

Marcus & Millichap

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**Contact: Timothy A. Speck
First Vice President/District Manager, Dallas
(972) 755-5200**



MARCUS & MILLICHAP ARRANGES THE SALE OF A 41,839-SQUARE FOOT WALMART IN HURST, TEXAS

HURST, TX, April 10, 2017 – Marcus & Millichap (NYSE: MMI), a leading commercial real estate investment services firm with offices throughout the United States and Canada, today announced the sale of Walmart Ground Lease, a 41,839-square foot net-leased property located in Hurst, Texas, according to Timothy A. Speck, regional manager of the firm’s Dallas office.

Geoff Ficke, first vice president investments, and Chris Adams, senior associate, in Marcus & Millichap’s Dallas office, had the exclusive listing to market the property on behalf of the seller, a limited liability company. The buyer, an individual/personal trust, was procured and represented by Jamie Medress and Mark Ruble, investment specialists in Marcus & Millichap’s Phoenix office. This sale represents a 4.5 percent capitalization rate with Marcus & Millichap Capital Corporation procuring the purchaser’s low-leverage debt financing.

Walmart Ground Lease is located at 740-760 West Pipeline Road in Hurst, Texas. The nearly 41,839-square foot building was completed in 2015. The property is encumbered by a 20-

year ground lease to Walmart with a Walmart guarantee and an “AA” credit rating with Standard & Poor’s.

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About Marcus & Millichap (NYSE: MMI)

With over 1,700 investment sales and financing professionals located throughout the United States and Canada, Marcus & Millichap is a leading specialist in commercial real estate investment sales, financing, research and advisory services. Founded in 1971, the firm closed over 9,000 transactions in 2016 with a value of approximately \$42.3 billion. The company has perfected a powerful system for marketing properties that combines investment specialization, local market expertise, the industry’s most comprehensive research, state-of-the-art technology, and relationships with the largest pool of qualified investors. To learn more, please visit: www.MarcusMillichap.com