

LONG-TERM SALE/LEASEBACK OPPORTUNITY

Three Absolute Net Leased Industrial Facilities

CORSICANA, TEXAS • PHOENIX, ARIZONA • DU QUOIN, ILLINOIS



Offering Price: \$7,316,000

Cap Rate: 8.56%

Tenant: MPP Group Companies, Inc.
www.mppgroup.com

- > Three single tenant **absolute net** leased properties, totaling 179,508 SF on 20.36 acres
- > Long-term (15-year) absolute net leases with rent increases



On behalf of Colliers International | Phoenix, Colliers International | St. Louis and Colliers International | Dallas, please contact:

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Investment Highlights

Strong Tenant

MPP Group of Companies is a family-owned business that was founded in 1937. MPP Group of Companies continues to be a well-respected name in metal finishing, employing very capable sales, operations, technical, and customer service teams.

Geographical Diversification

The portfolio consists of three properties located in Texas, Arizona and Illinois.

Long-Term Lease

The 15-year lease offers stability and long-term income growth with 10% annual rent escalations every 5 years.

Absolute-Net

The tenant will continue to maintain the facilities at their cost leaving the landlord with no expense responsibilities.

Above-Market Returns

The asking price of \$7,316,000 yields a 8.56% cap rate and a 15-year leveraged annual cash return of 20.52%.

Offered Free and Simple

The offering provides an opportunity to pay all-cash or obtain historically low market rate debt.

Tenant Profile

Metals Protection Plating, known today as the MPP Group of Companies, was founded in 1937. MPP is a highly recognized name in the Metal Finishing Industry with a documented reputation for providing quality metal finishing services. The company was purchased by the Bozarth family in 1956, and today is led by Ed Bozarth (CEO – MPP Group of Companies).

MPP's facilities are able to certify many process specifications for its customers located across the United States, and are in full compliance with all known local, state and federal regulations. The Kansas City plant opened in 1937 and contains a 21,000 square foot metal finishing production facility, and specializes in Clear and Colored Sulfuric Anodizing, Colorfast Two-Step Anodizing, Hardcoat Anodizing, Clear and Yellow Chromate Conversion Coating, and Barrel Tin Plating on Copper and Aluminum.

In 1994, MPP purchased an existing metal finishing business in Corsicana, Texas, and improved it to include 72,800 square feet of production space, located on an 8.60+ acre site. The Texas facility increased the company's production capacity, and opened the market to Anodizing large Architectural Aluminum components, in addition to expanding their geographical market. The Texas facility provides Clear and Two Step Color Anodizing with local area delivery.

In 1997, MPP purchased another existing metal finishing business in Phoenix, Arizona, which is now comprised of 63,621 square feet of production space, located on a 4.00± acre site. The Arizona plant further increased their production capabilities and market presence on the west coast. Finishes provided are Clear and Two Step Color Anodizing of Architectural Aluminum. Services include local delivery within the City of Phoenix and surrounding area, Los Angeles and Southern California.

In 2000, MPP opened its newest metal finishing plant in Du Quoin, IL. This plant sits on 7.76± acres, and is comprised of 43,090 square feet of Rack and Barrel Zinc Plating. MPP, in conjunction with the local community, was able to successfully fund the \$3.5 million construction project, develop freight and transportation services to support the new plant, and acquire a talented base of specialized plant employees to service the local and regional customers.

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230 South 49th Avenue

PHOENIX, ARIZONA 85043



Property Features

- > Total building area: ±63,618 SF
- > Office area: ±3,800 SF
- > Clear height: 25'6" - 42'9"
- > Loading: two (2) drive-in doors
- > Electrical: 3,000 amp, 480 volt, 3-phase, 4 wire
- > Sprinkler: wet system
- > Year built:
 - > 1979 - main building
 - > 1982 - office building
- > Exterior construction: metal
- > Zoning: A-2, heavy industrial
- > Land area: ±4.0 acres
- > Located in Tiger Industrial Park
- > Centrally located in Phoenix, Arizona
- > Excellent access to I-10
- > **Sale price: \$2,981,000**
- > **Cap rate: 8.0%**

Rent Roll

Location	Building Size SF	Land Size AC	Lease Type (1)	Lease Commencement	Annual Rent	Base Rent SF	Lease Term (2)	Cap Rate	Offering Price	Price PSF	Rent Escalations
230 S 49th Ave, Phoenix, AZ	63,618	4.0	NNN	at closing	\$238,567	\$3.75	15 years	8.00%	\$2,981,000	\$46.86	10% EOY5 & EOY10

(1) Absolute net lease. Tenant responsible for all expenses. (2) Tenant prefers lease options beyond primary 15-year term (to be negotiated).

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LONG-TERM SALE/LEASEBACK OPPORTUNITY



2900 Highway 31 East

CORSICANA, TEXAS 75011



Property Features

- > Total building area: ±72,800 SF
- > Office area: 1,500 SF
- > Clear height: 24'
- > Loading:
 - > Four (4) dock-high doors
 - > Three (3) drive-in doors
- > Electrical: heavy power
- > Year built: 1977 / 1993
- > Exterior construction: metal
- > Zoning VI-1: light industrial
- > Land area: ±8.6 acres
- > Excellent access to I-45
- > **Sale price: \$2,705,000**
- > **Cap rate: 8.75%**

Rent Roll

Location	Building Size SF	Land Size AC	Lease Type (1)	Lease Commencement	Annual Rent	Base Rent SF	Lease Term (2)	Cap Rate	Offering Price	Price PSF	Rent Escalations
2900 Hwy 31 E, Corsicana, TX	72,800	8.6	NNN	at closing	\$236,600	\$3.25	15 years	8.75%	\$2,705,000	\$37.16	10% EOY5 & EOY10

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1135 North Maple Street

DU QUOIN, ILLINOIS 62832



Property Features

- > Total building area: ±43,090 SF
- > Office area: 2,400 SF
- > Clear height: 24'
- > Loading:
 - > Two (2) dock-high doors
 - > Six (6) drive-in doors
- > Electrical: 3-phase, 480 volt
- > Year built: 2000
- > Exterior construction: metal
- > Zoning: General Industrial (GI)
- > Land area: ±7.76 acres
- > **Sale price: \$1,630,000**
- > **Cap rate: 9.25%**

Rent Roll

Location	Building Size SF	Land Size AC	Lease Type (1)	Lease Commencement	Annual Rent	Base Rent SF	Lease Term (2)	Cap Rate	Offering Price	Price PSF	Rent Escalations
1135 N Maple St, Du Quoin, IL	43,090	7.76	NNN	at closing	\$150,815	\$3.50	15 years	9.25%	\$1,630,000	\$37.83	10% EOY5 & EOY10

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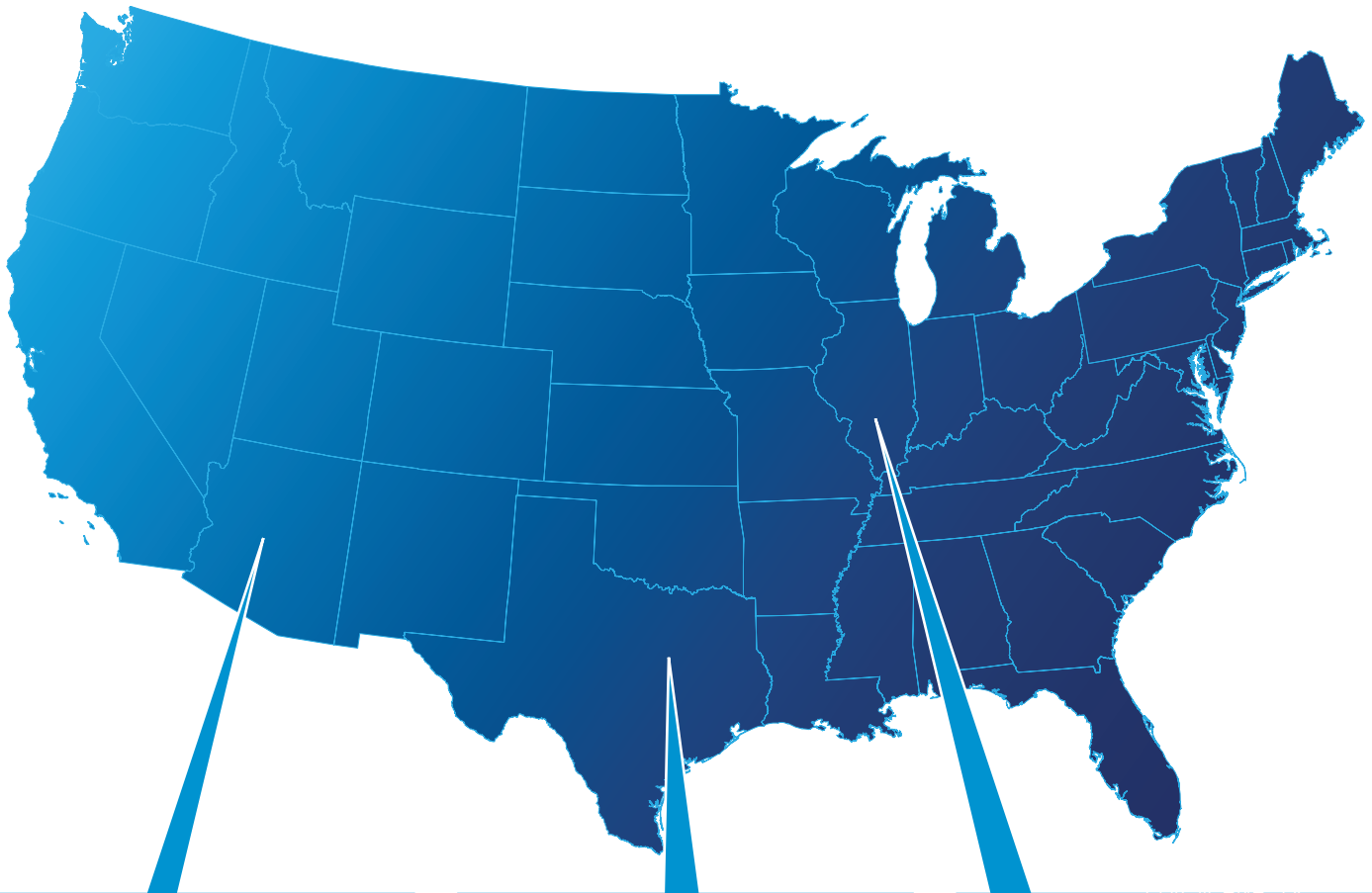
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INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real Estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records

Buyer, Seller, Tenant or Landlord

Date

