

# EXCLUSIVELY LISTED BY





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LEASE

Lease Term

Lease Type

Increases

**Option Period** 

Lease Commencement

Date Lease Expiration

**Roof and Structure** 



OFFERING SUMMARY	LEASE
Price	\$1,771,910
Cap Rate	6.3% based on March 2025 NOI
New Operating Income	\$111,630.36
Year Built	2023
Gross Leasable Area	4,467 SF

7 Years

NNN

Yes

2 x 5 Years

03/01/2024

02/28/2031

passed to Tenant

Condo Association with dues

## **INVESTMENT OVERVIEW**

New construction (2023)

No LL responsibilities - true NNN

Annual rent increases

National Tenant with over 70+ locations

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

6 years remaining in lease term

OPERATING	DATA
Commencement	Annual
03/01/2024	\$109,441.50
03/01/2025	\$111,630.33
03/01/2026	\$113,863.83
03/01/2027	\$116,142.00
03/01/2028	\$118,464.84
03/01/2029	\$120,832.35
03/01/2030	\$123,244.53
	Commencement 03/01/2024 03/01/2025 03/01/2026 03/01/2027 03/01/2028 03/01/2029

\* 2024 NNN estimated at about \$9.50 PSF

LEASE GUARANTOR: Monarch Behavioral Therapy BII, LLC







The premier provider of Applied Behavior Analysis (ABA) in Texas & Oklahoma for children with autism and other special needs.

- Founded in 2000
- ♦ 70+ Locations
- Mission: Behavioral Innovations is committed to translating evidence based practices for people with autism within a practical and encouraging learning environment. We are dedicated to transforming the lives of children, their families and their community by providing the highest quality of services. Our vision is to become the #1 trusted resource by delivering the highest quality of services in the most ethically and socially responsible way through eliminating boundaries for individuals with disabilities.
- **Company Overview:** Almost two decades we've been serving families with children diagnosed with autism. We have the experience, examples and insight to deliver the highest quality client-centered therapy. We make learning fun and engaging while helping every child achieve their full potential.
- https://behavioral-innovations.com/

\* Behavioral Innovations Facebook and Website



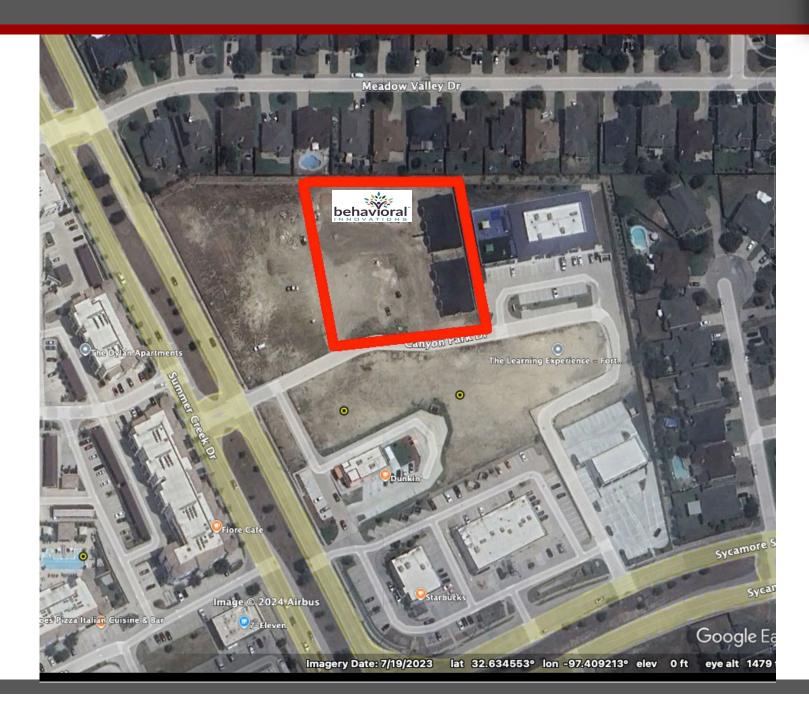






### LOCAL AERIAL

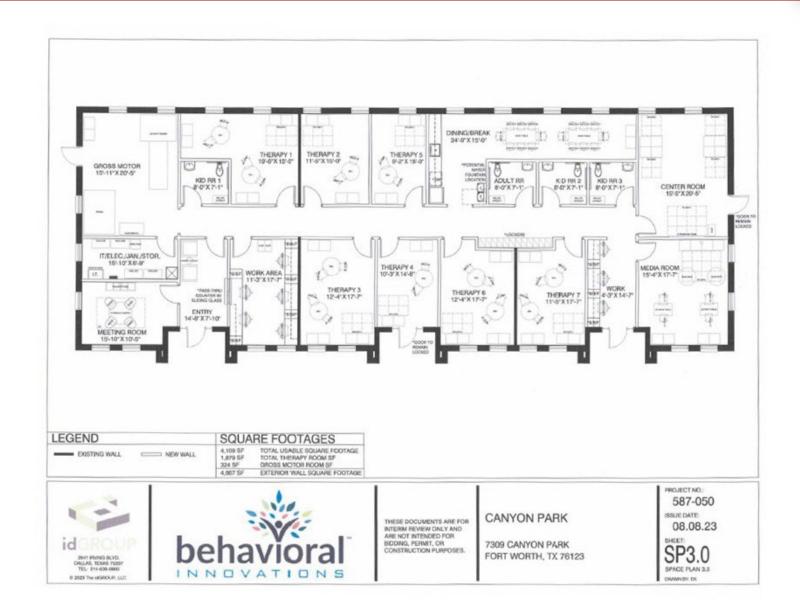






**FLOOR PLAN** 









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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 off er to or counter-off er from the client; and •
- Treat all par ties 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 andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons 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 wri $\Sigma$ en 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

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.

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials Date		Regulated by the Texas Real Estate Commission	Information available at www.trec.texas.gov IABS 1-0