

MEDICAL NNN INVESTMENT OPPORTUNITY



EXCLUSIVELY LISTED BY



611 S Clay St, Ennis, TX

RUBEN REYNOSO. 817.703.9048. RUBEN@TENANTREADVISORS.COM



OFFERING SUMMARY LEASE

Price	\$1,428,309
Cap Rate	6.8%
New Operating Income	\$97,125.00
Guarantor	Galliant LLC (over \$30 million annual revenue)
Gross Leasable Area	5,250 SF

LEASE

Lease Term	7 Years
Lease Commencement	01/01/2026
Date Lease Expiration	01/31/2032
Lease Type	NNN
Roof and Structure	Landlord. New roof 2025
Annual Rent Increases	3%
Option Period	2 x 60 months at Market Rate

◆ **LEASE GUARANTOR:** Galliant TX, LLC

INVESTMENT OVERVIEW

New 7-year lease with 3% annual increases

New Roof and new HVAC units (2025)

Building recently renovated for Tenant's use

National Tenant with over \$30 million in annual revenue

Stand alone building on 1.13 acres

Adjacent to 4 medical buildings

ANNUALIZED OPERATING DATA

Year (s)	Commencement	Annual
Year 1	1/1/2026	\$97,125.00
Year 2	1/1/2027	\$100,038.72
Year 3	1/1/2028	\$103,039.92
Year 4	1/1/2029	\$106,131.12
Year 5	1/1/2030	\$109,315.08
Year 6	1/1/2031	\$112,594.56
Year 7	1/1/2032	\$115,972.32

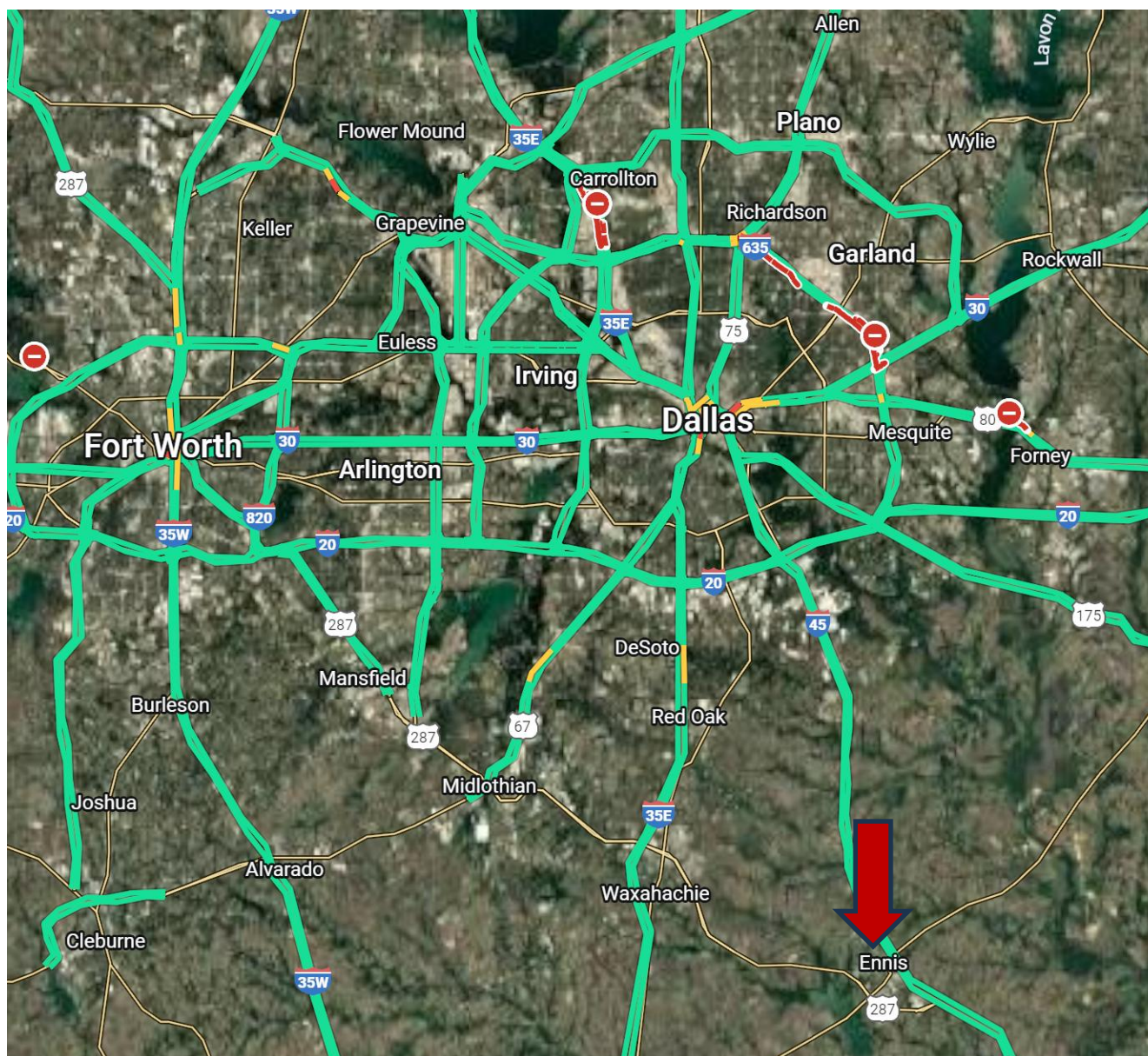


The premier provider of Applied Behavior Analysis (ABA) in Texas & Nebraska for children with autism and other special needs. .

- ♦ Founded in 2020
- ♦ 17+ Locations
- ♦ Over \$30 million annual revenue
- ♦ **Mission:** Galliant's mission is to provide excellent clinical outcomes to individuals who can benefit from Applied Behavior Analysis (ABA). We believe every person deserves the fundamental right to reach their full potential, and we are committed to helping them achieve this. Each and every program is designed to meet the behavioral, social, and communicative needs of your child. Each family will be assigned a treatment team and all services are directly implemented through a team of Board Certified Behavior Analysts (BCBAs) and highly qualified licensed Autism Treatment Specialists.
- ♦ **Company Clinical Foundation:** Galliant is built on the foundation of individualized care delivered by exceptional clinicians. Each treatment plan is crafted to meet the needs of the children and families we serve.
- ♦ <https://www.galliantcare.com/>







Disclaimer

Although Tenant Real Estate Advisors has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. Tenant Real Estate Advisors shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein.

By accepting this Marketing Brochure you agree to release Tenant Real Estate Advisors and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.



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.

11-2-2015



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.

RMR Enterprises, Inc	591178	Ruben@TenantREAdvisors.com	(817) 703-9048
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ruben Reynoso	519140	Ruben@TenantREAdvisors.com	(817) 703-9048
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

