

Fresenius Anchored Medical Office Investment

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No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Memorandum or the associated Argus computer files.



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- · A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker:
- · Answer the client's questions and present any offer to or counter-offer from the client; and
- · Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly:
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES. ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- · The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- · Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	 Email	Phone
Buyer/Tenant/Seller/Landlord Initials	 S		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



Executive Summary

Texas Office Investments is pleased to present the opportunity to acquire an attractive Fresenius Anchored Medical Office Building, located on Fort Worth Highway in Weatherford, Texas. This prime medical office building was constructed in 2010 of high-quality finish-out. The subject property is anchored by a long-term National Credit tenant, Fresenius Dialysis, and provides an investor the ability to obtain a beautiful multi-tenant office building located in an affluent community with NNN Leases.

Weatherford is one of the fastest growing cities in the region located along the western edge of the DFW Metroplex. Weatherford is a dynamic community that has experienced explosive growth, offers a unique atmosphere, and easy accessibility to the urban centers in both Dallas and Fort Worth and to DFW Airport. The subject property is strategically located with immediate access to the two main thoroughfares: Interstate 30 and Fort Worth Hwy, allowing convenient transportation.

Dallas / Fort Worth has been among national leaders in corporate relocation, with 72 major companies moving there since 2010. The Dallas / Fort Worth Metroplex is, by population, the largest metropolitan area in Texas, the largest in the South, and the fourth largest in the United States and is ranked as the second fastest- growing job market among the nation's largest metropolitan areas, with a rate of 4.1 percent.

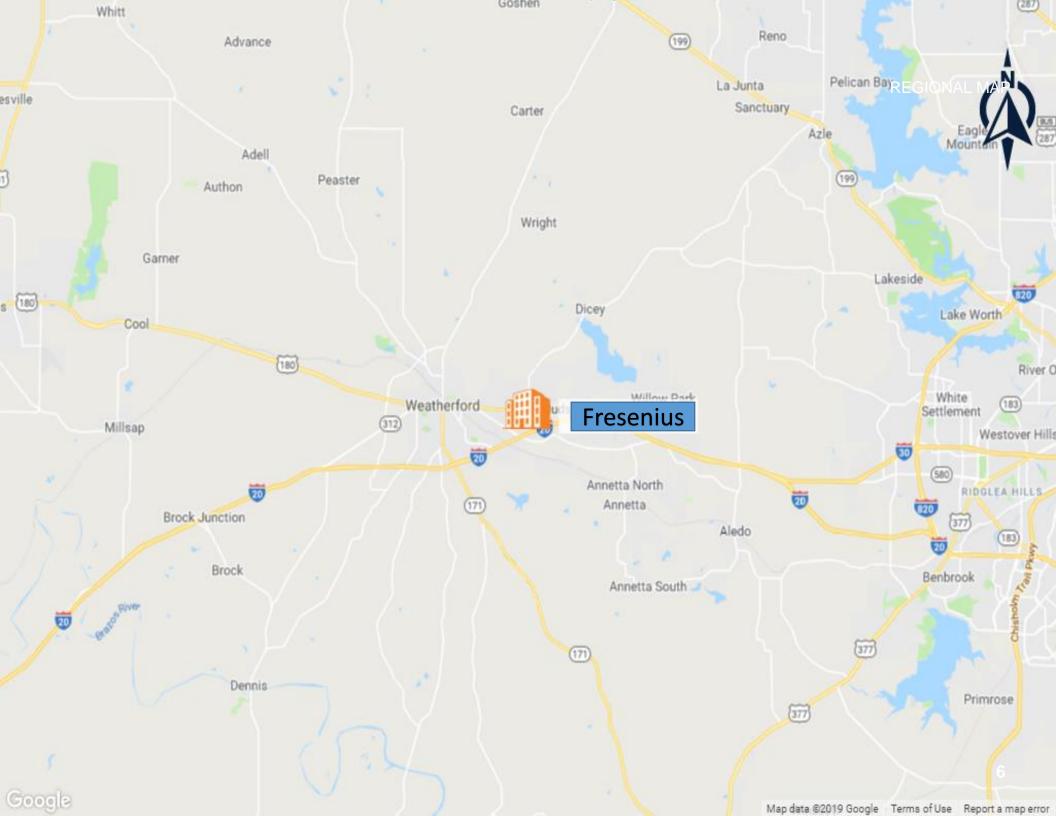
The building is prominently located in the Weatherford Submarket west of Fort Worth with excellent visibility from Fort Worth Highway and is complimented by excellent ingress/egress to surrounding areas. The medical/office asset is situated in a highly desirable Submarket with high growth area and many new developments in the immediate vicinity. The surrounding area has a dense population corridor and Walsh Ranch with 7,200 acres of residential development.

This asset presents the opportunity to acquire a well-located commercial development secured by a high-quality of income. This property offers a National Credit Tenant and is situated in one of the most affluent communities of the DFW Metroplex. Texas is an income-tax free state providing additional benefits for investment. This type of asset is appealing to banks and financial institutions, and debt quotes are available.

INVESTMENT HIGHLIGHTS

- Attractive 11,894-Square Foot Medical/Office Building Constructed in 2010
- 100% Leased, NNN Medical Office Investment with Long-Term Leases
- Convenient Weatherford Location with Exceptional Ingress/Egress to Surrounding Area
- Low Management Asset
- High Growth Area with Many New Developments in the Immediate Vicinity













Fresenius Anchored Medical Office Investment

FINANCIAL ANALYSIS | TENANT SUMMARY

SUITE	TENANT	SQUARE FEET	RENT PSF	MONTHLY RENT	LEASE START	LEASE END	LEASE TYPE
100	Fresenius	9,790	\$19.80	\$16,154	5/15/10	5/31/25	NNN
200	HCA	2,104	\$26.01	\$4,560	8/7/12	8/30/22	NNN
	BUILDING TOTAL	11,894		\$20,714			

EXPENSES	
Taxes	45,486
CAM	42,817
Insurance	6,100
TOTAL	94,403

Summary	
Price	\$3,550,000
Number Of Suites	2
Price Per SqFt	\$298.47
Rentable Built Area	11,894 SF
Lot Size	1. Acres
Year Built / Renovated	2010
Occupancy	100%
Cap Rate	7.00%

Income	Amount	
Scheduled Base Rental Income	\$248,562	
Total Reimbursement Income	\$94,403	
Effective Gross Revenue	\$342,965	
Net Operating Income	\$248,562	

OPERATING EXPENSES	
Taxes	45,486
CAM	42,817
Insurance	6,100
TOTAL	94,403
Expense / SF	\$7.94



Fresenius Medical Care

Fresenius Medical Care is the world's leading provider of products and services for people with chronic kidney failure. Around 3.4 million patients with this disease worldwide regularly undergo dialysis treatment. Dialysis is a vital blood cleansing procedure that substitutes the function of the kidney in case of kidney failure.

We care for more than 339,000 patients in our global network of more than 3,900 dialysis clinics. At the same time, we operate 42 production sites on all continents, to provide dialysis products such as dialysis machines, dialyzers and related disposables.

Our strategy is geared toward sustainable growth. We aim to continuously improve the quality of life of patients with kidney disease by offering innovative products and treatment concepts of the highest quality.

Fresenius Medical Care's corporate headquarters are in Bad Homburg v.d.H., Germany. The headquarters of North America are in Waltham, Massachusetts and the headquarters of Asia-Pacific are located in Hong Kong.

General Information		
Tenant Name	Fresenius Dialysis	
Website	https://www.freseniusmedicalcare.com	
Rentable Square Feet	9,790 SF	
Percentage of RBA	82%	
Lease Commencement	5/15/2010	
Lease Expiration	5/31/2025	

HCA



Medical City Weatherford is a 103-bed, all private room hospital that includes a network of medical clinics serving Parker County. The dedicated and experienced medical staff represents more than 31 medical specialties. Medical City Weatherford's comprehensive health care services encompass inpatient and outpatient care, and medical, surgical and emergency care, to name a few. The hospital has received numerous awards and recognition, including Press Ganey Summit Award, The Joint Commission's Top Performer in Key Quality Measures and The Joint Commission's Gold Seal of Approval.

General Information		
Tenant Name	HCA	
Website	https://medicalcityweatherford.com/	
Rentable Square Feet	2,104 SF	
Percentage of RBA	17%	
Lease Commencement	8/7/2012	
Lease Expiration	8/30/2022	



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