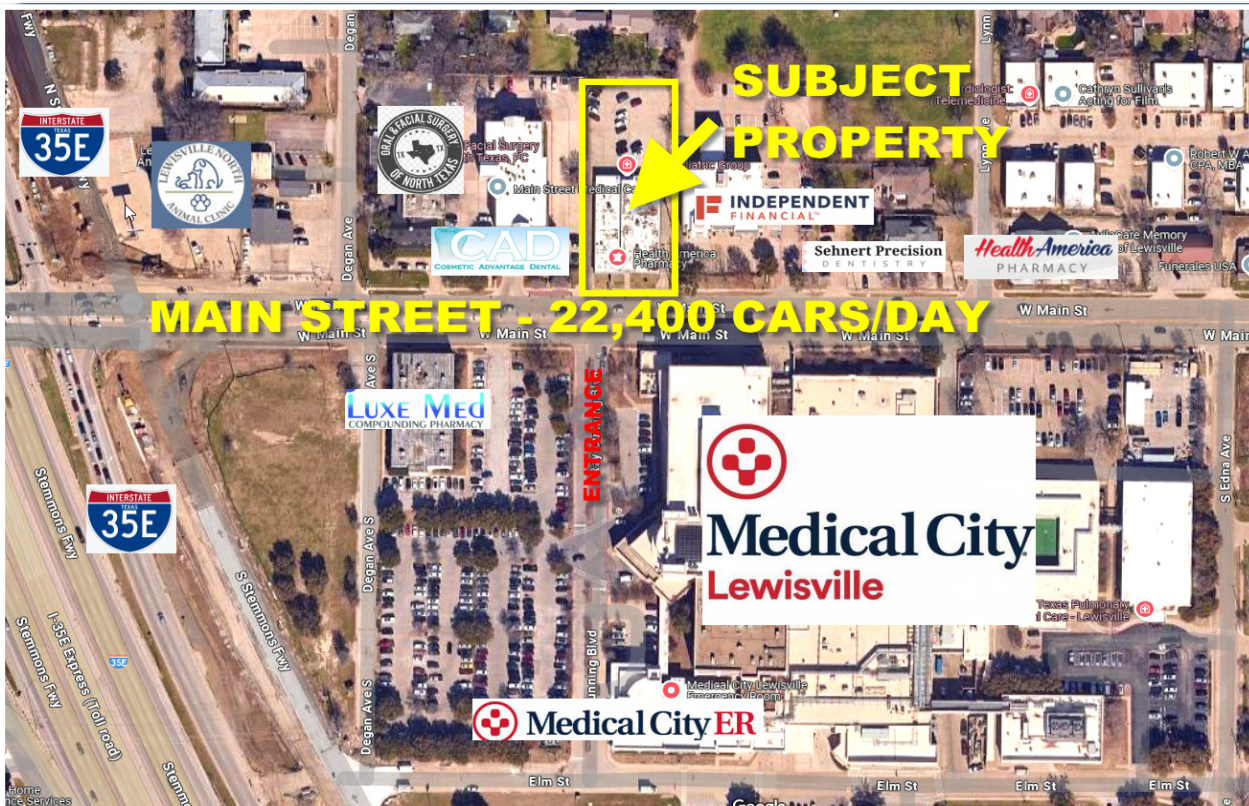


OFFERED  
FOR SALE

# LEWISVILLE MEDICAL OFFICE

541 W Main St, Lewisville (DFW), Texas 75057

UT Southwestern Medical Center 



LISTED BY:  
Gavin M. Kam  
Brad F. Kam  
972.375.3438

NNN Retail Advisors  
17304 Preston Road  
Suite #800  
Dallas, Texas 75252

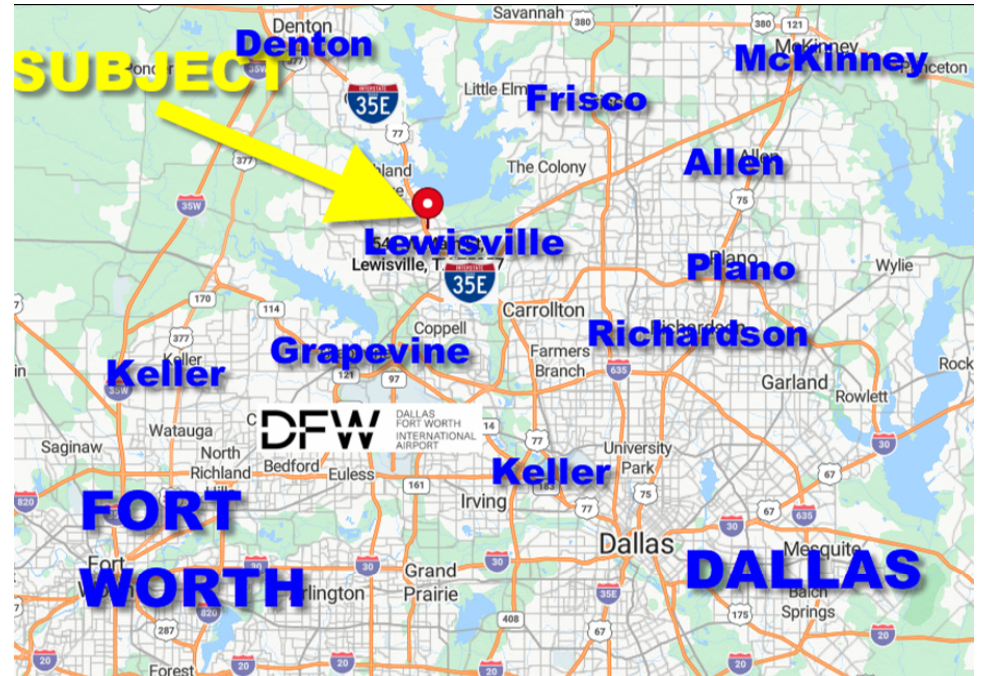
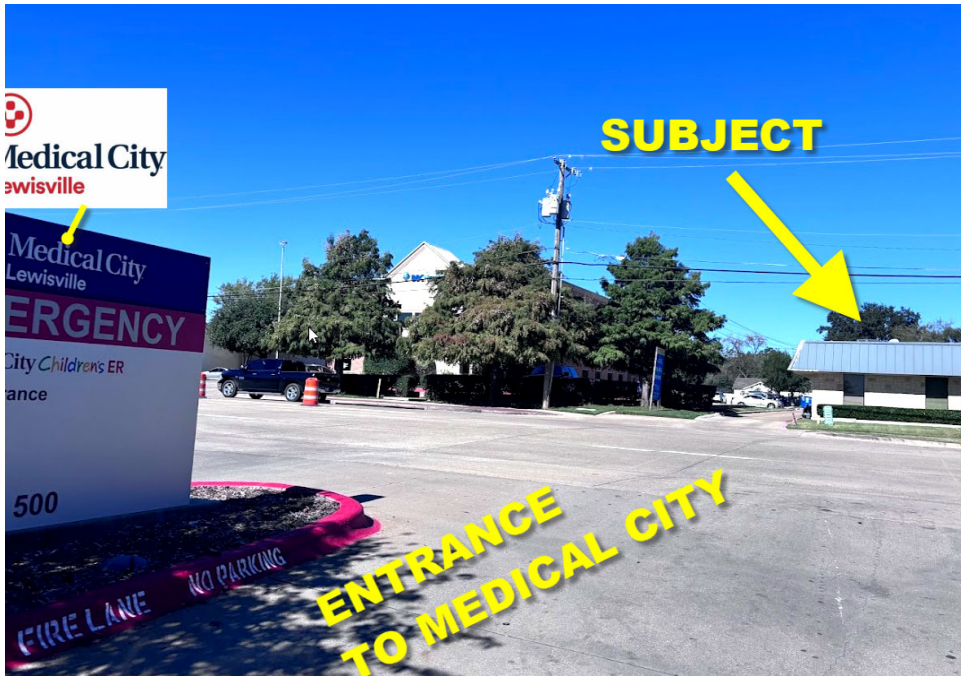
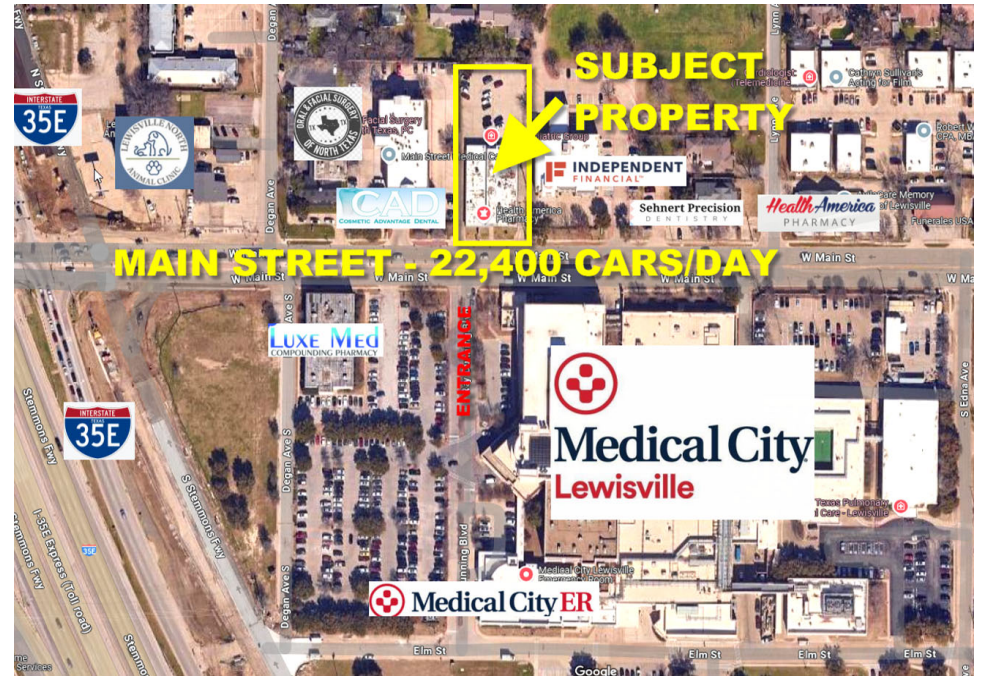
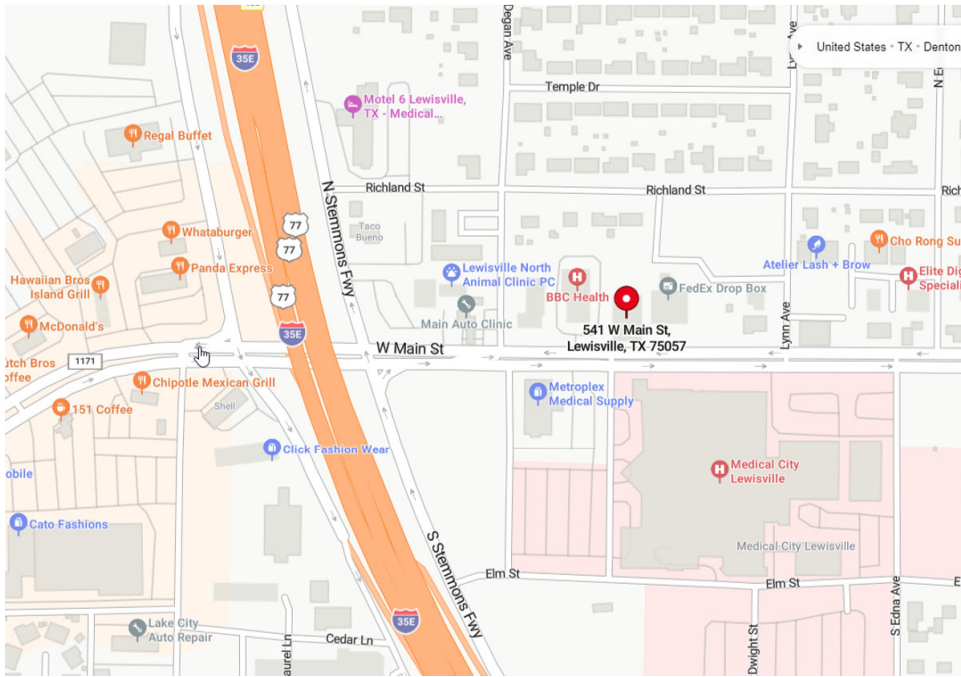
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The information (the "Information") contained hereinabove is of a proprietary and strictly confidential nature. Nothing contained hereinabove shall be construed as an offer by Net Realty Advisors and/or the owner ("Owner") of the property (the "Property") described hereinabove to sell the Property or any portion thereof. Owner has no legal commitment to accept, and may reject any or all expressions of interest. You should conduct your own due diligence review of the Property and verify all of the Information, and under no circumstances should the Information be substituted for a complete, thorough and comprehensive due diligence review of the Property. The Information has been obtained from sources believed to be reliable and is not necessarily all of the information a prospective purchaser might need to evaluate the Property; however, the reliability of such sources and the Information has not, and will not be verified, investigated or confirmed by Net Realty Advisors. Any projections, opinions, assumptions or estimates set forth in the Information are examples only and do not represent the current or future performance of the Property.

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PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**



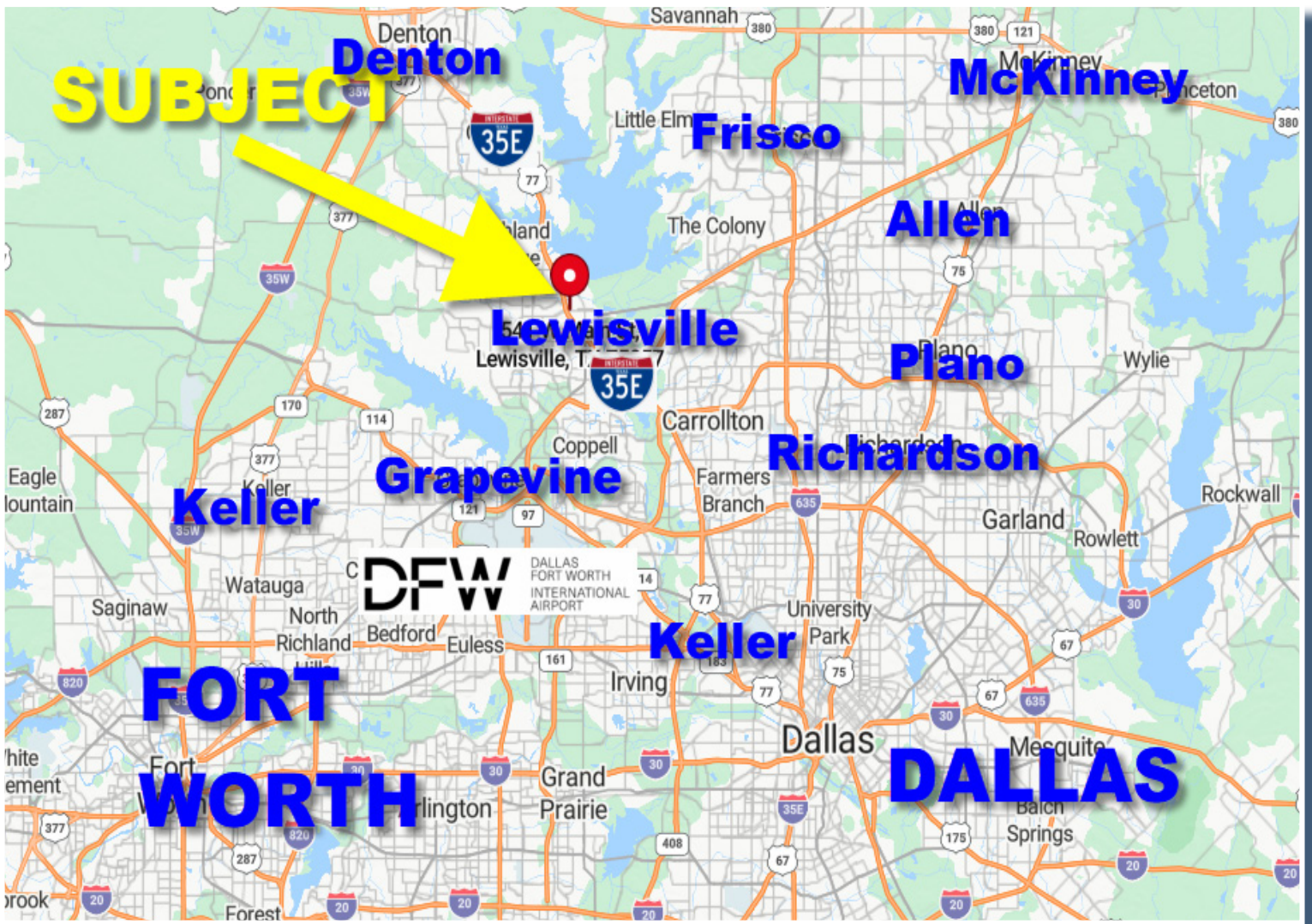








# LOCATION MAPS







# OFFERING SUMMARY



Price: \$2,130,000

CAP: 4.65% CAP

Proforma CAP: 8.16% CAP

Year Built: 1985

GLA: 10,323 SF

Price/SF: \$206

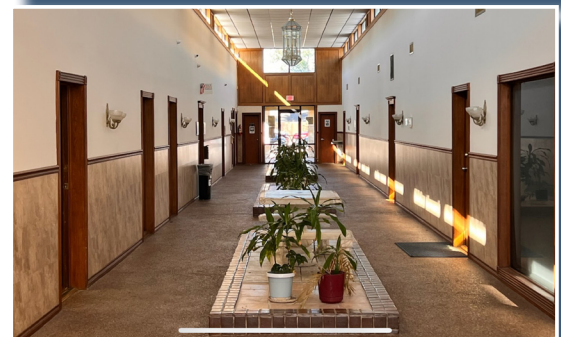
Occupancy: 65%

Lot Size: .77 Acres



# INVESTMENT HIGHLIGHTS

- Upside development opportunity: Sought after medical office opportunity in Dallas/Fort Worth. Fronts Main Street in the the fast growing DFW suburb of Lewisville. Sits directly across from Medical City Lewisville.
- Medical City Lewisville is a full-service, acute care hospital licensed for 186 beds. Serving the Lewisville, Flower Mound, Castle Hills and southern Denton County communities since 1976, Medical City Lewisville is a Level III Trauma Center, Level III NICU, Level II Maternal Center, Primary Stroke Center and Magnet®-
- The population in a one mile radius exceeds 14,700 people, with an average income of \$79,000. The immediate area experienced 20% population growth over the last 5 years, with expected growth of 20% over next 5 years.
- Triple net lease leases (including management fees), with rent increases in primary terms and options
- 65% leased, Upside to lease remaining space
- **Attractively priced at \$206 per square foot**



# RENT ROLL

TENANT NAME	SQ FT	ANNUAL RENT	RENT PSF	LEASE COMMENCE	LEASE EXPIRATION	OPTIONS/ INCREASES
Vacant	1,413	N/A	N/A	<u>N/A</u>	N/A	N/A
Star Pediatric Group	2,510	\$46,560*	\$18.49	3/1/2019	2/18/2025	Current Rent: \$42,500 1-5 Year Option, Rent Increase to \$46,580 in February of 2025
UTSW	4,200	\$75,267	\$17.92	11/1/2016	11/30/2024	3-5 Year Options at Fair Market Value
Vacant	1,400	N/A	N/A	N/A	N/A	N/A
Vacant	800	N/A	N/A	N/A	N/A	N/A
<b>SUBTOTAL</b>	<b>10,323</b>	<b>\$121,827</b>				

# FINANCIAL SUMMARY

## CURRENT INCOME



### INCOME

Base Rent	\$121,827
Reimbursements	\$50,107
<b>Gross Income</b>	<b>\$171,954</b>

### EXPENSES

Taxes	\$30,426
Insurance	\$9,100
CAM	\$25,746
Management	\$7,473
<b>Total Expenses</b>	<b>\$72,745</b>
<b>Net Operating Income:</b>	<b>\$99,189</b>

# FINANCIAL SUMMARY

## PROFORMA INCOME



### INCOME

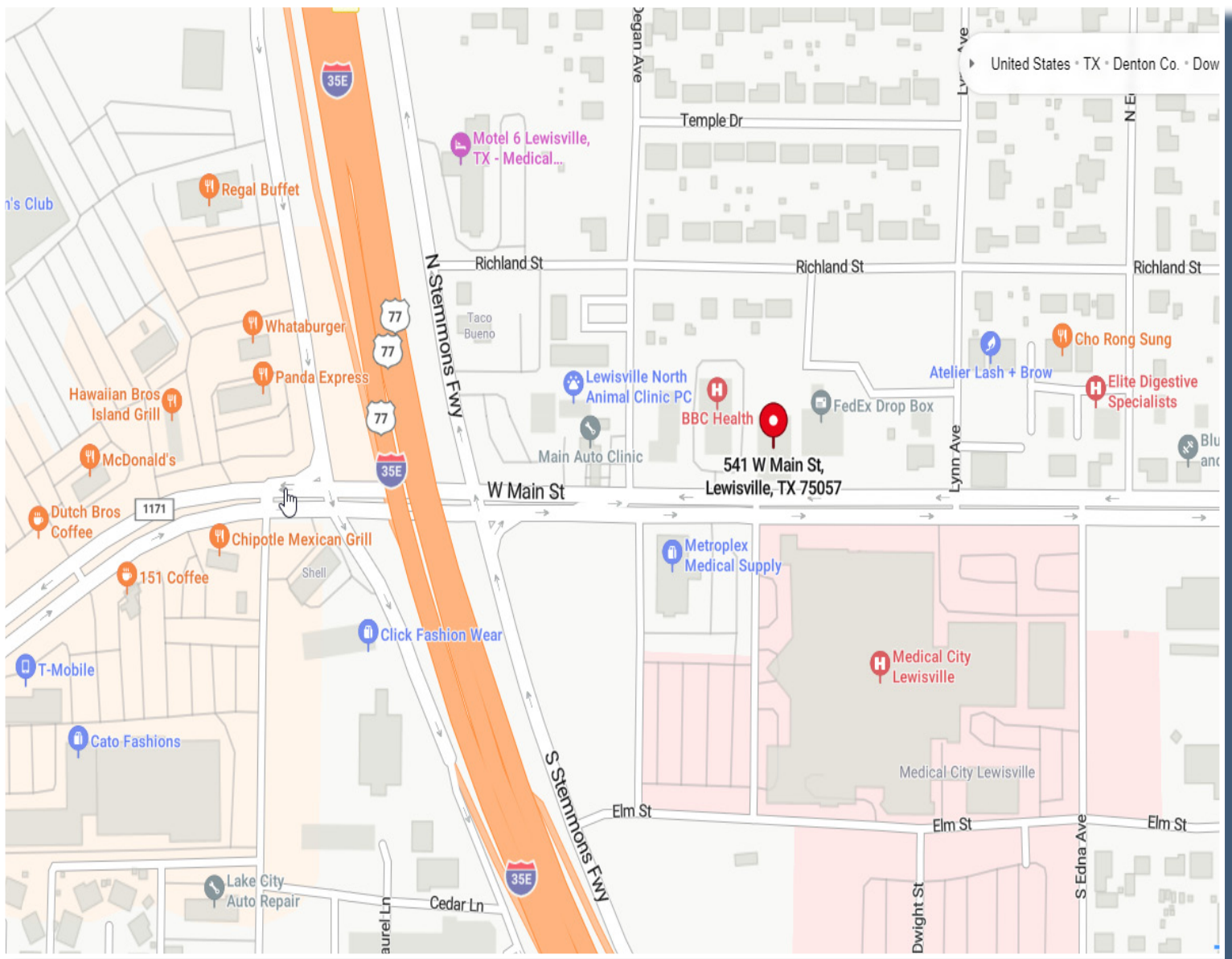
Base Rent	\$186,861*
Reimbursements	\$72,745
<b>Gross Income</b>	<b>\$259,606</b>

### EXPENSES

Taxes	\$30,426
Insurance	\$9,100
CAM	\$25,746
Management	\$7,473
<b>Total Expenses</b>	<b>\$72,745</b>
5% Vacancy Allowance	12,980
<b>Net Operating Income:</b>	<b>173,881</b>

\*Assumes renting remaining vacancies at \$18/psf triple net

# LOCATION MAPS





## 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.

Net Realty Advisors LLC	596860	info@netrealtyadvisors.com	972 661 8476
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gavin M Kam	493003	gavin@netrealtyadvisors.com	972 661 8476
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