
INCOME PRODUCING REDEVELOPMENT OPPORTUNITY – FORT WORTH, TX

TERMS OF SALE – BID DEADLINE: SEPTEMBER 26, 2019

EXECUTIVE SUMMARY: The Subject property is a three-building (11,000+/- SF), 2.65+/- acre parcel, currently occupied by multiple tenants. This is an exciting opportunity for a buyer or end-user wanting to capitalize on the proximity to Downtown Fort Worth, the West Fork of the Trinity River, and the city's \$435 million Trinity Uptown Project. There has also been recent residential development with 1,000+/- newly constructed residential units in the area, projecting the subsequent significant growth of this emerging location. Nearby retailers include Topgolf, CVS, Walmart, Fuzzy's Tacos, Martin House Brewing Company, Starbucks and Cheesecake Factory. There are currently three fully leased tenants on this property, which will provide an income stream while working entitlements.

ADDRESS: 2406 East Belknap Street, Fort Worth, TX

DEADLINE: The offer deadline is **September 26, 2019 by 5pm CST**. Seller has asked that all expressions of interest, on our Letter of Intent Form, be delivered to Hilco Real Estate, 5 Revere Drive, Suite 320, Northbrook, IL 60062 Attn: Ed Beck, or via email to ebeck@hilcoglobal.com. The Letter of Intent Form can be found in our Virtual Deal Room available on our website.

VIRTUAL DEAL ROOM:

A Virtual Deal Room has been set up for the property and contains important due diligence information on the property. For access to the Virtual Deal Room please click on the Documents tab on our website and create an account, once created you will have access to the documents.

INITIAL BID SUBMISSION:

Please email your signed Letter of Intent to Ed Beck by September 26, 2019:

ebeck@hilcoglobal.com

Attention: Ed Beck

If you have questions please call Ed at 847-313-4753

TERMS: The following items will be addressed in our Letter of Intent Form:

- *Purchase Price*
- *Earnest Money Deposit*
- *Buyer's Premium of 6%*
- *An outline of the proposed schedule for due diligence and closing*
- *Source of buyer's capital (equity and debt, financing, etc.)*
- *List of any contingencies required to close the transaction*
- *Experience in completing similar transactions*

Note: Time is of the essence. Seller prefers a non-contingent offer with a quick closing timeframe.

Process after Qualifying Bids are received:

- 1) The Seller will review initial expressions of interest within 5 business days.
- 2) If bids are close to each other, the Seller may ask for best and final offers, or the Seller has the right to conduct a runoff process where all of the bids that are close in purchase price will be invited to participate in a runoff process, unless the Seller elects to work exclusively with one of the initial bids.

INSPECTION: The property is being offered for sale in its existing condition. We recommend you thoroughly inspect the property prior to submitting an offer. Those inspecting the property assume all risk associated with any inspection. **The property will be open for inspection on September 4 at 10am & September 18 at 10am**

Contact Local agent: Stuart Page – 512-963-7243 to confirm your showing. PLEASE DO NOT DISTURB TENANTS.

BUYER'S PREMIUM: A 6% Buyer's Premium will be added to the High Bid Price, per these Terms of Sale.

SELLER'S AGENT: Hilco Real Estate, LLC, in cooperation with **Stuart Page, TX Lic # 710593** and all licensees employed by or associated with Hilco Real Estate, LLC who are involved with this sale, represent the Seller in this real estate transaction.

BROKER PARTICIPATION: A real estate broker licensed in the property's state whose client agrees to broker's representation, whose client attends an on-site inspection with the broker the first time its client attends an on-site inspection and who complies with these Terms of Sale shall be entitled to a referral fee of 2% of the High Bid Price upon the successful closing by its client. Broker registration of its client will occur at said client's first on-site inspection or upon Hilco Real Estate's receipt of a Brokers Buyer Representation letter signed by client, a copy of the registration will be given back to the buyer's broker signed by Hilco Real Estate acknowledging representation. No broker registration of a client-prospect will be granted if the client was previously contacted by Hilco Real Estate or if prospect previously contacted Hilco Real Estate during the conduct of the marketing campaign. No broker registration will be granted to a broker that is participating in the sale either directly or as an equity partner.

Disclaimer: Any financial information has been obtained from the Seller and is subject to inspection and verification by all parties who are relying on it to formulate their bid. No liability for its inaccuracy, errors, omissions, is assumed by the Seller or its agents.

The Seller and their agents assume no liability for inaccuracies, errors or omissions in the marketing materials. ALL SQUARE FOOTAGE, DIMENSIONS, ACREAGE AND TAXES IN THIS AND OTHER MARKETING MATERIALS ARE APPROXIMATE. This offering may be withdrawn, modified or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law. This property is being sold on an "AS IS, WHERE IS" basis.