

# Retail Investment Sale

6060 Rocky Point  
Lake Worth, TX 76135



Sarah LanCartere CCIM, SIOR  
sarah@lancartecre.com  
817-228-4247

LanCartereCRE.com  
209 North Hampton Street  
Fort Worth, TX 76102

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## PURCHASE PRICE

**\$2,495,000.<sup>00</sup>**

## PROPERTY FEATURES

Year Built: 2016  
Cap Rate: 7.39%  
Lease Structure: Triple Net  
Net Operating Income: \$184,402.00  
All Leases Guaranteed by Tenants

## LOCATION HIGHLIGHTS

6060 Rocky Point is located in a fast growing area at the corner of Boat Club Road and Azle Ave. It is located adjacent to Lake Worth High School and multiple national retailers including, Khol's, Bed Bath and Beyond, Marshalls and others.

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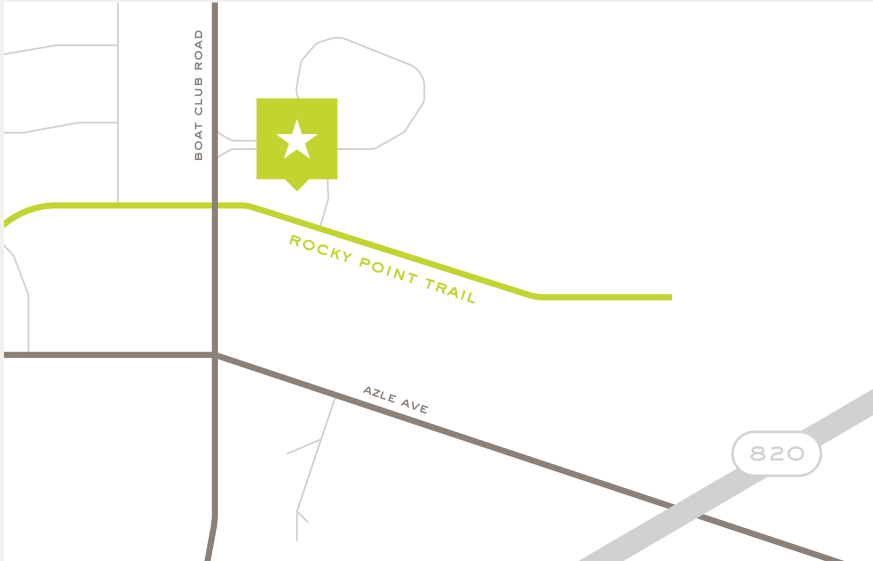


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## RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		RENTAL RATES			RECOVERY TYPE
		Begin	End	Begin	Monthly	Annually	
Gunter / Crossfit	3,000	12/1/2016	12/31/2021	12/1/2018	\$ 4,134.00	\$ 49,608.00	NNN
				12/1/2019	\$ 4,341.00	\$ 52,092.00	
				12/1/2020	\$ 4,668.00	\$ 54,696.00	
Luxx Nails	2,112	12/1/2016	11/30/2021	12/1/2016	\$ 3,168.00	\$ 38,016.00	NNN
Thai Orange	1,750	12/1/2016	12/31/2026	1/1/2019			NNN
				1/1/2020	\$ 2,579.33	\$ 30,951.90	
				1/1/2021	\$ 2,630.91	\$ 31,570.94	
				1/1/2022	\$ 2,683.53	\$ 32,202.36	
				1/1/2023	\$ 2,737.20	\$ 32,846.40	
				1/1/2024	\$ 2,791.94	\$ 33,503.33	
				1/1/2025	\$ 2,847.78	\$ 34,173.40	
				1/1/2026	\$ 2,904.74	\$ 34,856.87	
				\$ 2,962.83	\$ 35,554.00		
Mountain Valley	1,142	4/1/2018	6/30/2023	7/1/2019	\$ 1,627.35	\$ 19,528.20	NNN
				7/1/2020	\$ 1,665.87	\$ 19,990.44	
				7/1/2021	\$ 1,715.85	\$ 20,590.20	
				7/1/2022	\$ 1,767.33	\$ 21,207.96	
Tuscany Italian Bistro, LLC.	2,306	4/19/2018	8/31/2028	9/1/2018	\$ 3,651.17	\$ 43,814.04	NNN
				9/1/2019	\$ 3,760.71	\$ 45,128.46	
				9/1/2020	\$ 3,873.53	\$ 46,482.32	
				9/1/2021	\$ 3,989.73	\$ 47,876.78	
				9/1/2022	\$ 4,109.42	\$ 49,313.09	
				9/1/2023	\$ 4,232.71	\$ 50,792.48	
				9/1/2024	\$ 4,359.69	\$ 52,316.26	
				9/1/2025	\$ 4,490.48	\$ 53,885.74	
				9/1/2026	\$ 4,625.19	\$ 55,502.32	
			9/1/2027	\$ 4,763.95	\$ 57,167.38		
<b>Totals</b>	<b>10,310</b>						
<b>Current Rent Totals</b>					\$ 15,366.85	\$ 184,402.20	

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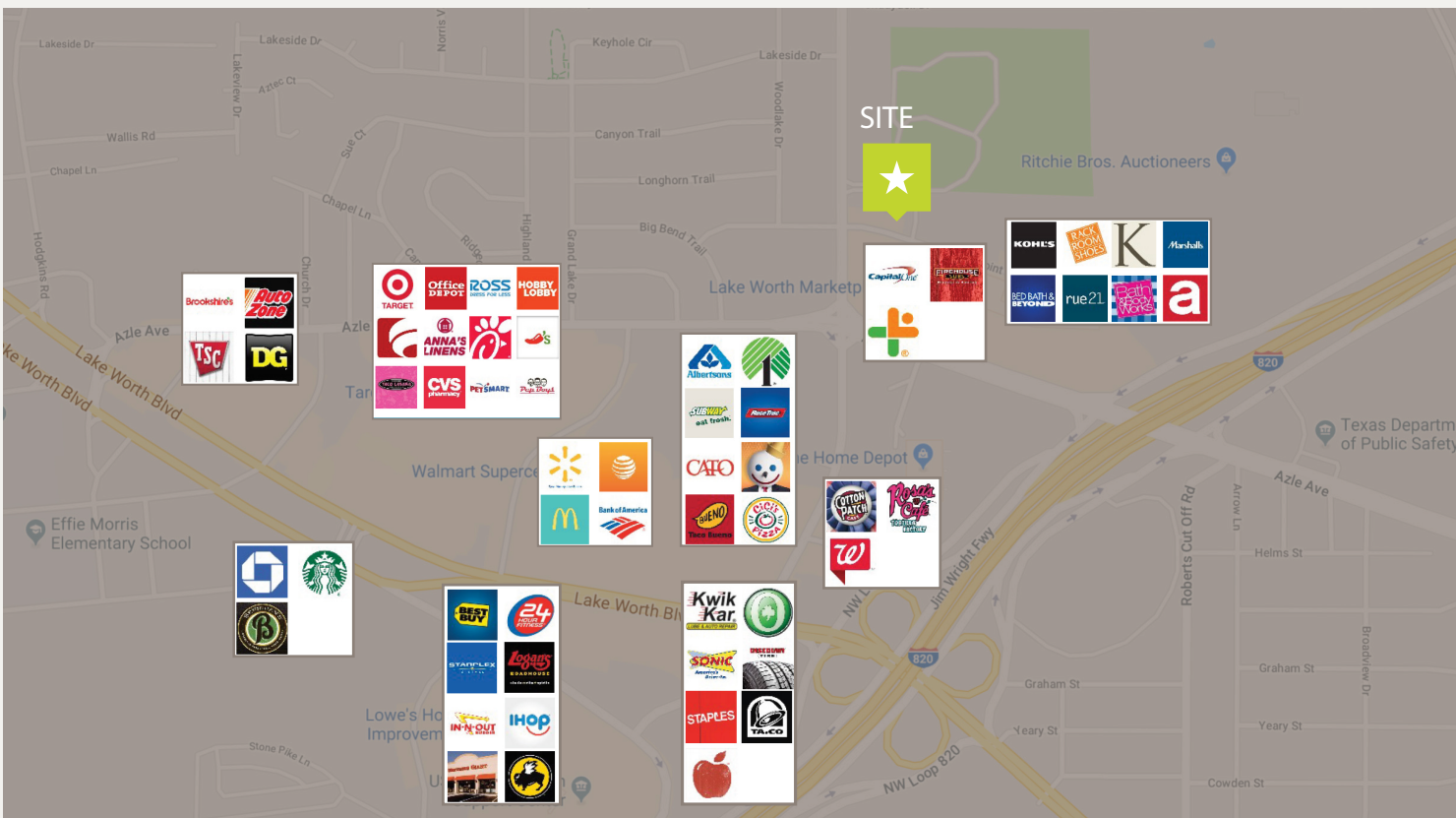
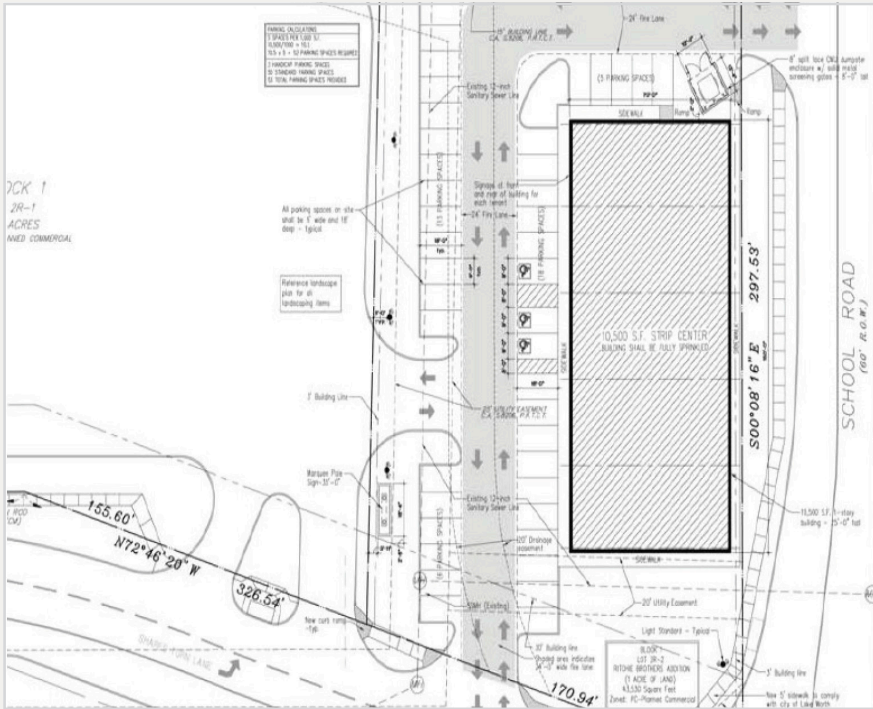
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# LANCARTE

## COMMERCIAL

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