



## CARENOW



**7400 MCCART AVE.**  
7400 McCart Ave., Fort Worth, TX 76133



**Sam Yacoub**  
Sr. Director  
Rizk Enterprises - CREA  
[sam@creassociates.us](mailto:sam@creassociates.us)  
909.518.4272  
Lic# GA 406783

**Priscilla May**  
Broker  
Rizk Enterprises - Roark  
[priscilla@roarkre.com](mailto:priscilla@roarkre.com)  
949.371.9455  
Lic# GA 406783

**John Yacoub**  
Broker  
[John@creassociates.us](mailto:John@creassociates.us)  
909.287.9333  
Lic# CA 00965273



PROPERTY INFO & DISCLAIMER	2
PROPERTY DESCRIPTION	3
PROPERTY PHOTOS	4
INVESTMENT ANALYSIS - 5 YEAR BEFORE TAX	8

# TABLE OF CONTENTS



## CARENOW

### OFFERING INFORMATION

**PURCHASE PRICE**

\$3,400,000

NOI \$ 221,972

CAP 6.5%

2% annual bumps.

**PROPERTY SIZE**

5,975 SQ. FT.

**LAND SIZE**

0.89 ACRES

- *The Seller just funded the Tenant's improvement of*
- *\$60,000 for the latest extension.*

## NDA DISCLAIMER

The Material contained in this document is confidential, furnished solely to prospective purchasers to consider the investment in the (Property) described therein. The Material is not to be copied and/or used for any purpose or made available to any other person without the express written consent of Commercial Real Estate Associates; (“CREA”). The recipient understands and agrees to keep all Material contained herein confidential in requesting and receiving this information. This information package has been prepared to provide summary information to prospective purchasers and establish a preliminary interest level in the Property. However, it does not purport to present all material information regarding the subject properties, and it is not a substitute for a thorough due diligence investigation. In particular, CREA has not made any investigation of the physical property condition, the tenants, the operating history, financial reports, leases, square footage, age, or any other aspect of the same, including but not limited to any potential environmental problems that may exist and make no warranty or representation whatsoever concerning these issues. Any included proformas, projections, opinions, assumptions, or estimates are presented as an example only and do not necessarily represent the current or future performance of the properties. CREA and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical, legal, and financial aspect to determine if the Property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the properties and the subsequent consequences of ownership.



**INITIAL INVESTMENT**

Purchase Price	\$3,400,000
+ Acquisition Costs	\$68,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
<b>Initial Investment</b>	<b>\$3,468,000</b>

**MORTGAGE DATA 1ST LIEN**

Loan Amount	\$0
Interest Rate (30/360)	0.00%
Amortization Period	Years
Loan Term	0 Years
Loan Fees Points	0.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

For the Year Beginning	Year 1 Sep-2023	Year 2 Sep-2024	Year 3 Sep-2025	Year 4 Sep-2026	Year 5 Sep-2027
<b>POTENTIAL RENTAL INCOME (PRI)</b>	<b>\$222,000</b>	<b>\$222,000</b>	<b>\$226,440</b>	<b>\$230,968</b>	<b>\$235,558</b>
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
<b>EFFECTIVE RENTAL INCOME</b>	<b>\$222,000</b>	<b>\$222,000</b>	<b>\$226,440</b>	<b>\$230,968</b>	<b>\$235,558</b>
+ Other Income	\$0	\$0	\$0	\$0	\$0
<b>GROSS OPERATING INCOME (G01)</b>	<b>\$222,000</b>	<b>\$222,000</b>	<b>\$226,440</b>	<b>\$230,968</b>	<b>\$235,558</b>
- Operating Expenses	\$0	\$0	\$0	\$0	\$0
<b>NET OPERATING INCOME (NOI)</b>	<b>\$222,000</b>	<b>\$222,000</b>	<b>\$226,440</b>	<b>\$230,968</b>	<b>\$235,558</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$222,000</b>	<b>\$222,000</b>	<b>\$226,440</b>	<b>\$230,968</b>	<b>\$235,558</b>
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
<b>CASH FLOW BEFORE TAXES</b>	<b>\$222,000</b>	<b>\$222,000</b>	<b>\$226,440</b>	<b>\$230,968</b>	<b>\$235,558</b>
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
<b>Before Tax Cash on Cash</b>	<b>6.53%</b>	<b>6.53%</b>	<b>6.66%</b>	<b>6.79%</b>	<b>6.93%</b>

**SALES PROCEEDS**

Projected Sales Price (EOY 5)	\$0
Cost of Sale	\$0
Mortgage Balance 1st Lien	\$0
<b>Sales Proceeds Before Tax</b>	<b>\$0</b>

**INVESTMENT PERFORMANCE**

Internal Rate of Return (IRR)	N/A
Acquisition CAP Rate	6.53%
Year 1 Cash-on-Cash	6.53%
Gross Rent Multiplier	15.32
Price Per Square Foot	\$569.04
Loan to Value	NA
Debt Service Coverage Ratio	0.00

CareNow's original Lease started September 2000, recently extended to August 2028, with the tenant to retain two (2), five (5) year renewal options starting 9/1/2028.

Extension comment: "At the rental market prevailing rate, no less than the prior year."

Sam Yacoub  
Commercial Specialist  
CENTURY 21 CARE  
9092879333  
[john@c2icare.com](mailto:john@c2icare.com)



## CARENOW

7400 McCart Ave.  
Fort Worth, TX 76133



5,975 sqft. Stand-alone Medical Building occupied by CareNow. With more than 150 urgent care clinics around the United States, CareNow offers a wide range of primary and urgent care services, from family practice, emergency medicine to internal medicine.

### PROPERTY DESCRIPTION

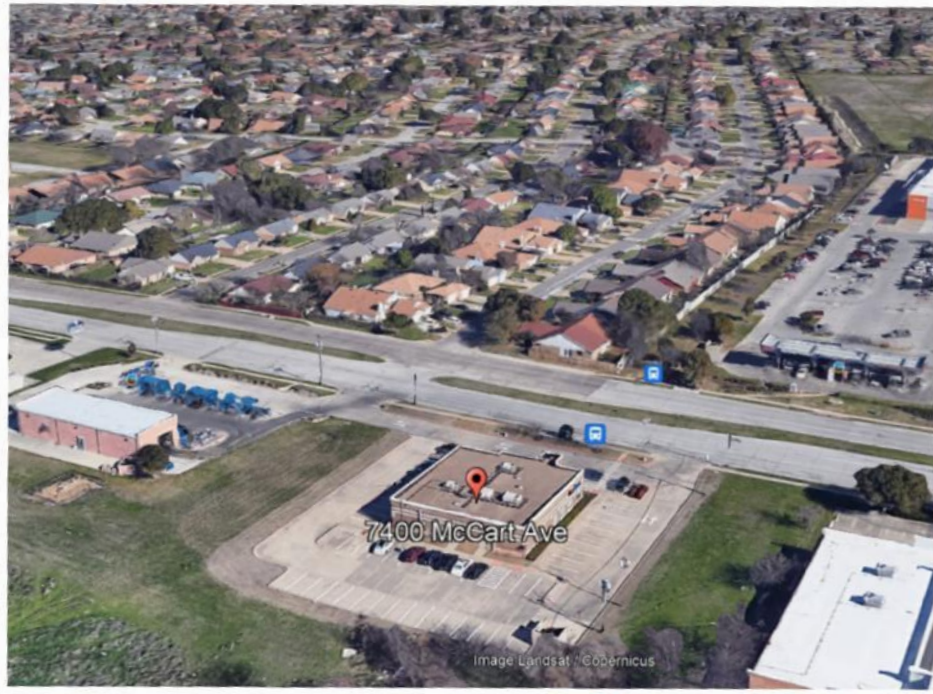
## PROPERTY PHOTOS



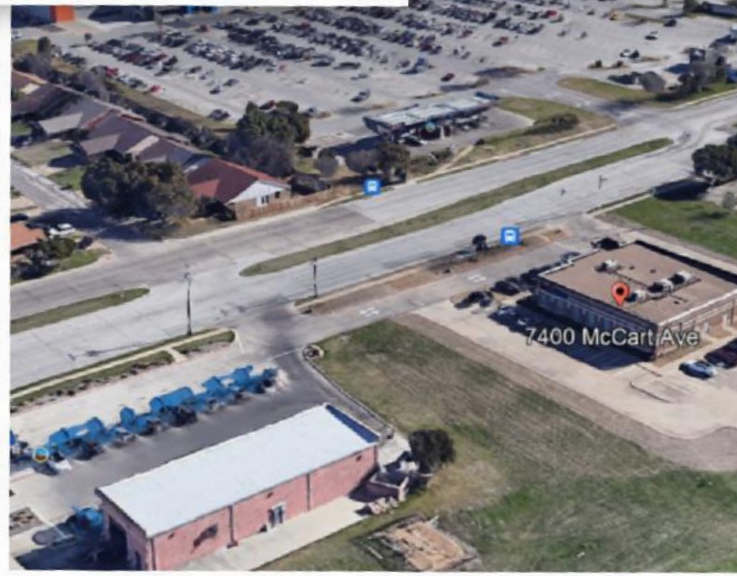
**CARENOW**



# PROPERTY PHOTOS



**CARENOW**



## LOCATION MAP



# CONTACT



**Sam Yacoub**  
Sr. Director  
Rizk Enterprises - CREA  
[sam@creassociates.us](mailto:sam@creassociates.us)  
909.518.4272  
Lic# GA 406783

**Priscilla May**  
Broker  
Rizk Enterprises - Roark  
[priscilla@roarkre.com](mailto:priscilla@roarkre.com)  
949.371.9455  
Lic# GA 406783

**John Yacoub**  
Broker  
[John@creassociates.us](mailto:John@creassociates.us)  
909.287.9333  
Lic# CA 00965273