

EXCLUSIVELY LISTED BY



TENANT
REAL ESTATE ADVISORS



7309 Canyon Park Dr. Fort Worth, TX 76123

RUBEN REYNOSO. 817.703.9048. RUBEN@TENANTREADVISORS.COM

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

LEASE

Lease Term	7 Years
Lease Commencement	03/01/2024
Date Lease Expiration	02/28/2031
Lease Type	NNN
Roof and Structure	Condo Association with dues passed to Tenant
Increases	Yes
Option Period	2 x 5 Years

◆ **LEASE GUARANTOR: Monarch Behavioral Therapy BII, LLC**

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

ANNUALIZED OPERATING DATA

Year (s)	Commencement	Annual
Year 1	03/01/2024	\$109,441.50
Year 2	03/01/2025	\$111,630.33
Year 3	03/01/2026	\$113,863.83
Year 4	03/01/2027	\$116,142.00
Year 5	03/01/2028	\$118,464.84
Year 6	03/01/2029	\$120,832.35
Year 7	03/01/2030	\$123,244.53

*** 2024 NNN estimated at about \$9.50 PSF**

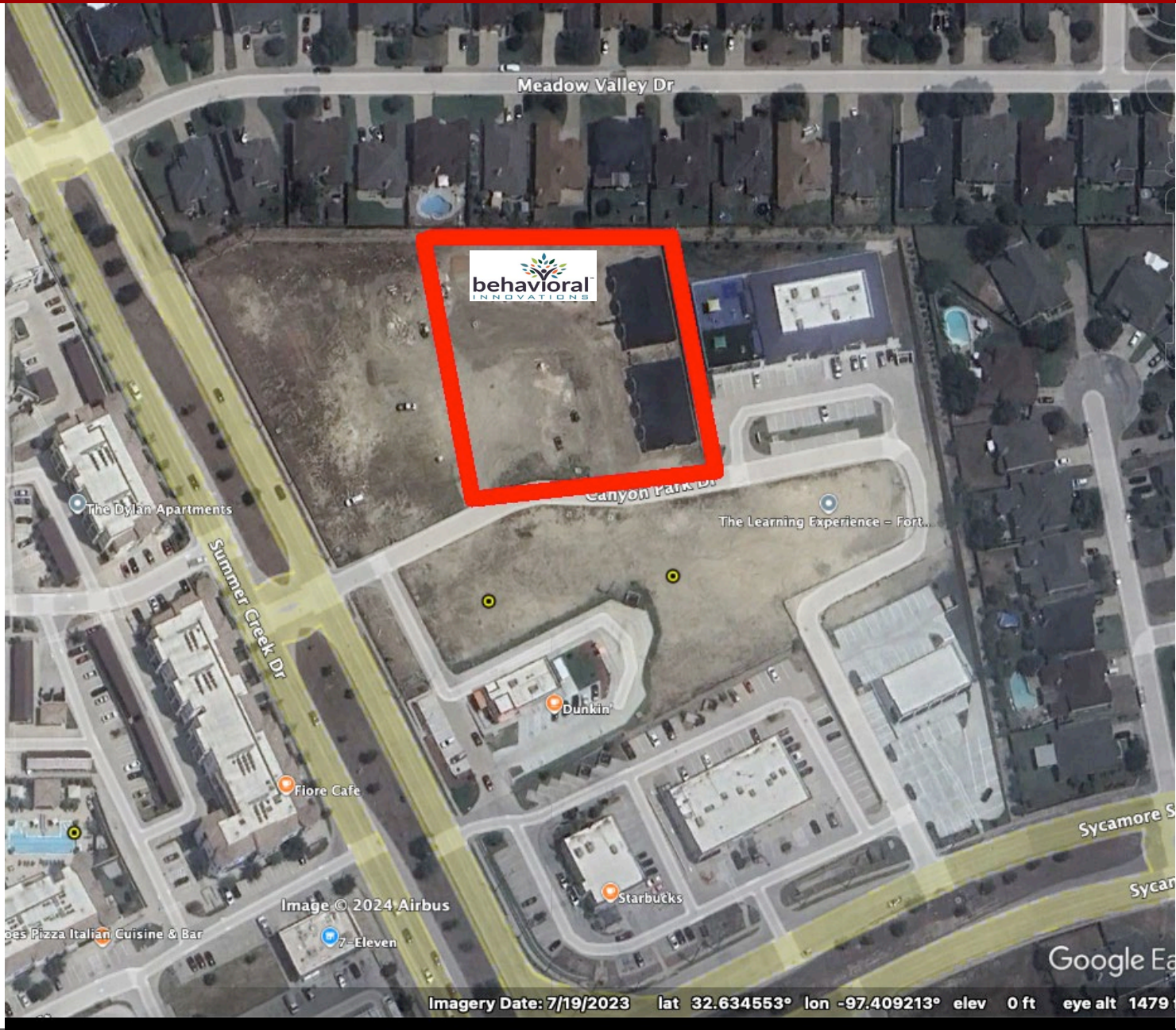


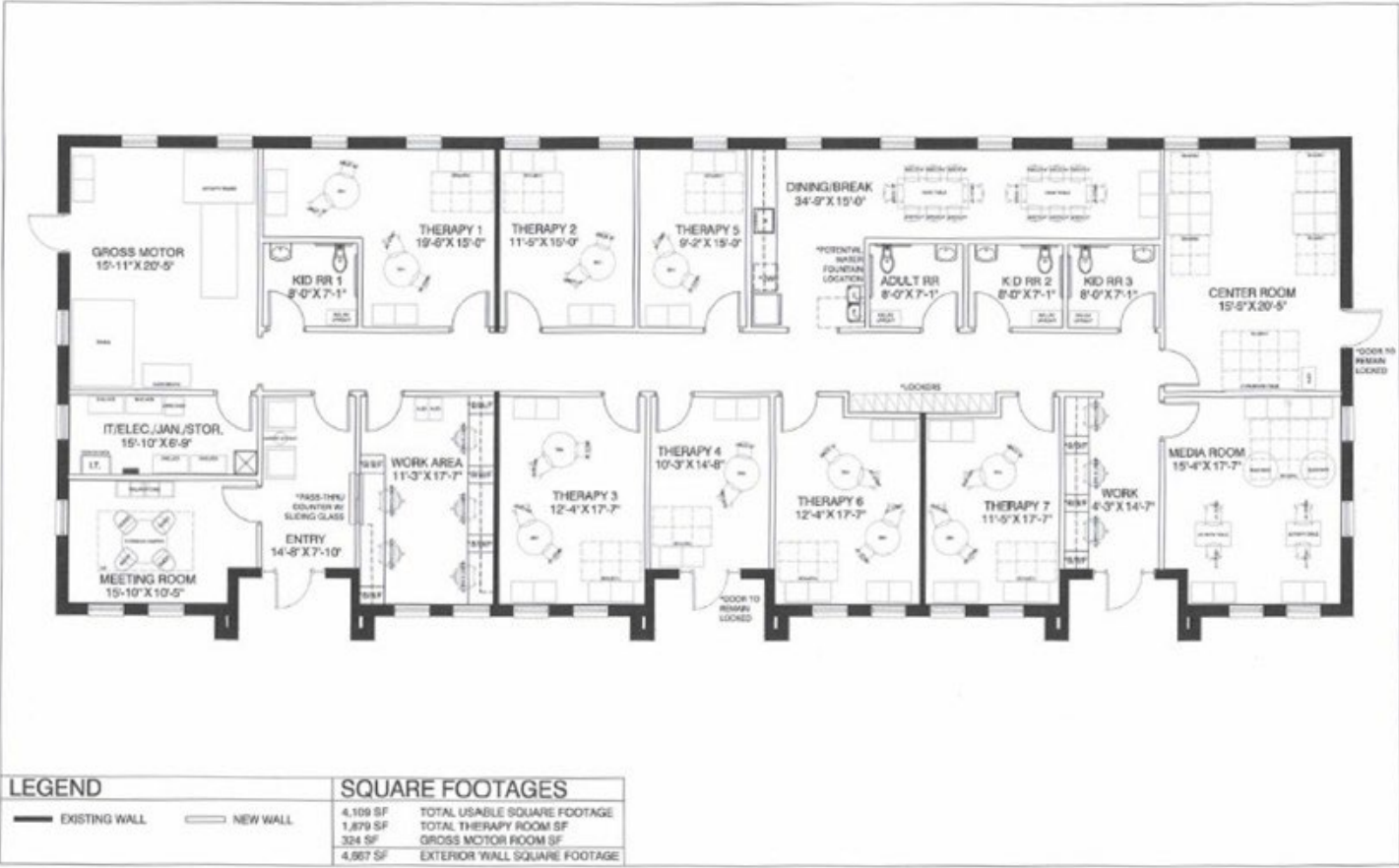
The premier provider of Applied Behavior Analysis (ABA) in Texas & Oklahoma for children with autism and other special needs. .

- ◆ 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







LEGEND		SQUARE FOOTAGES	
	EXISTING WALL	4,109 SF	TOTAL USABLE SQUARE FOOTAGE
	NEW WALL	1,879 SF	TOTAL THERAPY ROOM SF
		324 SF	GROSS MOTOR ROOM SF
		4,867 SF	EXTERIOR WALL SQUARE FOOTAGE

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CANYON PARK
7309 CANYON PARK
FORT WORTH, TX 76123

PROJECT NO.: 587-050
ISSUE DATE: 08.08.23
SHEET: SP3.0
SPACE PLAN 3.0
DRAWN BY: EK

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