



TRINITY MILLS PROFESSIONAL PARK
2761 & 2765 E. TRINITY MILLS ROAD
CARROLLTON, TX 75006

5 BUILDING OFFICE PARK | 26,621 SF | 100% LEASED

INVESTMENT OVERVIEW

TRINITY MILLS PROFESSIONAL PARK

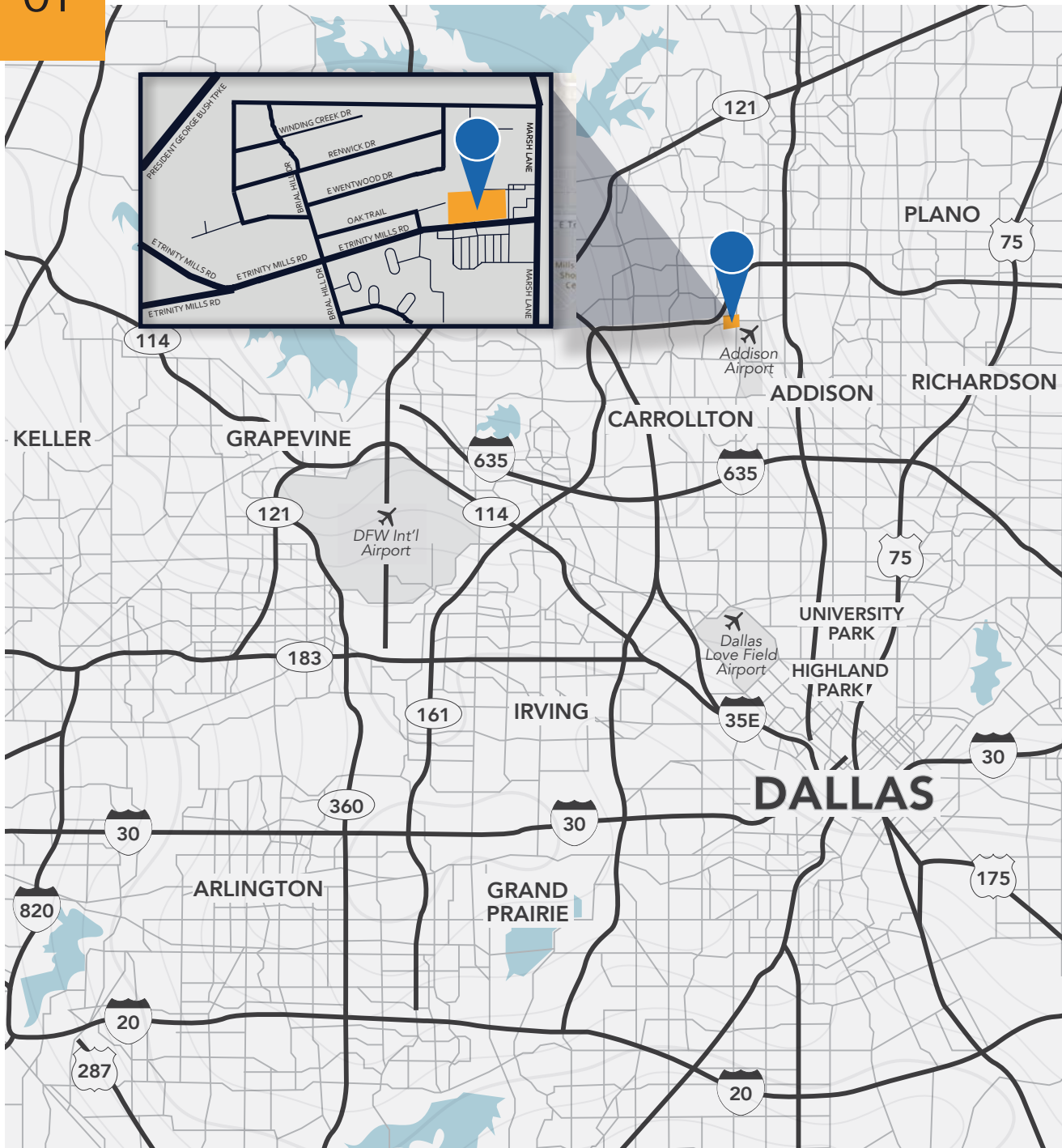
Trinity Mills Professional Park is a 5-building, multi-tenant office project located in the heart of the premier Quorum/Bent Tree office submarket with excellent access to President George Bush Turnpike and Dallas North Tollway. The offering represents a unique opportunity to acquire a 100% occupied office project in the affluent area of Northeast Carrollton with below market rents in place and room for significant upside in bringing all rent to market rates.

OFFERING AT A GLANCE

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|----------------------------|--|
| ADDRESS | 2761 & 2765 E TRINITY MILLS ROAD, CARROLLTON, TEXAS 76006 |
| RENTABLE AREA | 26,621 SF |
| % LEASED | 100% |
| # OF BUILDINGS | 5 |
| SALE PRICE | \$3,600,000 |
| PRICE / SF | \$135.23 |
| CAP RATE / PROFORMA | 8.2% / 11.1% |
| LOT SIZE | 2.5 ACRES |
| PARKING RATIO | 4:1,000 SF |
| YEAR BUILT | 1982; REN 2003 |
| MARKET | DALLAS |
| SUBMARKET | QUORUM / BENT TREE |



KEY LOCATION



LOCATION OVERVIEW



DIVERSE TENANT MIX

The project has a well-diversified tenant mix of long term tenants in the medical fields, insurance, government, service orientated businesses, and several other business sectors.



STRATEGIC LOCATION

Located near the Northwest corner of Marsh Lane and Trinity Mills Road with frontage directly on Trinity Mills Road. The project has very easy access to President George Bush Turnpike and Dallas North Tollway in the premier Quorum/Bent Tree submarket.



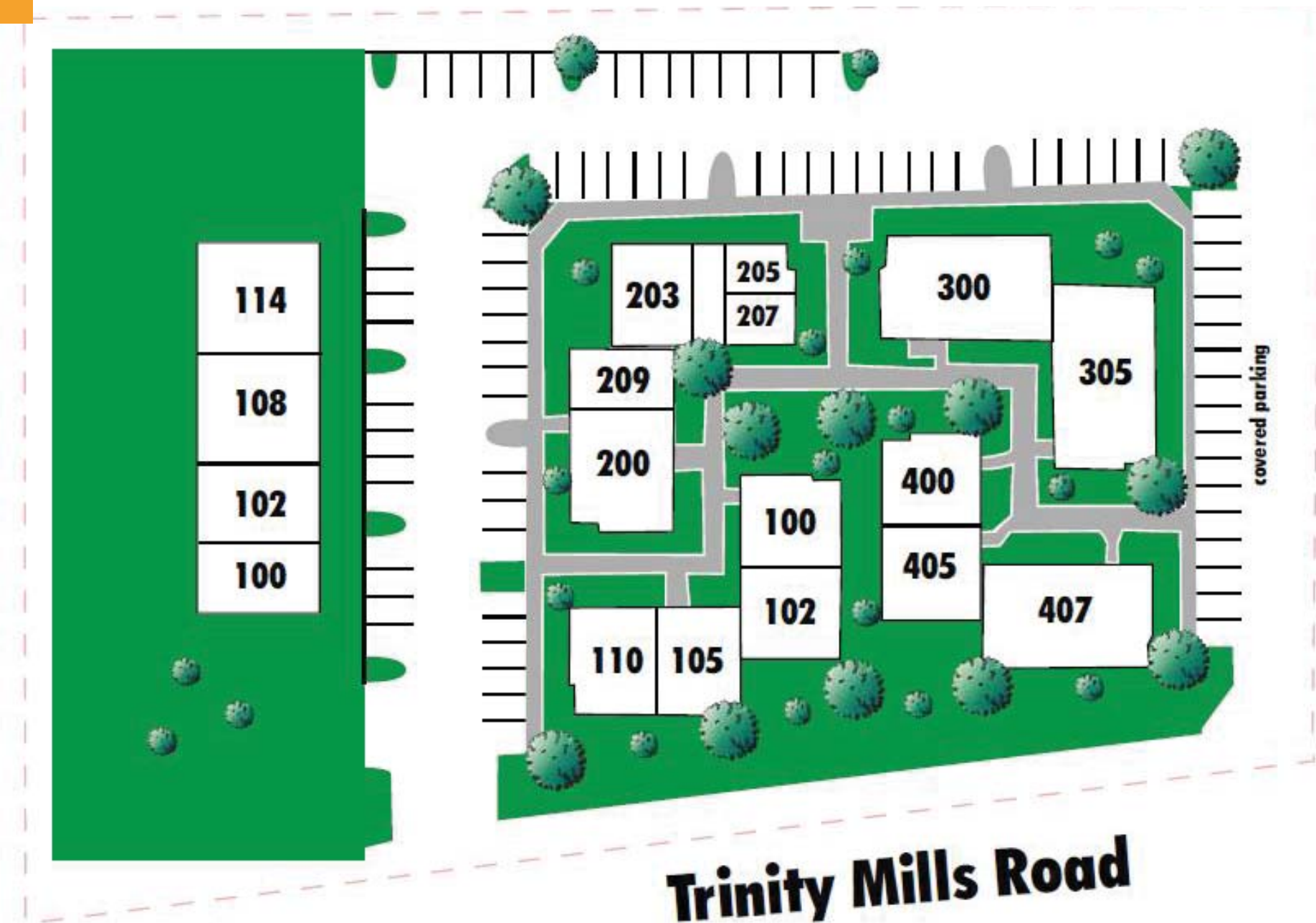
IRREPLACEABLE ASSET

Land scarcity and significantly inflated construction costs shelter the asset and cash flow stream from additional competitive supply in the market.

KEY LOCATION



SITE PLAN



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