

DENTAL REPUBLIC: BUCKNER NNN DENTAL INVESTMENT WITH SIGNIFICANT UPSIDE POTENTIAL IN LEASE UP

2336 S Buckner Blvd, Dallas, TX 75227

RESOLUT



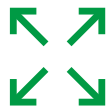
Price available for Close in 2023. Seller Financing available with \$350k down.



10%
CAP RATE



\$800,000
Price



5,104 SF
GLA



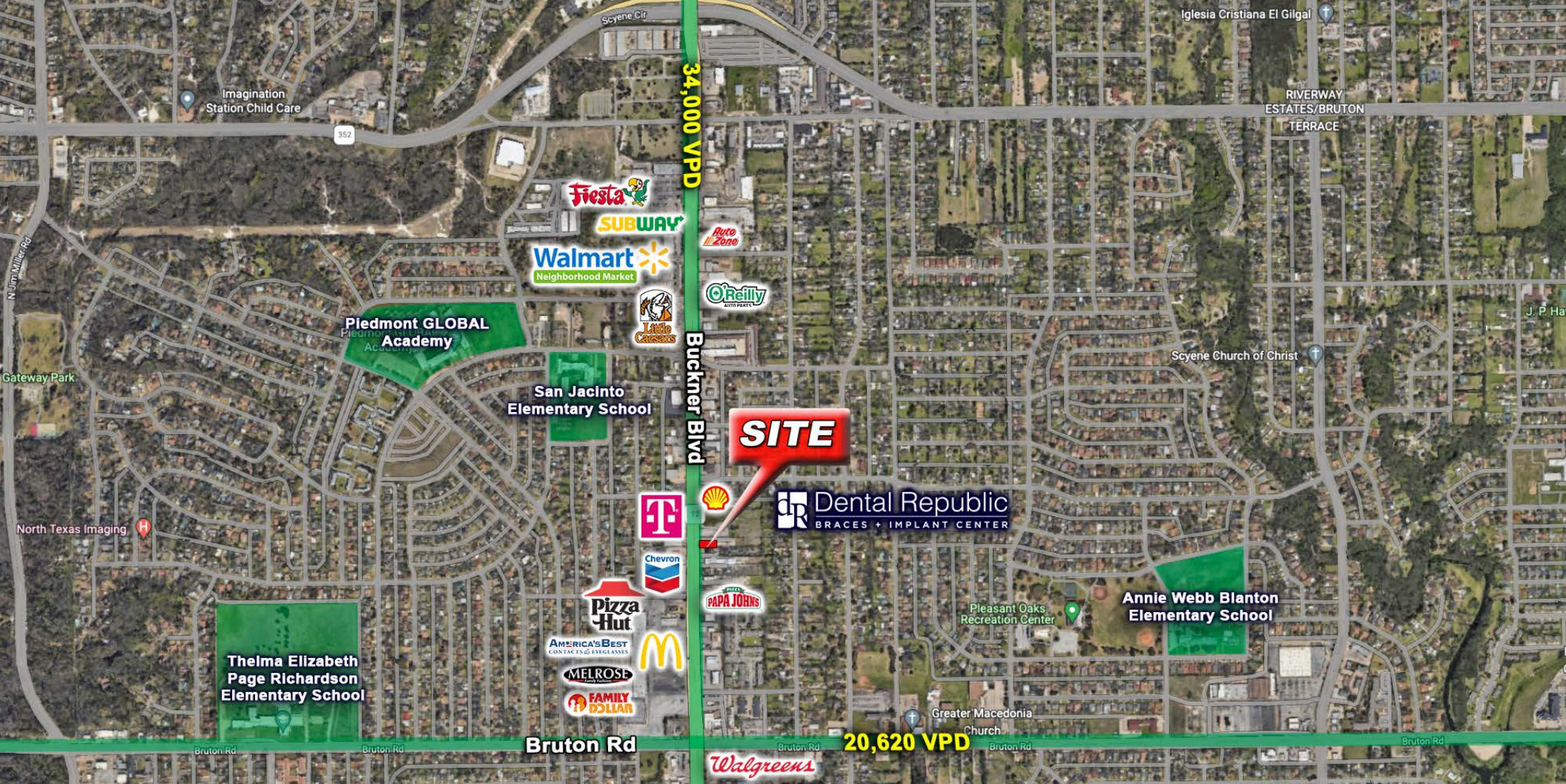
Dental Republic
9 Locations
Founded 20+ Years Ago

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NNN DENTAL INVESTMENT WITH HUGE UPSIDE IN LEASE UP OF 1,300 SF VACANCY

RESOLUT RE is pleased to present this Fee Simple commercial real estate investment. Dental Republic: Buckner is a 5,104 SF in Dallas, TX. 75% of the buildings gross leasable area is NNN leased to the Dental Republic dental practice. Dental Republic has been in business for 20+ years and they have 9 offices in Dallas, Austin and San Antonio. Dental Republic is reportedly pleased with the performance of this location and has recently signed a 5 year NNN extension to their lease with 2.0% annual base rent increases. They have two 5-year lease renewal options which also have 2% annual base rent increases. The remainder of the building (1,300 SF) was until recently a mini mart retail store which is currently vacant. This is an opportunity for an investor to acquire the property and achieve significant upside potential thru lease up of the vacant suite. The Property boasts excellent visibility to over thirty four thousand vehicles per day on Buckner Blvd., with 123,329 population who have household income of over \$58k within 3 miles and 280,779 who have household income of over \$65k within 5 miles (in 2022). Please note the owner of this property also has an ownership interest in the Dental Republic dental practice.

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.

1,300 SF

AVAILABLE



DENTAL REPUBLIC





PRICE:
\$800,000



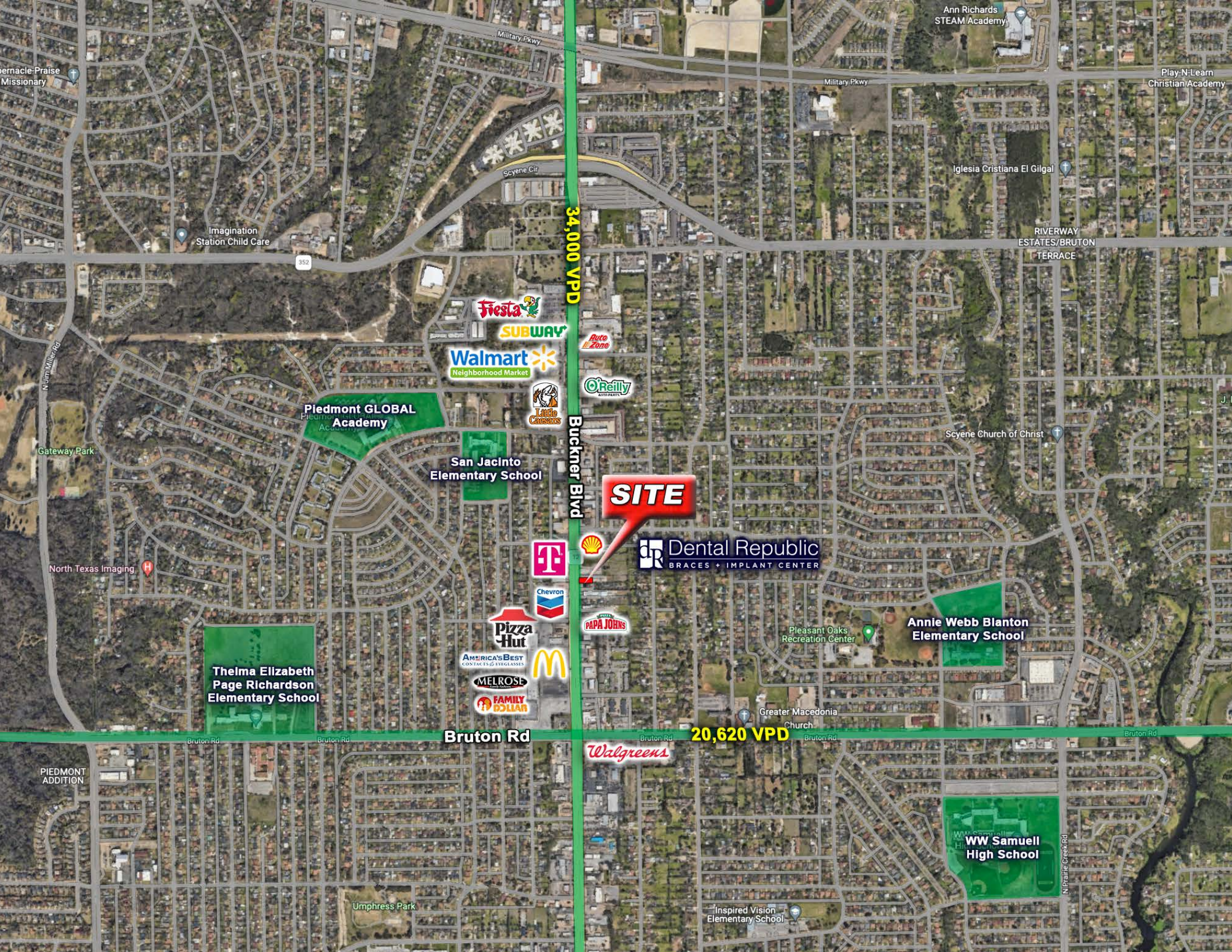
CAP RATE:
10% + Significant Upside
Potential in Lease Up

INVESTMENT SUMMARY

Price (Cap Rate)	\$800,000 (10%) WITH CLOSE IN 2023
Lease Type	
Dental Republic	NNN lease with 2% annual base rent increases
VACANCY	1,300 SF (25% of leaseable area in the building) Until recently leased to a Mini-Mart

PROPERTY INFORMATION

Property Address	2336 S. Buckner Blvd. Dallas, TX 75227
Location	East side of Buckner Blvd south of Jennie Lee Lane
County	Dallas
Gross Leasable Area	5,104 SF
Lot Size	1 Acre +/-
Year Built	1985
Number of Tenants	1
Occupancy	75%



34,000 VPD

Buckner Blvd

SITE

20,620 VPD

Bruton Rd

352

Piedmont GLOBAL Academy

San Jacinto Elementary School

Thelma Elizabeth Page Richardson Elementary School

Annie Webb Blanton Elementary School

WW Samuel High School

Fiesta
SUBWAY
Walmart
Neighborhood Market

O'Reilly
AUTO PARTS

Little Caesars

Dental Republic
BRACES + IMPLANT CENTER

Shell

Chevron

Pizza Hut

PAPA JOHN'S

McDonald's

AMERICA'S BEST CONTACTS & EYEGLASSES

MELROSE

FAMILY DOLLAR

Walgreens

Ann Richards STEAM Academy

Play N Learn Christian Academy

Iglesia Cristiana El Gilgal

RIVERWAY ESTATES/BRUTON TERRACE

Scyene Church of Christ

Pleasant Oaks Recreation Center

Greater Macedonia Church

Inspired Vision Elementary School

Imagination Station Child Care

Gateway Park

North Texas Imaging

PIEDMONT ADDITION

Umphress Park

bernacle-Praise Missionary

N Jan Miller Rd

N Prairie Creek Rd

RENT ROLL, OPERATING EXPENSES & NOI (AS CURRENTLY LEASED)

BUCKNER – RENT ROLL											
TENANT	SUITE	SF	% OF TOTAL SF	LEASE TYPE	RENT PSF/YEAR	RENT PER MONTH	BASE RENT PER YEAR	NNN REIMBURSEMENT	START	END	NOTES
Dental Republic	2336	3,804	74.53%	NNN	\$23.00	\$7,291	\$87,492	\$22,313	2014	2028	- Tenant since the building was first built - NNN Lease - Annual 2% base rent increases - 2 (5) year lease renewal options each with 2% annual base rent increases
Vacant	2338	1,300	25.47%			\$7,291					- Second generation space. Most recently a mini mart use - Expected lease rate \$18- \$20 PSF NNN
Total	2	5,104	75%								

Operating Expenses		
Expense Categories	Annual	PSF
Tax	\$17,533.04	\$3.44 (2023 Property Taxes)
Insurance	\$6,000.00	\$1.18
Utilities	\$2,400.00	\$0.47
Maintainance	\$4,005.00	\$0.78
TOTAL	\$29,938.04	\$5.87

Net OPERATING INCOME (CURRENT)	
Rental Income	\$87,492
NNN Reimbursements	\$22,313
Total	\$109,805
Operating Expenses	\$29,938
Net Operatiing Income	\$79,867

PRO-FORMA ANALYSIS: RENT ROLL, OPEX & NOI

With the 1,300 SF vacancy leased at \$18.00 PSF NNN, the NOI increases to \$110,892. A \$1,200,000 purchase price would be a 9.24% cap rate

BUCKNER – RENT ROLL PRO-FORMA

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Vacant	2338	1,300	25.47%	NNN	\$18.00	\$1,950	\$23,400	\$7,625			- Pro-Forma: Assume Second generation space leased to new tenant - Leased at \$18.00 PSF NNN
Pro-Forma Totals When 100% Leased		5,104	100%			\$9,241	\$110,892	\$29,938			

Operating Expenses		
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TOTAL	\$29,938.04	\$5.87

Net OPERATING INCOME (Pro-Forma 100% Leased)	
Rental Income	\$110,892
NNN Reimbursements	\$29,938
Total	\$140,830
Operating Expenses	\$29,938
Net Operatiing Income	\$110,892

ABOUT DENTAL REPUBLIC

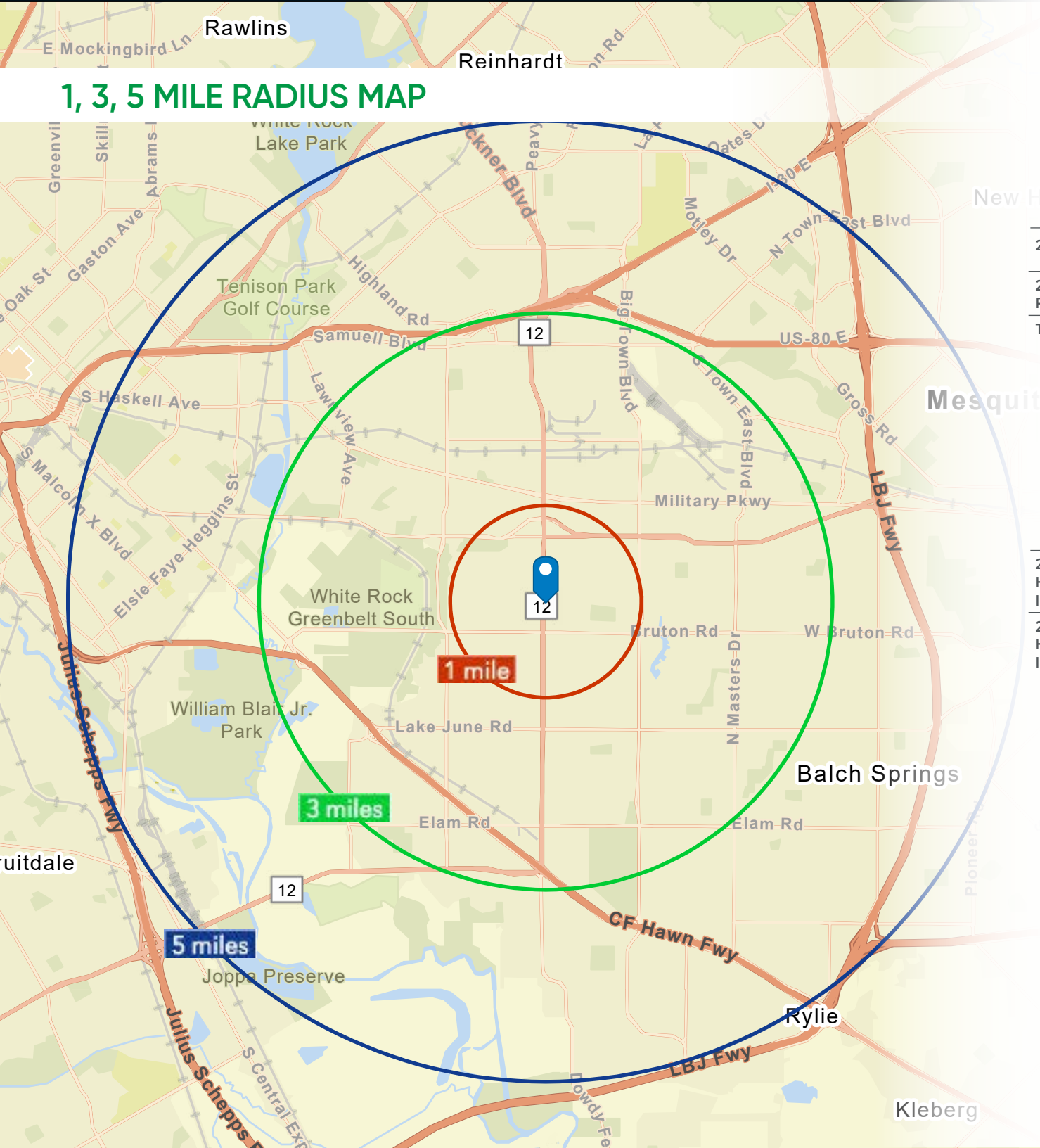


Dental Republic
BRACES + IMPLANT CENTER

www.dentalrepublic.com

- **20 Years of Service**
Dental Republic has a 20 year operating history
- **9 Full Service Dental Offices**
Located in the Dallas metropolitan area, Austin and San Antonio
- Property ownership has an ownership interest in the Dental Republic dental practice

1, 3, 5 MILE RADIUS MAP



POPULATION

	1 MILE	3 MILE	5 MILE
2023 Population	18,589	123,497	279,942
2028 Population Projection	19,300	127,597	288,550
Total Employees	3,191	27,075	62,333

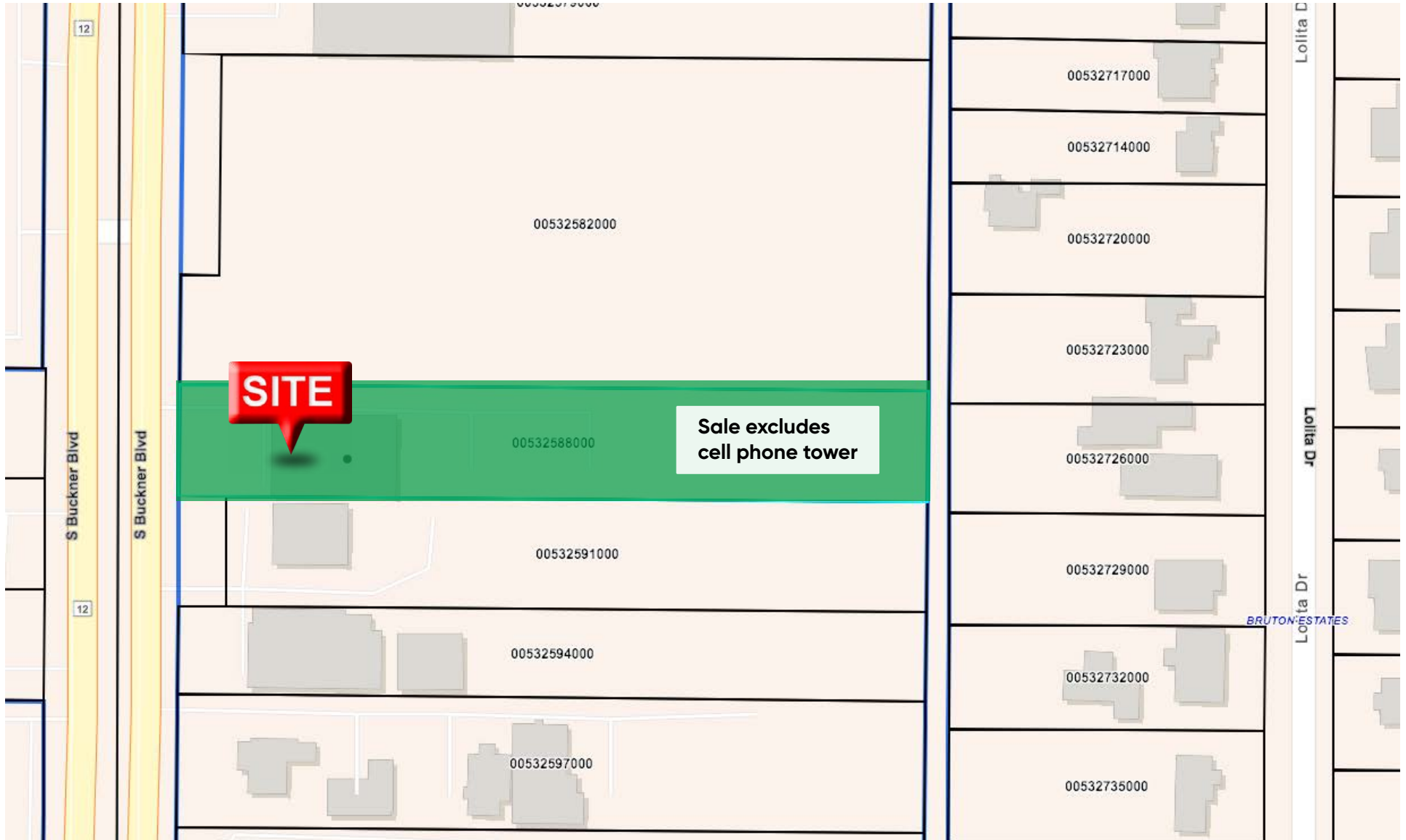


INCOME

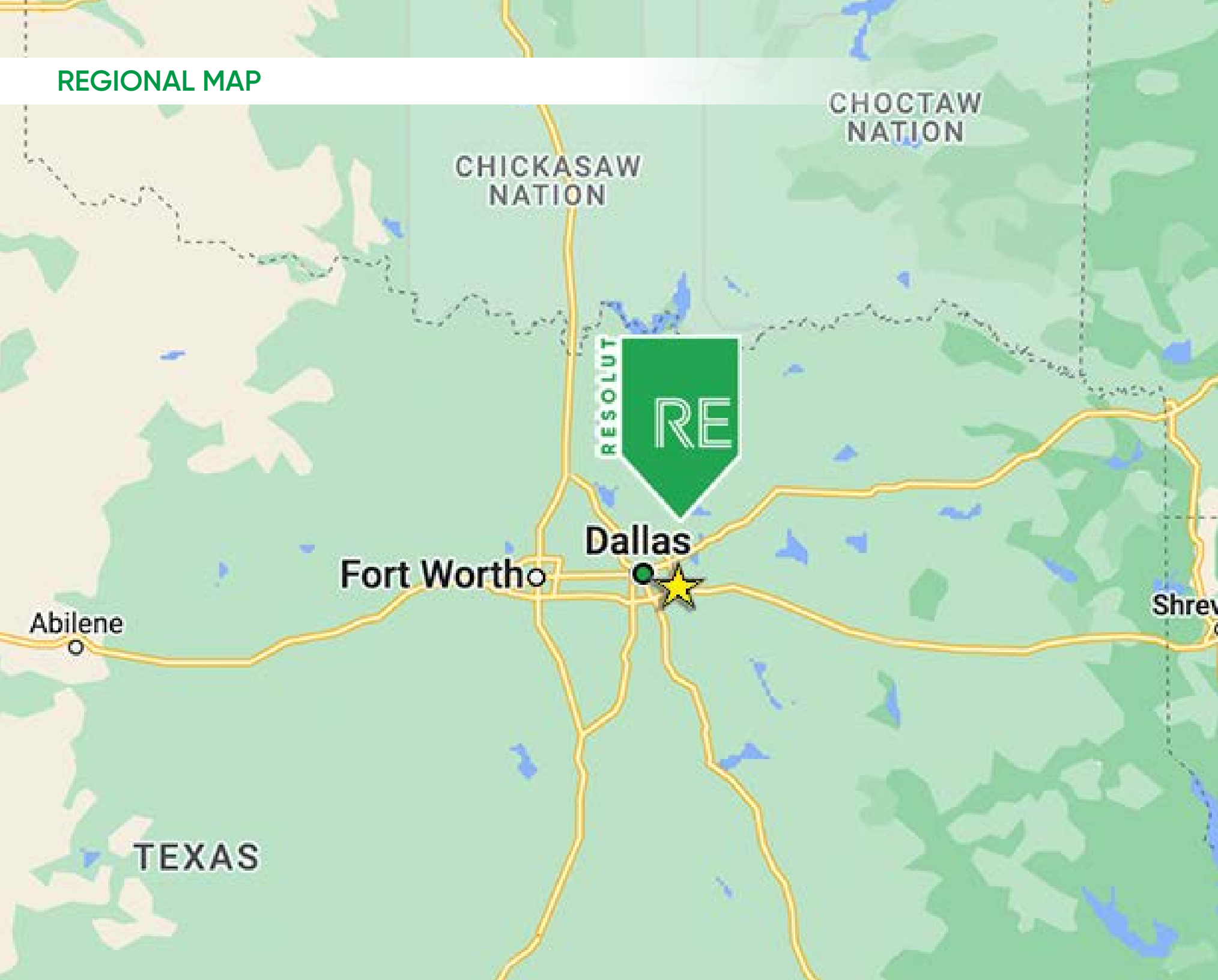
	1 MILE	3 MILE	5 MILE
2023 Avg Household Income	\$80,823	\$68,069	\$78,473
2028 Avg Household Income	\$84,515	\$71,742	\$83,063

LOCATION OVERVIEW

LOT MAP VIEW

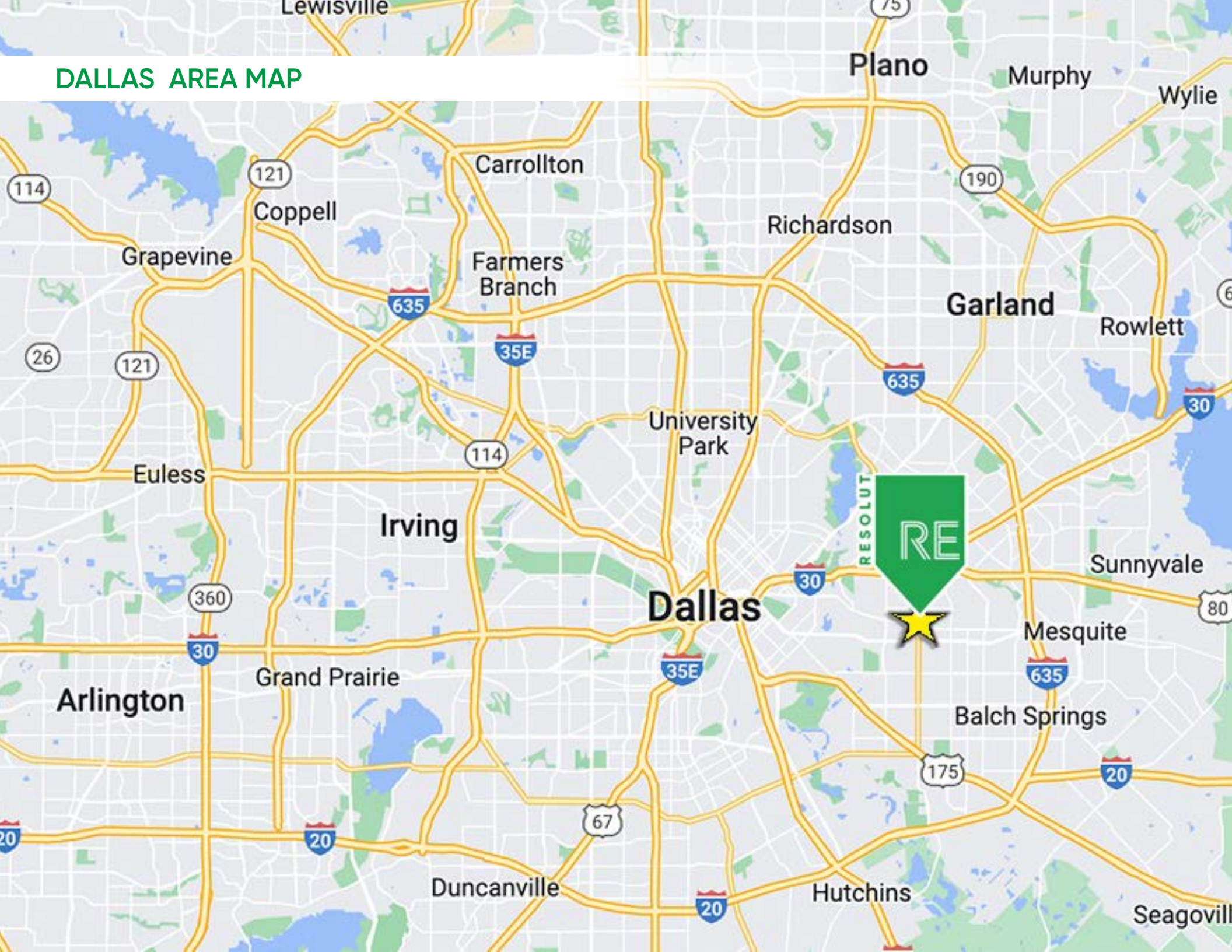


REGIONAL MAP



LOCATION OVERVIEW

DALLAS AREA MAP



MAJOR EMPLOYERS IN DALLAS-FORT WORTH

CATERPILLAR[®]

American Airlines 

 **Kimberly-Clark**

MCKESSON

D·R·HORTON[®]
America's Builder


TARGET

 **AT&T**

verizon[✓]

 **Baylor Scott & White**
HEALTH

charles
SCHWAB

 **JPMorgan Chase**

tenet
HEALTH


LOCKHEED
MARTIN

BANK OF AMERICA 

FLUOR[®]

 **Raytheon**
Technologies

 **TEXAS**
INSTRUMENTS




Cook Children's

Southwest 

LISTING AGENT



ALAN RUST, CCIM

Principal - Investment Sales

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Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of retail real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long and diverse track record of success, selling retail assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a "Heavy Hitter" in retail property sales and leasing from the Austin Business Journal, and he has been named a "Power Broker" as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the Real Estate Council of Austin (RECA).

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science while minoring in Business Administration.

FOR MORE INFORMATION PLEASE VISIT:

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Information About Brokerage Services

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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date