

IDABEL, OK



NASHVILLE, AR



HOPE, AR



Arkansas & Oklahoma

3 PROPERTY PORTFOLIO



NATIONAL
NET LEASE
GROUP

EXCLUSIVELY PRESENTED BY



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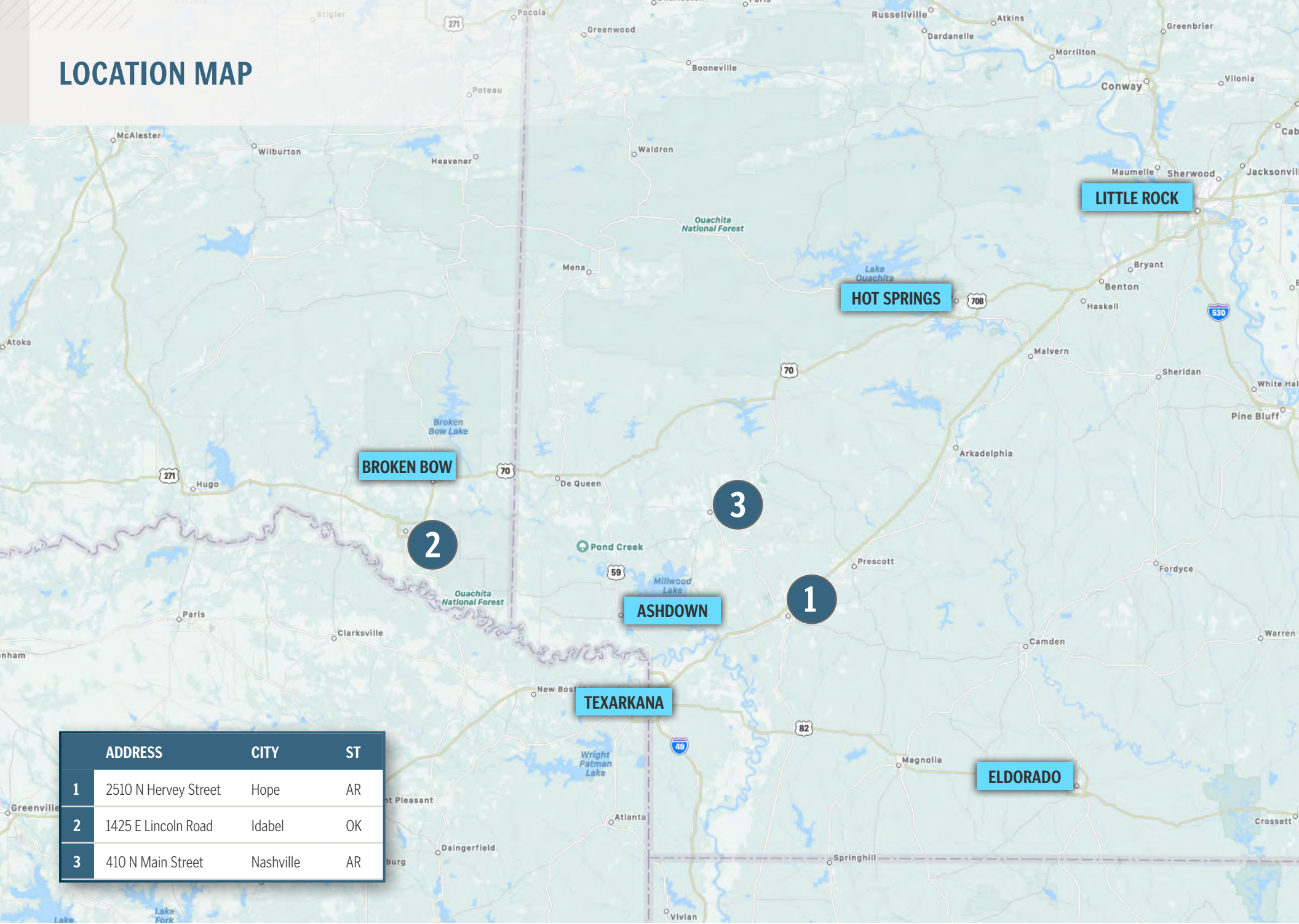
MYEYEDR. PORTFOLIO - 3 PROPERTIES IN 2 STATES



	TENANTS	ADDRESS	CITY	STATE	YEAR BUILT	ACRES	SF	PRICE	NOI	CAP RATE	TERM REMAINING	LEASE TYPE
1	MyEyeDr. AR D.E.Q	2510 N Hervey Street	Hope	AR	2017	0.83	7,032	\$1,000,000	\$74,074	7.41%	4+ Years	NN
2	MyEyeDr.	1425 E Lincoln Road	Idabel	OK	2010	1.82	3,000	\$350,000	\$30,000	8.57%	4+ Years	NN (Condo)
3	MyEyeDr. Rent Guaranty	410 N Main Street	Nashville	AR	2002/2018	0.46	4,800	\$550,000	\$36,000	6.55%	4+ Years	NN
PORTFOLIO PRICE								\$1,900,000				



LOCATION MAP



	ADDRESS	CITY	ST
1	2510 N Hervey Street	Hope	AR
2	1425 E Lincoln Road	Idabel	OK
3	410 N Main Street	Nashville	AR

HOPE, AR: OFFERING SUMMARY



OFFERING

Asking Price	\$1,000,000
Cap Rate	7.41%
Net Operating Income	\$74,074

PROPERTY SPECIFICATIONS

Property Address	2510 N. Hervey Street, Hope, Arkansas 71801
Total Rentable Area	7,032 +/- SF
Land Area	0.83 AC
Year Built	2017
Tenants	MyEyeDr. Akansas D.E.Q
Lease Types	NN
Landlord Responsibilities	Roof, Structure & HVAC

Lease Term					Rental Rates		
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	INCREASE	MONTHLY	ANNUALLY	OPTIONS
MyEyeDr.	4,280	April 2019	March 2026	-	\$4,583	\$55,000	2 (7-Year) 10% Increase Beg. of Each Option
Artkansas D.E.Q	1,456	June 2012	July 2022	-	\$1,590	\$19,074	-

4+ Years Remaining | Recent Construction | Scheduled Rental Increase | Options to Extend

- MED Southwest, PLLC, dba MyEyeDR., has more than 4 years remaining on their initial lease term with two 7-year options to extend
- Recent construction - built in 2017 and includes a tenant investment from MyEyeDr. of more than \$1M in property upgrades to this building, demonstrating their long-term commitment to this site
- The lease features 10% rental increases at the beginning of each option, generating NOI and hedging against inflation

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most of the premises
- Landlord responsibilities limited to roof, structure and HVAC
- Ideal, management-free investment for a passive investor

Local Demographics & Trade Area

- More than 16,800 residents and 7,800 employees support the 10-mile trade area
- Features an average household income of \$51,720

Walmart Supercenter Outparcel | Interstate 30 | Excellent Visibility & Street Frontage

- Strategically positioned as an outparcel to Walmart Supercenter and is the only Walmart within the immediate trade area, creating a large consumer and increasing site exposure
- The asset is directly off Interstate 30 (29,000 VPD), the main interstate highway that is used for east/west travelers throughout Arkansas and Texas
- The asset benefits from significant street frontage and multiple points of access, providing ease and convenience for guests

Strong Operator | Limited Competition | E-Commerce & Recession Resistant Tenant

- MyEyeDr. has over 630 local optometrists in 26 states and is a high-growth, premier healthcare company that offers a total vision care concept with a unique retail experience
- This site is the only optometrist office west of Interstate 30, with only two other offices more than 2 miles away, creating patient draw to this location
- The tenant operates within a service-based industry, insulating them from any economic downturns or negative effects of e-commerce

PROPERTY OVERVIEW



Location



Hope, Arkansas
Hempstead County

Parking



There are approximately 24 parking spaces on the owned parcel.
The parking ratio is approximately 3.4 stalls per 1,000 SF of leasable area.

Access



N. Hervey Street/U.S Highway 278: 2 Access Points

Parcel



Parcel Number: 700-05154-002C
Acres: 0.83
Square Feet: 36,155 SF

Traffic Counts



N. Hervey Street/U.S Highway 278: 5,900 VPD
Interstate 30: 29,000 VPD

Construction



Year Built: 2017

Improvements



There is approximately 7,032 SF of existing building area

Zoning



Commercial



5,900
VEHICLES PER DAY

N. HERVEY ST./U.S. HIGHWAY 278

HOLIDAY DR.

myeyeDr.







IDABEL, OK: OFFERING SUMMARY



OFFERING

Asking Price	\$350,000
Cap Rate	8.57%
Net Operating Income	\$30,000

PROPERTY SPECIFICATIONS

Property Address	1425 East Lincoln Road Suite A-1, Idabel, OK 74745
Rentable Area	3,000 SF
Land Area	1.82 AC
Year Built	2010
Tenant	MyEyeDr. (MED Southwest, PLLC)
Ownership Type	Condo
Lease Type	NN
Landlord Responsibilities	Roof, Structure & HVAC
Lease Term Remaining	4+ Years
Increases	10% Beginning of Each Option
Options	2 (7-Year)
Rent Commencement	April 1 st , 2019
Lease Expiration	March 31 st , 2026

RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	SQUARE FEET	Lease Term		BEGIN	INCREASE	Rental Rates		
		LEASE START	LEASE END			MONTHLY	ANNUALLY	OPTIONS
MyEyeDr.	3,000	April 2019	March 2026	Current	-	\$2,500	\$30,000	2 (7-Year) 10% Increase Beg. of Each Option

4+ Years Remaining | Recent Tenant Investment | Scheduled Rental Increase | Options to Extend

- MED Southwest, PLLC, dba MyEyeDR., has more than 4 years remaining on their initial lease term with two 7-year options to extend
- MyEyeDr. has invested more than \$100,000 in property upgrades to this building, demonstrating their long-term commitment to this site
- The lease features 10% rental increases at the beginning of each option, generating NOI and hedging against inflation

NN Lease | Condo Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most of the premises
- Investor benefits from condo ownership of the unit
- Landlord responsibilities limited to roof, structure and HVAC
- Ideal, management-free investment for a passive investor

Local Demographics & Trade Area

- More than 14,000 residents and 5,900 employees support the 10-mile trade area
- Features an average household income of \$48,722

Located Along Lincoln Road | McCurtain Memorial Hospital | Medical Condo Park | Excellent Street Frontage & Visibility

- Strategically located near on Lincoln Road, a main arterial road serving the Idabel trade area
- Directly next to McCurtain Memorial Hospital, the main hospital within Idabel which has more than 110 staffed beds
- This site is within a medical condo park with other medical tenants which increases patient draw to this area and increases client exposure for this unit
- Positioned as the first unit within the medical park, allowing for more street front and visibility for traveling commuters

Strong Operator | E-Commerce & Recession Resistant Tenant

- MyEyeDr. has over 630 local optometrists in 26 states and is a high-growth, premier healthcare company that offers a total vision care concept with a unique retail experience
- The tenant operates within a service-based industry, insulating them from any economic downturns or negative effects of e-commerce

PROPERTY OVERVIEW



Location



Idabel, Oklahoma
McCurtain County

Parking



There are approximately 35 parking spaces on the owned parcel.
The parking ratio is approximately 11.6 stalls per 1,000 SF of leasable area.

Access



E. Lincoln Road/U.S Highway 259 & 70 Bypass:
1 Access Point

Parcel



Parcel Number: 40743
Acres: 1.82
Square Feet: 79,279 SF

Traffic Counts



E. Lincoln Road/U.S Highway 259 & 70 Bypass:
5,700 Vehicles Per Day

Construction



Year Built: 2010

Improvements



There is approximately 3,000 SF of existing building area

Zoning



Condo

2021 ESTIMATED POPULATION

3 Mile	7,699
5 Miles	8,832
10 Miles	14,222

2021 AVERAGE HOUSEHOLD INCOME

3 Mile	\$43,915
5 Miles	\$45,347
10 Miles	\$48,722

2021 ESTIMATED TOTAL EMPLOYEES

3 Mile	4,507
5 Miles	4,940
10 Miles	5,986

IDABEL SENIOR
HIGH SCHOOL

5,700
VEHICLES PER DAY

Clardy
Funeral Service
Funeral Home and Cremation Services

MCCURTAIN MEMORIAL HOSPITAL
111+ BEDS

Advanced
Heart Care

myeyeDr.

E. LINCOLN RD./ U.S. HIGHWAY 259 & 70 BYPASS

CHOCTAW NATION HEALTH &
OPTOMETRY CLINIC

FRESENIUS
KIDNEY CARE





NASHVILLE, AR: OFFERING SUMMARY



OFFERING

Asking Price	\$550,000
Cap Rate	6.55%
Net Operating Income	\$36,000

PROPERTY SPECIFICATIONS

Property Address	410 N. Main Street, Nashville, Arkansas 71852
Total Rentable Area	4,800 SF
Land Area	0.46 AC
Year Built / Remodeled	2002 / 2018
Tenants	MyEyeDr.
Lease Type	NN
Landlord Responsibilities	Roof, Structure & HVAC
Lease Term Remaining	4+ Years
Increases	10% Beginning of Each Option
Options	2 (7-Year)
Rent Commencement	April 1 st , 2019
Lease Expiration	March 31 st , 2026

RENT ROLL & INVESTMENT HIGHLIGHTS



Lease Term				Rental Rates				
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
MyEyeDr.	4,800	April 2019	March 2026	Current	-	\$3,000	\$36,000	2 (7-Year) 10% Increase Beg. of Each Option

4+ Years Remaining | Recent Tenant Investment | Scheduled Rental Increase | Options to Extend

- MED Southwest, PLLC, dba MyEyeDR., has more than 4 years remaining on their initial lease term with two 7-year options to extend
- MyEyeDR. has invested more than \$100,000 in property upgrades to this building, demonstrating their long-term commitment to this site
- The lease features 10% rental increases at the beginning of each option, generating NOI and hedging against inflation

NN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most of the premises
- Landlord responsibilities limited to roof, structure and HVAC
- Ideal, management-free investment for a passive investor

Local Demographics & Trade Area

- More than 12,200 residents and 9,100 employees support the 10-mile trade area
- Features an average household income of \$60,896

Located Along North Main Street | Primary Retail & Commuter Thoroughfare | Excellent Visibility & Street Frontage

- Strategically located along North Main Street, a retail and commuter thoroughfare serving the Nashville trade area
- Nearby national/credit tenants include Dollar General, Regions Bank, US Postal Service, KFC and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover exposure for this site
- The asset benefits from significant street frontage, providing ease and convenience for patients

Strong Operator | E-Commerce & Recession Resistant Tenant

- MyEyeDr. has over 630 local optometrists in 26 states and is a high-growth, premier healthcare company that offers a total vision care concept with a unique retail experience
- The tenant operates within a service-based industry, insulating them from any economic downturns or negative effects of e-commerce

PROPERTY OVERVIEW



Location



Nashville, Arkansas
Howard County

Parking



There are approximately 20 parking spaces on the owned parcel.
The parking ratio is approximately 4.16 stalls per 1,000 SF of leasable area.

Access



N. Main Street/E. College Street: 1 Access Point

Parcel



Parcel Number: 1210
Acres: 0.46
Square Feet: 20,037 SF

Traffic Counts



N. Main Street/E. College Street: 5,700 VPD
Bishop Street/U.S. Highway 278 & 371: 7,800 VPD

Construction



Year Built: 2002

Improvements

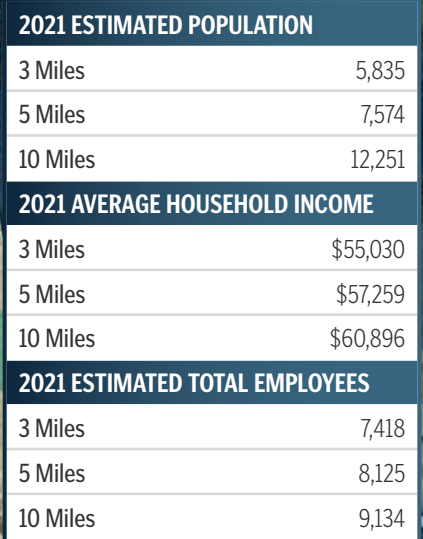


There is approximately 4,800 SF of existing building area

Zoning



Commercial





THE NASHVILLE NEWS

5,700

VEHICLES PER DAY

N. MAIN ST.

MONUMENT SIGN

myeyeDr.

VACANT

VACANT

SMITH MINI STORAGE



BRAND PROFILE



MyEyeDr.

myeyedr.com

Company Type: Private

Locations: 630+

MyEyeDr. is a network of more than 630 local optometry practices in Connecticut, Delaware, Florida, Georgia, Illinois, Maryland, North Carolina, Pennsylvania, South Carolina, Virginia, West Virginia, Texas, Oklahoma, Arkansas, and Washington, D.C. Each MyEyeDr. office offers comprehensive eye care services, a wide selection of designer and value prescription eyeglasses and sunglasses and standard and specialty prescription contact lenses. By welcoming all vision insurance plans and providers, MyEyeDr. makes vision health attainable for all individuals. The full-service eye care management company is headquartered in Vienna, VA.



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