

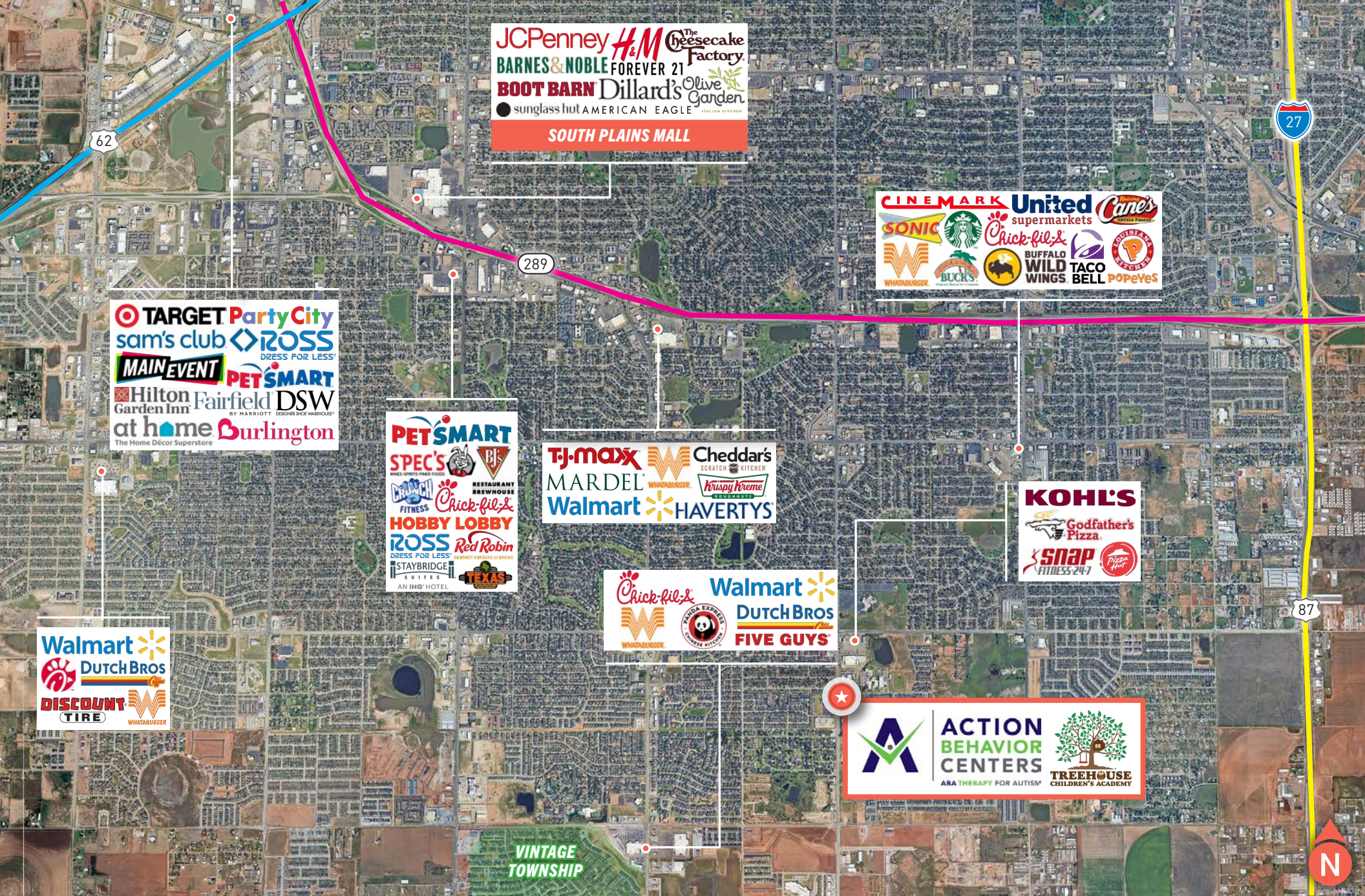
ACTION BEHAVIOR CENTERS & TREEHOUSE CHILDREN'S ACADEMY

3309 101ST STREET, LUBBOCK, TEXAS 79423



OFFERING MEMORANDUM

Marcus & Millichap



JCPenney H&M The Cheesecake Factory
 BARNES & NOBLE FOREVER 21
 BOOT BARN Dillard's Olive Garden
 sunglass hut AMERICAN EAGLE ITALIAN MITCHELL

SOUTH PLAINS MALL

CINEMARK United supermarkets Cane's
 SONIC Starbucks Chick-fil & CROWN FRENCH
 WHATABURGER BUCKS BUFFALO WILD WINGS TACO BELL POPEYES

TARGET Party City
 sam's club ROSS
 DRESS FOR LESS
 MAIN EVENT PET SMART
 Hilton Garden Inn Fairfield DSW
 at home Burlington
 The Home Décor Superstore

PET SMART
 SPEC'S BJS
 CRUNCH FITNESS Chick-fil & RESTAURANT BREWHOUSE
 HOBBY LOBBY Red Robin
 ROSS DRESS FOR LESS
 STAYBRIDGE SUITES AN IHG HOTEL TEXAS CREDIT

TJ-maxx Cheddar's SCRATCH KITCHEN
 MARDEL WHATABURGER Krispy Kreme
 Walmart HAVERTYS

KOHL'S
 Godfather's Pizza
 SNAP FITNESS 24-7 PIZZA HUT

Walmart DUTCH BROS
 DISCOUNT TIRE WHATABURGER

Chick-fil & Walmart
 WHATABURGER PANCAKE EXPERTS DUTCH BROS
 FIVE GUYS

ACTION BEHAVIOR CENTERS
 ABA THERAPY FOR AUTISM
 TREEHOUSE CHILDREN'S ACADEMY

VINTAGE TOWNSHIP

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Rent Roll

Lessee Information as of September 2024

3309 101ST Street, Lubbock, TX 79423

TENANT NAME	APPROX. RENTABLE SF	PERCENT OCCUPANCY	EST. LEASE COMMENCEMENT	EST. LEASE EXPIRATION	APPROX. RENT PSF	BASE RENT PER MONTH	ANNUAL RENT	LEASE TYPE	RENTAL INCREASES	GUARANTOR	RENEWAL OPTIONS
Action Behavior Centers	8,281	64%	8/18/2024	8/30/2031	\$34.00	\$23,462.83	\$281,554	NNN	3% Annual	Corporate	2, 5 Year
Christian Preschool Centers, Inc dba Treehouse Children's Academy	4,600	36%	3/1/2013	2/28/2028	\$14.98	\$5,743.41	\$68,921	NN*	2% Annual	Corporate	None
Total SF	12,881	100%				Monthly Income	\$29,206				
Occupied SF	12,881	100%				Annual Income	\$350,475				
Available SF	0	0%				Average Per SF	\$27.21				

Action Behavior Centers Security Deposit: \$28,015.85

Christian Preschool Centers, Inc dba Treehouse Children's Academy Security Deposit: \$5,000

* Christian Preschool Centers, Inc dba Treehouse Children's Academy does not reimburse for CAM's, insurance or RE Taxes. CPC is responsible for their HVAC, utilities, interior space, janitorial, glass, electrical, plumbing and tenant insurance.

Income & Expense Summary

PROPERTY INFORMATION

Building Square Feet	12,881 SF
Lot Size	1.37 Acres
Year Built	2003
Occupancy as of September 2024	100%

INCOME

Scheduled Base Rent	\$350,475
Plus Expense Reimbursements	\$63,307
EFFECTIVE GROSS INCOME	\$413,782

ESTIMATED OPERATING EXPENSES

		PSF
CAM Expense	\$9,840	\$0.76
Insurance	\$42,637	\$3.31
Property Taxes	\$44,520	\$3.46
Management Fee (2%)*	\$7,009	\$0.54
TOTAL OPERATING EXPENSES	\$104,006	\$8.07

NET OPERATING INCOME **\$309,775**

OFFERING PRICE **\$4,130,000**

CAPITALIZATION RATE **7.50%**

PRICE PER SF **\$331.71**

*Action Behavior Centers reimburses 15% of total CAM for the management fee.

12,881 SF

TOTAL SQUARE FEET
PER LEASES

100%

OCCUPANCY AS OF
SEPTEMBER 2024

**RAINTREE
PLAZA**

**STONE RIDGE
SHOPPING STRIP**



DOLLAR TREE

Edward Jones



**KOHL'S
SEPHORA**

**BIG
LOTS!**

98TH STREET

**TUSCAN
VILLAS**



**Interim
HEALTHCARE**

INDIANA AVE

**ACTION
BEHAVIOR
CENTERS**
ABA THERAPY FOR AUTISM

**TREEHOUSE
CHILDREN'S ACADEMY**



**LUCOCK-COOPER
NORTH ELEMENTARY
SCHOOL**

brandability



CHURCH



**Interim
HEALTHCARE®**



INDIANA AVE



Property Description



INVESTMENT HIGHLIGHTS

- » **100% Leased with Annual Rent Increases and Corporate Guarantees**
- » Growing Tenant - Action Behavior Centers is Projected to Have More Than 300 Locations Across 6 States by the End of 2024
- » **Private Equity Firm CharlesBank Acquired Action Behavior Centers in 2022 (Valued at \$840M at the Time of Sale, and Has Continued to Grow)**
- » 167,052 Residents within a Five-Mile Radius
- » **Rapidly Growing Trade Area with Households and Population Projected to Increase Approximately 10% in the Surrounding Area by 2028**
- » Located Near Big Lots, Kohl's, Dollar Tree
- » **Visible to 22,733+ Cars per Day off of Indiana Ave**
- » Average Household Income Exceeds \$117,043 within a One-Mile Radius



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2028 Projection	14,004	86,319	180,056
2023 Estimate	12,696	78,120	167,052
Growth 2023 - 2028	10.31%	10.50%	7.78%

Households

2028 Projection	5,564	35,665	73,383
2023 Estimate	5,012	32,139	67,740
Growth 2023 - 2028	11.01%	10.97%	8.33%

Income

2023 Est. Average Household Income	\$117,043	\$104,810	\$92,936
2023 Est. Median Household Income	\$82,715	\$74,196	\$65,443

Tenant Overview



Austin, Texas

Private

300

2017

www.actionbehavior.com

Headquarters

Company Type

Locations

Founded

Website

Action Behavior Centers - ABA Therapy for Autism (“ABC”) is the leading provider of Applied Behavior Analysis (ABA) therapy in Texas, Arizona, Colorado, Illinois, North Carolina, and Minnesota. Based in Austin, Texas, ABC specializes in improving the lives of children on the autism spectrum. After observing the lack of quality options for children with Autism, ABC set out to create a company with a vision of transforming the lives of children with Autism and the clinicians who support them.

With over 300 locations projected to be open by the end of 2024 and a community of more than 3,000 Autism professionals, the company serves thousands of

children and families with Autism. According to the Centers for Disease Control and Prevention (CDC), about 1% of the world's population has autism spectrum disorder, or over 75,000,000 people. At the core of ABC’s success is a hand-picked, highly engaged staff, dedicated to the success of each and every child with expert knowledge in the fields of ABA therapy.

In 2022, private equity firm CharlesBank Capital Partners acquired ABC. CharlesBank was established in 1998 with current assets under management of \$15 billion. At the time of the 2022 sale, ABC was valued at \$840 million. The company has continued to grow over the past two years since the sale.

Tenant Overview



Christian Preschool Centers Inc.

Lubbock, TX

13

christianpreschoolcenters.com

Parent Company

Headquarters

Locations

Website

Treehouse Children's Academy is an early education Christian school serving families in the Lubbock and Amarillo area. Rooted in the teachings of the bible, Treehouse Children's Academy is dedicated to academic excellence and holistic development. Beyond being a childcare facility, the school's passionate principals have assembled an exceptional team focused on community, safety, cleanliness, and an engaging curriculum.

For more information, visit www.treehouseschools.com

Founded in 1981 and headquartered in Lubbock, Texas, Christian Preschool Centers Inc. ("CPC") is the parent company of Treehouse Children's Academy. What began as a daycare setting has grown into a collection of schools. CPC serves over 2,900 children in West Texas across a network of 13 schools and daycares. CPC strives to train the next generation of leaders by offering exceptional academics while instilling Christian values. The company's core values are Love, Excellence, Respect, and Integrity.

Property Photos



UPSIDE PROFORMA ESTIMATE IN 2028 WHEN CPC LEASE EXPIRES WITH NO REMAINING OPTIONS

Rent Roll Pro Forma

3309 101ST Street, Lubbock, TX 79423

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Action Behavior Centers*	8,281	64%	8/18/2024	8/30/2031	\$38.26	\$26,402.59	\$316,831	NNN	3% Annual	Corporate	2, 5 Year
New Tenant or ABC Expansion	4,600	36%	TBD	TBD	\$38.00	\$14,566.67	\$174,800	NNN	TBD	TBD	TBD
Total SF	12,881	100%				Monthly Income	\$40,969				
Occupied SF	12,881	100%				Annual Income	\$491,631				
Available SF	0	0%				Average Per SF	\$38.17				

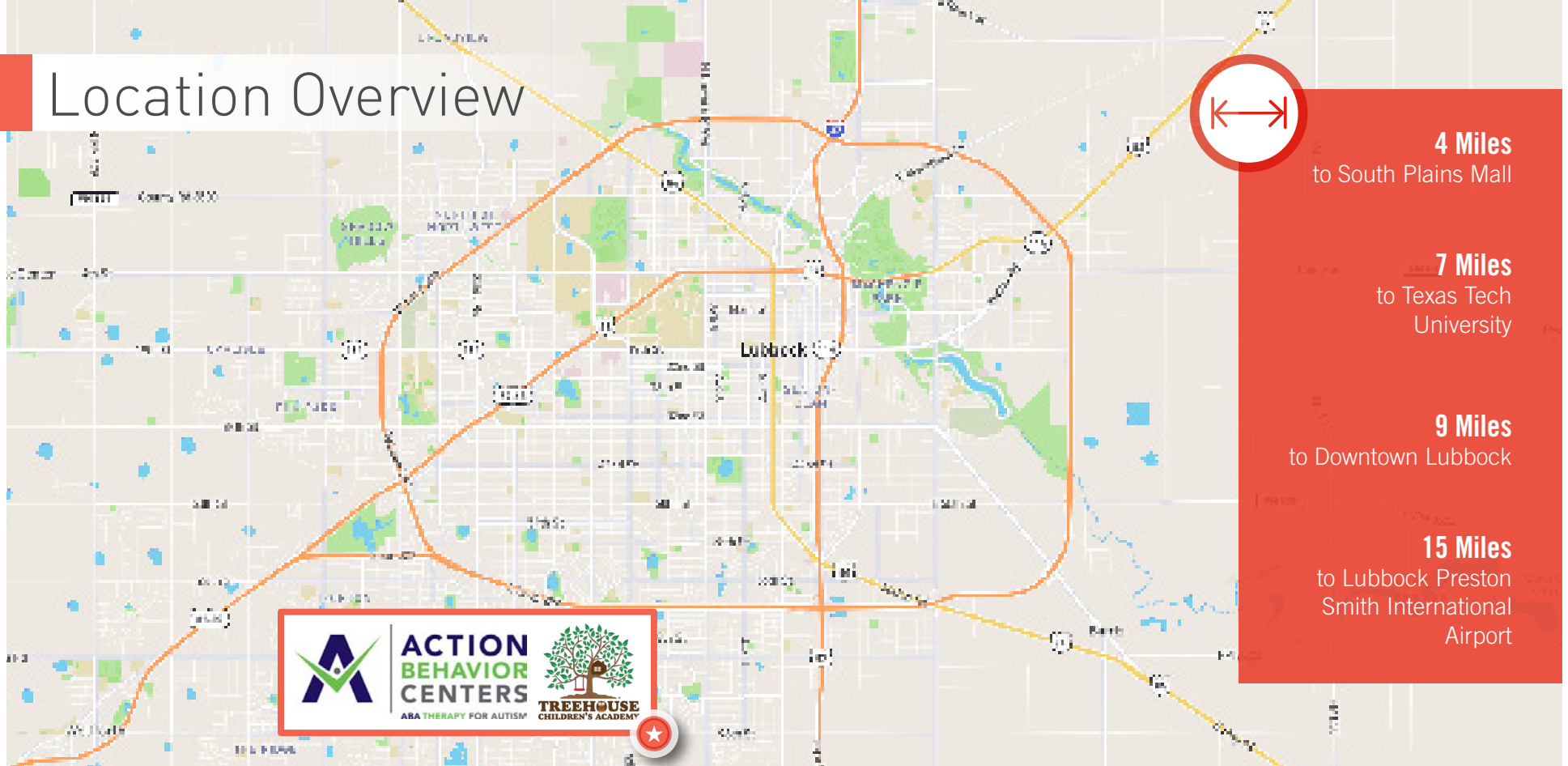
*Rent as of 9/1/2028

Income & Expense Summary Pro Forma

PROPERTY INFORMATION		ESTIMATED OPERATING EXPENSES		PSF
Building Square Feet	12,881 SF	CAM Expense	\$9,840	\$0.76
Lot Size	1.37 Acres	Insurance	\$42,637	\$3.31
Year Built	2003	Property Taxes	\$44,520	\$3.46
Occupancy as of September 2024	100%	Management Fee (2%)*	\$9,833	\$0.76
		TOTAL OPERATING EXPENSES	\$106,829	\$8.29
INCOME		NET OPERATING INCOME	\$483,274	
Scheduled Base Rent	\$491,631	OFFERING PRICE	\$4,130,000	
Plus Expense Reimbursements	\$98,473	CAPITALIZATION RATE	11.70%	
EFFECTIVE GROSS INCOME	\$590,104	PRICE PER SF	\$331.71	

*Action Behavior Centers reimburses 15% of total CAM for the management fee.

Location Overview



Home to Texas Tech, one of the largest universities in the state, Lubbock is also the most populous metro in the western Texas and eastern New Mexico region. The county seat of Lubbock County, the city is home to an estimated 329,000 residents. The Lubbock metro is known for its oil, cotton production, and education and health care sectors. The Midland Basin, which encompasses Lubbock, is one of the largest contiguous oil fields in the United States. Lubbock, nicknamed “Hub City,” is the economic, education, cultural, entertainment, and health-care hub of the region.

Located within Lubbock, Texas Tech University is the largest employer in the metro with nearly 21,000 employees. The university enrolls over 40,000 students each

year. Other higher education institutions in the metro include Lubbock Christian University, Wayland Baptist University, and South Plains College. Overall, the metro is home to more than 52,000 college students, providing a young and skilled labor pool.

Energy efficiency, telecommunications, and technology have a strong impact on Lubbock’s local economy, accounting for 15 percent of the city’s total gross product. The market has a thriving agriculture industry, and is the location of the United States Department of Agriculture plant, livestock, and water conservation research efforts. Monsanto has a cotton seed processing facility that contributes to the area’s cotton industry, while adding high-paying jobs to the economy.



Information About Brokerage Services

11-2-2015

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:**
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission	Buyer/Tenant/Seller/Landlord's Initials	Date	Information available at www.trec.texas.gov IABS 1-0

[exclusively listed by]

Chris N. Lind

Senior Managing Director

602 687 6780

chris.lind@marcusmillichap.com

Mark J. Ruble

Executive Managing Director

602 687 6766

mruble@marcusmillichap.com

Zack House

First Vice President

602 687 6650

zhouse@marcusmillichap.com

Tim Speck

Broker of Record

972 755 5200

License #: 9002994

Offices Nationwide

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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own

investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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