HEARTLAND DENTAL STRIP

Pearland, Texas

HEARTLAND DENTAL

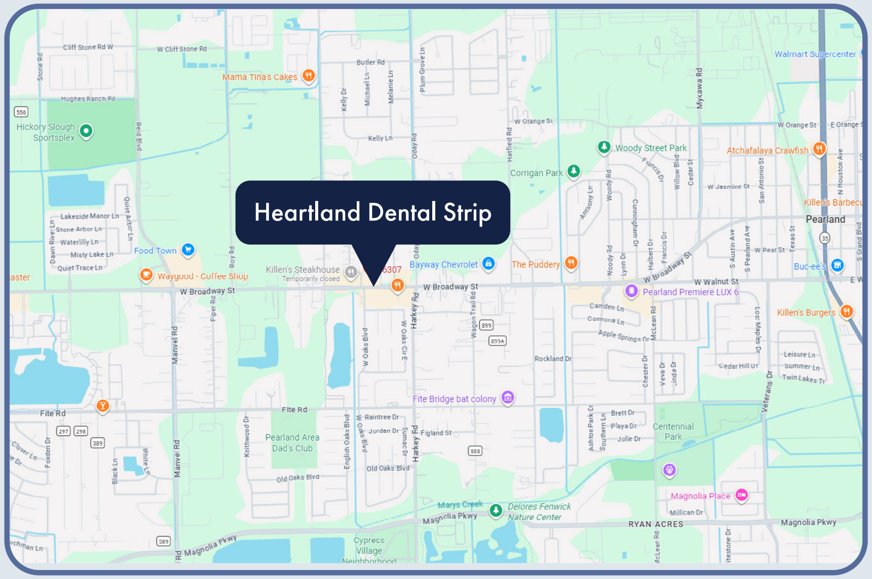
Jana Marie's CHILDCARE CENTER

100% Occupied Two-Tenant Strip | Long-Term NNN Leases | 4,837 SF

SUMMIT RE

Heartland Dental Strip

6307 Broadway St
Pearland, TX 77581



OFFERING SUMMARY

Price	$1,645,000
Cap Rate	6.80%
Net Operating Income	$111,502
Price PSF	$340 PSF
Occupancy	100%
Year Built	1993
Gross Leasable Area	4,837 SF
Lot Size	1.10 Acres

INCOME & EXPENSES		CURRENT	PSF
Base Rent - Occupied Space	100%	$111,464	$23.04
Base Rent - Lease Up Space		-	-
GROSS POTENTIAL RENT		$111,464	$23.04
Expense Reimbursements			
Real Estate Taxes		$19,009	$3.93
Insurance		$23,121	$4.78
CAM		$39,325	$8.13
Management Fee		$5,998	$1.24
Total Expense Reimbursements		$87,453	$18.08
GROSS POTENTIAL INCOME		$198,917	$41.12
EFFECTIVE GROSS INCOME		$198,917	$41.12
Expenses			
Real Estate Taxes		($19,022)	($3.93)
Insurance		($23,109)	($4.78)
CAM		($39,309)	($8.13)
Management Fee	3.00%	($5,975)	($1.24)
Total Expenses		($87,415)	($18.07)
NET OPERATING INCOME		$111,502	$23.05

For Additional Info Please Contact: **SUMMIT RE HERE**
For Financing Options Contact: **PEAK CAPITAL HERE**

EXPENSES		CURRENT	PSF
Real Estate Taxes		$19,022	$3.93
Insurance		$23,109	$4.78
CAM			
Lawn Maintenance		$17,285	$3.57
Repairs and Maintenance		$16,281	$3.37
Utilities		$5,744	$1.19
Total CAM		$39,309	$8.13
Management Fee	3.00%	$5,975	$1.24
TOTAL EXPENSES		$87,415	$18.07

Tenant	Sq Ft	% of SQ FT	Start	End	Annual Rent	PSF	Escalation Date	Escalation Amount	Escalation PSF	Lease Type
Heartland Dental	3,450	71.33%	4/1/2012	3/31/2032	$79,380	$23.01	4/1/2027	$87,318	$25.31	NNN
JanaMarie's Childcare	1,387	28.67%	1/10/2020	1/10/2030	$27,453	$19.79	-	-	-	NNN
Occupied	4,837	100%			$106,833	$22.09		$111,464*	$23.04	
Vacant	0	0%								
Total	4,837	100%								

*Analysis Start Date is 11/01/2026 and Takes Into Consideration a 1 Year Hold From This Date

HEARTLAND DENTAL

DBA	Heartland Dental
Locations	1,600+ Locations
Description	Heartland Dental is a dental support organization providing non-clinical administrative and operational services to affiliated dental practices. Founded in 1997 and based in Effingham, Illinois, the company supports more than 3,000 dentists across over 1,600 locations in 39 states and the District of Columbia. Heartland Dental provides resources including staffing, marketing, technology, accounting, procurement, continuing education, and practice-growth support, allowing affiliated dentists to maintain clinical independence and focus on delivering high-quality patient care.

JanaMarie's CHILDCARE CENTER

DBA	JanaMarie's Childcare Center
Locations	1 Location
Description	JanaMarie's Childcare Center is a fully licensed childcare and early learning center serving families in Pearland, Texas. The center provides age-appropriate educational programs supported by qualified early childhood educators and a carefully designed curriculum for each classroom. JanaMarie's emphasizes a safe, compassionate environment where children learn through play while developing school-readiness, problem-solving, self-regulation, and social skills.

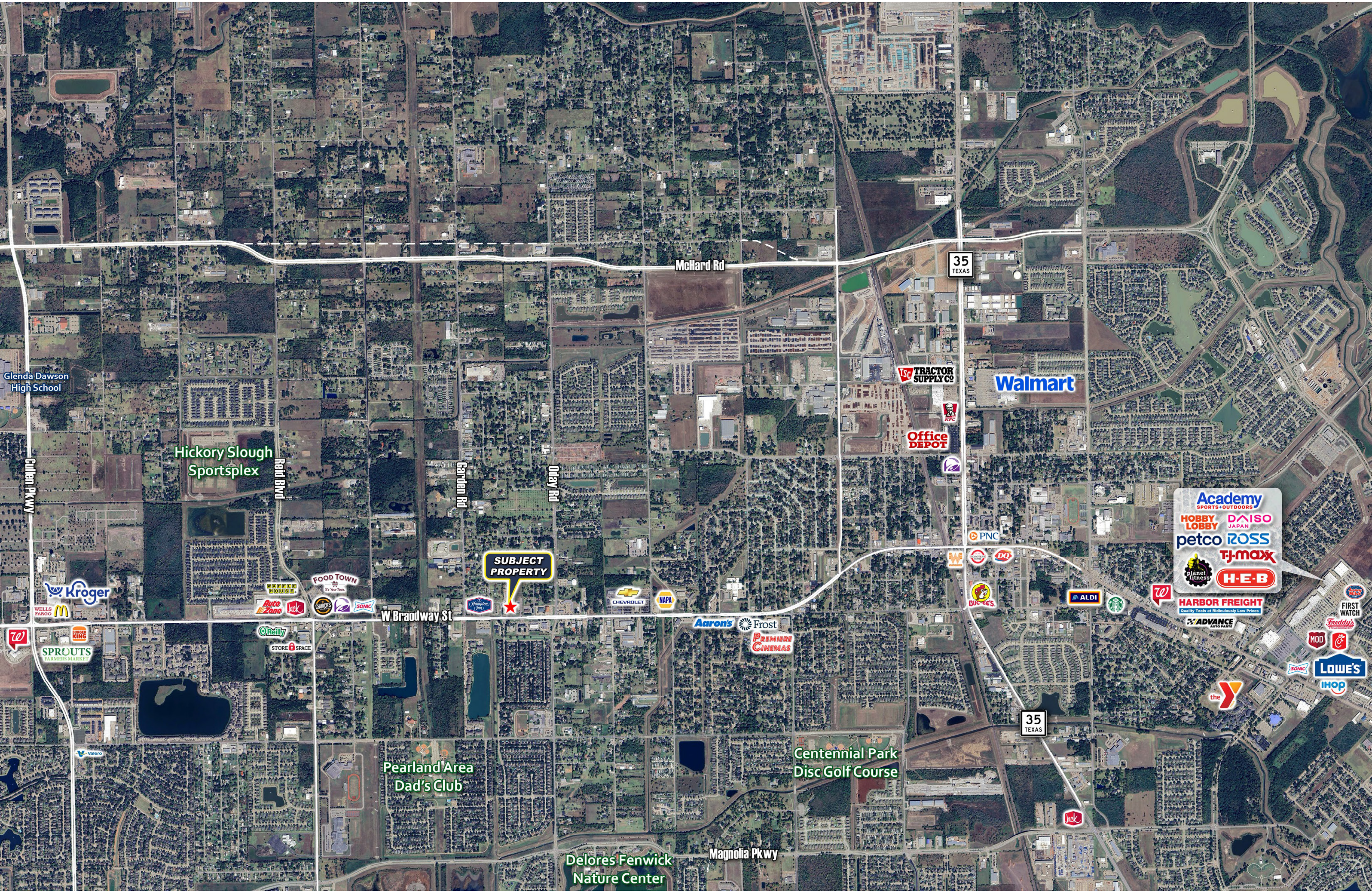
- Corporate Guarantee from Heartland Dental | nation's largest dental support organization, providing institutional-quality credit backing.
- Long-Term Lease Commitments | Heartland Dental through 2032 and Jana Maries through 2030, minimizing near-term rollover risk
- Diversified Two-Tenant Investment | providing multiple income streams and reducing reliance on a single tenant
- Recession-Resistant Healthcare Tenancy | Anchored by essential dental and healthcare-related services
- Minimal Landlord Responsibilities | NNN lease structures, offering passive ownership
- Located Along Broadway (FM 518) | Pearland's primary retail corridor with excellent visibility, access, and surrounding retail synergy
- Purpose-Built Medical Improvements | Featuring specialized dental build-outs that represent significant tenant investment and support long-term occupancy
- Located in One of Greater Houston's Fastest-Growing Submarkets | Benefiting from strong population growth, affluent demographics, and sustained demand for healthcare services

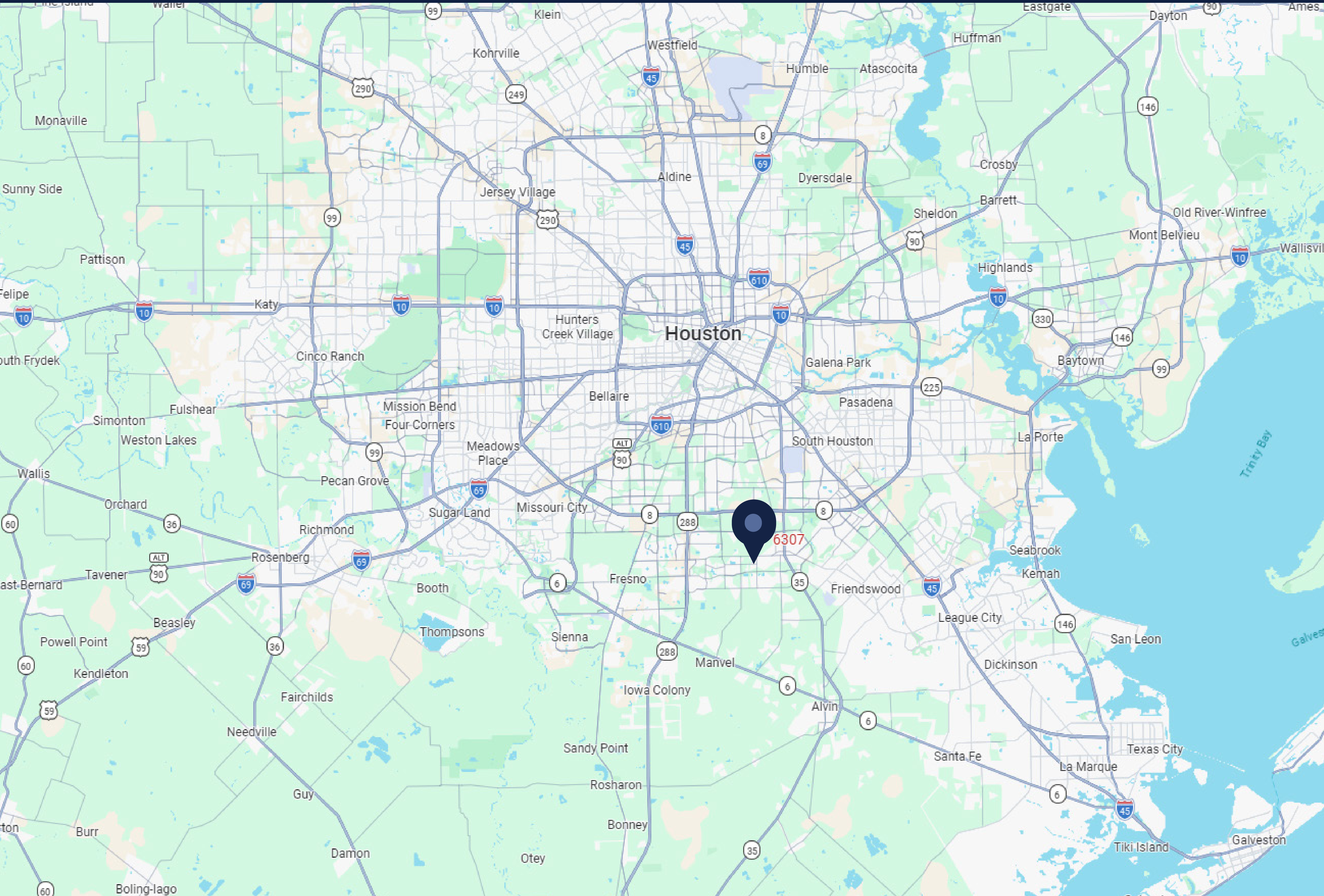
POPULATION WITHIN 5 MILE RADIUS
167,532

AVERAGE HOUSEHOLD INCOME
$128,512

VEHICLES PER DAY
36,078


HEARTLAND
DENTAL
Jana Marie's
CHILDCARE CENTER
Broadway St | 36,078 VPD


McHard Rd
35 TEXAS
Glenda Dawson High School
Hickory Slough Sportsplex
Cullen Pkwy
Reid Blvd
Garden Rd
Oday Rd
SUBJECT PROPERTY
W Broadway St
Kroger
SPROUTS FARMERS MARKET
FOOD TOWN
O'Reilly
STORE SPACE
Hampton Inn
CHEVROLET
NAPA
Aaron's
Frost
PREMIERE CINEMAS
TRACTOR SUPPLY CO
Walmart
Office DEPOT
PNC
ALDI
Buc-ee's
Academy SPORTS + OUTDOORS
HOBBY LOBBY
DAISO JAPAN
petco
ROSS
TJ maxx
planet fitness
H-E-B
HARBOR FREIGHT
ADVANCE AUTO PARTS
FIRST WATCH
MOD
LOWE'S
IHOP
the Y
Valero
Pearland Area Dad's Club
Centennial Park Disc Golf Course
Delores Fenwick Nature Center
Magnolia Pkwy


Klein
Kohrville
Westfield
Humble
Atascocita
Huffman
Eastgate
Dayton
Ames
Monaville
Sunny Side
Aldine
Jersey Village
Dyersdale
Crosby
Barrett
Sheldon
Old River-Winfree
Mont Belvieu
Wallisvil
Pattison
Highlands
Felipe
Katy
Hunters Creek Village
Houston
Cinco Ranch
Galena Park
Baytown
outh Frydek
Bellaire
Pasadena
Mission Bend
Four Corners
Fulshear
Simonton
Weston Lakes
La Porte
South Houston
Meadows Place
Wallis
Pecan Grove
Trinity Bay
Orchard
Sugar Land
Missouri City
Richmond
6307
Seabrook
Rosenberg
Kemah
Tavener
ast Bernard
Booth
Fresno
Friendswood
League City
Beasley
Thompsons
Sienna
San Leon
Powell Point
Kendleton
Manvel
Dickinson
Iowa Colony
Fairchilds
Alvin
Needville
Sandy Point
Santa Fe
Texas City
La Marque
Guy
Rosharon
Bonney
Tiki Island
Galveston
ton
Burr
Damon
Otey
Boling-Iago

HOUSTON, TX

1st
Most-Populous City in the State of Texas

4th
Most-Populous City in the United States
(US Census, 2025)

3rd
U.S. Metro Areas with the Most Fortune 500 Headquarters

26
Fortune 500 Companies Call Houston Home

7 Million
Houston Metro Population

OVERVIEW

The Houston region is made up of 12 unique counties, and the region's geographic location makes it easy to move both goods and people around the globe. Houston's strategic, central location, coupled with the infrastructure of four of the country's largest ports, two international airports, and major highway and rail service, make this a dynamic hub for a large cross-section of industries. As these industries digitize, Houston is a hotbed of rapid technological development thanks to access to customers and expertise.

Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Only New York City is home to more Fortune 500 companies. The city is also home to the Texas Medical Center, the world's largest concentration of health care and research institutions, and NASA's Johnson Space Center. The Port of Houston ranks first in the U.S. in international waterborne tonnage handled and second in total cargo tonnage handled.

Houston is ranked third in the entire world in the Financial Times Cities of the Future global rankings. Houston secures the third spot for being "a reputable talent hub," boasting five of the world's Top 500 universities and placing second in the world in business expansion, with 53 new projects between 2015 and 2020. Houston has many cultural institutions and exhibits, which attract more than 7 million visitors a year to the Houston Museum District. The U.S. Bureau of Economic Analysis (BEA) estimates Houston's gross domestic product (GDP) at $512.2 billion in 2019, ranking it as the nation's seventh-largest metro economy. The Houston region has a GDP greater than 37 states and accounts for 27.8 percent of Texas' GDP. Once predominantly oil-and-gas focused, today Houston is a diverse, vibrant metro with a dynamic quality of life and a variety of growing industries.

	1 Mile	3 Mile	5 Mile
POPULATION			
2020 Population	6,636	58,322	156,890
2025 Population	7,159	61,793	167,532
2030 Population Projection	7,845	67,495	182,032
Annual Growth 2020-2025	1.60%	1.20%	1.40%
Annual Growth 2025-2030	1.90%	1.80%	1.70%
Median Age	37.2	36.7	36.5
Bachelor's Degree or Higher	36%	38%	38%
U.S. Armed Forces	0	56	330
POPULATION BY RACE			
White	2,909	24,870	55,076
Black	1,085	11,082	39,391
American Indian/Alaskan Native	46	364	1,162
Asian	547	6,442	19,460
Hawaiian & Pacific Islander	0	20	55
Two or More Races	2,571	19,015	52,388
Hispanic Origin	2,726	20,218	57,511
HOUSING			
Median Home Value	$327,297	$337,889	$326,541
Median Year Built	1997	1999	2002

Demographic data © CoStar 2023

	1 Mile	3 Mile	5 Mile
HOUSEHOLDS:			
2020 Households	2,225	19,464	52,728
2025 Households	2,395	20,646	56,145
2030 Household Projection	2,630	22,612	61,139
Annual Growth 2020-2025	2.00%	1.90%	2.10%
Annual Growth 2025-2030	2.00%	1.90%	1.80%
Owner Occupied Households	1,994	17,049	44,496
Renter Occupied Households	636	5,563	16,643
Avg Household Size	2.9	2.9	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	$92.7M	$779.8M	$2B
INCOME			
Avg Household Income	$129,694	$132,126	$128,512
Median Household Income	$115,265	$109,660	$103,744
< $25,000	205	1,452	5,359
$25,000 - 50,000	306	2,308	6,338
$50,000 - 75,000	253	3,160	8,573
$75,000 - 100,000	296	2,476	6,849
$100,000 - 125,000	226	2,399	6,374
$125,000 - 150,000	269	2,384	5,927
$150,000 - 200,000	509	2,913	7,042
$200,000+	332	3,554	9,685

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Summit RE and may not be made available to any other person or entity without the prior written consent of Summit RE. By taking possession of and reviewing this Offering Memorandum, the recipient agrees to hold and treat all such information in the strictest confidence and agrees not to photocopy, reproduce, or duplicate any portion of this Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Summit RE.

This Offering Memorandum has been prepared solely to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Summit RE has not made any investigation and makes no guarantee, warranty, or representation as to the accuracy or completeness of the information provided, including, without limitation: income or expenses; future or projected financial performance; size and square footage of the property and improvements; the presence or absence of contaminating substances (including PCBs or asbestos); compliance with local, state, or federal laws and regulations; the physical condition of the property or improvements; or the financial condition, business prospects, performance, or plans of any tenant or guarantor, including any tenant's plans or intentions to continue its occupancy.

Information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Summit RE has not verified and will not verify such information and makes no warranty or representation whatsoever regarding its accuracy or completeness. All prospective purchasers must independently confirm the accuracy and completeness of all material information and shall be responsible for all costs and expenses of investigating the subject property. Summit RE expressly denies any obligation to conduct a due diligence examination of the property for prospective purchasers. Prospective purchasers and their tax, financial, legal, and construction advisors must request and carefully review all legal and financial documents related to the property and any tenant.

Any projections, opinions, assumptions, or estimates contained in this Offering Memorandum are provided for illustrative purposes only and do not represent the current or future performance of the property. The value of the property to a prospective purchaser depends on factors that should be evaluated by the prospective purchaser and the prospective purchaser's tax, financial and legal advisors. Like all real estate investments, this investment involves significant risks. Past tenant performance (at this or other locations) is not a guarantee of future success. Certain lease rates, including for newly constructed facilities or newly acquired locations, may be based on a tenant's projected sales with limited or no operating history, and/or comparable rents for the area. Returns are not guaranteed; tenants and/or guarantors may fail to pay rent, property taxes, or other amounts due, or may fail to comply with material lease terms; and cash flow may be interrupted in whole or in part due to market, economic, environmental, or other conditions. Regardless of any tenant history or lease guarantees, prospective purchasers are responsible for investigating all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any tenant defaults or abandons the property, the terms that may be negotiated with any replacement tenants, and the prospective purchaser's legal ability to make alternate use of the property.

SHOWINGS: All property showings are by appointment only. Please contact the Summit RE agent for more details.

By accepting this Offering Memorandum, prospective purchasers agree to release Summit RE and hold it harmless from any claim, cost, expense, or liability arising out of the prospective purchaser's investigation and/or purchase of the commercial property.

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 th e 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.

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