

Retail Development Infrastructure Grant Application

McKinney Community Development Corporation FY 2024

Important Information

- **Form Function Note:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.
- Please read the McKinney Community Development Corporation [Grant Guidelines](#) before completing this application.
- The Grant Guidelines are available on this website or by emailing Info@McKinneyCDC.org.
- A completed application and all supporting documents are required to be submitted via this application for consideration by the MCDC board.
- **Applications must be completed in full, using this electronic form, and received by MCDC by 5 p.m. on the application deadline indicated on the [Grants page](#) of this website.**
- **If you are interested in a preliminary review of your grant request or event idea, please complete and submit the online [Letter of Inquiry](#).**

Eligible Improvements

Retail Development Infrastructure Grants fund infrastructure improvements, for retail establishments or buildings housing a retail enterprise, that are exterior to a property, necessary to promote or develop new or expanded business enterprises, and include:

- Sewer
- Water
- Electric Utilities
- Gas Utilities
- Drainage
- Lighting (for security enhancements)
- Fencing (for security enhancements)
- Site Improvements
 - (Landscape only considered if replacement required due to infrastructure improvements)
 - Walkways – concrete or other materials
 - Parking
- Fire suppression systems

Retail is defined as: storefronts/shops, restaurants, specialty food venues, event venues, salons, grocery stores, drug stores, etc.

Landmark retail is defined as: retail buildings within the historic downtown area with boundaries that coincide with the "Cultural District" designation; and retail redevelopment opportunities at locations that are viewed as gateways into the city (e.g. Highway 5 and Spur 399 – and other locations along Highway 5; Virginia Parkway and 75).

Applicant Information

Name Stewart Korte

Company Name 380 Marketplace LLC

Federal Tax I.D.

33-1384365

Incorporation Date

Tuesday, October 8, 2024

Mailing Address

5850 Granite Parkway, Suite 220
Plano, TX, 75024

Phone Number

(210) 827-2827

Email

skorte@precisioninvestments.com

Website

<https://precisioninvestments.com/>

Please provide a detailed narrative about your organization including years established, mission, goals, scope of services, successes, contribution to community, etc.

Founded in 2017, Precision Investments is a Dallas-based real estate firm that specializes in acquiring and operating retail shopping centers throughout Texas. Since inception, the firm has completed over \$97 million in transactions. The founding partners, Dan Avnery and Stewart Korte, bring decades of experience in retail leasing, development, and property management, which allows the firm to assess and reposition underutilized and underperforming shopping centers.

Precision focuses on transitioning properties into fully leased, vibrant community assets. Their projects prioritize safety, accessibility, and long-term relevance, often involving site redesigns, new signage, improved landscaping, and tenant mixes that meet local needs, such as restaurants, clinics, and everyday services. These efforts strengthen neighborhoods by bringing life back to important commercial corridors and supporting small business growth.

Organization Type

Partnership

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select '**Save**'. If you do not have a Jotform login, you will need to create one.

Contact Information

Representative Completing Application

Name

Stewart Korte

Title

Authorized Agent

Mailing Address

5850 Granite Parkway, Suite 220
Plano, TX, 75024

Phone Number

(210) 827-2827

Email Address

skorte@precisioninvestments.com

Contact for Communication Between MCDC and Organization

Name

Stewart Korte

Title

Partner

Mailing Address	5850 Granite Parkway, Suite 220 Plano, TX, 75024
Phone Number	(210) 827-2827
Email Address	skorte@precisioninvestments.com

Property Owner Information (if different from Applicant)

Are you the property owner?

Yes

Company 380 Marketplace LLC

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select '**Save**'. If you do not have a Jotform login, you will need to create one.

Company / Organization Board of Directors

Dan Avnery, Managing Partner

Before co-founding Precision Investments, Dan served as the President of NAI Robert Lynn's Dallas Retail Division for over 10 years. Dan's team ranked #1 for number of retail property listings in the Dallas / Fort Worth metro area, and held that ranking for many consecutive years. Dan has been involved in over 1,000 retail lease and sale transactions, has owned a third-party property management company specializing in retail properties, and had completed many retail finish-outs as a general contractor.

Dan has 3 young kids and lives in Plano. Dan graduated from The University of Texas at Austin where he majored in Real Estate Finance and Business Honors. Dan grew up in the Dallas area and attended Plano West Senior High School.

ACKNOWLEDGMENTS

Top Producer for NAI's Retail Division in 2014, 2015, 2016, 2017, 2018, and 2021

Recognized as a D CEO Power Broker and a Power Broker by CoStar more than 20 times

Spoken at multiple ICSC conferences as well as The University of Texas at Dallas

Quoted in Forbes, The Dallas Morning News, and Dallas Business Journal

INTEREST IN REAL ESTATE

Dan is a 4th generation commercial real estate professional and became interested in the business by seeing family members who were extremely successful. He decided to get started in the leasing side of the business. After leasing properties that other people owned for 9 years, Dan worked up the courage to buy his first shopping center, Royal Crossing in Dallas. Dan then transitioned his career to become more focused on the ownership side of real estate.

Stewart Korte, Partner

Before co-founding Precision Investments, Stewart was an Executive Vice President within NAI Robert Lynn's Dallas Retail Division. He has extensive experience in project leasing, asset management, and property management. His passion for the retail real estate industry combined with his driven work ethic, integrity, and aggressive approach to marketing have led to significant results for his clients. As a broker, Stewart completed over 300 retail lease and sale transactions involving over 1 Million square feet and \$200 Million+ in gross volume for his clients.

BACKGROUND

Stewart grew up in San Antonio, Texas before attending Texas Christian University (TCU) in Fort Worth. Upon graduating from TCU, Stewart returned to San Antonio where he began his career with Presidio

Group working alongside a commercial real estate developer, broker, and attorney. Stewart decided to relocate to Dallas in pursuit of advancing his career in commercial real estate and joined the Retail Division of Henry S. Miller Brokerage where he gained valuable experience specializing in retail leasing and management. Stewart went on to join NAI Robert Lynn in 2017.

ACKNOWLEDGMENTS
Top Producer for NAI’s Retail Division in 2017, 2018, and 2021

Awarded as a CoStar Power Broker in 2018 and 2022

Promoted to Vice President, then Executive Vice President, at NAI Robert Lynn

INTEREST IN REAL ESTATE
Stewart comes from a family that has a long history of ownership, development, and management of real estate properties. From his exposure to the real estate business at young age, Stewart grew a passion for the business and knew he wanted to continue in his family’s footsteps.

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Detailed Project Information

Project / Business Name	380 Marketplace
Location of Project	NEC Hwy 380 and Wisteria Way
Physical Address	2414 W University Drive McKinney, TX, 75071
Property Size (in acres)	2.21
Collin CAD Property ID	1738347
Property Use (retail, restaurant)	Commercial Retail Center
Estimated Date of Project Start Date	Friday, August 1, 2025
Estimated Date of Project Completion Date	Thursday, January 1, 2026

Project Details and Proposed Use

The proposed project is a renovation of an existing retail shopping center constructed in 1984 located along Highway 380 near US-75, a key corridor into the city. Improvements include a full façade renovation, painting the building, new LED exterior lighting, restriping of the parking lot and fire lanes, concrete repairs and joint sealant to enhance safety and accessibility, landscaping rehabilitation, and updated signage to improve visibility and curb appeal.

To support long-term use and attract a broader range of tenants, the project will include replacing the old and undersized water line to accommodate restaurant users, and constructing a new dumpster enclosure. Additionally, new patio seating areas will create more welcoming, community-oriented spaces. This effort will transform a dated property into a vibrant, fully leased neighborhood center that better serves residents and strengthens a prominent gateway into the city.

Days / Hours of Business Operation

The tenants at the center have various hours of business, normal business hours 7 days a week.

Has a request for grant funding been submitted to MCDC in the past five years?

No

What is the total cost for this Project?

\$558,322

What percentage of Project funding will be provided by the applicant?

91%

Are matching funds available?

Yes

Cash Matching Funds

Amount	Source	Percent of Total
\$508,322	380 Marketplace LLC	91%

In-Kind Matching Funds

Amount	Source	Percent of Total
\$0	N/A	0%

Other Funding Sources

N/A

Estimated Annual Taxable Sales

\$7,600,000

Current Appraised Value of Property

\$5,780,000

Estimated Appraised Value (post-improvement)

\$8,500,000

Estimated Construction Cost for Total Project

\$2,633,322

Total Estimated Cost for Exterior Infrastructure Improvements

\$558,332

Total Grant Amount Requested

\$50,000

Attach Competitive Bids for the Project

-  Greenlands Lawn Service - McKinneypdf
-  PPM Striping Proposal 2414 W Univer... .pdf
-  McKinney - Beeline - Concrete Work 1.pdf
-  Estimate - Exterior Remodel - Abdul Fa....pdf

Has a feasibility study or market analysis been completed for this proposed project?

No

Attach Executive Summary



Executive Summary.pdf

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Financial Status of Applying Organization

- Provide an overview of the organization's financial status, including the projected impact of the project(s) on the organization's mission and goals.
- Please attach your budget for the current year and audited financial statements for the preceding two years. If audited financials are not available, please indicate why and attach a copy of the 990 filed with the IRS.

Current financial report including current and previous year's profit & loss statement and balance sheet.



380 MKT Financials.pdf

Audited financials for current and previous two years (if not available, please indicate why).



No Audit Reasoning_5791.pdf

Reason for Unavailable Audited Financials



No Audit Reasoning.pdf

Budget



380 MKT Budget_4825.pdf

Financial Statements



380 MKT Financials_7186.pdf

W9



W9 - 2025 - 380 Marketplace.pdf

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Additional Information

Business plan including mission and goals of company / organization, target customers, staff, growth goals, products / services, location(s), etc.



Business Plan.pdf

Plat / map of property extending 200 feet beyond property in all directions (if applicable).



Survey - 380 Marketplace - 2024.pdf

Timeline and schedule from design to completion.



Project Timeline.pdf

Plans for future expansion / growth.



Future Plans.pdf

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Acknowledgements

If funding is approved by the MCDC board of directors, applicant will assure:

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying organization.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement / approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the Project. Specifics to be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual / company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the [Grant Guidelines](#) in executing the Project for which funds were awarded.
- Funded projects must be completed within one year of the date the grant is approved by the MCDC board unless an exception is granted.
- Completed project must be inspected for code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from Grant for ten (10) years.
- A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following completion of the Project.
- Grant funding is provided on a reimbursement basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses.
- Up to 20% of the grant funds awarded may be withheld **until a final report on completion of the Project is provided to MCDC.**
- A performance agreement will be required that may outline requirements for acknowledging MCDC funding support for the project. Additionally, it will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a

violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120th day after the date the MCDC notifies the applicant of the violation.

Applicant Electronic Signature

We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.

Selecting this option indicates your agreement with the above statement.

Representative Completing Application



Date

Thursday, July 31, 2025

Property Owner



Date

Thursday, July 31, 2025

Notes

- **Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.
- Incomplete applications or those received after the deadline will not be considered.
- A final report must be provided to MCDC within 30 days of the completion of the Project.
- Final payment of funding awarded will be made upon receipt of final report.
- Please use the [Final Report](#) to report your results. A [PDF version](#) is also available.



July 31, 2025

Community Development Corporation
City of McKinney
7300 SH 121, SB, Suite 200
McKinney, Texas 75070

RE: Proposal for Economic Development Funding for 380 Marketplace, located at the NEC of Highway 380 and Wisteria Way, McKinney, Texas

Community Development Corporation,

The proposed project is a renovation of an existing 29,350 square foot retail shopping center constructed in 1984, located along Highway 380 near US-75, a key and rapidly developing commercial corridor into the city. In recent years, the center has experienced significant deferred maintenance and has fallen behind newer developments along the corridor, making it increasingly difficult to attract and retain quality tenants. As new construction has surged nearby, this property is in need of modernization to remain viable and relevant to the growing local population.

Our company acquired the property in December 2024 and committed to a strategic revitalization plan aimed at rebranding and restoring the property with a focus on modernization, improved tenant-mix and visitor experience, sustainability, and long-term vitality.

Planned improvements include a full façade renovation, complete exterior repainting, new LED exterior lighting, restriping of the parking lot and fire lanes, concrete repairs, and joint sealant work to improve both safety and ADA accessibility. The project also includes rehabilitation of the site's landscaping and updated monument and building signage to enhance the property's visibility and curb appeal, aligning it more closely with newer construction standards along the corridor. To support the future viability of the center and attract a broader range of tenants, the scope includes replacing the undersized original water line to accommodate restaurant users, and constructing a new, modern dumpster enclosure to comply with current code and tenant needs. The addition of new patio seating areas will support more community-focused, pedestrian-friendly retail and dining experiences, consistent with current consumer expectations.

Importantly, the project will convert 4,087 square feet of previously underutilized common area into new leasable retail space, directly increasing the property's contribution to city tax revenue and enabling new small businesses to open and operate along this key commercial corridor.

This redevelopment will transform a dated and underperforming asset into a vibrant, fully leased neighborhood center with a higher quality and family-friendly tenant mix that better serves local residents, supports small business growth, and enhances the city's image at one of its most prominent entry points while also strengthening the property's role as a valuable contributor to McKinney's economic and community growth.





To support these initiatives, we respectfully request **\$50,000** in funding from the McKinney Community Development Corporation. This contribution will enable us to realize the full potential of the planned/proposed improvements and further align our efforts with the city's economic development goals of business attraction, retention, sustained economic growth, and providing vibrant public spaces.

We deeply value the City of McKinney's commitment to fostering growth and innovation and believe this partnership will yield meaningful benefits for the community. We are grateful for your consideration of this proposal and would be delighted to discuss further and explore how we can work together to achieve our shared objectives.

Enclosed exhibits include a project budget and renderings.

Please feel free to contact me directly at (210) 827-2827 or skorte@precisioninvestments.com if you have any questions or require additional information.

Sincerely,

Stewart Korte
Precision Investments
380 Marketplace LLC

EXHIBITS FOLLOW





Budget & Projects

Property: 380 Marketplace
2414 W University Drive, McKinney, TX

Project	Cost	Scope Notes
Exterior Facade Renovation	\$ 325,475	New modern façade; adding more storefront glass; painting the building
Electrical	\$ 24,746	13 LED wall packs; 30 LED soffit lights, new LED pole lights, new house panel and disconnect
Install Storefront Glass	\$ 32,000	Add storefront glass in brick wall sections along the front of the shopping center
Plans & Permits	\$ 30,000	
New Gutters	\$ 10,000	Replace existing gutters
New Dumpster Enclosure	\$ 12,150	Remove existing single dumpster enclosure and construct a double dumpster enclosure
Water Line Replacement	\$ 50,336	Replacing the existing 3/4" main water line serving the building with a 2" water line
Concrete Repairs	\$ 10,234	Concrete Repair Outside C-Fil-A, rear entry steps, and seal building perimeter
Landscaping	\$ 10,000	Restore and rehab existing landscaping, new storefront planters throughout the front of property
Restriping of Parking Lot & Fire Lanes	\$ 2,624	
Tenant Improvements		\$2,075,000 additional allocated for Tenant Improvements

SUBTOTAL: \$ 507,565

Construction Management Fee (5%) \$ 25,378 *Precision Investments controlled*

Contingency (5%) \$ 25,378

TOTAL: \$ 558,322





5850 GRANITE PARKWAY, SUITE 220
PLANO, TX 75024

OFFICE 214.272.8979
PRECISIONINVESTMENTS.COM

Project Timeline

- **August 1, 2025 – Facade Remodel Begins**

Full exterior remodel of the shopping center begins, including material removal, structural updates, and new exterior finishes. This scope includes the water line size increase.

- **November 28, 2025 – Facade Remodel Complete**

(Approximately 120 days from start)

- **December 2, 2025 – Landscaping and Concrete Work Begins**

Following completion of facade work and post-holiday weekend, crews begin landscaping rehabilitation and concrete repairs, including walkways, curbs, and parking lot improvements. Landscaping enhancements, inclusive of storefront planters, are weather permitting as we may delay planting new plants at the advice of our landscaping team.

- **January 2026 – Site Enhancements Wrap Up**

Landscaping, patio work, restriping, and other exterior upgrades expected to conclude, weather permitting.

Our long-term plan is to fully reposition the shopping center into a stable, service-oriented retail hub that grows with the surrounding community. Following the current façade renovation and site improvements, we plan to continue enhancing the property by attracting a complementary mix of neighborhood-serving tenants, expanding outdoor gathering areas, and maintaining high-quality landscaping and signage. As the local population along Highway 380 continues to grow, we will continue to meet the evolving needs of the immediate daily-use retailers. Additional phases enhancements may include efficiency upgrades such as water submetering, public art installations or sculptures, and expanded pedestrian-friendly design to further strengthen the center's role as a community anchor.

Precision Investments is focused on the long-term revitalization of aging retail centers into vibrant, community-serving spaces. Our mission is to bring new life to underutilized properties by converting them into traditional shopping centers that offer essential goods and services to surrounding neighborhoods. This includes curating a mix of national and local tenants that provide everyday needs—such as dining, healthcare, and personal services—at accessible price points for the community.

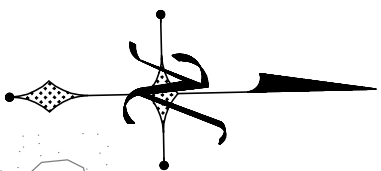
The subject property is located on Highway 380, a major gateway into the city, and will be transformed into a welcoming retail destination. Planned upgrades include full façade remodel, landscaping improvements, patio seating, updated signage, and infrastructure improvements to support restaurant uses. Our goal is to build a stable, long-term tenant mix that reflects the needs of the local population, enhances the surrounding corridor, and contributes positively to the city’s commercial landscape for years to come. Our team is committed to being hands-on and present throughout the life of the property.



Budget & Projects

Property: 380 Marketplace
2414 W University Drive, McKinney, TX

Project	Cost	Scope Notes
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Contingency (5%)	\$ 25,378	
TOTAL:	\$ 558,322	



SOUTHWESTERN BELL-
EASEMENT FOR
UNDERGROUND FACILITIES
VOL. 1892, PG. 995

2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75032

ALTA SURVEY



FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2414 W. UNIVERSITY DRIVE, in the City of MCKINNEY, Texas.

BEING LOT 1, BLOCK 1, BUCKNER PLACE, A REPLAT OF TRACT A OF MCKINNEY HEIGHTS NO. 2, AN ADDITION IN THE CITY OF MCKINNEY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME E, PAGE 96, MAP RECORDS, COLLIN COUNTY, TEXAS.

NOTES:

The following items are from Schedule B, Recitation Title, Title Commitment No. 2018-402379-RLU, issued on date of August 15, 2024 and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property."

e. Easements and/or building lines, as shown on plat recorded in Volume E, Page 96, Map Records, Collin County, Texas. (as shown on survey)

f. Terms, provisions, conditions, and easements contained in Easement, filed 05/17/1984, recorded in Volume 1892, Page 995, Real Property Records, Collin County, Texas, (as shown on survey)

g. Easement granted to Southwestern Bell Telephone Company, filed 1/08/1950, recorded in Volume 420, Page 579, Real Property Records, Collin County, Texas, (does not affect) (abandoned by plat)

There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

There was no observable evidence of site use as a cemetery or burial ground.

Total square feet 96,230 or 2.21 acres.

148 regular parking spaces and 5 handicap parking spaces

No known evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No known proposed changes in street right of way lines, no known of information is made available to the surveyor by the controlling jurisdiction. No known evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

No known plotable off-site (i.e., apartment) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A thereof (Optional Survey Responsibilities and Specifications); unless otherwise shown.

Party walls not observed

Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

SURVEYOR'S CERTIFICATION

To: Reunion Title, Precision Investments, LLC, a Texas limited liability company, Park Board, LTD. First American Title Guaranty Company.

This is to certify that this or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items A: 2, 3, 4, 6(a), 6(b), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19.) of Table A thereof. The fieldwork was completed on August 23, 2024.

ACCEPTED BY:

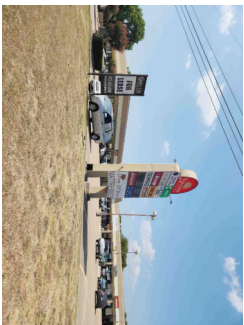
REUNION TITLE

STATE HIGHWAY NO. 380
(W. UNIVERSITY DRIVE)

(W. UNIVERSITY DRIVE)

THE ABOVE DESCRIBED PROPERTY
DOES NOT LIE IN A FLOOD HAZARD
AREA ACCORDING TO THE F.E.M.A.
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO.

48085C0260K



The plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY REUNION TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 50'

Date: 08/23/2024

G. F. No.: 2018-402379-RU

Job no.: 202407262

Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
REUNION TITLE

REVISED-10-22-2024-FIXED PARKING

Scale:	" = 50'
Date:	08/23/2024
G. F. No.:	2018-402379-RU
Job no.:	202407262
Drawn by:	CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR REUNION TITLE

REVISED-10-22-2024-FILED PARKING

Drawn by:

CMR

REVISÉD-10-22-2024-FIXED PARKING

LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
CRACKED LINE	
EASEMENT	
ICM = CONTROLLING MONUMENT	
MON = MONUMENT OF RECORD DIGNITY	
POINT FOR CORNER	
1/2" YELLOW-CAPPED IRON ROD SET	
STAMPED "BURNS SURVEYING"	
X-CUT FOUND OR SET (AS NOTED)	
FENCE POLE FOR CORNER	
MONUMENT FOUND EM = ELECTRIC METER	
CABLE	ELECTRIC
CLEAN OUT	PE = POLE EQUIP
GAS METER	POWER EQUIP
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MAHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	





Precise Property Maintenance Inc.
PO Box 1226
Rowlett, TX 75030
(214) 714-2216 PPM.US

January 13, 2025

Evan Williams - Precision Investments
EWilliams@precisioninvestments.com - (214) 491-0644
740 E. Campbell Rd. Suite 110
Richardson, TX 75081

(See Site Map P2) Service Address: 2414 W University Dr, McKinney, TX 75071

Scope of Work:

Restripe Appx: 2,254 LF of 6" Firelane Red Using Solvent Borne Acrylic
Stencil 4" FIRE LANE NO PARKING in White

Restripe Appx: 3,312 LF of 4" Yellow Parking Stripes/Crosshatches Using Solvent Borne Acrylic

Repaint (8) ADA Handicap Squares Blue - Stencil ADA Approved Handicap Logo White

Repaint Appx (4) Ramps Terracotta + Shark Grip Non-Slip Additive

Repaint Appx: 30 LF of Yellow Full Curb

Subtotal	\$1,978.70
Sales Tax (Can Be Excluded With Presentation of Resale or Tax Exempt Certificate)	\$163.24
Grand Total (Excluding Optional Pressure Wash Prep Painted Items Only Add)	\$2,141.94

Optional Pressure Wash Prep Painted Items Only Add: \$482.02 (Sales Tax Included)

Pressure Wash Prep using Specialized Tips on old painted lines prior to restripe.

This is to remove any dirt/failing/flaking paint to increase adhesion of new striping.

(8 GPM 3000 PSI Commercial Landa Trailer Mounted Unit)

TERMS:

1. Cars, Equipment, Supplies, Merchandise or anything heavy in the service area will result in that area not being serviced. This job is priced for (1) Striping Trip and (1) Pressure Washing Trip. Additional Trips due to negligence could result in additional costs.
2. We will furnish all necessary materials, equipment, labor, and insurance to complete the scope of work during the discussed schedule and time frames.
3. (1) Coat of Solvent Borne Acrylic Traffic Paint is the only paint to be used unless mentioned differently in the Scope of Work. Subject to change based on paint shortages (customer will be notified if applicable)
4. Any alterations and deviations from the above specifications involving extra costs will be executed only upon written orders from Precise Property Maintenance Inc. Acceptance of this proposal is an agreement for the above scope and pricing only.
5. Certificate of Insurance will be provided upon request.
6. PPM is not responsible for Premature Flaking of Paint on Uncured Concrete. (concrete poured less than 30 days before the date of striping service)
7. If optional pressure wash is declined, PPM will not accept liability for premature flaking/chipping of paint
8. We kindly ask that the irrigation system be turned off on the scheduled day of striping service. If irrigation dampens the concrete, flaking paint may occur.

See Site Map on Page 2



*HD&S
Management
LLC.*

CONSTRUCTION PROPOSAL

7430 Rockyford Dr. Frisco Texas 75035

469-358-2805

CUSTOMER

Precision Investments
5850 Granite Pkwy
Suite 220
Plano, TX 75024

ESTIMATE NO
C-2116

DATE _____

7/30/2025

ADDRESS

2414 W University Dr.

CITY/STATE/ZIP

McKinney Texas 75071

PHONE

210-827-2827

E-MAIL

skorte@precisioninvestments.com

SALESPERSON

Abdul Farooqi

PROJECT

Building Façade

PREPARED BY:

Abdul Farooqi

ATTENTION

Stewart Center

PAYMENT TERMS

[illegible]

CUSTOMER

40% 40% 20%

DUE DATE

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
		SUBTOTAL	\$323,530.00
		TAX RATE	8.25%
		SALES TAX	\$26,691.23
		OTHER	
		TOTAL	\$350,221.23

SIGN BELOW TO ACCEPT QUOTE:

AUTHORIZED REP

DATE

09 29 24

P.O. Box 1575
Mckinney, TX 75070
Hermilo Aguilar
469-667-2845

Units	Description	Unit Price	Amount
	Tejas Black	290+Tax	\$313.93
	Labor	\$185/hr	\$740.00
	Trim Trees, shrubs and laying out gravel		
	Dumb Fee		\$85.00
	Additional Large Tree Timming	\$185	
SUBTOTAL			\$1,138.93
SALES TAX			
TOTAL			\$1,138.93

THANK YOU FOR YOUR BUSINESS!

09 29 24

P.O. Box 1575
Mckinney, TX 75070
Hermilo Aguilar
469-667-2845

Units	Description	Unit Price	Amount
	Crushed Granite (<u>Decomposed</u>)	\$115+Tax	\$124.49
	Labor	\$185/hr	\$740.00
	Trim Trees, shrubs and laying out gravel		
	Dumb Fee		\$85.00
	Additional Large Tree Timming	\$185	
		SUBTOTAL	\$949.49
		SALES TAX	
		TOTAL	\$949.49

469-667-2845

THANK YOU FOR YOUR BUSINESS!

Bee Line Services
AP Black, LLC.
P.O. Box 1612
Wylie, TX 75098
Office: (972) 442-0825
Fax: (214) 295-9449



Estimate

Date	Estimate #
9/6/2024	12553

Customer:

Precision Investments
Evan Williams
740 E. Campbell Rd. Suite 110
Richardson, Tx 75081

Job:

Precision Investments
2414 W University Dr.
Mckinney, Tx 75071

Purchase Order	Project Manager	Terms
	CWH	Due on receipt
Description		Amount
- REMOVE AND REPLACE CONCRETE- (PLEASE SEE ATTACHMENTS FOR STREET VIEWS) - REPAIR #1. 170 SF OF SIDEWALK REPAIR - REPAIR #2. 21 SF WITH 6.5 LF OF CURB AND GUTTER - REMOVE AND REPLACE 648 LF OF EXPANSION JOINT, 93 LF OF NEW EXPANSION JOINT (SIDES AND BACK OF BUILDING) - FURNISH AND INSTALL (3) CONCRETE STEPS DOWELED WITH #3 REBAR - STEP #1. (3'4"X1'X6") - STEP #2. (3'4"X1'X5") - STEP #3. (3'4"X1'X5") ***TOUCH UP STRIPING IN AREAS AFFECTED BY REPAIRS***		9,453.75T

www.beelineservices.com

DATE:

AUTHORIZED BY:

Bee Line Services
AP Black, LLC.
P.O. Box 1612
Wylie, TX 75098
Office: (972) 442-0825
Fax: (214) 295-9449



Estimate

Date	Estimate #
9/6/2024	12553

Customer:

Precision Investments
Evan Williams
740 E. Campbell Rd. Suite 110
Richardson, Tx 75081

Job:

Precision Investments
2414 W University Dr.
Mckinney, Tx 75071

Purchase Order	Project Manager	Terms
	CWH	Due on receipt
Description		Amount
-CONCRETE SCOPE- ***SAWCUT PERIMETER OF FAILURE, HAUL OFF DEBRIS, DOWEL INTO EXISTING SLAB AND PLACE #3 REBAR EVERY 18" EACH WAY, PLACE AND FINISH 6" OF 3500 PSI CONCRETE WITH BROOM FINISH*** *** NOT RESPONSIBLE FOR BROKEN SPRINKLER HEADS, LINES OR WIRING. OR ANY OTHER UNFORESEEN UNDER GROUND UTILITIES*** ***SCOPE***		0.00T
REMOVE EXISTING SEALANT, FILL JOINT, GRIND EDGES OF JOINT WITH DIAMOND BLADE TO ENSURE ADHESION AND SEAL WITH URETHANE SEALANT. ***SEAL ALL JOINTS ASSOCIATED WITH REPAIRS***		0.00T
-TERMS- ***CANNOT WARRANTY CONCRETE ADJACENT TO FRACTURES OR OTHER FAILURES***		0.00T
www.beelineservices.com		Subtotal \$9,453.75
If the new balance is unpaid by the term date stated, then the past due balance is subject to finance charges. The finance charges are computed by a periodic rate of 1-1/2% per month, which is an annual percentage rate of 18% applied to the unpaid balance.		Sales Tax (8.25%) \$779.94
If exempt from Sales Tax, an exemption certificate will need to be provided to Bee Line Services.		Total \$10,233.69
IF AGREE, PLEASE DATE AND SIGN THEN FAX BACK TO (214) 295-9449 OR EMAIL TO info@beelineservices.com		

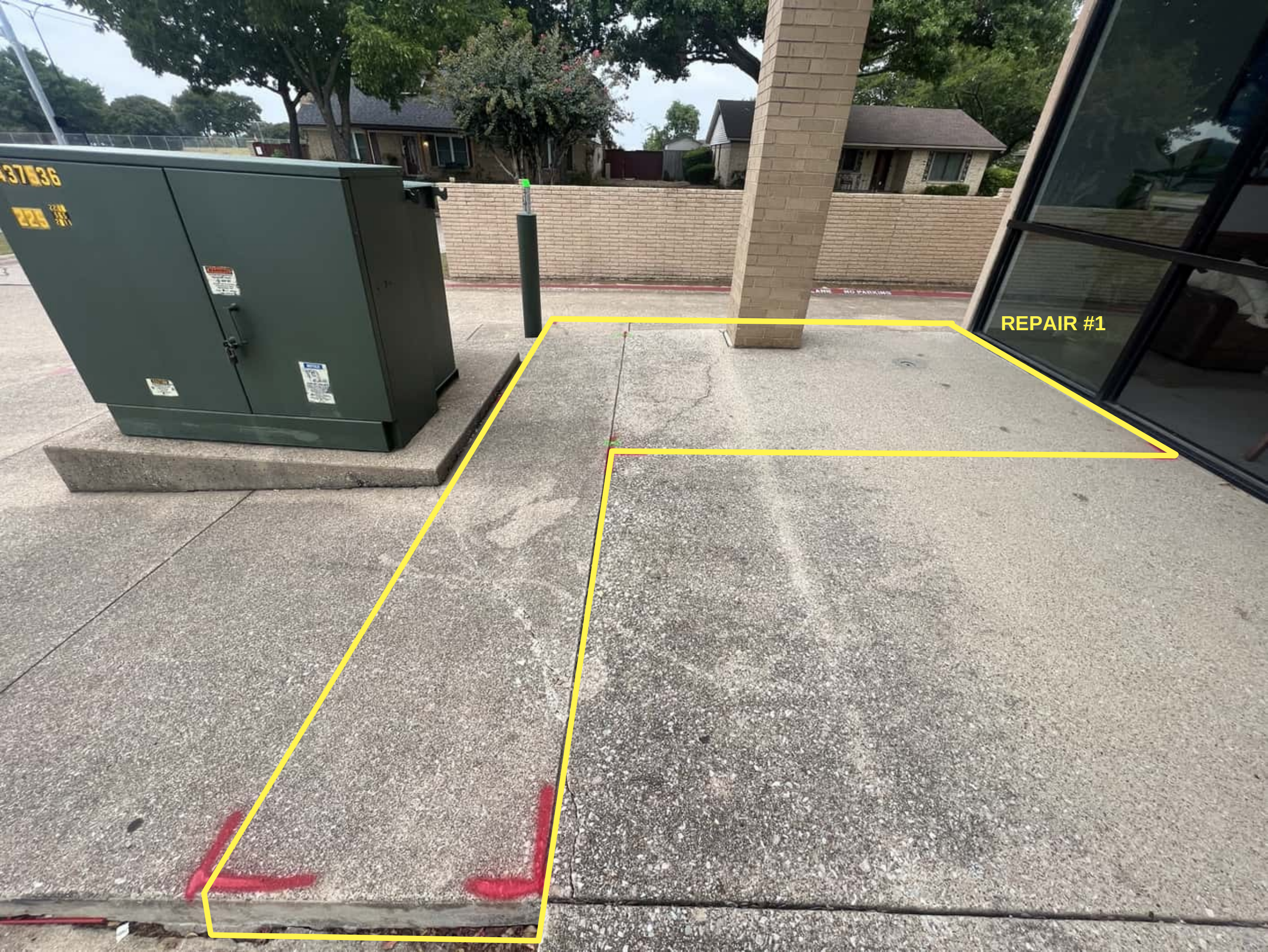
DATE: _____ AUTHORIZED BY: _____

PREFERRED TIME FOR SCHEDULING: _____



REPAIR #1

NO PARKING



REPAIR #1



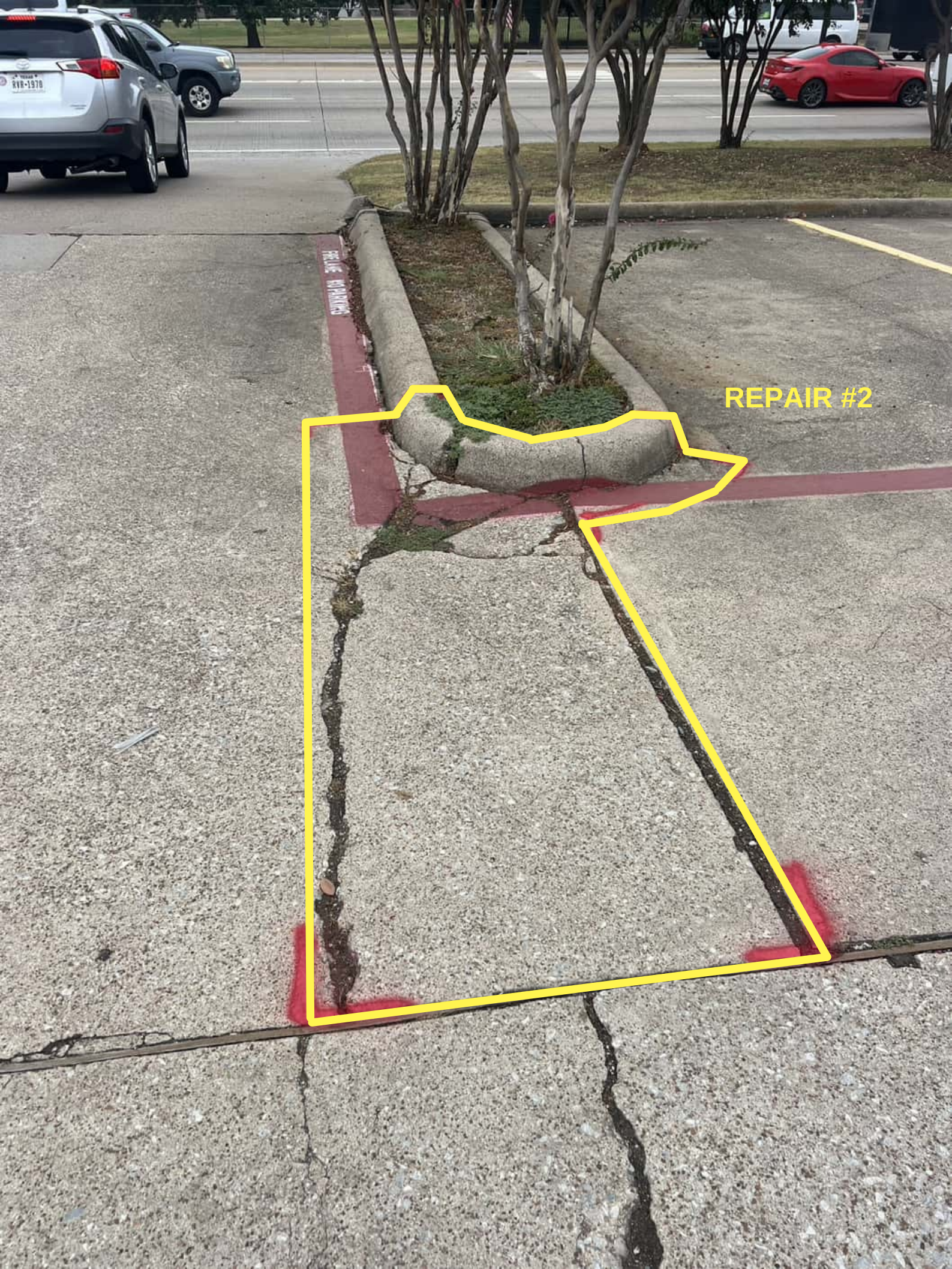
REPAIR #1

NOTICE
PLEASE DON'T PUNCH THE IN
...
...
...

PARKING





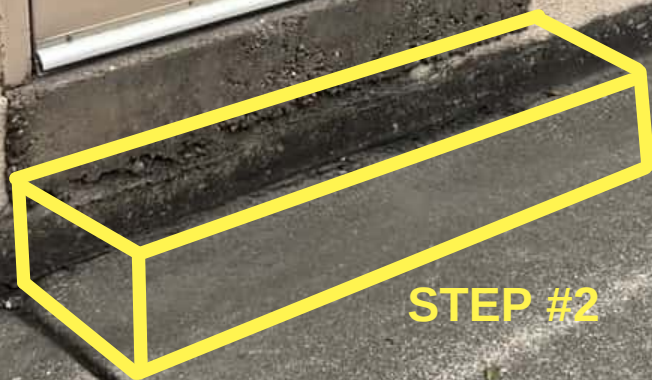


REPAIR #2

114
ABD



STEP #3



STEP #2



STEP #1











EXPANSION JOINT
REMOVE AND REPLACE



EXPANSION
JOINT REMOVE
AND REPLACE



EXPANSION JOINT
REMOVE AND REPLACE



EXPANSION JOINT
REMOVE AND
REPLACE

EXPANSION JOINT
REMOVE AND
REPLACE



Property was acquired (and entity formed) in December of 2024, therefor there have not been any audited financial statements for the periods requested.



EXHIBIT A

380 MARKETPLACE LLC INCOME STATEMENT & BALANCE SHEET

INCOME STATEMENT

<i>Cash Basis</i>	January 1, 2025 - June 30, 2025
Rental Income	\$149,306
Reimbursable & Other Income	\$71,351
Total Revenue	\$220,657
CAM Expenses	\$48,066
Property Tax & Insurance Expenses	\$0
Non Recoverable Operating Expenses	\$6,643
Total Operating Expenses	\$54,709
NET OPERATING INCOME	\$165,949
Debt Service & Interest Expense	\$150,833
Non Recoverable Expenses	\$61,826
Partnership Expenses	\$36,552
Total Non-Operating Expenses	\$249,211
NET INCOME	-\$83,262

BALANCE SHEET

	June 30, 2025
Cash & Cash Equivalents	\$931,816
Accounts Receivable	\$2,390
Real Estate	\$5,766,865
Intangibles	\$294,232
Prepaid Expenses & Other Assets	\$0
TOTAL ASSETS	\$6,995,303
Accounts Payable & Accrued Liabilities	\$0
Other Current Liabilities	\$12,358
Notes Payable	\$4,000,000
Security Deposits	\$38,459
Total Liabilities	\$4,050,817
Total Equity	\$2,944,486
TOTAL LIABILITIES AND EQUITY	\$6,995,303



EXHIBIT A

380 MARKETPLACE LLC INCOME STATEMENT & BALANCE SHEET

INCOME STATEMENT

Cash	December 10, 2024 - December 31, 2024
Rental Income	\$59,326
Reimbursable & Other Income	\$2,554
Total Revenue	\$61,880
CAM Expenses	\$903
Property Tax & Insurance Expenses	\$40,340
Non Recoverable Operating Expenses	\$0
Total Operating Expenses	\$41,243
NET OPERATING INCOME	\$20,637
Debt Service & Interest Expense	\$0
Non Recoverable Expenses	\$5,780
Partnership Expenses	\$4,093
Total Non-Operating Expenses	\$9,873
NET INCOME	\$10,764

**The Income Statement is prepared on a cash basis. The annual property insurance expense of \$35,972 is included in less than 1 month of operations, and the first interest only loan payment was not paid until January due to the origination date of the loan, both of which distort the net income for the period.*

BALANCE SHEET

	December 31, 2024
Cash & Cash Equivalents	\$863,899
Accounts Receivable	\$0
Real Estate	\$5,766,866
Intangibles	\$294,232
Prepaid Expenses & Other Assets	\$0
TOTAL ASSETS	\$6,924,997
Accounts Payable & Accrued Liabilities	\$0
Other Current Liabilities	\$0
Notes Payable	\$4,000,000
Security Deposits	\$56,291
Total Liabilities	\$4,056,291
Total Equity	\$2,868,706
TOTAL LIABILITIES AND EQUITY	\$6,924,997

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) 380 Marketplace LLC	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.). See instructions. 5850 Granite Parkway Suite 220	Requester's name and address (optional)
6 City, state, and ZIP code Plano, TX 75024		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number								
			-					
or								
Employer identification number								
3	3	-	1	3	8	4	3	6 5

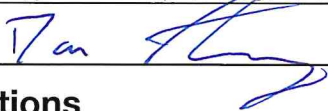
Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 2/10/2025
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they