



Office Building For Sale / 8.5% Cap Single Credit Tenant / 100% Leased

4635 McEwen Road, Farmers Branch, TX 75244

33,642 SF / \$4,452,635 / \$132.35 PSF / 8.5% cap rate

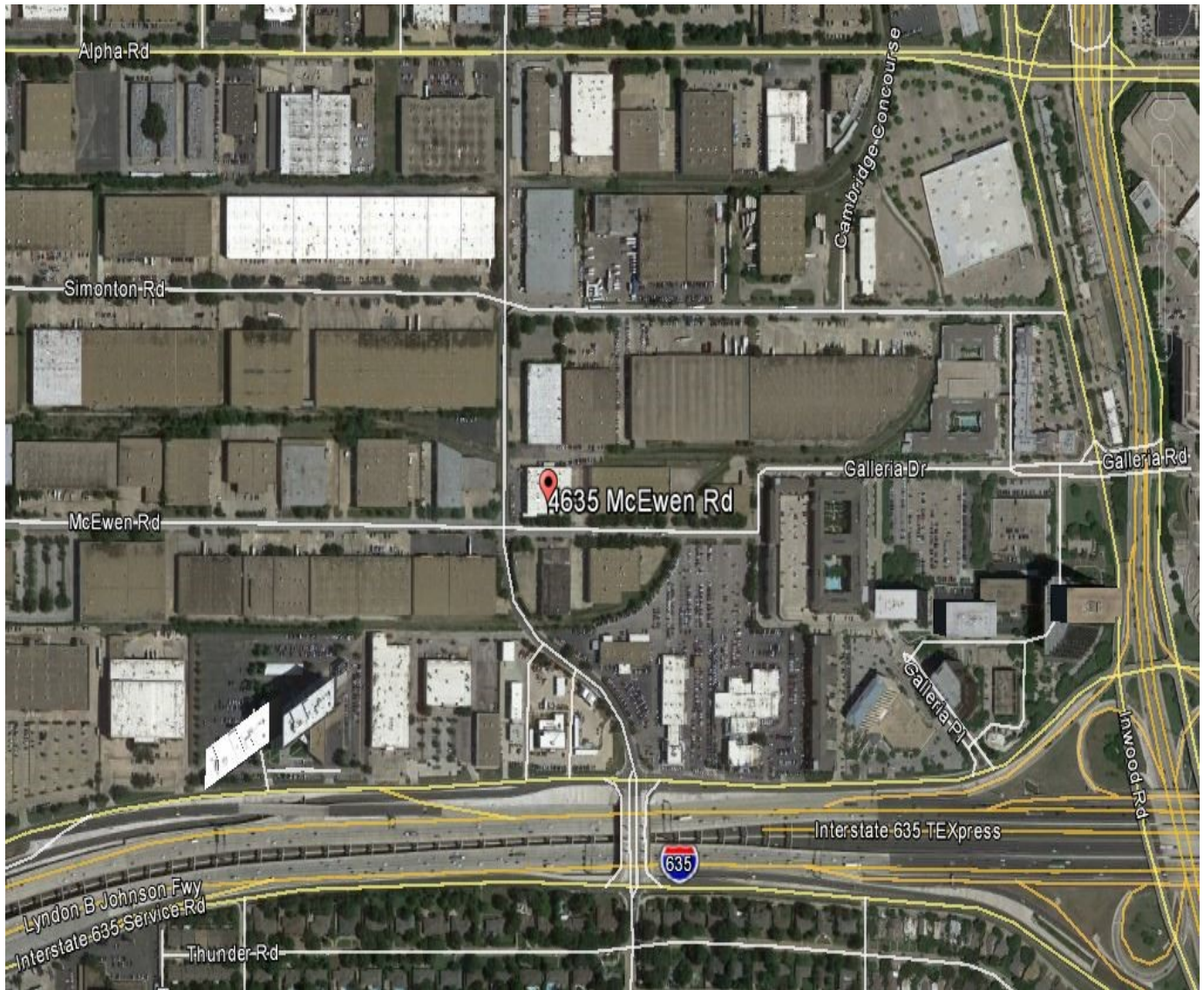


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Down The Street From The Galleria and MidTown



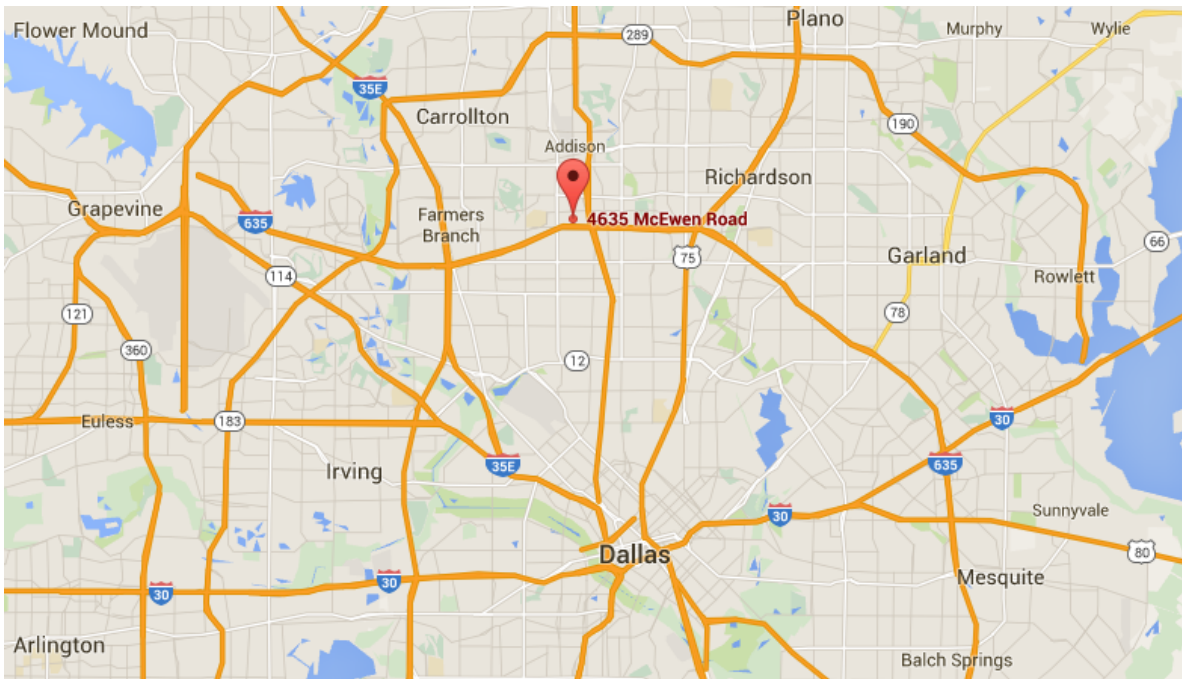
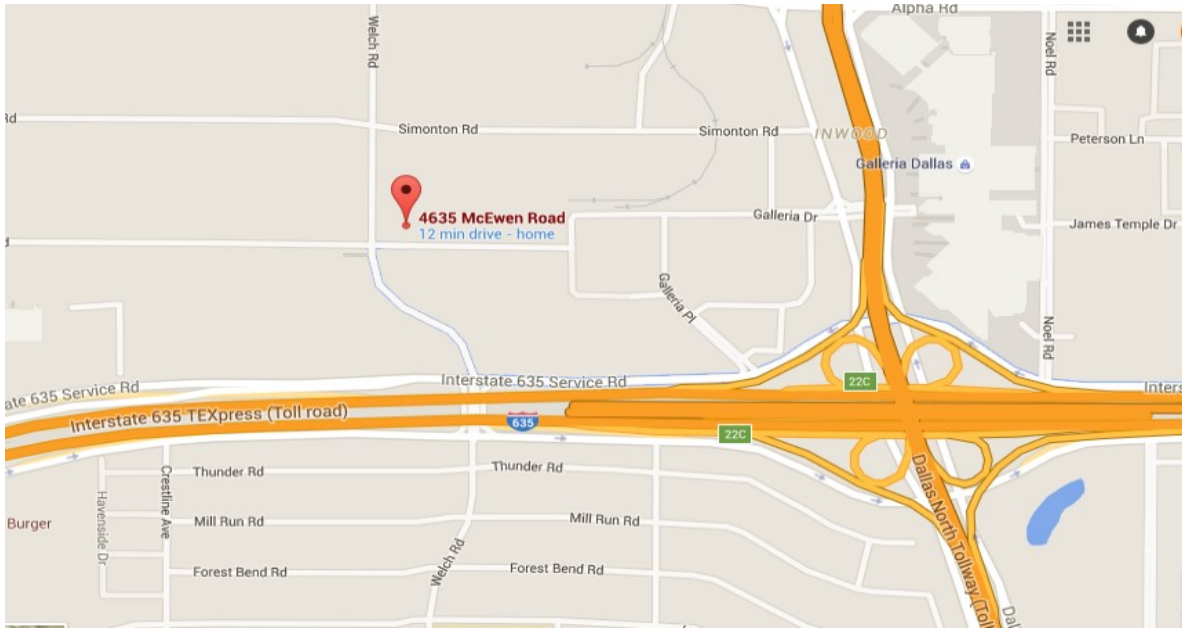
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Location Maps

Just 30 seconds to I-635 on Welch Road / Excellent Highway access



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This corporate headquartered building is comprised of a free standing 33,642 square foot facility on 75,628 SF of land. It is a NNN lease arrangement whereby Landlord is responsible for roof and foundation only. It is located just north of HWY 635 in far North Dallas in the Addison, Texas corridor.

PROPERTY HIGHLIGHTS

Address:	4635 McEwen Road in Dallas, Texas 75244
MSA:	DFW
Year Built:	1969, 100% renovated in 2012 with Extensive Improvements
Total SF:	33,642 sq. ft.
Parking	Approximately 116 Spaces
Stories:	2
Lease Expiration:	8-31-2021 Five Years

FINANCIAL HIGHLIGHTS

Average annual Income:	\$378,474.00
Total Square Feet:	33,642
Current Occupancy:	100%
Sale Price:	\$4,452,635.00 / \$132 PSF
CAP Rate:	8.5%

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PROPERTY DESCRIPTION

The building is designed for corporate headquarters. The entire building is beautifully appointed with high ceilings, parabolic lighting, LED lighting throughout, nine-foot interior doors, granite floors, glass block and glass features inside and out. Building has very attractive break rooms, kitchen and bath areas. Also Includes a theatre room.

Tenant is considered; "Captive". Beckett has spent well over a million dollars on improvements that cannot be replicated without tremendous expense. Those improvements include updated high end office finish. Beckett has a high security vault with other ancillary high security measures to house and process priceless sport collectables and rare coins for worldwide clientele. Property includes a small warehouse for shipping and receiving.

Owner installed new roof system with .60 TPO, 20-year warranty in 2012.

Owner installed all new HVAC package systems in 2012.

Building is 100% masonry / Brick Veneer and Stucco.

Car Parking is ample with over 100 marked parking spaces.

The landscaping is groomed and vibrant year round.

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Tenant Description / ELI Global - Parent Company

Eli Global is a globally diversified healthcare technology and financial services group with over \$1 billion in assets across a broad range of products and services including: electronic medical records, practice management systems, certifications, training, market research, advertising, information services, life insurance and annuities, and revenue cycle management. It is headquartered in Durham, NC.

Beckett Media / Tenant

Beckett Media has been the voice of the collectibles industry from the time Dr. James Beckett published his first Sport Americana Baseball Card Price Guide book in 1979 to the launch of the first issue of Beckett Baseball magazine five years later. In the 30 years since that rather simplistic first issue of Beckett Baseball, the magazine – and the company itself – has grown in significant proportions, similar to the very field it covers.

Under the guidance of Dr. Beckett, the company mastered the print medium, expanded Price Guide titles to other sports and other genres, introduced web commerce as a viable means of trade and instituted Grading as an important segment of the company portfolio.

Now, on the 30th Anniversary of that first magazine launch, Beckett Media stands poised to continue the foundation first laid down by Dr. Beckett – one of integrity, commitment and accuracy. In doing so, Beckett Media will proudly move the Beckett brand forward through an exciting future, all the while continuing to serve its current customers and attracting a new generation of collectors. Most importantly, Beckett Media will maintain the trust and excellence the company was built upon.

Beckett's company statement is more than just words on a sign hanging in the office hallway. It's a statement of our goal, and what our mission is each and every day:

"With over 30 years of serving as the most trusted resource for collectors, Beckett Media will continue to facilitate trade and lead the collectibles industry with dynamic products and services."

Beckett Media's commitment hasn't wavered in 30 years, and now there is even more Beckett Media emphasis on staying ahead of the curve, remaining versatile and maintaining flexibility to continue adding and expanding in a market in flux. The company continues to offer innovative products and first-class service to customers. It's what the Beckett name was built on.

National Recovery Systems / NRS

As Nationwide Recovery Systems celebrates more than 40 years of exceptional service to the Healthcare, Commercial & Consumer receivables management community, it is fitting to reflect on our core values and client relationships which have greatly contributed to our success. More than ever, we remain dedicated to ensuring that the needs of our clients are the driving force behind every decision we make. We never forget you have a choice and you have chosen us and as a true business partner, NRS is committed to be aligned with its client's vision of being a recognized leader in their specific domains. We take our role in your business strategy very seriously and are dedicated to ensuring that your revenue cycle needs are met. This commitment has always been the driving force behind every decision we make. Additional information can be found at www.beckett.com, www.nationwiderecoverysystems.com and www.eliglobal.com

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Photos



Front Exterior



Front Exterior Close up

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Photos



Lobby



Offices and Work Area



Conference and Break Room

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Photos



Offices and Work Area



Offices and Training

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Harvard Companies, Inc.

11/2/2015



Information About Brokerage Services

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

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 coincidental 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

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Brokerage Services

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