

# Manor Downs Industrial Park Annexation into the City of Manor

**Dalfen**  
INDUSTRIAL



**April 2024**

# Site Plan

Dalfen Industrial is proposing the annexation of 1,247,560 SF of industrial space, across 6 buildings, into the City of Manor

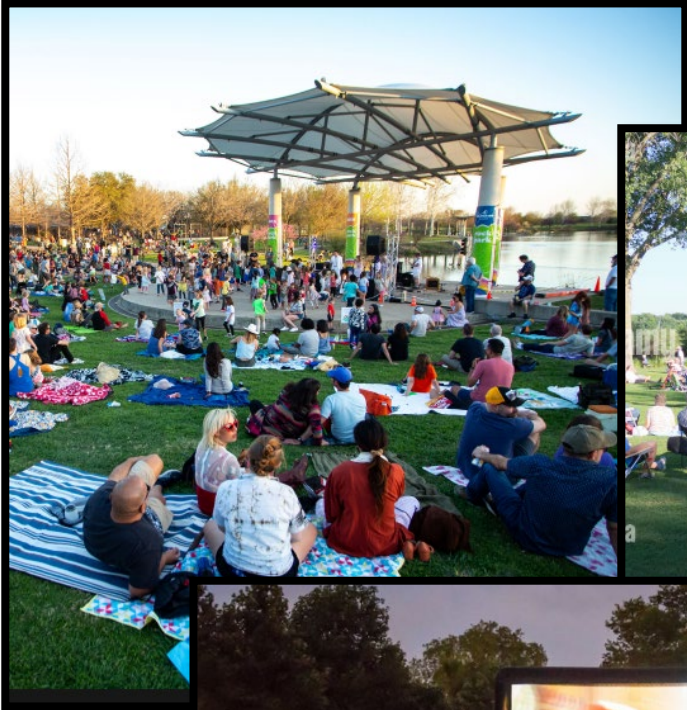
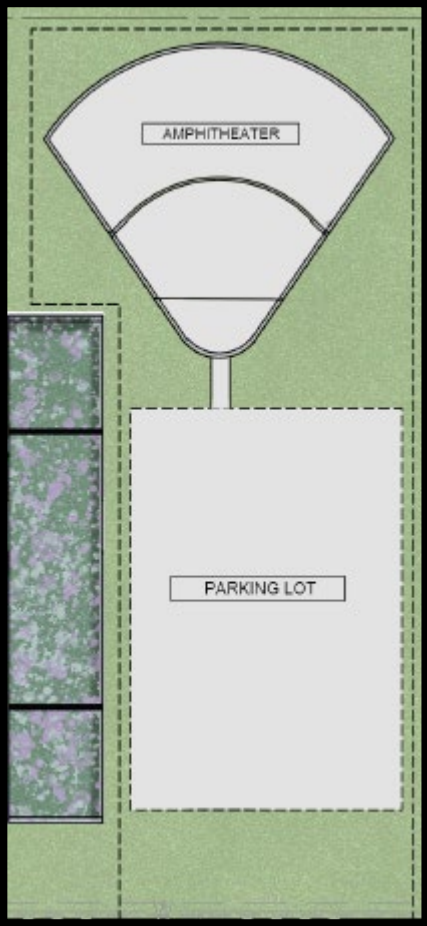


# City of Manor Boundaries





# Proposed Future Community Area (to be developed by City of Manor)



## Annexation LOI Terms

1. **Taxes Abatement** – The City will review a tax abatement for the property once the results of the Economic Impact Study are available.
2. **Wetland/Environmental Features** – The City will acknowledge that it has reviewed the environmental report (the “Bowman Report”) provided by Bowman Consultants and accepts the findings of The Bowman Report. The City will acknowledge there are no other environmental features that will affect permitting or the development other than those defined in the Bowman Report.
3. **Cut/Fill** – The City will acknowledge there are no restrictions to the amount of cut/fill required to develop the site.
4. **Floodplain** – The City will acknowledge that there is no active floodplain on the property as defined in the FEMA flood maps.
5. **TIA** – The City will acknowledge that a TIA is not necessary given the amount of road improvements included by the Property. The City agrees to allow the Owner to dedicate the North-South connector road to the city after completion and acceptance of the road.
6. **Sewer** – The City will, in the event that the Property is released/removed from the City of Austin wastewater service area, provide wastewater through the City as defined in the feasibility study (the “Feasibility Study”).
7. **Permit Review** – The City will expedite permit review for the project and agree to provide approval to begin grading no later than 90 days after approval of the Annexation.

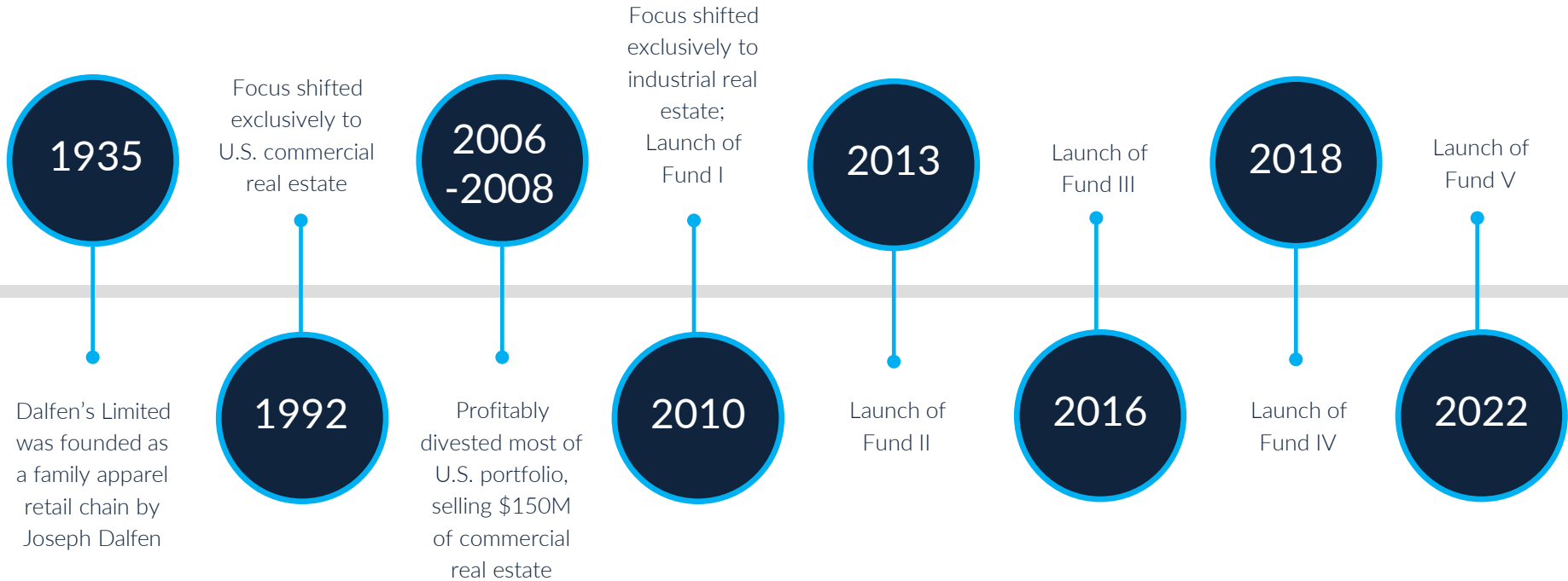


# Dalfen Industrial Overview



# Dalfen's History

Founded as a family apparel retail chain in the 1930s and has been exclusively focused on industrial real estate since 2010





# Seasoned Management Team

Fully Vertically Integrated Platform with 85+ Employees Nationwide

## Dalfen's Executive Team<sup>1</sup>



**Murray Dalfen**  
Chairman



**Sean Dalfen**  
CEO



**Fred Tkalec**  
CFO



**Max Gagliardi**  
CIO



**Mariam Ghoul**  
MD, HR  
& Operations



**Joseph Walker**  
General Counsel  
& CCO



**Shelly Drakes**  
EVP, Property  
Management



**Mike Cohen**  
Head of  
Acquisitions



**Christine Moore**  
Head of  
Leasing



**Alex Steele**  
SMD,  
Sales

Overseeing dedicated in-house teams across disciplines<sup>1</sup>



**23**  
Accounting /  
Finance  
Professionals



**15**  
Asset / Property  
Management  
Professionals



**5**  
Capital Markets  
Professionals



**17**  
Acquisition/  
Development  
Professionals



**8**  
Administrative  
and HR  
Professionals



**2**  
Legal  
Professionals

**11 Offices Across  
North America**

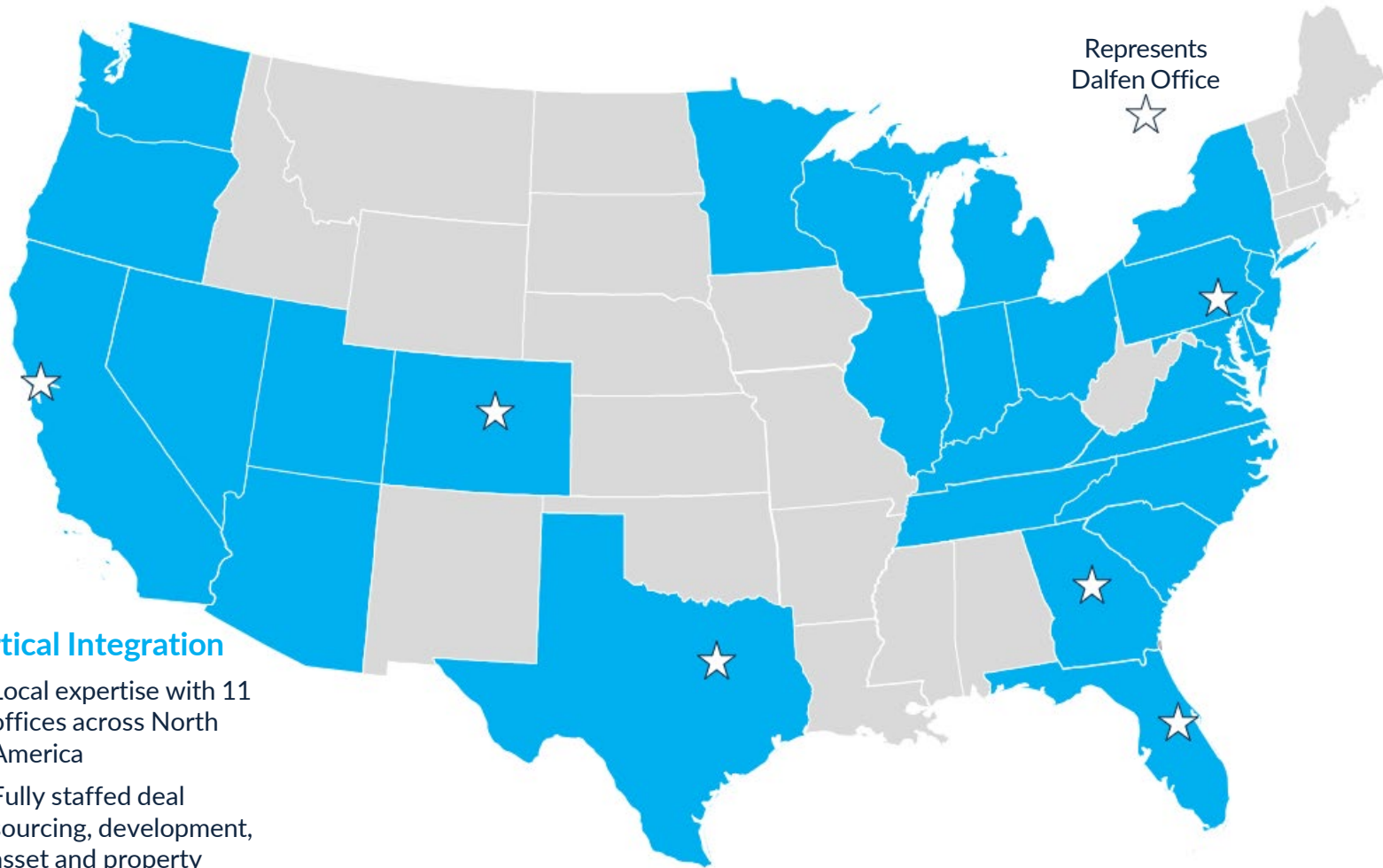
**87+  
Employees**

**~Exec. Tenure  
12 Years<sup>2</sup>**

**~\$4 Billion  
AUM<sup>3</sup>**

**~55M SF  
Invested Across  
Dalfen Platform<sup>4</sup>**

## Dalfen's Competitive Advantage



### Vertical Integration

- ✓ Local expertise with 11 offices across North America
- ✓ Fully staffed deal sourcing, development, asset and property management capabilities across the country

# The Following Tenants are Clients of Dalfen Industrial





DALLAS | MONTREAL | DENVER | ORLANDO | ATLANTA | BAY AREA  
AUSTIN | CHICAGO | CINCINNATI | PHILADELPHIA

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