



Co-brokered



**WATERSTONE CONDOS**

**255 Lebanon Rd Ste. 316, Frisco, TX 75036**

**K.E.I. REALTY - EUGENE KRASNY**

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**TENANT REAL ESTATE ADVISORS - RUBEN REYNOSO**

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# FINANCIAL ANALYSIS

## OFFERING SUMMARY

|                      |                             |
|----------------------|-----------------------------|
| Price                | \$2,522,500                 |
| Cap Rate             | 6.6% based on June 2026 NOI |
| New Operating Income | \$166,485.00                |
| Year Built           | 2019                        |
| Gross Leasable Area  | 5036 sq ft                  |

## LEASE

|                    |   |
|--------------------|---|
| Term               | 5 years                                   |
| Lease Commencement | April 1st, 2026 (second 5 yr term)        |
| Lease Expiration   | March 31st, 2031                          |
| Lease Options      | 2 additional 5 year terms at market rate. |
| Guarantee          | Corporate and Personal Guarantees         |
| Lease Type         | NNN                                       |
| NNN                | Estimated at \$8.19 in 2026               |

## INVESTMENT OVERVIEW

Tenant just started their 2nd 5 year term and has an option for 2 more extensions at a market rate

No Landlord Responsibilities.

Annual 2.5% rent increases.

One of the most affluent and highest growth area of DFW Metroplex with a lot of young families

5 years remaining on lease term.

Tenant occupies two condo suites.

Behavioral Innovations (4,000 SF) and Cooks Children (2,998 SF) serve as complementary co-tenants and referral sources for Monkey Mouths.

## ANNUALIZED OPERATING DATA

| Year | Annual       |
|------|--------------|
| 1    | \$166,485.00 |
| 2    | \$170,672.40 |
| 3    | \$174,960.60 |
| 4    | \$179,349.72 |
| 5    | \$183,839.76 |

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# TENANT OVERVIEW

Monkey Mouths is the premier pediatric speech therapy, occupational therapy, and feeding therapy provider in the Dallas-Fort Worth area.

- <https://monkeymouths.com/>
- 20+ years in business
- Locations

|           |              |
|-----------|--------------|
| Addison   | Hurst        |
| Coppell   | Southlake    |
| Ft. Worth | Stephenville |
| Frisco    | Summer Creek |
| Haslet    |              |



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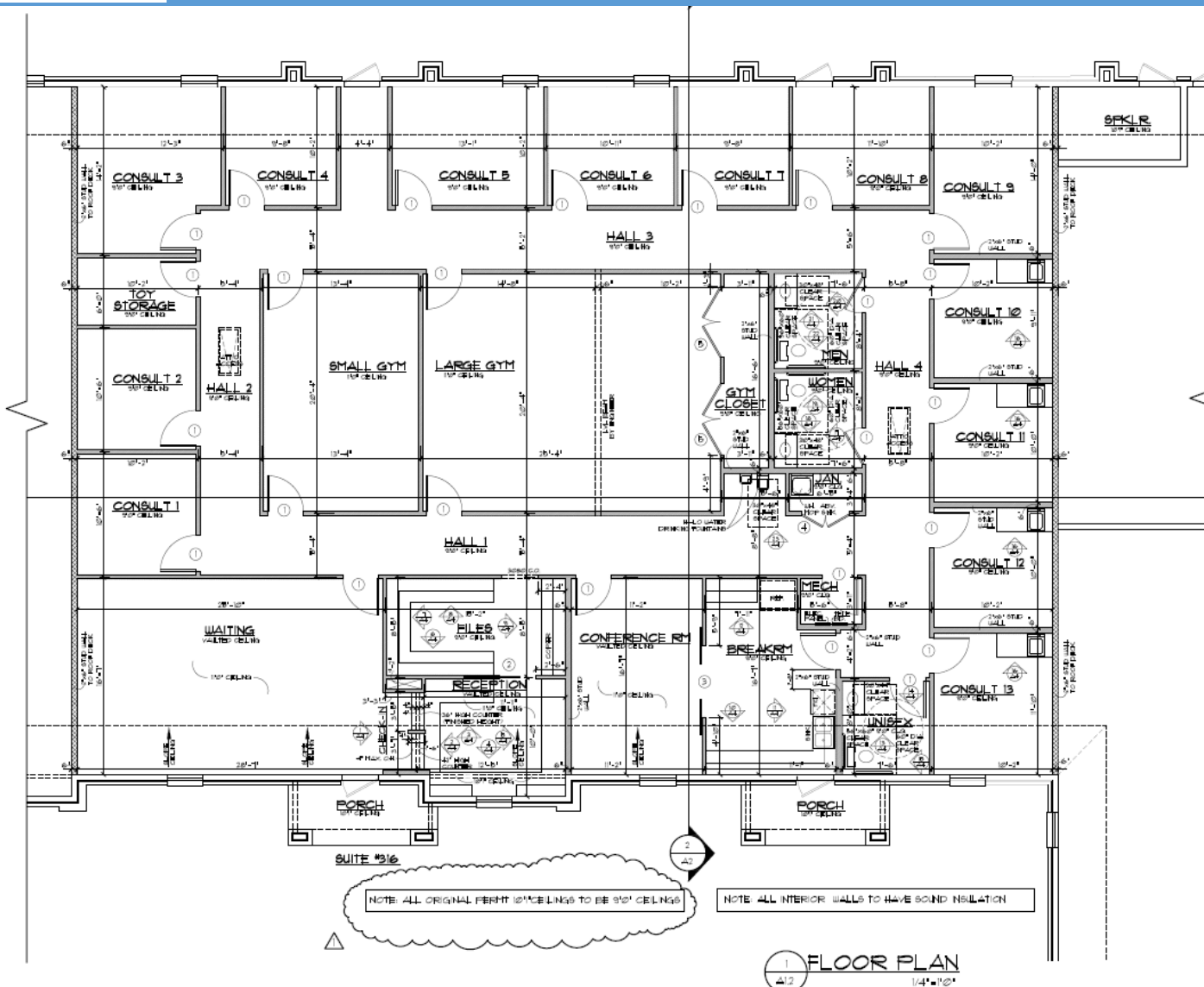
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# FLOOR PLAN

KEY MAP

| DOOR SCHEDULE  |     |                                    |
|----------------|-----|------------------------------------|
| MARK           | QTY | DESCRIPTION                        |
| 1              | 25  | 3'0" x 8'0" INT. S.C.              |
| 2              | 1   | 3'0" x 8'0" INT.S.C. POCKET        |
| 3              | 1   | FR. 3'0" x 8'0" INT.S.C. BARN DOOR |
| 4              | 1   | FR. 3'0" x 8'0" INT. S.C.          |
| 5              | 2   | FR. 3'0" x 8'0" INT. S.C.          |
| AREAS          |     | SQ. FT.                            |
| FLOOR A/C      |     | 494                                |
| PORCHES        |     | 72                                 |
| TOTAL COVERAGE |     | 5236                               |



NOTE: ALL ORIGINAL PERMIT 12'CEILINGs TO BE 9'0" CEILINGs

NOTE: ALL INTERIOR WALLS TO HAVE SOUND INSULATION

1 FLOOR PLAN  
1/4" = 1'-0"

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# LOCAL AERIAL



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1  **Medical City**  
Hip & Knee Specialists

2  **NEXTGEN**  
Oral Maxillofacial & Reconstructive Surgery Center  
ORAL, JAW & NECK SURGERY  
Next Generation OHS Surgeons



4  **Texas Health**  
Internal Medicine

5  **Dermatology Physicians**  
of Dallas and Frisco



7  **behavioral**  
INNOVATIONS

8  **withee**  
ACUPUNCTURE

9  **FRISCO**  
MENTAL HEALTH SERVICES

10 **Dr. Bill Pediatrics**  
**Dr. Pete Adolescent Medicine**



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