



Co-brokered



Canyon Park Condos

7305 Canyon Park Dr, Ft. Worth, TX 76123

K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com



FINANCIAL ANALYSIS

OFFERING SUMMARY

| | |
|----------------------|--------------------------------------|
| Price | \$1,978,522.00 |
| Cap Rate | 6.7% based on February 2026 NOI |
| New Operating Income | \$132,561.00 |
| Year Built | 2025 (interior finished out 2025/26) |
| Gross Leasable Area | 4017 sq ft |

INVESTMENT OVERVIEW

| |
|--|
| New Construction (2025), tenant owns adjacent building and operates out of both due to rapid growth. |
| No Landlord Responsibilities |
| Annual 3% rent increases |
| High growth area of Fort Worth with a lot of young families |
| 7 years remaining on lease term. |
| Behavioral Innovations (4,467 SF) and Action Behavior Centers (6,750 SF) serve as complementary co-tenants and referral sources for Monkey Mouths. |

LEASE

| | |
|--------------------|---------------------------------------|
| Term | 7 years |
| Lease Commencement | January 15th, 2026 |
| Lease Expiration | February 14th, 2033 |
| Lease Options | Two additional 5 year terms at market |
| Guarantee | Personal |
| Lease Type | NNN |
| NNN | Estimated at \$8.50 in 2026 |

ANNUALIZED OPERATING DATA

| Year | Annual |
|------|--------------|
| 1 | \$132,561.00 |
| 2 | \$136,537.83 |
| 3 | \$140,635.17 |
| 4 | \$144,853.02 |
| 5 | \$149,191.38 |
| 6 | \$153,650.25 |
| 7 | \$158,269.80 |

K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com



TENANT OVERVIEW

Monkey Mouths is the premier pediatric speech therapy, occupational therapy, and feeding therapy provider in the Dallas-Fort Worth area.

- <https://monkeymouths.com/>
- 20+ years in business
- Locations

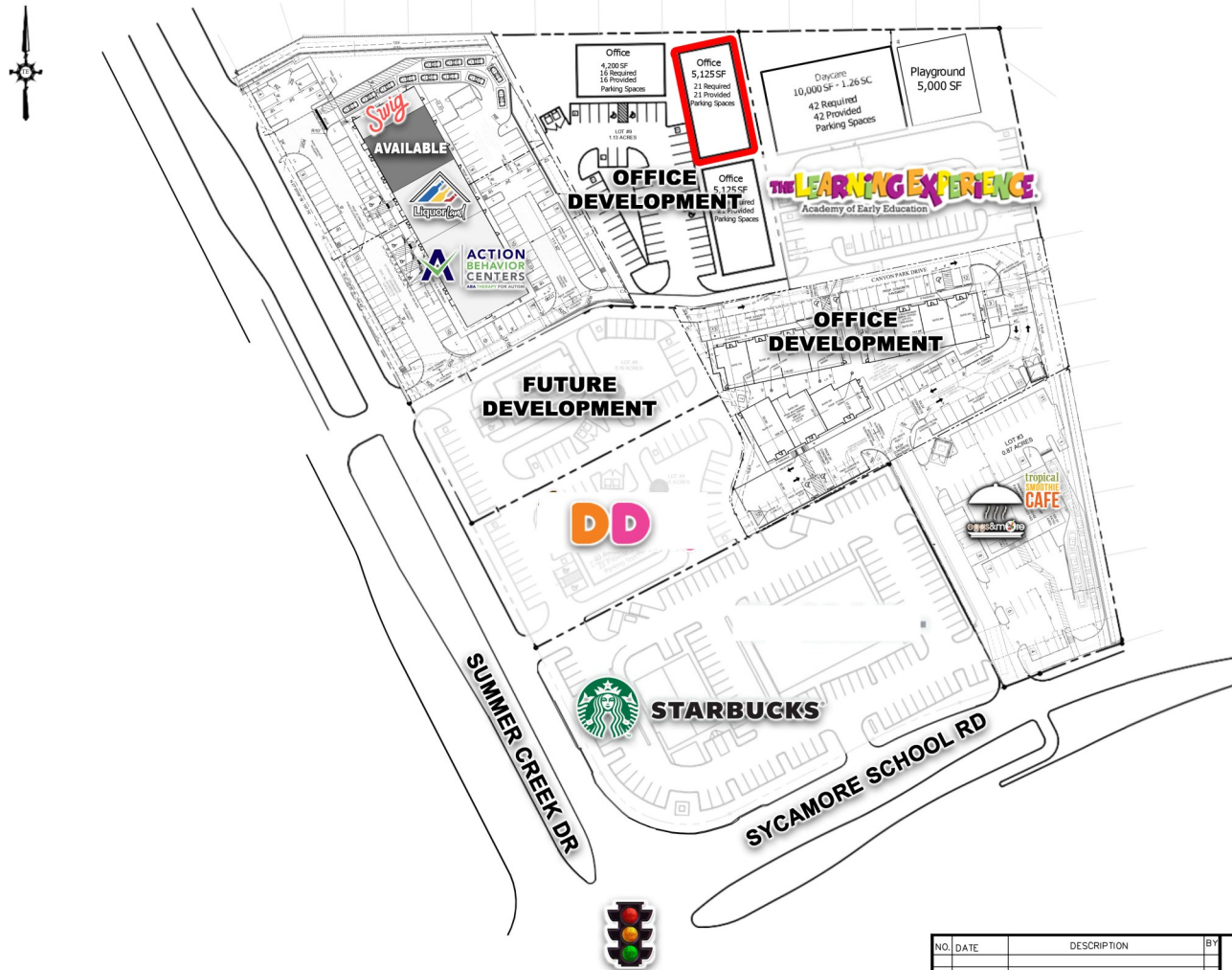
| | |
|-----------|--------------|
| Addison | Hurst |
| Coppell | Southlake |
| Ft. Worth | Stephenville |
| Frisco | Summer Creek |
| Haslet | |

K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com



| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

SUMMER CREEK DRIVE
MIXED-USE DEVELOPMENT
NEC OF SUMMER CREEK DRIVE &
SYCAMORE SCHOOL ROAD
FORT WORTH
TARRANT COUNTY, TX 76123

TRIANGLE
ENGINEERING LLC

T: 214.609.9278 F: 469.359.6759 | E: info@triangle-engr.com
W: triangle-engr.com | O: 13333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

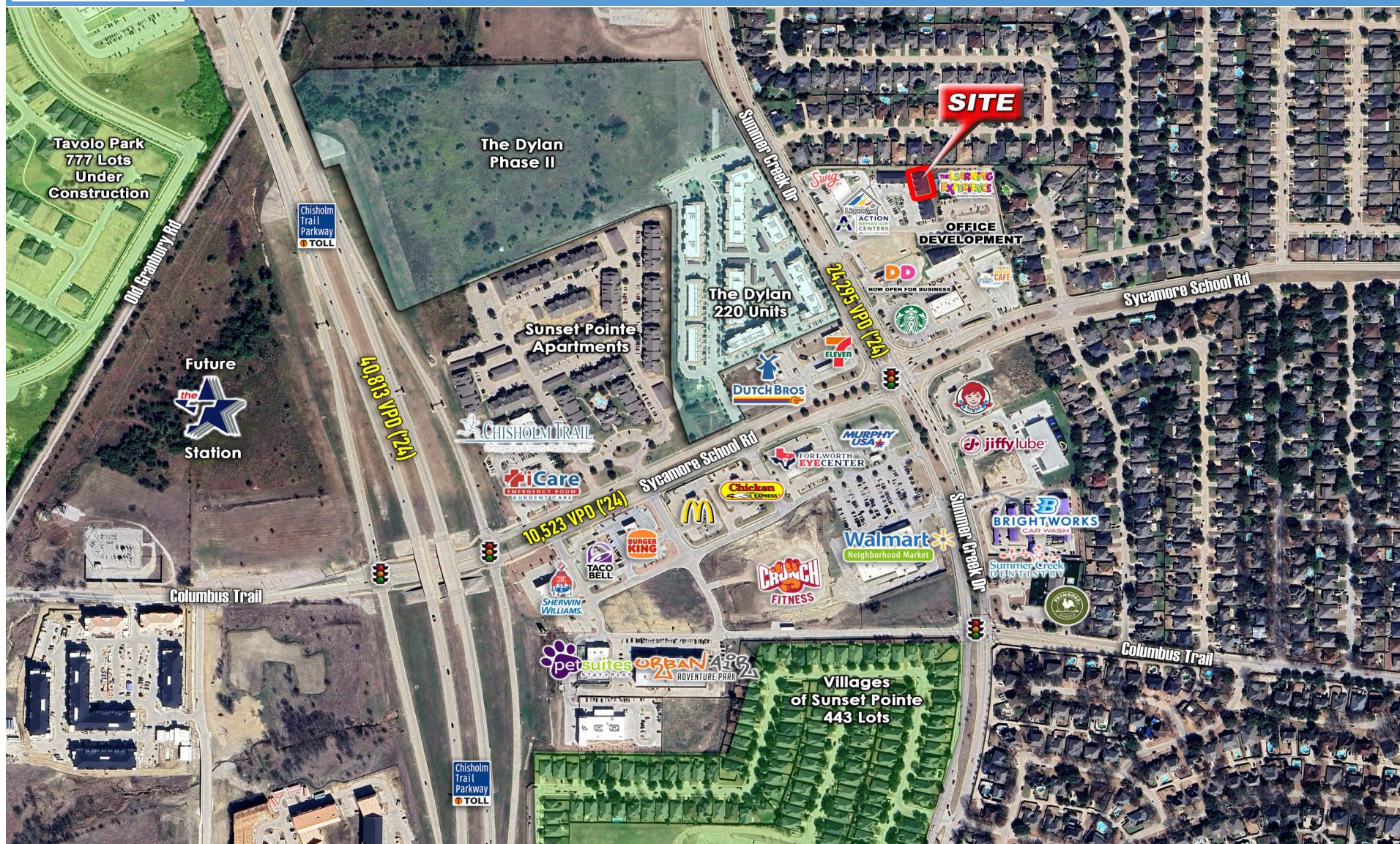
| DESIGN | DRAWN | DATE | SCALE | PROJECT NO. | SHEET NO. |
|--------|-------|----------|---------|-------------|-----------|
| XP | YT | 03/18/18 | 1"=100' | 064-16 | |

K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com



K.E.I. REALTY - EUGENE KRASNY

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 214-673-1162 ekrasny@kei-realty.com

tel. 817-703-9048 ruben@tenantreadvisors.com



LOCAL AERIAL



K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com



LOCAL AERIAL



K.E.I. REALTY - EUGENE KRASNY

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

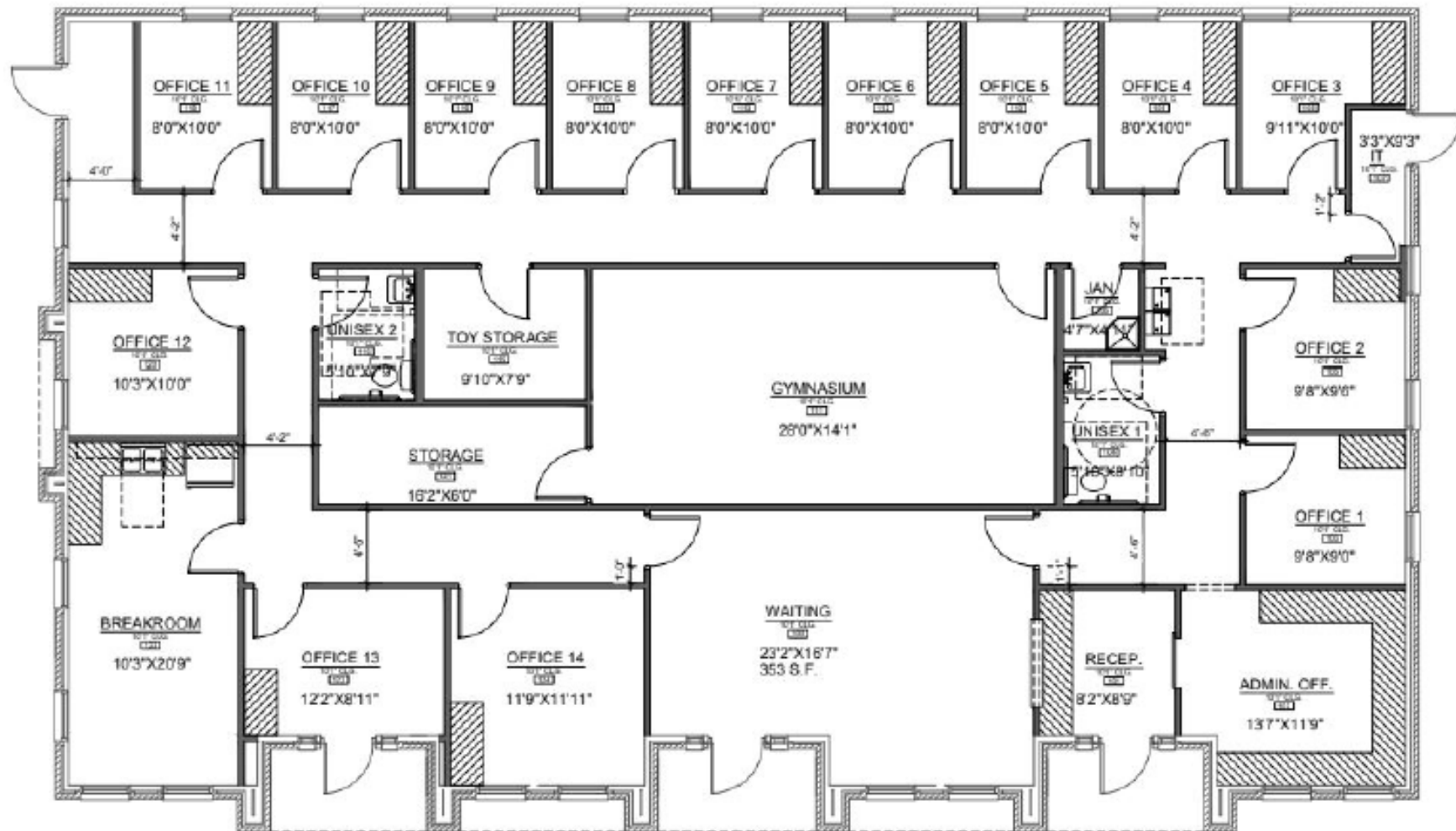


LOCAL AERIAL



K.E.I. REALTY - EUGENE KRASNY

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO



K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com



DISCLAIMER

Disclaimer

Although Tenant Real Estate Advisors and KEI Realty has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. Tenant Real Estate Advisors and KEI Realty shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein.

By accepting this Marketing Brochure you agree to release Tenant Real Estate Advisors and KEI Realty and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.

K.E.I. REALTY - EUGENE KRASNY

tel. 214-673-1162 ekrasny@kei-realty.com

TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO

tel. 817-703-9048 ruben@tenantreadvisors.com

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.

| | | | | |
|--|------|------------------|----------------------------|----------------------------|
| RMR Enterprises, Inc. | | 591178 | ruben@tenantreadvisors.com | 817-703-9048 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | | License No. | Email | Phone |
| 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 | Regulated by the | | Information available at w |

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0