

THE
WOODMONT
COMPANY



WESTERN CENTER
MARKETPLACE
(DALLAS-FORT WORTH MSA)

INVESTMENT OVERVIEW

The Woodmont Company is pleased to present the opportunity to purchase Western Center Marketplace Shopping Center, a Class A retail strip center located in Fort Worth, Texas. This location serves an extended trade area and is located just off a major intersection within the retail market. Current tenants consist of a complimentary and stable mix of well-established Regional Credit and Local Tenants. The property was constructed in 2007 and is currently 90% occupied with an economic occupancy of 100%.



HIGH GROWTH, AFFLUENT AREA

The property has an established presence in the “Alliance Texas” area of north Fort Worth; one of the fastest growing regions in the nation. Situated near major employers and several large residential communities, the property’s tenants enjoy tremendous exposure to area shoppers.

SUSTAINED INCOME GROWTH

Almost all leases have built in rent increases during their existing terms and/or renewals. The strong tenant line-up, lease guarantees, NNN lease structures and staggered lease expirations gives stability to the property and cash flow; providing for an increasing revenue year over year. These scheduled increases on base rents provides investors a tremendous hedge against inflation.

BELOW MARKET RENTAL RATES

The average rental rate for the property’s tenants is \$17.19 PSF, well below quoted rental rates ranging from \$25.00 - \$38.00 PSF for similar properties in the immediate vicinity.

ABILITY TO SUBDIVIDE

The property’s two retail buildings may be subdivided, allowing for next Ownership the flexibility to sell the individual buildings separately from one another in the future.

PROPERTY OVERVIEW	
SALES PRICE - CAP RATE:	\$4,475,000 - 6.90%
IN PLACE NOI:	\$308,890
2024 PROJECTED NOI - CAP RATE:	\$348,406 - 7.80%
2029 PROJECTED NOI - CAP RATE:	\$416,966 - 9.30%
GROSS LEASABLE AREA:	19,922
CURRENT OCCUPANCY:	90.00%
ECONOMIC OCCUPANCY:	100.00%
NUMBER OF BUILDINGS:	2
YEAR OF CONSTRUCTION:	2007
LOCATION:	2720 & 2730 Western Center Blvd. Fort Worth, TX 76131





STABLE MIX OF PROVEN TENANTS

Over 61% of the projects GLA is occupied by Regional Credit tenants operating multiple locations. With an average length of existing tenant occupancy of nearly 5yrs, the property has a strong historical occupancy of successful tenants.

EXCELLENT RETAIL FUNDAMENTALS

Western Center Marketplace is located along Western Center Blvd, a major thoroughfare used by residents, employees and shoppers to access nearby Interstate 35. Existing tenant mix at the project consists mainly of a complimentary mix of established restaurant concepts and service providers. The overall project is well insulated from e-commerce exposure and the “Amazon Effect”.

FREE AND CLEAR OFFERING

The property is being offered free and clear of any existing debt.



DEMOGRAPHIC SUMMARY - WESTERN CENTER MARKETPLACE

	1 MILES	3 MILES	5 MILES
2018 POPULATION (EST.)	15,986	89,672	267,540
AVG. HOUSEHOLD INCOME	\$77,731	\$86,699	\$88,916
HOUSEHOLDS	5,738	30,694	87,948
EMPLOYEES	7,580	36,507	81,048



*Actual location. Boundary lines shown are approximate

WESTERN CENTER BLVD



NOT A PART

NOT A PART



HIGHLAND CLEANERS

WESTERN CENTER DENTAL

MEDICAL BUILDING
NOT A PART



FIRST DONUTS



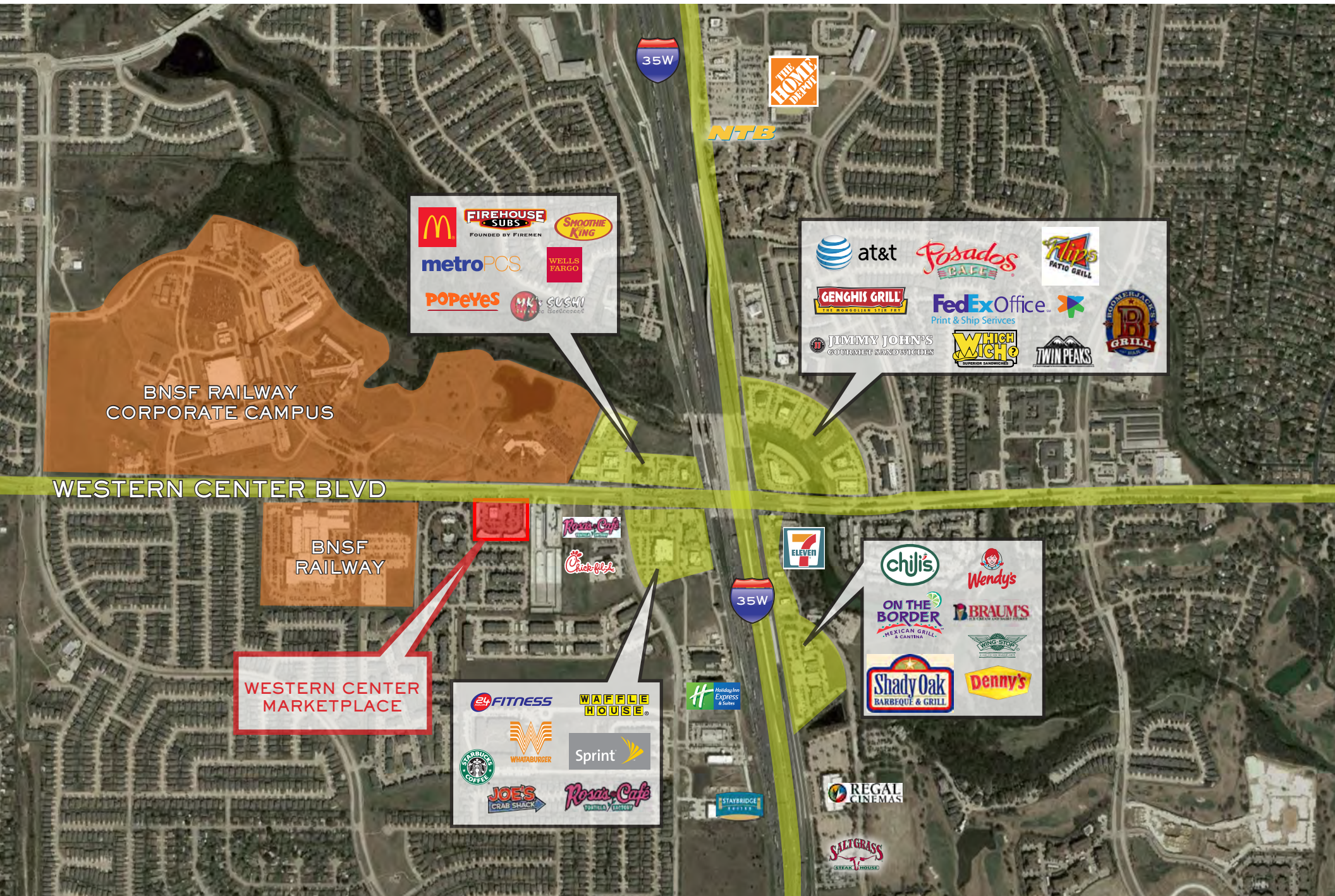
WOODS INSURANCE AGENCY

HEAVENLY BLISS DAY SPA

2720 BUILDING		
Ste	Tenant	SF
320	Master Lease	2,000
316	Western Center Eye Care	1,800
312	Premier Rehab	4,000
300	Zombie Krew Jiu Jitsu	2,161
Total		9,961



2730 BUILDING		
Ste	Tenant	SF
420	5 Star Nails Spa	2,005
416	Ayasaofia Turkish Bistro	1,951
412	Sara's Secret	2,005
400	Fred's Texas Café	4,000
Total		9,961



McDonald's
FIREHOUSE SUBS
FOUNDED BY FIREMEN
SMOOTHIE KING
metroPCS
WELLS FARGO
POPEYES
MK'S SUSHI
The Authentic Experience

at&t
Posados
Fazio's PATIO GRILL
GENGHIS GRILL
THE MONGOLIAN STEAK TRY
FedEx Office
Print & Ship Services
JIMMY JOHN'S
COMMERCE SANDWICHES
WHICH WICH
SUPERIOR SANDWICHES
TWIN PEAKS
HOME-PLACE GRILL

24 FITNESS
Waffle House
Starbucks Coffee
Whataburger
Sprint
JOE'S CRAB SHACK
Rosa-Cafe
VODKA CATERING

chili's
Wendy's
ON THE BORDER
MEXICAN GRILL & CATERING
BRAUM'S
WING STREET
SHADY OAK
BARBECUE & GRILL
Denny's

WESTERN CENTER BLVD

BNSF RAILWAY
CORPORATE CAMPUS

BNSF
RAILWAY

WESTERN CENTER
MARKETPLACE



NTB



1,107 UNITS

DOWNTOWN
FORT WORTH







*Actual location. Boundary lines shown are approximate

INCOME EXPENSE SUMMARY

ANNUAL OPERATING INCOME	CURRENT	PER SF	2024 (PROJ.)	PER SF	2029 (PROJ.)	PER SF
Base Rent	\$346,345	\$17.39	\$389,504	\$19.55	\$464,216	\$23.30
Percentage Rent	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Reimbursed Expenses	\$158,878	\$7.98	\$172,102	\$8.64	\$190,015	\$9.54
Other Income	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00
Total Operating Income	\$505,223	\$25.36	\$561,606	\$28.19	\$654,231	\$32.84
Vacancy Allowance 5%	(\$25,261)	-\$1.27	(\$28,080)	-\$1.41	(\$32,712)	-\$1.64
Effective Gross Revenue	\$479,962	\$24.09	\$533,526	\$26.78	\$621,519	\$31.20
Building 2720 & 2730 Direct Expenses						
Real Estate Taxes	\$97,464	\$4.89	\$105,498	\$5.30	\$116,479	\$5.85
Property Insurance	\$8,327	\$0.42	\$9,013	\$0.45	\$9,952	\$0.50
Management Fee	\$12,053	\$0.60	\$13,047	\$0.65	\$14,404	\$0.72
General & Administrative	\$960	\$0.05	\$1,039	\$0.05	\$1,147	\$0.06
Utilities (Tenant Water)	\$14,244	\$0.71	\$15,418	\$0.77	\$17,023	\$0.85
Landscaping	\$5,525	\$0.28	\$5,980	\$0.30	\$6,603	\$0.33
Alarm Monitoring	\$5,404	\$0.27	\$5,849	\$0.29	\$6,458	\$0.32
Repairs & Maintenance (Buildings Only)	\$5,440	\$0.27	\$5,888	\$0.30	\$6,501	\$0.33
Total Direct Expenses 2720 & 2730	\$149,416	\$7.50	\$161,732	\$8.12	\$178,567	\$8.96
WCMP Assoc. Common Area Expenses						
Dues & Prof. Fees	\$2,700	\$0.14	\$2,916	\$0.15	\$3,240	\$0.16
Utilities (Elect. & Irrigation)	\$4,279	\$0.21	\$4,622	\$0.23	\$5,135	\$0.26
Trash Service	\$7,088	\$0.36	\$7,655	\$0.38	\$8,506	\$0.43
Day Porter	\$2,616	\$0.13	\$2,825	\$0.14	\$3,139	\$0.16
Pest Control	\$672	\$0.03	\$726	\$0.04	\$806	\$0.04
Repairs & Maintenance (Common Areas Only)	\$3,500	\$0.18	\$3,780	\$0.19	\$4,200	\$0.21
Insurance (Common Areas Only)	\$800	\$0.04	\$864	\$0.04	\$960	\$0.05
Total WCMP Assoc. Common Area Expenses	\$21,655	\$1.09	\$23,388	\$1.17	\$25,987	\$1.30
Total Operating Expenses	\$171,071	\$8.59	\$185,120	\$9.29	\$204,554	\$10.27
Net Operating Income	\$308,890	\$15.50	\$348,406	\$17.49	\$416,966	\$20.93

- Current Operating Income is based on the current Rent Roll and reimbursements.
- Vacancy Allowance is based on a market vacancy factor of 5%.
- Current Operating expenses based on 2018 Actual Expenses and 2019 Budgeted Expenses.
- Real Estate Taxes based on 2019 tax assessment.
- WCMP Association Expenses are pro-rata share of expenses pertaining to the projects shared Common Areas.
- WCMP Association Expenses are assessed to Tenant's as part of CAM's.
- 2024 & 2029 Projected Income and Expenses based on Current Rent Roll's in-place schedule rent increases and renewal options and Operational Expenses adjusted for inflation.

 <p>Parent Company: Fred's North Texas, LLC</p> <p>Locations: 3</p> <p>Website: www.fredstexascafe.com</p>	 <p>Parent Company: Lexus Group, Inc.</p> <p>Locations: 21</p> <p>Website: www.sarassecret.com</p>	 <p>Parent Company: Tran Vision Associates PLLC</p> <p>Locations: 1</p> <p>Website: www.wceyecare.com</p>	 <p>Parent Company: Premier Rehab Fort Worth, PLLC</p> <p>Locations: 6</p> <p>Website: www.premiererehab.com</p>
<p>A Fort Worth institution since 1978, Fred's Texas Café is regularly named on multiple "Best Hamburgers" lists for the expanded Dallas-Fort Worth area. Nationally acclaimed burgers, fabulous chicken-fried steak, the coldest beer in town -- that's Fred's Texas Café. Fred's has long been known for their outstanding food and combined with a unique and casual atmosphere that's welcoming to customers of all ages.</p>	<p>Sara's Secret is a novelty and lingerie store. With 21 locations in the North Texas area, Sara's Secret is the largest chain of its type in the state of Texas.</p>	<p>As a fully licensed and equipped optometric practice, Western Care Eye Care offers a complete range of eye care services under one roof in a modern facility. Offering every patient the absolute best in vision care--whether through fitting them with eyeglasses or contact lenses, diagnosing cataracts, glaucoma, diabetic retinopathy and other eye diseases, or recommending LASIK and other eye surgery procedures.</p>	<p>Established in 2003 with a goal of empowering all people to return to an active and healthy lifestyle using world class physical therapy services, Premiere Rehab Physical Therapy works in collaboration with area physicians to help patients recover quickly and safely. Six state of the art facilities offering physical therapy, aquatic therapy, knee therapy, dry needling, fitness assessments, Gastron technique, lower back therapy, mat and pilates programs, pre and post natal programs, vestibular rehabilitation, Dartfish video analysis and pneumatic compression.</p>

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of enclosed property and is not to be used for any other purposes. This information should not, under any circumstances, be photocopied or disclosed to any third party without written consent of The Woodmont Company or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner (“Owner”) in connection with the sale of the Property is The Woodmont Company, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Woodmont Company.

Neither The Woodmont Company nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Woodmont Company with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Woodmont Company and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase and Sale Agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Woodmont Company, nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of the Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and The Woodmont Company from any liability with respect hereto.



THE WOODMONT COMPANY

CORPORATE OFFICE

2100 W. 7th Street
Fort Worth, Texas 76107
817.732.4000

DALLAS OFFICE

16633 N. Dallas Pkwy, Suite 320
Addison, Texas 75001
214.824.6091

NEWPORT BEACH OFFICE

620 Newport Center Dr, Suite 1100
Newport Beach, California 92660
949.698.1520

WWW.WOODMONT.COM

EXCLUSIVELY OFFERED BY:

TRIP GREEN

Sr. Vice President - Investment Sales
817.377.7763
tgreen@woodmont.com

DEREK ANTHONY

Assistant Vice President - Brokerage
817.377.7150
danthony@woodmont.com