

N4 Montessori Academy Melissa, TX



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N4 Montessori Academy of Melissa

PRICE: \$6,683,236

CAP: 6.60%

IN-PLACE NOI: \$441,117

SIZE: 11,113 SF

YEAR BUILT: 2023

REMAINING

LEASE TERM: 14 Years

INVESTMENT HIGHLIGHTS

New Long-Term Lease

- The new 15-year lease commenced on October 16, 2023, allowing investors the opportunity to capitalize on nearly the entire lease term. Featuring attractive 2% rent increases from year six (6) and minimal landlord responsibilities, the property provides ownership with a long-term, passive investment with built-in inflation hedges.

Neighborhoods

- Our first stop is Liberty By Hillwood Communities. Builders include Bloomfield Homes, Highland Homes, First Texas Homes, Perry Homes, and M/I Homes. This is the perfect place for a family with easy access to the Sam Rayburn Highway and just across from the City Park.

Milrany Ranch

- Milrany Ranch is another master-planned community here in Melissa. The draw of this neighborhood? It has plenty of green spaces for outdoor lovers. You are also right next door to Lavon Lake where you can spend a day on the water. Homes here are built exclusively by Union Main Homes and K Hovnanian Homes at start at the low \$400,000s. Residents here also won't have to worry about the dreaded MUD tax of other communities, so if saving a little extra money seems like a good deal to you, then you're in the right place.

Welker Properties Places \$95mm On Melissa, TX BTR

- In July, 2023, Welker Properties, a vertically integrated multifamily development company, announced a \$95mm development in Melissa, TX. The project, named "Wolf Creek Farms Melissa Build-to-Rent (BTR)", will bring 343 SFR units online in the market. The 32 acre site will see construction start in Fall 2023 with completion expected by the end of 2025.
- Featuring amenities such as private yards, a resort-style pool, dog park, fitness center, resident lounge, open courtyards, and built-in Wi-Fi across both common areas and individual units, the luxury development hopes to capitalize upon the expansion of The Metroplex's urban sprawl.

Meadow Run

- The last neighborhood on our list is Meadow Run. You'll find homes here starting at the high \$400,000s. This neighborhood is perfect for growing families, first time buyers or even empty nesters. All of the amenities make this quiet neighborhood one worth calling home and with Melissa High School right across the street, you won't have to worry about the long commutes to take the kids to school before work.

PROPERTY HIGHLIGHTS

- Across the street from a planned Walmart Supercenter connected to Legacy Ranch residential development.
- 17.6% growth rate in Melissa; from 8,000 population in 2015 to 25,201 in 2023

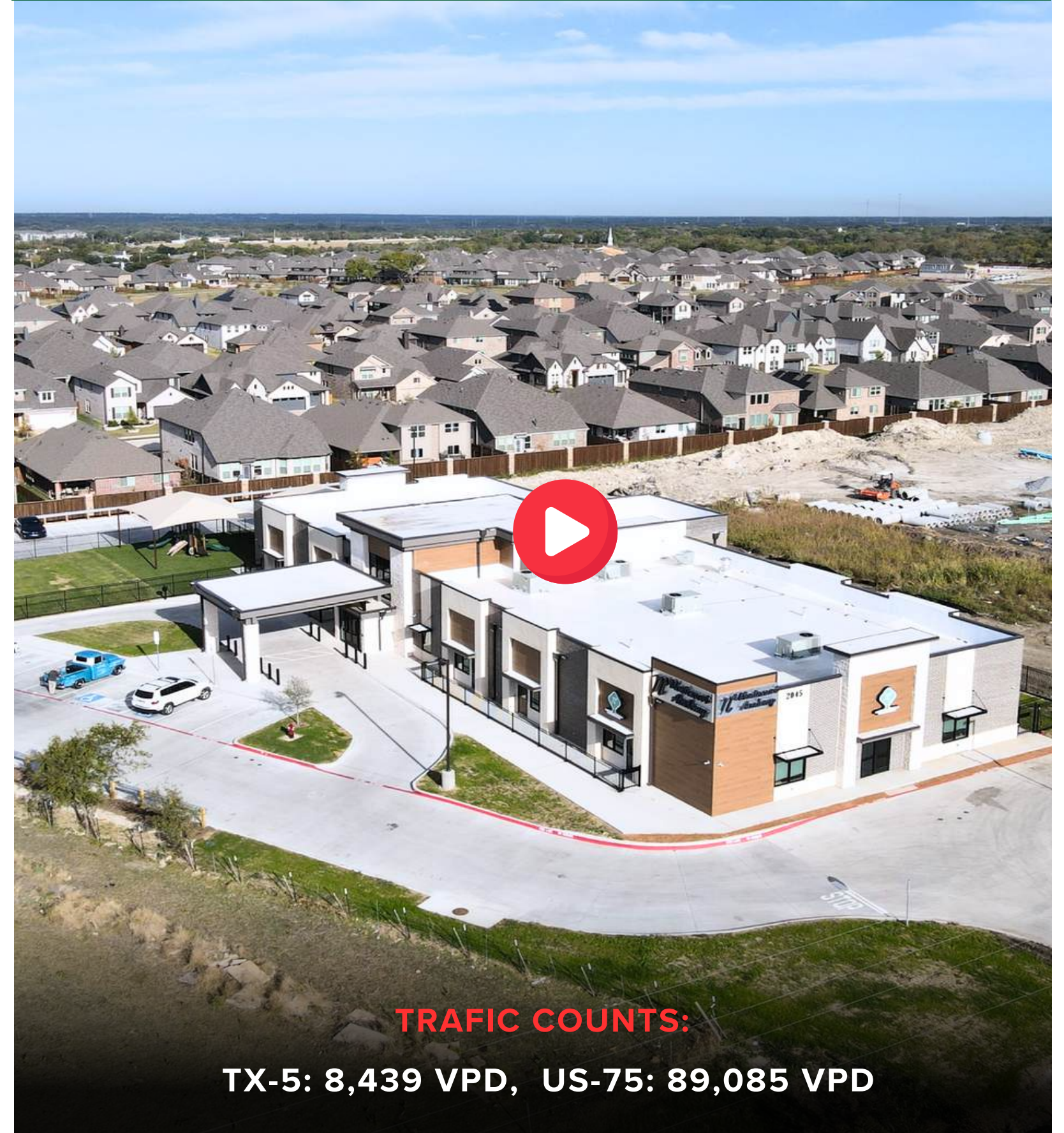
Jobs and Economy

- In 2022, Melissa, TX had a population of 15.2k people with a median age of 35.3 and a median household income of \$138,465. Between 2021 and 2022 the population of Melissa, TX grew from 13,671 to 15,244, a 11.5% increase and its median household income grew from \$127,391 to \$138,465, a 8.69% increase.
- The economy of Melissa, TX employs 7.48k people. The largest industries in Melissa, TX are Professional, Scientific, & Technical Services (1,022 people)
- In 2022, the median property value in Melissa, TX was \$371,800, and the homeownership rate was 89.9%.

DEMOGRAPHICS:

| | 1 MILE | 3 MILE | 5 MILE |
|----------------------------|-----------|-----------|-----------|
| 2029 POPULATION PROJECTION | 4,996 | 41,606 | 72,923 |
| 2024 POPULATION | 3,985 | 32,934 | 58,035 |
| 2024 HOUSEHOLDS | 1,246 | 10,443 | 18,446 |
| AVG HH INCOME | \$132,688 | \$141,512 | \$128,541 |

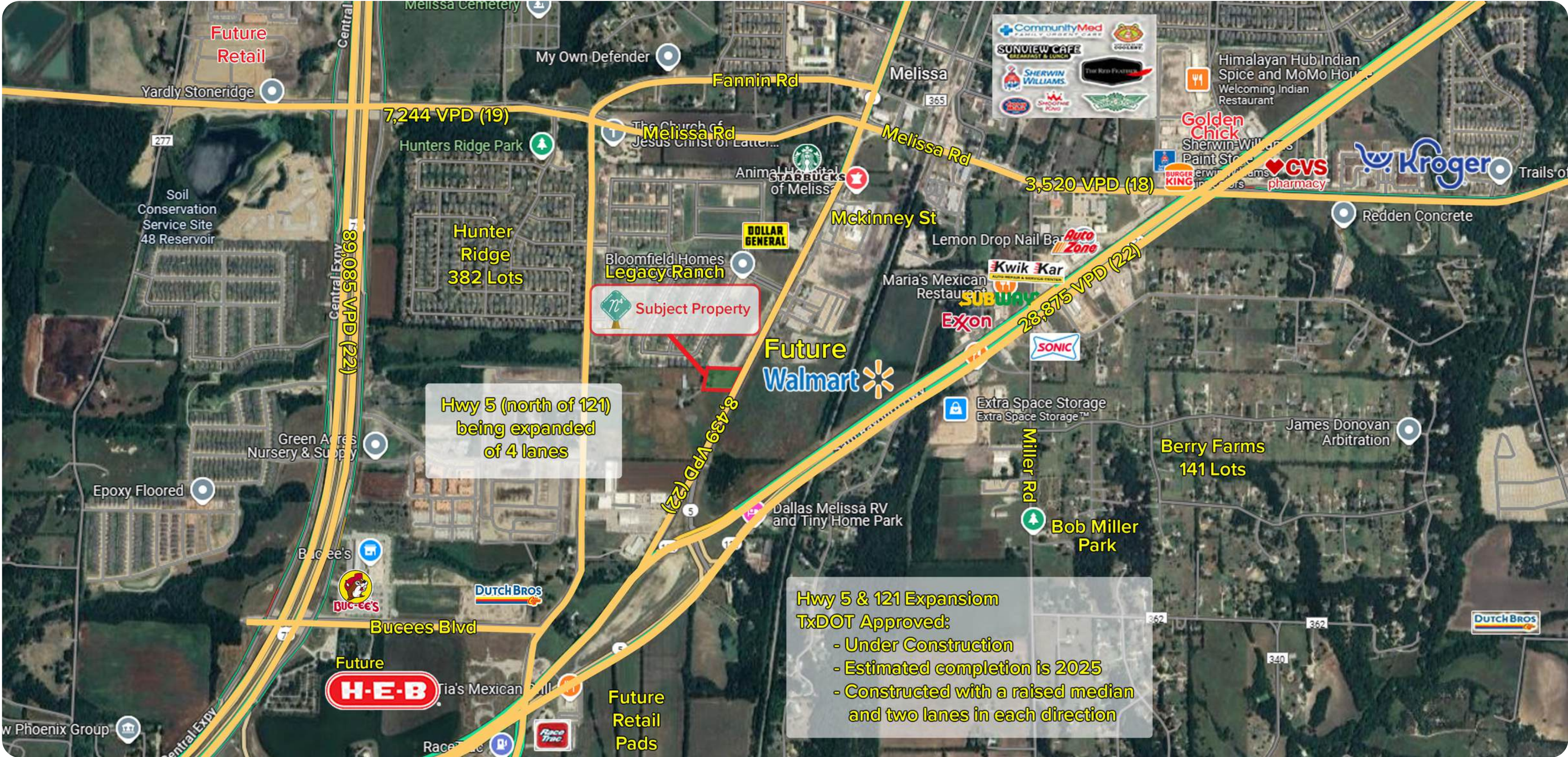
N4 Melissa Montessori
YouTube Link



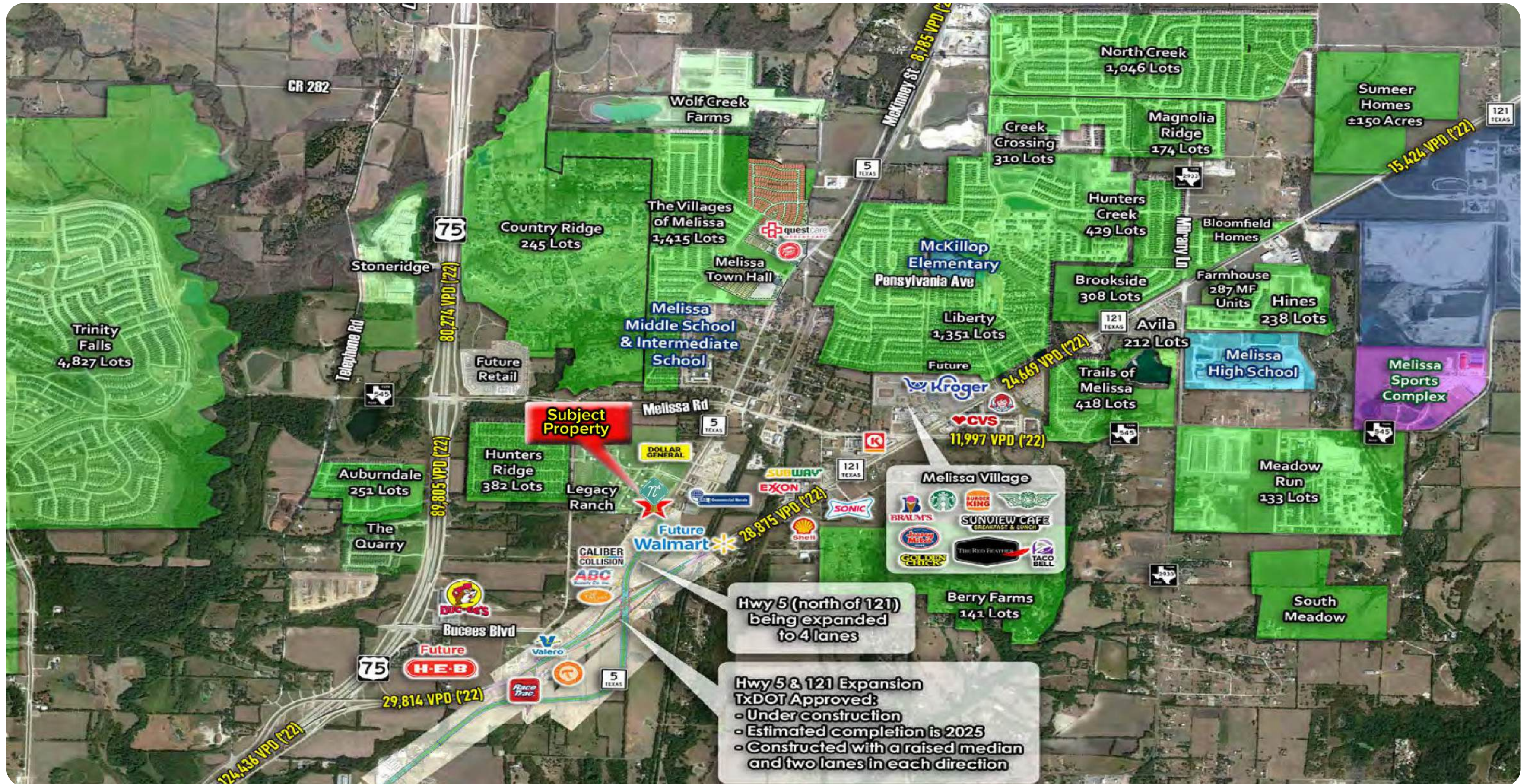
TRAFFIC COUNTS:

TX-5: 8,439 VPD, US-75: 89,085 VPD

LOCATION HIGHLIGHTS

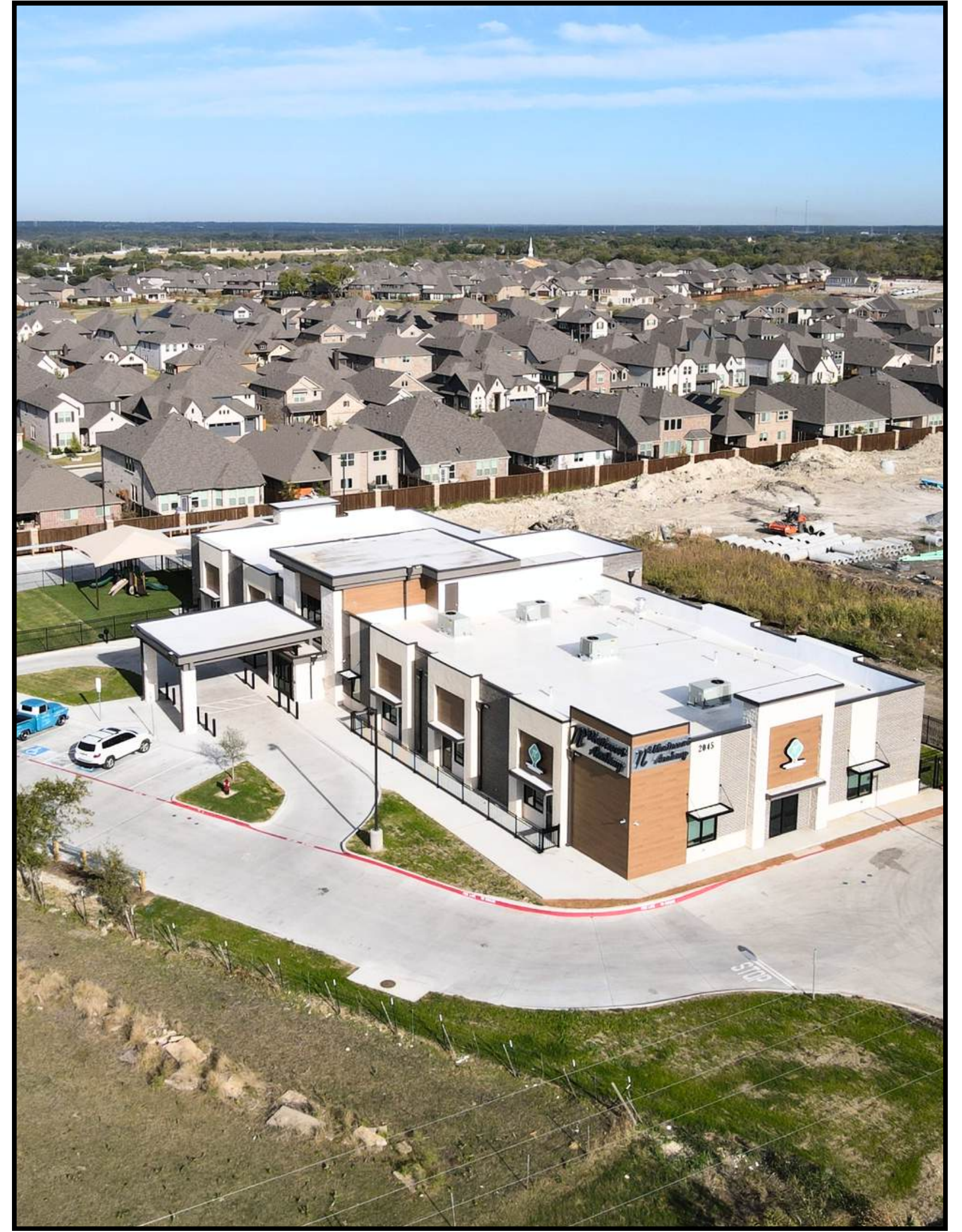


LOCATION MAP



LEASE ABSTRACT

LOCATION : 2045 McKinney St. Melissa, TX 75454
TENANT : N4 Montessori Academy of Melissa
GUARANTOR : Personal
LAND SIZE : 1.5 Acres
SQUARE FEET : 11,113 Sq Ft
YEAR BUILT : 2023
LEASE TYPE : NNN
RENT COMMENCEMENT : Oct 16, 2023
LEASE EXPIRATION : Oct 15, 2038
NOI : \$441,117
ESCALATIONS : 2% Rent Increases Annually from
YEAR : Six (6)
RENEWAL OPTIONS : 2 X 5 Years Options



RENT SCHEDULE

| Year | Year 2024 | Year 2025 | Year 2026 | Year 2027 | Year 2028 | Year 2029 | Year 2030 | Year 2031 | Year 2032 | Year 2033 | Year 2034 | Year 2035 | Year 2036 | Year 2037 | Year 2038 |
|------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Rent Total | \$441,117 | \$441,117 | \$441,117 | \$441,117 | \$443,323 | \$452,189 | \$461,233 | \$470,457 | \$479,867 | \$489,464 | \$499,253 | \$509,238 | \$519,423 | \$529,812 | \$403,289 |
| % Rent Increase | 0.0% | 0.0% | 0.0% | 0.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% |
| January | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$37,495 | \$38,245 | \$39,010 | \$39,790 | \$40,586 | \$41,397 | \$42,225 | \$43,070 | \$43,931 | \$44,810 |
| February | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$37,495 | \$38,245 | \$39,010 | \$39,790 | \$40,586 | \$41,397 | \$42,225 | \$43,070 | \$43,931 | \$44,810 |
| March | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$37,495 | \$38,245 | \$39,010 | \$39,790 | \$40,586 | \$41,397 | \$42,225 | \$43,070 | \$43,931 | \$44,810 |
| April | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$37,495 | \$38,245 | \$39,010 | \$39,790 | \$40,586 | \$41,397 | \$42,225 | \$43,070 | \$43,931 | \$44,810 |
| May | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$37,495 | \$38,245 | \$39,010 | \$39,790 | \$40,586 | \$41,397 | \$42,225 | \$43,070 | \$43,931 | \$44,810 |
| June | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$37,495 | \$38,245 | \$39,010 | \$39,790 | \$40,586 | \$41,397 | \$42,225 | \$43,070 | \$43,931 | \$44,810 |
| July | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$37,495 | \$38,245 | \$39,010 | \$39,790 | \$40,586 | \$41,397 | \$42,225 | \$43,070 | \$43,931 | \$44,810 |
| August | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$37,495 | \$38,245 | \$39,010 | \$39,790 | \$40,586 | \$41,397 | \$42,225 | \$43,070 | \$43,931 | \$44,810 |
| September | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$37,495 | \$38,245 | \$39,010 | \$39,790 | \$40,586 | \$41,397 | \$42,225 | \$43,070 | \$43,931 | \$44,810 |
| October | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$37,495 | \$38,245 | \$39,010 | \$39,790 | \$40,586 | \$41,397 | \$42,225 | \$43,070 | \$43,931 | \$44,810 | |
| November | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$37,495 | \$38,245 | \$39,010 | \$39,790 | \$40,586 | \$41,397 | \$42,225 | \$43,070 | \$43,931 | \$44,810 | |
| December | \$36,760 | \$36,760 | \$36,760 | \$36,760 | \$37,495 | \$38,245 | \$39,010 | \$39,790 | \$40,586 | \$41,397 | \$42,225 | \$43,070 | \$43,931 | \$44,810 | |



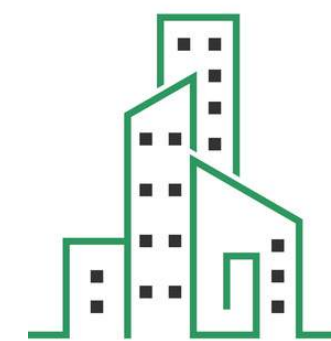
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SANKALP

REALTY

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- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

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- Answer the client's questions and present any offer to or counter-offer from the client; and
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- 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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- 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.

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|--|--|--|---|
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Buyer/Tenant/Seller/Landlord Initials

Date