



OSLER MEDICAL OFFICE

2801 OSLER DR. GRAND PRAIRIE TX 75051

Entrenched Medical Office
totaling 21,072 Sq. Ft.

Campus Style Feel for Medical
and Office Tenants

Prime Renovations recently
done including New Roof, New
HVAC, Electrical, & Plumbing

Rent increases for near term
lease expirations

Broker: Wells Asset Management, Inc

4139 Centurion Way, Ste 500

Addison, TX 75001

Wells

WELLS ASSET MANAGEMENT
PERFECTED PERFORMANCE

Mike Wells
972.458.4588
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Price	\$3,200,000
Cap Rate	6.29%
Net Operating Income (FY25 Rent Schedule, T-12 Expenses)	\$201,148
Current Occupancy	100.0%
Average Term Remaining	2.0 Years

PROPERTY OVERVIEW

Property Type	Class B Office
Year Built / Renovated	1985 / 2018
Gross Leasable Area	21,072 Sq. Ft.
Lot Size	2.13 Acres
Parking Spaces	113 / 5.4 (per 1K Sq. Ft.)

INVESTMENT OPPORTUNITY

Wells Asset Management presents the opportunity to acquire a highly entrenched medical plaza located in Grand Prairie, Texas.

INVESTMENT HIGHLIGHTS:

- ✓ Entrenched Location for Medical Office Tenants
- ✓ Strong Free Cash Flow with Minimal Capex & Repairs
- ✓ Prime Renovations recently including New Roof, New HVAC, Electrical, & Plumbing
- ✓ Rent increases for near term lease expirations

MEDICAL PLAZA LAYOUT



PRO FORMA FINANCIALS

- ❑ **Gross Rental Income:** Includes current occupied rent rates.
- ❑ **Operating Expenses:** Conservatively includes HVAC services and 10% vacancy.

FY25 Rent Schedule Income | Feb. '25 T-12 Expenses

GROSS RENTAL INCOME	\$282,177	\$13.39
NNN Billbacks	\$61,400	\$2.91
<u>Vacancy (10.0%)</u>	<u>(\$34,358)</u>	<u>(\$1.63)</u>
TOTAL INCOME	\$309,219	\$14.67
<u>Expenses</u>	<u>Annual</u>	<u>SF</u>
Administrative	\$0	\$0.00
Payroll	\$0	\$0.00
Landscaping	\$14,491	\$0.69
Repairs/Maintenance	\$4,150	\$0.20
Management Fee	\$12,369	4.00%
Water/Sewer	\$9,237	\$0.44
Electric	\$5,612	\$0.27
Cable/Internet	\$5,853	\$0.28
Waste Removal	\$3,181	\$0.15
Contracted Services	\$2,159	\$0.10
Franchise Taxes	\$0	\$0.00
Real Estate Taxes	\$32,341	\$1.53
<u>Insurance</u>	<u>\$18,679</u>	<u>\$0.89</u>
Total Operating Expenses	\$108,071	\$5.13

NET OPERATING INCOME	\$201,148	\$9.55
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TENANT OVERVIEW

<u>Tenant</u>	<u>Sq. Ft.</u>	<u>PSF</u>	<u>Move-In Date</u>	<u>Lease End Date</u>
LoneStar Autism Solutions	9,180	\$13.80	09/21/2017	07/31/2026
Rehab Managed Care of Arizona	2,275	\$14.00	08/01/2024	08/01/2027
Kristal Nicole Salon & Suites	2,065	\$12.00	04/15/2024	07/31/2029
Mountain of Fire & Miracles Ministries	1,900	\$12.00	03/01/2017	10/31/2026
Trumed Family Clinic	1,500	\$13.50	09/21/2017	05/31/2028
Rodriguez Chiropractic Care	1,500	\$12.00	03/15/2025	05/31/2027
New Life Church	1,326	\$14.50	08/01/2023	09/30/2026
Vitalis Health & Wellness	1,326	\$14.00	04/01/2025	03/31/2026
Total	21,072			

MARKET COMPARABLES

<u>OSLER MEDICAL PLAZA</u>	RBA	Rent PSF	% Leased	City	Building Class	Year Built
2801 Osler Dr.	21,072	\$14.00	100%	Grand Prairie	B	1985

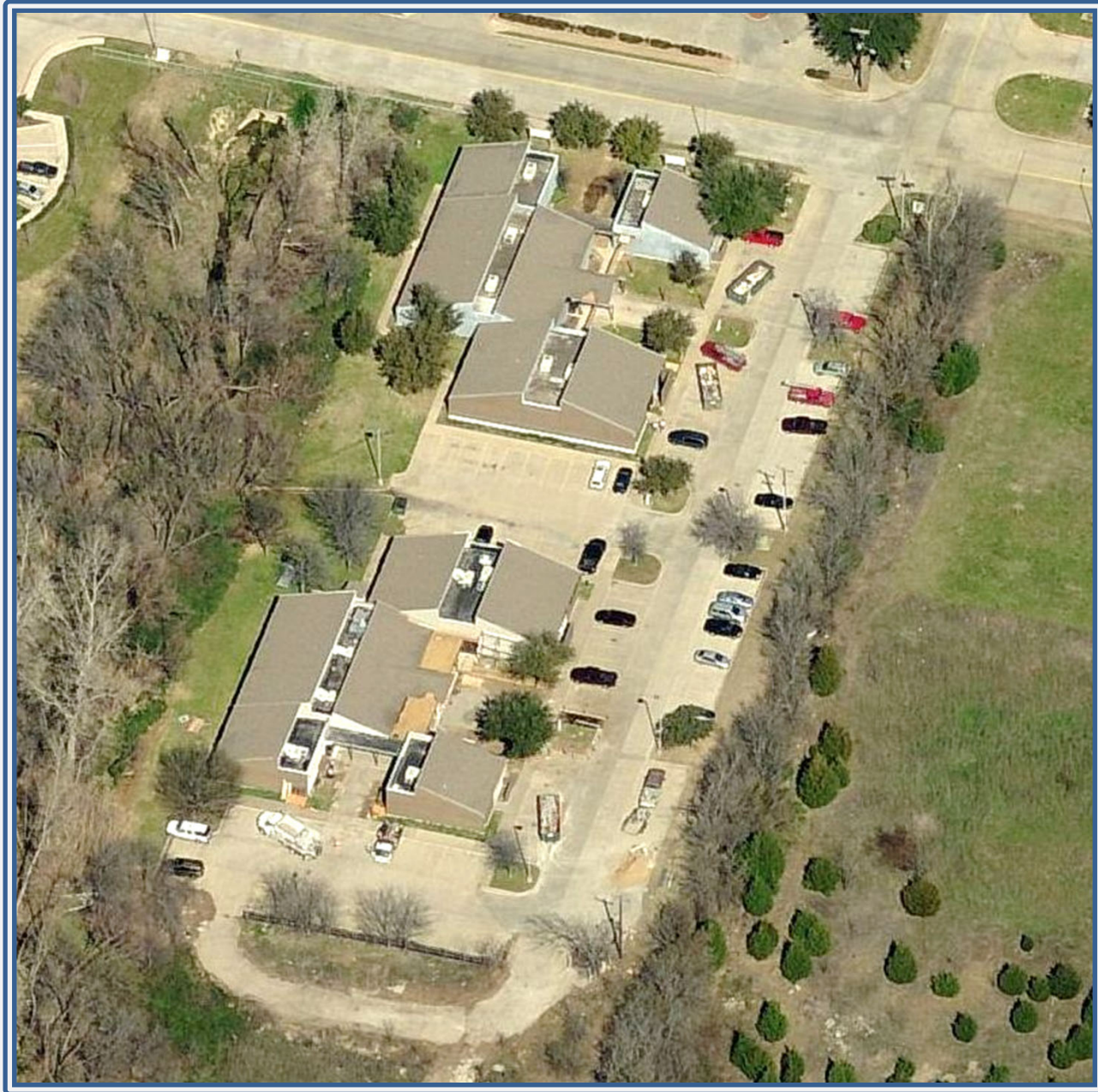
Property Address	Property Type	RBA	Rent PSF	% Leased	City	Building Class	Year Built
2705 Hospital Blvd	Medical Office	29,837	\$16.49	100%	Grand Prairie	B	1981
204 Billings - 214 Billings St.	Medical Office	25,242	\$16.95	72%	Arlington	C	1985
3630 W. Pioneer Pky	Medical Office	14,418	\$18.50	100%	Arlington	C	1975
2100 Virginia Dr.	Medical Office	12,695	\$20.72	91%	Grand Prairie	B	1976
601 Omega Dr.	Medical Office	11,680	\$19.00	72%	Arlington	B	1980



Broker: www.wellsasset.com

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AERIAL OF OSLER MEDICAL OFFICE



Confidentiality Information and Disclaimer

Wells Asset Management, Inc (“Broker”) has been retained as the exclusive Listing Broker for the Osler Medical Office offering.

This confidential offering memorandum has been prepared by Broker and does not purport to be all-inclusive or contain all of the information which prospective Buyers may need or desire.

All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney’s fees, collectively “Claims”) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents. Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you. No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement. **Prospective buyers and their Agents agree not to contact any tenants, their employees or customers of any business on the Property without prior permission from the Landlord.**



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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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

Wells Asset Management Inc	0425493	mike@wellsasset.com	972-458-2588
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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Designated Broker of Firm	License No.	Email	Phone

Austin T Wells	823411	austin@wellsasset.com	214-802-6563
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