

Weatherford Business Park Phase I



Agenda

- - Investor Offering
- - Flex Space Introduction
- - Property Overview
- - Deal Overview
- - Investor Analysis
- - Comparable Properties
- - Why Flex?
- - Small Business Demand
- - Tenant Base
- - End Buyers
- - peak Experience
- - Ahead of the Curve



15

PRIME , FLEX SPACE
UNITS TO BE BUILT

Investor offering

The Peak Group is setting out to build roughly 20,250 square feet of shallow bay commercial flex space in Weatherford, TX. This business park will consist of 15 smaller office/warehouse units starting at 1350 square feet.



Flex Space

- **What is Industrial Condo/Flex Space?**

- A real estate property offering flexible, customizable spaces for various businesses and industries.

- **Growing Trend Towards Flexible Workspaces**

- Proliferation of SMB's (small and medium businesses) creates a need for cost-effective, scalable office solutions, making Commercial Condo/Flex Space an attractive option.
- We are witnessing a significant trend towards flexible workspaces, driven by the increasing adoption of remote work and the rise of the gig economy. as small and medium-sized businesses continue to flourish, the demand for affordable and adaptable Office Solutions has surged. Industrial Condo / Flex Space development is well positioned to meet the evolving needs of modern businesses and entrepreneurs

- **Why Invest in Industrial Condo/Flex Space Development?**

- Capitalize on increasing demand for versatile workspaces, particularly among small and medium-sized businesses

Property Overview

Site Location

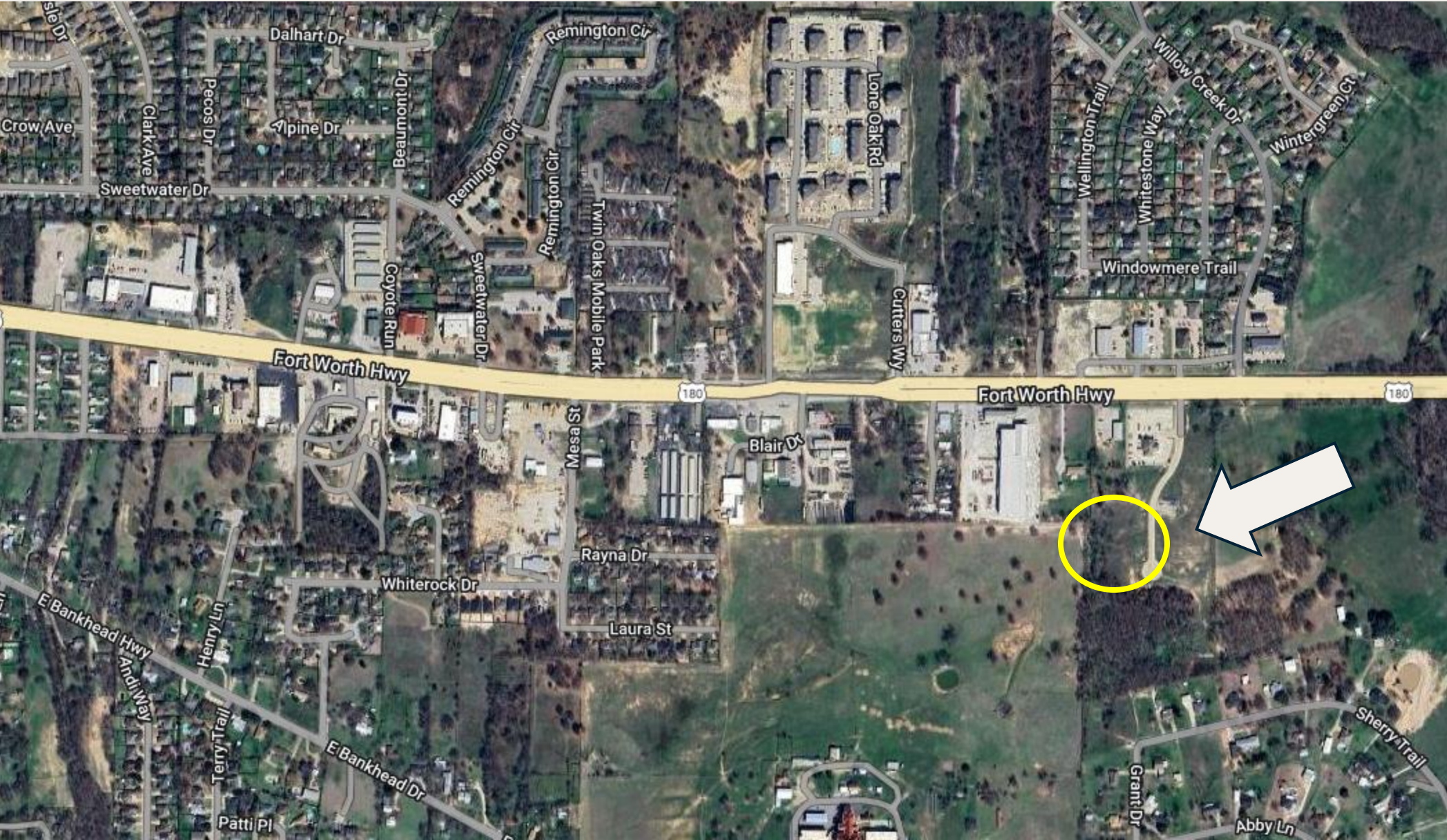
108 East Pointe Drive – Weatherford

[Google Pin](#)

Quick and easy access to I-20

Population: 40,430

Median Household Income: \$78,765



Deal Overview

Weatherford Business Park

- 1.4 acres located in Weatherford, TX
- Yielding approximately 20K of leasable square footage .
- Simple red steel free span construction 20-24' clear at the peak.
- 14'x12' roll up doors
- 6x9 feet of store front glass for business advertising and elevated entrances.
- Projected rents - \$13/ft NNN



Weatherford Business Park Renderings



Investor Analysis

Underwriting Assumptions

- \$13.00/ft/yr NNN leases
- Disposition Cap @ 6.5%
- Full underwriting available upon request

PURCHASE & REHAB		FINANCING (PURCHASE)	
Purchase Price:	\$ 250,000	Loan Type:	Amortizing, 25 Year
Amount Financed:	- \$ 160,000	Interest Rate:	6.5%
Down Payment:	= \$ 90,000	Financing Of:	Price (64%)
Purchase Costs:	+ \$ 17,900	Loan Amount:	\$ 160,000
Rehab Costs:	+ \$ 0	LTC / LTV:	64% / 62.7%
Total Cash Needed:	= \$ 107,900	Loan Payment:	\$ 1,080 Per Month \$ 12,964 Per Year
After Repair Value:	\$ 255,000		
ARV Per Square Foot:	\$ 188.9		
Price Per Square Foot:	\$ 185.2		
Price Per Unit:	\$ 250,000		
RETURNS & RATIOS (Year 1)		ASSUMPTIONS & PROJECTIONS	
Cap Rate (Purchase/Market):	6.5% / 6.4%	Rehab Cost Overrun:	0%
Cash on Cash Return:	3.1%	Vacancy Rate:	5%
Return on Equity:	3.2%	Appreciation:	3% Per Year
Return on Investment:	-11.5%	Income Increase:	3% Per Year
Internal Rate of Return:	-11.5%	Expense Increase:	3% Per Year
Rent to Value:	0.6%	Selling Costs:	5% of Sales Price
Gross Rent Multiplier:	14.24	Depreciation Period:	39 Years
Equity Multiple:	0.89	Land Value:	\$ 50,000
Break Even Ratio:	124.6%		
Debt Coverage Ratio:	1.26		
Debt Yield:	10.2%		
		Monthly	Yearly
CASH FLOW			
Gross Rent:		\$ 1,463	\$ 17,556
Vacancy (5%):	-	\$ 73	\$ 878
Other Income:	+	\$ 714	\$ 8,568
Operating Income:	=	\$ 2,104	\$ 25,246
Operating Expenses (35.3%):	-	\$ 742	\$ 8,905
Net Operating Income:	=	\$ 1,362	\$ 16,341
Loan Payments:	-	\$ 1,080	\$ 12,964
Cash Flow:	=	\$ 282	\$ 3,377
Cash Flow Per Unit:		\$ 282	\$ 3,377

Comparable Flex Parks

LOCATION & DISTANCE FROM DEVELOPMENT

Address	Zip Code	City
2602 Fort Worth Hwy	76087	Weatherford
117 Bennett Hills Dr	76088	Weatherford
2720 Ranger Hwy	76088	Weatherford
2105 FM 920	76088	Weatherford
118 Marble Ct	76008	Aledo
144 Winners Cir	76087	Weatherford
3000 FM 51	76085	Weatherford
1401 Ranger Hwy	76086	Weatherford

Distance From Development
2.1 Miles
11 Miles
7.2 Miles
6 Miles
9.4 Miles
12 Miles
6.8 Miles
4.3 Miles

Asking Rent	Sqft	Year Built
\$10NNN	1000-6000	2018
\$14NNN	3600	2024
\$15NNN	3800-7600	2024-2025
\$12NNN	4600	2020
\$17NNN	1250-2500	2008
\$11.66NNN	10000	2020
\$13GROSS	1250-10000	2023
\$12NNN	1600-4800	2024-2025

Leasing Strategy

1. Leasing – Projections

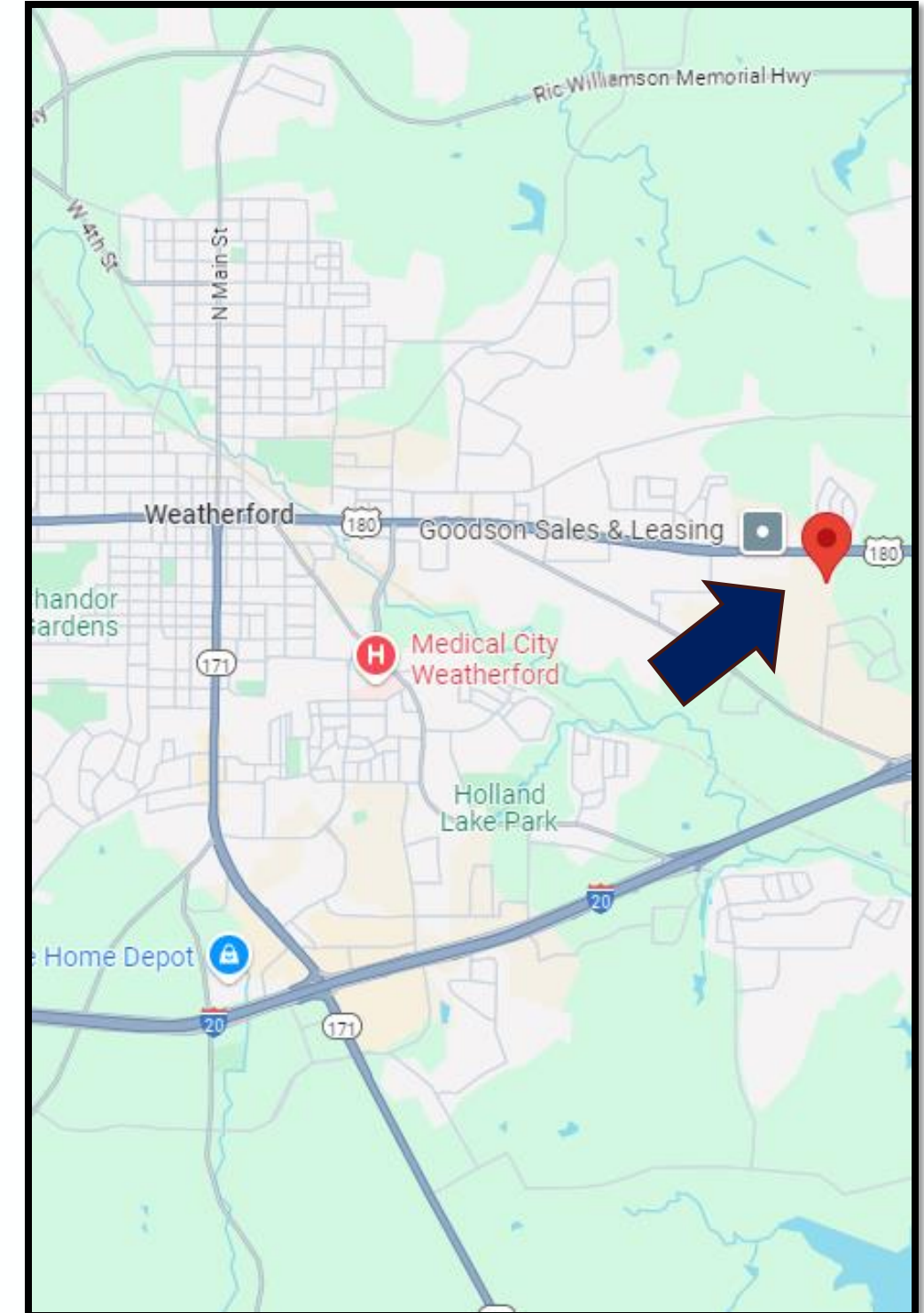
- With little to no properties under construction, lease up time projections is 6 months.

2. Minimize Risk

- Effectively position the property and secure tenants with strong covenants (restrict auto repair, and chemical companies).

3. Rental Rate

- Projected: \$13 PSF+NNN



Why Flex Space?

Versatility of the Units

- Flex spaces can be customized to fit a wide variety of businesses.

Rental Demand

- With the growth of e-commerce and small businesses, there is becoming increasingly more demand for these units.

Diversification

- Flex Space allows investors to diversify their investment portfolios by purchasing a flex space unit that will be far more affordable than a traditional office building.

Attractive Returns for Investors

- Flex Space properties offer strong investment returns due to high demand and limited supply, resulting in above-average rental rates. Their adaptability for renovation and repurposing, further increase their value and potential appreciation. Additionally, flex space will offer a much higher return than a similar traditional commercial building.



Small Business Demand

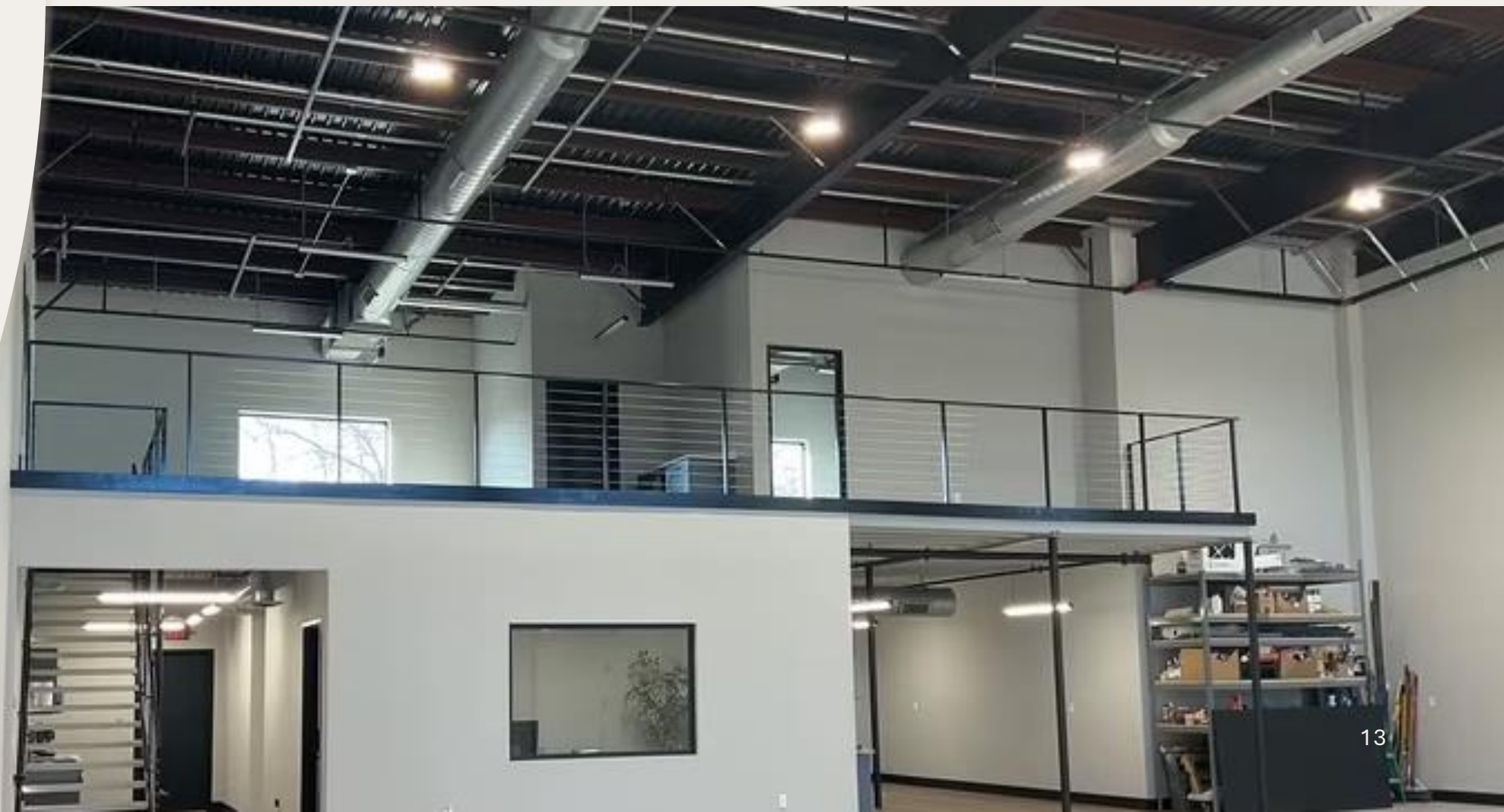
- There are 33.2 million small businesses in America, which account for over 99.9% of all U.S. businesses. Of the 33.2 million small businesses, over 32.6 million businesses employ 0-20 employees.
- From 1995-2021 small businesses are credited with just under two-thirds of new jobs created.
- Small businesses have added just under 13 million jobs in the last 25 years.
- Small businesses are the backbone of the U.S. economy and will continue to grow with the economy.
- [According to Dallas Culture Map](#), DFW ranks as a top 10 metro to start a small business.

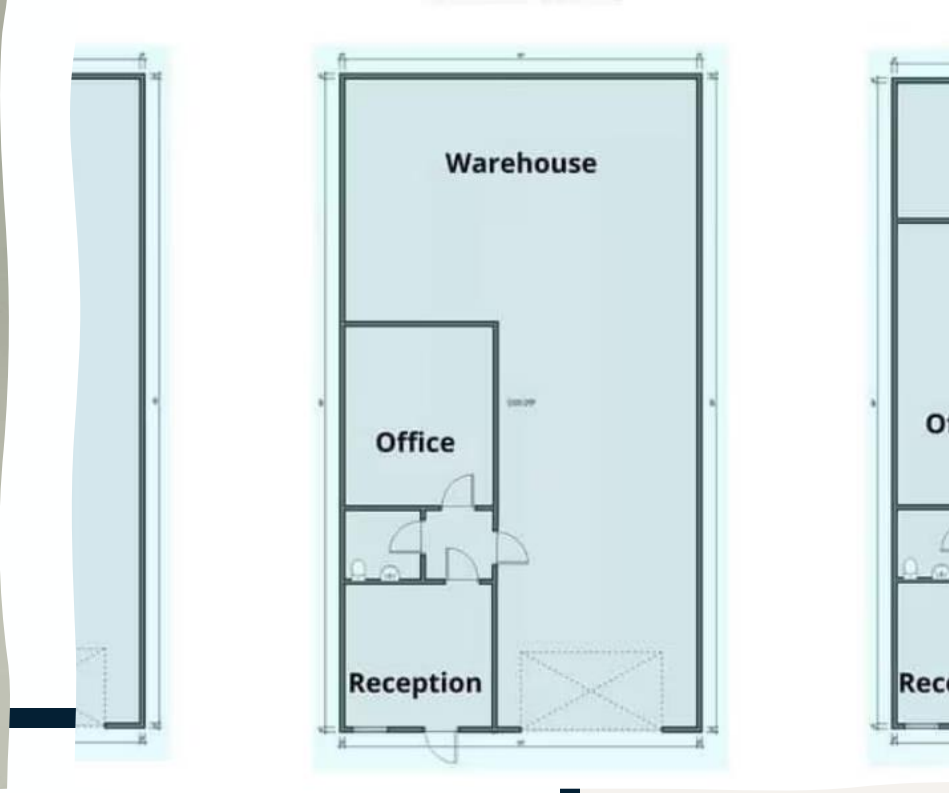
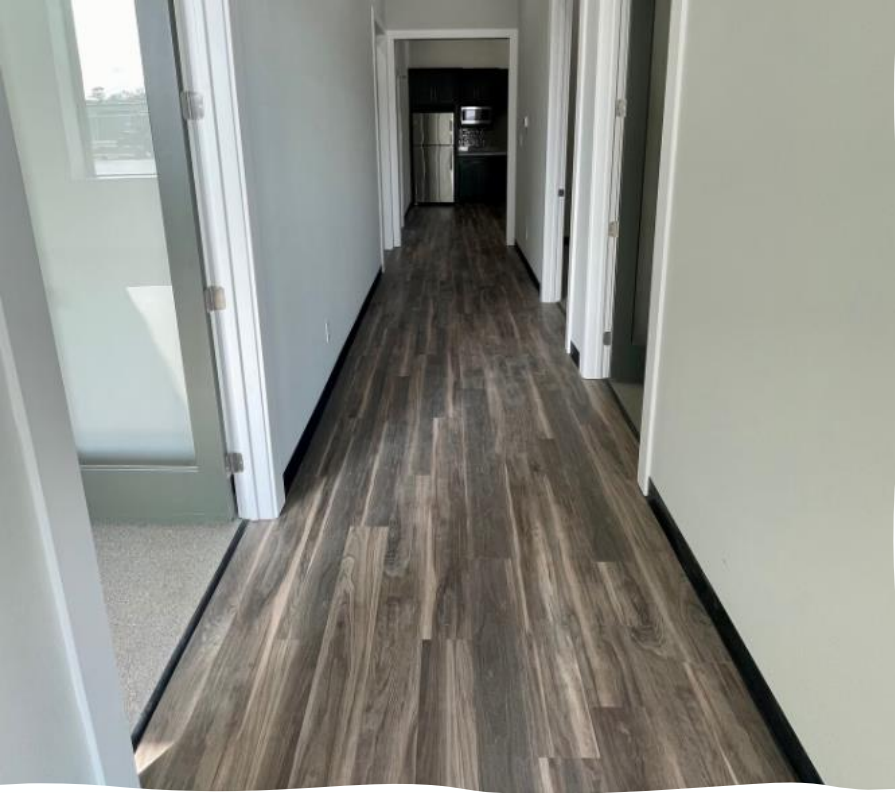
How many businesses are created each year?

Year	Number of New Business Applications	% Change vs. the Prior Year
2023	5.5 million	8.7%
2022	5.0 million	-7.4%
2021	5.4 million	22.7%
2020	4.4 million	25.7%
2019	3.5 million	0%
2018	3.5 million	9.4%
2017	3.2 million	6.7%
2016	3.0 million	7.1%
2015	2.8 million	3.7%

Potential Tenants

- Automotive aftermarket (coatings, conversions, add ons..etc)
- Builders, Architects, Land Surveyors & Engineers
- Electrician, HVAC, Roofing,
- E-commerce Gig workers
- Light manufacturing and distribution





Potential Tenants



- Club Teams (Basketball, Volleyball, Soccer etc)
- Indoor pickle ball courts
- Sports Training
- Crossfit Gyms
- Dance Companies
- The list goes on and on.....

peak Experience

Flex Space Land Acquisition

With our extensive experience in acquiring land for the development of build-for-rent communities, we've learned the art of site selection. Moreover, our wealth of knowledge equips us to adeptly navigate potential pitfalls and steer clear of any problematic issues that come with a specific site.

Horizontal Development

We have developed several build for rent communities; this development process will be the same for flex space.

Vertical Development

While the construction process for flex space buildings may differ from that of single-family homes, it is notably simpler to oversee. Constructing a single-family home typically involves coordinating around 30 trades, whereas for a flex space building, we require only approximately 7 trades.

Ahead of the Curve

- In 2019 we set out to build our first build-for-rent community. We firmly believed at the time that build for rent communities would experience tremendous growth over the next few years. Now in 2024, we can confidently say we were correct. We have the same feeling about flex space. Between the wide variety of potential tenants, the high demand, and appreciation potential we believe flex space offers a strong investment and is unlike anything in today's market.





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LEGAL DISCLAIMER

By purchasing a property sold through The Peak Group, you acknowledge and accept the risks associated with real estate investment. There are no guarantees regarding investment returns, rental income, or property appreciation, as these factors are subject to market fluctuations. Investors should be aware of the potential risks, including vacancy risk, fluctuations in property value, operational and maintenance costs, and changes in zoning or regulatory laws. Units are sold "as-is," and the Seller makes no warranties regarding the property's condition. It is strongly recommended that investors conduct due diligence, including property inspections and legal reviews, before making any decisions.

If the unit is under development, there is no guarantee of completion dates or costs, as delays or changes in the project may occur. Additionally, leasing conditions and tenant stability cannot be guaranteed. Investors are responsible for securing financing, and the Seller does not guarantee the availability or terms of any financing. Any financial projections or estimates provided by the Seller are based on assumptions and are not guarantees of future performance. The Seller's liability is limited to the purchase price of the unit, and no responsibility is assumed for any indirect or consequential damages. The Investor agrees to indemnify the Seller against any claims arising from the ownership or operation of the unit.