

Multi-Tenant NNN

Kari Beth Crossing - Greenville, TX



Great Clips®
IT'S GONNA BE GREAT™

Vogue | Nail Bar

Dallas



Ford Stainback
VP of Brokerage
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site



Deal Terms

Purchase Price \$2,294,385

Cap Rate - 6.34%

Building Overview

Jimmy Johns, Great Clips, Vogue Nail Bar | 5,170 sqft

\$148,364 NOI | 10 year leases | avg \$29/sqft rent

Jimmy Johns

Franchise

1,600 sqft

\$46,400 NOI

7.5 yrs remaining with two (2) five yr options

10% rent bumps per renewal

Rent Commenced 7/31/2017

Lease Expiration 7/31/2027

Great Clips

Franchise

1,116 sqft

\$32,364 NOI

7.5 yrs remaining with two (2) five yr options

10% rent bumps per renewal

Rent Commenced 7/31/2017

Lease Expiration 7/31/2027

Vogue Nail Bar

Franchise

2,400 sqft

\$69,600 NOI

8.5 yrs remaining with two (2) five yr options

10% rent bumps per renewal

Rent Commenced 5/1/18

Lease Expiration 7/31/28

Site Overview



- Greenville TX - 45 Min east of Downtown Dallas
- 5,170 SQFT Building
- Built 2017
- Located adjacent to Academy Sports + Hobby Lobby
- Area Retailers: Lowe's, Walmart, Chick-Fil-A, Starbucks, Panera, Chipotle, Gamestop, & more
- Located on Interstate I-30
- 100 acre project taking place adjacent to include Cinemark, Ulta & more

Rent Roll

Retail 2 - 3210		Lease Terms				Years 1-5			
		SF	Term	Commencement	Expiration	Rent PSF	Monthly	Annual	Cam/Ins/Tax
A	Greenville Nail Bar	2,400	122 Mon	5/1/18	7/31/28	\$ 29.00	\$ 5,800.00	\$ 69,600.00	\$ 15,600.00
B	Great Clips	1,116	10 Yrs	7/31/17	7/31/27	\$ 29.00	\$ 2,697.00	\$ 32,364.00	\$ 7,812.00
C	Jimmy Johns	1,600	10 Yrs	8/1/17	7/31/27	\$ 29.00	\$ 3,866.67	\$ 46,400.00	\$ 10,500.00
		5,116					Subtotal:	\$ 148,364.00	\$ 33,912.00

*reimbursed

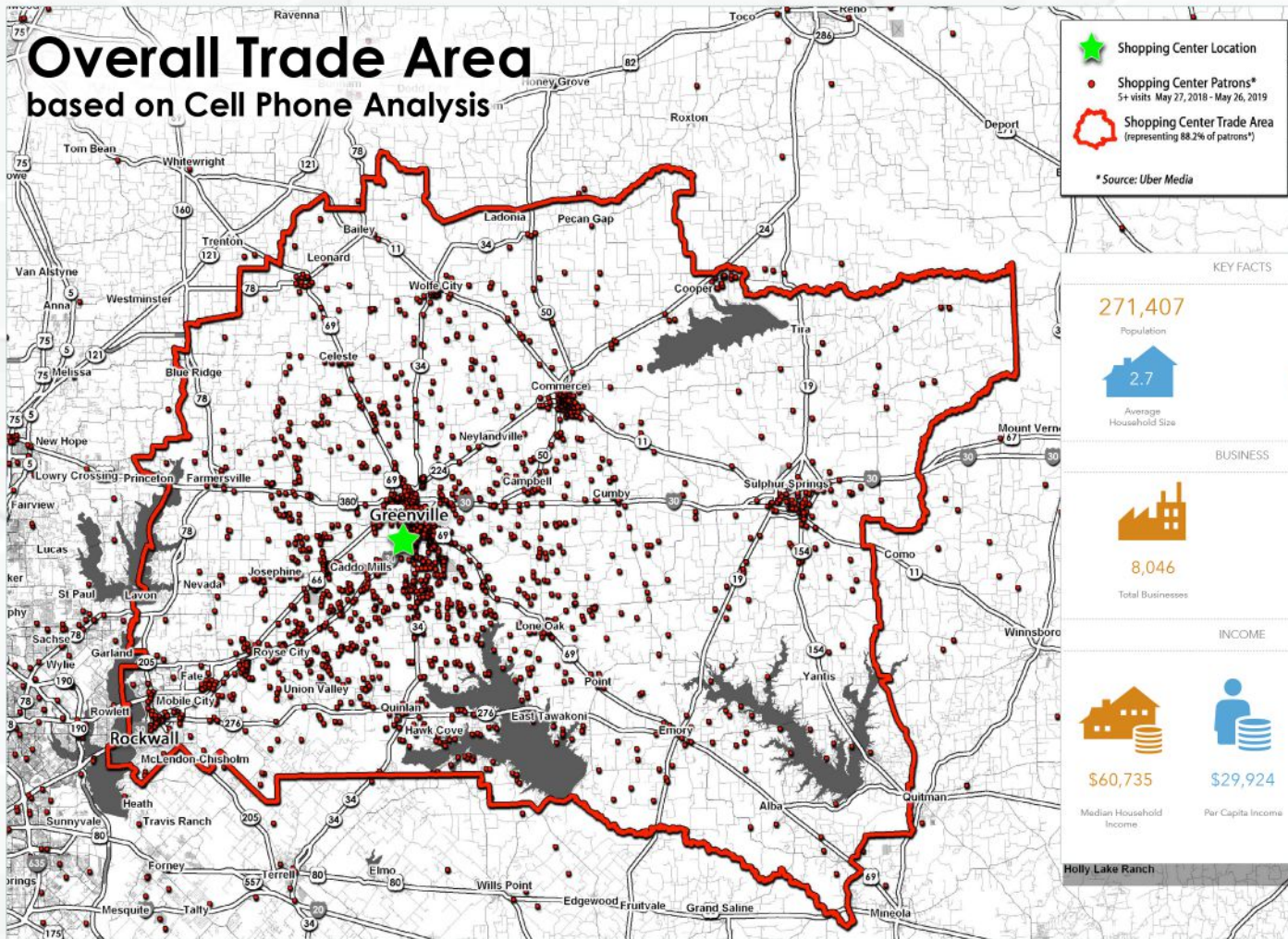
Years 6-10			First Renewal Term Years 11-15			Second Renewal Term Years 16-20		
Rent PSF	Monthly	Annual	Rent PSF	Monthly	Annual	Rent PSF	Monthly	Annual
\$ 31.90	\$ 6,380.00	\$ 76,560.00	\$ 35.09	\$ 7,018.00	\$ 84,216.00	\$ 38.60	\$ 7,720.00	\$ 92,640.00
\$ 31.90	\$ 2,966.70	\$ 35,600.40	\$ 35.09	\$ 3,263.37	\$ 39,160.44	\$ 38.60	\$ 3,589.80	\$ 43,077.60
\$ 31.90	\$ 4,253.33	\$ 51,040.00	\$ 35.09	\$ 4,678.67	\$ 56,144.00	\$ 38.60	\$ 5,146.67	\$ 61,760.00
Subtotal:		\$ 163,200.40	Subtotal:		\$ 179,520.44	Subtotal:		\$ 197,477.60

Purchase Price	\$	2,340,126	6.34%
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<u>Years</u>	<u>Annual Net Income</u>	<u>Cap Rate</u>
8/1/22	\$ 156,240.40	6.68%
8/1/23	\$ 163,200.40	6.97%
11-15	\$ 179,520.44	7.67%
16-20	\$ 197,477.60	8.44%

Demographics

PRIME OPPORTUNITY IN A REGIONAL TRADE AREA
GREENVILLE, TEXAS 75402





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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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

Date