



**SPRING CREEK MEDICAL CENTER**  
**2105 W SPRING CREEK PARKWAY**  
**PLANO, TX 75023**

### OFFERING SUMMARY

Price	\$1,400,000
Down Payment	30.7% / \$429,800
Loan Amount	\$980,000
Loan Type	Proposed New
Interest Rate / Amortization	4.25% / 25 Years
Rentable SF	7,200
Year Built	1998
Lot Size	0.71 acre(s)
Price/SF	\$194.44

### PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	-0.17%	9.77%
Net Operating Income	(\$2,448)	\$136,795
Net Cash Flow After Debt Service	(\$44,098)	\$73,087
Total Return	-10.26% / (\$44,098)	22.24% / \$95,580



## INVESTMENT HIGHLIGHTS

- Great Opportunity for Owner Users or Investors
- Well Maintained - Class B Medical Office/Retail Space
- Great Parking with 5.83 Parking Spaces per 1,000 SF Parking Ratio
- 30,000 Average Daily Vehicle Traffic Count
- High Growth Area

Texas Real Estate Commission Consumer Protection Notice: <https://www.trec.texas.gov/sites/default/files/pdf-forms/CN%201-2.pdf>

Texas Real Estate Commission Information About Brokerage Services: <https://www.trec.texas.gov/sites/default/files/pdf-forms/IABS%201-0.pdf>

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	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$25,968	\$3.61	\$136,795	\$19.00
Expense Reimbursement Income	\$7,315	\$1.02	\$44,625	\$6.20
Potential Gross Revenue	\$33,283	\$4.62	\$181,420	\$25.20
<b>Effective Gross Income</b>	<b>\$33,283</b>	<b>\$4.62</b>	<b>\$181,420</b>	<b>\$25.20</b>

	EXPENSES			
	CAM	\$12,240	\$1.70	\$15,134
Real Estate Taxes	\$13,032	\$1.81	\$13,032	\$1.81
Insurance	\$4,460	\$0.62	\$4,460	\$0.62
Management Fee	\$6,000	\$0.83	\$12,000	\$1.67
<b>Total Expenses</b>	<b>\$35,731</b>	<b>\$4.96</b>	<b>\$44,625</b>	<b>\$6.20</b>

NET OPERATING INCOME				
<b>Net Operating Income</b>	<b>(\$2,448)</b>	<b>(\$0.34)</b>	<b>\$136,795</b>	<b>\$19.00</b>

PRESENTED BY

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