

100% Leased Single Tenant Investment

Offered by:

Erik Blais
Senior Vice President
817.921.8179
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4220 W. Green Oaks Boulevard
Arlington, TX 76017

6,926 SF

Investment Highlights

Investment Grade Credit Tenant - Bank of America, National Association (NYSE: BAC) holds credit ratings of Aa2 (Moody's), A+ (S&P), and AA (Fitch) and is currently the 2nd largest financial institution in the United States holding \$2.40 trillion in assets (FDIC 2021).

Minimal Landlord Responsibilities & Stable Cash Flow - The structure of the lease is unique in that Landlord is responsible for annual operating expenses equal to \$92,946.92, which was the Base Year expense stop amount established at the inception of the Lease. Bank of America pays all excess operating expenses in one payment when reconciled annually, providing for a consistent, stable cash flow. Landlord is responsible for maintaining the roof and structure of the building, with Tenant responsible for all other maintenance.

Historically Strong Branch Performance - This particular branch totals in excess of \$331,000,000.00 of insured deposits as of June 2023 and ranks 5th in total deposits of all 33 Bank of America branches in Tarrant County. Total deposits for this branch have increased nearly 195% from 2003 (\$112,762,000) to 2023 (\$331,038,000), including a 35% increase between 2018 and 2023, further verifying the performance strength of this particular branch.

New Branch Remodel - The property was recently renovated to reflect Bank of America's updated branch prototype. Updates included exterior signage and a complete interior remodel.

Proven Rent Growth - By the end of the current extension term, annual base rent will have increased 55% since the lease began in 2003. The ability for a prospective buyer to continue to realize rent grown over subsequent extensions and the cap on its exposure to operating expenses, offers an unparalleled opportunity to own a historically strong performing asset in a irreplaceable location.

Dense High Traffic Retail Location - The property is located along one of Arlington's busiest arteries, W. Green Oaks Blvd. and situated in a dense retail corridor with national tenants such as: Kroger, Walgreens, Albertsons, Chipotle, Starbucks, and Chik-Fil-A.

Recent Lease Extension - Bank of America recently exercised a 5-year extension option, well in advance of their expiration date; demonstrating their long-term commitment to the location and confirming the Green Oaks location as one of the states highest performing branches.

8 Drive-Thru Lanes - The subject property has eight (8) drive-thru lanes and two (2) drive-up ATM's that are ideal for excessive drive-thru traffic and changing consumer trends.

RENT SCHEDULE

Period	Base Rent (PSF)	Annual Rent
11/1/2023 – 10/31/2024	\$56.44	\$390,903.72
11/1/2024 – 10/31/2025	\$57.57	\$398,721.84
11/1/2025 – 10/31/2026	\$58.72	\$406,695.72
11/1/2026 – 10/31/2027	\$59.89	\$414,830.16

7-YEAR CASH FLOW SUMMARY

Period	Gross Rental Revenue	Operating Expenses	NOI
01/01/2024 – 12/31/2024	\$392,206.74	(\$92,946.92)*	\$299,259.82
01/01/2025 – 12/31/2025	\$400,050.82	(\$92,946.92)*	\$307,103.90
01/01/2026 – 12/31/2026	\$408,051.46	(\$92,946.92)*	\$315,104.54
01/01/2027 – 12/31/2027**	\$418,287.82	(\$92,946.92)*	\$325,340.90
01/01/2028 – 12/31/2028**	\$445,780.45	(\$92,946.92)*	\$352,833.53
01/01/2029 – 12/31/2029**	\$454,680.36	(\$92,946.92)*	\$361,733.44
01/01/2030 – 12/31/2030**	\$463,788.04	(\$92,946.92)*	\$370,841.12

* OPEX based on fixed expense stop established in 2003. Tenant pays all excess OPEX over \$92,946.92.

** Period between 11/01/2027 – 12/31/2023 assumes first, 5-year option is exercised with a 5% base rent increase in year 1 and 2.00% annual increases thereafter.



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Bank of America®



The Bank of America Corporation is an American multinational investment bank and financial services holding company headquartered in Charlotte, North Carolina, with central hubs in New York City, Dallas, Toronto, London

and Hong Kong. Bank of America was formed through NationsBank's acquisition of BankAmerica in 1998. It is the second largest banking institution in the United States, after JPMorgan Chase, and the eighth largest bank in the world.

Bank of America services approximately 10.73% of all American bank deposits. Its primary financial services revolve around commercial banking, wealth management, and investment banking. Bank of America has \$283 billion market capitalization, making it one of the largest companies in the world.

Tenant Summary

Tenant Trade Name:	Bank of America, N.A.
Ticker Symbol:	(NYSE: BAC)
Net Revenue 2022:	\$94.95 Billion
Headquarters:	Charlotte, North Carolina
Website:	bankofamerica.com

Executive Summary



PRICE
\$5,530,000



CAP Rate
5.41%



NOI
\$299,260.00*

Tenant:	Bank of America
Lease Commencement:	November 2003
Lease Expiration:	October 2027
Renewal Options:	2, 5 - Year Options
Rent Increases:	2.00 % Annually
Lease Type:	Modified Gross w/ Exp Stop

* Based on 2024 Scheduled Gross Rent

PROPERTY DESCRIPTION

Bradford Commercial Real Estate Services, Inc. is pleased to present for sale a single tenant leased Bank of America property located in Arlington, TX (Dallas/Fort Worth MSA). Bank of America has been operating at this location since 2003, demonstrating its commitment to the site and confirming this branch as one of the highest performing in the region (2023 Branch Deposits - \$331+ Million). In November 2022, Bank of America exercised one (1) of its two (2) remaining 5-year renewal options and added an additional 5-year option, providing them the ability to extend their lease through October 2037. The current term runs through October 2027, with steady 2.00% annual rental increases.

The 6,926 square foot building, situated on 2.05 acres, is strategically positioned along W. Green Oaks Blvd., one of Arlington's most well-traveled thoroughfares which experiences over 67,000 vehicles per day. The high traffic location has convenient, immediate access to Interstate 20 and is surrounded by a dense trade area, which includes national tenants Kroger, Walgreens, Albertsons, Chipotle, Starbucks, Chik-Fil-A, and many others.



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Property Details

Building Address: 4220 W Green Oaks Blvd
Arlington, Texas 76017

Zoning: Community Commercial (CC)

Building Size 6,926 SF

Parking: 60 surface spaces; plus 3
dedicated handicap spaces

ATM's: 2 drive-thru; 1 external

Property Type: Retail/Office (Freestanding)

Year Built: 2003

Renovated: 2020/2021

Site Size: 2.05 Acres

Drive-Thru: 8 lanes (1 teller window / 1
ATM)

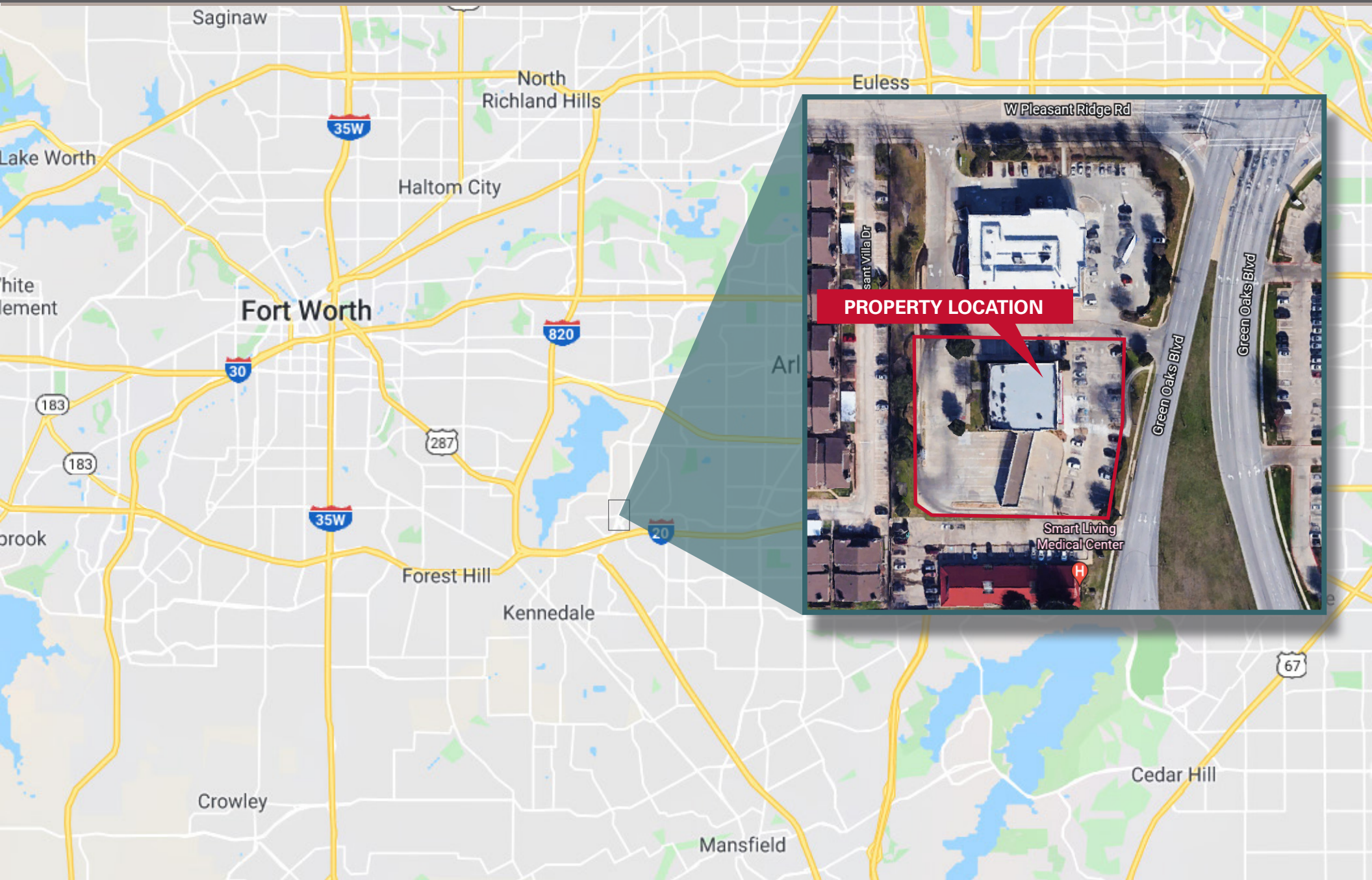


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Location Map



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Surrounding Retail/Demographics



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Arlington Retail Submarket Overview

Submarket Overview

The South Arlington retail submarket reports vacancy of 5.1%, marginally above the Dallas-Fort Worth norm of 4.6%. Construction is constrained with 74,000 SF underway.

South Arlington is a part of one of Dallas-Fort Worth's original boomburbs. The area has marketed itself as a major destination for entertainment through professional sports teams and theme parks. Meanwhile, UT Arlington is a significant economic driver and home to thousands of students. The submarket is equidistant between Dallas and Fort Worth, South Arlington benefits from heavy traffic counts. Highway options between Dallas and Fort Worth include I-20 and I-30, with 360 running north and south. Dallas-Fort Worth International Airport is a short drive north along 360.

The North Arlington retail submarket has a vacancy rate of 4.7%. This vacancy rate is 0.9% higher than it was this time last year. There has been 47,000 SF of negative absorption and 1,400 SF of net deliveries. Rents have increased 5.0% in the past 12 months and are currently around \$21.00/SF.

Nothing is under construction in the North Arlington retail submarket. In the past year, there have been 11 sales, which have traded for approximately \$3.4 million in volume and 140,000 SF in stock.

Vacancy is 2.7% in General Retail buildings, and 240 SF has been absorbed in this asset class over the past year. No vacancies were reported in Power Centers, and absorption has been flat in this asset class over the past year. Vacancy is 6.1% in Strip Centers, and there has been 710 SF of negative absorption in this asset class over the past year. Vacancy is 11.5% in Neighborhood Centers, and there has



TEXAS LIVE! MIXED-USE DEVELOPMENT
\$250 MILLION MIXED-USE PROJECT
\$100 MILLION ANNUAL ECONOMIC IMPACT
1,025+ NEW JOBS CREATES

3rd LARGEST CITY IN DALLAS-FORTWORTH



GENERAL MOTORS ASSEMBLY PLANT
2018 EXPANSION CREATED OVER 850 JOBS

ENTERTAINMENT
CAPITAL OF TEXAS

3 PRO SPORTSTEAMS
2 AMUSEMENT PARKS

14,000,000
ANNUAL VISITORS



POPULATION
402,403

TOTAL HOUSEHOLDS
147,000



\$81,817 AVERAGE
HOUSEHOLD INCOME

32.5
MEDIAN AGE

UNIVERSITY OF TEXAS AT ARLINGTON
2ND LARGEST UT SYSTEM CAMPUS
34,899 STUDENTS



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been 47,000 SF of negative absorption in this asset class over the past year.

Current vacancy is lower than its trailing three-year average of 5.7%, and higher than the Dallas-Fort Worth market trailing three-year average of 4.9%. Rents have increased 17.0% over the past three years, higher than the Dallas-Fort Worth market average of 16.8%. There have been 60 sales over the past three years, amounting to \$29.4 million in volume and 810,000 SF of inventory.

CoStar's estimated cap rate for North Arlington has averaged 6.4% over the past three years, which is higher than the current estimated cap rate of 6.3%. The total North Arlington retail submarket comprises 5.4 million SF of inventory.

Submarket Investment

Confirmed deal volume in South Arlington is \$2.6 million over the past year, below the five year average of \$36.1 million. Pricing comes in at \$250/SF compared to the market average of \$280/SF. Investors have been focused on single tenant net lease deals and some shopping centers in the submarket.

There have been 11 sales in the North Arlington retail submarket over the past year, amounting to \$3.4 million of volume and 120,000 SF of stock. These sales have averaged \$425/SF, greater than the estimated submarket price of \$267/SF. During this time, trailing one-year price per SF averages were as high as \$427/SF and as low as \$250/SF. Over the past three years, North Arlington has averaged 22 sales per year, \$10.8 million of volume per year, and 270,000 SF of stock per year.

Of the sales in the past 12 months, 9 were of General Retail. Neighborhood Centers were sold 2 times.

The submarket's current transaction cap rate stands at 6.0%, below the Dallas-Fort Worth market average of 6.1%. Over the past three years, transaction cap rates have averaged 6.0%.

Within North Arlington, General Retail has market cap rate of 6.2%, Power Centers have a market cap rate of 5.8%, Strip Centers have a market cap rate of 5.9%, and Neighborhood Centers have a market cap rate of 6.6%.



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DFW Economic Indicators

The Dallas-Fort Worth area excels when compared economically to others around the country. The low unemployment rate, growing labor force, and low cost of living make it a prime destination for companies of all sizes. The absence of a state income tax and affordable real estate costs are attractive to companies that are trying to minimize operational costs.

DFW Economic Snapshot

Unemployment Rate	3.1%
Employment	3,696,172
Labor Force	3,816,293
Personal Income Per Capita	\$51,099

Superior Corporate Market Performance / Excellent Regional Access

Dallas/Fort Worth surpasses most cities in every measurable economic growth category with its highly educated work force, superior quality of life, favorable business climate and low cost of living.

Year after year, the region's selling points are lauded by prestigious business experts at publications including Bloomberg Businessweek, Forbes, Fortune and Site Selection. Key metrics tracked by the Federal Reserve Bank of Dallas, which measures economic indicators throughout Texas, northern Louisiana and southern New Mexico show the region to be among the strongest in the country.

Superior Transportation Infrastructure

Dallas/Fort Worth's mid-continent location positions it as a major international gateway and a key logistics and distribution hub served by a vast transportation infrastructure that consists of numerous interstates and freeways, three rail lines, two major airports and multiple mass transit

options. Within 48 hours from DFW, 93% of the U.S. population can be served by truck while any major city in the nation can be reached within a 4-hour flight time. This world-class transportation infrastructure gives a competitive advantage to corporations that locate within the region, making Dallas/Fort Worth one of the best metros from which to operate a national or global firm.

Favorable Business Climate

When it comes to doing business, it doesn't get much more affordable than Dallas/Fort Worth. Dallas and Fort Worth index well below other major U.S. business centers when it comes to state and local taxes. In terms of the largest corporate expenses-labor and rent-Dallas and Fort Worth also rank well below other major U.S. markets, making the region an attractive place to expand or relocate.



Accolades

Dallas-Fort Worth is one of the top regions in the nation for business thanks to low cost of living, a business-friendly environment, a strong base of well-educated and skilled employees, and robust access to both U.S. and international markets through its transportation network.

Year after year, the region's selling points are lauded by business experts at respected publications, including Bloomberg Businessweek, Forbes, Fortune, and Site Selection Magazine. Key metrics tracked by the Federal Reserve Bank of Dallas, which covers an area that includes Texas, northern Louisiana, and southern New Mexico, show the region to be among the strongest in the country. The communities of Dallas-Fort Worth are consistently ranked among the top places to work, the best places to live, and the best places for investment.

#1 in the country for **3-year job growth** (185,600 jobs)

#1 in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)

BLS, Dec. 2021



Dallas-Fort Worth is first among only three large metros to recover from pandemic-related job losses and to begin adding new jobs.



4 **Global 500 Companies**
Fortune, 2021

9 **World's Most Admired Companies**
Fortune, 2022

22 **Fortune 500 Companies**
Fortune, 2021
(AECOM will join the list in 2022)

"Dallas is just such a **great place** for travel, for the resources in the community, **the talent you can draw on**...[prior to relocating we] offered every single person in our company a weekend trip, and we flew them [to Dallas] with their families...That was probably part of our success."

MCKESSON

Brian S. Tyler
Chief Executive Officer

Best State for Business

Chief Executive Magazine



17 Consecutive Years

CBRE

"Dallas continues to be the **bellwether of a true diversified market** for real estate growth and sustainability. With its **centralized national location**, proximity to inland and port trade routes, and the availability of land, North Texas remains the central focal point for employers and skilled workers to operate their businesses."

Chris Bone
Senior Managing Director, CBRE

2 FORTUNE 10 COMPANIES Tied with San Jose, NYC, LA, and Chicago host none.

3 GLOBAL 50 COMPANIES Tied with Seattle. Only Beijing hosts more.

"...the North Texas region today provides AECOM additional benefits as a **corporate hub and talent magnet** for the engineering and consulting industry..."

AECOM

Company statement on relocation to Dallas

#6 of 500
Most Innovative Cities in the World



2021 2thinknow

Best Performing Cities - Dallas

#14



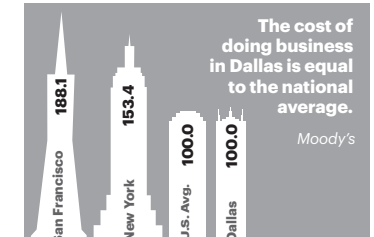
2021 Milken Institute

DFW
#1 **Customer Satisfaction**, 2020
#1 **Best Airport, Size & Region**, 2020

Airports Council International

"Dallas offers a **better operating cost, lower taxes**, and is a **central location** for what is now a nationwide business...Being closer to our customers and more central to our divisions will create cost and logistical efficiency for us."

Scott McPherson
CEO, Core-Mark



#1

Quantity and Quality Entrepreneurship among U.S. metros

University of Indiana, 2021

Top 100

List of the largest **green** power users within EPA's Green Power Partnership

Participant Rank

- Google
- Microsoft
- Intel

28. City of Dallas (#2 city)
36. DFW International Airport (#1 airport)
Tarrant County College (#25 university)



The Dallas Region adds 328 New Residents each day

38% Natural Increase | **62%** Net-migration

U.S. Census, 2019-2020

3 **Top Esports Organizations** in the world are located in DFW

Complexity Gaming
Envy Gaming
OpTic Gaming

Three Research 1 Universities



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

"With this transaction, we will capitalize on the unique opportunity to build a firm with **the soul of a challenger** and the resources of a large financial services institution that will be **uniquely positioned** to serve the investment, trading, and wealth management needs of investors across every phase of their financial journeys."



Walt Bettinger
President and CEO
Charles Schwab

DFW Metroplex

Dallas-Fort Worth's retail market is on firm footing thanks to consistent demand and minimal store closures. Since 2021, tenants have filled a cumulative 50 million square feet, while vacating just 35 million SF. Market participants share retailers' continued interest in opening new locations or expanding their presence in the Metroplex. Big box retailers, national and regional grocers, discounters, and food and beverage tenants continue to drive demand.

Continuous interest from tenants is creating greater competition for well-located space, in both urban and suburban areas, though the lack of available space serves as a governor on leasing volume in the market. Just over 9 million square feet was leased in 2023, down from 9.8 million square feet in 2022. The volume of available space has fallen to 24 million SF, translating to 5% of inventory, the lowest share on record.

Another factor contributing to historically low levels of availability is a tempered pace of construction. While the market reports 5 million square feet underway, 66% of space is pre-leased, keeping availability relatively tight. Further minimizing supply-side risk, most new space is concentrated in fast-growing suburban areas and traces robust demographic growth

in Collin and Denton counties, which account for 60% of the market's construction pipeline.

Elevated competition for space and healthy retail has led to rising rent growth. Rent growth is 5% over the past 12 months, outpacing the U.S. performance. Rent growth performances are lifted by neighborhood and strip center segments. Quarter-over-quarter movements show rents have decelerated over the past four quarters. CoStar's Base Case scenario indicates further slowdown in rent growth, coinciding with slower consumption and a slight pullback in demand.

Sales activity remains tepid with \$3.5 billion in estimated sales in 2023, down compared to the peak of \$7.1 billion reported in mid-2021. Most transactions typically involve single-tenant net leased assets or centers anchored by grocers, discounters or fitness centers.

Looking forward, the combination of minimal supply, record low availabilities, and long-run structural advantages including demographic growth, better insulates Dallas-Fort Worth if there is a pullback in consumption.

**22 FORTUNE 500
HEADQUARTERS
IN THE DFW
METROPLEX**

**\$3.5 BILLION
ESTIMATED IN SALES
IN 2023**

**9 MILLION SF WAS
LEASED IN 2023**

**THE DALLAS/
FORT WORTH
METROPLEX TOPS
THE LIST AS THE
MOST LOGISTICS
FRIENDLY METRO IN
THE U.S.**



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LICENSED REAL ESTATE BROKER'S DISCLOSURE

Environmental Matters

All parties to real estate transactions should be aware of the health liability and economic impact of environmental factors on real estate. Bradford Commercial Real Estate Services does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminant or petrol-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of the buildings or may be present as a result of the previous activities at the Property. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection.

Various federal, state and local authorities have enacted laws and regulations dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. If Hazardous or toxic substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial.

Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. Bradford Commercial Real Estate Services makes no representation and assumes no obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable materials on or about any Property ultimately sold. It is solely the responsibility of the potential investor to conduct investigations to determine the presence of such materials.

Radon Gas

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Additional information regarding radon and radon testing may be obtained from your county public health unit.

Americans with Disabilities Act

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real Property may be required. State and local laws also may mandate changes. Bradford Commercial Real Estate Services is not qualified to advise you as to what, if any, changes may be required now, or in the future. Prospective investors should consult their attorneys and qualified design professionals for information regarding these matters.

Information on Agency Relationships

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing.

A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly. IF THE BROKER

REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If You Choose to Have a Broker Represent You, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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CONFIDENTIAL MEMORANDUM AND DISCLAIMER

Bradford Commercial Real Estate Services ("Agent") has been engaged as the exclusive agent for the sale of 4220 W Green Oaks Blvd, Arlington, Texas ("Property").

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of Bradford Commercial Real Estate Services, Inc. ("Bradford Commercial Real Estate Services") or Owner. The material is based in part upon information supplied by Owner and in part upon information obtained by Bradford Commercial Real Estate Services from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Bradford Commercial Real Estate Services, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by Bradford Commercial Real Estate Services and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bradford Commercial Real Estate Services or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Bradford Commercial Real Estate Services expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by the Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Bradford Commercial Real Estate Services is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of Bradford Commercial Real Estate Services and may be used only by parties approved by Bradford Commercial Real Estate Services and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Bradford Commercial Real Estate Services immediately upon request of Bradford Commercial Real Estate Services or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bradford Commercial Real Estate Services and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

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