



CACI

CACI HIGH POINT LAB (NYSE: CACI)

4090 PREMIER DR
HIGH POINT, NC 27265

NEWMARK

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Newmark (the “Agent”) has been engaged as the exclusive sales representative for the sale of the CACI High Point Lab (the “Property”) by ‘the owner’ (the “Seller”).

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

The logo for CACI, consisting of the letters 'CACI' in a large, white, serif font. A thick white horizontal line is positioned directly beneath the letters.

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TABLE OF CONTENTS

Disclaimer	2
Contact and TOC	3
Executive Summary	4
Property Information Photos	5
Lease Overview	6
Aerial Photos	7
Floorplans	8
Survey	9
CACI International Financials	10
Area Overview	11
Sample Closings	12-13
Global Reach	14

EXECUTIVE SUMMARY

CACI High Point Lab

Opportunity to acquire a 53,053 SF specialized lab facility located in High Point, North Carolina. Following two recent expansions totaling 18,328 SF (including a 15,581 SF expansion and an additional 2,747 SF expansion at the existing lease rate), the building is 100% leased to CACI under a new 7.5-year firm lease.

The facility features modern office and lab space, SCIF capabilities, and a secure data center supporting mission-critical operations. The interconnected lab wing includes a network operations center, wireless testing lab, and prototyping lab that enable custom solution development and active project support. A dedicated staging facility allows multiple projects to be assembled, integrated, tested, and demonstrated simultaneously, with full power, HVAC, and cabling already in place.

The building supports training for CACI and vendor engineers, including classified work, and has successfully supported more than 200 defense and non-defense programs for agencies across the U.S. and abroad. Tenant amenities include an on-site gym and common outdoor area, further enhancing the functionality and long-term appeal of the asset.

- 100% leased to CACI
- Two recent expansions totaling 18,328 SF
- New 7.5-year firm lease with no termination rights
- SCIF, lab, and secure data center components
- On-site gym and common outdoor area
- Facility supports 200+ projects and sites worldwide



SALE PRICE:
\$8,331,412



NOI:
\$666,513



CAP RATE:
8.00%



BUILDING SIZE:
53,053 SF

PROPERTY INFORMATION

Address 4090 Premier Dr
High Point, NC 27265

Building Size 53,053 SF

Site Size 8.1 AC

Year Built 1997

Parking 211

Stories 2

Tenants 2

Occupancy 100%

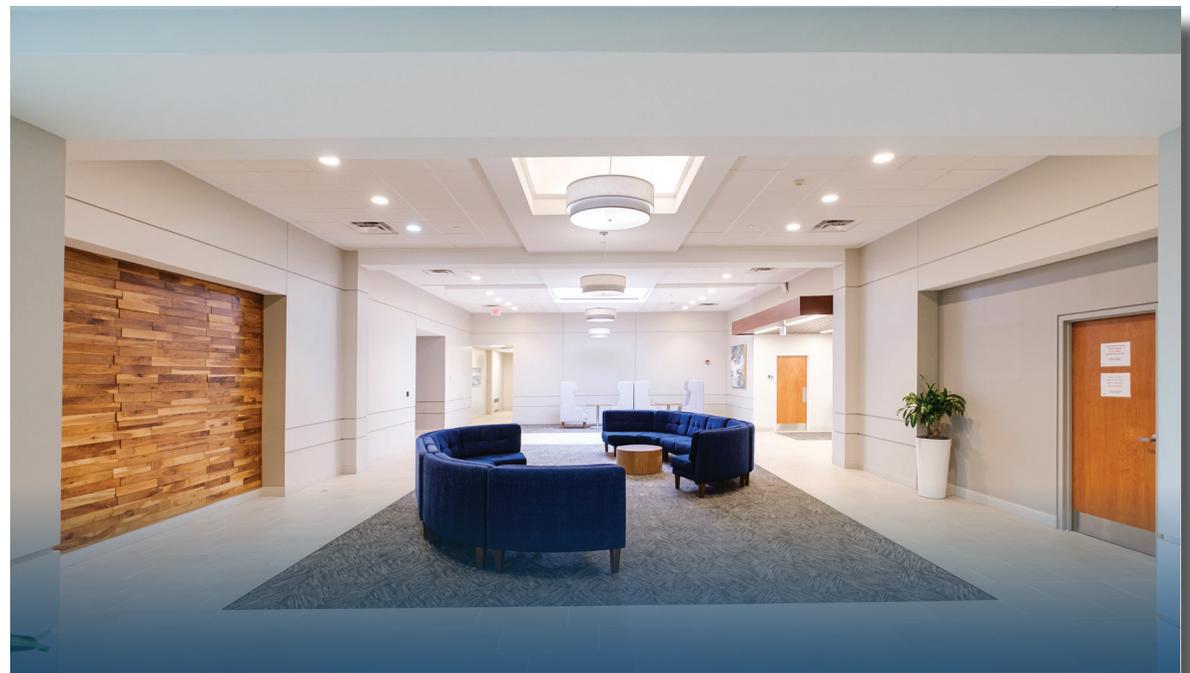
Price \$8,331,412

Lease Expiration 05/31/2033

Total Rent \$958,291

NOI \$666,513

Cap Rate 8.00%



LEASE OVERVIEW



TENANT OVERVIEW

CACI International Inc. is a premier provider of information solutions supporting U.S. national security, defense, and government modernization. A Fortune World's Most Admired Company, CACI has partnered for decades with federal agencies and the U.S. military to deliver advanced technology, cybersecurity, and network solutions that strengthen mission readiness and critical infrastructure.

The subject property houses CACI's High Point Labs, a mission-critical, high-tech multi-laboratory facility in High Point, North Carolina. For more than 13 years, the facility has served as CACI's primary in-house center for network prototyping, testing, integration, staging, and deployment of both classified and unclassified government networks, significantly reducing cost, risk, and deployment timelines.

High Point Labs supports over 200 government projects worldwide, including major programs for the U.S. Army, Air Force, DoD, and other federal agencies. The facility includes a centralized network operations center, wireless and prototyping labs, and a large staging environment capable of supporting up to six simultaneous projects, making it a cornerstone of CACI's global network modernization strategy.

LEASE SUMMARY

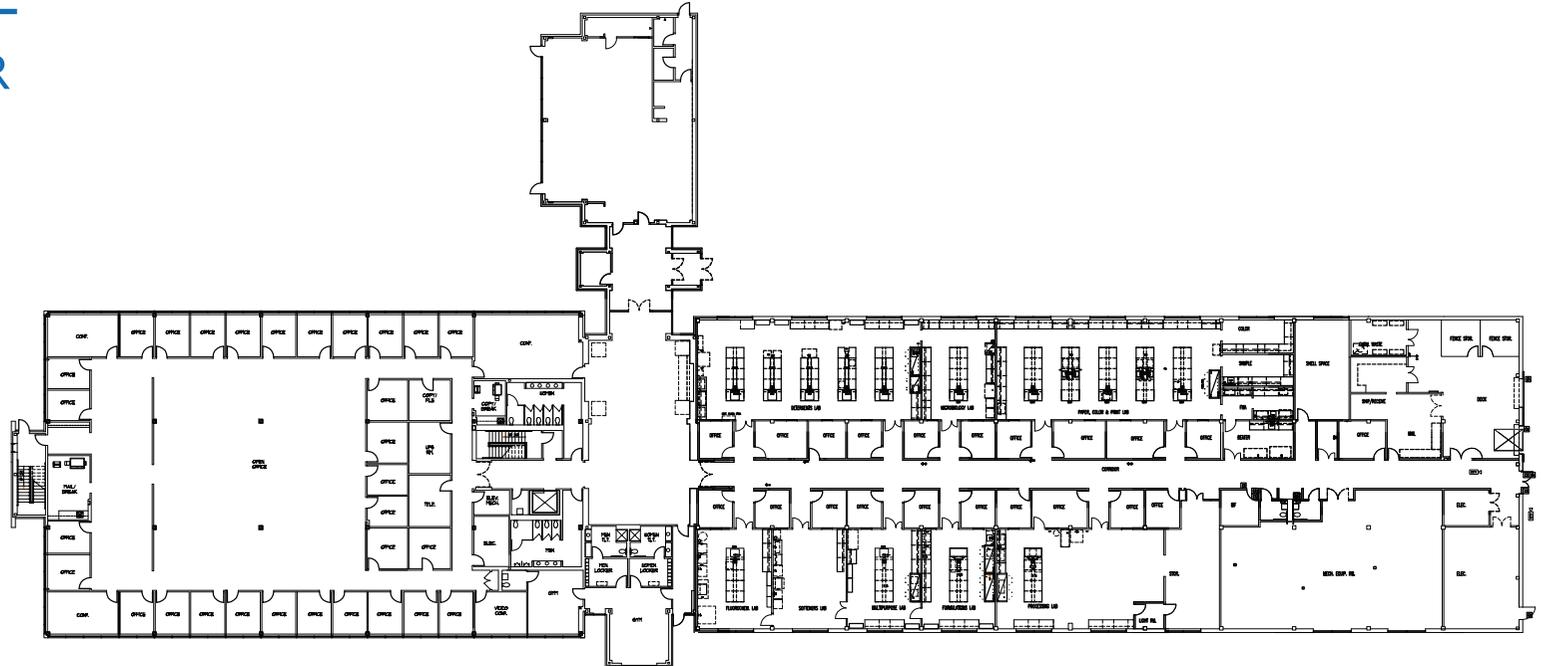
Tenant:	CACI, Inc.
Space Size:	53,053 SF
Lease Structure:	Net of Electric with base year stops on other operating expenses
Lease Renewal and Expansion Commencement:	04/01/2026
Lease Expiration:	05/31/2033

AERIAL PHOTOS



PROPERTY FLOORPLANS

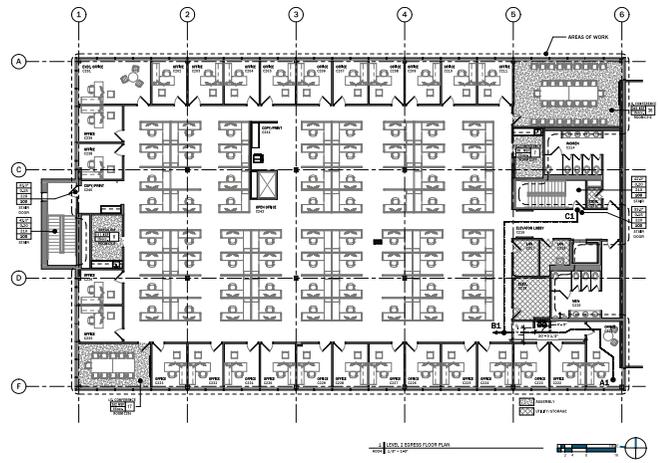
1ST FLOOR



4090 PREMIER CENTER
1ST FLOOR

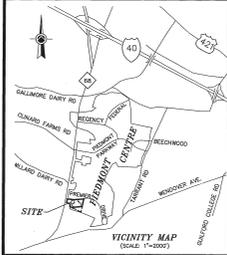
41,186 GROSS SQ FT
NOT TO SCALE

2ND FLOOR



PROPERTY SURVEY

PICKUP: CITY OF HIGH POINT



SURVEYOR CERTIFICATION

I, JAMES L. KELLY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION...



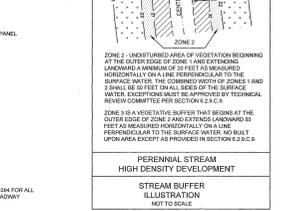
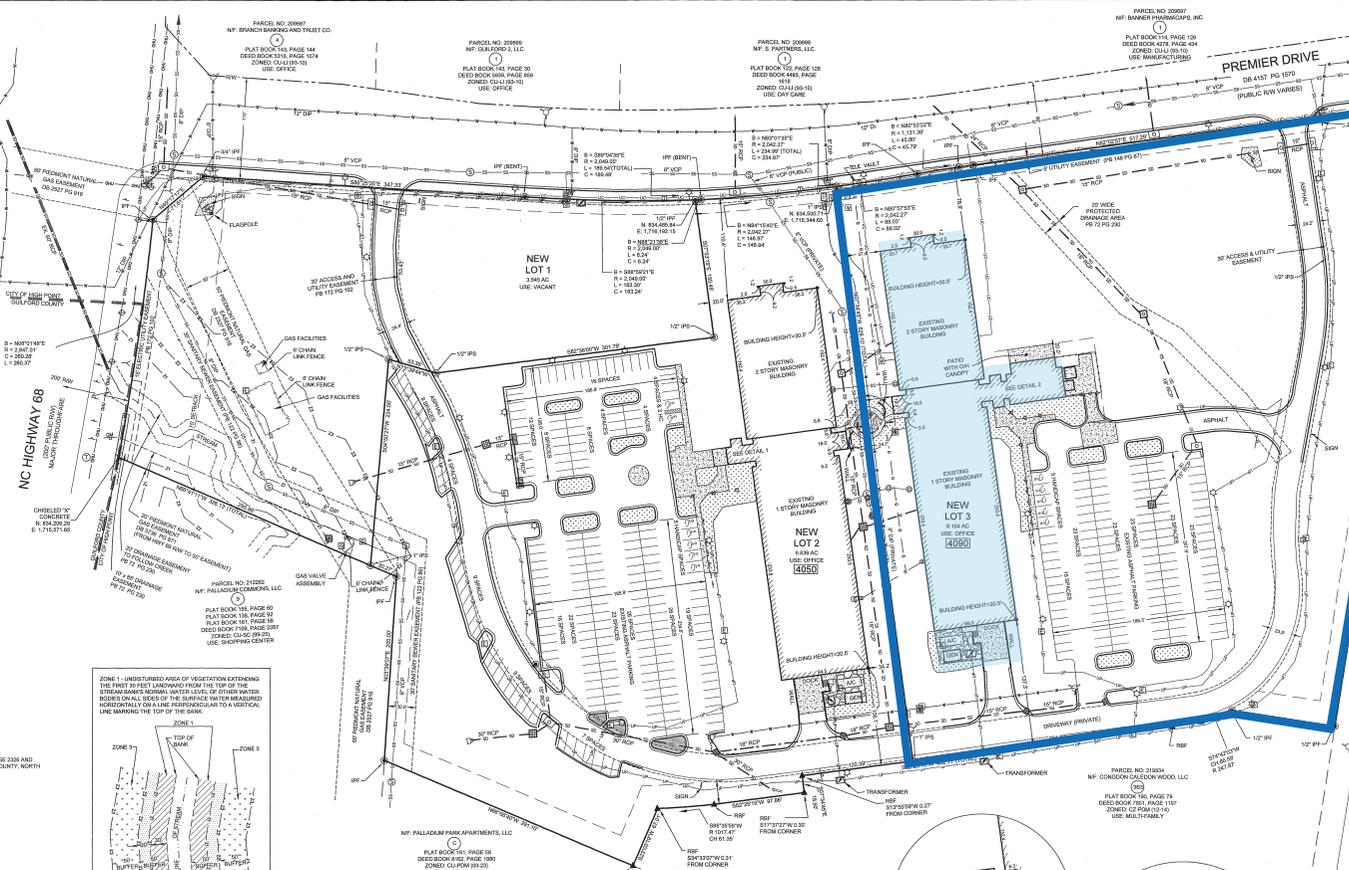
I, JAMES L. KELLY, FURTHER CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION...



- NOTES: 1. SITE BEING PARCELS NO. 20997, 20970 & 21009... 2. ALL DISTANCES ARE HORIZONTAL... 3. TOTAL AREA: 18.347 ACRES... 4. ZONING: CONVENTIONAL USE LIGHT INDUSTRIAL... 5. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA... 6. INFORMATION SHOWN HEREON IS FROM FIELD DATA COLLECTED JULY 18 & 19, 2019... 7. NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS... 8. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN CORRESPOND TO ALL UTILITIES IN THE AREA... 9. FINANCIAL REQUIREMENTS: OFFICE USE: 1 SPACE PER ROOF GROSS FLOOR AREA (RFA)... 10. FINANCIAL PROVISIONS: REGULAR: 200; HANDICAP: 2; TOTAL: 202... 11. CONTACT THE ENGINEERING SERVICES DEPARTMENT... 12. SUBMIT AS-BUILT DRAWINGS AFTER CONSTRUCTION... 13. THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATERBODIES DEVELOPMENT RESTRICTIONS MAY APPLY... 14. LOTS 1, 2 & 3 MUST ACCESS THROUGH EXISTING DRIVEWAY (PRIVATE)...

Table with 4 columns: LOT AREA, EXISTING BUA, ALLOWABLE BUA, and BUA %.

NOTE: PROPERTY GRANTS TO THE DAVIDS LAKE REGIONAL STORMWATER FACILITY



PERENNIAL STREAM HIGH DENSITY DEVELOPMENT STREAM BUFFER ILLUSTRATION NOT TO SCALE

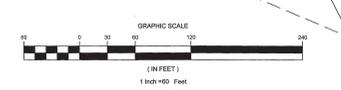
AIRPORT OVERLAY DISTRICT NOTICE THE PROPERTY IS LOCATED WITHIN THE CITY OF HIGH POINT AIRPORT OVERLAY DISTRICT AND IS SUBJECT TO AIRCRAFT OVERFLIGHTS AND TO AIRCRAFT NOISE...

AIRPORT OVERLAY DISTRICT WAIVER OF CLAIM AGREEMENT THE PROPERTY OWNERS, FOR THEMSELVES, HIS SUCCESSORS AND ASSIGNS, HEREBY ACKNOWLEDGES THAT THIS PROPERTY IS LOCATED WITHIN THE CITY OF HIGH POINT AIRPORT OVERLAY DISTRICT...

OWNERSHIP AND DEDICATION THE UNDERSIGNED HEREBY ACKNOWLEDGES OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY DEVOTES THIS PLAT AND ALLOTMENT TO BE A FREE ACT AND DEED AND HEREBY DEDICATES TO PUBLIC USE...

STATEMENT THAT NO APPROVAL IS REQUIRED BY NCOTD DIVISION OF HIGHWAYS THIS PLAT DOES NOT REQUIRE A CERTIFICATE OF APPROVAL BY THE N.C. DIVISION OF HIGHWAYS AS PROVIDED BY G.S. 130-55.6, SUBSECTION (D).

REVIEW OFFICER CERTIFICATION REVIEWED AND APPROVED BY THE REVIEW OFFICER OF THE CITY OF HIGH POINT, NORTH CAROLINA...



- LEGEND: IRON PIPE FOUND (SIZE AS NOTED) I/P, IRON PIPE SET (SIZE AS NOTED) I/P, REBAR FOUND (SIZE AS NOTED) R/P, CHISEL IN CONCRETE, PK NAIL SET PK'S, NAIL FOUND, POWER POLE, LOOT POLE, OUB MISC, YARD LIGHT, ELECTRICAL BOX, TRANSFORMER, SANITARY SEWER MANHOLE, SANITARY SEWER CLEAN-OUT, WATER METER, WATER VALVE, FIRE HYDRANT, GAS VALVE, GAS METER, TELEPHONE EXISTAL, EMERGENCY TELEPHONE, SIGN, HANDICAP PARKING SPACE, CONCRETE SURFACE, LANDSCAPE AREA, STONE AREA, GRAVEL AREA.

- LINE LEGEND: BOUNDARY LINE, RIGHT-OF-WAY LINE, THE LINE, CRUSHED GRADUATED UTILITY, CHAIN LINK FENCE, PRIVATE DRIVE, CURB & GUTTER, EXISTING BUILDING, EASEMENT, WATER LINE, SANITARY SEWER, SETBACK LINE, BUFFER ZONE 1-21, BUFFER ZONE 2-21, BUFFER ZONE 3-21, WATER EDGE.

EXCLUSION MAP FOR PIEDMONT CENTER 4010, 4050 & 4100 PREMIER DRIVE HIGH POINT TOWNSHIP GUILFORD COUNTY NORTH CAROLINA



EX-19-0037

CACI INTERNATIONAL FINANCIALS

- CACI International Inc. (NYSE: CACI) is a Reston, Virginia–based technology and mission solutions company serving the U.S. defense, intelligence, and federal civilian markets. Founded in 1962 as a simulation technology firm, CACI has evolved into a leading national security partner delivering advanced C4ISR, cyber, digital modernization, space, spectrum superiority, and mission engineering solutions.
- CACI employs approximately 26,000 professionals and maintains a market capitalization of roughly \$12.6 billion. The company generated approximately \$8.6 billion in FY2025 revenue, reflecting 13% year-over-year growth driven by strong government demand and disciplined strategic acquisitions. Gross margins are approximately 33%, and operating cash flow growth of 48% significantly outpaces sector averages. A backlog exceeding \$31 billion provides substantial multi-year revenue visibility.
- CACI’s stock performance underscores its sustained value creation. Shares have appreciated approximately 67% over the past year and have increased roughly 500% over the last decade, reflecting strong organic growth, expanding margins, and consistent execution.
- The company maintains solid access to capital markets and carries a BB+ (Stable) rating from S&P and a Ba1 rating from Moody’s, highlighting financial stability and disciplined balance sheet management.
- With decades of mission alignment, significant contract wins, consistent earnings growth, and long-term shareholder value creation, CACI demonstrates durable financial strength and a leading position within the government technology sector.



ABOUT THE AREA

HIGH POINT, NC

High Point, North Carolina is a centrally located city within the Piedmont Triad, positioned between Greensboro and Winston-Salem and benefiting from access to one of the state's most established economic regions. The city offers a stable business environment supported by a skilled workforce, diversified employment base, and long-standing industrial presence.

High Point is internationally recognized as a global center for the furniture and home furnishings industry and is home to the High Point Market, the largest home furnishings trade show in the world. This biannual event serves as a major economic driver, reinforcing demand across manufacturing, design, hospitality, and logistics sectors while anchoring the city's global visibility.

The broader Triad market has recently seen significant momentum tied to Piedmont Triad International Airport (GSO) and its expanding aerospace and advanced manufacturing ecosystem. Notably, JetZero and Boom Supersonic have committed to major aerospace operations at GSO, representing substantial new investment, job creation, and long-term economic diversification for the region. The subject property is located less than 10 miles from Piedmont Triad International Airport, providing direct access to this growing economic hub and reinforcing connectivity to national and global markets.

The area also benefits from strong regional connectivity and quality-of-life amenities. High Point offers extensive parks and recreational assets, along with cultural institutions that support a community-oriented environment. Excellent access via Interstates 85 and 74 and U.S. Route 29 further positions High Point as a strategically located market for long-term commercial investment.



SAMPLE TEAM CLOSINGS



FBI Field Office | Dallas, TX (±230,000 SF)



Western Passport Center | Tucson, AZ (±75,000 SF)



FEMA Disaster Operations Center | Winchester, VA (±135,000 SF)



Florida Department of Financial Services | Tallahassee, FL (±78,000 SF)



State Government Office | Clinton, MS (±400,000 SF)



FBI Facility | McAllen, TX (±80,000 SF)

SAMPLE TEAM CLOSINGS



SSA Mega Teleservice Center | Albuquerque, NM (±155,000 SF)



Aerospace Manufacturing Facility | Peachtree City, GA (±163,000 SF)



U.S. Attorney's Office | Springfield, IL (±44,000 SF)



Northrop Grumman | Aurora, CO (±104,000 SF)



Tampa Air Force Medical Clinic | Tampa, FL (±45,000 SF)



TSA & CBP Facility | Atlanta, GA (±98,000 SF)

GLOBAL REACH

Newmark by The Numbers

Newmark's company-owned offices and business partner as of January 30, 2025.

8,000+

PROFESSIONALS

~170

OFFICE LOCATIONS

\$2.8B+

ANNUAL REVENUES*

A Smarter, Seamless Platform

Newmark Group, Inc. (Nasdaq: NMRK), together with its subsidiaries ("Newmark"), is a world leader in commercial real estate, seamlessly powering every phase of the property life cycle.

Newmark enhances its services and products through innovative real estate technology solutions and data analytics designed to enable its clients to increase their efficiency and profits by optimizing their real estate portfolio.

Integrated Services Platform

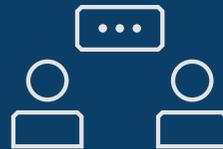
Our integrated platform gives clients a single source for all their real estate needs, with an emphasis on anticipating the future.



Capital
Markets



Landlord
Representation



Tenant
Representation



Global Corporate
Services



Project
Management



Valuation &
Advisory

GOVERNMENT LEASED CAPITAL MARKETS

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Wesley Dean Smith

Broker of Record

License #: C13684

Apartment Realty Advisors of the Carolinas, Inc.

DISCLAIMERS

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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