



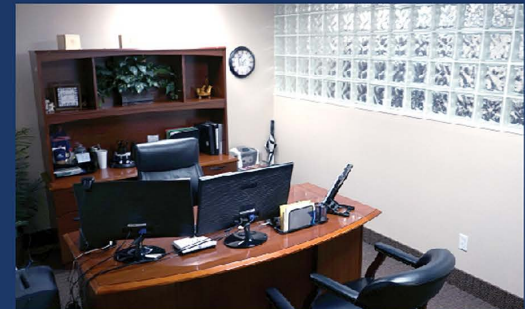
**1701
HAMPTON
ROAD**

DESOTO, TX
75115



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PROPERTY OVERVIEW



1701 N. HAMPTON RD.

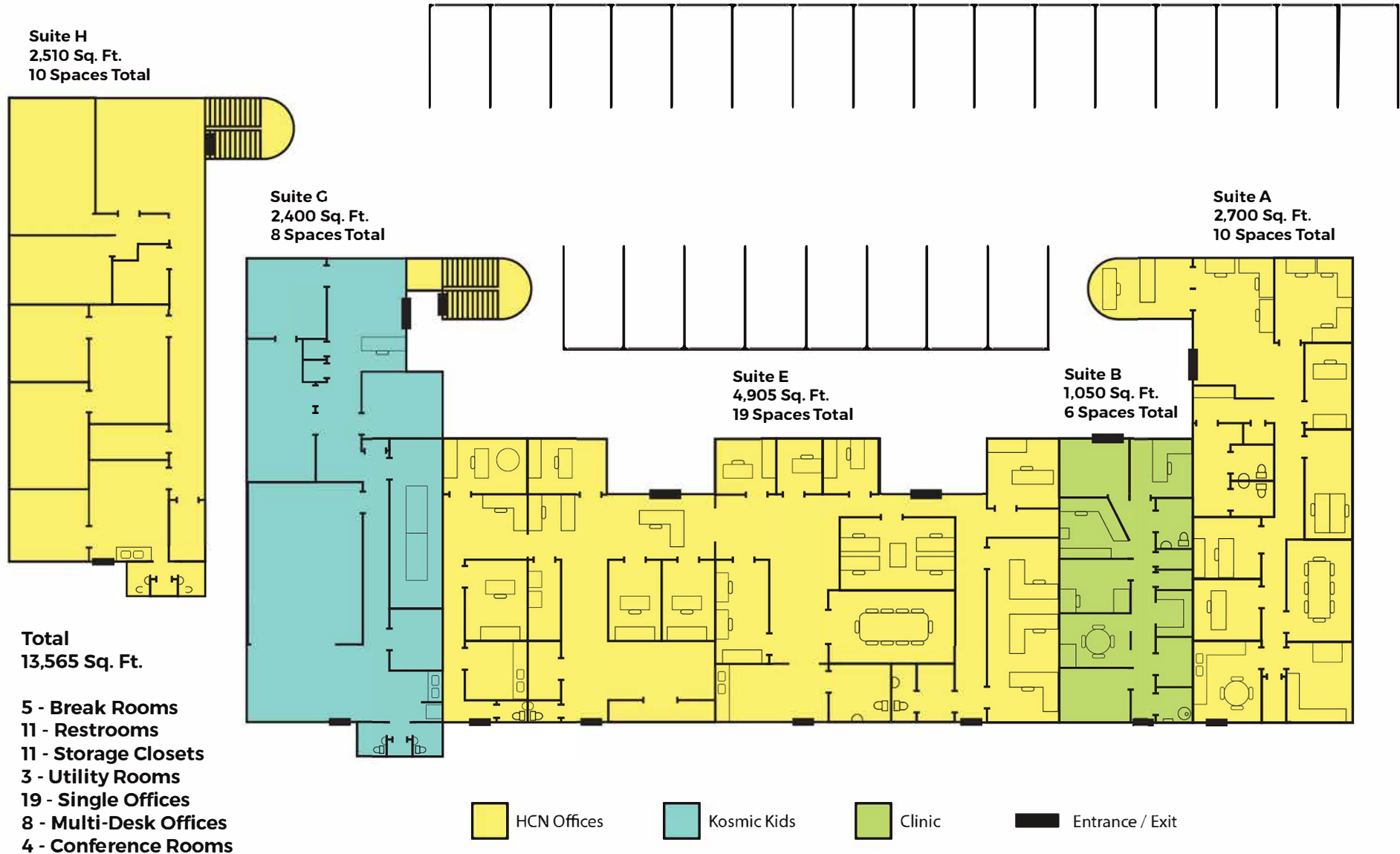
A top building in a mid-cities office submarket located in the heart of thriving Desoto, Texas, 1701 N Hampton Road is a 13,565 square foot office building boasting a diversified rent roll with excellent credit. The interior includes 5 office suites equipped with 5 break rooms, 11 bathrooms, 11 storage closets, 3 utility rooms, 19 single offices, 8 multi-desk offices, and 4 conference rooms, making it a perfect acquisition opportunity for owners and investors.

PROJECT DETAILS

- ▶ **NEW LEASE:**
5 year w/ 5 year option
- ▶ **LIST PRICE:**
\$1,850,000
- ▶ **CAP RATE:**
7.63%
- ▶ **NOI:**
\$141,155
- ▶ Fully Guaranteed Anchor
Tenant
- ▶ **13,565 SQ FT:**
100% Occupied



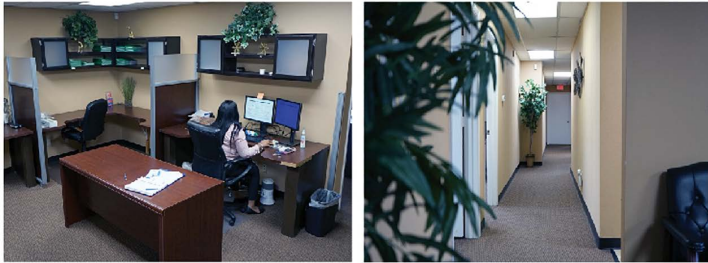
FLOORPLANS



INTERIOR VISUAL SUMMARY



SUITE A



SUITE E



SUITE B



SUITE G



SUITE H



EXTERIOR VISUAL SUMMARY



ANCHOR TENANT EXECUTIVE SUMMARY



Home Care Network East, Inc. (“HCN” or “The Company”) is a home health agency operating as Home Care Network. HCN is a Medicare-certified and state-licensed home health agency providing a variety of coordinated health care services to people requiring at-home medical attention and those confined to their homes due to sickness or disability.

The Company is headquartered in Palestine, Texas, with its administrative support office located in Desoto, Texas. HCN has three Texas locations: Palestine, DeSoto, and Rockwall, which collectively service 43 counties.

Founded in 2000, The Company has outpaced industry growth levels through a carefully executed plan. The Company’s mission of providing superior quality health care in the home has driven its success. HCN believes that patient independence promotes self-esteem and dignity within the whole family unit. Facilitation of self-care needs is a vital part of the home care role. Home Care Network:

- ▶ Promotes understanding of good health practices.
- ▶ Promotes physical, emotional, and psychosocial care to ill patients and their families to prevent unnecessary institutionalization.
- ▶ Facilitates early discharge from the hospital or rehabilitation facility by providing technically feasible treatment in the home where the atmosphere is most beneficial to the patient.
- ▶ Provides counseling and guidance in locating and utilizing personal and community resources to cope with challenges that contribute to poor health.

HCN has an excellent reputation and is well known for its impeccable level of patient service and successful clinical outcomes with rigorous quality improvement and staff development programs.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Karrington</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>551488</u> License No.	<u>gh@karringtonrealty.com</u> E mail	<u>(214)239-9108</u> P hone
<u>Designated Broker of Firm</u> Gary Hasty	<u>License No.</u> 0439281	<u>E mail</u> gh@karringtonandco.com	<u>P hone</u> (214)797-1670
<u>Licensed Supervisor of Sales Agent/ Associate</u> Gary Hasty	<u>License No.</u> 439281	<u>E mail</u> gh@karringtonandco.com	<u>P hone</u> (214)797-1670
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>E mail</u>	<u>P hone</u>

Regulated by the Texas Real Estate Commission

Karrington Realty, 1825 Market Center Blvd Dallas TX 75207
Gary Hasty

Information available at www.trec.texas.gov
IABS 1-0 Date
Phone: 214.239.9108 Fax: 866-420-7619 1701 N. Hampton Rd.

Buyer/Tenant/Seller/Landlord Initials Date



FOR MORE INFORMATION CONTACT US | GH@KARRINGTONREALTY.COM | 214-797-1670