

24 HOUR FITNESS

MCKINNEY, TX
(DALLAS MSA)



STRIVE

24 Hour Fitness

1601 Harden Blvd
McKinney, TX 75071

OFFERING SUMMARY

Price	\$13,260,000
Cap Rate	6.00%
Net Operating Income	\$795,500
Year Built	2018
Gross Leasable Area	37,000 SF
Lot Size	4.68 Acres

LEASE SUMMARY

Entity on Lease	24 Hour Fitness USA, INC
Corporate/Franchise	Corporate
Lease Term	15 Years
Lease Commencement	4/15/2018
Lease Expiration	4/30/2033
Remaining Term	13+ Years
Lease Type	NN
Roof & Structure	Landlord
Increases	Yes
Options	3 x 5
Options to Purchase	No

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-5	4/15/2018	\$795,500	-
6-10	5/1/2023	\$875,050	10.00%
11-15	5/1/2028	\$962,370	10.00%
Option 1: 16-20	5/1/2033	\$1,058,570	10.00%
Option 2: 21-25	5/1/2038	\$1,164,390	10.00%
Option 3: 26-30	5/1/2043	\$1,280,940	10.00%
NET OPERATING INCOME		\$795,500	





24 Hour Fitness is a privately owned and operated fitness center chain headquartered in San Ramon, California. It is the world’s second largest fitness chain based on memberships and the third in number of clubs, operating 420 clubs in 13 U.S. states with four million clients. The company was founded in 1983 by Mark Mastrov. Mastrov had been using a local gym for rehab after a knee injury and turned the gym into a 24-hour facility after buying out the owner. 24 Hour Fitness operates a nutritional supplement company, Apex Fitness Group, which is also the distributor of the Bodybugg system.

COMPANY SUMMARY

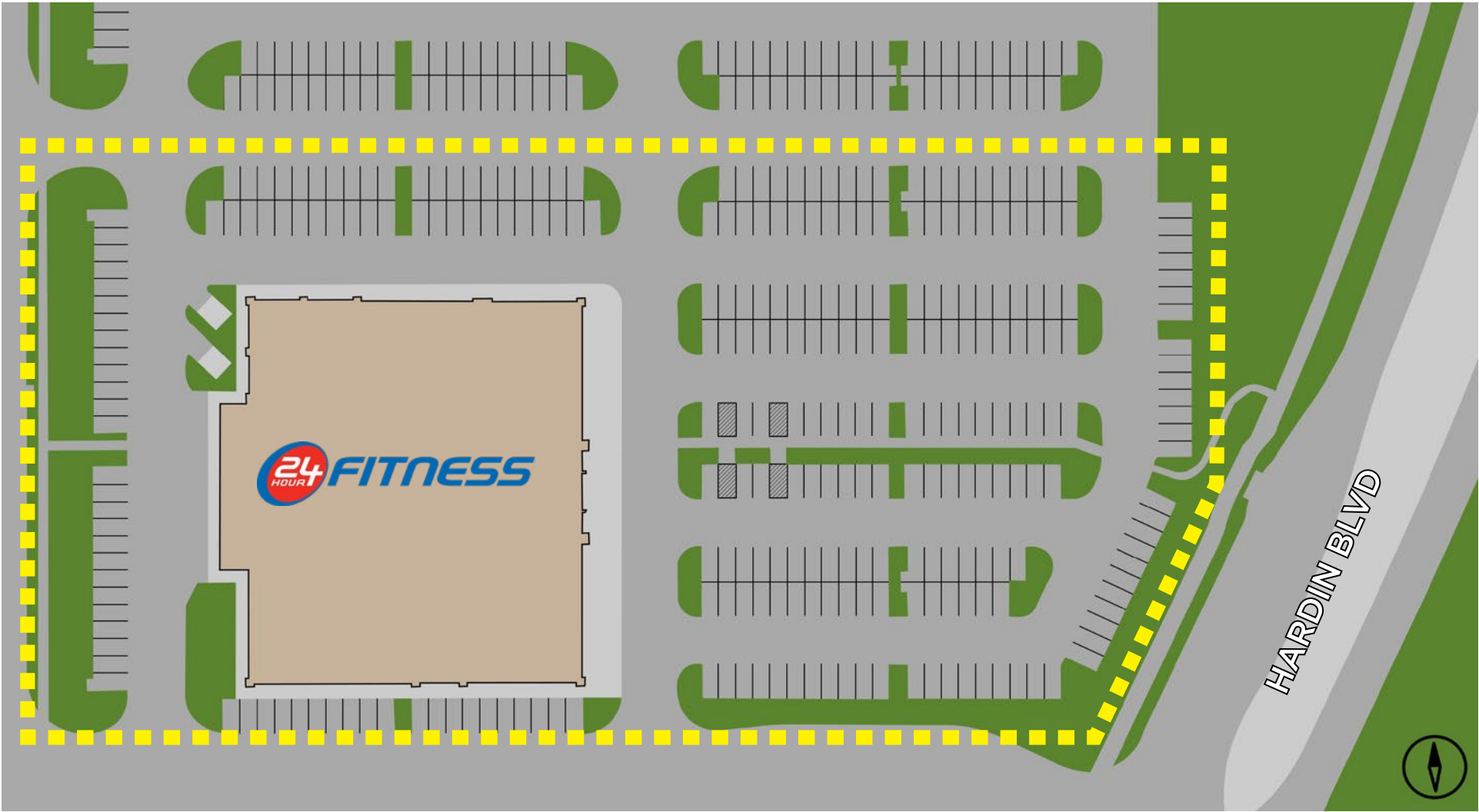
Company	24 Hour Fitness
Ownership	Private
Number of Locations	420+ Locations
Years in Business	36 Years
Headquarters	San Ramon, CA
Website	www.24hourfitness.com



- 380 Commons, 24 Hour Fitness is part of one of the most important developments that has occurred in Dallas-Fort Worth in the last five years. The development was kicked off with Costco as the anchor, which pulls from over a 15 mile radius.
- Brand new construction, and new fifteen year lease with 10% increases every five years.
- Strong retail synergy with surrounding tenants including Costco, Petco, Stein Mart, Marshalls, Cinemark, Hobby Lobby, Verizon, Salata, Five Guys, Smoothie King, and Panera, to name a few.
- This asset sits directly facing Hardin Blvd, just south of Highway 380, providing visibility to over 38,000 cars per day. The number of cars is growing at a rapid pace as there are over 38 master planned communities totaling over 13,000 single family lots within a five mile radius of the property.
- Highway 380 is the major artery from Highway 75 to the east connecting to I35 to the West and crossing the North Dallas Toll road in-between. This artery is pivotal to the growth of the northern corridor of Dallas, which is where the majority of the growth is happening in the DFW Metroplex.
- The demographics in this submarket are superior to most in the city in growth and incomes. The average household income within a 1 mile radius of the property is over \$129,000 and the population is almost 170,000 in a 5-mile radius. The growth going forward in just the next 5 years is almost 15% in a 1-mile radius.

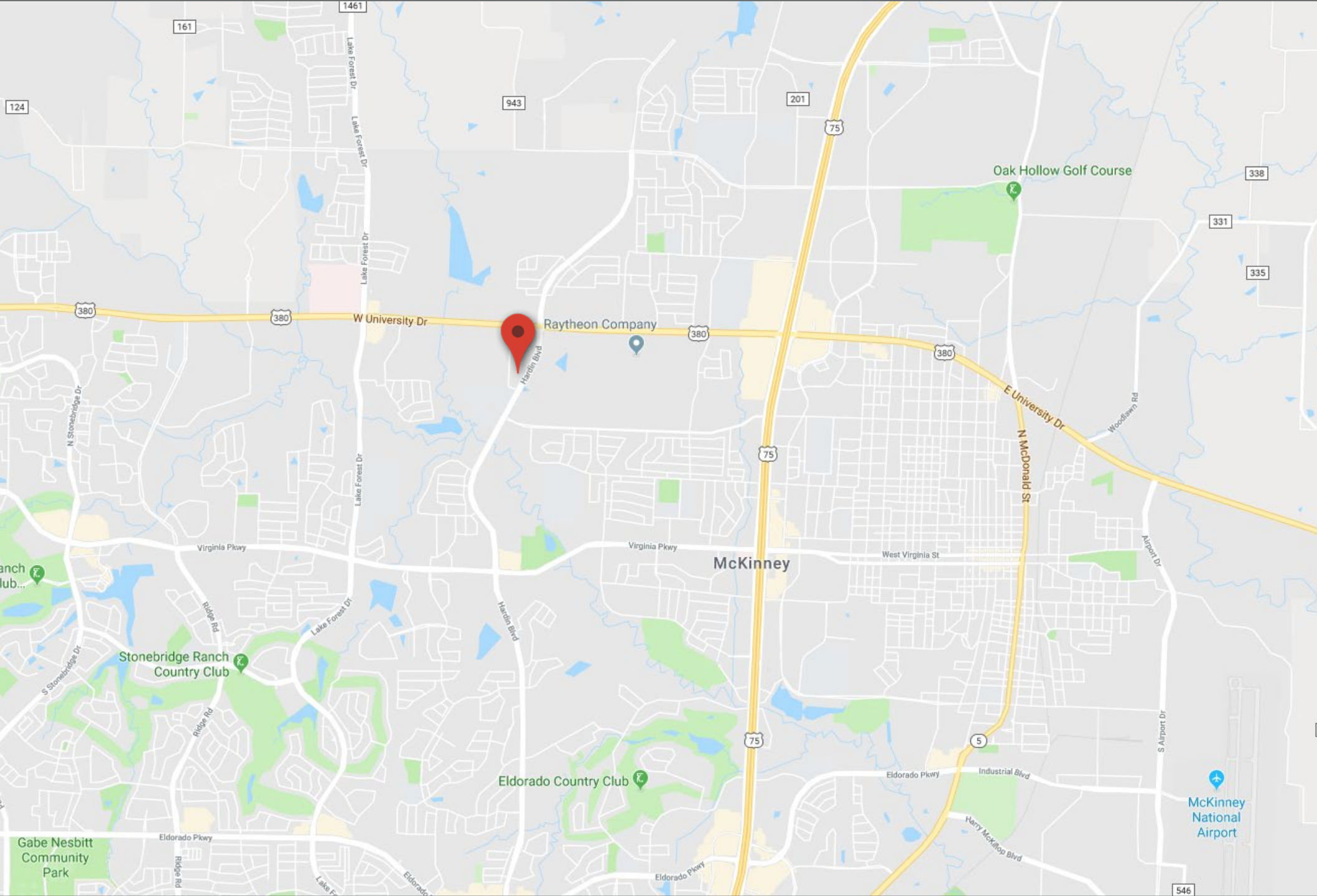


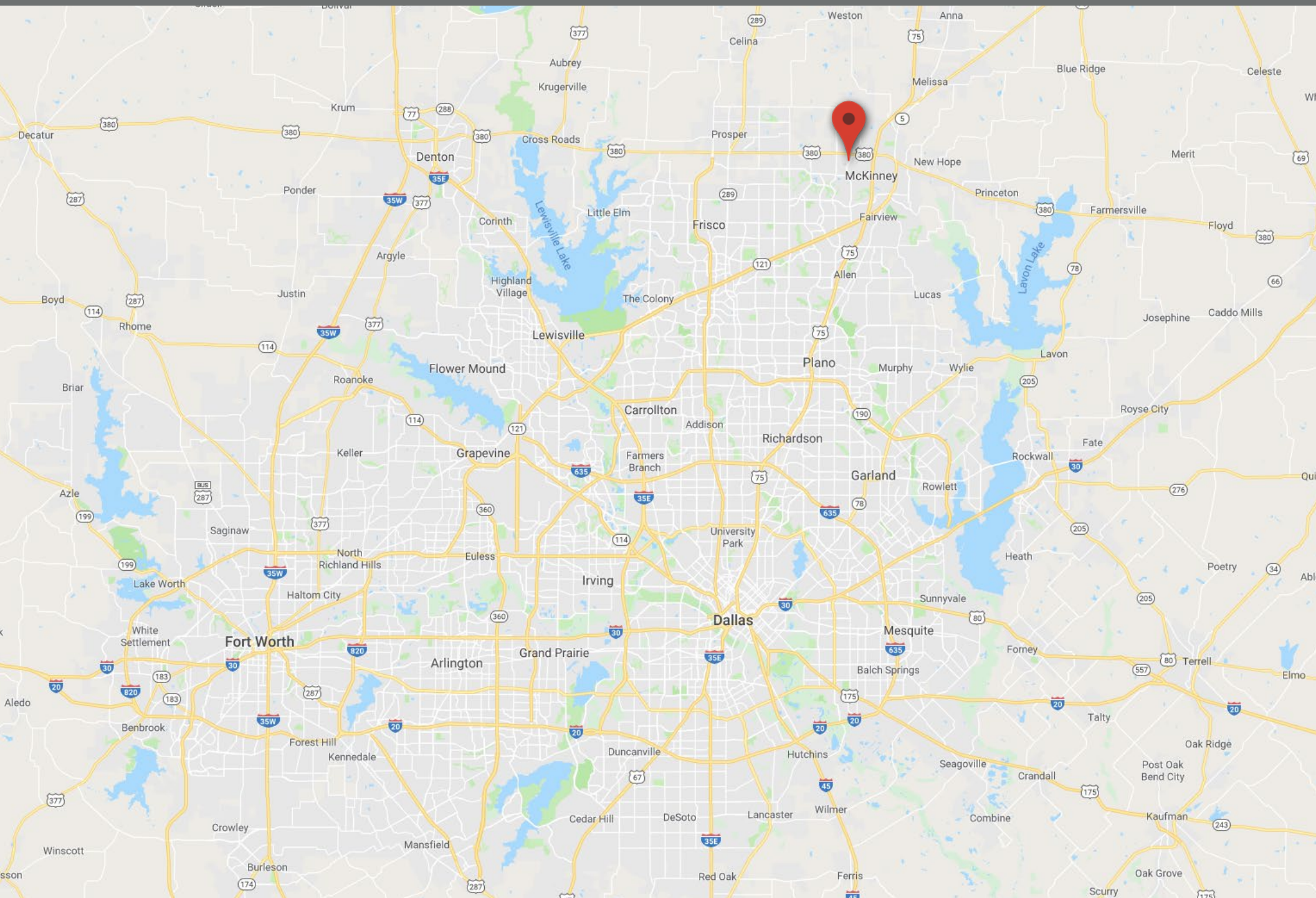














OVERVIEW

Dallas encompasses half of the Dallas-Fort Worth Metroplex and is the third-largest city in Texas and the ninth-largest city in the United States. Dallas is home to the third-largest concentration of Fortune 500 companies in the country and is the largest economic center of the Dallas-Fort Worth metropolitan area. The Metroplex has strong submarket occupancy rates, is home to more shopping centers per capita and has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States.

The city is the largest economic center of the 12-county Dallas-Fort Worth-Arlington metropolitan area, which had a population of 7,399,662 people as of July 1, 2017. The metropolitan economy is the fourth-largest and third-fastest growing in the United States, with a 2017 real GDP of \$535.5 billion. In 2018, Dallas had both the highest job growth rate and the most jobs added in the nation, and is the fourth-largest employment center in the nation (behind New York City, Los Angeles, and Chicago) with more than three million non-farm jobs. In the

latest rankings released in 2018, Dallas was rated as a “beta plus” world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Co-operation and Development. The DFW Metroplex has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. As of 2019, the city of Dallas has 10 Fortune 500 companies, and the DFW region as a whole has 24.

Dallas is the best-ranked city on the Regulatory Climate Index thanks to its efficient local regulations. Entrepreneurs and small businesses can expect a welcoming business environment across all five areas of local regulation. Dallas scores above average across each meaningful measure of an interaction that a business has with a local government agency through procedure, time, and cost. These rankings reflect the city’s continuing efforts to develop programs and initiatives to strengthen the business environment, provide access to capital, and encourage economic growth at the local level.

QUICK STATS

- No. 1** Fastest Growing City in the U.S. *(U.S. Census Bureau)*
- 4th** Largest Metropolitan Area in the United States
- 5th** Texas, Fastest Growing Economy in the U.S. *(Forbes)*
- 24** Fortune 500 Companies Call DFW Home *(Dallas Morning News)*
- 10K** Home to over 10,000 corporate headquarters, making it the largest concentration in the U.S.

	3 Mile	5 Mile	10 Mile
Population:			
2024 Projection	74,383	169,466	510,741
2019 Estimate	65,546	149,984	448,834
2010 Census	48,101	116,439	327,147
Growth 2019-2024	13.48%	12.99%	13.79%
Growth 2010-2019	36.27%	28.81%	37.20%
2019 Population Hispanic Origin	13,232	28,451	65,053
2019 Population by Race:			
White	52,427	119,851	334,867
Black	7,797	16,979	44,208
Am. Indian & Alaskan	742	1,514	3,515
Asian	2,732	7,481	53,480
Hawaiian & Pacific Island	63	174	426
Other	1,784	3,986	12,338
U.S. Armed Forces:	0	40	387
Households:			
2024 Projection	24,328	55,907	173,126
2019 Estimate	21,456	49,566	152,206
2010 Census	16,022	38,969	110,336
Growth 2019 - 2024	13.39%	12.79%	13.74%
Growth 2010 - 2019	33.92%	27.19%	37.95%
Owner Occupied	15,391	35,739	114,229
Renter Occupied	6,065	13,827	37,977
2019 Avg Household Income	\$110,810	\$116,033	\$129,161
2019 Med Household Income	\$90,372	\$95,856	\$107,246
2019 Households by Household Inc:			
<\$25,000	1,816	5,020	11,431
\$25,000 - \$50,000	3,224	6,608	16,510
\$50,000 - \$75,000	3,619	7,159	20,687
\$75,000 - \$100,000	3,364	7,187	21,968
\$100,000 - \$125,000	2,793	6,121	19,002
\$125,000 - \$150,000	1,847	5,088	17,239
\$150,000 - \$200,000	2,535	6,456	21,648
\$200,000+	2,257	5,927	23,723

Demographic data © CoStar 2019

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to STRIVE.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. STRIVE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.

Net Lease Disclaimer

STRIVE hereby advises all prospective purchasers of Net Leased property as follows:

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As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. STRIVE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



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.

exclusively listed

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