

tropical CAFE[®]
SMOOTHIE

eggs & more
breakfast · brunch · lunch

TR KEI
TENANT REALTY
MAKE THE RIGHT MOVE!

Co-brokered by:

5216 Sycamore School Rd, Fort Worth, TX 76123



K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantrealadvisors.com

FINANCIAL ANALYSIS

OFFERING SUMMARY

Price	\$1,987,187
Cap Rate	6.4% based on February 2026 NOI
New Operating Income	\$127,179.96
Year Built	2024
Gross Leasable Area	3560 sq ft (1500 sq ft and 2060 sq ft)

LEASE

Term	10 years—each tenant
Lease Commencement	10/01/2024—Tropical Smoothie 06/01/2025— Eggs & More
Lease Expiration	09/30/2034—Tropical Smoothie 05/31/3035—Eggs & More
Lease Type	NNN
NNN	Estimated at 12.41 in 2026
Guarantee	Personal for both tenants
Egg and More Renewals	2 five year extensions at 12% increase each.
Tropical Smoothie Renewals	2 five year extensions at 2% increase annually.

INVESTMENT OVERVIEW

New Construction (2024)

LL responsible for roof and foundation.

Rent increases (2% Smoothie and 12% on 6/1/2030 for Eggs)

High growth area of Fort Worth with a lot of young families

8+ and 9+ years remaining on lease terms.

ANNUALIZED OPERATING DATA

Tropical Smoothie		Eggs & More	
Year (start)	Annual	Year (start)	Annual
1 (10/1/2024)	\$54,000.00	1-5 (6/1/2025)	72,099.96
2 (10/1/2025)	\$55,080.00	5-10 (6/1/2030)	80,751.96
3 (10/1/2026)	\$56,175.00		
4 (10/1/2027)	\$57,300.00		
5 (10/1/2028)	\$58,440.00		
6 (10/1/2029)	\$59,610.00		
7 (10/1/2030)	\$60,795.00		
8 (10/1/2031)	\$62,010.00		
9 (10/1/2032)	\$63,255.00		
10 (10/1/2034)	\$64,515.00		

K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com

TENANT OVERVIEW

Tropical Smoothie Cafe is a fast-casual restaurant franchise best known for its smoothies, wraps, sandwiches, bowls, and flatbreads, all inspired by a tropical, lifestyle-focused brand identity. Founded in 1997 in Destin, Florida, the company was built around the idea of serving better-for-you food options that balance flavor, convenience, and nutrition. Today, Tropical Smoothie Cafe has grown into a national brand with more than 1,400 locations across the United States, making it one of the largest smoothie-focused restaurant chains in the country.

The company's menu emphasizes fresh ingredients, customizable options, and a mix of indulgent and health-conscious offerings, appealing to a broad customer base that includes fitness enthusiasts, busy professionals, families, and students. Beyond smoothies, which remain the core product, Tropical Smoothie Cafe has expanded its food lineup to drive higher ticket sizes and all-day relevance. The brand also benefits from a strong digital and loyalty ecosystem, with mobile ordering and delivery playing an increasingly important role in sales.

As a franchise-driven organization, Tropical Smoothie Cafe focuses heavily on unit economics, operational simplicity, and brand consistency to support franchisee success. Its culture emphasizes community involvement, customer experience, and a relaxed yet energetic atmosphere. With continued expansion into new markets and a growing emphasis on lifestyle branding, Tropical Smoothie Cafe positions itself as a convenient, upbeat alternative within the competitive fast-casual and better-for-you dining space.

Eggs & More is a breakfast and lunch restaurant that focuses on classic, made-from-scratch morning and midday fare in a casual, dine-in setting. The concept centers on fresh ingredients and hearty breakfast options — from expertly prepared egg dishes to creative brunch favorites — with an emphasis on flavor, presentation, and friendly service. Customers often praise the establishment for its inviting atmosphere and quality breakfast classics like specialty Benedicts and hash dishes.

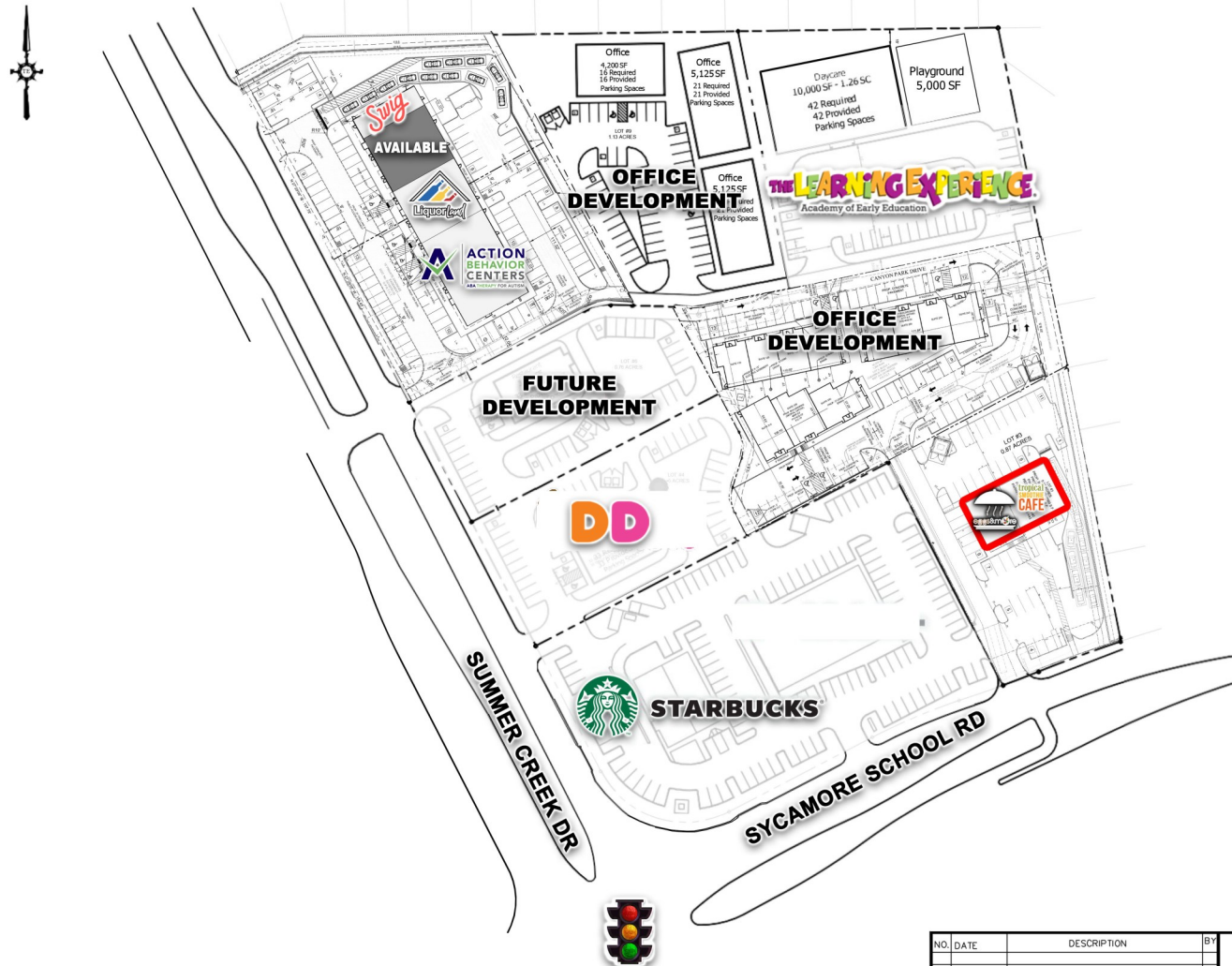
K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com

SITE PLAN



NO.	DATE	DESCRIPTION	BY

SUMMER CREEK DRIVE
MIXED-USE DEVELOPMENT
NEC OF SUMMER CREEK DRIVE &
SYCAMORE SCHOOL ROAD
FORT WORTH
TARRANT COUNTY, TX 76123

TRIANGLE
ENGINEERING LLC

T: 214.603.8278 F: 469.358.8700 E: info@triangle-engr.com
W: triangle-engr.com O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	TT	03/18/18	1"=100'	064-16	

ONLY WHAT IS SHOWN IS TO BE CONSIDERED

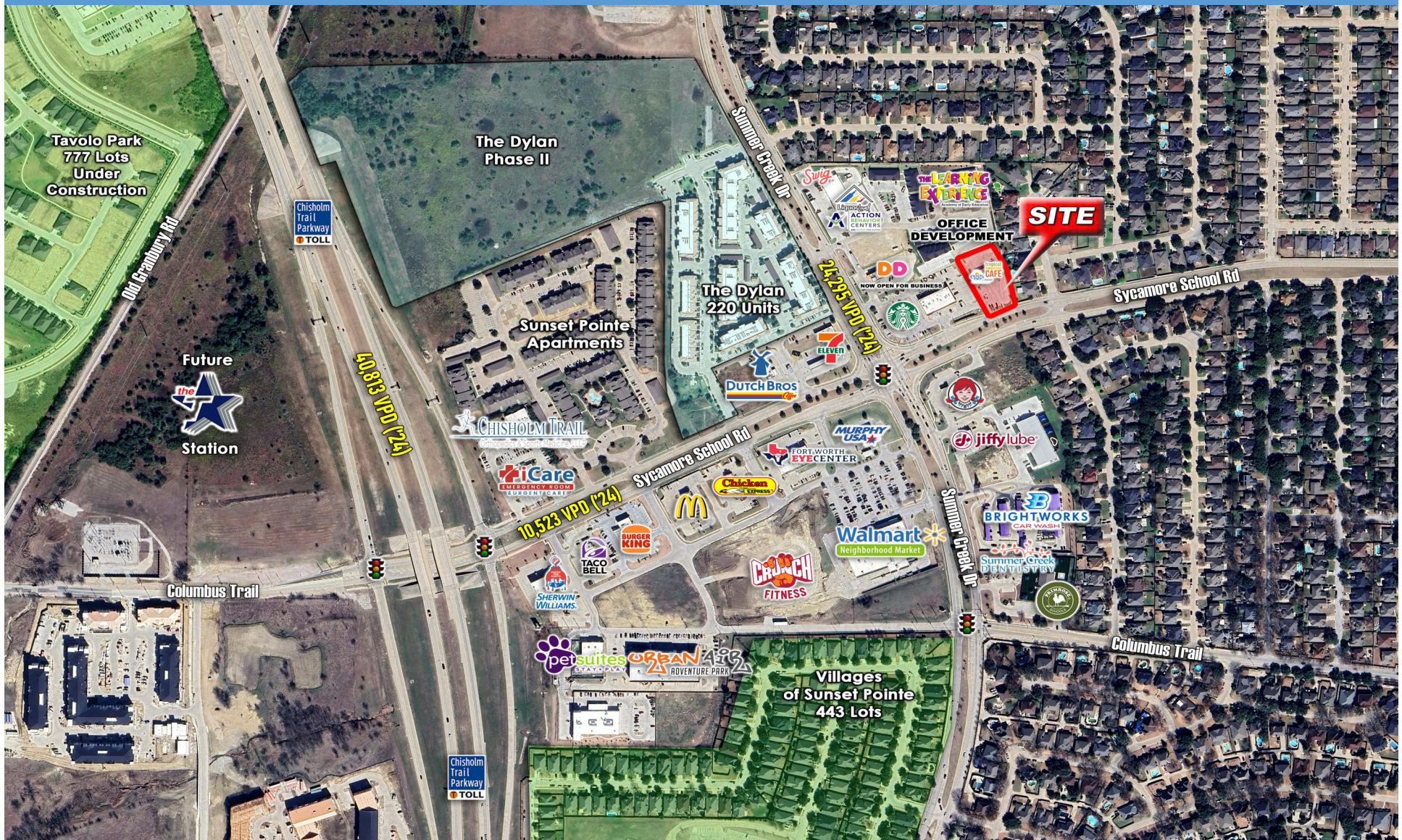
K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com

LOCAL AERIAL



K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com

LOCAL AERIAL



K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com

LOCAL AERIAL



K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com

MAP



K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com

Disclaimer

Although Tenant Real Estate Advisors and KEI Realty has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. Tenant Real Estate Advisors and KEI Realty shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein.

By accepting this Marketing Brochure you agree to release Tenant Real Estate Advisors and KEI Realty and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.

K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com

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.

RMR Enterprises, Inc.		591178	ruben@tenantreadvisors.com	817-703-9048
Licensed Broker /Broker Firm Name or Primary Assumed Business Name		License No.	Email	Phone
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	Regulated by the		Information available at w

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0