

CONNECTIONS WELLNESS GROUP PORTFOLIO



KW COMMERCIAL | ALLEN

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Each Office Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS



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1 - PROPERTY INFORMATION

Executive Summary	4
Location & Highlights	5
Property photos (Denton)	6
Property Photos (Prosper)	7
Property Photos (Frisco)	8

2 - Rent Roll

Lease Rent Roll	10
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3 - FINANCIAL REPORTS

Annual Property Operating Data	12
Base Rent Report	13
Disclaimer	14

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY	4
LOCATION & HIGHLIGHTS	5
PROPERTY PHOTOS (DENTON)	6
PROPERTY PHOTOS (PROSPER)	7
PROPERTY PHOTOS (FRISCO)	8



OFFERING SUMMARY

PRICE:	Call Broker
COMPETITIVE FINANCING:	Contact Broker
BUILDING SF:	27,656
NOI:	\$716,401
CAP RATE:	Call Broker
OCCUPANCY:	100%
BUILDING CLASS:	A
YEAR BUILT:	2017, 2022, 2022

PROPERTY OVERVIEW

KW Commercial is pleased to present The Connections Wellness North Texas Portfolio, encompassing 27,656 square feet of prime office space strategically situated across Denton, Prosper, and Frisco, TX. This property comes with a unique opportunity to purchase the LLC's holding each of these properties. Each property is held within its own, single-asset LLC, which creates a competitive opportunity for the new buyer/investor to benefit from pre-existing financing terms. Call for more details. This distinguished portfolio comprises a diverse array of commercial properties including a two-story office building, a single-story office building, and two medical office condo spaces.

Designed with meticulous attention to detail, each property within this portfolio features ample parking facilities to accommodate patients and employees, ensuring seamless accessibility. All three properties boast full occupancy, with existing leases extending over the long term, indicative of stable and consistent rental income streams.

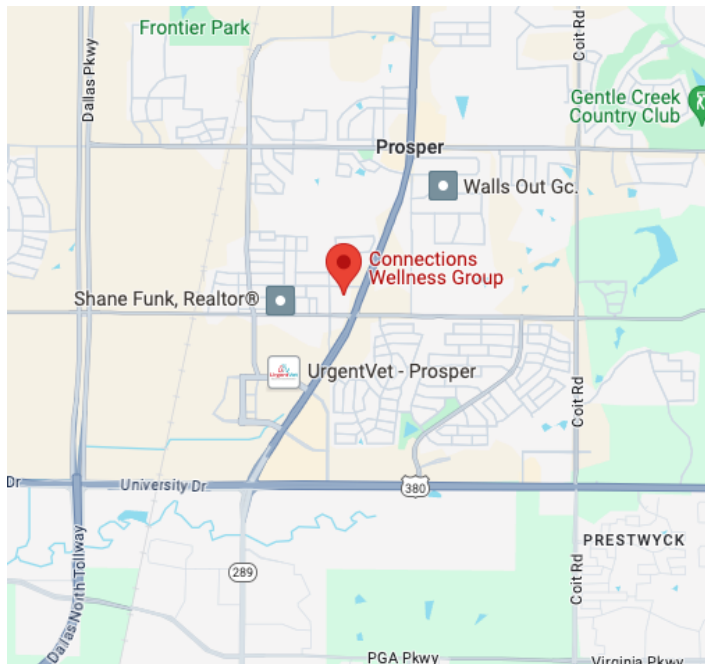
Attractive annual rental rates ranging from approximately \$22.40 to \$31.62 per square foot underscore the exceptional value proposition offered by this portfolio. Positioned within high-growth and affluent communities, these properties benefit from proximity to a wealth of amenities, catering to the needs of discerning tenants and bolstering the attractiveness of the investment opportunity.

For discerning investors seeking to capitalize on the robust commercial real estate market in North Texas, The Connections Wellness North Texas Portfolio presents a compelling opportunity to acquire a diversified and income-generating asset portfolio in coveted locations.

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LOCATION & HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Assumable Loan Option:** Take advantage of an attractive assumable loan option at a competitive rate of 3.59%. This feature simplifies the acquisition process and offers potential savings on financing costs.
- **Prime Locations:** Strategically situated in high-growth areas of Denton, Prosper, and Frisco, Texas, offering strong potential for continued appreciation and demand.
- **Stable, Long-Term Tenants:** Enjoy the security of stable income streams with long-term tenants already in place. Each property boasts established medical practices with proven track records. The tenant is also Private Equity backed!
- **Long Lease Terms:** Benefit from the assurance of long lease terms, providing consistent rental income for the foreseeable future. The leases are structured with favorable terms that enhance investor confidence and stability.
- **Strong Tenant:** Connections Wellness Group has won over 30 awards in just 2023 alone, for their work in the community! Connections Wellness even has a declared day in the city of Prosper for their exemplary work.
- **Growing Communities:** Denton, Prosper, and Frisco are thriving communities experiencing robust population growth and economic expansion. This favorable demographic trend bodes well for sustained demand for medical services.
- **Upside Potential:** Despite the long-term leases in place, there are opportunities for value enhancement through lease renewals and rental escalations.

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PROPERTY PHOTOS (DENTON)

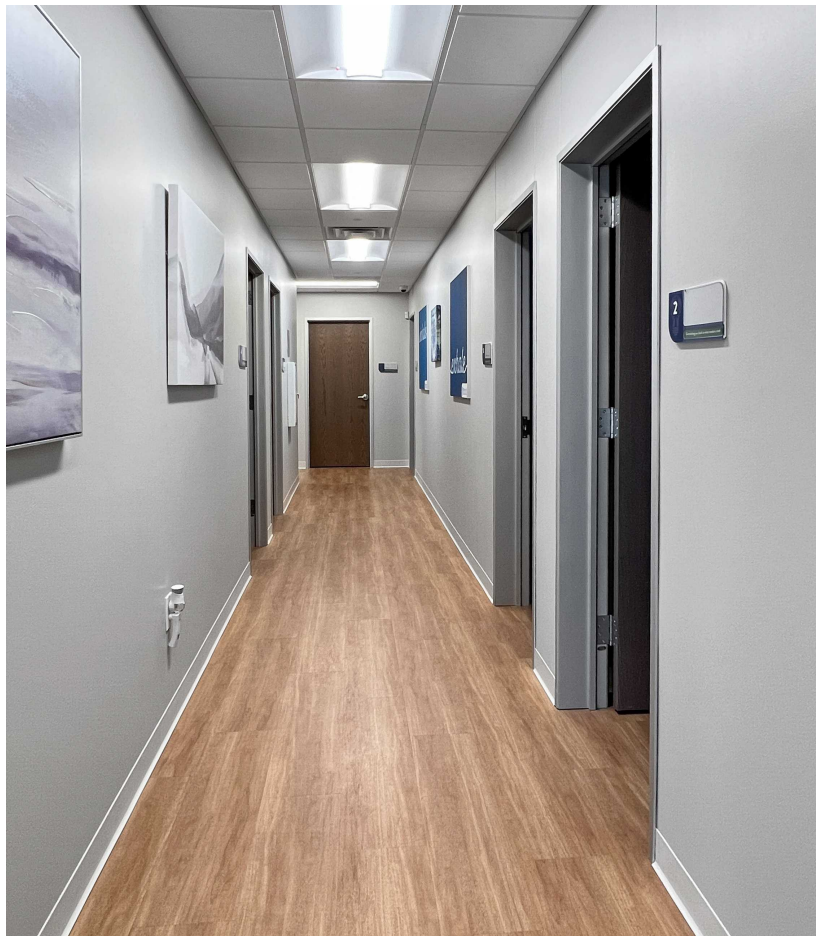


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PROPERTY PHOTOS (PROSPER)



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PROPERTY PHOTOS (FRISCO)



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Rent Roll

LEASE RENT ROLL 10

2

LEASE RENT ROLL



Tenant	Suite	Size	Start	Expires	\$/RSF	Rent
Connections Wellness Group	Denton	20,000	03/14/22	04/30/32	\$32.43	\$648,584
Connections Wellness Group	Prosper	4,852	05/04/22	05/31/32	\$39.36	\$190,965
Connections Wellness Group	Frisco	2,804	09/01/19	01/31/27	\$38.79	\$108,775

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FINANCIAL REPORTS

ANNUAL PROPERTY OPERATING DATA	12
BASE RENT REPORT	13
DISCLAIMER	14

3

ANNUAL PROPERTY OPERATING DATA



Description Year Ending	Year 1 02/2025	Year 2 02/2026	Year 3 02/2027	Year 4 02/2028	Year 5 02/2029
Income					
Rental Income	\$948,324	\$965,838	\$985,706	\$1,004,556	\$1,022,361
Gross Scheduled Income	\$948,324	\$965,838	\$985,706	\$1,004,556	\$1,022,361
Gross Operating Income	\$948,324	\$965,838	\$985,706	\$1,004,556	\$1,022,361
Expenses					
Accounting	(\$18,266)	(\$18,266)	(\$18,266)	(\$18,266)	(\$18,266)
Bank Fees	(\$155)	(\$155)	(\$155)	(\$155)	(\$155)
Building Insurance	(\$30,171)	(\$31,076)	(\$32,008)	(\$32,969)	(\$33,958)
Software	(\$3,457)	(\$3,457)	(\$3,457)	(\$3,457)	(\$3,457)
Consulting	(\$2,547)	(\$2,547)	(\$2,547)	(\$2,547)	(\$2,547)
Property Taxes	(\$117,002)	(\$121,682)	(\$126,549)	(\$131,611)	(\$136,876)
Association Dues	(\$41,713)	(\$41,713)	(\$41,713)	(\$41,713)	(\$41,713)
Total Operating Expenses	(\$213,311)	(\$218,896)	(\$224,696)	(\$230,718)	(\$236,972)
Operating Expense Ratio	22.49%	22.66%	22.80%	22.97%	23.18%
Net Operating Income	\$735,013	\$746,942	\$761,010	\$773,838	\$785,390

Description Year Ending	Year 6 02/2030	Year 7 02/2031	Year 8 02/2032
Income			
Rental Income	\$1,040,523	\$1,059,047	\$1,077,943
Gross Scheduled Income	\$1,040,523	\$1,059,047	\$1,077,943
Gross Operating Income	\$1,040,523	\$1,059,047	\$1,077,943
Expenses			
Accounting	(\$18,266)	(\$18,266)	(\$18,266)
Bank Fees	(\$155)	(\$155)	(\$155)
Building Insurance	(\$34,976)	(\$36,026)	(\$37,107)
Software	(\$3,457)	(\$3,457)	(\$3,457)
Consulting	(\$2,547)	(\$2,547)	(\$2,547)
Property Taxes	(\$142,351)	(\$148,045)	(\$153,967)
Association Dues	(\$41,713)	(\$41,713)	(\$41,713)
Total Operating Expenses	(\$243,465)	(\$250,209)	(\$257,211)
Operating Expense Ratio	23.40%	23.63%	23.86%
Net Operating Income	\$797,057	\$808,839	\$820,732

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BASE RENT REPORT



Description Year Ending	Year 1 02/2025	Year 2 02/2026	Year 3 02/2027	Year 4 02/2028	Year 5 02/2029
Denton Connections Wellness Group	\$648,584	\$661,556	\$674,787	\$688,283	\$702,048
Prosper Connections Wellness Group	\$190,965	\$194,148	\$198,031	\$201,991	\$206,031
Frisco Connections Wellness Group	\$108,775	\$110,135	\$112,888	\$114,282	\$114,282
Total Income	\$948,324	\$965,838	\$985,706	\$1,004,556	\$1,022,361

Description Year Ending	Year 6 02/2030	Year 7 02/2031	Year 8 02/2032
Denton Connections Wellness Group	\$716,089	\$730,411	\$745,019
Prosper Connections Wellness Group	\$210,152	\$214,355	\$218,642
Frisco Connections Wellness Group	\$114,282	\$114,282	\$114,282
Total Income	\$1,040,523	\$1,059,047	\$1,077,943

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PRESENTED BY:

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