

JEFFERSON DENTAL – Deer Park, Texas



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Net Lease Expertise

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OFFERING SUMMARY

PRICE	\$1,329,230
COST/ BUILDING SF	\$277
COST/ LOT SF	\$58
NOI	\$86,400
CAP RATE	6.50%

PROPERTY SUMMARY

ADDRESS	3702 Center Street
	Deer Park, Texas 77536
COUNTY	Harris
BUILDING AREA	4,800 SF
LAND AREA	+/- 23,000 SF (0.53 acres)
BUILT	1979, Renovated in 2018

RENT ROLL

TENANT NAME	SIZE		MONTHLY RENT			LEASE TERM				
	SQUARE FOOTAGE	% OF PROPERTY	MONTHLY RENT	BASE \$ / SF	% OF TOTAL	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
JDC Healthcare Management, LLC	4,800	100%	\$7,200.00	\$18.00	100%	8/1/28, 8/1/33, 8/1/38	Fixed during options	8/1/18	7/31/28	Three 5-year options
OCCUPIED SF	4,800	100%	\$7,200	\$18.00	100%					
VACANT SF	0	0.00%	0	0	0.00%					
TOTAL / WTD AVG	4,800	100%	\$7,200	\$18.00	100%					



JEFFERSON DENTAL – Deer Park, Texas

Investment Overview



- **4,800 SF retail building that is 100% occupied by Jefferson Dental Care.**
- **Corporate lease with well established company, over 70 locations throughout Texas and Oklahoma.**
- **Tenant has occupied building since August of 2018, established business in strong retail area of Deer Park.**
- **Lease Type: NN (Landlord responsible for roof & structure).**
- **Built in 1979, renovated in 2018. Excellent parking ratio (6.6/1000).**
- **Located in close proximity to Beltway 8 and Highway 225. Center Street is primary north/south thoroughfare of Deer Park.**
- **Strong daily traffic count.**
- **Prime Location, Great Visibility, Excellent Investor Opportunity.**

DEMOGRAPHICS

	1 - MILE	3 - MILE	5 - MILE
POPULATION ESTIMATE	17,134	82,464	171,718
AVERAGE H.H. INCOME	\$88,982	\$87,545	\$84,880



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LEASE SUMMARY

LEASE TERM	+/-4.5 years remaining
TENANT	Jefferson Dental Care (JDC Healthcare Management, LLC) – 70+ locations across Texas and Oklahoma.
PREMISES	4,800 SF building on approximately 0.53 acres of land.
LEASE COMMENCEMENT	August 1, 2018
LEASE EXPIRATION	July 31, 2028
RENEWAL OPTIONS	Three 5-year options
INCREASE DATES	7.56% on 8/1/2028 10.00% on 8/1/2033 10.00% on 8/1/2038
LEASE TYPE	NN
INSURANCE	Paid by Tenant
PARKING LOT MAINTENANCE	Paid by Tenant
PROPERTY TAXES	Paid by Tenant
ROOF & STRUCTURE	Paid by Landlord
UTILITIES	Paid by Tenant

ESTIMATED OPERATING INFORMATION

INCOME	
GROSS POTENTIAL RENT	\$86,400
EXPENSE REIMBURSEMENT	<u>NNN</u>
EFFECTIVE GROSS INCOME	\$86,400
LESS EXPENSES	<u>NNN</u>
NET OPERATING INCOME	\$86,400



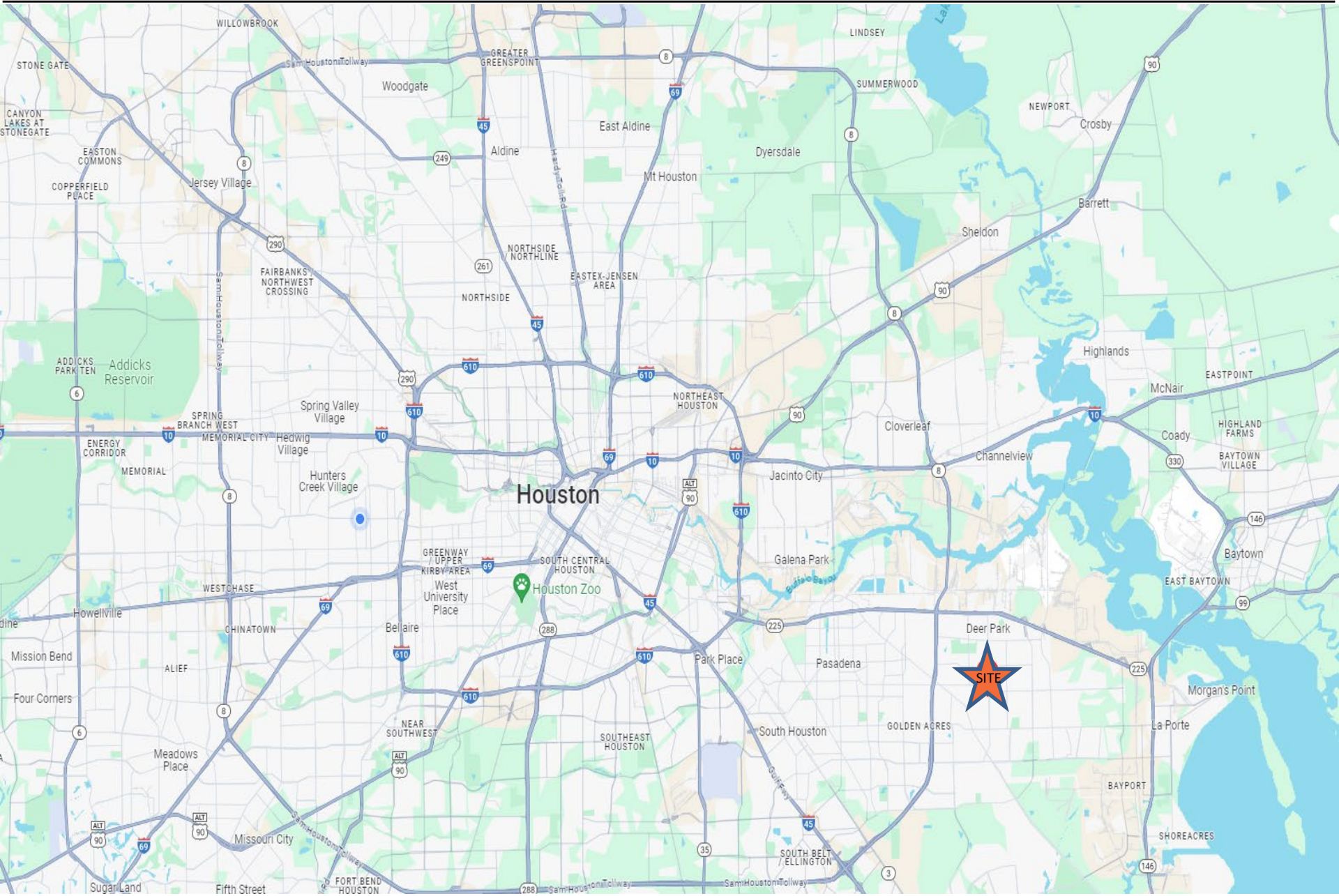
JEFFERSON DENTAL – Deer Park, Texas

Aerial Photo



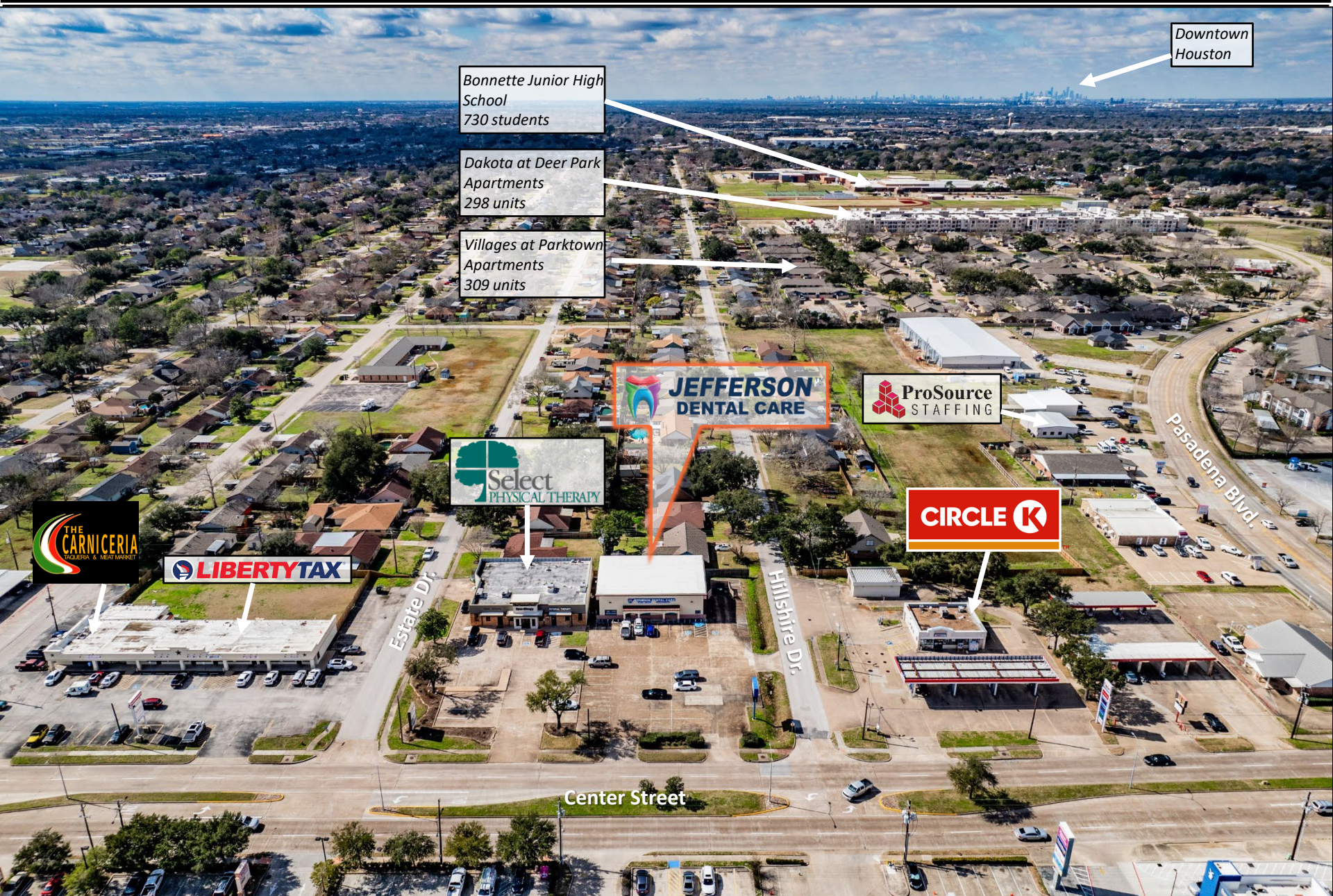
JEFFERSON DENTAL – Deer Park, Texas

Location Map



JEFFERSON DENTAL – Deer Park, Texas

Area Retail Map Looking West



Downtown
Houston

Bonnette Junior High
School
730 students

Dakota at Deer Park
Apartments
298 units

Villages at Parktown
Apartments
309 units

 **JEFFERSON
DENTAL CARE**

 **ProSource
STAFFING**

 **Select
PHYSICAL THERAPY**

 **CIRCLE K**

 **THE
CARNICERIA**
TAQUERIA & MEAT MARKET

 **LIBERTY TAX**

Center Street

Estate Dr

Hillshire Dr

Pasadena Blvd

JEFFERSON DENTAL – Deer Park, Texas

Area Retail Map Looking North



Deer Park High School
4,000 students

Boulevard at
Deer Park Apts
216 units

Advance
Auto Parts

Walgreens

Foodtown
Shop Foodtown. That's Smart!

burkes
OUTLET

SONIC

Pasadena Blvd.

CIRCLE K

JEFFERSON
DENTAL CARE

Select
PHYSICAL THERAPY

SHIRLEY
DONUTS

DUNKIN'
DONUTS

jiffylube

Firestone

TACO
BELL

CVS
pharmacy

CHASE

planet
fitness

Dutch Bros

KIDS
EMPIRE

HOUSTON
Methodist
LEADING MEDICINE

STARBUCKS
COFFEE

JEFFERSON DENTAL – Deer Park, Texas

Area Retail Map Looking East



Firestone

CVS
pharmacy



Providence Town
Square Apartments
264 units

Edward Jones
Serving Individual Investors Since 1871

Sport Clips
HAIRCUTS

FIREHOUSE
SUBS
FOUNDED BY FIREMEN



CHASE



Methodist
LEADING MEDICINE



Center Street

CIRCLE K

Select
PHYSICAL THERAPY



JEFFERSON
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Site Plan



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Jefferson Dental Care opened their first office in 1967 in the Oak Cliff area of Dallas. The company provides compassionate, high quality, affordable, and convenient dental and orthodontic care at more than 70 Jefferson Dental and The Smile Center offices throughout the Houston, Dallas/Fort Worth, San Antonio, Austin, and Oklahoma City metro areas.

Jefferson Dental serves more than 200,000 families each year and is committed to providing exceptional dental care to millions of patients throughout Texas in their state-of-the-art facilities. JDC's core values include Excellence, Servant Leadership, Patient Centered Care, Responsibility, Integrity and Teamwork.



Houston, Texas

Houston is the most populous city in Texas with more than 2.33 million people, and the 4th largest city in the United States, behind only New York, Los Angeles, and Chicago. Houston is home to the 2nd largest concentration of Fortune 500 companies in the country with 22, behind only New York. Houston is recognized worldwide for its energy industry, which has helped the city top rankings for job creation in recent years, but the economy of the city has become widely diversified amongst healthcare, manufacturing, aeronautics, transportation, finance, information technology, and trade. The Port of Houston is the top ranked port in the U.S. for international tonnage and is the largest container port along the entire Gulf Coast, making it a major economic driver for Houston and the surrounding region.

Houston is the most diverse city in Texas and has been described as the most diverse city in the U.S., thanks to a large and growing international community. More than 145 different languages are spoken in Houston. The Museum District is home to a multitude of cultural institutions which attract over 8 million visitors annually.

Deer Park is located within southeast Harris County, approximately 17 miles from downtown Houston. It is near the site of the Battle of San Jacinto, where Texas won its independence from Mexico on April 21, 1836. Because of this, Deer Park bills itself as the “Birthplace of Texas.”



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 **JEFFERSON
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