Investment Case Study
Exit Summary

I-20 Corporate Center
DeSoto, Texas

Acquisition Overview:

I-20 Corporate Center, a 385,472 square foot industrial property on 20.55 acres of land located at 220 E Danieldale Road in DeSoto, Texas. Originally a built-to-suit for McGraw-Hill (1986), the asset has been well maintained but dated.

The Property is positioned in the institutional South Dallas Industrial Submarket, known for its ease of accessibility to major interstate highways (I-35E, I-20, I-45 and US Hwy 67) that run directly through this submarket.

InvestorServices@Bradford.com

10440 N. Central Expressway
Suite 1150
Dallas, TX 75231
bradford.com

57.33% *	2.93%	23 months
IRR	Equity Multiple	Investment Period
* Net of Fees		

AT ACQUISITION

Challenge/Opportunity:

Bradford purchased the property 100% vacant from a private investor entity. The former ownership was not motivated to advance Capital to place asset in a more marketable position.

Solution:

Bradford acquired the asset and made immediate improvements.

1. Upgraded office pod
2. New roof on office pod
3. Upgraded building to ESFR
4. Upgraded all lighting in warehouse
5. Cleaned and sealed warehouse floor

InvestorServices@Bradford.com

10440 N. Central Expressway
Suite 1150
Dallas, TX 75231
bradford.com

Outcome:

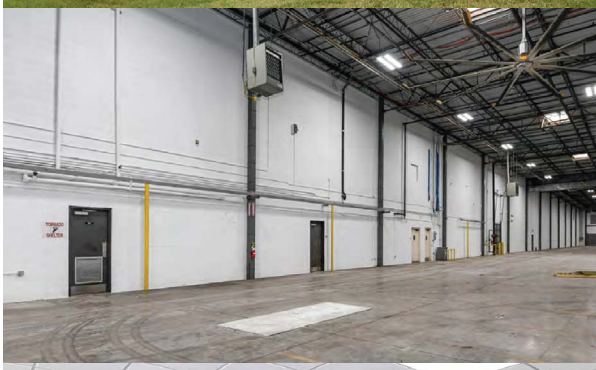
STRONG IN-PLACE CASH FLOW WITH SIGNIFICANT LEASE-TO-CORE OPPORTUNITY

Bradford's leasing team sourced DIAB Americas as a new tenant for Diab's new "world class" U.S. Headquarters.

LONG TERM LEASE WITH QUALITY TENANT

Diab Americas' entered into a 7-year lease expiring January 31, 2029 with 3.0% annual escalations providing potential buyers stable, long-term stream of cash flow.

Diab Americas was founded in 1999 and is a producer of high-performance core materials that can be found in applications all over the world, in industries like marine, aerospace, wind energy and transport. Since 2009, Diab has been wholly owned by Ratos, a private equity conglomerate listed on Nasdaq Stockholm, Large Cap. (RATO-B.ST). Ratos has total revenue of $2.4 billion.



InvestorServices@Bradford.com

10440 N. Central Expressway
Suite 1150
Dallas, TX 75231
bradford.com