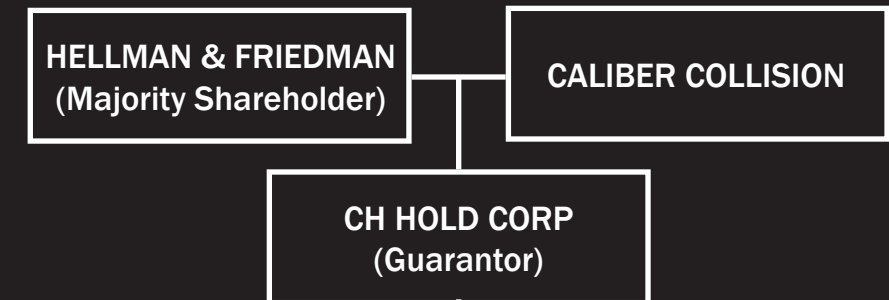


"Caliber is humbled and honored to be recognized by Forbes as one of the best large-sized companies in America."



COMPANY OVERVIEW

Company Name:	Caliber Collision
Year Founded:	1997
Headquarters:	Lewisville, TX
Sales Revenue (2020):	Nearly \$4 Billion
Locations:	1,235 - 34 States
Employees:	13,000+
Website:	www.caliber.com



SUBSIDIARIES

- Caliber Bodyworks of Arizona, Inc.
- Caliber Bodyworks of Colorado, Inc.
- Caliber Bodyworks of DC, Inc.
- Caliber Bodyworks of Delaware, Inc.
- Caliber Bodyworks of Florida, Inc.
- Caliber Bodyworks of Georgia, Inc.
- Caliber Bodyworks of Maryland, Inc.
- Caliber Bodyworks of Nevada, Inc.
- Caliber Bodyworks of New Jersey, Inc.
- Caliber Bodyworks of New Mexico, Inc.
- Caliber Bodyworks of North Carolina, Inc.
- Caliber Bodyworks of Oklahoma, Inc.
- Caliber Bodyworks of Pennsylvania, Inc.
- Caliber Bodyworks of South Carolina, Inc.
- Caliber Bodyworks of Texas, Inc.
- Caliber Bodyworks of Virginia, Inc.
- Caliber Bodyworks of West Virginia, Inc.



CALIBER AUTO CARE

AREA OVERVIEW

CALIBER AUTO CARE
McKinney, TX (Dallas MSA)





-- MCKINNEY, TX OVERVIEW --



McKinney is one of the fastest-growing cities in the country.



McKinney is a city in and the county seat of Collin County, Texas. With an estimated population of over 195,000, McKinney is the largest city in Collin County and one of the top 10 fastest growing in economic growth in the nation (Wallethub 2018). Located just 30 miles north of Dallas, McKinney offers an outstanding quality of life, with tree-lined streets, a historic downtown, and a tight-knit, creative community, with easy access to the business, cultural and entertainment amenities of the Dallas-Fort Worth Metroplex.

McKinney has been ranked the No.1 Best Place to Move to in America by Money Magazine and continues to grow and expand every year. Connected by major arterial highways that surround the city, McKinney offers a prime development site in the North Texas Market. As a result, many corporations have taken advantage of the central location and quality of life, relocating to the area and expanding in the city's many business parks.

McKinney has a young and highly-educated workforce, taking advantage of the excellent academic and occupationally-related training programs at nearby Collins College, and drawing from Collin County's large labor pool of 480,000.

PART OF THE DALLAS-FORTH WORTH METROPLEX • DIVERSE, BALANCED ECONOMY • GDP OF \$620.6 BILLION (2020) • EDUCATED WORKFORCE

McKinney is part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area, which is the economic and cultural hub of North Texas. The Dallas/Fort Worth Metroplex, commonly referred to as DFW or North Texas, encompasses 13 counties and is home to just over 7 million people. The DFW area encompasses more than 9,200 square miles of total area, making it the largest inland metropolitan area in the United States.

The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation and logistics. As of 2020, Dallas-Fort Worth is home to 24 Fortune 500 companies, the third-largest concentration of Fortune 500 companies in the United States behind New York City and Chicago. In 2016, the metropolitan economy surpassed Houston to become the fourth-largest in the U.S. The Dallas-Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020.





-- DALLAS-FORT WORTH --



Dallas is a city in the U.S. state of Texas and the largest city in (and seat of) Dallas County. With an estimated 2019 population of 1,34 million residents, it is the ninth most-populous city in the U.S. and the third-largest in Texas after Houston and San Antonio. Located in North Texas, the city of Dallas is the main core of the largest metropolitan area in the Southern U.S. and the largest inland metropolitan area in the U.S. It is the most populous city in the Dallas–Fort Worth metroplex, which is the fourth-largest metropolitan area in the country at 7.5 million people.



DIVERSE ECONOMY HOME TO 20+ FORTUNE 500 COMPANIES • FASTEST GROWING METRO IN THE U.S.

Dallas has become a strong industrial and financial center and a major inland port, due to the convergence of major railroad lines, interstate highways and the construction of Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world. The City of Dallas is the largest local economy in the nation’s fourth largest metropolitan area. Dallas’ diverse industry employment mix continues to support steady and progressive local economic growth and continues to dampen the negative effects of any single industry downturn. In 2016, the Trade, Transportation and Utilities sector was the largest industry sector by employment within the City. The Professional and Business Services and the Education and Health Services sectors tied for the second largest employment share followed by Leisure and Hospitality. Dallas is home to ten Fortune 500 companies within the city limits, and over 41 colleges and universities are located within its metropolitan area, which is the most of any metropolitan area in Texas. The Dallas-Fort Worth region has the third highest number of Fortune 500 headquarters in the U.S., behind New York City and Chicago, and has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States.

More than one million people have moved to North Texas since 2010, making it the fastest growing of the large metropolitan areas in the U.S. All that growth has bolstered the region’s economy — job growth in this region outpaced Texas and the rest of the U.S. over the last 10 years, with about 900,000 net new jobs created in the area (Source: [Click here for article](#)). In the past decade, Texas - and the Dallas-Fort Worth area specifically - have seen a massive influx of major companies that have moved their headquarters, reflecting the continued strong growth in the metro economy. In 2020 alone, nearly 800 California companies had moved to the state, citing the lack of income tax, a more economical cost of living, more lenient Covid-19 policies/shutdowns, and a more central location. Amid the metro’s flourishing economy, the real estate market has boomed and the Dallas-Fort Worth area has emerged as the top apartment market in the nation, with more than 150,000 apartments added since 2010.

Source: DallasEcoDev.org; FRED.org, Wikipedia



Dallas-Fort Worth Int’l Airport (“DFW”) is the third busiest airport in the world and the tenth busiest airport in the world by passenger traffic in 2019. It is the largest hub for American Airlines. In 2019, DFW set a passenger traffic record serving 75,066,956 passengers.



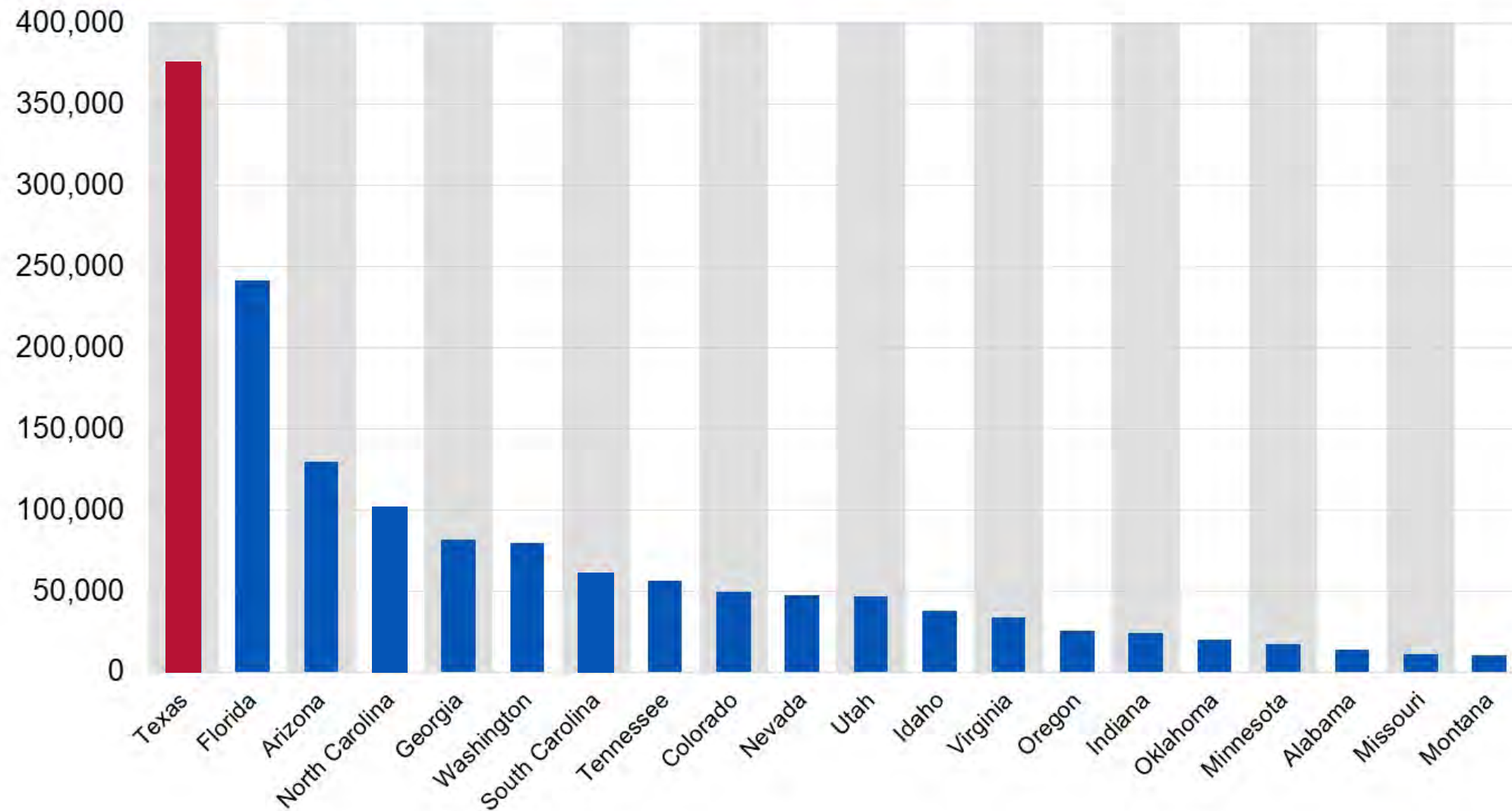
The Dallas Cowboys of the National Football League play in nearby Arlington. Since joining the league as an expansion team in 1960, the Cowboys have enjoyed substantial success, advancing to eight Super Bowls and winning five. The Cowboys are financially the most valuable sports franchise in the world, worth approximately \$4 billion.





-- DALLAS-FORT WORTH --

Biggest Population Gainers, 2019-2020



Sources: U.S. Census Bureau, CoStar



U.S. CENSUS BUREAU TEXAS POPULATION HIGHLIGHTS

- » According to the 2020 Census, Texas ranked #1 in population growth in 2019-2020.
- » Texas added nearly 374,000 residents between July 1, 2019 and July 1, 2020.
- » Reflects a growth rate of 16.4% since the 2010 Census
- » More than one million people have moved to North Texas since 2010, making it the fastest growing of the large metropolitan areas in the U.S.
- » Job growth in the North Texas region outpaced Texas and the rest of the U.S. over the last 10 years.





-- DEMOGRAPHICS --



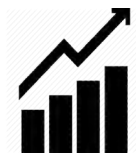
POPULATION SNAPSHOT

- McKinney has a population of 195,342 residents. It is expected to climb to 224,571 by 2023 (15% increase).
- McKinney is one of the fastest-growing communities and regions in the country (Wallethub)
- McKinney is part of the Dallas-Fort Worth Metroplex, which has an estimated population of 7.573 million (U.S. Census Bureau 2019)
- The median age in McKinney is 34 years.



HOUSING SNAPSHOT

- The average property value is \$426,363, reflecting a 25.8% increase over the past year.
- In 2019, approximately 63% of residents in McKinney owned their home, which is in line with the national average of 63%.
- There are approximately 69,426 households in McKinney.



ECONOMY SNAPSHOT

- The median household income in McKinney was \$94,487 (2019).
- The Dallas-Fort Worth area has a labor force of 4.027 million as of November 2020 (Source: FRED).
- Collin County has a workforce of 496,793.
- The Dallas-Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020.

	1 Mile	3 Miles	5 Miles	
POPULATION	2021 Estimated Population	10,183	94,364	182,337
	2026 Projected Population	11,667	105,827	214,637
	2010 Census Population	7,867	75,408	131,989
	2000 Census Population	6,244	47,086	57,422
	Projected Annual Growth 2021 to 2026	2.9%	2.4%	3.5%
	Historical Annual Growth 2000 to 2021	3.0%	4.8%	10.4%
	2021 Median Age	36.8	36.0	35.9
HOUSEHOLDS	2021 Estimated Households	3,740	34,311	66,305
	2026 Projected Households	4,233	38,030	76,737
	2010 Census Households	2,749	25,915	44,478
	2000 Census Households	2,231	15,995	19,185
	Projected Annual Growth 2021 to 2026	2.6%	2.2%	3.1%
	Historical Annual Growth 2000 to 2021	3.2%	5.5%	11.7%
RACE & ETHNICITY	2021 Estimated White	68.8%	68.0%	68.6%
	2021 Estimated Black or African American	13.4%	13.4%	13.1%
	2021 Estimated Asian or Pacific Islander	5.7%	6.4%	7.8%
	2021 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.7%
	2021 Estimated Other Races	11.4%	11.4%	9.8%
	2021 Estimated Hispanic	19.5%	21.6%	18.7%
INCOME	2021 Estimated Average Household Income	\$125,204	\$111,610	\$119,490
	2021 Estimated Median Household Income	\$99,967	\$90,703	\$98,637
	2021 Estimated Per Capita Income	\$45,980	\$40,652	\$43,599
BUSINESS	2021 Estimated Total Businesses	292	4,648	7,723
	2021 Estimated Total Employees	2,258	37,624	61,736
	2021 Estimated Employee Population per Business	7.7	8.1	8.0
	2021 Estimated Residential Population per Business	34.9	20.3	23.6



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