



April 5, 2017

To Whom It May Concern:

RE: CityView

Thank you for your interest in CityView, comprising 294,236 square feet in the thriving and expanding Plano submarket near the State Farm Cityline Headquarters. At a blended 54% occupancy, Cityview provides stable, in-place cash flow with immediate lease-up opportunity in the Tower, plus an additional 100,000 square feet of immediate availability in the accompanying buildings CityView Corporate Center I and II.

Call for Offers is Thursday, April 13th.

Please note the following information as you prepare your offer.

Leasing Updates:

-Molina Healthcare (Suite 100A/ 11,350 SF/ Expires September 2017) Agreed to terms on renewal and have drafted an amendment. Terms: 36 month renewal, \$20.00 +E starting rent with \$0.50 annual increases, 2 months free, "As-Is".
--Leasing Costs to be seller's responsibility
--Buyer to absorb free rent.

-Centina Systems (Suite 465/ 2,975 SF/ Expires May 2017) Expecting a signed amendment this week. Expanding and relocating to Suite 600 (3,432 SF). Terms: Starting 6/1/17, 5 year lease, \$19.50 +E starting rent with \$0.50 annual increases, 3 months free.
--Leasing Costs to be seller's responsibility
--Buyer to absorb free rent.

-Intelemedia (Suite 700/ 18,352 SF/ Expires October 2019) Tenant has expressed interest in an early renewal.

-Mentalix (Suite 370/ 2,658 SF/ Expires June 2017) Tenant has expressed interest in renewing. Discussions are underway.

-Carbonyx (Suite 320/ 13,795 SF/ Expires June 2017) Tenant has expressed interest in potentially downsizing upon renewal. Discussions are underway.



For additional information on the properties or to schedule a tour, please contact:

Creighton Stark
Colliers International
214-706-6029
Creighton.stark@colliers.com

Chris Boyd
Colliers International
214-706-6047
cl.boyd@colliers.com

Acquisition Financing Guidance:

Initial guidance from bridge lenders indicate the following terms:

LTC:	up to 75% stabilized cost
Term:	3+1+1
TI/LC/Capex:	100% funding
Interest Only:	Initial Term
Prepayment:	TBD
Guaranty:	Non-Recourse
Index:	30-Day LIBOR
Spread:	400-500
Origination:	0.75%-1.0%

Although these are initial terms, final debt terms will depend on borrower, business plan and amount of leverage.

Should you have acquisition financing inquiries, please contact:

Randy Fleisher
Hamilton Realty Finance
214-855-2959
rfleisher@hamiltonrf.com

Hutton Lunsford
Hamilton Realty Finance
214-540-0526
hlunsford@hamiltonrf.com