

# 5060 DAVIS BLVD

**7,700**

BUILDING SF

**0.49**

LOT SIZE (AC)

**1973**

YEAR BUILT

**2015**

YR REMODELED

North Richland Hills, TX 76180

**FOR SALE**



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# 01

## PROPERTY SUMMARY



03 | 5060 Davis Blvd | Offering Memorandum

# Property Summary



## PROPERTY DESCRIPTION

Presenting a premier investment opportunity in North Richland Hills, Texas. This fully leased 7,700-square-foot property houses two robust tenants from the medical and retail sectors, making it a turnkey asset. The property also offers easy access to major transportation routes, including Loop 820, Hwy 26, Hwy 183, and Hwy 121, providing seamless connectivity for tenants and customers alike.

## PROPERTY HIGHLIGHTS

- 100% Occupied - 2 Tenants (Medical/Retail)
- Davis Blvd. Frontage and Dedicated Center Turn Lane
- Prominent, Lighted Intersection
- Building Exterior and Pole Signage Opportunities
- Easy Access to Major Thoroughfares - Hwy. 183, Hwy. 121, Loop 820 & Hwy. 26

## OFFERING SUMMARY

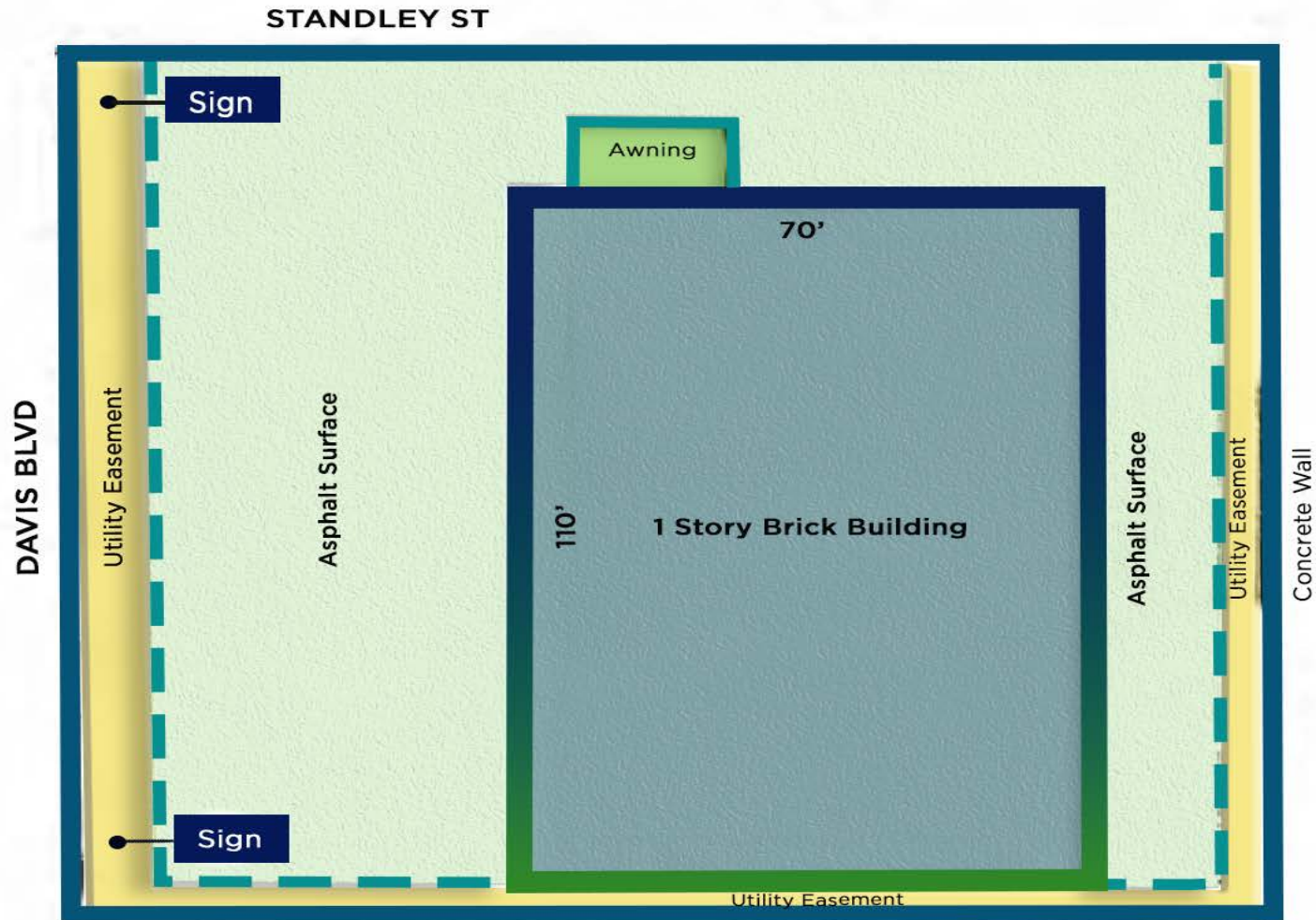
Sale Price:	\$1,650,000
Building Size:	7,700 SF
Price/SF:	\$214
Year Built:	1973
Renovated:	2015
Zoning:	C-2
Market:	Fort Worth
Submarket:	Mid Cities



# Property Photos



# Site Plan





# 02

## LOCATION SUMMARY

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# Location Information



## LOCATION SUMMARY

Discover the vibrant and thriving community surrounding the location in North Richland Hills, TX, 76180. This bustling area boasts a mix of charming neighborhoods, top-rated schools, and a diverse range of shopping and dining destinations. Just a stone's throw away, the property is conveniently situated near the NRH20 Family Water Park, North East Mall, and the lively Iron Horse Golf Course, providing an array of entertainment and leisure options for locals and visitors alike. With easy access to major transportation routes and a strong sense of community spirit, this area presents an exceptional opportunity for a Retail / Strip Center to become an integral part of this dynamic neighborhood.

## LOCATION HIGHLIGHTS

- Charming neighborhoods with a strong sense of community.
- Top-rated schools attracting families to the area.
- Proximity to NRH20 Family Water Park and Iron Horse Golf Course for recreation.
- Easy access to North East Mall, offering a wide range of shopping and dining options.
- Convenient transportation routes, connecting residents and visitors to nearby cities.
- A vibrant mix of entertainment and leisure activities for all ages.
- Ideal location for a Retail Strip Center, with great potential for integration into the local community.



# Aerial Map





# Regional Map





# Retailer Map





# 00

## FINANCIAL SUMMARY





# Tenant Rent Roll



SUITE/UNIT #	TENANT	RENTABLE AREA (SQ. FT)	LEASE START DATE	LEASE END DATE	INITIAL LEASE TERM (MONTHS)	CURRENT MONTHLY RENT	CURRENT MONTHLY RENT (PER SQ. FT)	CURRENT ANNUAL RENT	CURRENT ANNUAL RATE (PER SQ. FT)
5060/62	Synergy Physical Therapy	5,950	Jan--2023	Dec-2027	60	\$7,083.50	\$1.19	\$85,002	\$14.29
5064	CA Graphic Design	1,750	Oct--2023	Sep-2025	24	\$1,900	\$1.09	\$22,800	\$13.03
Total Amount		7,750				\$8,983.50		\$107,802	

# Cash Flow Projections



Acquisition Price	\$1,650,000
Plus Acquisition Costs	\$49,500
Plus Loan Costs	\$10,425
Minus Mortgages	\$695,000
Equals Initial Investment	\$1,014,925

MORTGAGE DATA			COST RECOVERY DATA			BASIS DATA	
	1st Mortgage	2nd Mortgage		Improvements	Personal Property		
Amount	\$695,000		Value	\$1,359,600		Acquisition Price	\$1,650,000
Interest Rate	7.25%		C. R. Method	SL	SL	Acquisition Costs	\$ 49,500.00
Amortization Period	30		Useful Life	39.0		Total Acquisition Basis	\$ 1,699,500.00
Loan Term	10		In Service Date	1-Jan	1-Jan		
Payments/Year	12		Date of Sale	31-Dec	31-Dec		
Periodic Payment	\$4,741.13		12 Months % age	2.564%			
Annual Debt Service	\$56,894		11.5 Months % age	2.461%			
Loan Fees/Costs	\$10,425						

TAXABLE INCOME												
End of Year		1	2	3	4	5	6	7	8	9	10	11
1	POTENTIAL RENTAL INCOME	\$107,802	\$123,043	\$126,790	\$130,537	\$160,645	\$165,500	\$170,465	\$175,579	\$180,846	\$186,272	\$191,860
2	-Vacancy & Credit Losses											
3	EFFECTIVE RENTAL INCOME	\$107,802	\$123,043	\$126,790	\$130,537	\$160,645	\$165,500	\$170,465	\$175,579	\$180,846	\$186,272	\$191,860
4	+Other Income (collectable)											
5	GROSS OPERATING INCOME	\$107,802	\$123,043	\$126,790	\$130,537	\$160,645	\$165,500	\$170,465	\$175,579	\$180,846	\$186,272	\$191,860
6	TOTAL OPERATING EXPENSES	\$36,674	\$37,774	\$38,907	\$40,075	\$41,277	\$42,515	\$43,791	\$45,104	\$46,458	\$47,851	\$49,287
7	NET OPERATING INCOME	\$71,128	\$85,269	\$87,883	\$90,462	\$119,368	\$122,985	\$126,674	\$130,475	\$134,388	\$138,421	\$142,573
8	-Interest-First Mortgage	\$50,168	\$49,663	\$49,121	\$48,538	\$47,912	\$47,239	\$46,515	\$45,737	\$44,901	\$44,002	
9	-Interest-Second Mortgage											
10	-Cost Recovery-Improvements	\$33,460	\$34,860	\$34,860	\$34,860	\$34,860	\$34,860	\$34,860	\$34,860	\$34,860	\$33,460	
11	-Cost Recovery-Personal Property											
12	-Loan Costs Amortization	\$1,043	\$1,043	\$1,043	\$1,043	\$1,043	\$1,043	\$1,043	\$1,043	\$1,043	\$1,043	
13	-											
14	-											
15	REAL ESTATE TAXABLE INCOME	(\$13,542)	(\$296)	\$2,859	\$6,022	\$35,554	\$39,844	\$44,257	\$48,835	\$53,585	\$59,917	
16	Tax Liability (Savings) at 37.0%	(\$5,011)	(\$110)	\$1,058	\$2,228	\$13,155	\$14,742	\$16,375	\$18,069	\$19,827	\$22,169	
CASH FLOW												
17	NET OPERATING INCOME (Line 7)	\$71,128	\$85,269	\$87,883	\$90,462	\$119,368	\$122,985	\$126,674	\$130,475	\$134,388	\$138,421	
18	-Annual Debt Service	\$56,894	\$56,894	\$56,894	\$56,894	\$56,894	\$56,894	\$56,894	\$56,894	\$56,894	\$56,894	
19	-											
20	-											
21	-											
22	CASH FLOW BEFORE TAXES	\$14,234	\$28,375	\$30,989	\$33,569	\$62,475	\$66,091	\$69,781	\$73,581	\$77,495	\$81,527	
23	-Tax Liability (Savings) (Line 16)	(\$5,011)	(\$110)	\$1,058	\$2,228	\$13,155	\$14,742	\$16,375	\$18,069	\$19,827	\$22,169	
24	CASH FLOW AFTER TAXES	\$19,245	\$28,485	\$29,931	\$31,341	\$49,320	\$51,349	\$53,406	\$55,512	\$57,668	\$59,358	



# Measures of Investment Performance



Before Tax			After Tax		
EOY	\$		EOY	\$	
0	(\$1,014,925)		0	(\$1,014,925)	
1	\$14,234		1	\$19,245	
2	\$28,375		2	\$28,485	
3	\$30,989		3	\$29,931	
4	\$33,569		4	\$31,341	
5	\$62,475		5	\$49,320	
6	\$66,091		6	\$51,349	
7	\$69,781		7	\$53,406	
8	\$73,581		8	\$55,512	
9	\$77,495		9	\$57,668	
10	\$81,527	+ \$1,704,862	10	\$59,358	+ \$1,497,368
IRR = 9.18%			IRR = 7.40%		

End of Year	1	2	3	4	5	6	7	8	9	10
Value Using Acquisition Cap Rate	\$1,978,000	\$2,039,000	\$2,099,000	\$2,769,000	\$2,853,000	\$2,939,000	\$3,027,000	\$3,117,000	\$3,211,000	\$3,307,000
Loan Balance	\$688,273	\$681,042	\$673,270	\$664,914	\$655,932	\$646,277	\$635,898	\$624,741	\$612,748	\$599,856
Loan to Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service Coverage Ratio	1.25	1.50	1.54	1.59	2.10	2.16	2.23	2.29	2.36	2.43
Return on Asset	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Before Tax Cash on Cash	1.40%	2.80%	3.05%	3.31%	6.16%	6.51%	6.88%	7.25%	7.64%	8.03%
After Tax Cash on Cash	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Acquisition Cap Rate	4.31%									
Gross Rent Multiplier	\$15									
Effective Tax Rate	19.43%									

# Proof of Before Tax IRR



EOY	Cash Flows	Sale Proceeds
	(\$1,014,925)	
1	\$14,234	
2	\$28,375	
3	\$30,989	
4	\$33,569	
5	\$62,475	
6	\$66,091.22	
7	\$69,780.77	
8	\$73,581.05	
9	\$77,494.91	
10	\$81,527.19 +	\$1,704,862.47

**IRR = 9.18%**

Year	Beginning Investment Amount	+	Amount Earned/ Return On	=	Beginning Amount Plus Amount Earned	-	Amount Withdrawn/ Cash Flow	=	Ending Investment Amount	Return Of
1	\$1,014,925	+	\$93,197	=	\$1,108,122	-	\$14,234	=	\$1,093,888	(\$78,963)
2	\$1,093,888	+	\$100,448	=	\$1,194,335	-	\$28,375	=	\$1,165,960	(\$72,073)
3	\$1,165,960	+	\$107,066	=	\$1,273,026	-	\$30,989	=	\$1,242,037	(\$76,077)
4	\$1,242,037	+	\$114,052	=	\$1,356,089	-	\$33,569	=	\$1,322,520	(\$80,483)
5	\$1,322,520	+	\$121,442	=	\$1,443,962	-	\$62,475	=	\$1,381,488	(\$58,968)
6	\$1,381,488	+	\$126,857	=	\$1,508,345	-	\$66,091	=	\$1,442,254	(\$60,766)
7	\$1,442,254	+	\$132,437	=	\$1,574,691	-	\$69,781	=	\$1,504,910	(\$62,656)
8	\$1,504,910	+	\$138,191	=	\$1,643,101	-	\$73,581	=	\$1,569,520	(\$64,609)
9	\$1,569,520	+	\$144,123	=	\$1,713,643	-	\$77,495	=	\$1,636,148	(\$66,628)
10	\$1,636,148	+	\$150,242	=	\$1,786,390	-	\$1,786,390	=		\$1,636,148
<b>Totals</b>			<b>\$1,228,055</b>				<b>\$2,242,980</b>			<b>\$1,014,925</b>



# 04

## SALE COMPARABLES

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# Sale Comps



## 5060 DAVIS BLVD

North Richland Hills, TX 76180

### Subject Property

Price:	\$1,650,000	Bldg Size:	7,700 SF
Lot Size:	22,667 SF	Year Built:	1973
Price/SF:	\$214.29		



## 1725 CHADWICK CT

Hurst, TX 76054

### On Market

Price:	\$1,325,000	Bldg Size:	4,996 SF
Lot Size:	47,263 SF	Year Built:	2006
Price/SF:	\$265.21		

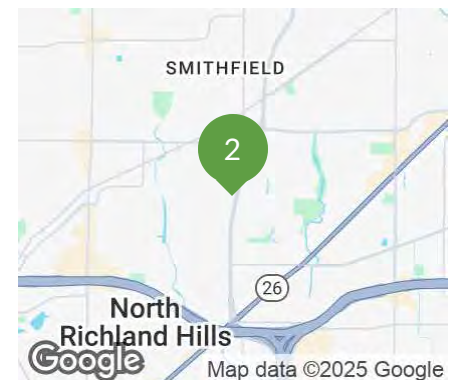


## 5801 DAVIS BLVD

North Richland Hills, TX 76180

### On Market

Price:	\$1,750,000	Bldg Size:	6,664 SF
Lot Size:	49,658 SF	Year Built:	1985
Price/SF:	\$262.61		



# Sale Comps



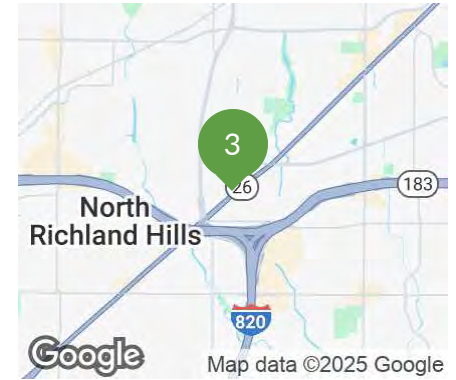
## 8053 GRAPEVINE HWY

North Richland Hills, TX 76180

On Market

Price: \$2,686,620 Bldg Size: 15,785 SF  
Lot Size: 62,291 SF Year Built: 1984  
Price/SF: \$170.20

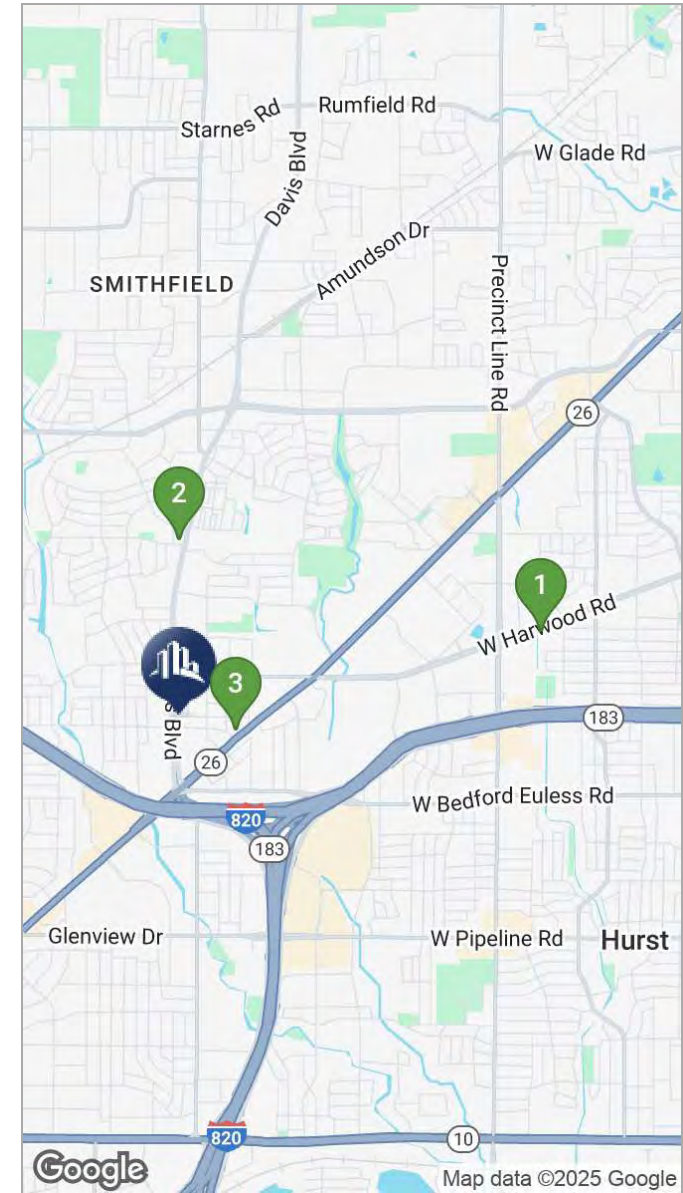
15,785 SF  
1984



# Sale Comps Map & Summary



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF
★	5060 Davis Blvd North Richland Hills, TX	\$1,650,000	7,700 SF	22,667 SF	\$214.29
1	1725 Chadwick Ct Hurst, TX	\$1,325,000	4,996 SF	47,263 SF	\$265.21
2	5801 Davis Blvd North Richland Hills, TX	\$1,750,000	6,664 SF	49,658 SF	\$262.61
3	8053 Grapevine Hwy North Richland Hills, TX	\$2,686,620	15,785 SF	62,291 SF	\$170.20
	<b>AVERAGES</b>	<b>\$1,920,540</b>	<b>9,148 SF</b>	<b>53,071 SF</b>	<b>\$232.67</b>







# 05

## LEASE COMPARABLES

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# Lease Comps



## 5060 DAVIS BLVD

North Richland Hills, TX 76180

Subject Property

Lease Term: Negotiable No. Units:

2



## 304 PRECINCT LINE RD

Hurst, TX 76053

On Market

Lease Rate \$23.00 /SF/yr Lease Type:

Space Size: 1,300 SF

NNN



## 6252 N. DAVIS BLVD.

North Richland Hills, TX 76180

On Market

Lease Rate \$19.00 /SF/yr Lease Type:

Space Size: 2,600 SF

NNN





# Lease Comps



## 5306 RUFÉ SNOW DR

North Richland Hills, TX 76180

On Market

Lease Rate \$18.00 /SF/yr Lease Type:

Space Size: 2,708 SF



NNN



## 6238 RUFÉ SNOW DR

Fort Worth, TX 76148

On Market

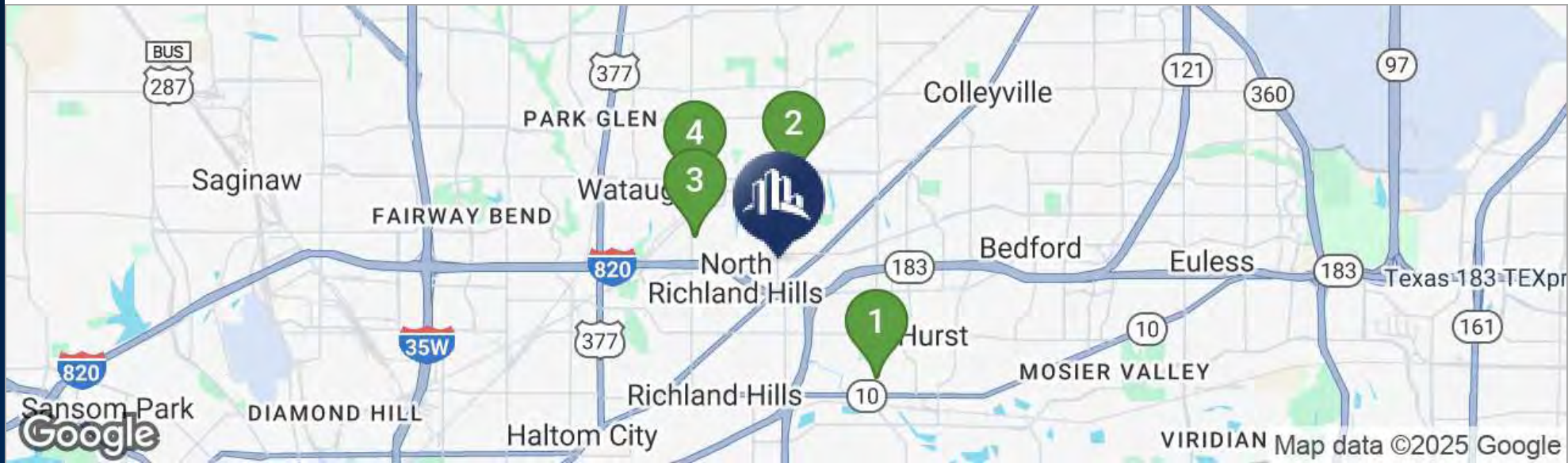
Lease Rate \$17.00 /SF/yr Lease Type:

Space Size: 3,010 SF



NNN

# Lease Comps Map & Summary



	NAME/ADDRESS	DEAL STATUS	LEASE RATE	LEASE TYPE	SPACE SIZE
★	5060 Davis Blvd North Richland Hills, TX	Subject Property	-	-	-
1	304 Precinct Line Rd Hurst, TX	On Market	\$23.00 /SF/yr	NNN	1,300 SF
2	6252 N. Davis Blvd. North Richland Hills, TX	On Market	\$19.00 /SF/yr	NNN	2,600 SF
3	5306 Rufe Snow Dr North Richland Hills, TX	On Market	\$18.00 /SF/yr	NNN	2,708 SF
4	6238 Rufe Snow Dr Fort Worth, TX	On Market	\$17.00 /SF/yr	NNN	3,010 SF
AVERAGES			\$19.25 /SF/YR		2,405 SF





# 06

## DEMOGRAPHICS

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# Demographics

## DEMOGRAPHIC PROFILE

5060 Davis Blvd, North Richland Hills, TX, 76180



### EDUCATION

8.0%

No High School Diploma



26.2%  
High School Graduate



33.2%  
Some College/  
Associate's Degree



32.5%  
Bachelor's/Grad/  
Prof Degree

### Ring of 3 miles

### EMPLOYMENT



White Collar

63.1%



Blue Collar

21.8%



Services

15.1%

2.7%

Unemployment Rate

### KEY FACTS

112,766

Population

38.6

Median Age

44,736

Households

\$63,513

Median Disposable Income

### INCOME



\$77,422

Median Household Income



\$40,278

Per Capita Income



\$199,927

Median Net Worth

### Strategic Market Snapshot



23,249

Avg. Retail Expenditures per HH



4,842

Total Businesses



44,736

Total Households



A low-angle, upward-looking photograph of several modern skyscrapers with glass facades, reaching towards a clear blue sky. The perspective creates a sense of height and architectural grandeur.

# 07

## ADVISOR BIO

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## Advisor Bio



### HEATHER, KONOPKA, CCIM

Managing Partner

heather.konopka@sperrycga.com

Direct: (817) 715-1932



## PROFESSIONAL BACKGROUND

A Texas native, Heather Konopka, CCIM brings over 25 years of commercial real estate experience to her trade, specializing in land development, investment sales and 1031 exchanges in the Dallas/Fort Worth Metroplex.

As President and Owner of The HKC Group, a Sperry Commercial Global Affiliates (SperryCGA) franchise in Fort Worth, TX, Heather's extensive knowledge of the local commercial real estate markets combined with her skills in strategic asset positioning, allow her to deliver significant value to her clients by maximizing their returns and mitigating risk.

Prior to joining SperryCGA, Heather served in prior roles as Senior Advisor at Marcus & Millichap, Vice President of C21 Commercial as well as Owner and Senior Investment Advisor of Sperry Van Ness/Konopka and Company. Furthermore, in the early 2000's Heather and Keller Williams co-founder, Joe Williams; collaborated to successfully implement the company's inaugural commercial division.

Recent highlights in Heather's career include successfully representing landowners in navigating the intricacies of industrial, multifamily and SFR development processes, as well as securing "off-market" multifamily properties for her private clients. Additionally, in the mid-2000's, she was a principal in a commercial land development, showcasing her hands-on approach and expertise.

Heather enjoys spending time outdoors, at the lake and beach, where she indulges in her passion for being on the water embracing the beauty of nature and capturing as many sunsets as she can.

## AFFILIATIONS

- Certified Commercial Investment Member (CCIM)
- North Texas CCIM Chapter (NTCCIM)
- SperryCGA Commercial Property Resolution Team (CPR)
- North Texas Commercial Association of Realtors (NTCAR)
- Texas Association of Realtors (TAR)
- MetroTex Commercial (Multiple Boards including MCDX-President)
- National Association of Realtors (NAR)
- Sperry Van Ness (SVN) Board of Advisors & Asset Recovery Team (2009-2011)

## AWARDS AND DESIGNATIONS

- Certified Commercial Investment Member (CCIM) (Since 2005)
- 2022 Globe St. Women of Influence Award for Investment Sales
- National Association of Realtors (NAR) National Commercial Award (2018)
- Sperry Van Ness (SVN) Achievers Award (Top 10)
- C21 #2 in the Nation (2021)
- William C. Jennings Texas Association of Realtors Outstanding Commercial Transaction of the Year (2017)