

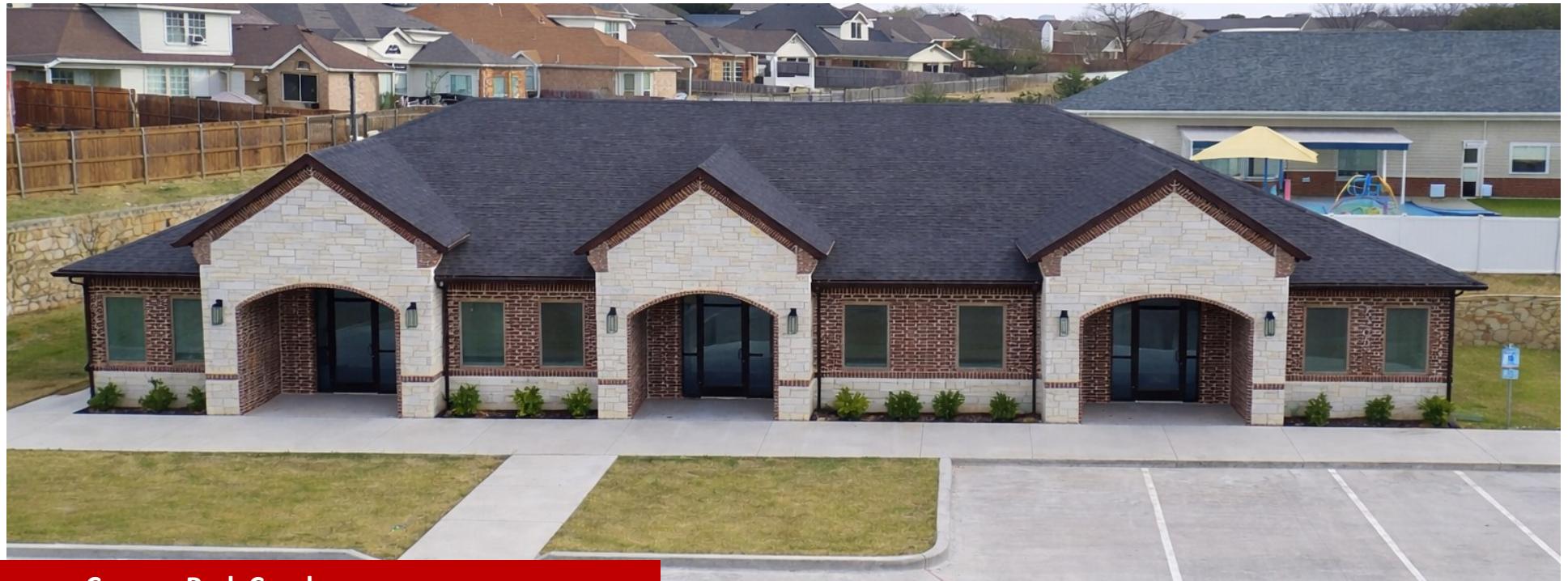


**MONKEY
MOUTHS**
pediatric therapy

T
TENANT



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



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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

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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

Haslet

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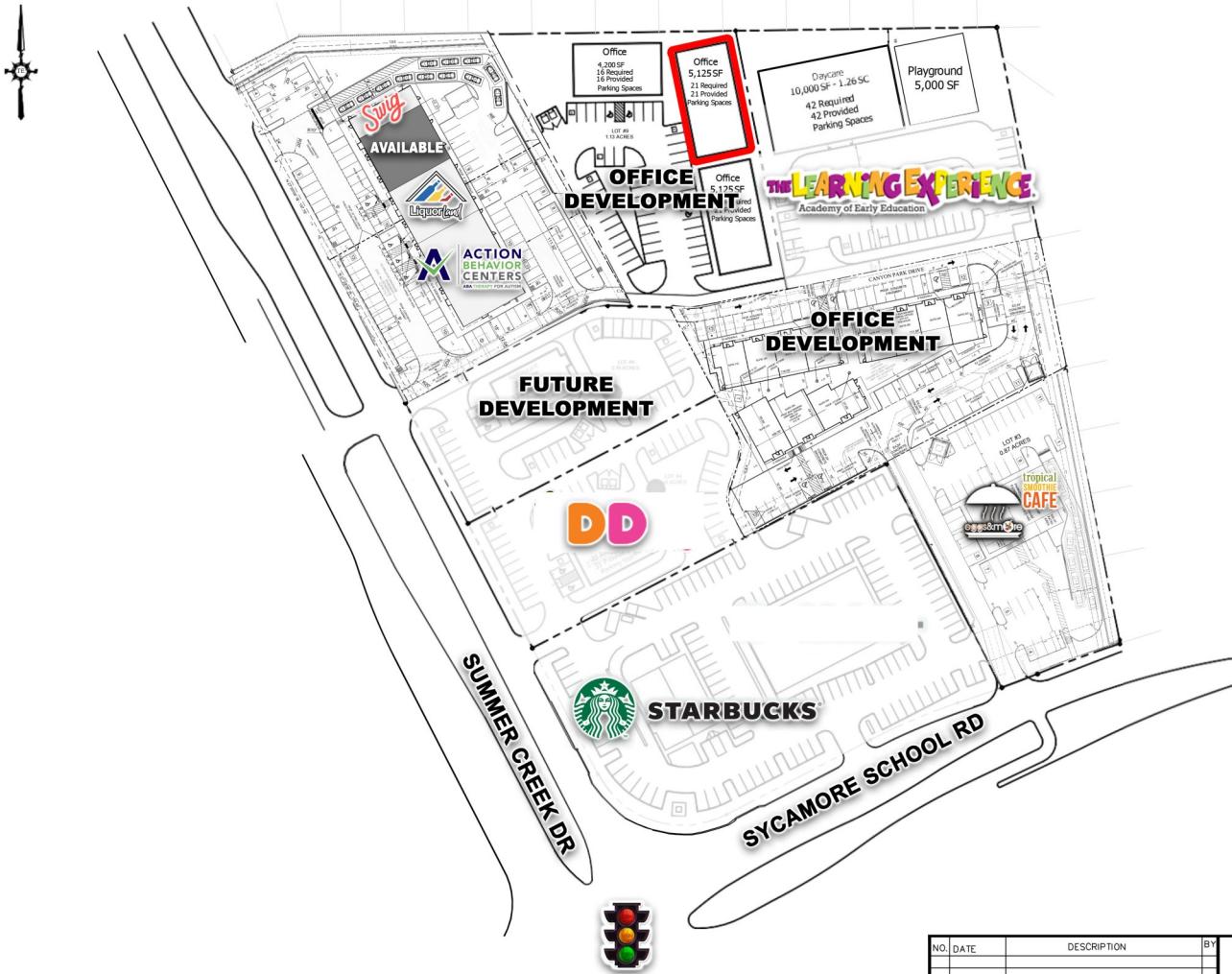
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SITE PLAN



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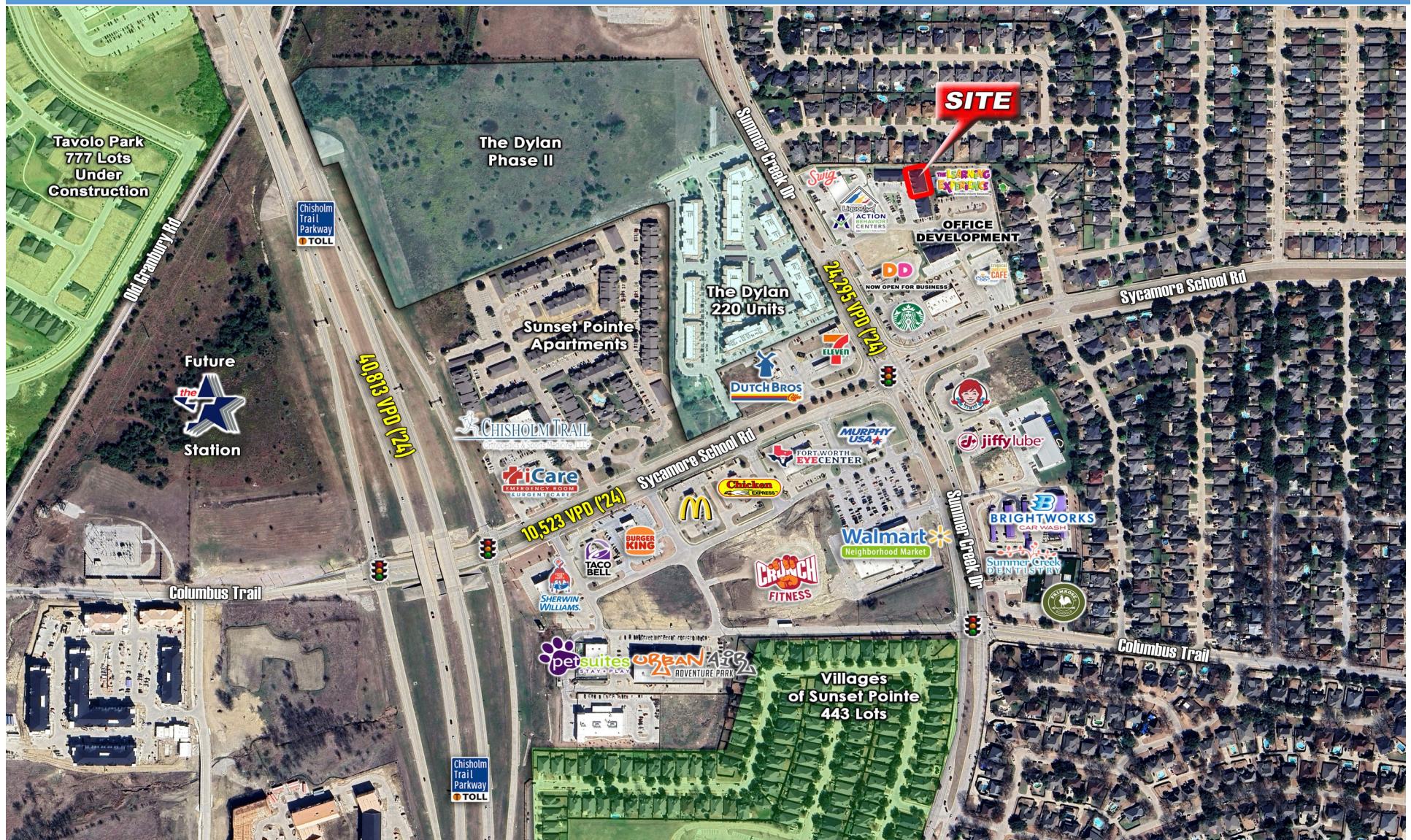
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LOCAL AERIAL



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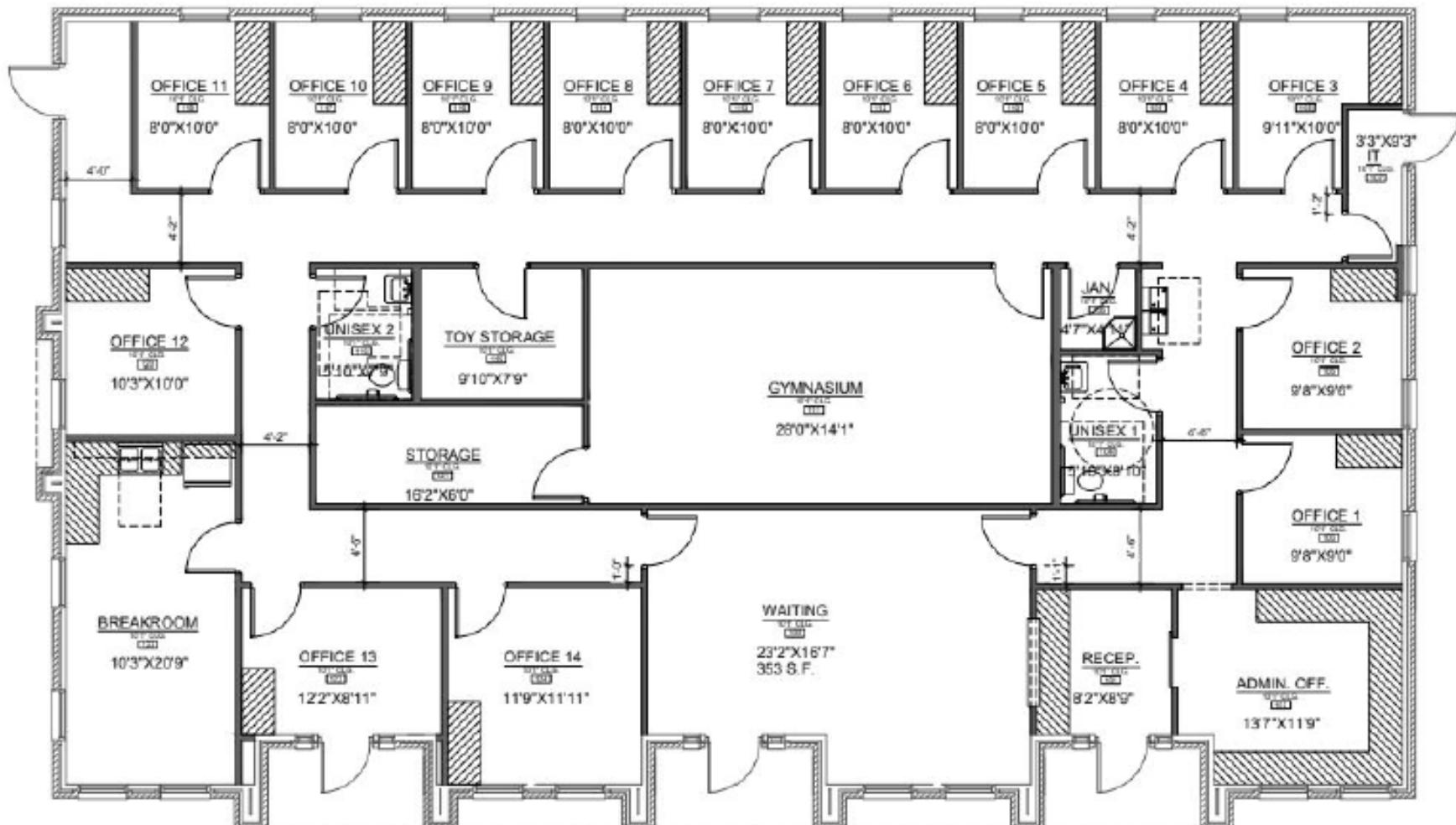


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FLOOR PLAN



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DISCLAIMER

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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 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

591178

License No.

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Email

817-703-9048

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Designated Broker of Firm

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Licensed Supervisor of Sales Agent/ Associate

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Phone

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

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