



# Academy Sports + Outdoors Corporate Headquarters

**Company Overview:** With its headquarters in West Houston, Academy Sports + Outdoors operates as a leading sports and outdoor retailer, providing quality apparel and outdoor equipment. One of the nation's largest sporting goods stores, Academy has produced sales in excess of \$4.0 billion as of 2015.<sup>1</sup> 1. <http://www.academy.com/shop/en/store/company-info>

**Property Overview:** The Academy Sports + Outdoors Office Building presents the unique opportunity for investors to acquire a newly developed office building located in the heart of the expanding West Houston area. The Property totals approximately 210,300 square feet and is comprised of a 199,600 square foot office building, a 7,500 square foot Town Hall space, a 3,200 square foot concourse, and a six-level, 1,476-space structured parking garage.

## Investment Plan:

Acquire 210,300 square feet of corporate office space in the expanding West Houston area

Maximize rental revenue and distribute annual cash flows

## Acquisition Details:

Acquisition Cost: \$62,975,000 including estimated new loan proceeds of \$35,500,000 and equity interest of \$27,475,000

Construction Completion Date: April 2015

## Anticipated Loan Amount and Estimated Returns:

Anticipated Debt: \$35,500,000

Equity: \$27,475,000

Anticipated Leverage: 56.4%

Amortization: 10 Years Interest Only

Estimated Distribution for Years 1-5: 6.0%; Years 6-10: 6.61%

## DST:

Offering Size: 27,475 Class A beneficial ownership interests at \$1,000 per interest

Minimum Purchase: \$200,000

Suitability: Accredited Only

## Investor Services Contact Information:

### Mailing Address:

MN Academy AM, LLC  
6363 Woodway Dr. Suite 110, Houston, TX 77057  
713-977-7500



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This investment involves risk including but not limited to the following. • There is no loan commitment in place but we anticipate that the loan terms will be similar to the terms discussed in the Memorandum. • There will be no public market for the Interests. • There will be restrictions on transfers. • There is no specified time that the investment will be liquidated. • Delaware statutory trusts are a relatively new vehicle for real estate investment and are inflexible vehicles to own real property. • Investors will have no voting rights or control over management of the Trust or the Project. • There is no guarantee that investors will receive any return. • The performance of the Trust will depend on Academy Sports ability to pay rent. • The Project will be subject to the risks generally associated with the acquisition, ownership and operation of real estate including, without limitation, environmental concerns, competition, occupancy, easements and restrictions and other real estate related risks. • The Trust will not be diversified. • The Project will be leveraged. • The Manager and its Affiliates will receive substantial compensation in connection with the Offering and operation of the Project. • The Manager and its Affiliates are newly formed entities with no history of operations, no experience managing Delaware Statutory Trusts and have limited capital. • An investment in the Interests involves certain tax risks. See the Memorandum.

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