

OFFICE BUILDING FOR SALE

726 DALWORTH ST. GRAND PRAIRIE, TX, 75050



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PROPERTY DESCRIPTION

Discover this unique office building investor opportunity at 725 Dalworth Street, Grand Prairie, TX. Situated in a prime location, this office space provides easy access to major transportation routes, local amenities, and dining options. Tucked away just off W Main Street, this property provides easy access to I-30 and President George Bush Turnpike. Situated on a 0.47 acre lot, the property is made up of five suites, ranging from 575-2,104 SF, and is currently 100% occupied with a remaining WALT of 2.0 years. Weighted average in-place lease rates are below market at ~\$15/SF. In-place rates, coupled with the near-term lease expirations result in significant mark-to-market upside.

PROPERTY HIGHLIGHTS

- Fully Leased (Stable Cashflow)
- Well maintained property
- Located in the Heart of Grand Prairie Texas
- Easy access to I-30 and President Geroge Bush Turnpike
- Ideal for office/office Building investor

OFFERING SUMMARY

| | |
|-----------------------|--------------------------------|
| Price: | \$1,200,000 |
| Lease Rate: | \$15.00 SF/YR (NNN) |
| Available Sq Footage: | 575-2,104 SF (5 Suites) |
| Building Size: | 7,311 SF |
| Year Built: | 1982 |
| Market: | Dallas Fort-Worth |

Dalworth Park Demographics

| | |
|--------------------------|-----------------|
| Median Age | 31 y |
| Median Household Income | \$38,633 |
| College Educated | 30% |
| Households with Children | 44% |



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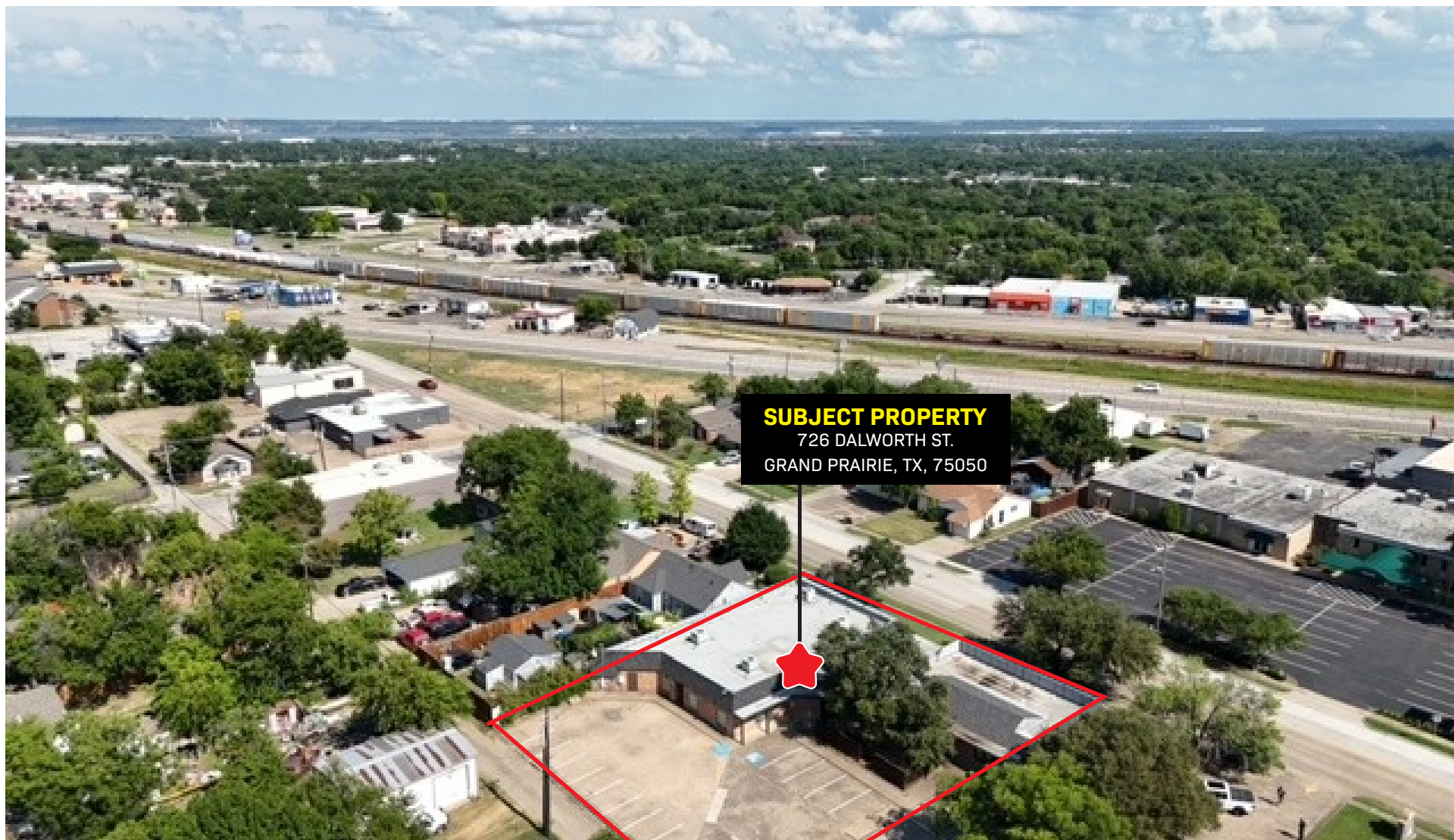
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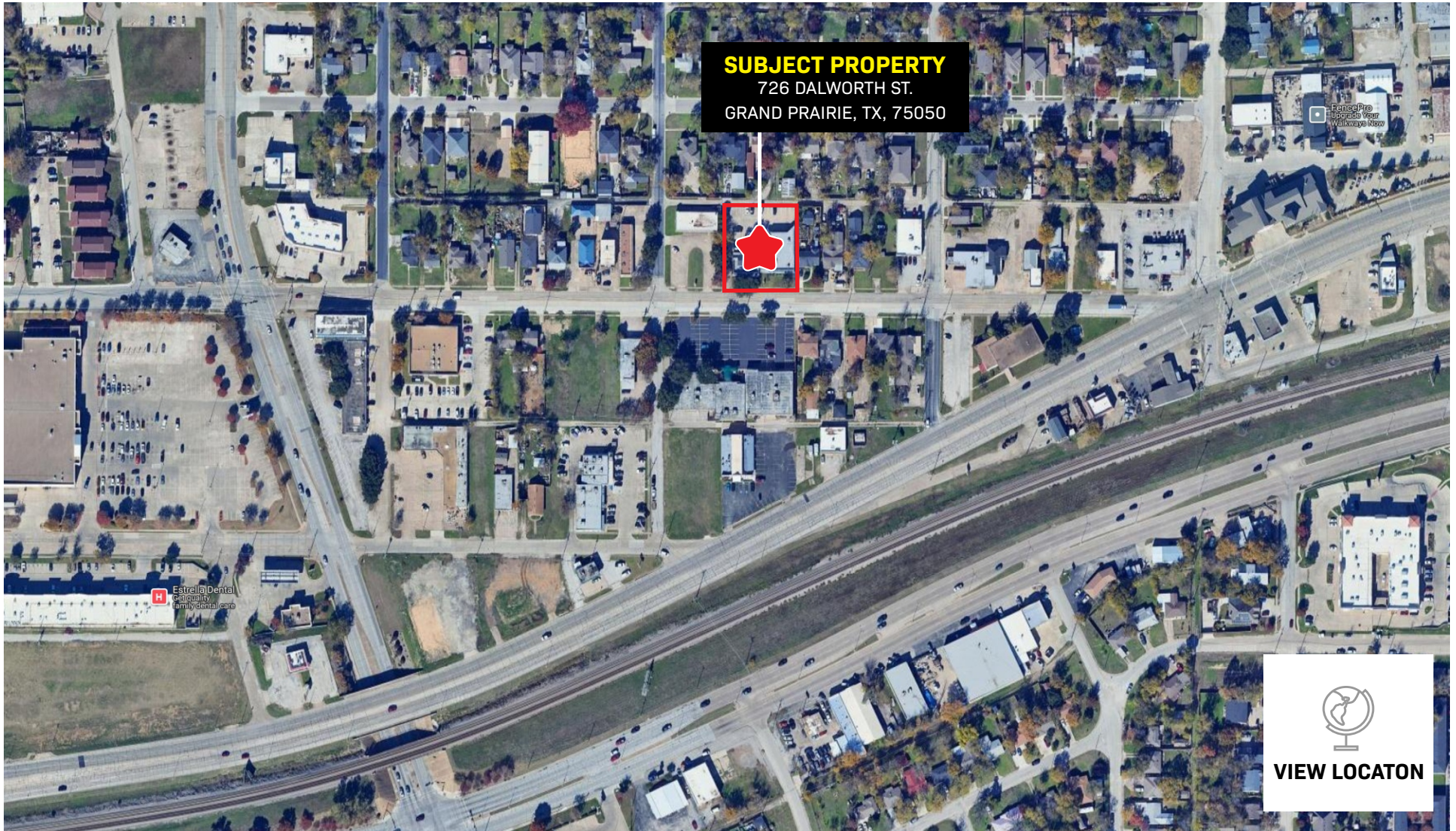
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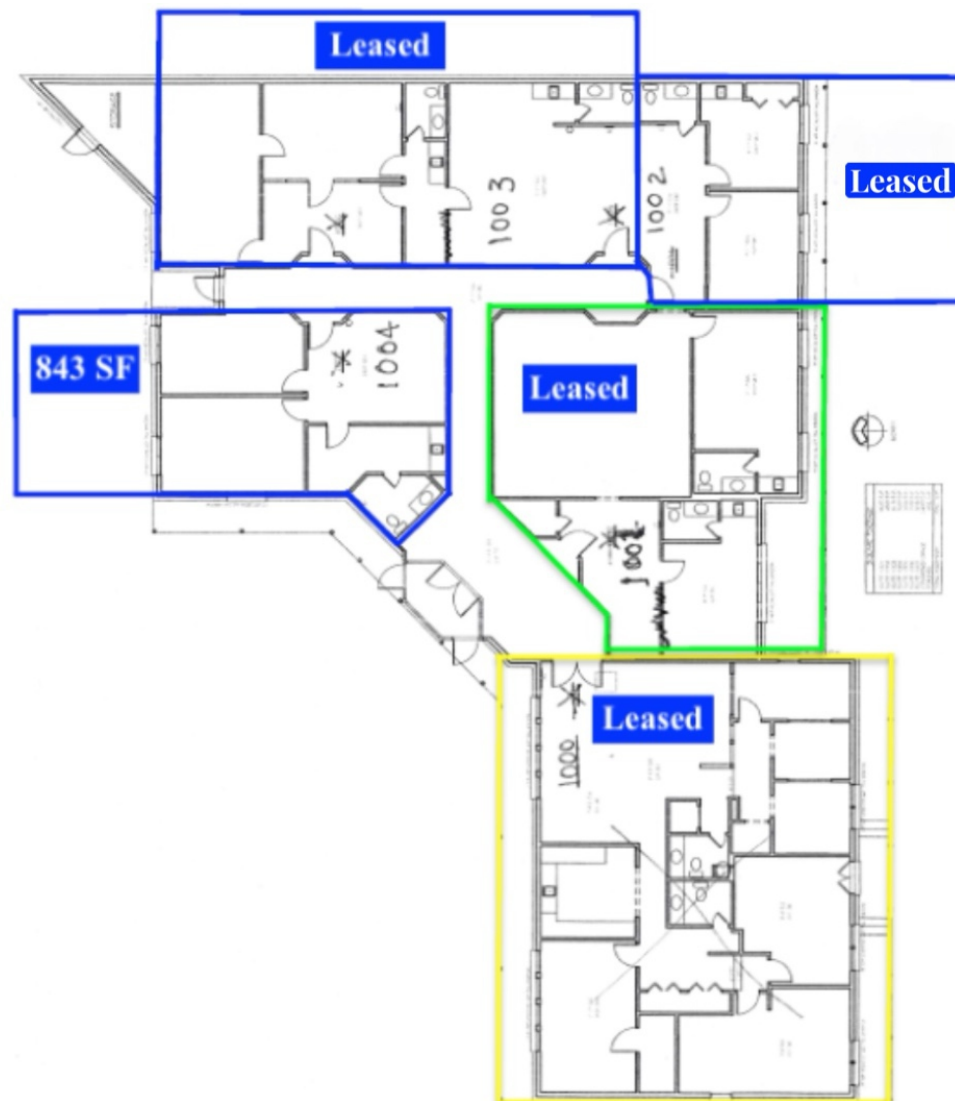
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| Cash Flow Summary | | | | | | |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| I&E Metrics | Year 0 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
| In-Place Lease Rent | \$102,539 | \$102,539 | \$120,188 | \$124,637 | \$127,125 | \$126,290 |
| Free Rent | (\$2,044) | (\$2,044) | (\$3,368) | \$0 | (\$977) | (\$1,756) |
| Credit Loss (Input) | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% | 3.0% |
| Credit Loss | (\$3,015) | (\$3,015) | (\$3,505) | (\$3,739) | (\$3,784) | (\$3,736) |
| Net Rental Income | \$100,495 | \$100,495 | \$116,820 | \$124,637 | \$126,148 | \$124,534 |
| CAM Reimbursements | \$17,803 | \$17,803 | \$20,031 | \$20,759 | \$21,057 | \$20,805 |
| Parking Income | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Percentage Rent | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Other Income | \$17,803 | \$17,803 | \$20,031 | \$20,759 | \$21,057 | \$20,805 |
| Effective Gross Income | \$118,298 | \$118,298 | \$136,851 | \$145,395 | \$147,205 | \$145,339 |
| Real Estate Taxes | (\$13,369) | (\$13,770) | (\$14,183) | (\$14,609) | (\$15,047) | (\$15,498) |
| Insurance | (\$5,628) | (\$5,797) | (\$5,971) | (\$6,150) | (\$6,334) | (\$6,524) |
| Utilities | (\$4,038) | (\$4,159) | (\$4,284) | (\$4,412) | (\$4,545) | (\$4,681) |
| Repairs and Maintenance | (\$1,200) | (\$2,736) | (\$2,818) | (\$2,903) | (\$2,990) | (\$3,079) |
| Management Fee | \$0 | (\$3,150) | (\$3,245) | (\$3,342) | (\$3,442) | (\$3,545) |
| Payroll | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| General & Administrative | \$0 | (\$1,000) | (\$1,030) | (\$1,061) | (\$1,093) | (\$1,126) |
| Other General Expenses | \$0 | (\$1,000) | (\$1,030) | (\$1,061) | (\$1,093) | (\$1,126) |
| Operating Expenses | (\$24,235) | (\$31,612) | (\$32,560) | (\$33,537) | (\$34,543) | (\$35,580) |
| <i>Expenses as % of EGI</i> | <i>20.49%</i> | <i>26.72%</i> | <i>23.79%</i> | <i>23.07%</i> | <i>23.47%</i> | <i>24.48%</i> |
| Net Operating Income | \$94,063 | \$86,686 | \$104,291 | \$111,858 | \$112,662 | \$109,759 |
| Tenant Improvements | \$0 | (\$10,770) | (\$749) | \$0 | (\$1,979) | (\$7,435) |
| Leasing Commissions | \$0 | (\$13,863) | (\$1,314) | \$0 | (\$2,518) | (\$9,551) |
| Capital Improvements | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Capital Reserves | \$0 | (\$3,161) | (\$3,256) | (\$3,354) | (\$3,454) | (\$3,558) |
| Leasing & Capital Costs | \$0 | (\$27,794) | (\$5,319) | (\$3,354) | (\$7,951) | (\$20,543) |
| Cash Flow From Operations | 0 | \$58,892 | \$98,972 | \$108,505 | \$104,711 | \$89,216 |
| <i>Operational Cash Flow as % of NOI</i> | <i>0</i> | <i>67.94%</i> | <i>94.90%</i> | <i>97.00%</i> | <i>92.94%</i> | <i>81.28%</i> |



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