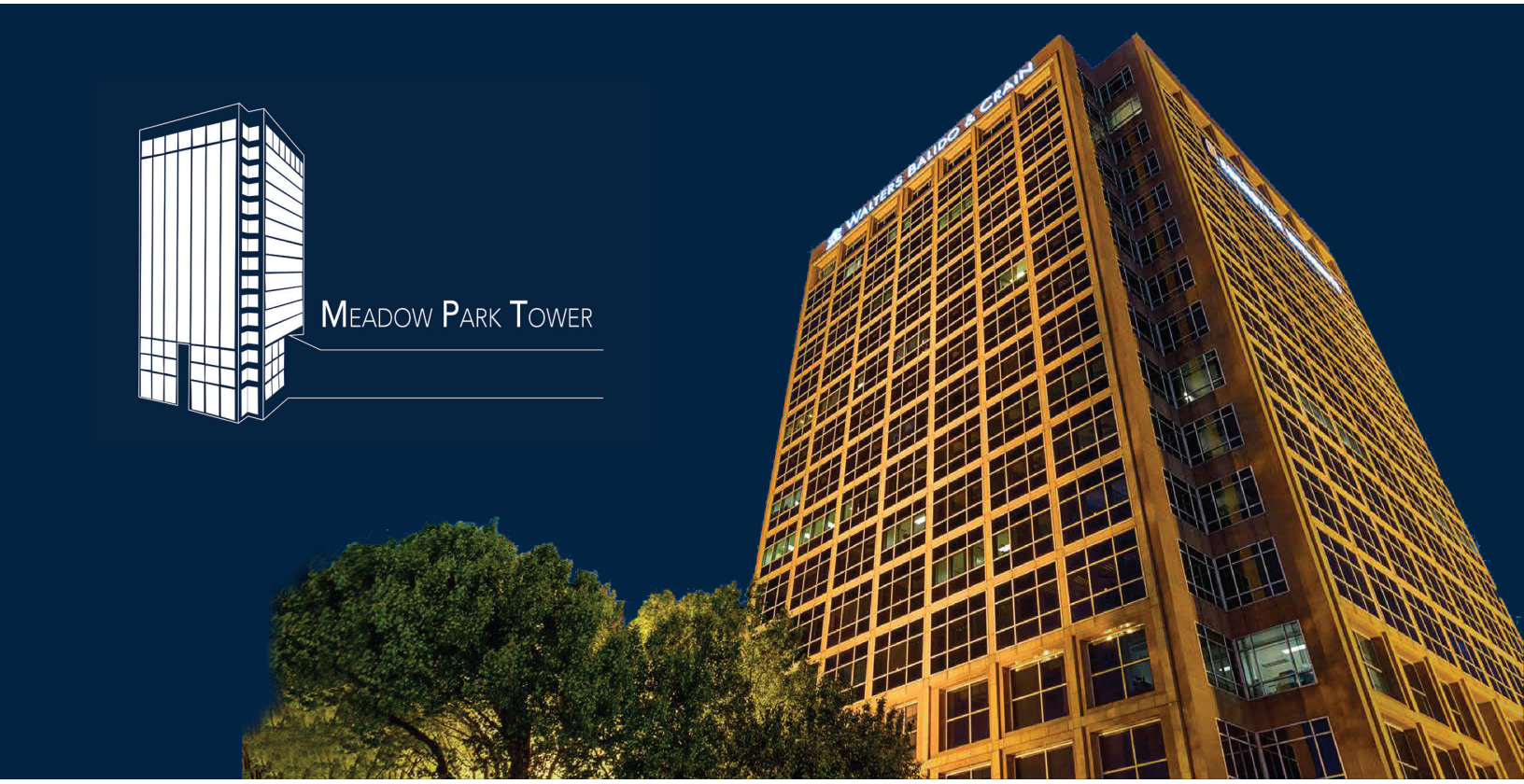
Investment Case Study
Acquisition & Repositioning Strategy
Active Investment

BRADFORD



10440 N. Central Expressway
Dallas, Texas

Overview:

Meadow Park Tower is a 16-story building situated along Central Expressway providing excellent accessibility, visibility and unrestricted views for its tenants. Originally constructed in 1987, Meadow Park Tower enjoys high quality construction, structured parking, and efficient +/-18,000 square foot floor plates.

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15.0% IRR
Projected Return Net to Investors

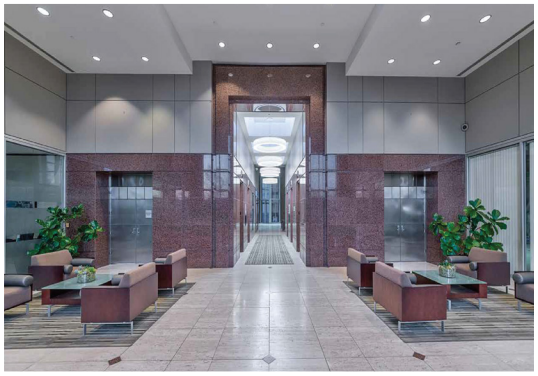
Class "A"

N. Central Expressway Submarket

AT ACQUISITION

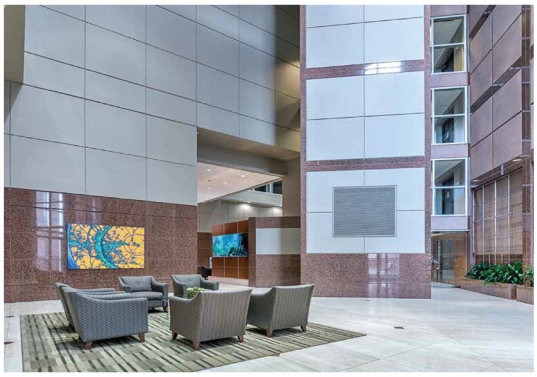
Challenge/Opportunity:

- Asset previously managed from overseas (India). Lack of oversight to all physical and operational activities will be upgraded with on-site Management & Leasing
- HVAC Chiller & Cooling Tower past useful life.
- Lobby and Tenant Amenities area in need of refresh.



Solution:

- Replace HVAC Chiller & Cooling Tower with capital improvement upgrade program
- Upgrade Fitness Center, Conference Center and Common areas with modern amenities
- On-site Management & Leasing for direct oversight of building operations.



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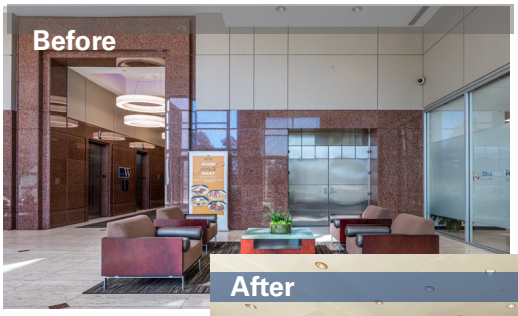
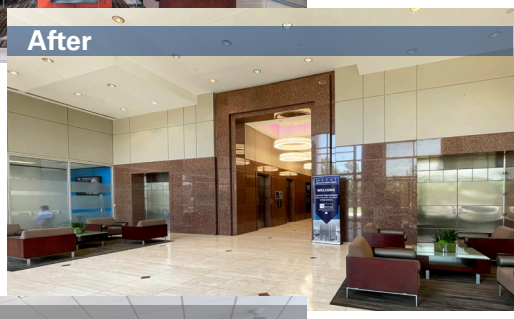
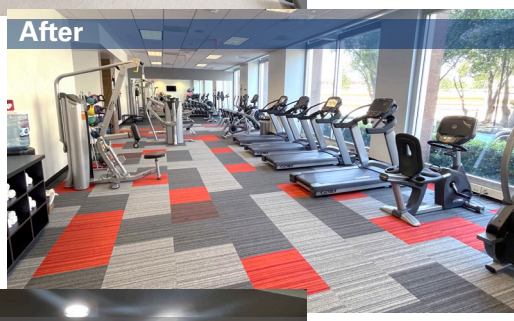
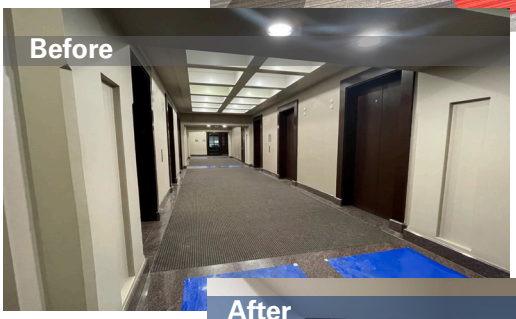
Desired Outcome:

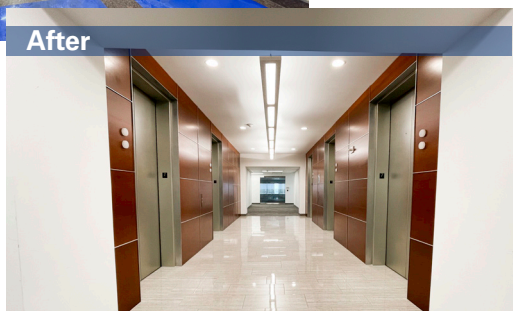
- Tenant friendly experience with upgraded Fitness Center, Conference Center and outdoor Amenities.
- 24 hour Security with enhanced web-based camera oversight
- New Tenant Directory with web-based informational features
- Upgraded garage parking traffic management for eased ingress / egress including tolltag access
- Upgrade Tenant entries at garage access for improved Tenant experience.
- Upgraded Building Corridors and Restrooms on select floors to improve Tenant experience.
- New Concierge support
- Improved occupancy at Market Rents to achieve desired returns.
- Holding period 2-5 years

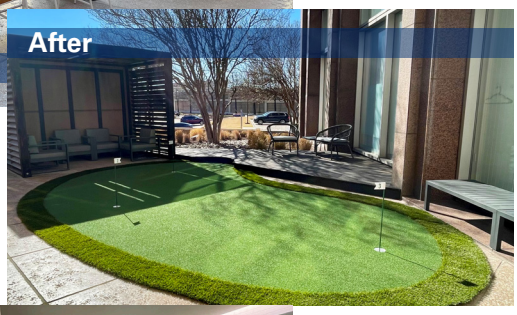


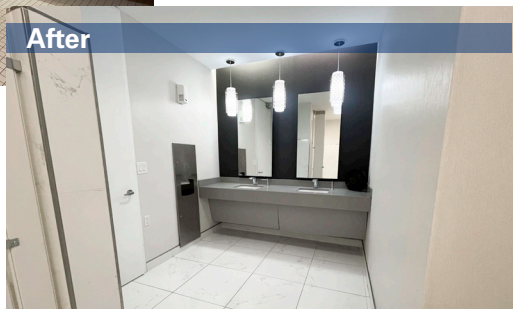












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