

THE BOYD BUILDING

Complete Renovation 2012

AFTER



Before

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Project Summary

- ▣ Verus Capital Partners (“VCP”) purchased The Boyd Building in May 2012. The 15,000 square foot single story office is located at 218 E. Louisiana in historic downtown McKinney and was the former offices of the law firm Boyd Veigel for several decades.
- ▣ The Property occupies the block on Louisiana between Johnson St. and Chestnut St. and is on the transit Louisiana corridor which connects Downtown to Highway 5 and is an important part of the overall success of a transit strategy tied to connection back to the Square.
- ▣ VCP is working closely with the Historical Preservation Board on the redevelopment plan for the Boyd Building aiming not only ensure the project respects the old character of Downtown McKinney but also attracts visitors and local citizens to the Property.
- ▣ The project will significantly increase pedestrian traffic with strong entertainment and restaurant tenants while enhancing the dining and entertainment options for McKinney citizens and visitors.
- ▣ VCP has also decided to keep the historical significance of the Boyd name by naming the project “The Boyd Building”, which will be prominently placed on the building.

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Project Highlights

- ▣ 100% renovation
 - Remove all plaster & stucco from exterior. Re-brick with decorative brick variety & patterns
 - Completely gut interior down to concrete floors & brick walls
 - All new electrical service, plumbing, HVAC, windows, etc.
 - Create covered front patios for restaurant tenants inside building line with new glass interior front entrances & decorative iron patio fencing
 - Expose interior roof decking & wood beams



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Potential Tenant Mix

(confidential please!)

- McKinney Convention & Visitors Bureau
 - 2500 sf
 - Lease is signed
 - Architect currently working on final interior plan & design
 - Target Move-In November 2012
- Bayou Jack's Cajun Grill
 - 2500 sf
 - Terms agreed. Expect to sign lease by 7/15
- Mellow Mushroom Pizza Bakers
 - 5000 sf
 - 150+ locations nationwide
 - Eclectic downtown locations
 - Gourmet Pizza, salad & sandwich variety w/ extensive beer menu & full service bar
 - Not yet signed
- Raphael's Mexican Restaurant
 - 5000 sf
 - Extensive Tex-Mex & fusion menu w/ full service bar
 - Not yet signed
- Torchy's Tacos
 - 2500 sf
 - Gourmet Taco (breakfast, lunch & dinner)
 - Rapidly expanding throughout Texas
 - Will not sign both Raphael's & Torchy's
 - Early stages of demographic & location study.
- Others include Wine Bar, Sports Bar, Breakfast Café

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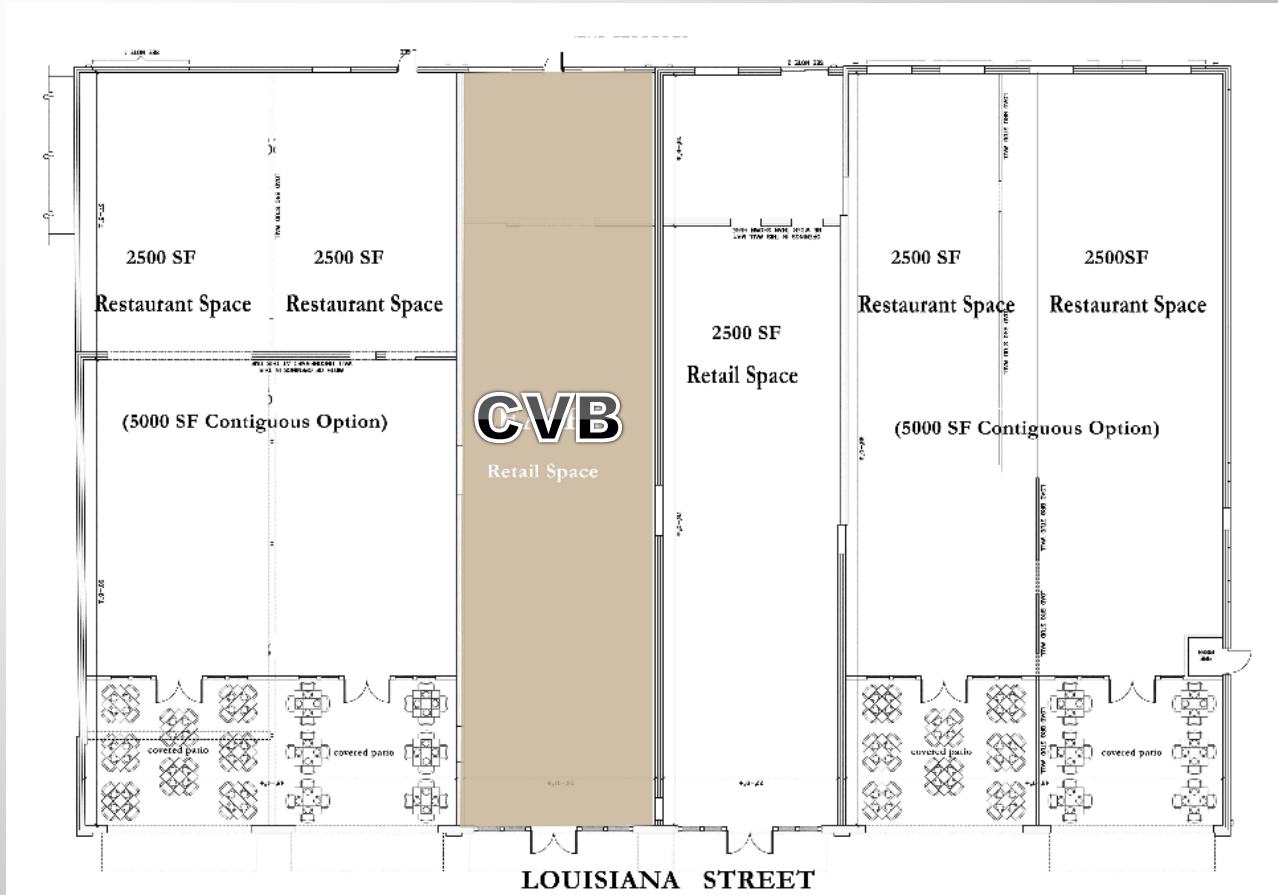
Current Status

- ▣ Asbestos abatement complete
- ▣ Demolition completed 7/15/12
- ▣ Exterior Renovation target completion 11/1/12
- ▣ Tenant Finish-Out can be done concurrent with exterior as plans are finalized, approved & permitted
- ▣ Could have some restaurants open this year

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Floor Plan



Current Photos



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Current Photos



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Current Photos



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VERUS is excited to be in McKinney and look forward to many more mutually-beneficial projects!

- ▣ Detailed Renovation Budget Attached
- ▣ To learn more about our company, our TEAM or other projects, please visit us at www.v-re.com or call us at 940.381.2220 and we will come see you.
- ▣ Contacts
 - McKinney Representative: Natalia Singer 469.236.5107
 - Principals: Greg Johnson 940.594.7717 / Bryan Korba 214.552.5352

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