



MOHR
DEVELOPMENT

mohrcap.com



DELIVERING PROJECTS

that meet the unique, ever-changing needs of our clients and partners

Table of **CONTENTS**

Tailored, Timely Development	6-7
A Transparent, Cost-Effective Approach	8-9
Our Financial Strength	10-11
Why Partner with Mohr?	12
About Mohr Capital	13
Leverage Your Buying Power	14

Client TESTIMONIALS

"Mohr Capital has been tremendous to work with and is a valued partner of our team. Throughout the various projects and opportunities we have worked on together, they have been great communicators and given us the opportunity to create value for them and their clients."

ZACH JONES, PMP, PJM-I

Sr. Director | CBRE

"We have closed a number of deals with Mohr Capital and with each deal, the process gets better. Mohr Capital is a prestigious group of individuals with the utmost knowledge of the real estate industry. Aside from just being a great group of people, they are always organized, detailed and prepared. Their teamwork always exceeded our expectations, and we are eager to continue this mutually beneficial relationship."

JANINE MARSHALL

President | Texas Bank and Trust

"I've been fortunate enough to work with the entire team at Mohr over the last five years and have enjoyed nothing but great success in everything we've done together. I've found them to be very knowledgeable in what they do, bright, thoughtful and very successful. I consider myself fortunate to be their partner and would highly recommend their services to others who would value such a strong partnership."

CLINT COCKERELL

Senior Vice President
Frost Bank Corporate Strategies Group

"Mohr enabled me and my team to successfully integrate an existing manufacturing operation with a custom-constructed distribution center. This program offered a solid ROI and eliminated the complexity and cost of multiple locations in the value chain. Gary Horn and Bob Mohr were highly engaged and supported me and my team throughout a lengthy, multi-year and complex process. Going forward, I will always call on Mohr to assist me with our real estate solutions."

TERRY MOODY

EVP of Global Operations, Victor Technologies
SVP of Business Integration, Colfax/ESAB

"Mohr Capital creates a positive team environment through collaboration and integrity. These key attributes ultimately deliver the greatest value to the client. We couldn't ask for a better development partner to work with! We look forward to future projects together."

TERRY LARSON

Secretary/Treasurer
Larson-Danielson Construction Co. Inc.

"Mohr Capital is an experienced and professional group with the resources and expertise to get deals done. We look forward to financing future deals for them."

CRAIG DAVIS

SVP and Director of Commercial Real Estate Lending
Veritex Community Bank

Tenant PARTNERS



Development PARTNERS





Rogers-O'Brien Construction has been a trusted partner of Mohr Capital on numerous successful commercial real estate development projects. The team has always treated us fairly and acted with a strong sense of integrity and professionalism. Mohr Capital is definitely a trusted partner that is best-in-class at what it does.

JUSTIN McAFEE
President and CEO
Rogers-O'Brien Construction

Tailored, Timely DEVELOPMENT

Founded in 2000, Mohr Capital's development division provides build-to-suit and speculative development of office, industrial and retail properties to users across the nation. As a family office, we're nimble. As a trusted name with millions of square feet developed, we leverage our deep industry experience to provide you with numerous benefits—from **open book pricing** with the right to audit and complete **project transparency**, to reacting quickly to capitalize on changing **market opportunities**.



PRACTICE AREAS

- National Build-to-Suit
- Speculative Development
- Design-Build Construction
- Fee Development
- Redevelopment
- Sale-Leasebacks

DEVELOPMENT SECTORS

- Warehouse
- Distribution
- Office
- Manufacturing
- Cold Storage
- Transportation & Logistics



Though a lot of companies preach about a collaborative and transparent approach, it is rare to see it truly implemented to the degree Mohr does. It is refreshing to find a partner that understands you can build great relationships and projects by treating everyone fairly and professionally.

JIM CORRY
 Vice President
 Schwob Building Company

A Transparent, Cost-Effective **APPROACH**

True collaboration requires transparency.
 At Mohr Capital, we work with you on every aspect of the development process—from buying land to final delivery. Moreover, our open-book approach and deep knowledge of economic incentives help you save on costs, while also benefiting the community.



DEVELOPMENT SERVICES

- Site selection and plan design
- Competitive bidding and budgeting
- Value engineering
- Due diligence and underwriting
- Economic incentives
- Entitlement services
- Permitting
- Lease structure negotiation
- Budgeting
- Project management
- Change order management
- Online project tracking



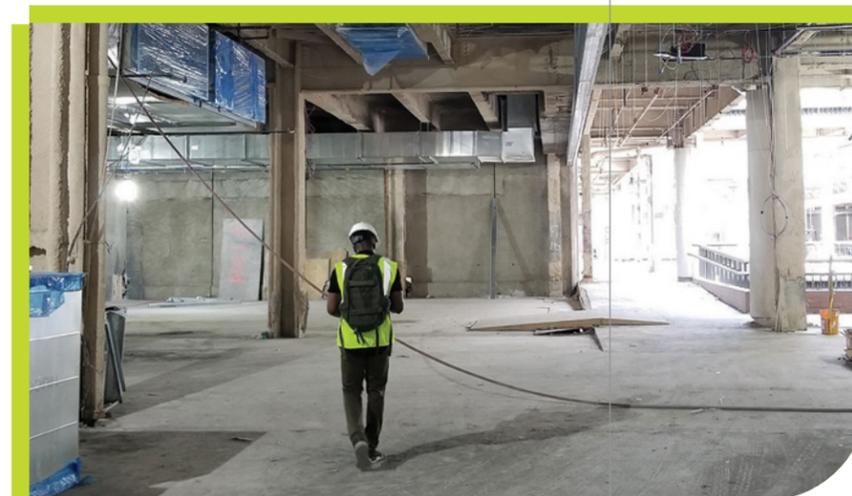
Our Financial STRENGTH



Mohr Capital has been a client of the Bank of Texas since 2013. For nearly a decade, the company has been a consistent partner, producing quality product in a timely and cost-efficient manner. Mohr Capital's long history of development projects makes them one of the forefront developers in the build-to-suit space.

ERIN MULLEN
Senior Vice President
Bank of Texas

As a family office with a single source of capital, we don't rely on third-party sources to finance development activities. In addition to a well-capitalized source of equity, our team of industry veterans maintains long-standing debt relationships with financial institutions. This means we can quickly begin and complete any size project while eliminating burdensome costs, as well as make fast decisions on any change orders.



You know what your business needs to thrive.
Our **financial strength** and **organizational structure** let you get there quicker.



Why Partner with MOHR?

Mohr Capital Chairman Bob Mohr long ago realized that the business goals and real estate needs of corporate users are one and the same. While overseeing a national project for Verizon, the wireless network operator tasked Bob with solving a real estate problem. He took on the challenge and successfully redeveloped the project, delivering it on time and on budget in partnership with Verizon. To date, Verizon remains a tenant.

Since then, Mohr Development LLC—a division of Mohr Capital—has developed millions of square feet of commercial property across the nation for a wide range of asset classes, including office, industrial and retail real estate.



For more than 15 years, Cooper has trusted Mohr to develop creative and cost-effective solutions to meet the needs of our North America distribution network. Mohr has developed a deep understanding of our business and industry requirements and keeps us abreast of market trends and opportunities.

MICHAEL CALABRO

Executive Director,
NATO Supply Chain
Cooper Tire & Rubber Company

ABOUT MOHR CAPITAL

Mohr Capital is a privately held real estate investment firm specializing in the acquisition, development and value enhancement of office, industrial and retail assets throughout the U.S. The Mohr Capital team has decades of experience in commercial real estate and has completed more than \$2.5 billion in transactions. Guided by a value-driven strategy and an entrepreneurial spirit, the company relies on strong, long-term relationships and possesses keen market insights needed to capitalize on undervalued or underperforming properties. With its family office structure, Mohr Capital can close quickly and has a proven track record of delivering projects on time and on budget.

Leverage your **BUYING POWER**

Mohr Capital has a proven national track record of delivering commercial real estate developments on time and on budget—regardless of the project scope or location. With **over 25 years** of partnering with corporate users and tenant brokers, we work hard to provide real estate solutions that meet your **unique and ever-changing** business needs.



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