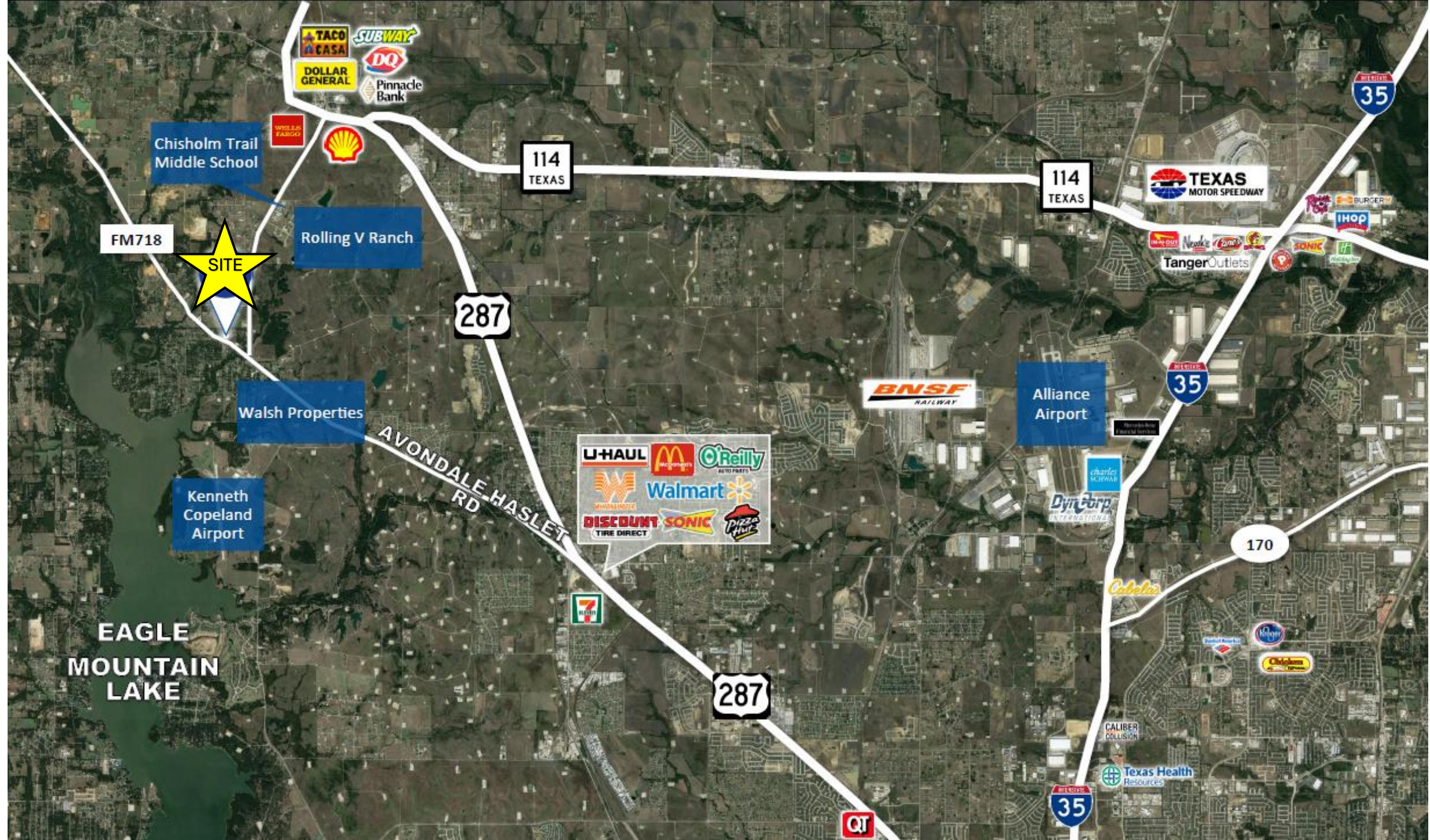


DOLLAR TREE – 9 YR – FORT WORTH MSA

416 FM 718, NEWARK, TEXAS 76071





TACO CASA
SUBWAY
DOLLAR GENERAL
DQ
Pinnacle Bank

Chisholm Trail
Middle School

114
TEXAS

114
TEXAS

TEXAS
MOTOR SPEEDWAY

35

FM718



Rolling V Ranch

287

TangerOutlets

35

Walsh Properties

BNSF
RAILWAY

Alliance
Airport

Kenneth
Copeland
Airport

AVONDALE HASLET
RD

U-HAUL
McDonald's
O'Reilly
Walmart
DISCOUNT
TIRE DIRECT
SONIC
Pizza Place

Charles
Schwab
DynCorp
INTERNATIONAL

170

EAGLE
MOUNTAIN
LAKE

287

35

QT

TEXAS Health
Resources

Executive Summary

416 FM 718, Newark, TX 76071

FINANCIAL SUMMARY	
Price	\$1,654,440
Cap Rate	6.25%
Building Size	13,787 SF
Net Cash Flow	\$103,402.50
Year Built	2025
Lot Size	+/- 1.268 Acres

LEASE SUMMARY	
Lease Type	Double Net
Tenant	Dollar Tree
Guarantor	Corporate
Lease Commencement	February 23, 2025
Lease Expiration	February 22, 2035
Lease Term	10 Years
Rental Increases	\$6,893.50 Every Five Years
Renewal Options	Six, 5-Year
Right of First Refusal	None
Roof and Structure	Landlord Responsibilities

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Years 1-5	\$8,616.88	\$103,402.50	6.50%
Years 6-10	\$9,191.33	\$110,296.00	6.93%
Years 11-15 (Option 1)	\$9,765.79	\$117,189.50	7.37%
Years 16-20 (Option 2)	\$10,340.25	\$124,083.00	7.80%
Years 21-25 (Option 3)	\$10,914.71	\$130,976.50	8.23%
Years 26-30 (Option 4)	\$11,489.17	\$137,870.00	8.67%
Years 31-35 (Option 5)	\$12,063.63	\$144,763.50	9.10%
Years 36-40 (Option 6)	\$12,638.08	\$151,657.00	9.53%

Summary	
Base Rent (\$7.50/SF)	\$103,403
Net Operating Income	\$103,403
Total Return (7.25%)	\$103,403





AREA HIGHLIGHTS

DR Horton | Bluestem
- 1,200 Homes

PBM Capital | Rolling V Ranch
- Master planned Community
- 3,400 acres
- \$3.5B Residential Development
- 10,000 Homes

Multiple Area Schools

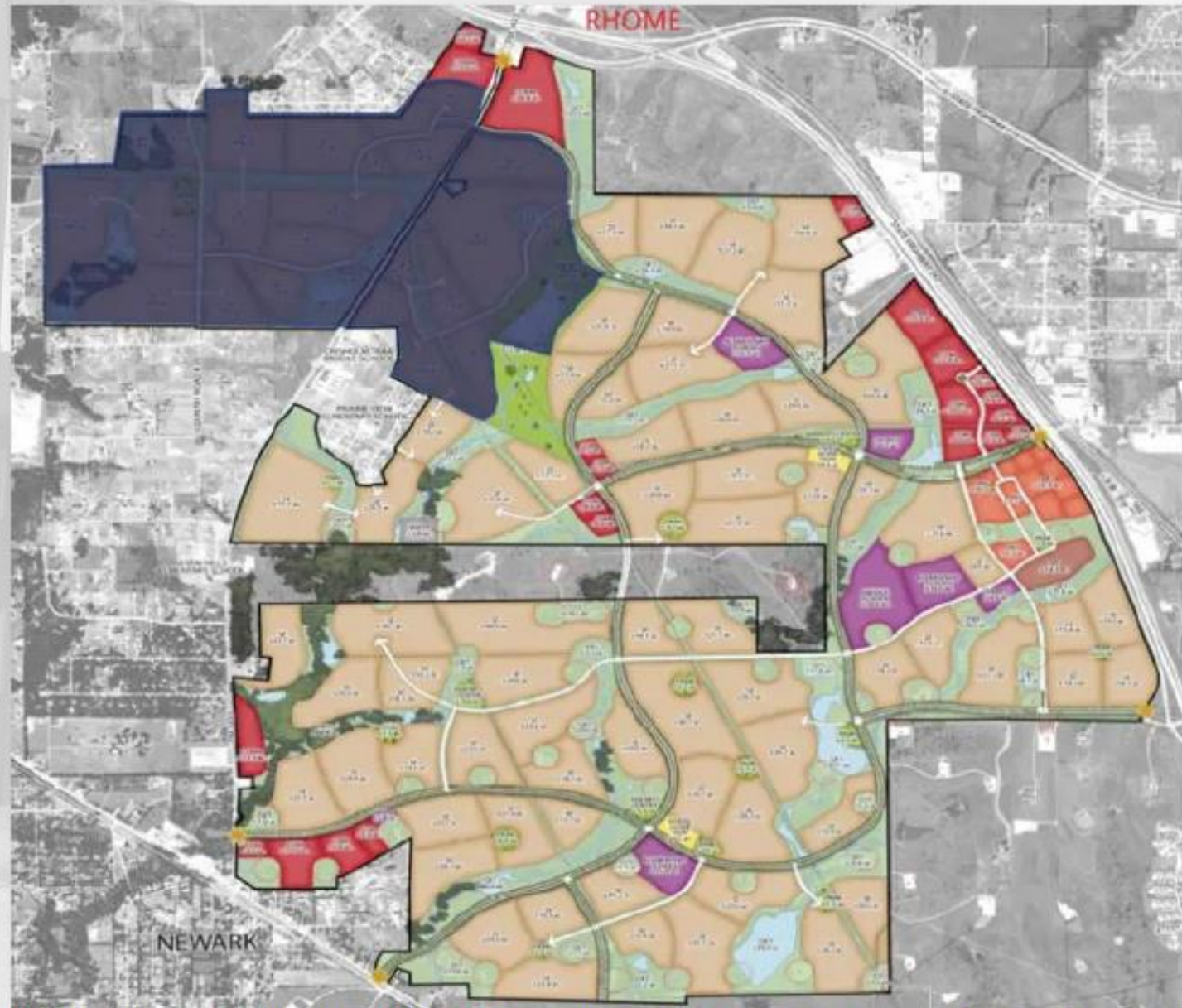
Walsh Properties

Kenneth Copeland Ministries

LOCATION

25 MIN | Fort Worth
15 MIN | Tanger Outlets
15 MIN | Texas Motor Speedway
15 MIN | Eagle Mountain Lake
21 MIN | Alliance Town Center

ROLLING V RANCH | PHASE 1 STARTED



PENDING DEVELOPMENT – The former Rolling V Ranch is now named Reunion. The first 300 homes in the proposed 10,000-home development are expected to be under construction in 2022. *Messenger* archive photo

COMMERCE

250+ Major Companies & Headquarters

70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1

in the country for
3-year job growth
(185,600 jobs)

#1

in the country for
job recovery to pre-
pandemic high
(3,951,900 jobs)
BLS, Dec. 2021

4

Global 500
Companies
Fortune, 2021

9

World's Most
Admired Companies
Fortune, 2022

22

Fortune 500
Companies



DFW AREA GROWTH

50%

LOWER COST OF LIVING

With a lower cost of living than
the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH

With a year over year gain of
277,600 jobs as of July 2022

+328

people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST
METRO IN U.S.

OVER 200 CITIES



HIGHER EDUCATION

Three
Research 1
Universities



Carnegie Classification of Institutions of
Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:



HEALTH CARE

138 HOSPITALS &
FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS