



TRINITY

REAL ESTATE INVESTMENT SERVICES



GERBER COLLISION & GLASS - DFW MSA

5921 RUFÉ SNOW DR, WATAUGA, TX 76148

\$1,963,640

5.5% CAP

TRINITYREIS.COM

Actual Property



WATAUGA, TX

\$1,963,640 | 5.5% CAP

- Gerber Collision & Glass With 1.5+ Years Remaining on Current Term
- NN Lease With Minimal Landlord Responsibility
- Densely Populated Area - 295K+ Residents Live Within 5 Miles of Subject Property
- Located Near Multiple National Credit Tenants Including Walmart, Chick-fil-A, Home Depot, CVS, McDonald's, and More
- Situated on Rufe Snow Dr With 41,808 VPD Passing Directly in Front of Subject Property
- Subject Property is 12 Miles From Fort Worth - With an MSA Population of 6.3M+
- Corporately Guaranteed by The Boyd Group one of North America's Largest Auto Collision and Glass Repair Companies

EXCLUSIVELY MARKETING BY:

MATTHEW KIVNANI

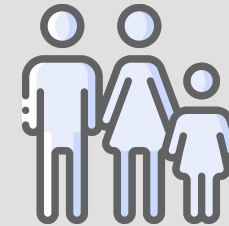
469.604.8681 | matthewk@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$108,000
Rent Per SF:	\$10.80
Rent Commencement Date:	6/10/2019
Lease Expiration Date:	6/10/2024
Lease Term Remaining:	1.5+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Boyd Brought in
\$2.28 Billion CAD in
Revenue During
2021



Gerber Collision &
Glass has Provided
Quality Service for
More Than 80 Years.



Watauga is in the
Dallas-Fort Worth
Metroplex, With a
Population of More
Than 6.3M+

PROPERTY DETAILS:

Building Area:	+/-10,000 SF*
Land Area:	1.0 AC
Year Built:	2007
Guarantor:	The Boyd Group Inc
Price Per SF:	\$196.36

*Please Inquire About Landlord Improvements

LEASE ABSTRACT

5921 RUFÉ SNOW DR | WATAUGA, TX

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	6/10/2019-6/10/2024	\$108,000	\$10.80	5.50%
Four (4), 5-Year Options 5% Increase	6/11/2024-6/10/2029	\$113,400	\$11.34	5.77%
	6/11/2029-6/10/2034	\$118,800	\$11.88	6.05%
	6/11/2034-6/10/2039	\$124,800	\$12.48	6.36%
	6/11/2039-6/10/2044	\$131,400	\$13.14	6.69%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY TENANT

Tenant shall pay to the Landlord an amount equal to any and all sales taxes, value added taxes, business transfer taxes, or any other taxes imposed on the Landlord with respect to Rent payable by the Tenant to the Landlord...

All policies of insurance to be maintained by the Tenant shall be at the Tenant's sole cost and expense and shall name the Landlord and any persons, firms or corporations designated by the Landlord, as additional insureds...

ROOF & STRUCTURE

PAID BY LANDLORD

To maintain, replace and repair, normal wear and tear only excepted, when reasonable to do so as to keep same in good repair, at the Landlord's cost, the parking lot, the structural elements of the Building including the roof, roof membrane and roof deck, the pipes below the floor.... And carry out all replacements of a capital nature, including to the heating, ventilation and air conditioning systems and plumbing and electrical fixtures....

PARKING LOT & HVAC

PAID BY LANDLORD

To maintain, replace and repair, normal wear and tear only excepted, when reasonable to do so as to keep same in good repair, at the Landlord's cost, the parking lot, the structural elements of the Building including the roof, roof membrane and roof deck, the pipes below the floor.... And carry out all replacements of a capital nature, including to the heating, ventilation and air conditioning systems and plumbing and electrical fixtures....

PROPERTY MAINTENANCE

PAID BY TENANT

Tenant will be responsible, at its cost and expense for the following... janitorial services... utilities... electric light bulbs, refuse removal... snow removal... gardening & landscaping, including lawn sprinkler system... rental of signs.... security system... window cleaning...

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	13,620	117,452	267,847
2021 Estimated	15,054	126,526	295,950
2026 Projected	16,231	133,036	311,218

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	10.53%	7.73%	10.50%
2021 - 2026	7.82%	5.15%	5.16%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$66,809	\$69,261	\$76,459
Average	\$78,705	\$86,810	\$98,134

Demographic data provided by CoStar



Fort Worth

12 Miles to
Downtown
Fort Worth

RETAILER MAP

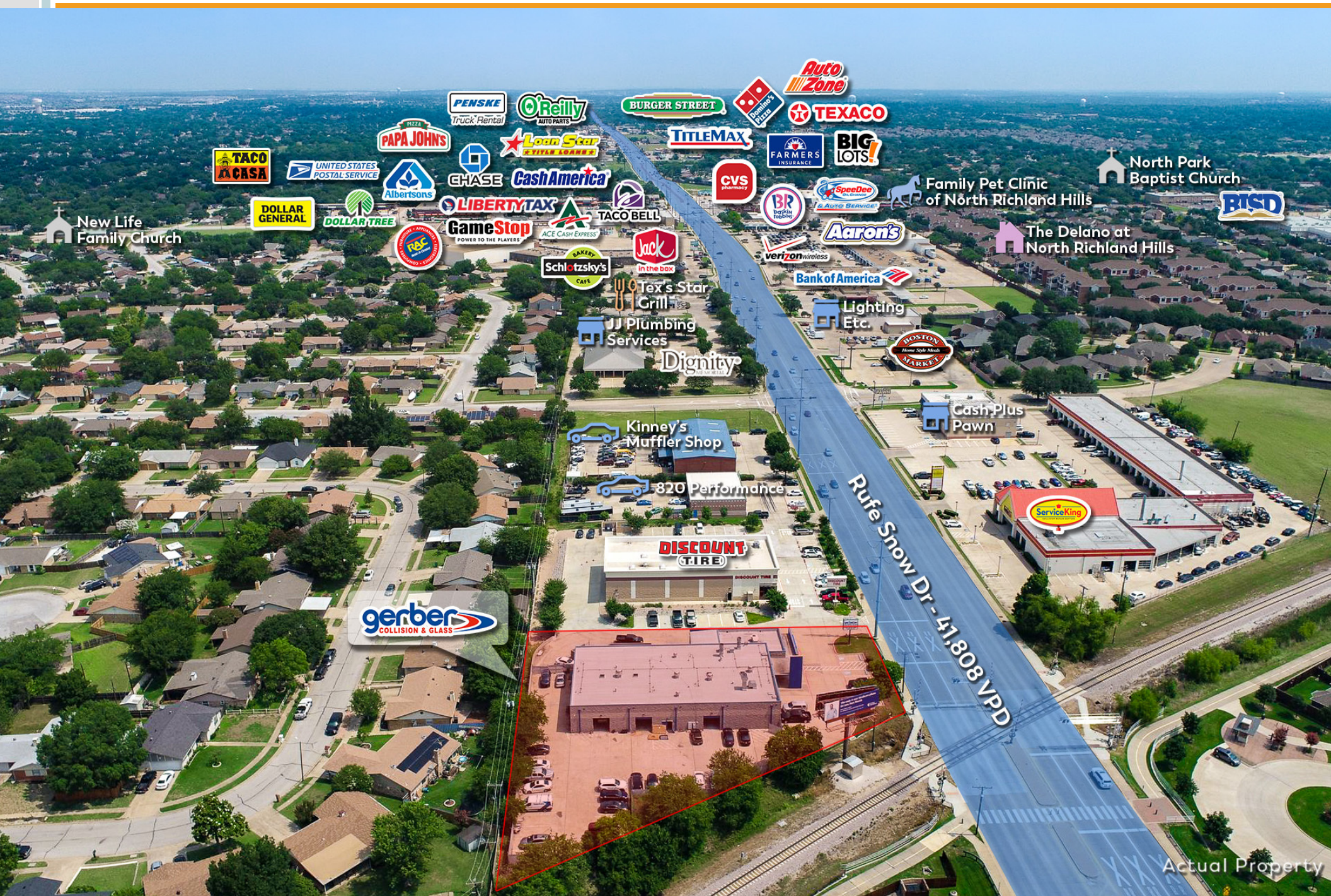
5921 RUFÉ SNOW DR | WATAUGA, TX



Map data ©2022 Imagery ©2022, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE

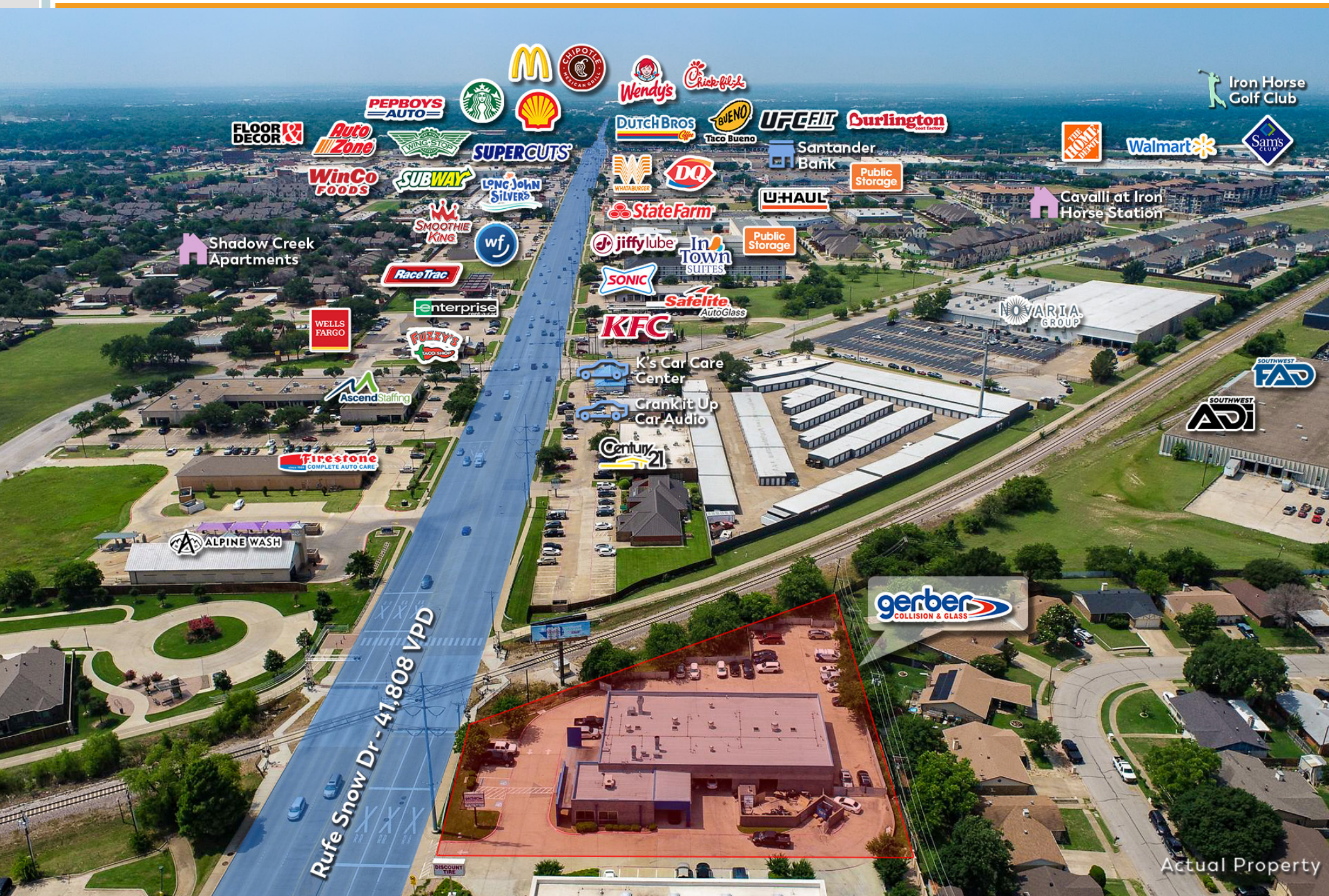
RETAIL MAP

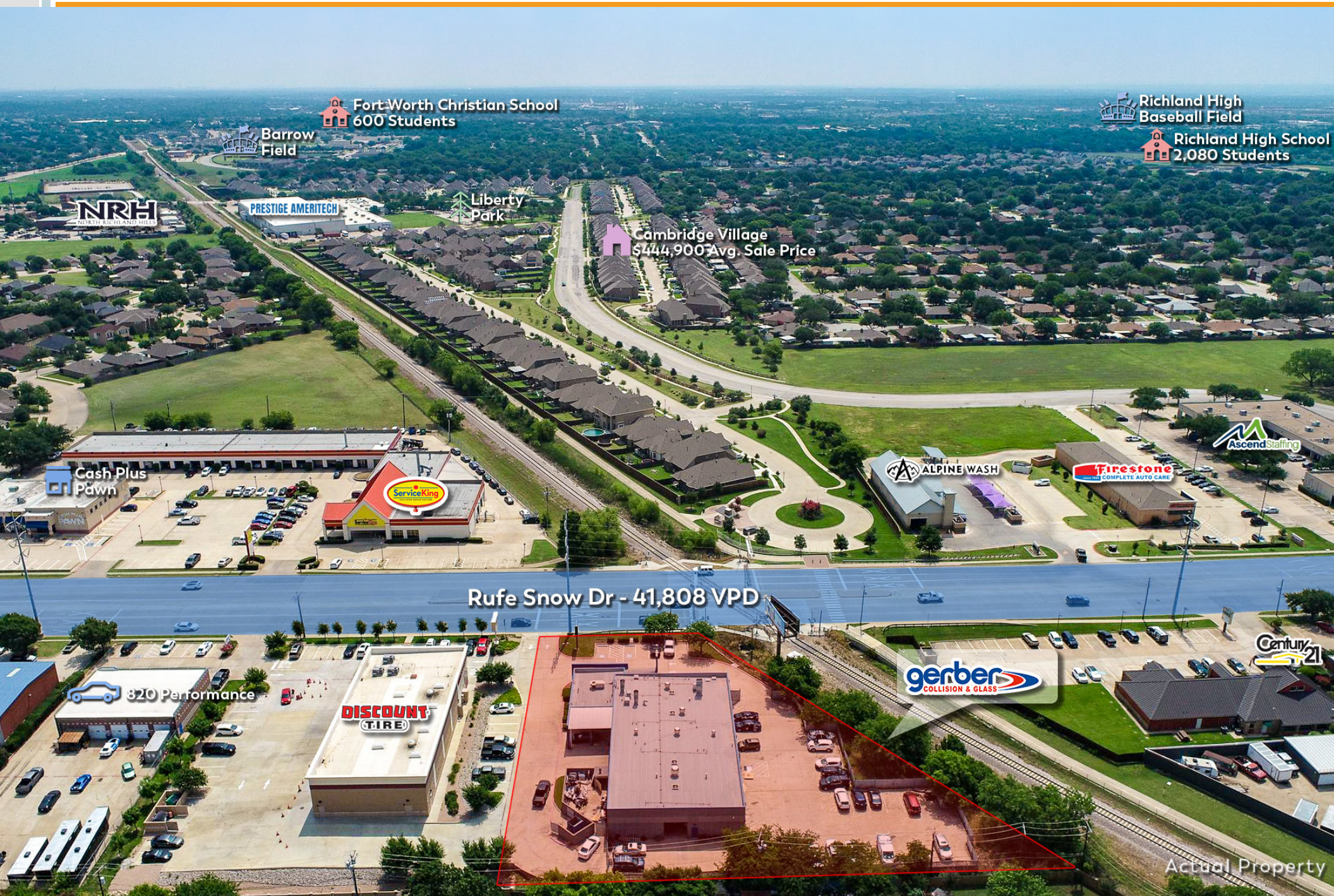
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RETAIL MAP

5921 RUFÉ SNOW DR | WATAUGA, TX







Actual Property



80+ Years
of Success



Subsidiary of
The Boyd Group Inc



2000+
Employees



\$3.30B
Market Cap



500+
Locations

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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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.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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EXCLUSIVELY MARKETING BY

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