



I-Fit Center

BURLESON, TX



OFFERING MEMORANDUM

PRESENTED BY:

AARON WIMBERLY
OWNER - PRESIDENT
817.999.7348
AARON@TXINVESTCO.COM
TX#614860

TEXAS INVEST CO
(747) NNN-RENT
1301 S. BOWEN RD. STE. 125
ARLINGTON, TX 76013



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BURLESON, TX

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I-FIT CENTER

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS



Executive Summary

PROPERTY SUMMARY

Sale Price:	\$3,324,432
Cap Rate:	7.0%
NOI:	\$232,710
Lot Size:	2.33 Acres
Building Size:	25,708 SF
Year Built:	1971
Renovated:	2013
Market:	Dallas / Fort Worth
Traffic Count:	57,000



PROPERTY HIGHLIGHTS

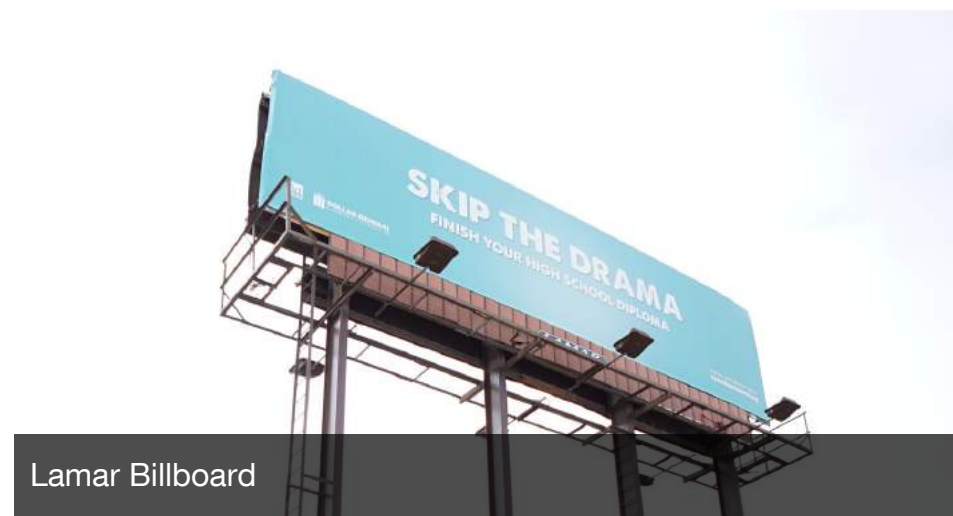
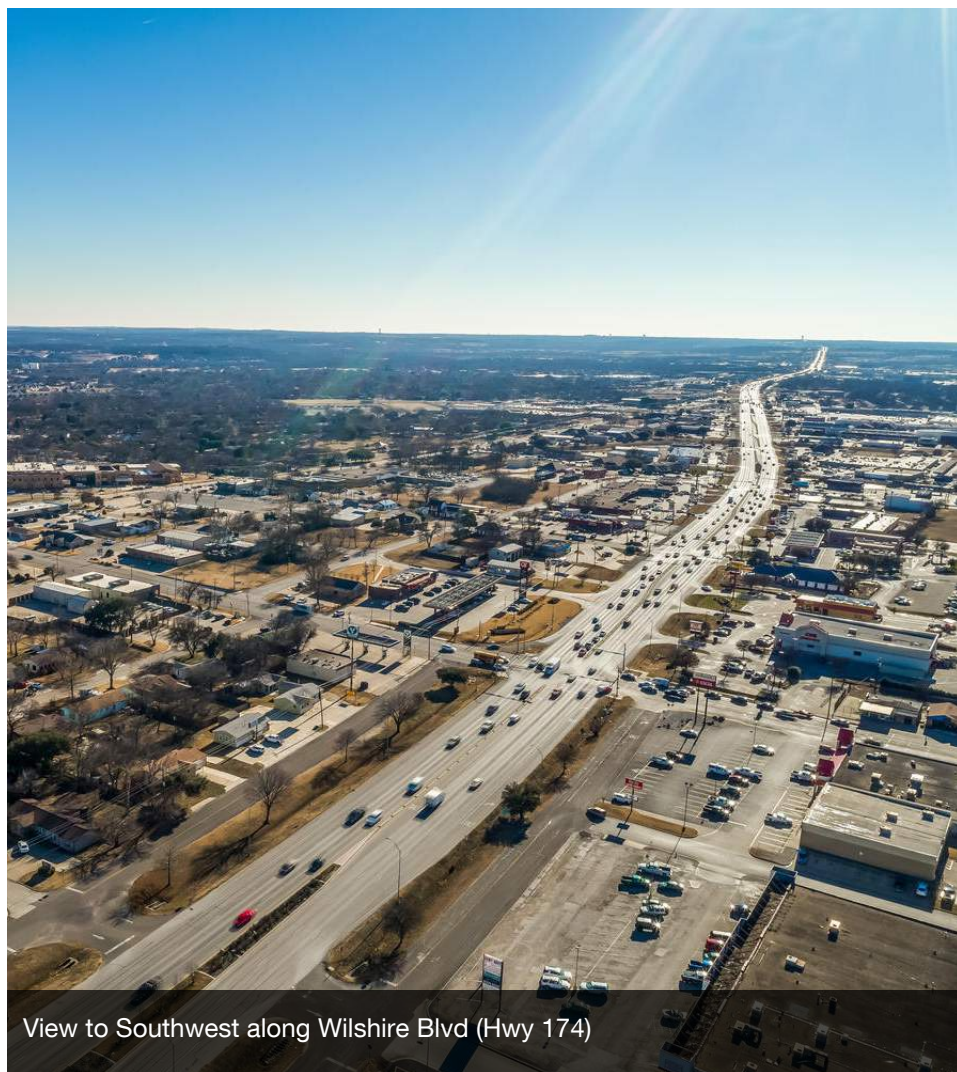
- Rare Opportunity to Own 2+ Acres on Wilshire Blvd. (Hwy 174)
- Adjacent to Realty Capital's Planned \$30MM Mixed-use Development
- Priced Well Under Replacement Cost - ONLY \$129 PSF
- Rents are Extremely Low Creating Tremendous Upside
- Burleson's Retail Vacancy Rate is Under 2% - The LOWEST of Any of Dallas/Ft. Worth's 38 submarkets
- A Fitness Center Has Occupied the Space for Over 20 Years
- Located Within the 35/174/Renfro Corridor



Additional Photos



Additional Photos



Additional Photos



I-FIT CENTER

LOCATION INFORMATION

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CITY OF BURLESON

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

RETAILER MAP





CITY OF BURLESON *Texas*

Texas Invest Co is pleased to present The I-Fit Center, a highly visible, strategically placed, retail center in Burleson, Texas. This generational real estate is located within the I-35/Hwy 174/Renfro corridor. It also sits on the main thoroughfare of Burleson, Wilshire Boulevard (Hwy 174). The I-Fit Center consists of 25,708 SF on 2.33 Acres.

Burleson is a suburb of the Dallas-Fort Worth Metropolitan area and has an estimated population of almost 50k. It borders Fort Worth to the South and still is only 30 minutes away from DFW Airport or 45 minutes from Downtown Dallas. The 5 mile population is over 75k with an average household income almost 1.5 times the national average.

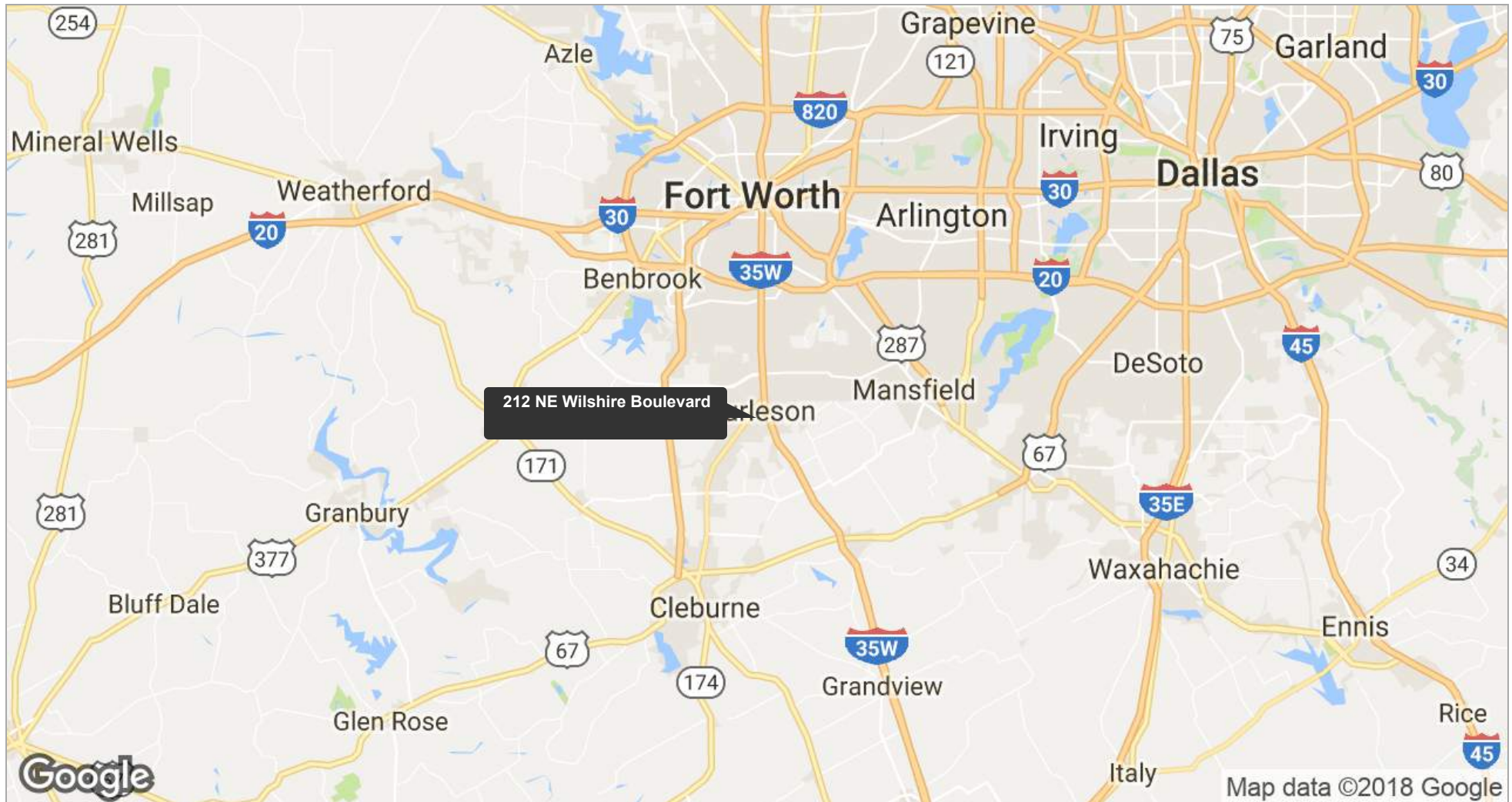


The Burleson community earned kudos in September 2010 as one of the America's Promise Alliance's "100 Best Communities for Young People (100 Best)". Burleson, and winners spanning 37 states, were recognized at a ceremony in front of the Washington Monument on the National Mall in Washington, D.C. This recognition marks the first win for Burleson in the competition. The 100 Best honors communities that make youth a priority with programs that help keep

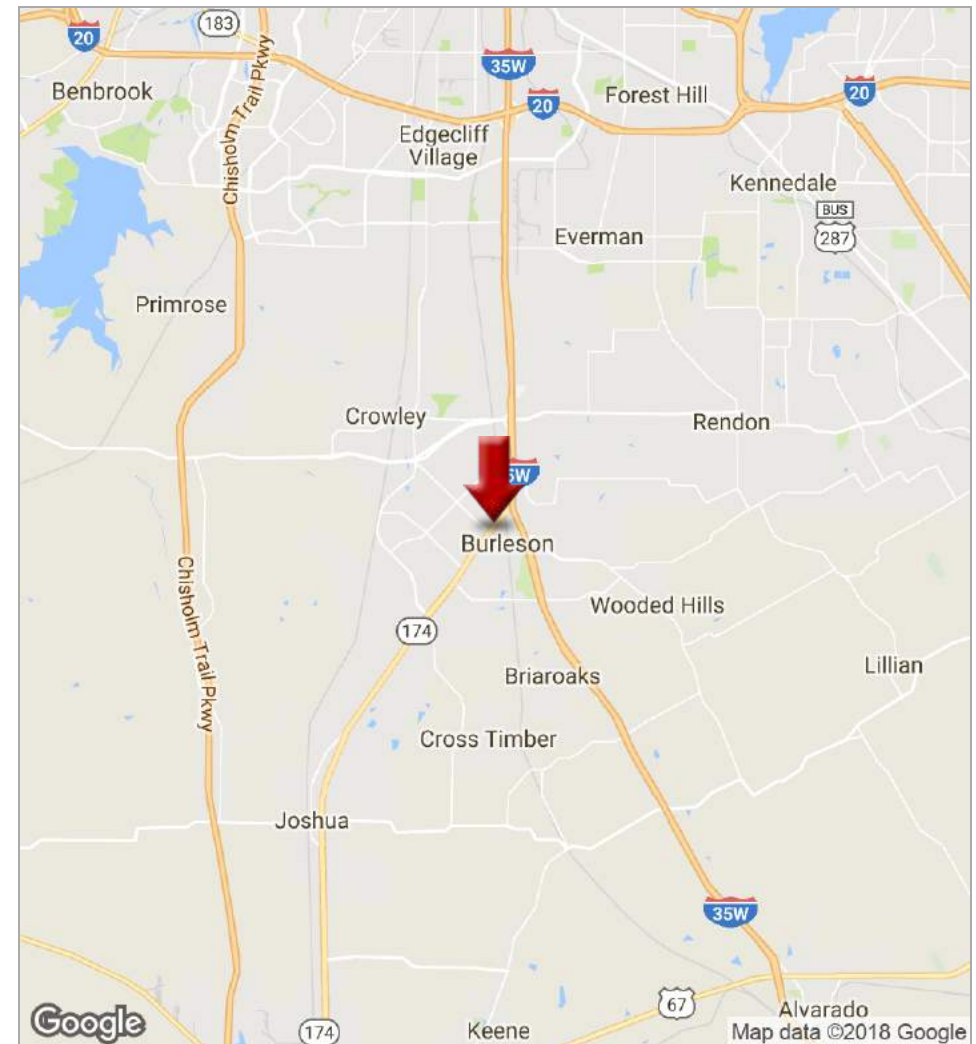
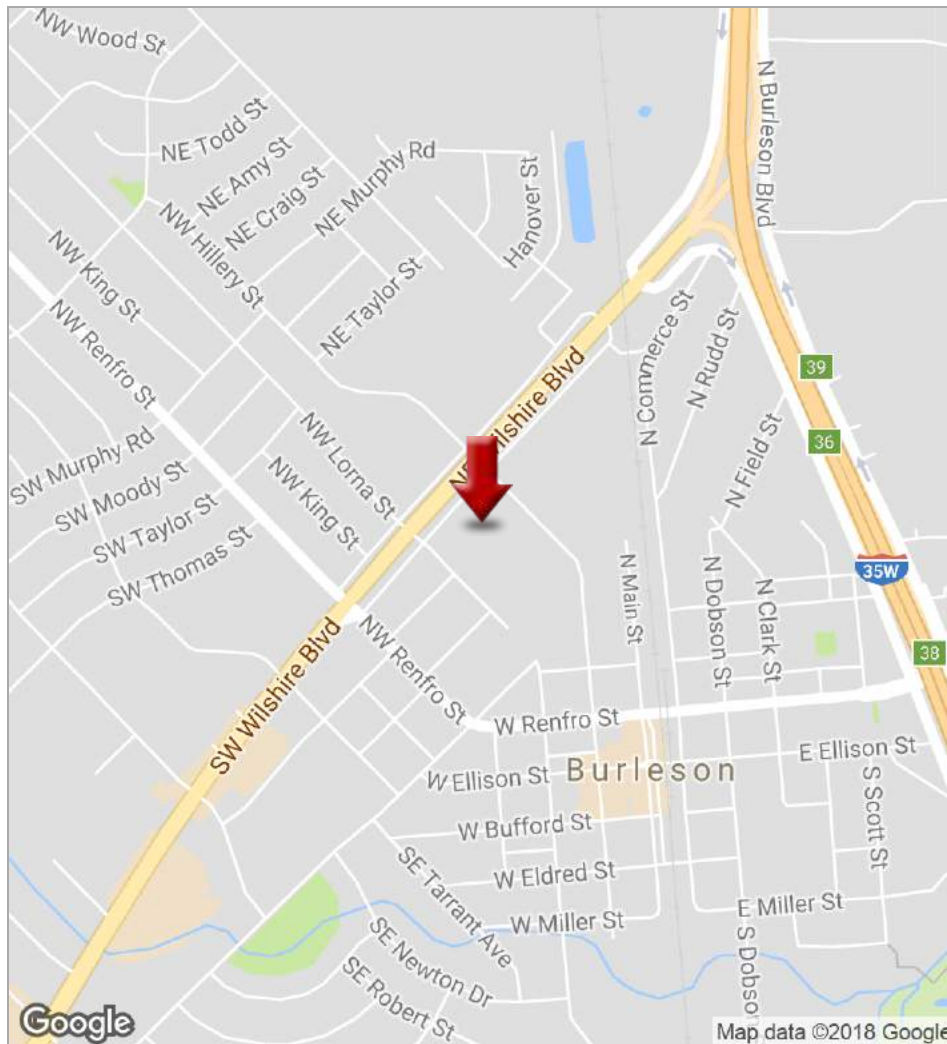
children in school and prepare them for college and the workforce. The competition is open to small towns, large cities, counties and school districts. Most winning communities have also taken steps toward improved access to health care for youth, encouraging youth civic engagement and supplying developmental resources that create better places for young people to live and grow.



Regional Map



Location Maps



Aerial Map



Retailer Map



I-FIT CENTER

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

RENT ROLL - ACTUAL

RENT ROLL - PROFORMA



Financial Summary

INVESTMENT OVERVIEW		I-FIT CENTER
Price		\$3,324,432
Price per SF		\$129.32
CAP Rate		7.0%
Cash-on-Cash Return (yr 1)		10.67 %
Total Return (yr 1)		\$113,860
Debt Coverage Ratio		1.44
OPERATING DATA		I-FIT CENTER
Gross Scheduled Income		\$279,930
Operating Expenses		\$47,219
Net Operating Income		\$232,710
Pre-Tax Cash Flow		\$70,955
FINANCING DATA		I-FIT CENTER
Down Payment		\$664,882
Loan Amount		\$2,659,550
Debt Service		\$161,754
Debt Service Monthly		\$13,479
Principal Reduction (yr 1)		\$42,904



Rent Roll - Actual

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
I-Fit Burleson	210-212	16,602	1997*	10/31/2022**	\$189,120	64.58	\$11.39
MASTER LEASE	206	1,250	At Closing	12 months	\$18,000	4.86	\$14.40
Burleson Instant Print	208	805	1/1/1993	7/31/2018	\$9,000	3.13	\$11.18
Harrison Chiropractic	214-216	1,446	8/1/2004	8/31/2018	\$17,700	5.62	\$12.24
Turner and Rottman	218	690	11/21/2017	11/30/2019	\$10,200	2.68	\$14.78
Exquisite Vapor	220	690	4/16/2014	6/30/2018	\$9,360	2.68	\$13.57
Cutting Edge	222	625	10/1/2004	7/31/2018	\$8,700	2.43	\$13.92
Chris McCrory	Storage A	720	6/2016		\$2,400	2.8	\$3.33
Steve Mekuley	Storage B	720	5/2013		\$2,400	2.8	\$3.33
Steve Michler	Storage C	720	4/2013		\$2,400	2.8	\$3.33
Fusion	Storage D	720	11/2013		\$2,400	2.8	\$3.33
MASTER LEASE	Storage E	720	At Closing	12 Months	\$2,400	2.8	\$3.33
Lamar Company	Billboard				\$3,000		
Jim Finley (7 spaces)	Parking				\$1,050		
Christian Irrigation	Storage Yard		7/20/2017	7/31/2020	\$1,800		
Totals/Averages		25,708			\$279,930		\$10.66

*Burleson Athletic Club Opened in 1997

**I-Fit Burleson has Two Five Year Options: 1st Option \$213,120; 2nd Option \$237,120



Rent Roll - Proforma With NNN's

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
I-Fit Burleson	210-212	16,602	\$141,117	64.58	\$8.50
MASTER LEASE	206	1,250	\$18,750	4.86	\$15.00
Burleson Instant Print	208	805	\$14,087.50	3.13	\$17.50
Harrison Chiropractic	214-216	1,446	\$20,244	5.62	\$14.00
Turner and Rottman	218	690	\$12,420	2.68	\$18.00
Exquisite Vapor	220	690	\$12,420	2.68	\$18.00
Cutting Edge	222	625	\$11,875	2.43	\$19.00
Chris McCrory	Storage A	720	\$3,600	2.8	\$5.00
Steve Mekuley	Storage B	720	\$3,600	2.8	\$5.00
Steve Michler	Storage C	720	\$3,600	2.8	\$5.00
Fusion	Storage D	720	\$3,600	2.8	\$5.00
MASTER LEASE	Storage E	720	\$3,600	2.8	\$5.00
Lamar Company	Billboard		\$6,000		
Jim Finley (7 spaces)	Parking		\$1,200		
Christian Irrigation	Storage Yard		\$1,800		
Totals/Averages		25,708	\$257,913.50		\$10.66



I-FIT CENTER

DEMOGRAPHICS

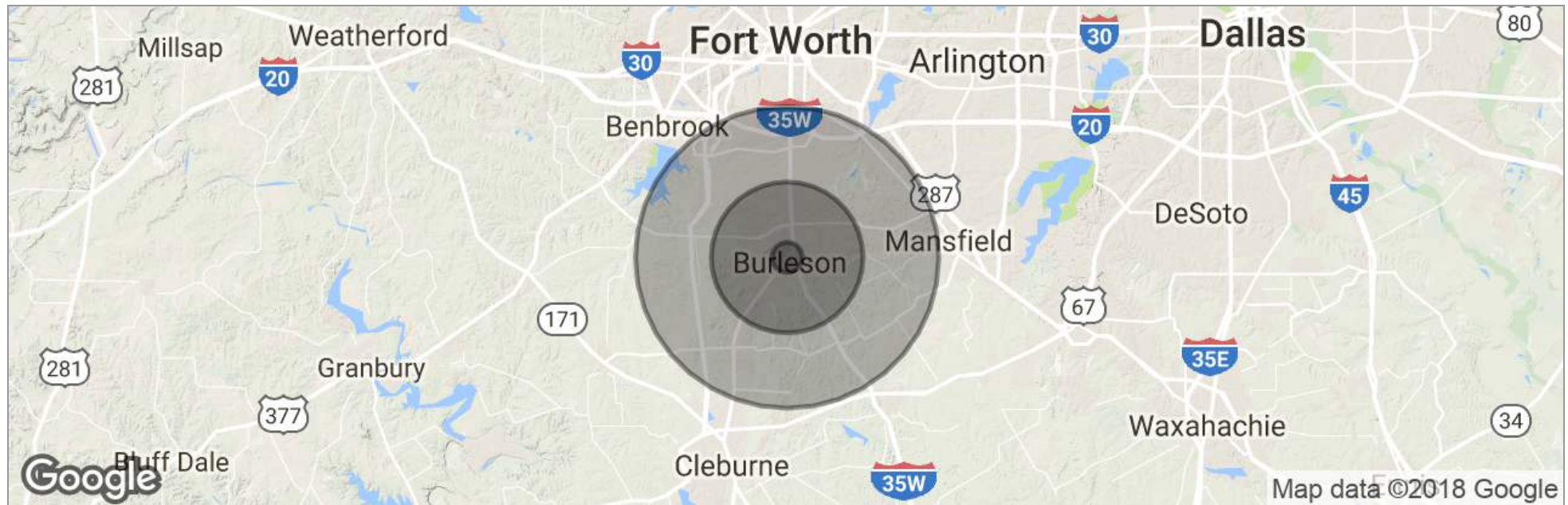
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DEMOGRAPHICS MAP

INFORMATION ABOUT BROKERAGE SERVICES



Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	6,811	76,695	313,470
Population Density	2,168	977	998
Median Age	35.1	34.0	34.0
Median Age (Male)	33.5	32.8	32.9
Median Age (Female)	37.5	35.0	35.0
Total Households	2,581	26,746	107,432
# of Persons Per HH	2.6	2.9	2.9
Average HH Income	\$67,826	\$74,790	\$67,306
Average House Value	\$131,097	\$147,184	\$146,022



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:
 - (1) that the owner will accept a price less than the written asking price;
 - (2) that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - (3) 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.

JRDSSGBW, LLC	574623	klrw@kw.com	817.795.2500
Anne Lakusta	452271		817.795.2500
Dennis Tuttle	592703	dennistuttle@kw.com	817.795.2500
Sales Agent / Associate's Name	614860	Aaron@TXInvestCo.com	817.999.7348
Buyer/Tenant Initials	Seller/Landlord Initials	date	