

MATLOCK CENTER

4520 MATLOCK ROAD, ARLINGTON, TX 76018



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Marcus & Millichap

LEVY RETAIL GROUP

OFFERING MEMORANDUM

Matlock Center

4520 Matlock Road, Arlington, TX 76018

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS**

Special COVID-19 Notice

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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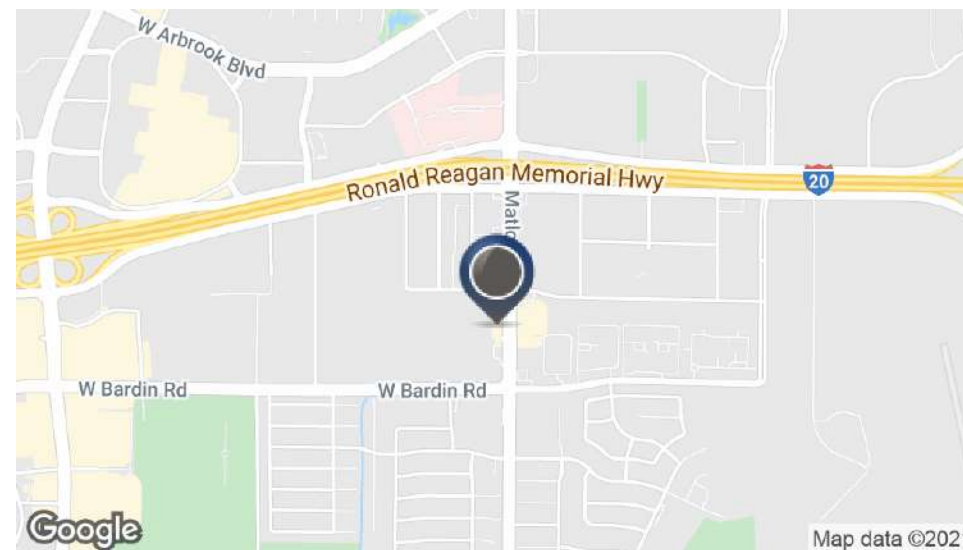
Section 1 PROPERTY INFORMATION



Matlock Center

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OFFERING SUMMARY

Sale Price:	\$2,364,000
Building Size:	10,632 SF
Available SF:	2,575 SF
Lot Size:	.82 Acres
Price / SF:	\$222.35
Cap Rate:	5.5%
NOI:	\$130,058
Pro Forma Cap Rate:	8.51%
Pro Forma NOI:	\$201,270
Year Built:	2000

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a value-add, 10,632-square-foot, multi-tenant retail center located in the Dallas-Fort Worth suburb of Arlington, Texas.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,492	44,946	121,548
Total Population	10,614	132,735	356,714
Average HH Income	\$80,969	\$84,132	\$86,132

Matlock Center

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PROPERTY DESCRIPTION

Matlock Center is a 10,632-square-foot, value-add, multi-tenant retail center located in the Dallas-Fort Worth suburb of Arlington, Texas. The center is currently 76 percent occupied with triple-net leases, providing upside potential to a future investor by leasing the vacant space. The center features a tenant base that is a complementary mix of credit and local tenants including Fastcash, Knockouts Haircuts for Men, Edible Arrangements, The Chemical Guys, and Sharik's Smoke House. Recent property improvements reported by the seller include a roof replacement in 2018 and parking lot restriping. The center was constructed in 2000 and is situated on a 0.82-acre parcel.

LOCATION DESCRIPTION

Matlock Center is located on west side of Matlock Road. Traffic counts in front of the property are approximately 35,400 vehicles per day. The property is situated one half-mile south of the Interstate 20, a heavily trafficked, major thoroughfare in the metroplex. Numerous national tenants are in the surrounding area, including Fry's Electronics, O'Reilly Auto Parts, Golden Chick, Starbucks Coffee, The Home Depot, Ashley Furniture, Hobby Lobby, Ross Dress for Less, Best Buy, Target, Chick-fil-A, Dunkin' Donuts, and more. Arlington Highlands is one half-mile north of the property, a popular destination for dining, shopping, and entertainment with more than 25 restaurants and 50 retail stores. The surrounding area has a dense population of more than 356,714 residents within a five-mile radius.

The City of Arlington is a business-friendly city, situated in the center of the Dallas - Fort Worth metroplex. The city has devoted over 100 square miles of space to business, including five business parks. Home to the University of Texas at Arlington, Six Flags Over Texas, Cowboy Stadium and the Texas Rangers, as well as major operations of General Motors, the City of Arlington continues to attract high-quality businesses. Arlington is positioned halfway between Dallas and Fort Worth, just eight miles from DFW Airport, and is the third largest city in North Texas.

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BUILDING INFORMATION

Occupancy %	76%
Tenancy	Multiple
Year Built	2000
County	Tarrant
Ownership Type	Fee Simple

PROPERTY HIGHLIGHTS

- 10,632-Square-Foot, Value-Add, Multi-Tenant Retail Center
- 76% Occupied | All Leases are Triple-Net | Upside Potential in Leasing the Vacant Space
- Recent Property Improvements Reported by the Seller Include Parking Lot Restriping and Roof Replacement in 2018
- Constructed in 2000 | Situated on a 0.82-Acre Parcel with Ample Concrete Parking
- One Half-Mile South of Interstate 20 | A Heavily Trafficked Thoroughfare in the Dallas-Fort Worth Metroplex
- Located in a Major Retail Trade Area Near Many National Retailers Including Fry's Electronics, O'Reilly Auto Parts, Golden Chick, Starbucks Coffee, The Home Depot, Ashley Furniture, Hobby Lobby, Ross Dress for Less, Best Buy, Target, Chick-fil-A, Dunkin' Donuts, and More
- Near Arlington Highlands | A Popular Destination for Dining, Shopping, and Entertainment with More than 25 Restaurants and 50 Retail Stores
- Extremely Dense Surrounding Residential Population | 356,714 Residents Within a Five-Mile Radius | Average Household Income is \$86,132
- The City of Arlington is Home to UT Arlington, Six Flags Over Texas, Cowboy Stadium, the Texas Rangers, and General Motors Operations

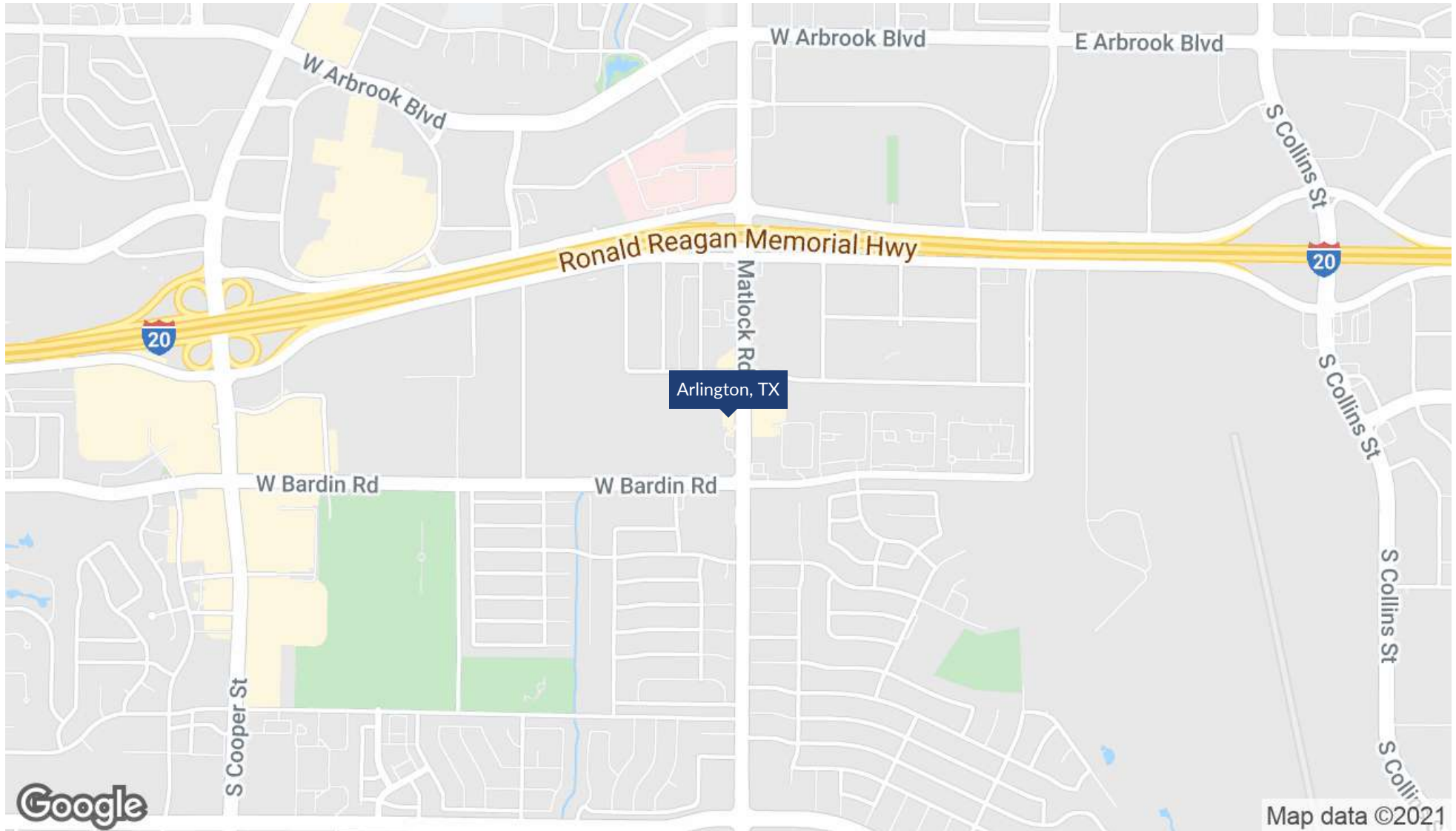
Section 2 LOCATION INFORMATION



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Section 3 FINANCIAL ANALYSIS



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INVESTMENT OVERVIEW

	CURRENT	PRO FORMA
Price	\$2,364,000	\$2,364,000
Price per SF	\$222.35	\$222.35
Cash-on-Cash Return (yr 1)	5.5 %	8.51 %
Total Return (yr 1)	\$130,058	\$201,271

OPERATING DATA

	CURRENT	PRO FORMA
Gross Income	\$211,455	\$282,668
Operating Expenses	\$81,397	\$81,397
Net Operating Income	\$130,058	\$201,271

FINANCING DATA

	CURRENT	PRO FORMA
Down Payment	\$2,364,000	\$2,364,000
Loan Amount	All Cash	All Cash

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INCOME SUMMARY	CURRENT	PER SF	PRO FORMA	PER SF
Base Rent	\$149,771	\$18.59	\$149,771	\$18.59
Vacant Space at Market Rents	\$0	\$0.00	\$51,500	\$20.00
Real Estate Taxes Reimbursements	\$31,968	\$3.01	\$42,185	\$3.97
Insurance Reimbursements	\$8,210	\$0.77	\$10,833	\$1.02
Common Area Maintenance Reimbursements	\$14,677	\$1.38	\$19,368	\$1.82
Management Fee Reimbursements	\$6,829	\$0.64	\$9,011	\$0.85
GROSS INCOME	\$211,455	\$19.89	\$282,668	\$26.59
EXPENSE SUMMARY	CURRENT	PER SF	PRO FORMA	PER SF
Real Estate Taxes	\$42,185	\$3.97	\$42,185	\$3.97
Insurance	\$10,833	\$1.02	\$10,833	\$1.02
Utilities	\$7,386	\$0.69	\$7,386	\$0.69
Landscaping	\$2,760	\$0.26	\$2,760	\$0.26
Repairs & Maintenance	\$3,198	\$0.30	\$3,198	\$0.30
Trash	\$6,024	\$0.57	\$6,024	\$0.57
Management Fee	\$9,011	\$0.85	\$9,011	\$0.85
GROSS EXPENSES	\$81,397	\$7.66	\$81,397	\$7.66
NET OPERATING INCOME	\$130,058	\$12.23	\$201,271	\$18.93

Matlock Center

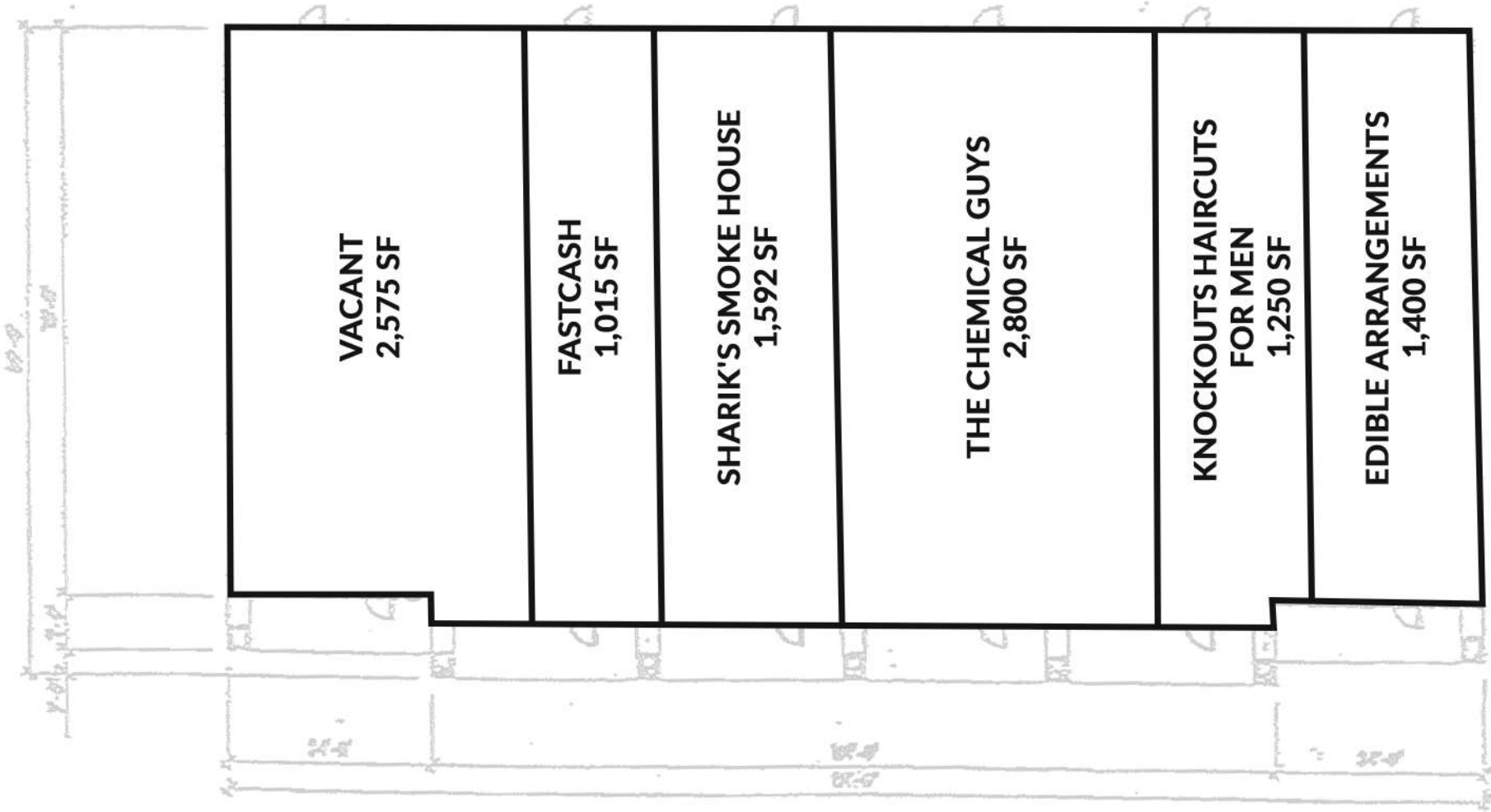
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SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
100	Vacant	2,575	24.22%							\$0		
200	FastCash	1,015	9.55%	8/1/2004	2/28/2024	\$20,300	\$20.00			\$7,771		NNN
300	Sharik's Smoke House	1,592	14.97%	6/1/2018	5/31/2024	\$27,200	\$17.09	6/01/23	\$18.10	\$12,188		NNN
400	The Chemical Guys	2,800	26.34%	6/1/2018	5/31/2023	\$50,400	\$18.00			\$21,436		NNN
500	Knockouts Haircuts for Men	1,250	11.76%	8/15/2020	5/1/2031	\$24,375	\$19.50	5/01/26	\$21.50	\$9,570	(2) 5-Yr	NNN
600	Edible Arrangements	1,400	13.17%	10/1/2018	9/30/2028	\$27,496	\$19.64	10/01/22	\$20.30	\$10,718		NNN
								10/01/23	\$20.43			
								10/01/24	\$20.83			
								10/01/25	\$21.25			
								10/01/26	\$21.67			
								10/01/27	\$22.10			
TOTAL VACANT		2,575	24%									
TOTAL OCCUPIED		8,057	76%									
TOTAL		10,632	100%			\$149,771				\$61,683		

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EDIBLE ARRANGEMENTS

FOUNDED	1999
LOCATIONS	1,000+
SQ. FT.	1,400



Edible Arrangements specializes in fresh fruit arrangements, combining the concept of a fruit basket with designs inspired by flower arrangement. The company also sells a variety of specialty fruit gift items, such as gift boxes featuring chocolate dipped fruit, and fresh fruit products.

KNOCKOUTS

FOUNDED	2002
LOCATIONS	500+
SQ. FT.	1,250
OPTIONS	(2) 5-Yr



Knockouts and Knockouts Haircuts for Men are the trade names of a privately held American salon chain, Knockouts LLC, based in Irving, Texas. Knockouts are full-service grooming salons with a boxing theme targeting men seeking an alternative to the cut-rate chain salons.



Section 4 LEASE COMPARABLES



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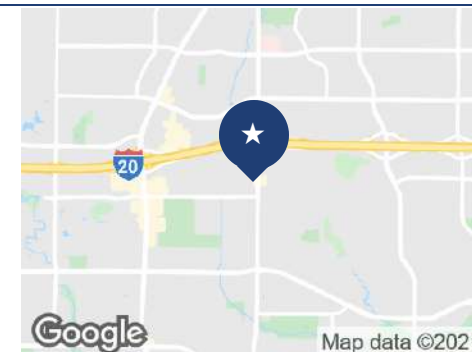
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MATLOCK CENTER

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Lease Term: Negotiable



SHOPS AT SCOTS LEGACY

1109 West Interstate 20, Arlington, TX 76015

Lease Rate \$27 SF/yr Lease Type: NNN

Space Size: 1,000 SF

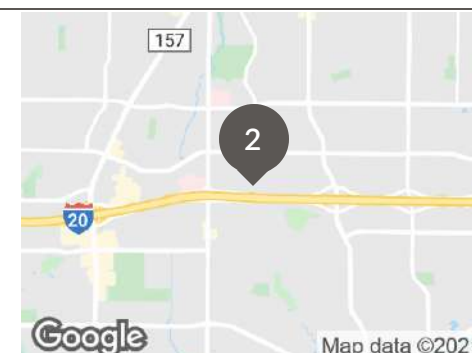


ARLINGTON HIGHLANDS

4000 Five Points Boulevard, Arlington, TX 76018

Lease Rate \$35 SF/yr Lease Type: NNN

Space Size: 1,500 SF



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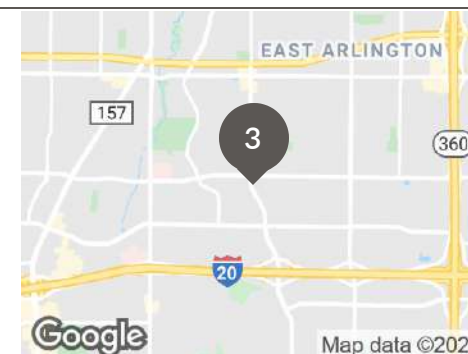
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COLLINS STREET RETAIL

3415 South Collins Street, Arlington, TX 76014

Lease Rate: \$19 SF/yr Lease Type: NNN

Space Size: 1,500 SF



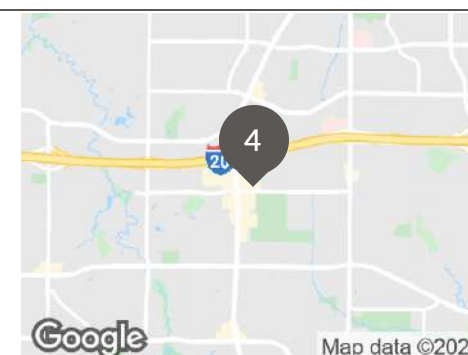
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COOPER STREET PLAZA SHOPPING CENTER

4619-4623 South Cooper Street, Arlington, TX 76017

Lease Rate: \$20 SF/yr Lease Type: NNN

Space Size: 1,296 SF



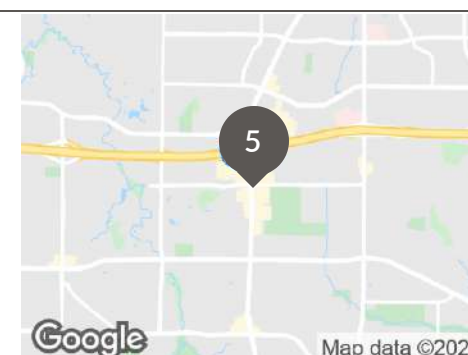
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COOPER STREET RETAIL

4701 South Cooper Street, Arlington, TX 76017

Lease Rate: \$26 SF/yr Lease Type: NNN

Space Size: 1,000 SF



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VILLAGE BY THE PARKS II
4225 South Cooper Street, Arlington, TX 76015

Lease Rate: \$24 SF/yr Lease Type:
Space Size: 1,000 SF

NNN



ARLINGTON PARK SQUARE
1201 West Arbrook Boulevard, Arlington, TX 76015

Lease Rate: \$30 SF/yr Lease Type:
Space Size: 7,400 SF

NNN

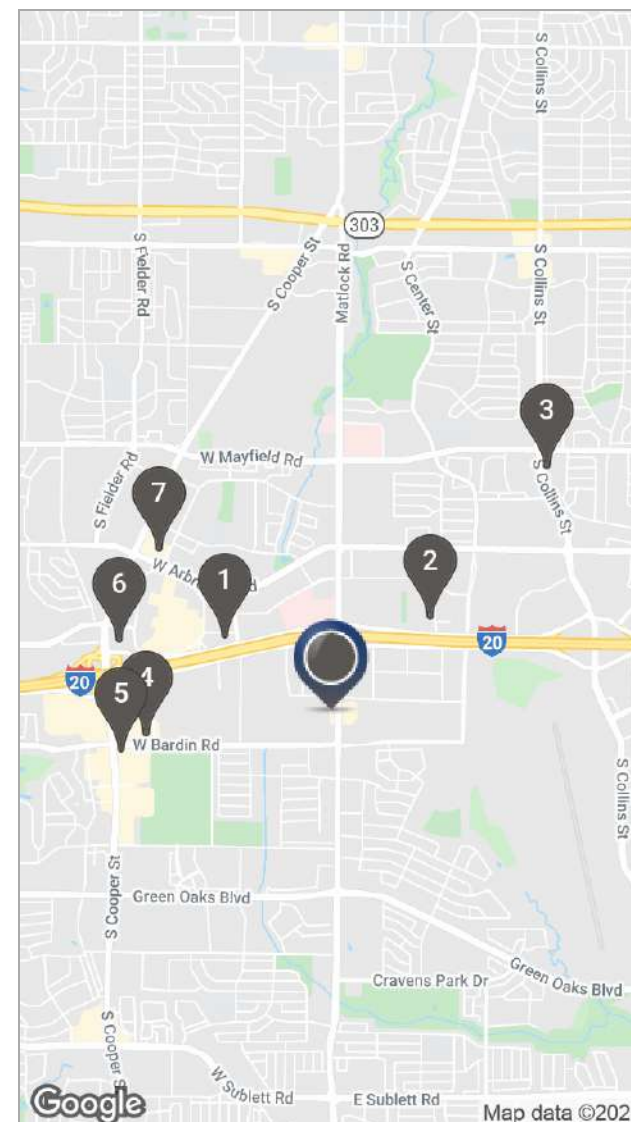


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	NAME/ADDRESS	LEASE TERM	LEASE RATE	LEASE TYPE	SPACE SIZE
★	Matlock Center 4520 Matlock Road Arlington, TX	Negotiable	-	-	-
1	Shops at Scots Legacy 1109 West Interstate 20 Arlington, TX	-	\$27 SF/yr	NNN	1,000 SF
2	Arlington Highlands 4000 Five Points Boulevard Arlington, TX	-	\$35 SF/yr	NNN	1,500 SF
3	Collins Street Retail 3415 South Collins Street Arlington, TX	-	\$19 SF/yr	NNN	1,500 SF
4	Cooper Street Plaza Shopping Center 4619-4623 South Cooper Street Arlington, TX	-	\$20 SF/yr	NNN	1,296 SF
5	Cooper Street Retail 4701 South Cooper Street Arlington, TX	-	\$26 SF/yr	NNN	1,000 SF
6	Village by the Parks II 4225 South Cooper Street Arlington, TX	-	\$24 SF/yr	NNN	1,000 SF
7	Arlington Park Square 1201 West Arbrook Boulevard Arlington, TX	-	\$30 SF/yr	NNN	7,400 SF
	AVERAGES	0 MONTHS	\$26 SF/YR		2,099 SF



Section 5 DEMOGRAPHICS



**SUBJECT
PROPERTY**

Matlock Center

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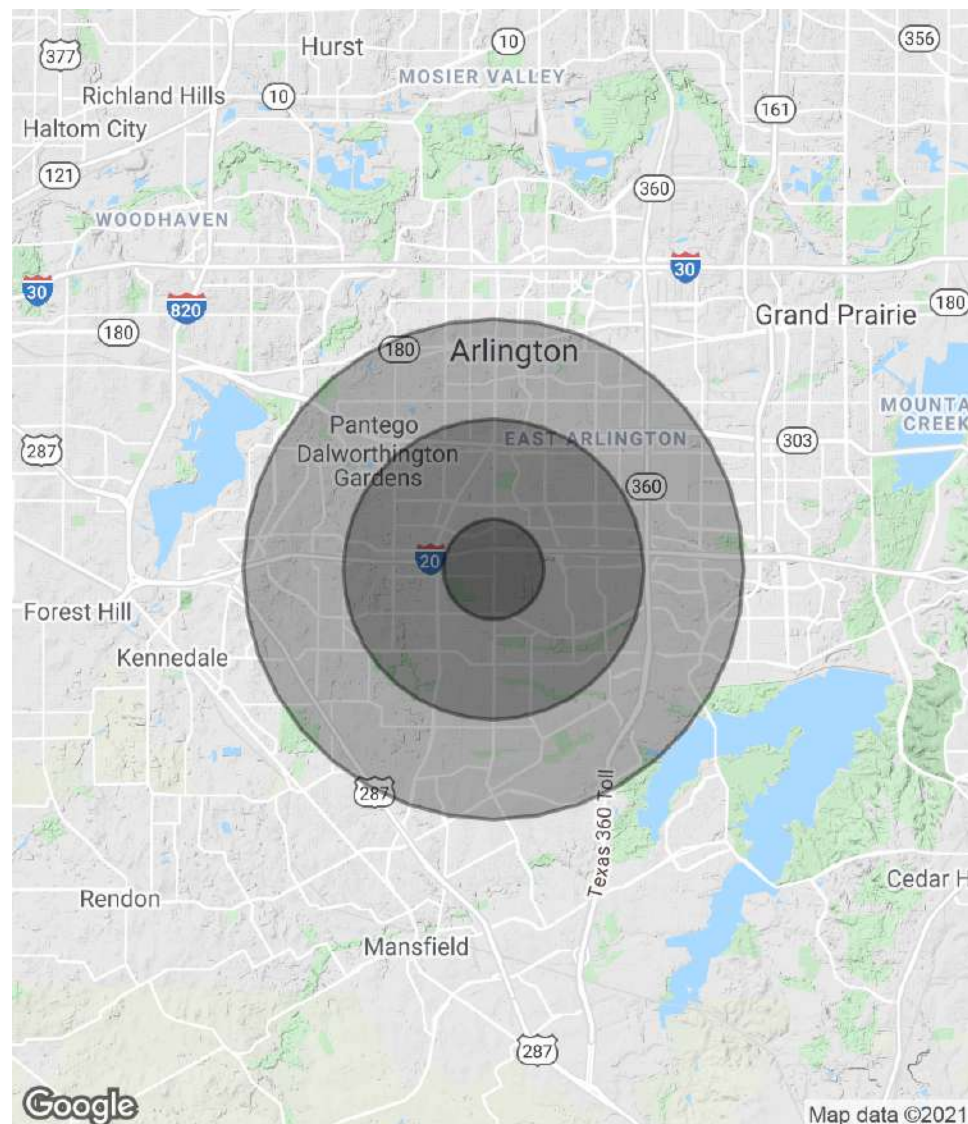
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,614	132,735	356,714
Average age	34.70	34.90	34.90
Average age (Male)	33.90	34.00	34.00
Average age (Female)	35.40	35.80	35.80

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,492	44,946	121,548
# of persons per HH	3.0	2.9	2.9
Average HH income	\$80,969	\$84,132	\$86,132
Average house value	\$162,920	\$177,235	\$201,615

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	32.4%	30.8%	31.0%

RACE	1 MILE	3 MILES	5 MILES
% White	55.4%	60.2%	63.5%
% Black	28.0%	25.5%	23.5%
% Asian	12.1%	10.3%	9.1%
% Hawaiian	0.3%	0.2%	0.2%
% American Indian	1.1%	0.9%	1.0%
% Other	3.1%	2.8%	2.8%

* Demographic data derived from 2010 US Census





INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Tim A. Speck

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

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Date



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