

INVESTMENT SALE

MULTIPLE PROPERTY SALE IN DOWNTOWN DENTON

225 W. Mulberry Street, Denton, TX 76201

215 W. Hickory Street, Denton, TX 76201

216 W. Mulberry Street, Denton, TX 76201

212 W. Sycamore Street, Denton, TX 76201

- 100% LEASED
- RARE MULTI-ACRE SITE AVAILABLE IN DOWNTOWN DENTON
- WITHIN WALKING DISTANCE OF DENTON SQUARE

CONFIDENTIAL OFFERING
MEMORANDUM PRESENTED BY:

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INVESTMENT SALE

225 W. Mulberry Street, Denton, TX 76201

216 W. Mulberry Street, Denton, TX 76201

215 W. Hickory Street, Denton, TX 76201

212 W. Sycamore Street, Denton, TX 76201



THIS OFFERING MEMORANDUM HAS BEEN PREPARED BY BROKER FOR USE BY THE PRINCIPAL ("PRINCIPAL") TO WHOM BROKER HAS PROVIDED THIS OFFERING MEMORANDUM. THE USE OF THIS OFFERING MEMORANDUM AND THE INFORMATION PROVIDED HEREIN IS SUBJECT TO THE TERMS, PROVISIONS AND LIMITATIONS OF THE CONFIDENTIALITY AGREEMENT FURNISHED BY BROKER AND EXECUTED BY PRINCIPAL PRIOR TO DELIVERY OF THIS OFFERING MEMORANDUM. ALTHOUGH THE INFORMATION CONTAINED HEREIN IS BASED UPON SOURCES BELIEVED TO BE REASONABLY RELIABLE, OWNER AND BROKER, ON THEIR OWN BEHALF, AND ON BEHALF OF THEIR RESPECTIVE OFFICERS, EMPLOYEES, SHAREHOLDERS, PARTNERS, DIRECTORS, MEMBERS AND AFFILIATES, DISCLAIM ANY RESPONSIBILITY OR LIABILITY FOR INACCURACIES, REPRESENTATIONS AND WARRANTIES (EXPRESSED OR IMPLIED) CONTAINED IN, OR OMITTED FROM, THE OFFERING MEMORANDUM OR ANY OTHER WRITTEN OR ORAL COMMUNICATION OR INFORMATION TRANSMITTED OR MADE AVAILABLE TO THE RECIPIENT OF THIS OFFERING MEMORANDUM. IN AMPLIFICATION

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OWNER EXPRESSLY RESERVES THE RIGHT, EXERCISABLE IN OWNER'S SOLE AND ABSOLUTE DISCRETION, TO WITHDRAW THE PROPERTY FROM BEING MARKETED FOR SALE AT ANY

TIME AND FOR ANY REASON. OWNER AND BROKER EACH EXPRESSLY RESERVES THE RIGHT, EXERCISABLE IN THEIR SOLE AND ABSOLUTE DISCRETION, TO REJECT ANY AND ALL EXPRESSIONS OF INTEREST OR OFFERS REGARDING THE PROPERTY AND/OR TO TERMINATE DISCUSSIONS WITH ANY ENTITY AT ANY TIME WITH OR WITHOUT NOTICE. BROKER IS NOT AUTHORIZED TO MAKE ANY REPRESENTATIONS OR AGREEMENTS ON BEHALF OF OWNER. OWNER SHALL NOT HAVE ANY LEGAL COMMITMENT OR OBLIGATION TO ANY ENTITY REVIEWING THIS OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL A WRITTEN AGREEMENT FOR THE PURCHASE AND SALE OF THE PROPERTY HAS BEEN FULLY EXECUTED, DELIVERED AND APPROVED BY OWNER AND THE OTHER PARTY THERETO AND ANY CONDITIONS TO OWNER'S OBLIGATIONS HEREUNDER HAVE BEEN SATISFIED OR WAIVED.

AREA OVERVIEW



ADDRESSES

225 W. Mulberry Street, Denton, TX 76201
215 W. Hickory Street, Denton, TX 76201
216 W. Mulberry Street, Denton, TX 76201
212 W. Sycamore Street, Denton, TX 76201

LOT SIZE

Total of 4.58 Acres

PERCENT LEASED:

100%

PRICE

\$10,995,000

PRICE PSF

CAP RATE

6.31%

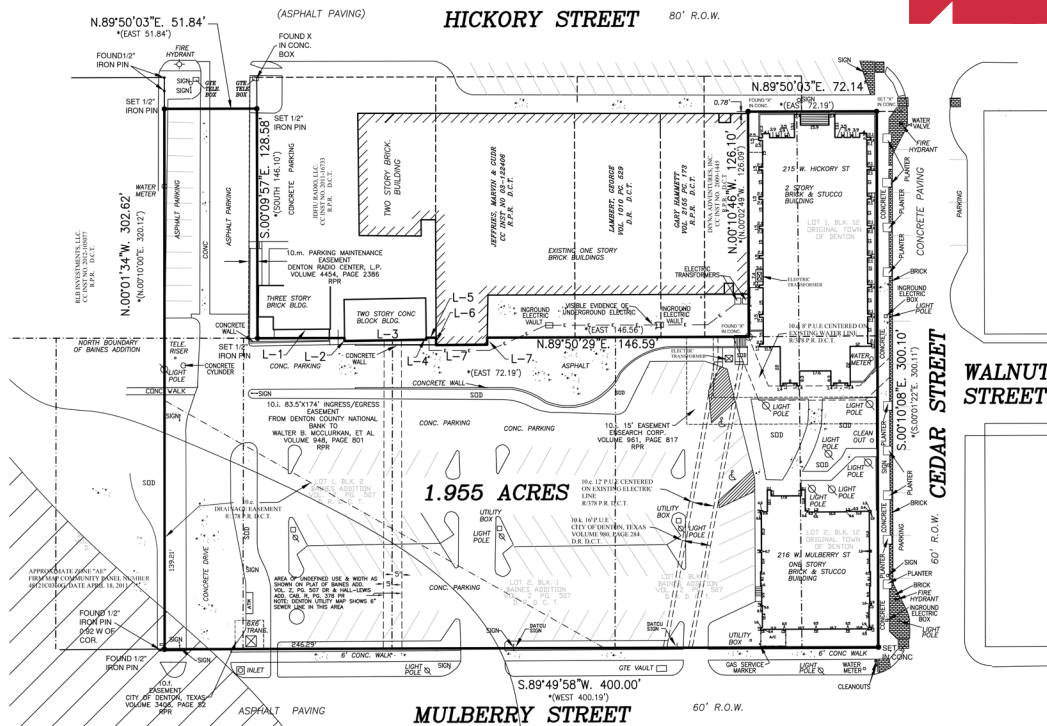
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\$694,472.54

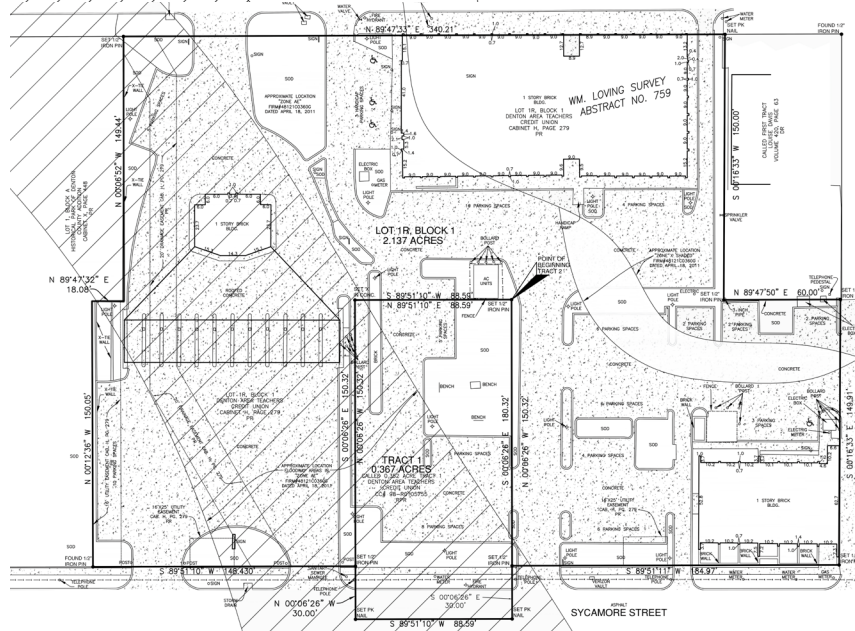
DENTON

SITE PLAN

NORTH SIDE



SOUTH SIDE



NORTH SIDE



SOUTH SIDE

AREA OVERVIEW



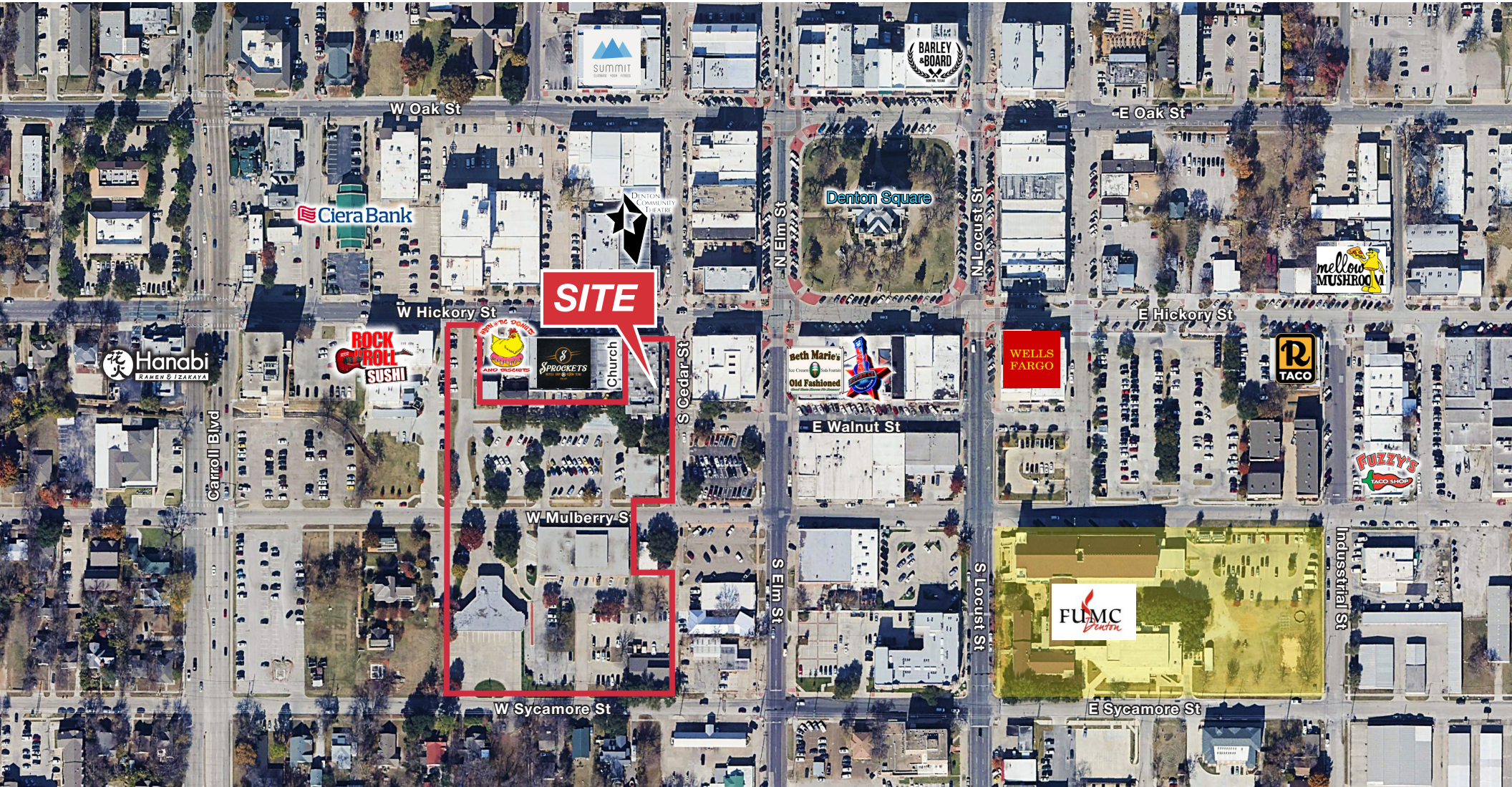
RENT ROLL

Address	Tenant	SF	Rent Term		Annual Base Rent		Lease Type	Renewal Options
			Start	End	PSF	Total		
225 W Mulberry	AccentCare	12,382	1/16/2020	1/15/2021	\$ 18.80	\$ 232,781.60	NNN	One 5-year option
			1/16/2021	1/15/2022	\$ 19.08	\$ 236,248.56		
			1/16/2022	1/15/2023	\$ 19.37	\$ 239,839.34		
			1/16/2023	1/15/2024	\$ 19.66	\$ 243,430.12		
			1/16/2024	1/15/2025	\$ 19.95	\$ 247,020.90		
			1/16/2025	1/15/2026	\$ 20.25	\$ 250,735.50		
			1/16/2026	1/15/2027	\$ 20.55	\$ 254,450.10		
216 W Mulberry & 215 W Hickory St	City of Denton	24,853	7/1/2016	6/30/2017	\$ 16.00	\$ 397,648.00	NNN	No Renewal Option. Tenant has 6 month notice option to terminate lease after July 1, 2021
			7/1/2017	6/30/2018	\$ 16.00	\$ 397,648.00		
			7/1/2018	6/30/2019	\$ 16.00	\$ 397,648.00		
			7/1/2019	6/30/2020	\$ 16.48	\$ 409,572.00		
			7/1/2020	6/30/2021	\$ 16.48	\$ 409,572.00		
			7/1/2021	6/30/2022	\$ 16.97	\$ 421,755.41		
			7/1/2022	6/30/2023	\$ 16.97	\$ 421,755.41		
212 W Sycamore	Emergency Plumbing Services	3,510	8/1/2017	7/31/2018	\$ 14.00	\$ 49,140.00	NNN	Two 5-year Options
			8/1/2018	7/31/2019	\$ 14.28	\$ 50,122.80		
			8/1/2019	7/31/2020	\$ 14.56	\$ 51,105.60		
			8/1/2020	7/31/2021	\$ 14.85	\$ 52,123.50		
			8/1/2021	7/31/2022	\$ 15.14	\$ 53,141.40		

Total Area:	40,745 SF
Total Leased Area	100%
Total Vacant Area:	0 SF

\$ 694,472.54

Income from Operations	Current
Base Rent	\$ 694,472.54
Expense Reimbursement Income	
CAM	
Liability Insurance	\$ 22,852.00
Flood Insurance	\$ 6,029.80
Taxes	\$ 149,316.00
Total Reimbursement	\$ 178,197.80
Effective Gross Revenue	\$ 872,670.34
Operating Expenses	
CAM	
Liability Insurance	\$ 22,852.00
Flood Insurance	\$ 6,029.80
Taxes	\$ 149,316.00
Total Operating Expenses	\$ 178,197.80
Net Operating Income	\$ 694,472.54
Sales price of proposed cap rate of 6.31%	\$ 10,995,000.00





SITE





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:
 - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Lee	654755	rlee@nairiretail.com	214-256-7100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

