



ALL NEEDZ DENTAL & ORTHODONTICS

1209 W BLUFF ST | WOODVILLE, TX 77624

**SALE
LEASEBACK**

**\$1,448,480
LIST PRICE**

**8.65%
AVG CAP RATE**

**7.50%
CAP RATE**

**± 4,938 SF
GLA**

**ABSOLUTE NNN
LEASE**

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WOODVILLE POLICE | FIRE
Jack in the box
Exxon
DOLLAR GENERAL

MERLE NORMAN
MAGNOLIA BAR AND GRILL
O'Reilly AUTO PARTS
Citizens Bank

Dedicated Medical Center
&
Urgent Care

The CHILDREN'S CLINIC OF WOODVILLE

American Tire & Auto Service

Woodville Drug

Texas Department of Public Safety

Brookshire Brothers
YOUR COMMUNITY GROCER SINCE 1921
FAMILY DOLLAR
SUBWAY
WHATABURGER

Tyler County Hospital

W. BLUFF ST

Chevron

Walmart Supercenter
McDonald's
TSC TRACTOR SUPPLY CO
DOLLAR TREE
Pizza Hut

SUBJECT PROPERTY

PROPERTY & LEASE DETAILS

- **E-Commerce Resistant Healthcare Investment** – Healthcare properties are highly sought-after investments for their insulation from e-commerce competition and resistance to economic downturns.
- **15 Year Absolute NNN Investment** – Tenant will be executing a 15-year Absolute NNN lease upon closing, providing investor with a completely passive long-term investment and showing the tenant's commitment to the location
- **High Yield Investment** – The deal is being offered at an attractive 7.50% cap rate (8.65% average cap rate), which offers a high return with the security of a brand new 15 Year NNN lease; uncommon for long-term medical assets
- **Inflation-Protected Lease Structure** – Attractive 2% annual rental increases provide investors and their cashflow a safeguard against inflation

TENANT & LOCATION

- **\$137 Billion Industry** – Dentistry is one of the largest industries in healthcare and grows by an average of 2.4% annually
- **Tax Protected Investment** – Texas is an income tax-free state, which provides out of state investors the opportunity for income tax protection
- **Rural Location Strategy & Dominance** – All NeedZ Dental serves communities that are often underserved and can capture significant market share as these markets present less competition
- **Synergistic Location** – The property benefits from being located directly across the street from Tyler County Hospital, which has served the Woodville community for over 70 years
- **Ideal 1031 Exchange Property** – 15-year lease provides any investor with a long-term passive stream of cash flow in a highly sought-after product type in medical real estate



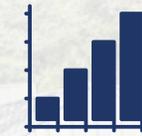
PROPERTY ADDRESS

1209 W BLUFF ST
WOODVILLE, TX 77624



LIST PRICE

\$1,448,480



CAP RATE

7.50%



GROSS LEASABLE AREA

± 4,938 SF



YEAR 1 NOI

\$108,636

ANNUALIZED OPERATING DATA

YEAR	MONTHLY RENT	ANNUAL RENT	CAP
1	\$9,053.00	\$108,636.00	7.50%
2	\$9,234.06	\$110,808.72	7.65%
3	\$9,418.74	\$113,024.89	7.80%
4	\$9,607.12	\$115,285.39	7.96%
5	\$9,799.26	\$117,591.10	8.12%
6	\$9,995.24	\$119,942.92	8.28%
7	\$10,195.15	\$122,341.78	8.45%
8	\$10,399.05	\$124,788.62	8.62%
9	\$10,607.03	\$127,284.39	8.79%
10	\$10,819.17	\$129,830.08	8.96%
11	\$11,035.56	\$132,426.68	9.14%
12	\$11,256.27	\$135,075.21	9.33%
13	\$11,481.39	\$137,776.72	9.51%
14	\$11,711.02	\$140,532.25	9.70%
15	\$11,945.24	\$143,342.89	9.90%

INVESTMENT SUMMARY

List Price	\$1,448,480
Cap Rate	7.50%
Average Cap Rate	8.65%
NOI (Year 1)	\$108,636.00
Year Built	2016
Square Footage	4,938

PROPERTY SUMMARY

Tenant	All NeedZ Dental & Orthodontics
Lease Guarantor	Lease Type
Lease Type	Absolute NNN
Lease Term	15 Years
Increases	2% Annual
Options	Two (2), Five (5) year options
Guaranty	Corporate and Personal
Lease Commencement Date	Close of Escrow
Rent Commencement Date	Close of Escrow

DEBT QUOTE

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

LTV: 65.00%
 RATE: 3.950%
 AMORTIZATION: 25

JESSE LILLARD
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ALL NEEDZ DENTAL & ORTHODONTICS

All NeedZ Dentistry offers family dental care to the many communities surrounding its two convenient locations in Kountze and Woodville, Texas. Both dental practices provide general dental services to patients age three and older with a special focus on preventive, cosmetic, and restorative solutions.

Craig A. Worsley, DDS and Zach Worsley, DDS lead the teams in developing trusting relationships with all of its patients. All NeedZ Dentistry stays up-to-date with the latest dental advancements in methods, techniques, and equipment. In doing so, it's patients receive high-quality treatment with a caring, gentle touch.



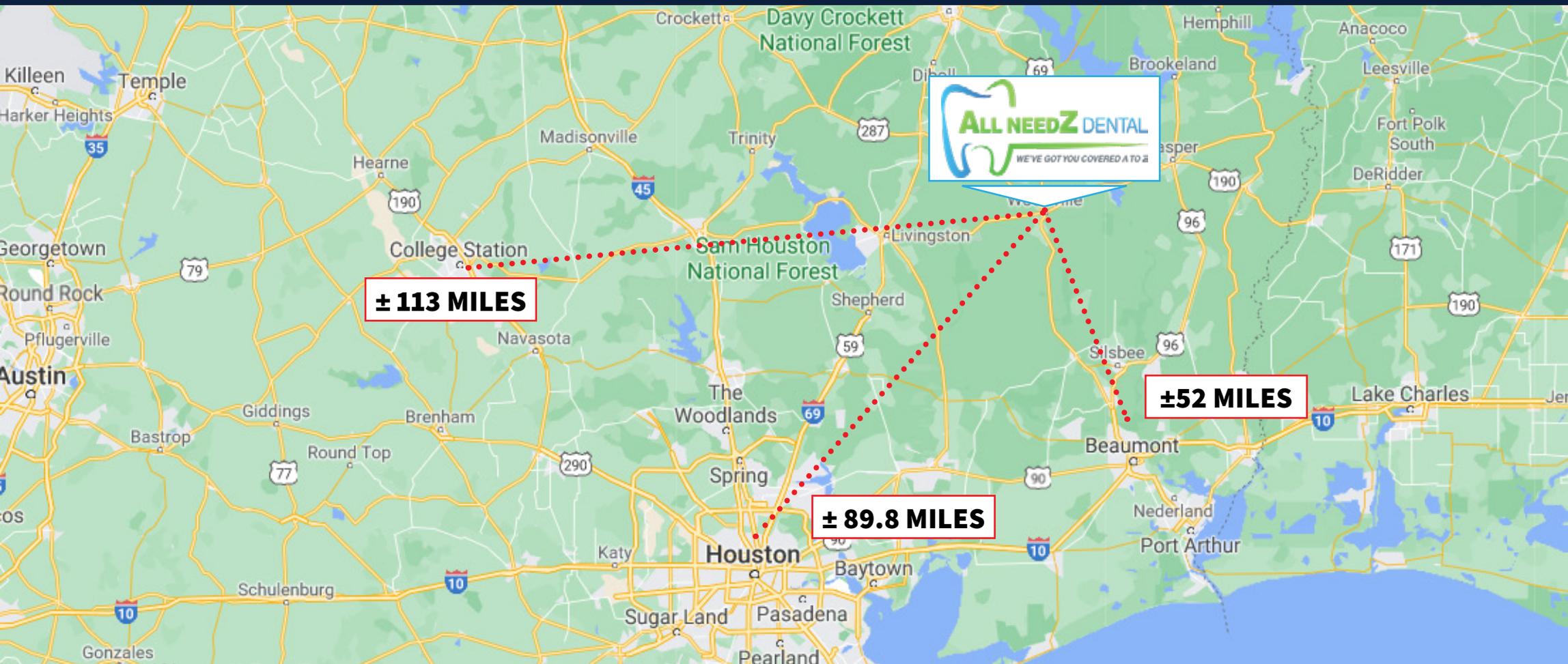
WOODVILLE, TX

Woodville is located deep in the Piney Woods of East Texas at the crossroads of three U.S. highways: U.S. Highway 69, U.S. Highway 190, and U.S. 287. Woodville in Tyler County, Texas. The area is rich in natural resources including oil, gas, timber and an abundant water supply. Woodville offers a business climate conducive to success with a high quality lifestyle that is rich in heritage. Boating, fishing, camping, seasonal hunting and other outdoor activities are available year round due to the mild climate, piney woods, lakes and proximity to the gulf coast.

As the “Dogwood Capital of Texas,” Woodville hosts the annual Tyler County Dogwood Festival currently entering it’s 75th year. The festival spans three weekends beginning with the Festival of the Arts focusing on the arts, history and cultural heritage of the region. Over 2,000 trailriders travel by horseback and wagon to Woodville during Western Weekend in an effort to preserve the heritage of the East Texas cowboy and enjoy the region’s beauty.

DEMOGRAPHICS

Population	5 Mile	10 Mile	15 Mile
2025 Projection	7,241	12,356	17,379
2020 Estimate	7,068	12,001	16,944
2010 Projection	7,185	12,104	17,048
Growth: 2020-2025	2.45 %	2.96 %	2.57 %
Households	5 Mile	10 Mile	15 Mile
2010 Projection	2,059	4,030	5,968
2020 Estimate	2,017	3,945	5,889
2025 Projection	2,122	4,084	6,089
Growth: 2020-2025	2.04 %	2.13 %	1.36 %
Income	5 Mile	10 Mile	15 Mile
Average HH Income	\$63,863	\$61,391	\$60,049



BEAUMONT, TX

Beaumont, TX is a city that's economy is based around the Port of Beaumont, one of the nation's largest ports when measured by tonnage. The Port of Beaumont, Port Arthur and Orange make up the golden triangle in terms of being a major industrial area on the Gulf Coast. Beaumont is also one of the largest military ports in the world. Beaumont, TX is also home to Lamar University. Various museums including, Art Museum of Southeast Texas, the Dishman Art Museum, Spindletop-Gladys City Boomtown Museum, the Edison Museum, the Fireman Museum of Texas, the McFaddin-Ward House and Beaumont Botanical Gardens bring culture to the area.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **All NeedZ Dental & Orthodontics** located at **1209 W Bluff Street, Woodville, TX 77624** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or 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 and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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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:
 - 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date