



**MOHR**  
DEVELOPMENT

# THE COMPANY

Mohr Development, LLC is the development arm of Mohr Capital, a privately owned real state investment and development company headquartered in Dallas, Texas. With a 15 year track record, Mohr has the expertise, financial capabilities and development process in place to service industrial and office users across America.

# WHY MOHR?

Bob Mohr, the Company founder, long ago saw the need to develop projects that cater to the unique or specific requirements of the corporate user. While overseeing a national project for Verizon, Bob was asked if Mohr could help Verizon solve a real estate problem on a specific location. Mohr took on the challenge and successfully redeveloped the project by delivering it on time and on budget in partnership with Verizon. To date, Verizon remains a tenant.

Whether your need is financial, strategic, time sensitive, or tenant favorable lease terms, Mohr has the proven track record to deliver projects that meet corporate America's unique and ever-changing needs.



# EXPERTISE

National build-to-suit and speculative development of office and industrial properties. Mohr's organizational structure and collaborative client centric approach offers Commercial Real Estate users numerous benefits, including direct partnership participation and project control, along with the ability to react quickly with changing market opportunities. Mohr's primary focus includes:

- National Build-to-Suit
- Build-to-Own
- Speculative Development
- Design Build Construction
- Fee Development
- Re-Development
- Sale-Leasebacks and Hybrid Sale-Leasebacks
- Lease Monetization

Development sectors include:

- Warehouse
- Distribution
- Office
- Manufacturing
- Freezer/Cooler
- Transportation and Logistics



*Rogers-O'Brien Construction has been a trusted client of Mohr Capital on numerous successful commercial real estate development projects. They have always treated us fairly and acted with a strong sense of integrity and professionalism. Definitely a trusted partner who is best-in-class at what they do."*

Justin McAfee  
President and CEO  
Rogers-O'Brien Construction

# FINANCIAL CAPABILITIES

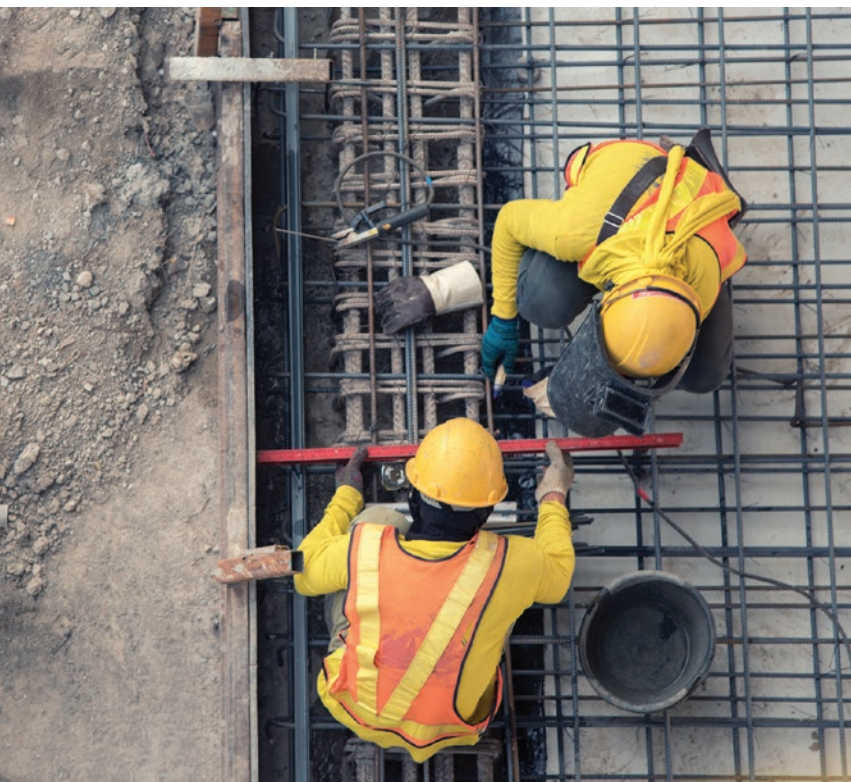
Internally funded, Mohr does not rely on third party capital sources. This coupled with the fact that Mohr has many long-standing debt relationships means Mohr can complete any size project quickly while eliminating any burdensome costs or change orders for new construction.

Working with a substantial development partner with this financial capability is critical to meeting your specific needs and requirements.



*I have had the privilege of doing business with Mohr Capital for the past three years at Bank of Texas but have known several of their key decision-makers for longer than I care to tell. They are thoughtful and deliberate in their underwriting. They have the financial capacity to move quickly on acquisitions as well as support required equity. I value their knowledge of the market and of their tenants. I intend to continue to do business with them long into the future.”*

Kimberly W. Kittle  
Senior Vice President  
Bank of Texas



# DEVELOPMENT PROCESSES

Mohr employs the following processes on all projects to ensure the client receives transparent and open book pricing:

- Value Engineering
- Change Order Management
- Competitive Bidding
- Project Management
- Site Selection
- Due Diligence and Underwriting
- Site Plan Design
- Entitlement
- Economic Incentives
- Permitting
- Lease Structure Negotiation
- Budgeting
- Online Project Tracking
- 24 Hour Client Relationship Management



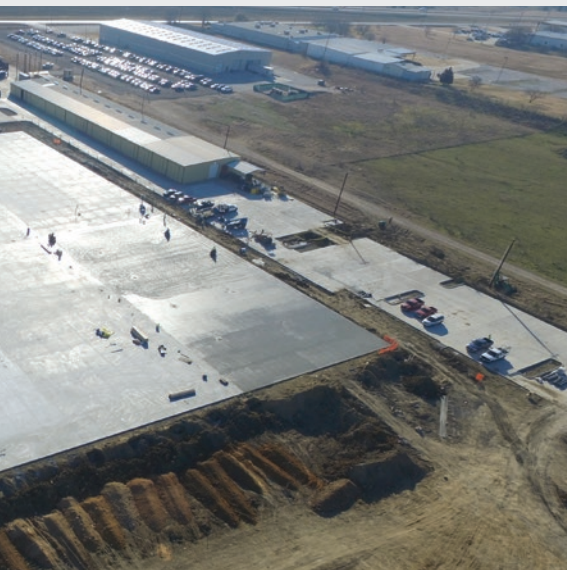
*Mohr enabled me and my team to successfully integrate an existing manufacturing with a custom constructed distribution center. This program offered a solid ROI and eliminated the complexity and cost of multiple locations in the value chain. Gary Horn and Bob Mohr were engaged and supported me and my 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





ESAB Center of Excellence  
422,819 SF | Denton, TX





*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 through treating everyone fairly and professionally. For this, I thank you!"*

Jim Corry  
Vice President  
Schwob Building Company



## TENANT PARTNERS



## DEVELOPMENT PARTNERS





# PROVEN NATIONAL TRACK RECORD **LEVERAGE YOUR BUYING POWER THROUGH MOHR**

With 15 years of Tenant or Corporate Service partnerships, Mohr is uniquely attuned to the needs of the end-user. Mohr Development, a name you can trust, brings the professional resources to deliver your project on time and on budget regardless of the project size or location.

For more information on our Company or investment opportunities, contact us today at [mohrcap.com](http://mohrcap.com).



*Cooper Tire has partnered with Mohr Development over the past 12 years and we view their team as an extension of our team. We leverage their experience and market intelligence when making key real estate decisions for the organization.”*

Robert A. Sager  
Executive Director, North American Supply Chain  
Cooper Tire & Rubber Company

## CAPITALIZE ON MARKET OPPORTUNITIES BY CONTACTING

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