SECURE
NET LEASE

FILE PHOTO

Navy Federal Credit Union

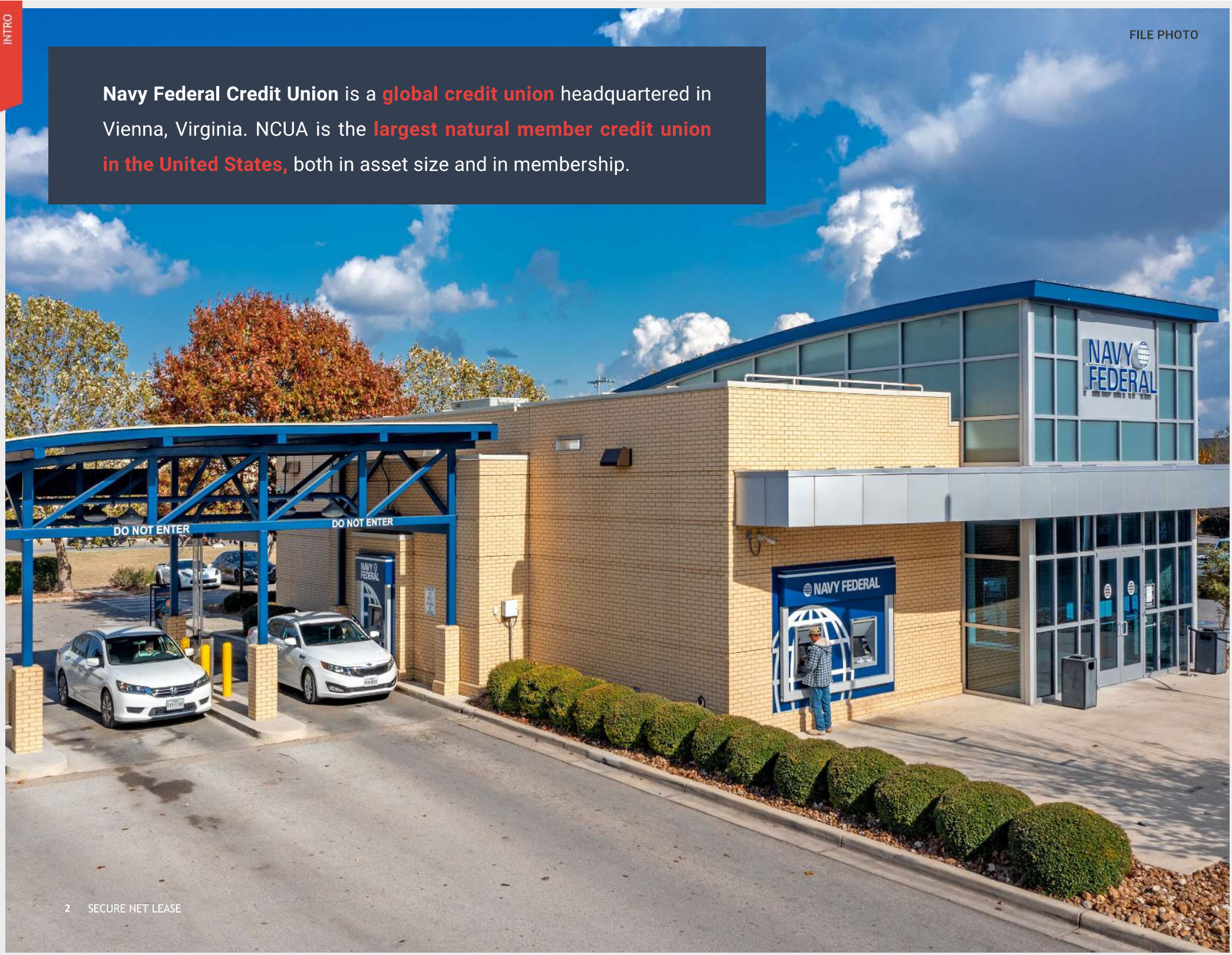
$2,990,500 | 4.65% CAP

280 W. Hwy 67, Duncanville, TX 75137

- **Brand New 10-Year** Corporate NNN Lease
- **10% Rent Bumps** Every Five Years in Primary Term and Options
- **Largest Credit Union** in the U.S. ($151.1 Billion in Assets)
- **High Traffic Location** Just Off US-67 (80,000+ VPD)
- **Affluent Dallas Suburb** with Strong Income Demos

FILE PHOTO

Navy Federal Credit Union is a **global credit union** headquartered in Vienna, Virginia. NCUA is the **largest natural member credit union in the United States,** both in asset size and in membership.



OVERVIEW

INVESTMENT OVERVIEW

NAVY FEDERAL CREDIT UNION DUNCANVILLE, TX

FILE PHOTO

$2,990,500

4.65% CAP

NOI

$139,040.04

Building Area

±3,520 SF

Land Area

±0.858 AC

Year Built

2021

Lease Type

Absolute NNN

Occupancy

100%

- **New 10-year corporate NNN lease with 10% rent increases every 5 years** in both the primary term and in renewal option periods.
- **Navy Federal Credit Union is the largest credit union in the U.S., both in asset size and in membership,** serving over 10 million member across 350 branches worldwide. As of December 2021, Navy Federal has $151.1 billion in assets.
- **Excellent high-traffic location immediately off US-67 (80,403 VPD),** which provides direct access to two major thoroughfares - I-20 (155,142 VPD) & I-35 (105,324 VPD).
- **Signature property is strategically located along dense retail corridor surrounded by national retailers including:** 7-Eleven, Costco, Starbucks, Subway, Popeyes, Pappas Bar-B-Q, Texaco, and others.
- **Located in the southwest Dallas County, Duncanville is nestled between I-20 and Hwy 67,** 7just minutes from Dallas and Fort Worth. The city offers rail service for business and easy access to I-35, the NAFTA gateway from the south.
- **Duncanville is one of four cities that encompass the Best Southwest, an area that strives to build better communities through excellence in business, education and quality of life.** With new commercial and residential developments coming in every day, Duncanville is booming with opportunities. Duncanville's success in business, education and quality of life gives its residents a strong sense of community.
- **Texas ranks #1 in the United States in:** job creation, population growth, corporate expansions/locations and exports; making it the World's 9th largest economy with a state domestic product totalling $1.9 trillion.

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

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SECURE NET LEASE

TENANT OVERVIEW

NAVY FEDERAL CREDIT UNION DUNCANVILLE, TX

Navy Federal Credit Union

Lessee: Navy Federal Credit Union

CREDIT RATING
A+

LOCATIONS
350

navyfederal.org

Navy Federal is a member-owned and not-for-profit credit union exclusively serving the military, veterans and their families.

Their members are **owners**, not just customers, and each one of them has a vote. Because Navy Federal is **not-for-profit**, any surplus funds are returned to our members as dividends, **reduced loan interest** and improvements to our products and services. Navy Federal offers a wide **variety of financial** options included checking and savings account, credit cards, auto loans, home mortgages, personal loans, student loans, retirement savings, and more.

What started as a small group of naval employees with similar goals in **1933** has grown to include officers and enlisted men and women of all branches of the **military, veterans, DoD employees** and their family members. Today, we're proud to continue to serve the unique needs of our **10 million member-owners.**

IN THE NEWS

NAVY FEDERAL CREDIT UNION DUNCANVILLE, TX

Navy Federal Credit Union Ranked No. 1 Among Credit Card Issuers for Customer Experience

FEBURARY 16, 2022 (BUSINESS WIRE)

Navy Federal Credit Union was named a CX Elite brand for credit card issuers (a top 5% brand) in Forrester's US Credit Card Customer Experience Index, 2021.

The credit union ranked highest as an **industry leader** among credit card issuers and the most recommended credit card issuer by its customers/members too. "We're proud of the many ways our team serves each and every member on a daily basis," said Gabrielle Mizerak, Assistant Vice President of Credit Card Products at Navy Federal. "We aim to always offer **card products and resources** that really fit the unique lifestyles and **financial goals** of our membership base, while providing **exceptional member service."**

Navy Federal is continually recognized for its dedication to delivering value for its members. In Forrester's proprietary 2021 CX Index™ survey, Navy Federal also ranked highest among multichannel banks/credit unions for customer experience.

Recently, the credit union enhanced its **cash Rewards** credit card, giving new and existing cardholders the ability to earn up to **1.75% cash back** on every purchase. It also introduced new mobile app features for cardholders, such as payment reminder notifications, rewards redemption, improved card payment options and a new credit card application experience. Specifically for credit cards, Navy Federal cards were recently recognized as **"Best for Balance Transfer"** and "Best for Travel" by GoBankingRates and "Best Military Credit Cards" by CardRates.com.

EXPLORE ARTICLE

Navy Federal Shows Impact of Provisions on Results

JIM DUPLESSIS, AUGUST 05, 2021 (CREDIT UNION TIMES)

Without exceptional losses and gains, second-quarter income falls as interest margins shrink.

Credit union results look **dramatically different** this year when loan loss provisions are removed.

For the three months ending June 30, it generated $921.1 million in net income, including a $214.3 million gain as it reeled in part of its loan loss provisions. In 2020's second quarter, net income was $67.3 million after subtracting a $779.4 million loan loss provision.

That was the case in the **second quarter** with the nation's largest credit union, Navy Federal Credit Union of Vienna, Va. **($147.9 billion in assets, 10.6 million members).**

EXPLORE ARTICLE

LEASE OVERVIEW

NAVY FEDERAL CREDIT UNION DUNCANVILLE, TX

Initial Lease Term	10-Years, Plus (2), 5-Year Options to Renew
Rent Commencement	November 24, 2021
Lease Expiration	November 30, 2031
Lease Type	Corporate Net Lease
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	$139,040.04
Annual Rent Years 6-10	$152,943.96
Option 1	$168,238.44
Option 2	$185,062.20

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

FILE PHOTO

SONIC
conoco
FAMILY DOLLAR
ACE Hardware
DOLLAR GENERAL
VILLAGE TECH SCHOOLS (920 STUDENTS)
WHATABURGER
PENSKE
metro by T-Mobile
ExtraSpace Storage
67
H. LOUIS NICHOLS PARK
DaVita Kidney Care
SUBWAY
LA FITNESS
ALEXANDER ELEMENTARY SCHOOL (440 STUDENTS)
HARRINGTON PARK
CEDAR HILL COLLEGIATE HIGH SCHOOL (355 STUDENTS)
POPEYES LOUISIANA KITCHEN
LIFE SCHOOL CEDAR HILL (634 STUDENTS)
7 ELEVEN
COSTCO WHOLESALE
HIGH POINTE ELEMENTARY SCHOOL (470 STUDENTS)
Comfort Inn & Suites
NAVY FEDERAL Credit Union
SUBJECT PROPERTY
280 W. HWY 67
HIGHWAY 67
±80,403 VPD
±43,567 VPD
FOREVER 21
PINK
BARNES & NOBLE
Buckle
LANE BRYANT
Dillard's
Bath & Body Works
JCPenney
rue21
H&M
Foot Locker
TARGET
Michaels
PETSMART
DTLR
Party City
five BELOW
BEST BUY
MATTRESS FIRM
Guitar Center
FedEx
SHERWIN WILLIAMS
1382
BESSIE COLEMAN MIDDLE SCHOOL (778 STUDENTS)
Burlington
Kroger
CATO
KOHL'S
petco
Albertsons
DOLLAR TREE
UNITED STATES POSTAL SERVICE
ups
planet fitness
THE HOME DEPOT
67
WATERFORD OAKS ELEMENTARY SCHOOL (565 STUDENTS)
Walmart Supercenter
HAVERTYS
SUBWAY
GOLDEN CHICK
metro by T-Mobile
JCPenney
PLATO'S CLOSET
HOBBY LOBBY
SPROUTS FARMERS MARKET
HomeGoods
HIBBETT SPORTS
Marshalls
ROSS DRESS FOR LESS
CVS pharmacy
DSW
Bath & Body Works
BRAY ELEMENTARY SCHOOL (272 STUDENTS)
CINEMARK
ALDI
CVS pharmacy
BELT LINE ROAD
±24,489 VPD
SONIC
FAMILY DOLLAR
ANYTIME FITNESS
Advance Auto Parts
Walmart Neighborhood Market
Little Caesars

SITE OVERVIEW

NAVY FEDERAL CREDIT UNION DUNCANVILLE, TX

Year Built	2021
Building Area	±3,520 SF
Land Area	±0.858 AC

NEIGHBORING RETAILERS

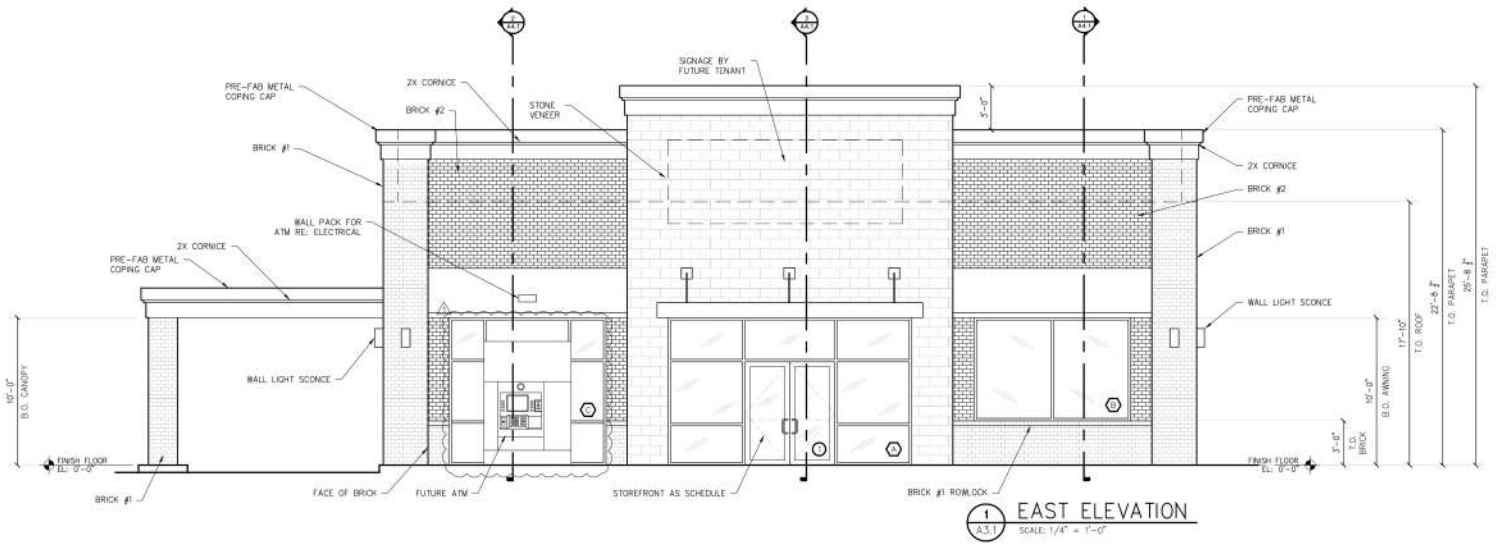
- Costco Wholesale
- LA Fitness
- Starbucks
- Popeyes Louisiana Kitchen
- Target
- Michaels
- Best Buy
- PetSmart
- Guitar Center
- Kohl's

FILE PHOTO

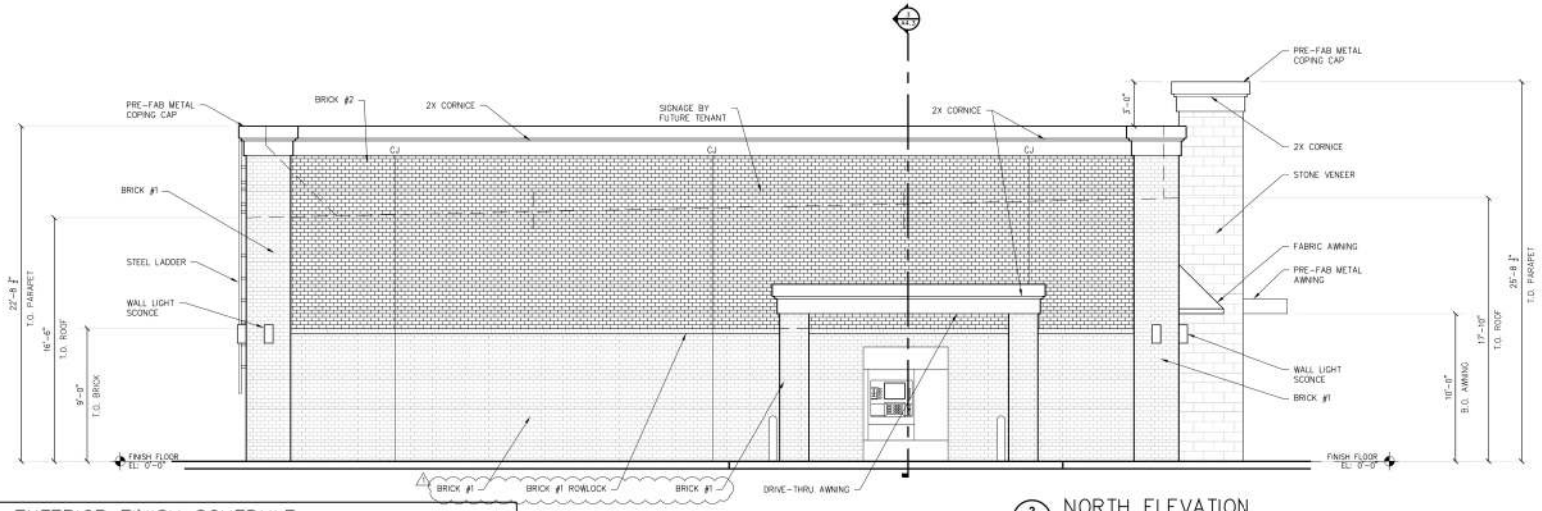
FEATURE

ELEVATIONS

NAVY FEDERAL CREDIT UNION DUNCANVILLE, TX



1 A3.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A3.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

ITEM	COLOR	MANUFACTURER	REMARKS
EIFS COLOR #1	ON THE ROCKS	SHERWIN WILLIAMS	SANDBLAST FINISH
STONE VENEER	BLACK MOUNTAIN	ALPINE LEDGESTONE	DRYSTACK
BRICK #1	ONYX SMOOTH MODULAR	LAKEWOOD BRICK	PROVIDED BY BLACKSTONE BRICK, GROUT #1
BRICK #2	SEA GRAY #2	HEBRON BRICK	PROVIDED BY BLACKSTONE BRICK, GROUT #2
GROUT #1	93 WARM GRAY	MAPEI	–
GROUT #2	14 BISCUIT	MAPEI	–
CORNICE	WHITE FLOUR	SHERWIN WILLIAMS	–
METAL CAP FLASHING	–	–	MATCH CORNICE
METAL GATES AT TRASH ENCLOSURE	–	–	MATCH PAINT #1
STOREFRONT FRAMES	CLEAR ANODIZED	–	–
HOLLOW METAL DOOR AND FRAME	–	–	MATCH PAINT #1
DOWNSPOUTS/GUTTERS	PANTONE 540 C	–	–
FABRIC CANOPIES	PANTONE 540 C	–	–
METAL AWNING	CLEAR ANODIZED	ARCHITECTURAL FAB	–
	–	–	–

** COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL IN ACCORDANCE WITH DIRECTIONS IN SPECIFICATIONS

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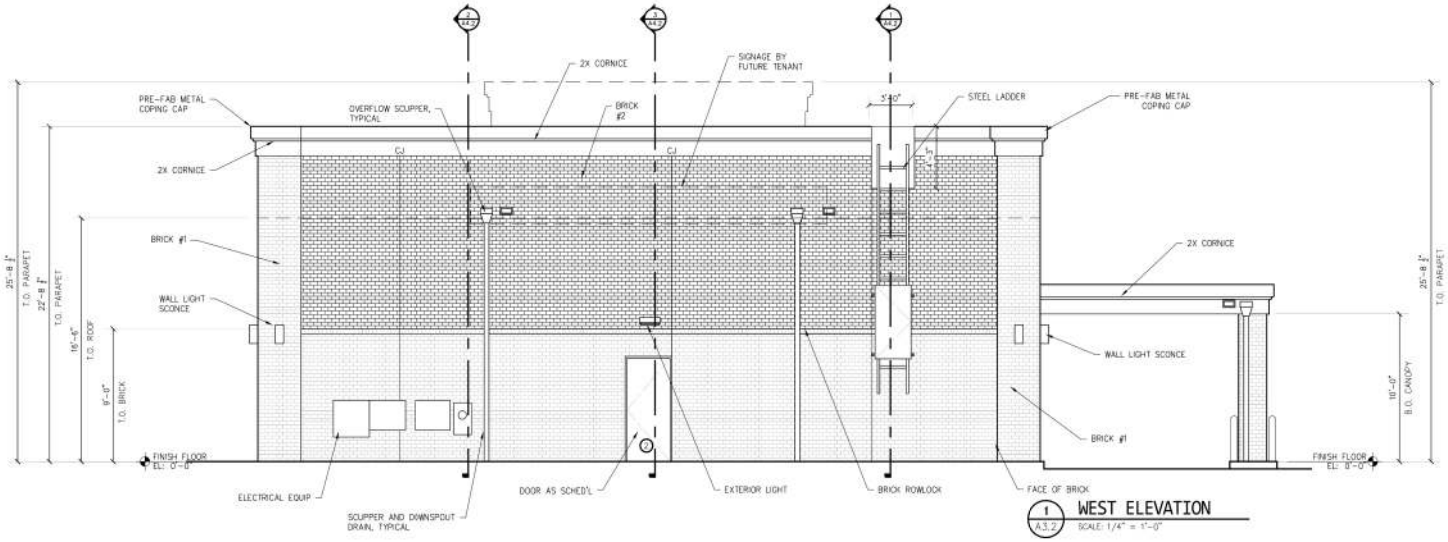
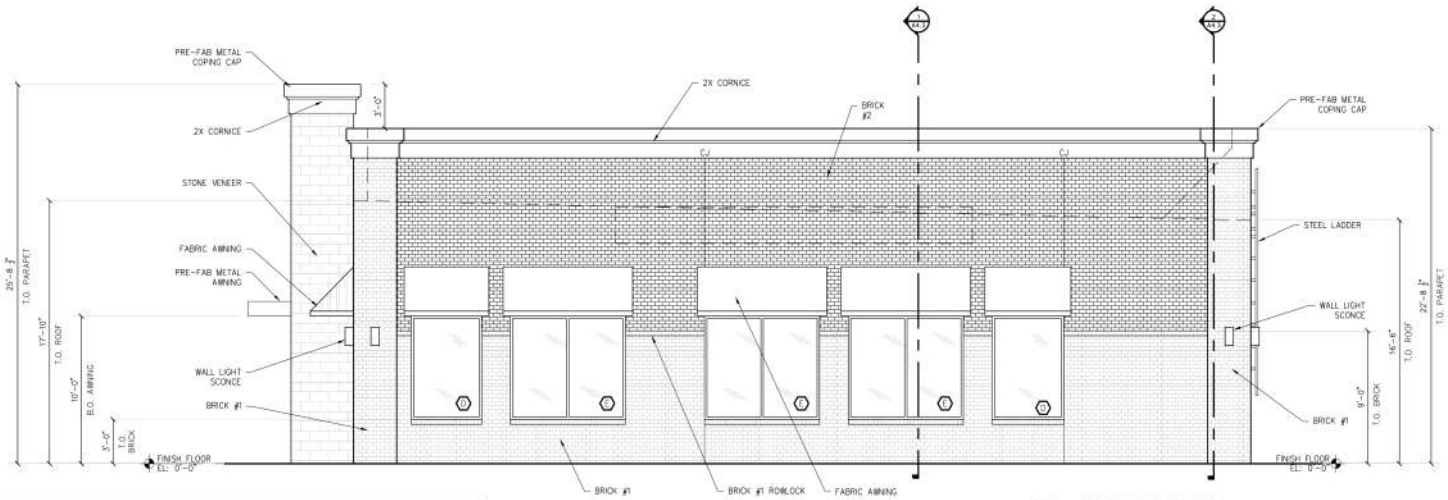
FEATURE

ELEVATIONS

NAVY FEDERAL CREDIT UNION DUNCANVILLE, TX



1 A3.2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 A3.2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

ITEM	COLOR	MANUFACTURER	REMARKS
EIFS COLOR #1	ON THE ROCKS	SHERWIN WILLIAMS	SANDBLAST FINISH
STONE VENEER	BLACK MOUNTAIN	ALPINE LEDGESTONE	DRYSTACK
BRICK #1	ONYX SMOOTH MODULAR	LAKEWOOD BRICK	PROVIDED BY BLACKSTONE BRCK, GROUT #1
BRICK #2	SEA GRAY #2	HEBRON BRICK	PROVIDED BY BLACKSTONE BRCK, GROUT #2
GROUT #1	93 WARM GRAY	MAPEI	–
GROUT #2	14 BISCUIT	MAPEI	–
CORNICE	WHITE FLOUR	SHERWIN WILLIAMS	–
METAL CAP FLASHING	–	–	MATCH CORNICE
METAL GATES AT TRASH ENCLOSURE	–	–	MATCH PAINT #1
STOREFRONT FRAMES	CLEAR ANODIZED	–	–
HOLLOW METAL DOOR AND FRAME	–	–	MATCH PAINT #1
DOWNSPOUTS/GUTTERS	PANTONE 540 C	–	–
FABRIC CANOPIES	PANTONE 540 C	–	–
METAL AWNING	CLEAR ANODIZED	ARCHITECTURAL FAB	–
		–	–

** COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL IN ACCORDANCE WITH DIRECTIONS IN SPECIFICATIONS

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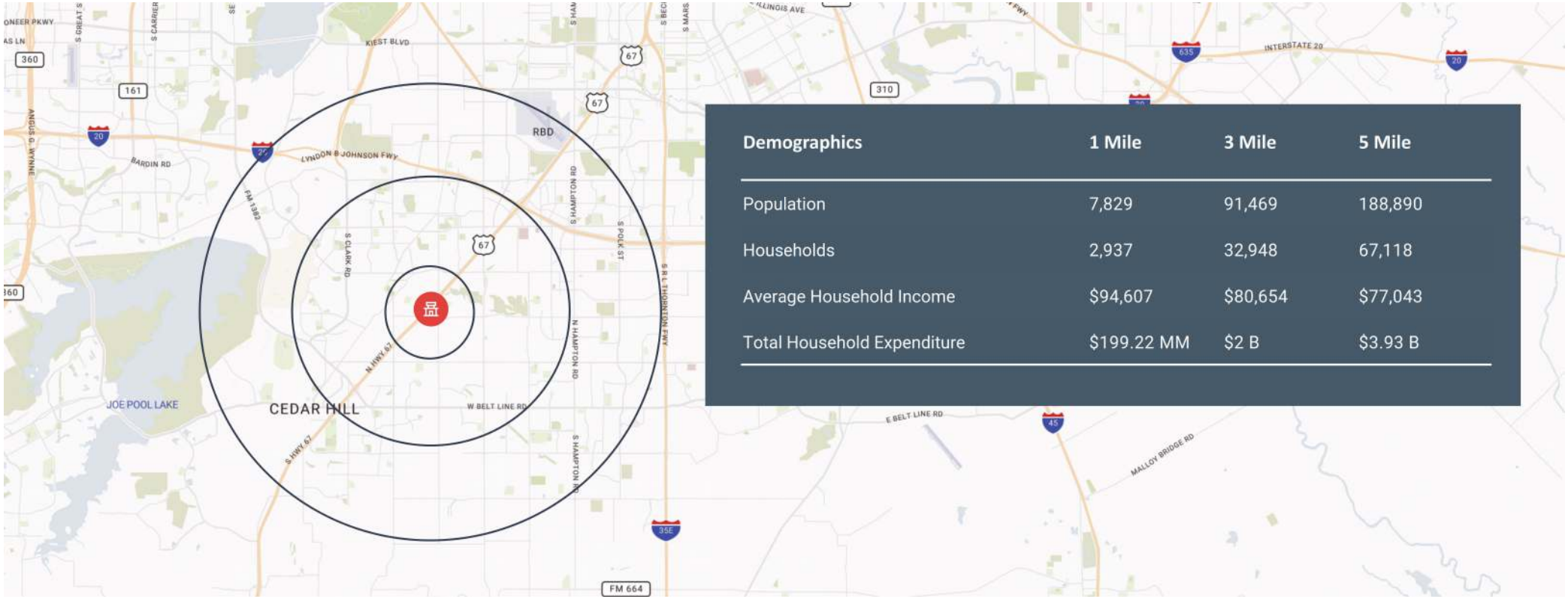
LOCATION OVERVIEW

NAVY FEDERAL CREDIT UNION DUNCANVILLE, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	7,829	91,469	188,890
Households	2,937	32,948	67,118
Average Household Income	$94,607	$80,654	$77,043
Total Household Expenditure	$199.22 MM	$2 B	$3.93 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Duncanville ISD *(1,696)*
2. Masco *(615)*
3. City of Duncanville *(332)*
4. Costco Wholesale *(200)*
5. Pioneer Frozen *Foods (180*
6. Pappadeaux *(148)*
7. DeFords *(146)*
8. Tom Thumb Food & Pharmacy *(145)*
9. Freedom Dodge Chrysler Jeep *(130)*
10. Kroger *(110)*

LOCATION OVERVIEW

NAVY FEDERAL CREDIT UNION DUNCANVILLE, TX

Rated as one of the 'Best Southwest Cities' in Texas

Best

Known as the City of Champions

City of Champions

Duncanville is a city in southern Dallas County, Texas.

Duncanville is a thriving community of more than 39,000 people who are just 12 miles from the city center of Dallas which is the third largest city in Texas with a population of more than 1.3 million residents.

Duncanville is one of four cities that encompass the Best Southwest, an area that strives to build better communities through excellence in business, education and quality of life.

The city is surrounded by Interstate 20 to the Northeast and US-67 to the Southeast making it easily accessible and an attractive residential area for those working in Dallas Texas.

There are various attractions that bring visitors to the streets of Duncanville. Many Duncanville residents and visitors enjoy the outdoors through the city's unique proximity to pristine outdoor environments through Joe Pool Lake, which is only 7 miles from the city which serves as a recreation hotspot with kayaking and canoeing opportunities, and the beautiful Cedar Ridge Preserve, which offers some of the best hiking trails in Texas with beautiful natural views. Because of the rich historical background that stretches back to the 18th century, Duncanville hosts great entertainment options such as Olden Year Museum, International Museum of Cultures and Duncanville Community Theatre. In fact, Olden Museum exhibits one of the largest arrays of mechanical gadgets. The city is well known for its quaint shopping scene and excellent eateries including the well-known Pappadeaux Seafood Kitchen. Being just 12 miles from Dallas and 20 minutes from Fort Worth, Duncanville has the perfect touch of seclusion while still offering incredible accessibility and optionality for residents and visitors.

IN THE NEWS

NAVY FEDERAL CREDIT UNION DUNCANVILLE, TX

How Dallas-Fort Worth Became a Top-Tier Commercial Real Estate Market

DAVE MOORE, FEBRUARY 21, 2021 (DALLAS INNOVATES)

Somewhere along the way, between the savings and loan crash in 1985 and CBRE's announcement of Dallas as its new headquarters in October 2020, the Dallas-Fort Worth region joined the upper echelon of the country's commercial real estate markets. DFW can count itself among Los Angeles, Chicago, and New York City.

Exactly how it got here strikes at the heart of the **region's** viability, charm, and ability to adapt. It's a story about something called "**coopetition**," of good weather, available land not hemmed in by mountains or an ocean, and a steady flow of inbound moving vans filled with (primarily) **Type A personalities.** It's also a tale of how DFW was a forerunner in creating a **national commercial real estate market**—one that's increasingly diverse and always evolving—despite the turmoil that has roiled our timeline.

> **Dallas-Fort Worth has joined Los Angeles, Chicago, and New York City among the nation's top real estate markets. That rise strikes at the very heart of the region's viability, charm, and ability to adapt.**

Mike Lafitte has been in the DFW commercial real estate market since **1984**—long enough to witness the S&L bust of 1985, the 2018 regional **bid for Amazon HQ2**, and a global pandemic. He's watched the evolution of the DFW real estate market, likening it to a boxer, knocked on his back by the S&L panic, who becomes a **martial artist**, turning adversity to advantage. But unlike during the S&L meltdown, this market has withstood the **pandemic's** roundhouse punch, and—two calendar years in—is bruised, but still standing, evolving, and even shining above traditional **top-tier markets**.

EXPLORE ARTICLE

DFW's Tech Workforce Fuels Economic Growth

BOB MOHR, JANUARY 12, 2022 (D MAGAZINE)

When it comes to Texas and technology, people invariably think of Austin. And while it's true the Capital City attracts a lot of tech talent and tech companies, it's a mistake to overlook Dallas-Fort Worth, which is a tech hub in its own right.

Consider this: 14 Dallas-area companies ranked in Deloitte's 2021 **Technology Fast 500**, an annual ranking of the **fastest-growing technology**, media, telecommunications, life sciences, fintech, and energy tech companies in North America. Only 10 Austin companies made the list. In DFW, tech employment is dispersed among a wide range of industries, from **financial services to e-commerce**. Moreover, the lines that define technology are blurring. Today, a vast majority of companies could be considered technology firms, based on the critical role technology plays in their operations..

> **Technology is fueling DFW's economic engine. As more companies in the metro hire tech talent to expand their business, the impact is rippling throughout DFW's real estate markets, generating demand for housing, retail, industrial, and healthcare properties.**

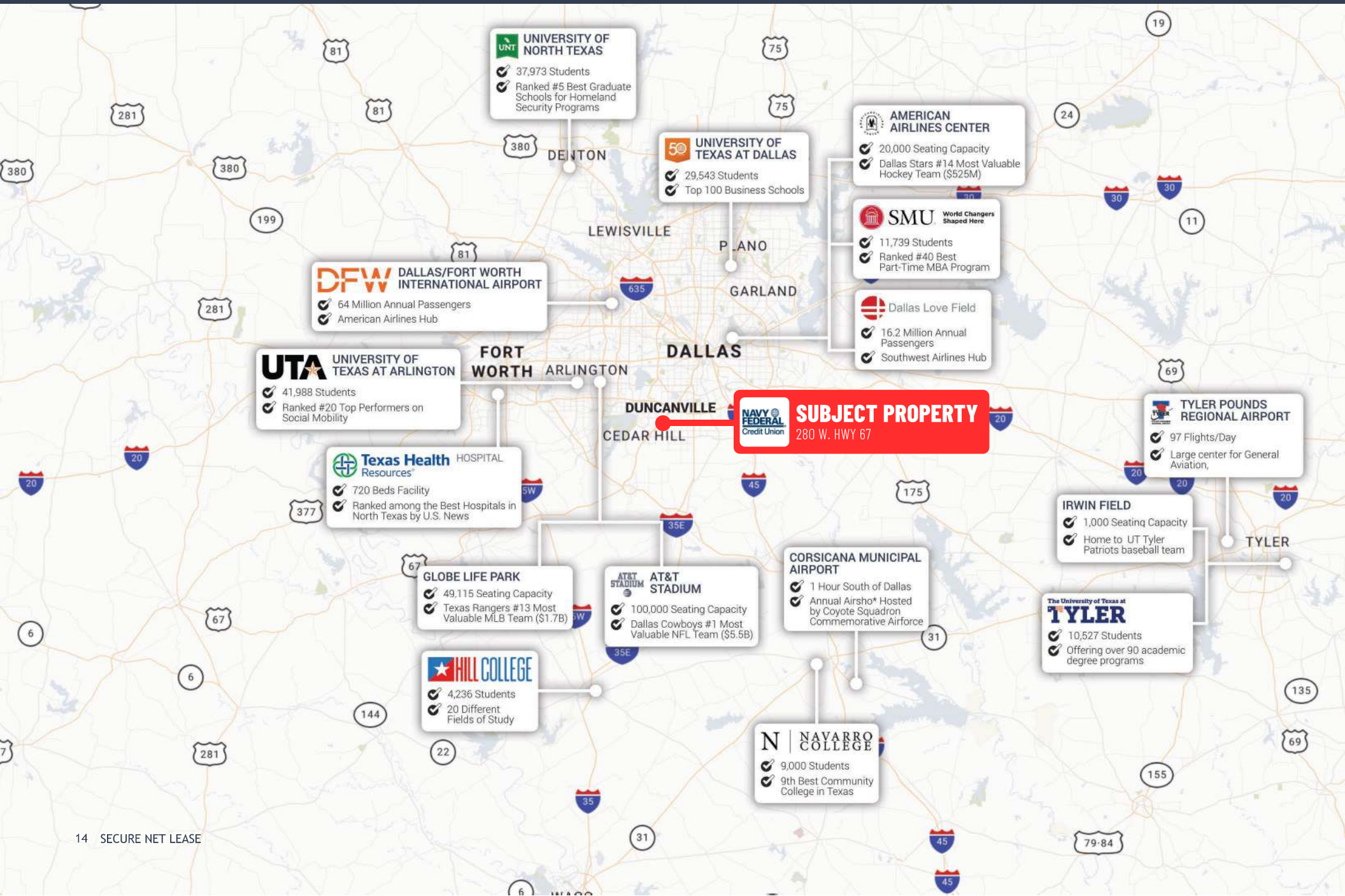
For example, most people would agree that Texas Instruments is a **tech company**. It is expanding in North Texas with plans to build up to four **new manufacturing plants** in Sherman. The **300-millimeter** semiconductor wafer fabrication plants could result in a potential $30 billion investment from TI. They could also support as many as **3,000 jobs** once complete.

But what about Charles Schwab or Walmart? Though Schwab is a well-known financial services firm, it is adding **180 tech-specific** roles in North Texas to handle the influx of new brokerage accounts it has seen during the pandemic. It already employs more than **5,100 people** across DFW including 2,800 at its Westlake corporate campus

EXPLORE ARTICLE

DALLAS-FORT WORTH MSA

NAVY FEDERAL CREDIT UNION DUNCANVILLE, TX



SECURE
NET LEASE

CALL FOR ADDITIONAL INFORMATION

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Dallas, TX 75231

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Los Angeles

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El Segundo, CA 90245

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Edward Benton
Executive Vice President
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ebenton@securenetlease.com

TEXAS DISCLAIMER

NAVY FEDERAL CREDIT UNION DUNCANVILLE, TX

Approved by the Texas Real Estate Commission for Voluntary Use

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

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 the owner knows.

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:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- 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
- May not disclose any confidential information or any information that a part 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.