



RECENTLY RENOVATED INVESTMENT OPPORTUNITY

**6464 BRENTWOOD STAIR
FORT WORTH, TX 76112**

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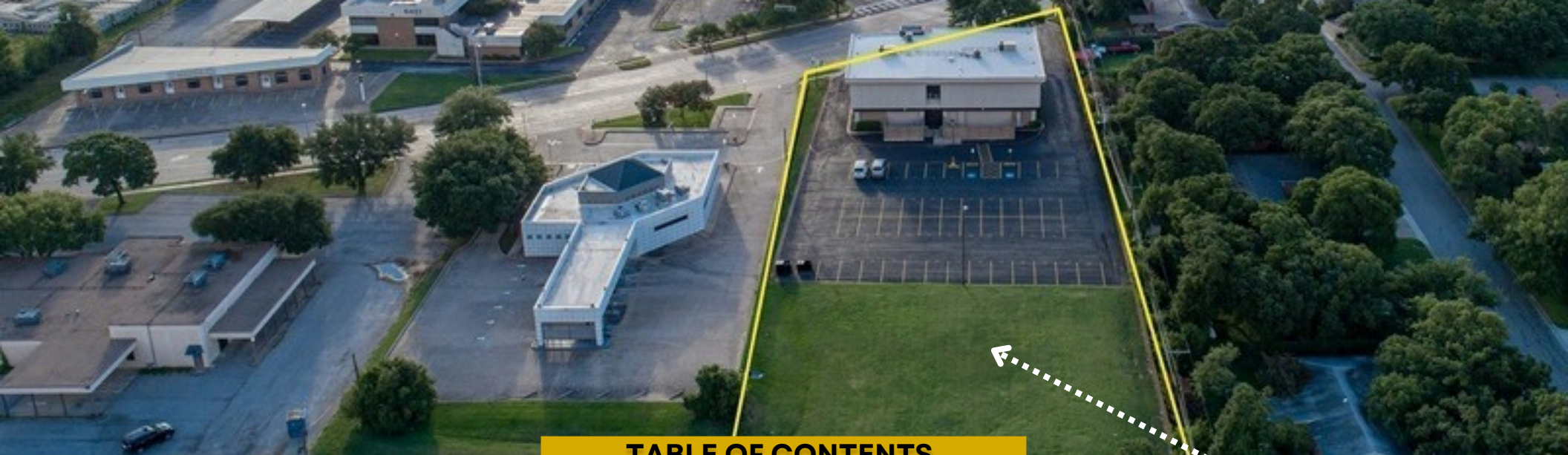


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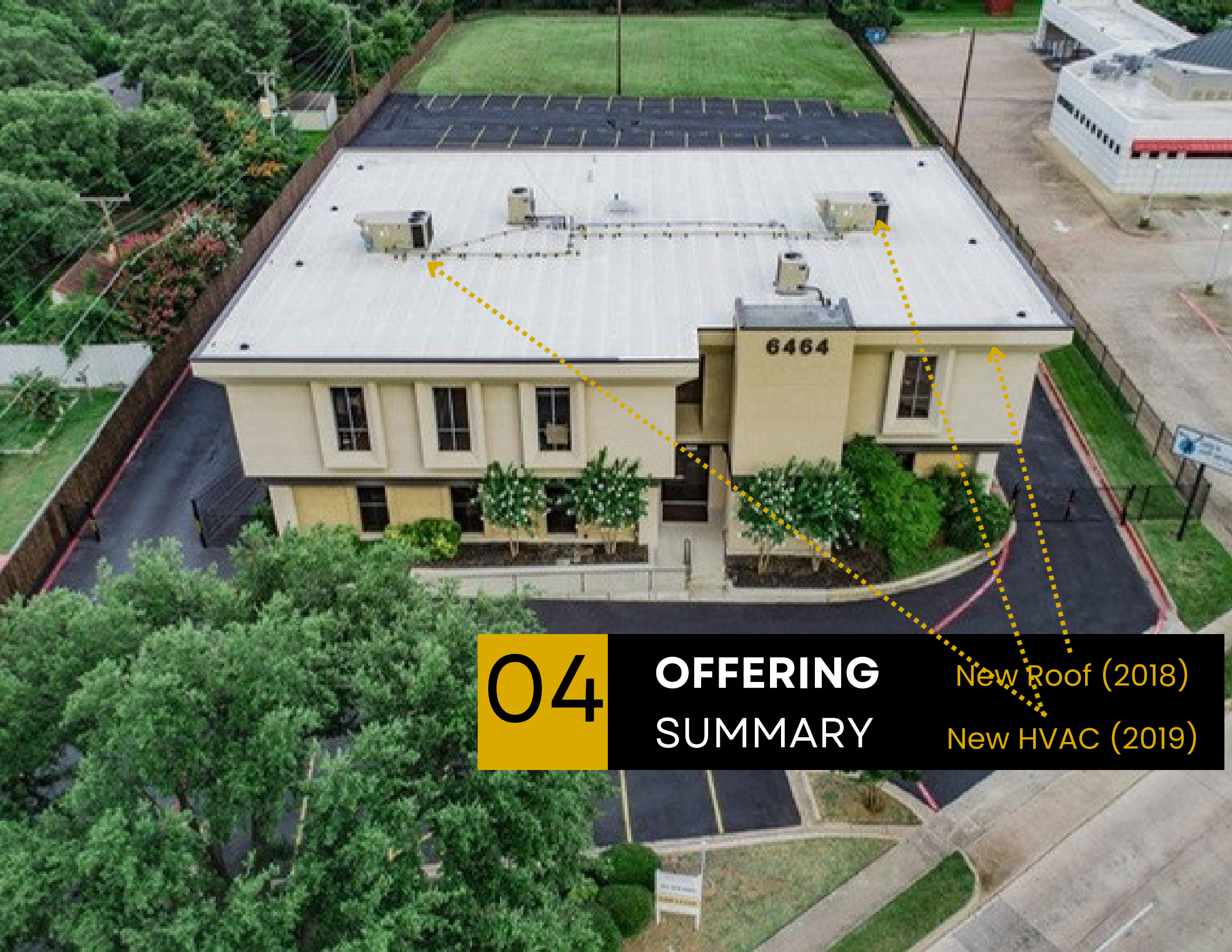
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04

**OFFERING
SUMMARY**

New Roof (2018)
New HVAC (2019)

OFFERING SUMMARY

6464 Brentwood Stair Rd

Fort Worth, TX 76112

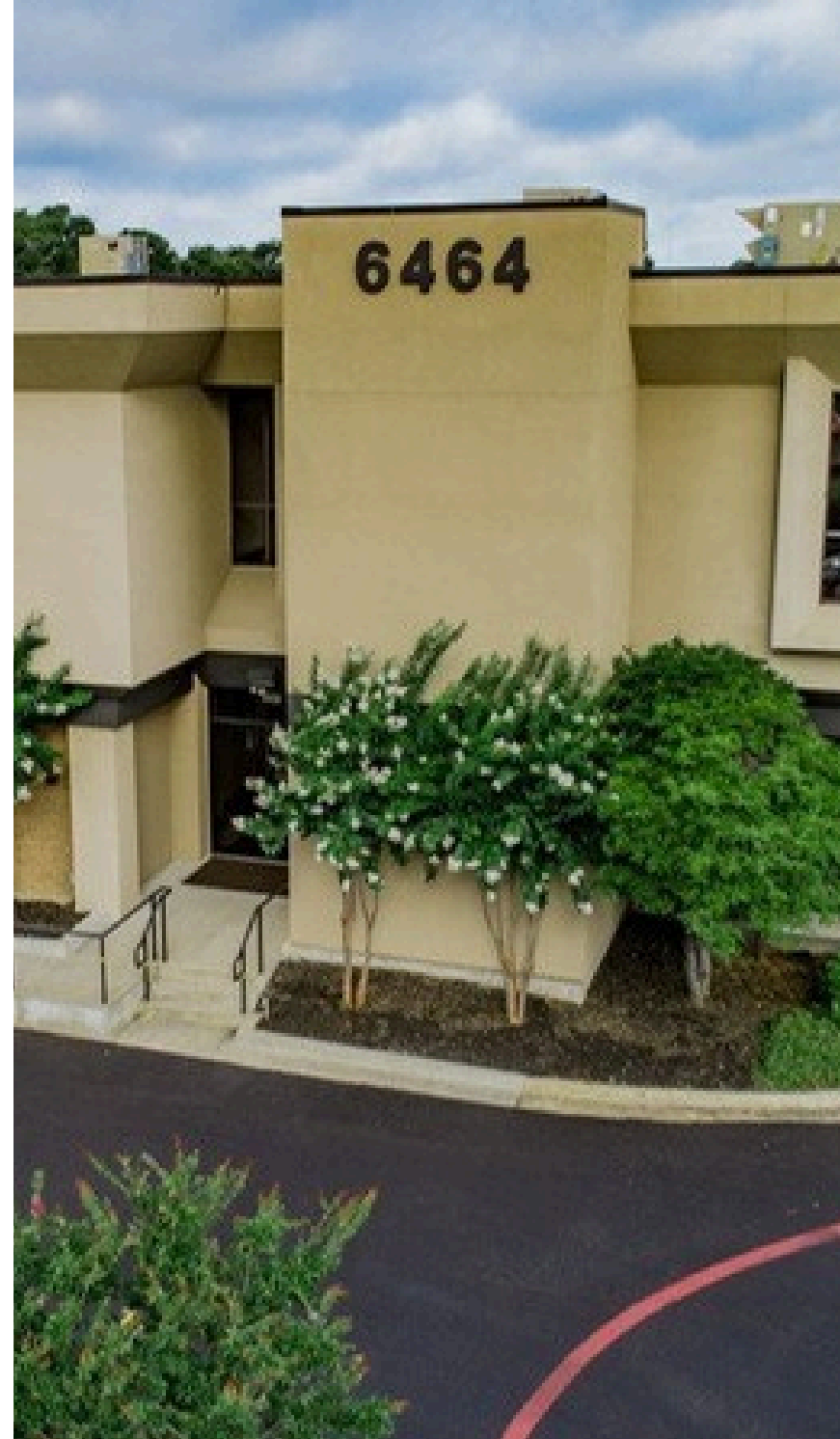
TOTAL PRICE
\$1,855,000

CAP RATE
7.81%

PROPERTY OVERVIEW

- A thoroughly renovated and very well-cared for Class-A building with a new elevator upgrade in 2016, a new roof in 2018, a complete LED retrofit and brand new HVAC units in 2019, along with a parking lot resurface and striping, new landscaping, fencing, and more.
- 100% occupied with an A+ Credit tenant, with term remaining through 2036
- Extraordinarily well-located on I-820 & I-30, with VPDS exceeding 250,000 per day combined between both Interstates. (VPD's per CoStar)

NOI	\$144,167
GROSS LEASABLE AREA	12,440 SF
LOT SIZE (Offering includes 2 lots)	1.48 AC \$152.33
AVERAGE PRICE PER SF	\$17.11 PSF
In-Place Rent YEAR	(\$17,739.22 per month, \$212,871 annually)
BUILT/RENOVATED	1974/2018
OCCUPANCY	100%





06

EXECUTIVE SUMMARY

Resurface/Restripe
(2019)

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

Building Class & Condition

- A well-cared for Class-A building with slate of renovations performed in 2016, 2018, and 2019. In 2016, a new elevator was installed along with new exterior doors and new ADA compliant bathrooms were installed, along with other ADA compliance upgrades. In 2018, a brand-new roof with R-30 insulation was installed, making this roof energy efficient. In 2019, more energy efficiency upgrades were made, this time with a complete LED retrofit for every light in the building, and brand-new HVAC systems with economizers. In addition, the entire parking lot was resurfaced and restriped, new landscaping and irrigation was installed along with new parking lot fencing, and the inside of the building was completely resurfaced and painted. Two new break rooms were added, new flooring was installed in 100% of the building along with new doors and hardware, alarm and access control, and new signs.

100% Occupancy

- The property is 100% Occupied with an A+ credit tenant that has operated since 1915 – ACH Child and Family Services. The tenants website is found here: ACHservices.org/about. As of the 2022 public report, ACH's net assets were \$157,122,519. The company is a 501(c)(3) public charity that derives 83% of its funding from State contracts, and provides critical support to children and families.

Exceptional Freeway Access

- Centrally and extraordinarily well-located in the DFW metroplex, sitting just off the intersection of Interstate 820 and Interstate 30 in East Fort Worth, the property rests at the center of 2 major arteries that move hundreds of thousands of vehicles per day (VPD) around the 4th largest metropolitan area in the US. Per the Texas Department of Transportation (TXDOT), Interstate 30 sees 139,986 VPD, Interstate 820 sees 115,563 VPD, and Brentwood Stair itself saw 13,184 VPD in 2022, increasing to 14,812 in 2023.

Highly Populated

- Exceptional demographics with population of 16,653 within 1 mile, 75,266 within 3 miles, and 226,666 within 5 miles, with an average age of 36-37, and an average of 2% annual population growth forecasted between 2023-2026. (Per CoStar)

PROPERTY SUMMARY

ADDRESS:	6464 Brentwood Stair Road, Fort Worth, TX 76112
PARCEL (APN):	Building: 04675908 (1.00 AC) Land: 07050836 (0.4872 AC)
TOTAL LOT SIZE:	1.4872 AC
BLDG SIZE:	12,440 SF
FLOORS:	2 Floors (Elevator new as of 2016)
COUNTY:	Tarrant County
MARKET:	DFW
SUBMARKET:	Southeast Ft Worth
ZONING:	"E" Neighborhood Commercial
TRAFFIC COUNT:	139,986 @ I-30, 115,563 @ I-820, 14,812 @ Brentwood Stair
NOI:	\$144,167.00
PRICE:	\$1,895,000
CAP RATE	7.81%



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PROPERTY
PHOTOS



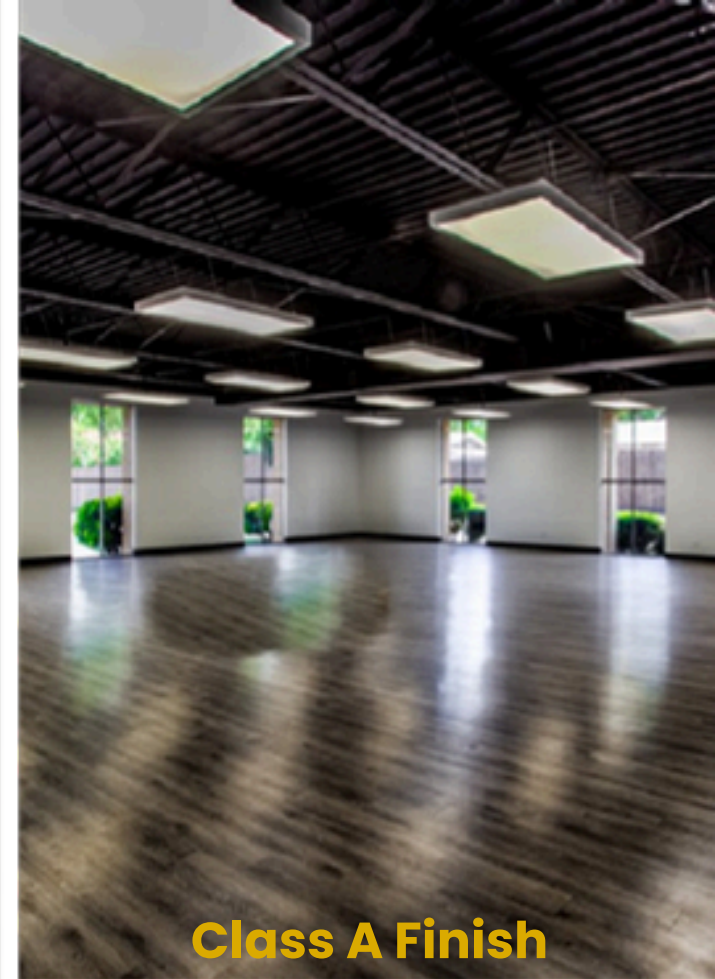
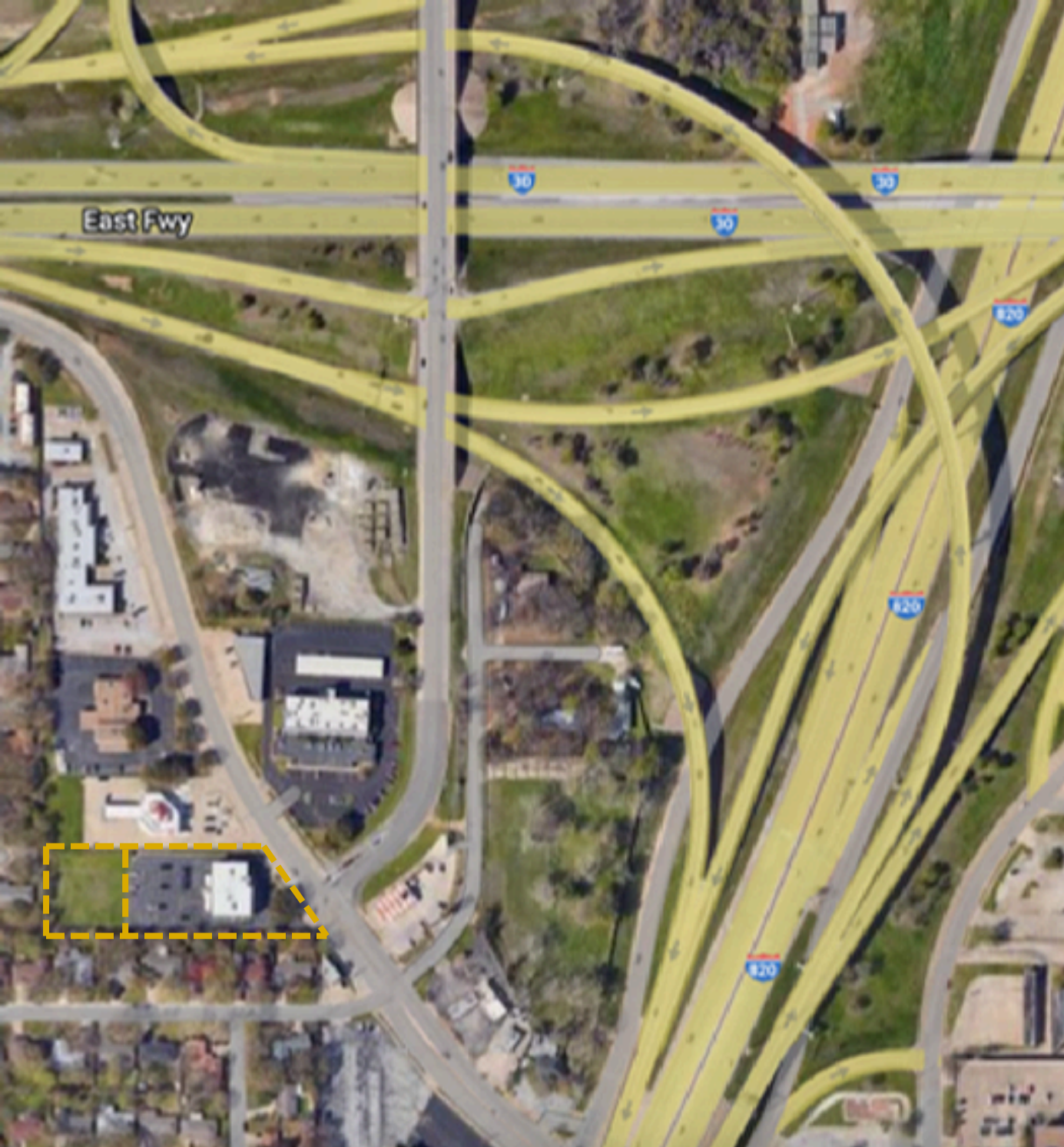
**Resurface/Restripe
(2019)**



**New Roof & HVAC
(2019)**

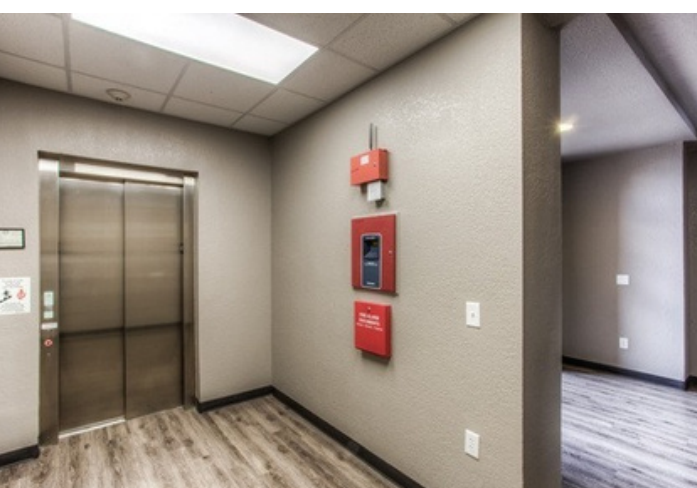
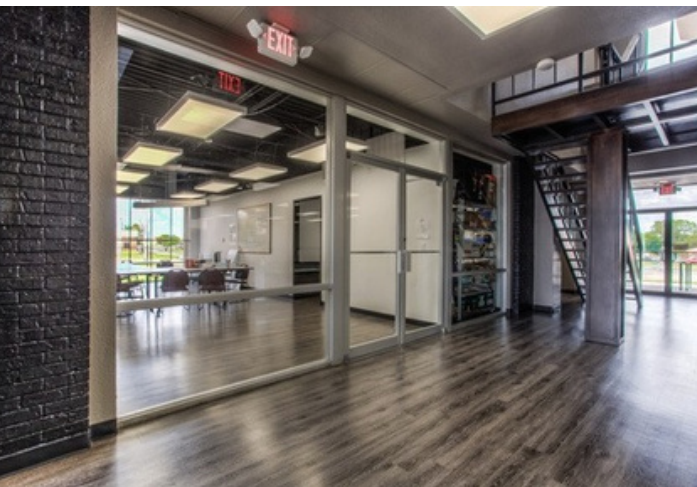


**Additional Land
Included**



Class A Finish





Class A Finish

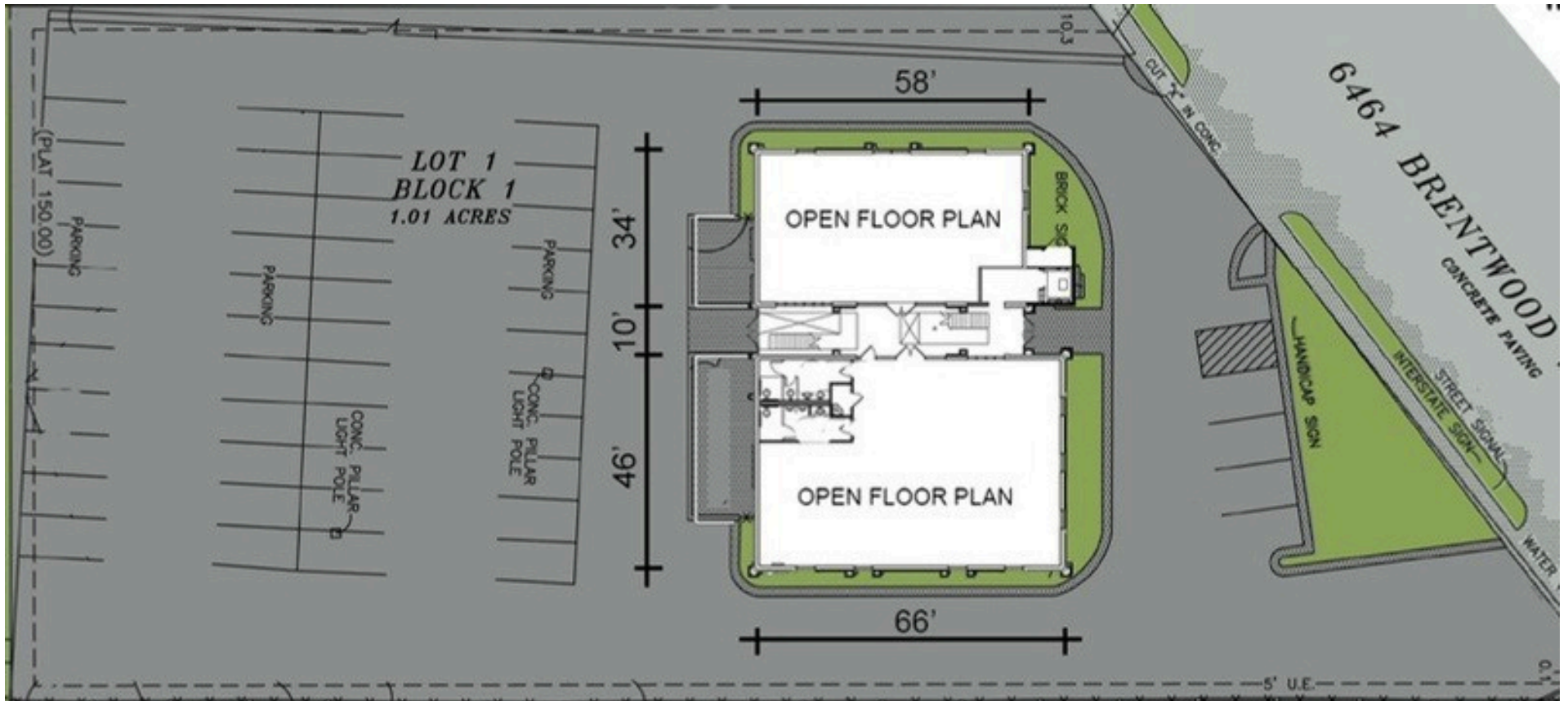


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SITE & FLOOR PLANS, SURVEY



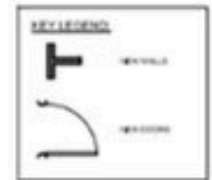
SITE PLAN

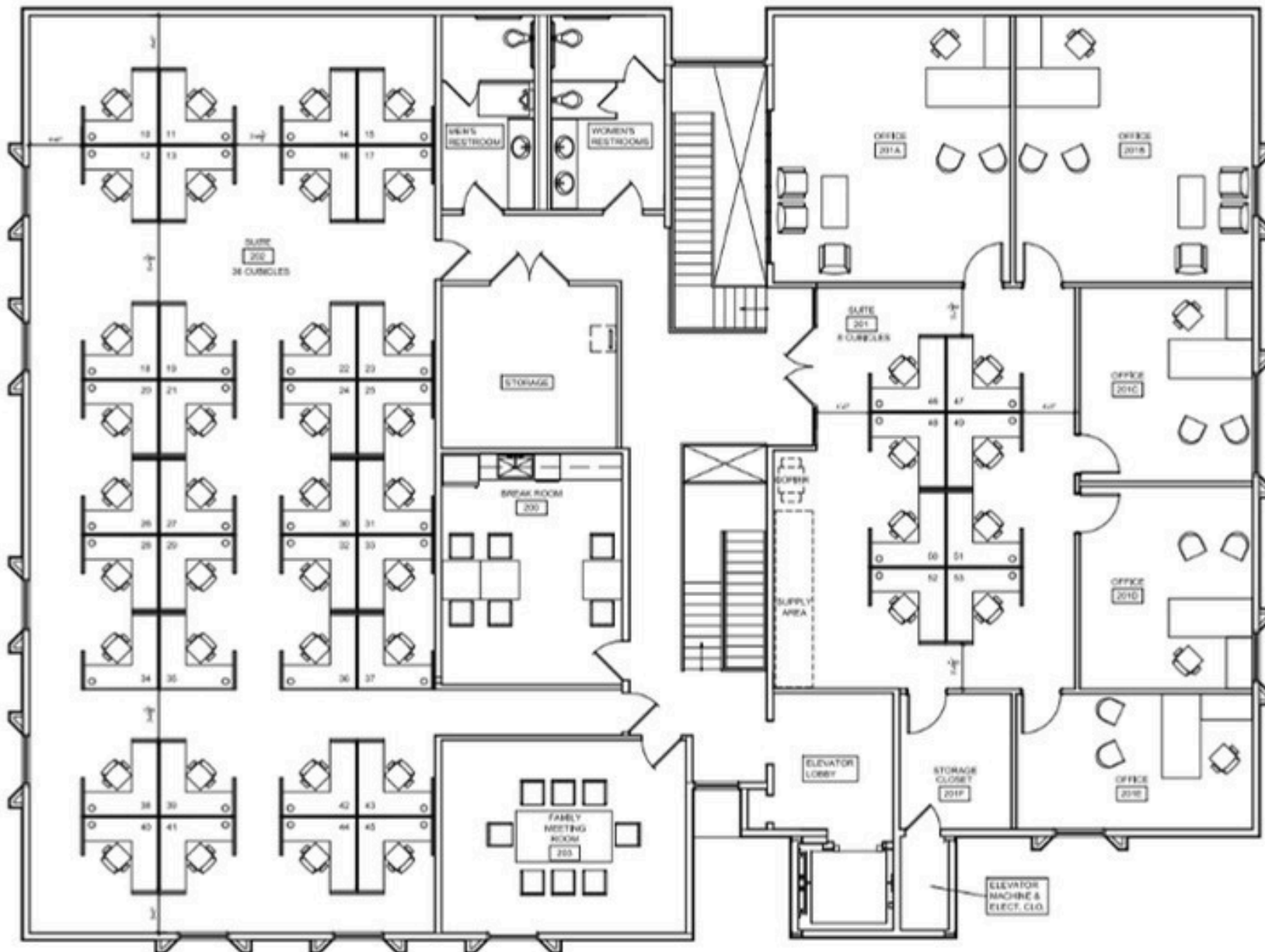


FIRST FLOOR



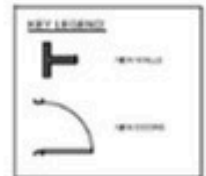
1 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"





1 SECOND FLOOR PLAN

SECOND FLOOR





PROPERTY DESCRIPTION
TRACT 1
 BEING a tract of land situated in the D.M. Helms Survey, Abstract No. 812, City of Fort Worth, Tarrant County, Texas, being all of Lot 1, Block 1, D.M. Helms Addition, on Addition to the City of Fort Worth, according to the plat recorded in Volume 388-73, Page 31, Plat Records, Tarrant County Texas, and being all of that certain tract of land described on Tract 1 by deed to EREG, L.P., recorded in County Clerk's Document Number 020004644, Deed Records, Tarrant County, Texas, and containing a calculated area of 43,999 square feet or 1.010 acres of land.

PROPERTY DESCRIPTION
TRACT 2
 BEING a tract of land situated in the D.M. Helms Survey, Abstract No. 812, City of Fort Worth, Tarrant County, Texas, being all of Lot 1, Block 1, D.M. Helms Addition, on Addition to the City of Fort Worth, according to the plat recorded in Volume 388-73, Page 31, Plat Records, Tarrant County Texas, a portion of Lot 4, Block 1, D.M. Helms Addition, on Addition to the City of Fort Worth according to the plat recorded in Volume 388-195, Page 8, Plat Records, Tarrant County, Texas and being all of that certain tract of land described by deed to EREG, L.P., recorded in County Clerk's Document Number 020004644, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the west right-of-way line of Brentwood Star Road (a variable width right-of-way), the northeast corner of said Lot 1, Block 1, D.M. Helms Addition and being the most easterly southeast corner of said Lot 4, Block 1, D.M. Helms Addition, being the beginning of non-tangent curve to the left, having a central angle of 00°49'29", a radius of 1,002.43 feet and a chord bearing and distance of South 37°49'45" East - 14.43 feet;

THENCE with the west right-of-way line of said Brentwood Star Road and with said non-tangent curve to the left in a southeasterly direction, an arc length of 14.43 feet (plot L= 12.97') to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" (diameters called 5/8" 10R) set;

THENCE South 38°20'13" East (plot S= 538'07"), continuing with the west right-of-way line of said Brentwood Star Road, a distance of 176.69 feet (plot = 170.45') to a 5/8" YOR set for the north corner of Lot 14, Block 15, Brentwood Hills, an Addition to the City of Fort Worth, according to the plat recorded in Volume 388-102, Page 33, Plat Records, Tarrant County Texas;

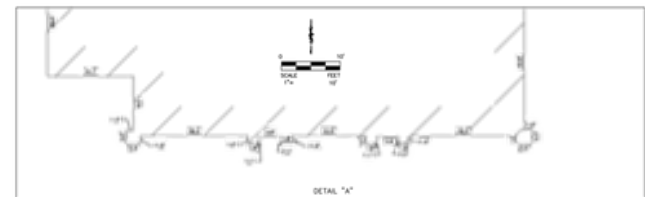
THENCE South 89°45'49" West (plot S= 589'54"), departing the west right-of-way line of said Brentwood Star Road, with the north line of Block 15, Brentwood Hills, as shown on the plat for Brentwood Hills, recorded in Volume 388-8, Page 140, Plat Records, Tarrant County, Texas, a passing distance of 351.23 feet (plot = 247.97') a 1/2" iron rod found for the southwest corner of said Lot 1, Block 1, D.M. Helms Addition, continuing for a total distance of 450.44 feet to a 1/2" iron rod found for the southeast corner of said Lot 4, Block 1, D.M. Helms Addition;

THENCE North 00°40'37" West (plot N= 000'232'36"), departing the north line of said Block 15, Brentwood Hills, with the west line of said Lot 4, Block 1, D.M. Helms Addition, a distance of 151.29 feet to a 5/8" YOR set;

THENCE North 89°33'18" East, departing the west line of said Lot 4, Block 1, D.M. Helms Addition, crossing said Lot 4, Block 1, D.M. Helms Addition, a passing distance of 140.77 feet to a point for an interior corner of said Lot 4, Block 1, D.M. Helms Addition and continuing with the most northerly south line of said Lot 4, Block 1, D.M. Helms Addition, a distance of 373.75 feet to the POINT OF BEGINNING and containing a calculated area of 65,155 square feet or 1.495 acres of land.

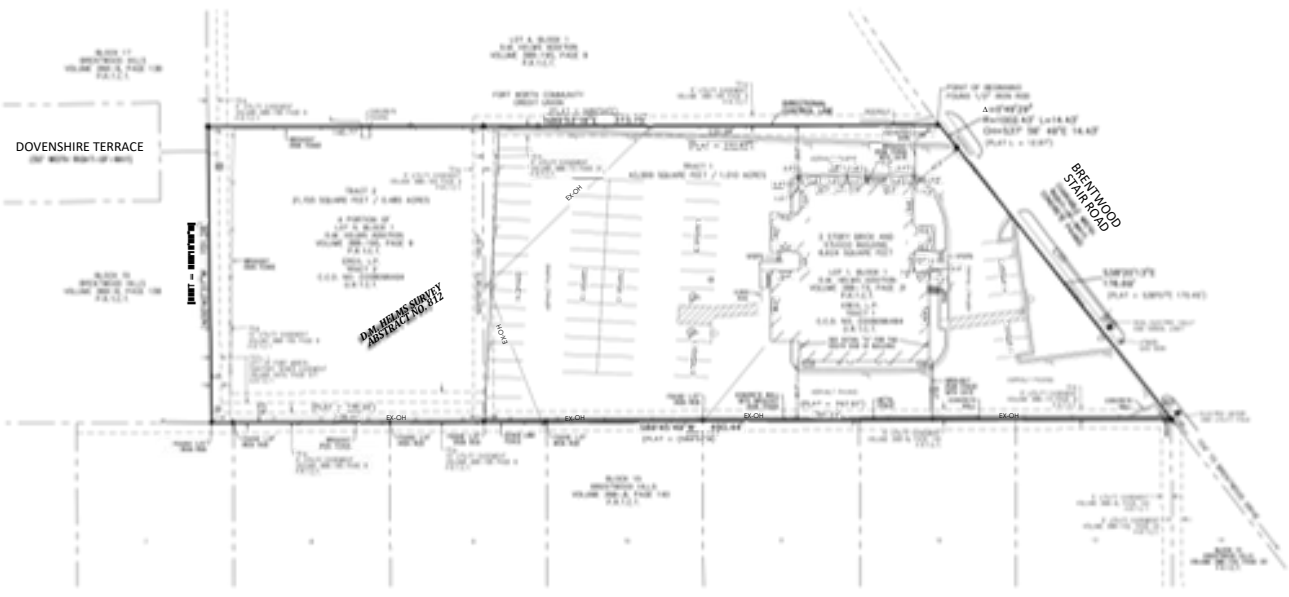
Save and Except Lot 1, Block 1, D.M. Helms Addition, an Addition to the City of Fort Worth, according to the plat recorded in Volume 388-73, Page 31, Plat Records, Tarrant County Texas.

ALTA SURVEY



- ASSUMPTIONS**
- The basis of bearings for this survey is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the Trimble GPS Reference Network.
 - According to graphical plotting of the Flood Insurance Rate Map for Tarrant County, Texas, Incorporated Areas, Panel 213 of 485, Map Numbers 484300215 L, Map Revised Date: March 31, 2019, the subject property is located in Zone 7x (unshaded), defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.
 - The underground utilities shown hereon are based on visible opportunity features. All buried or subsurface utilities either abandoned or in service may not be shown hereon. Caution should be used and all utility companies and municipal inspectors should be consulted prior to construction.
 - All property corners are 5/8" iron rods with yellow caps stamped "Dunaway Assoc. LP" unless otherwise noted hereon.
 - The surveyor has not obstructed the record title and/or easements of the subject tract. The surveyor prepared this survey with the benefit of a title commitment issued by First American Title Insurance Company, of Number 1003-32026-SITE, with an effective date of December 20, 2020 and an issued date of January 03, 2021 and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

- Reference to these**
- The following easements and/or building lines, as shown on plat recorded in Volume 388-73, Page 31, Real Property Records, Tarrant County, Texas, 5' Utility Easement does affect North, West & South property lines of Tract 1 as shown hereon.
 - Tract 1 is subject to the Easement granted by Builders Association of Fort Worth and Tarrant County to Texas Electric Service Company, filed 05/29/1973, recorded in Volume 5458, Page 220, Real Property Records, Tarrant County, Texas. The location cannot be determined from the record document. It is a blanket easement.
 - Easements and/or building lines, as shown on plat recorded in Volume 388-195, Page 8, Real Property Records, Tarrant County, Texas, 5', 10' & 15' Utility Easements does affect West, South and the most southerly East property lines of Tract 2 as shown hereon.
 - Easement granted by Sarah E. Gussett to the City of Fort Worth, filed 03/22/1973, recorded in Volume 5416, Page 571, Real Property Records, Tarrant County, Texas. Does affect Tract 2 as shown hereon.
 - Tracts 1 and 2 are subject to Community Oil and Gas Lease to XTO Energy Inc. filed 10/07/2008, recorded in cog 020904617, Real Property Records, Tarrant County, Texas. Allotment of Unintended Filing filed 02/18/2009, recorded in cog 0209043681, Real Property Records, Tarrant County, Texas. The Allotment states that the lease was accidentally and unintentionally filed without Lessors execution, does not burden or otherwise affect the lands described or referred to therein.
 - Tracts 1 and 2 are subject to Mineral Deed including all coal, lignite, oil, gas and other minerals together with all rights, privileges and immunities incident thereto executed by EREG, LP, to MDM, LLC, filed 12/19/2014, recorded in cog 0214275309, Real Property Records Tarrant County, Texas. Ingress and egress does affect Tracts 1 & 2 and it is a blanket easement.
 - Tracts 1 and 2 are subject to Mineral Deed including all coal, lignite, oil, gas and other minerals together with all rights, privileges and immunities incident thereto as evidenced by City of Tarrant Sewer Pats, Sheet(s) 2584-296. Does affect Tract 2 as shown hereon.



SYMBOL	DESCRIPTION
(Symbol)	5' UTILITY EASEMENT
(Symbol)	10' UTILITY EASEMENT
(Symbol)	15' UTILITY EASEMENT
(Symbol)	BLANKET EASEMENT
(Symbol)	MINERAL DEED
(Symbol)	CITY OF FORT WORTH
(Symbol)	SEWER PATENT
(Symbol)	POINT OF BEGINNING
(Symbol)	IRON ROD
(Symbol)	YOR SET

CERTIFICATION
 To: Ereg, LP, 1400 West Beach, Republic Title of Texas, Inc., and First American Title Insurance Company
 This is to certify that the map or plat and the survey on which it is based is made in accordance with the 2018 Minimum Standards (Best Practices) for ALTA and ALTA Lite Surveys, which minimums are amended by 1.15, and comply with Minimums 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 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48.4, 48.5, 48.6, 48.7, 48.8, 48.9, 49.0, 49.1, 49.2, 49.3, 49.4, 49.5, 49.6, 49.7, 49.8, 49.9, 50.0, 50.1, 50.2, 50.3, 50.4, 50.5, 50.6, 50.7, 50.8, 50.9, 51.0, 51.1, 51.2, 51.3, 51.4, 51.5, 51.6, 51.7, 51.8, 51.9, 52.0, 52.1, 52.2, 52.3, 52.4, 52.5, 52.6, 52.7, 52.8, 52.9, 53.0, 53.1, 53.2, 53.3, 53.4, 53.5, 53.6, 53.7, 53.8, 53.9, 54.0, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 54.9, 55.0, 55.1, 55.2, 55.3, 55.4, 55.5, 55.6, 55.7, 55.8, 55.9, 56.0, 56.1, 56.2, 56.3, 56.4, 56.5, 56.6, 56.7, 56.8, 56.9, 57.0, 57.1, 57.2, 57.3, 57.4, 57.5, 57.6, 57.7, 57.8, 57.9, 58.0, 58.1, 58.2, 58.3, 58.4, 58.5, 58.6, 58.7, 58.8, 58.9, 59.0, 59.1, 59.2, 59.3, 59.4, 59.5, 59.6, 59.7, 59.8, 59.9, 60.0, 60.1, 60.2, 60.3, 60.4, 60.5, 60.6, 60.7, 60.8, 60.9, 61.0, 61.1, 61.2, 61.3, 61.4, 61.5, 61.6, 61.7, 61.8, 61.9, 62.0, 62.1, 62.2, 62.3, 62.4, 62.5, 62.6, 62.7, 62.8, 62.9, 63.0, 63.1, 63.2, 63.3, 63.4, 63.5, 63.6, 63.7, 63.8, 63.9, 64.0, 64.1, 64.2, 64.3, 64.4, 64.5, 64.6, 64.7, 64.8, 64.9, 65.0, 65.1, 65.2, 65.3, 65.4, 65.5, 65.6, 65.7, 65.8, 65.9, 66.0, 66.1, 66.2, 66.3, 66.4, 66.5, 66.6, 66.7, 66.8, 66.9, 67.0, 67.1, 67.2, 67.3, 67.4, 67.5, 67.6, 67.7, 67.8, 67.9, 68.0, 68.1, 68.2, 68.3, 68.4, 68.5, 68.6, 68.7, 68.8, 68.9, 69.0, 69.1, 69.2, 69.3, 69.4, 69.5, 69.6, 69.7, 69.8, 69.9, 70.0, 70.1, 70.2, 70.3, 70.4, 70.5, 70.6, 70.7, 70.8, 70.9, 71.0, 71.1, 71.2, 71.3, 71.4, 71.5, 71.6, 71.7, 71.8, 71.9, 72.0, 72.1, 72.2, 72.3, 72.4, 72.5, 72.6, 72.7, 72.8, 72.9, 73.0, 73.1, 73.2, 73.3, 73.4, 73.5, 73.6, 73.7, 73.8, 73.9, 74.0, 74.1, 74.2, 74.3, 74.4, 74.5, 74.6, 74.7, 74.8, 74.9, 75.0, 75.1, 75.2, 75.3, 75.4, 75.5, 75.6, 75.7, 75.8, 75.9, 76.0, 76.1, 76.2, 76.3, 76.4, 76.5, 76.6, 76.7, 76.8, 76.9, 77.0, 77.1, 77.2, 77.3, 77.4, 77.5, 77.6, 77.7, 77.8, 77.9, 78.0, 78.1, 78.2, 78.3, 78.4, 78.5, 78.6, 78.7, 78.8, 78.9, 79.0, 79.1, 79.2, 79.3, 79.4, 79.5, 79.6, 79.7, 79.8, 79.9, 80.0, 80.1, 80.2, 80.3, 80.4, 80.5, 80.6, 80.7, 80.8, 80.9, 81.0, 81.1, 81.2, 81.3, 81.4, 81.5, 81.6, 81.7, 81.8, 81.9, 82.0, 82.1, 82.2, 82.3, 82.4, 82.5, 82.6, 82.7, 82.8, 82.9, 83.0, 83.1, 83.2, 83.3, 83.4, 83.5, 83.6, 83.7, 83.8, 83.9, 84.0, 84.1, 84.2, 84.3, 84.4, 84.5, 84.6, 84.7, 84.8, 84.9, 85.0, 85.1, 85.2, 85.3, 85.4, 85.5, 85.6, 85.7, 85.8, 85.9, 86.0, 86.1, 86.2, 86.3, 86.4, 86.5, 86.6, 86.7, 86.8, 86.9, 87.0, 87.1, 87.2, 87.3, 87.4, 87.5, 87.6, 87.7, 87.8, 87.9, 88.0, 88.1, 88.2, 88.3, 88.4, 88.5, 88.6, 88.7, 88.8, 88.9, 89.0, 89.1, 89.2, 89.3, 89.4, 89.5, 89.6, 89.7, 89.8, 89.9, 90.0, 90.1, 90.2, 90.3, 90.4, 90.5, 90.6, 90.7, 90.8, 90.9, 91.0, 91.1, 91.2, 91.3, 91.4, 91.5, 91.6, 91.7, 91.8, 91.9, 92.0, 92.1, 92.2, 92.3, 92.4, 92.5, 92.6, 92.7, 92.8, 92.9, 93.0, 93.1, 93.2, 93.3, 93.4, 93.5, 93.6, 93.7, 93.8, 93.9, 94.0, 94.1, 94.2, 94.3, 94.4, 94.5, 94.6, 94.7, 94.8, 94.9, 95.0, 95.1, 95.2, 95.3, 95.4, 95.5, 95.6, 95.7, 95.8, 95.9, 96.0, 96.1, 96.2, 96.3, 96.4, 96.5, 96.6, 96.7, 96.8, 96.9, 97.0, 97.1, 97.2, 97.3, 97.4, 97.5, 97.6, 97.7, 97.8, 97.9, 98.0, 98.1, 98.2, 98.3, 98.4, 98.5, 98.6, 98.7, 98.8, 98.9, 99.0, 99.1, 99.2, 99.3, 99.4, 99.5, 99.6, 99.7, 99.8, 99.9, 100.0, 100.1, 100.2, 100.3, 100.4, 100.5, 100.6, 100.7, 100.8, 100.9, 101.0, 101.1, 101.2, 101.3, 101.4, 101.5, 101.6, 101.7, 101.8, 101.9, 102.0, 102.1, 102.2, 102.3, 102.4, 102.5, 102.6, 102.7, 102.8, 102.9, 103.0, 103.1, 103.2, 103.3, 103.4, 103.5, 103.6, 103.7, 103.8, 103.9, 104.0, 104.1, 104.2, 104.3, 104.4, 104.5, 104.6, 104.7, 104.8, 104.9, 105.0, 105.1, 105.2, 105.3, 105.4, 105.5, 105.6, 105.7, 105.8, 105.9, 106.0, 106.1, 106.2, 106.3, 106.4, 106.5, 106.6, 106.7, 106.8, 106.9, 107.0, 107.1, 107.2, 107.3, 107.4, 107.5, 107.6, 107.7, 107.8, 107.9, 108.0, 108.1, 108.2, 108.3, 108.4, 108.5, 108.6, 108.7, 108.8, 108.9, 109.0, 109.1, 109.2, 109.3, 109.4, 109.5, 109.6, 109.7, 109.8, 109.9, 110.0, 110.1, 110.2, 110.3, 110.4, 110.5, 110.6, 110.7, 110.8, 110.9, 111.0, 111.1, 111.2, 111.3, 111.4, 111.5, 111.6, 111.7, 111.8, 111.9, 112.0, 112.1, 112.2, 112.3, 112.4, 112.5, 112.6, 112.7, 112.8, 112.9, 113.0, 113.1, 113.2, 113.3, 113.4, 113.5, 113.6, 113.7, 113.8, 113.9, 114.0, 114.1, 114.2, 114.3, 114.4, 114.5, 114.6, 114.7, 114.8, 114.9, 115.0, 115.1, 115.2, 115.3, 115.4, 115.5, 115.6, 115.7, 115.8, 115.9, 116.0, 116.1, 116.2, 116.3, 116.4, 116.5, 116.6, 116.7, 116.8, 116.9, 117.0, 117.1, 117.2, 117.3, 117.4, 117.5, 117.6, 117.7, 117.8, 117.9, 118.0, 118.1, 118.2, 118.3, 118.4, 118.5, 118.6, 118.7, 118.8, 118.9, 119.0, 119.1, 119.2, 119.3, 119.4, 119.5, 119.6, 119.7, 119.8, 119.9, 120.0, 120.1, 120.2, 120.3, 120.4, 120.5, 120.6, 120.7, 120.8, 120.9, 121.0, 121.1, 121.2, 121.3, 121.4, 121.5, 121.6, 121.7, 121.8, 121.9, 122.0, 122.1, 122.2, 122.3, 122.4, 122.5, 122.6, 122.7, 122.8, 122.9, 123.0, 123.1, 123.2, 123.3, 123.4, 123.5, 123.6, 123.7, 123.8, 123.9, 124.0, 124.1, 124.2, 124.3, 124.4, 124.5, 124.6, 124.7, 124.8, 124.9, 125.0, 125.1, 125.2, 125.3, 125.4, 125.5, 125.6, 125.7, 125.8, 125.9, 126.0, 126.1, 126.2, 126.3, 126.4, 126.5, 126.6, 126.7, 126.8, 126.9, 127.0, 127.1, 127.2, 127.3, 127.4, 127.5, 127.6, 127.7, 127.8, 127.9, 128.0, 128.1, 128.2, 128.3, 128.4, 128.5, 128.6, 128.7, 128.8, 128.9, 129.0, 129.1, 129.2, 129.3, 129.4, 129.5, 129.6, 129.7, 129.8, 129.9, 130.0, 130.1, 130.2, 130.3, 130.4, 130.5, 130.6, 130.7, 130.8, 130.9, 131.0, 131.1, 131.2, 131.3, 131.4, 131.5, 131.6, 131.7, 131.8, 131.9, 132.0, 132.1, 132.2, 132.3, 132.4, 132.5, 132.6, 132.7, 132.8, 132.9, 133.0, 133.1, 133.2, 133.3, 133.4, 133.5, 133.6, 133.7, 133.8, 133.9, 134.0, 134.1, 134.2, 134.3, 134.4, 134.5, 134.6, 134.7, 134.8, 134.9, 135.0, 135.1, 135.2, 135.3, 135.4, 135.5, 135.6, 135.7, 135.8, 135.9, 136.0, 136.1, 136.2, 136.3, 136.4, 136.5, 136.6, 136.7, 136.8, 136.9, 137.0, 137.1, 137.2, 137.3, 137.4, 137.5, 137.6, 137.7, 137.8, 137.9, 138.0, 138.1, 138.2, 138.3, 138.4, 138.5, 138.6, 138.7, 138.8, 138.9, 139.0, 139.1, 139.2, 139.3, 139.4, 139.5, 139.6, 139.7, 139.8, 139.9, 140.0, 140.1, 140.2, 140.3, 140.4, 140.5, 140.6, 140.7, 140.8, 140.9, 141.0, 141.1, 141.2, 141.3, 141.4, 141.5, 141.6, 141.7, 141.8, 141.9, 142.0, 142.1, 142.2, 142.3, 142.4, 142.5, 142.6, 142.7, 142.8, 142.9, 143.0, 143.1, 143.2, 143.3, 143.4, 143.5, 143.6, 143.7, 143.8, 143.9, 144.0, 144.1, 144.2, 144.3, 144.4, 144.5, 144.6, 144.7, 144.8, 144.9, 145.0, 145.1, 1

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FINANCIAL
ANALYSIS

INCOME AND EXPENSES - 2025 T-12 through 10/2025

Income Statement - 12 Month

Reported On: 11/10/2025 01:21:40

Mallard Property Management

Properties: Brentwood - 6404 BRENTWOOD STAR Fort Worth, TX 76112

Fund Type: All

Period Range: Jan 2025 to Oct 2025

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Total	
Operating Income & Expense														
Income														
RENTS														
Rent Income	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	35,045.78	0.00	17,739.22	208,544.04
Total RENTS	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	35,045.78	0.00	17,739.22	208,544.04
Total Operating Income	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	17,306.56	35,045.78	0.00	17,739.22	208,544.04
Expense														
Contract Inspection														
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	5,000.00
Elevator contract	895.00	0.00	0.00	0.00	597.64	1,195.28	597.64	0.00	613.03	624.46	624.46	0.00	1,248.92	6,396.43
HVAC contract	0.00	0.00	300.00	300.00	300.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00
Fire Alarm Inspector	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	608.51	119.08	0.00	0.00	727.59
Total Contract Inspect	895.00	0.00	300.00	897.64	1,495.28	897.64	0.00	613.03	6,233.37	743.94	0.00	0.00	1,248.92	13,824.42
REPAIRS AND MAINTENANCE														
Landscaping	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Pest Control	232.73	165.08	0.00	0.00	165.08	330.16	165.08	0.00	165.08	165.08	330.16	0.00	165.08	1,883.53
General Repair	0.00	230.00	0.00	0.00	0.00	2,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,330.00
Elevator	0.00	0.00	0.00	0.00	1,100.72	954.39	3,076.17	0.00	0.00	0.00	0.00	0.00	0.00	5,131.28
HVAC (Heat, Ventile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Security Service	111.47	111.47	111.47	111.47	111.47	111.47	116.89	116.89	116.89	116.89	116.89	116.89	292.80	1,551.49
Total REPAIRS AND I	344.20	506.55	4,111.47	1,377.27	1,396.82	3,458.14	116.89	281.97	281.97	447.95	116.89	457.88	14,896.35	
TAXES														
Property Tax	0.00	0.00	14,415.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,415.64
Total TAXES	0.00	0.00	14,415.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,415.64	
UTILITIES														
Electricity	1,175.03	1,030.25	776.58	1,024.53	1,305.42	912.60	1,040.52	1,191.64	1,280.13	1,381.72	1,622.79	1,457.56	14,198.77	
Gas	95.14	95.15	223.57	399.22	349.68	127.96	117.93	95.14	95.14	95.18	95.18	95.18	1,894.47	
Water	228.22	215.16	219.97	219.21	213.67	216.44	367.52	217.13	212.98	217.83	207.44	212.28	2,747.85	
POTS line	127.50	391.36	263.82	0.00	527.70	0.00	527.77	0.00	544.42	0.00	544.36	272.34	3,199.27	
Total UTILITIES	1,625.89	1,741.92	1,483.94	1,642.96	2,996.47	1,397.86	2,053.74	1,963.91	2,132.67	1,694.73	2,469.77	2,837.36	23,648.36	
Total Operating Expense	2,865.09	2,248.47	20,311.05	3,917.87	5,287.77	7,312.78	2,179.63	2,398.91	8,648.81	2,865.32	2,586.66	3,744.16	64,376.72	
NOI - Net Operating Inc	14,441.47	15,058.09	-3,004.49	13,388.69	12,018.79	9,983.78	15,135.93	14,907.65	8,658.55	32,160.46	-2,586.66	13,995.06	144,167.32	



ACH

child and family services

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TENANT
OVERVIEW

ACH child and family services

Lease Commencement	12/24/2019
Lease Expiration	08/31/2028
Gross Leasable Area (SF)	12,440 SF
Original Term (Years)	4 years, with three 4-year extension options
Option Terms Remaining	Two, 4 -year Extensions with 2.5% annual Bumps
Pro Rata Share of Project	100%
Headquartered	Fort Worth, Texas
Number of Locations	8, all in Texas
Guaranty Type	Corporate

EXPENSE REIMBURSEMENT

Real Estate Taxes	
Insurance	None
Common Area Maintenance	None
Management	None



Location List:

- **6464 Brentwood Stair, Fort Worth, TX 76112**
 - Our Kids Our Community (ACH Division)
- **3712 Wichita Street, Fort Worth, TX 76119**
Wichita Street Campus - Assessment, Intervention, Families Together, Foster Care and Adoption, The LIFE Project, Youth Emergency Shelter, Safe Place
- **6121 Wrigley Way, Fort Worth, TX 76133**
 - Programs: Turning Point, Wedgwood Transitional Living
- **200 E Franklin, Hillsboro, TX 76645**
- **1025 S Jennings Ave, Fort Worth, TX 76104**
- **1200 W Henderson St, Suite F, Cleburn, TX 76033**
- **214 26th Ave, Suite D, Mineral Wells, TX 76067**
- **Freedom House, 1149 Fort Worth Hwy, Weatherford, TX 76086**

Lease Term, Renewals

Lease Expiration	08/31/2028
Renewal 1	48 Months, 2.5 % Escalations
Renewal 2	48 Months, 2.5 % Escalations
Total Additional Renewal Term	96 months
Expiration Date Assuming Renewals	August 31, 2036
Total Lease Value (From January 1, 2025 Onward)	\$2,842,026
Total Months Remaining from January 1, 2025	140



RENT SCHEDULE

BASE TERM	LEASE YEARS	ANNUAL RENT	MONTHLY RENT	ANNUAL RENT/SF	MONTHLY RENT/SF
Base Term	09/01/23 - 08/31/24	\$202,133.40	\$16,844.45	\$16.29	\$1.35
	09/01/24 - 08/31/25	\$207,678.72	\$17,306.56	\$16.69	\$1.39
	09/01/25 - 08/31/26	\$212,870.64	\$17,739.22	\$17.11	\$1.42
	09/01/26 - 08/31/27	\$218,192.40	\$18,182.70	\$17.54	\$1.46
	09/01/27 - 08/31/28	\$223,647.24	\$18,637.27	\$17.98	\$1.49
Renewal 1	09/01/28 - 08/31/29	\$230,356.66	\$19,196.39	\$18.52	\$1.54
	09/01/29 - 08/31/30	\$237,267.36	\$19,772.28	\$19.07	\$1.59
	09/01/30 - 08/31/31	\$244,385.38	\$20,365.45	\$19.65	\$1.64
	09/01/31 - 08/31/32	\$251,716.94	\$20,976.41	\$20.23	\$1.68
Renewal 2	09/01/32 - 08/31/33	\$259,268.45	\$21,605.70	\$20.84	\$1.73
	09/01/33 - 08/31/34	\$267,046.50	\$22,253.88	\$21.46	\$1.78
	09/01/34 - 08/31/35	\$275,057.90	\$22,921.49	\$22.11	\$1.84
	09/01/35 - 08/31/36	\$283,309.63	\$23,609.13	\$22.77	\$1.89

TENANT OVERVIEW

ACH Child and Family Services was founded in 1915 as 'All Church Home for Children', and has over a century of experience in bringing necessary resources and skills to children and families struggling with life's challenges. The name originated due to the many Fort Worth churches that eventually combined efforts and formed the beginnings of ACH. Through leadership, research, and training, ACH sets a recognized example for similar and replicable programs in child welfare, that dramatically strengthen families and reduce child abuse.

Their core values are:

- **Advocacy**, through leveraging their skills and knowledge to shape public policy and opinion, and response toward children and families in need.
- **Childhood**, through the belief that all children deserve a safe, loving, nurturing, fun childhood, with opportunities and skills to reach their maximum potential.
- **Effective Services**, through providing services that are built upon clearly defined intervention models, research, and best practices, and that respond to an identified need.
- **Families**, through understanding that a child's needs are best met in a family environment, and working to support families efforts to provide a secure family setting.
- **Learning**, through thoughtful analysis of their results and methods, with an aim to develop and share knowledge that is helpful to children and families.
- **Spirituality**, through the belief that unconditional love and hope are essential for healing, and through recognizing and respecting the individual spiritual backgrounds of those they serve.
- And, **Stewardship**, through using their financial and human resources to address the needs of those they serve, using cost-effective and transparent practices.

ACH Provides Crisis Intervention, Foster Care & Adoption, Family Services, Community-Based Care, and Residential services via the 'Safe Place', Youth Emergency Shelter, Turning Point, Families Together, Skill Builder, and other programs such as The LIFE project, and The Morris Program. Their programs are designed to prevent child abuse, neglect, and family separation, and help heal and treat the children and families already affected by these tragedies.

In January of 2010, the company transitioned from a private foundation to a 501(c)(3) public charity. The annual operating budget for 2023 was \$131,167,144. As of 2022, their net assets were \$157,122,519. Due to their financial strength, this tenant is rated A+ credit. ACH is currently funded via the following, by percentage:

- Fees for services, business ventures, and other income = 1%
- Public grants and contracts = 3%
- Community support = 4%
- Endowment Subsidy = 9%
- State Contracts – 83%

ACH serves 33,000+ children, youth, and family members each year, provides education and outreach to 24,003 community members, and provides assessment and referral services for 3,429 individuals.

22

SALES
COMPARABLES



SALE COMPARABLES OVERVIEW

Investment Trends

6464 Brentwood Stair Rd

Sale Comparables

15

Avg. Cap Rate

6.7%

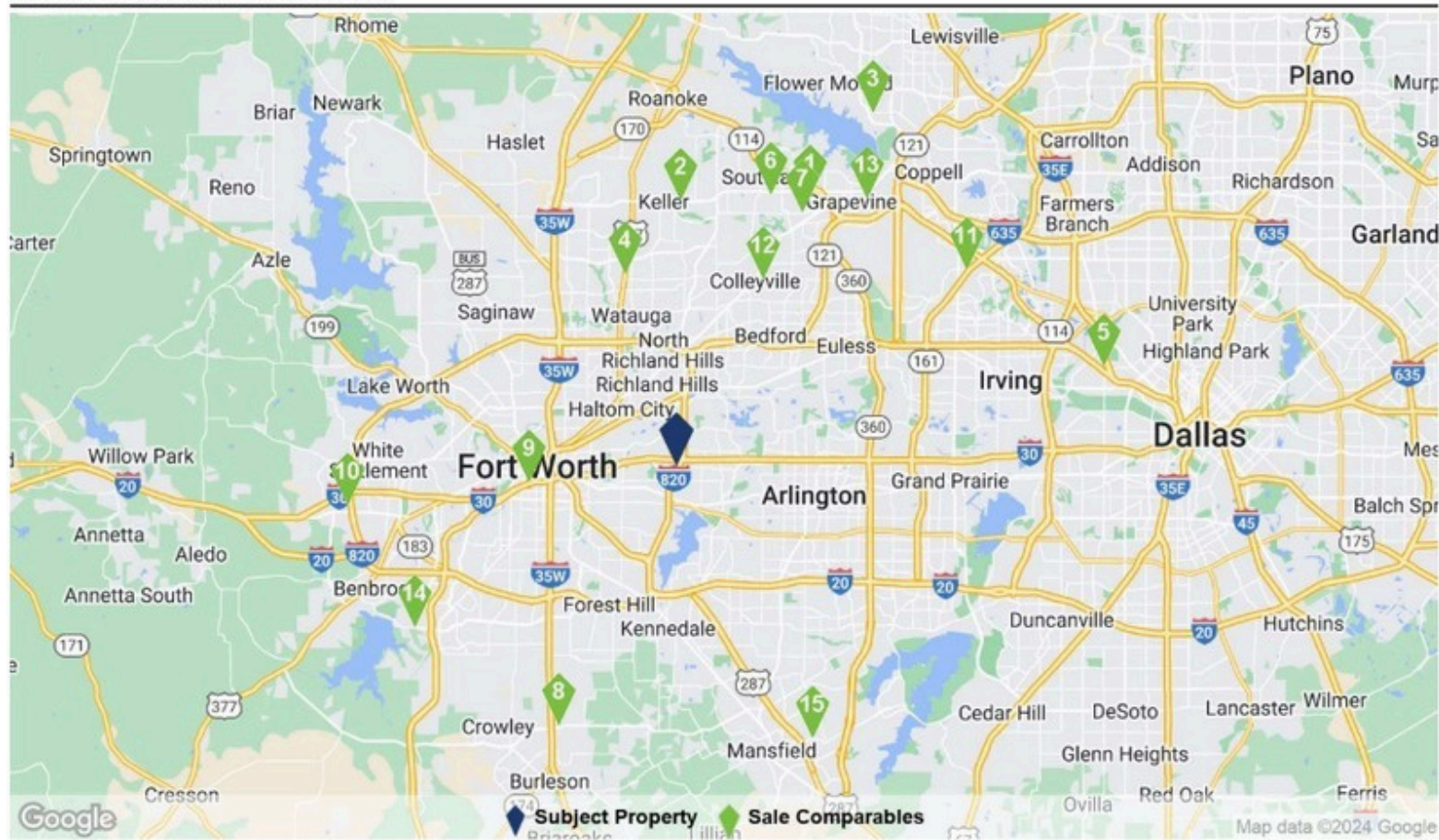
Avg. Price/SF

\$322

Avg. Vacancy At Sale

0%

SALE COMPARABLES LOCATIONS



SALE COMPARABLES

11 COMPARABLE 12

1132 Glade Rd

 \$1,735,000 OFFERING PRICE	Sale Date: 07/01/2022
 \$223 PRICE PER SF	Gross Leasable Area: 7,780 SF
 N/A CAP RATE	Occupancy: 100%
	Year Built/Renovated: 2008
	Distance from Property: 9.6 Miles
	Sale Type: Owner User



21 COMPARABLE 2

Building 2 - 1627 Keller Parkway

 \$3,100,000 OFFERING PRICE	Sale Date: 04/23/24
 \$409 PRICE PER SF	Gross Leasable Area: 7,575 SF
 N/A CAP RATE	Occupancy: 100%
	Year Built/Renovated: 2019
	Distance from Property: 12.4 Miles
	Sale Type: Investment



SALE COMPARABLES

31 COMPARABLE 3

Building 1 - 2001 Lakeside Parkway

\$3,200,000 OFFERING PRICE	Sale Date: 3/21/24
\$249 PRICE PER SF	Gross Leasable Area: 12,867 SF
N/A CAP RATE	Occupancy: 100%
	Year Built/Renovated: 2006
	Distance from Property: 18.9 Miles
	Sale Type: Owner User



41 COMPARABLE 13

Grapevine Station - 1050 Texan Trl

\$2,859,000 OFFERING PRICE	Sale Date: 12/22/22
\$286 PRICE PER SF	Gross Leasable Area: 10,000 SF
6.00% CAP RATE	Occupancy: 100%
	Year Built/Renovated: 2005
	Distance from Property: 15.3 Miles
	Sale Type: Investment



26

LEASE
COMPARABLES



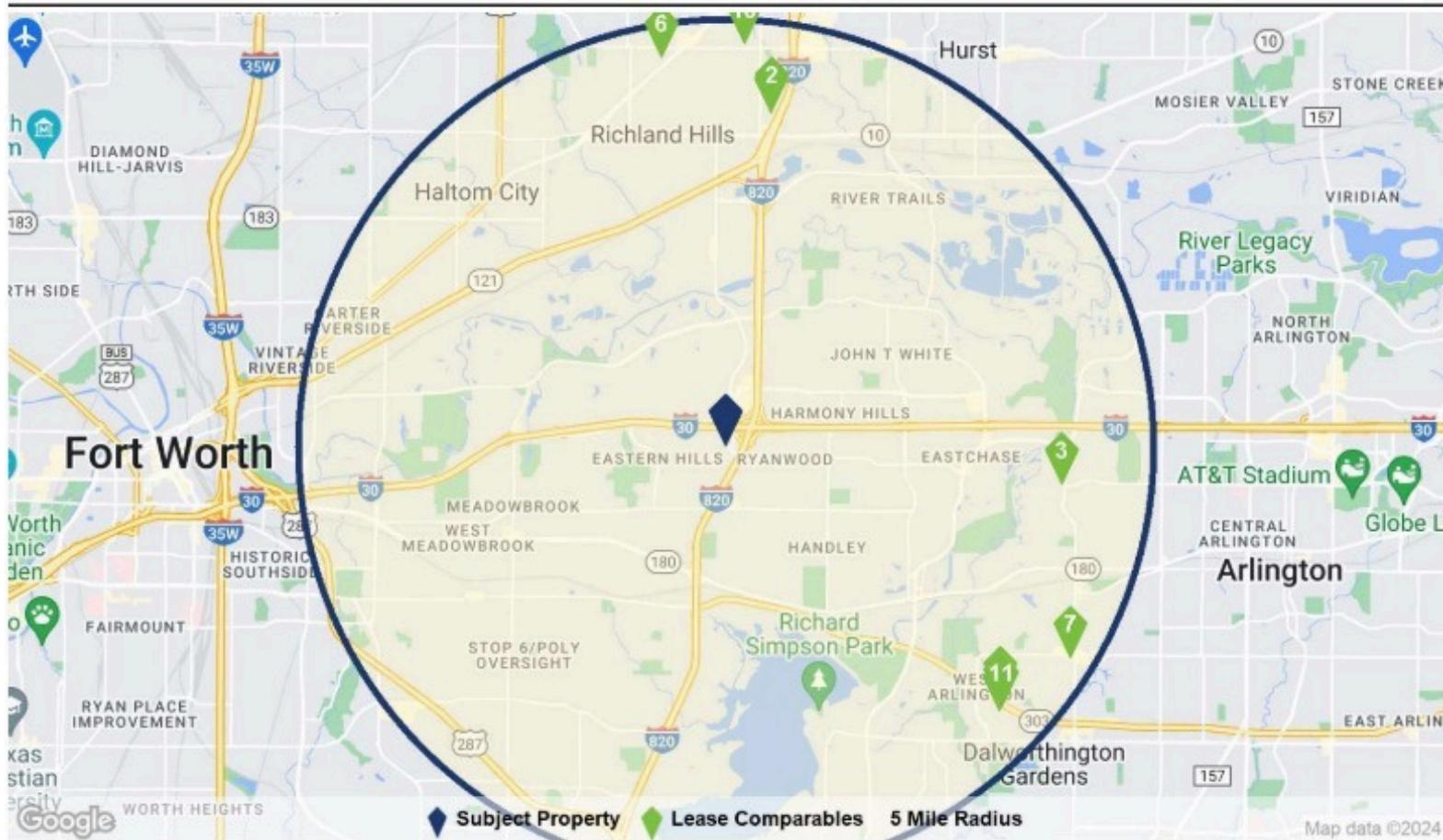
LEASE COMPARABLES OVERVIEW

Lease Comps Summary

6464 Brentwood Stair Rd

Deals	Gross Asking Rent Per SF	Gross Starting Rent Per SF	Avg. Months On Market
18	\$19.57	\$16.09	9

LEASE COMPARABLES



LEASE COMPARABLES

11 COMPARABLE 9

Glenview Professional III - 4105 City Point DR

\$17.00 NNN GROSS RENT PSF	Date Surveyed: 4/5/24
15,341 SF GROSS LEASABLE AREA	Rent: \$9,306.08 Monthly
43% TOTAL OCCUPANCY	CAM: Unknown
	Total Rent: \$9,306.08 + NNN
	Lease Type: Monthly
	Year Built: NNN
	1983



21 COMPARABLE 10

Glenview Professional I - 7505 Glenview Dr

\$18.00/mg GROSS RENT PSF	Date Surveyed: 2/28/24
12,700 SF GROSS LEASABLE AREA	Rent: \$2,721 Monthly
78% TOTAL OCCUPANCY	CAM: Unknown
	Total Rent: \$2,721 Monthly +
	Lease Type: Modified Gross
	Year Built: Modified Gross
	1964





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LOCATION
OVERVIEW

TEXAS

Texas presents a compelling case for real estate investment due to its strong economic growth and favorable demographic trends, such as its consistently growing population and low cost of living. As the second-largest state in the U.S., Texas benefits from a diverse and expanding economy, encompassing key sectors such as technology, energy, healthcare, and manufacturing. Major urban centers like Fort Worth, Dallas, Austin, and Houston are primary drivers of real estate demand, with Austin experiencing significant property value increases driven by its technology sector. Houston's energy industry continues to attract both businesses and residents, while Dallas offers strong job growth and economic stability. Additionally, Texas's lack of a state income tax and relatively low property taxes contribute to its attractiveness for investors.

The state's real estate market exhibits high levels of activity and resilience, largely due to consistent population growth and demand for housing. Texas has seen substantial increases in property values of nearly all product types. Rental markets remain robust, supported by the influx of new residents and a growing workforce. Property prices in Texas remain relatively lower compared to other major markets such as California and New York, providing a more affordable entry point for investors. The diversity of investment opportunities ranges from urban high-end developments to suburban residential projects, reflecting the broad spectrum of market demands.

Future prospects for Texas real estate are strong, with ongoing regional developments and infrastructure improvements expected to drive property values upward. Continued urban planning and development in key metropolitan areas will further enhance investment potential. Texas's diverse array of tourist attractions also bolsters the real estate market, with landmarks such as AT&T Stadium in Arlington, home to the Dallas Cowboys, and the Globe Life Field, which draws significant crowds for baseball games. Additionally, Texas Live! in Arlington provides a vibrant entertainment district that attracts both locals and visitors. These attractions contribute to a lively local economy and enhance the appeal of nearby residential and commercial properties, further supporting real estate investment opportunities.



Fort Worth

Fort Worth, founded in 1849 as a military outpost, began its journey as a strategic fortification along the western frontier of Texas. Initially, the fort's remote location in the North Texas prairie limited its growth, but it played a crucial role in the development of the region. In the 1850s, Fort Worth transitioned from a military outpost to a civilian settlement as it began to attract settlers and traders, becoming a key stop on the cattle drives from Texas to railheads in Kansas. This period marked the beginning of Fort Worth's transformation into a burgeoning town.

The late 19th century saw Fort Worth solidify its reputation as a major cattle-shipping hub, earning the nickname "Cowtown." The arrival of the railroad in the 1870s was a pivotal moment, connecting Fort Worth to national markets and facilitating the booming cattle trade. This era brought rapid growth and economic development, with the establishment of stockyards, warehouses, and businesses catering to the cattle industry. The city's role in the cattle trade was highlighted by the opening of the Fort Worth Stockyards in 1893, which became one of the largest livestock markets in the world. During this time, Fort Worth also developed a strong cultural identity, with the construction of notable buildings and the growth of its community.

In the 20th century, Fort Worth continued to evolve, diversifying its economy and expanding its cultural and industrial base. Post-World War II, the city saw significant urban development and economic expansion. The establishment of major industries, including aerospace and defense, helped Fort Worth transition from its cattle-based economy to a more diversified industrial economy. Key institutions, such as Lockheed Martin and the Texas Christian University (TCU), played a crucial role in this transformation. Additionally, the city invested in cultural amenities, including museums and performing arts centers, contributing to its reputation as a vibrant cultural hub.

Today, Fort Worth stands as a thriving metropolis with a rich historical heritage and a diverse economy. The city has successfully blended its historic roots with modern growth, maintaining its identity as "Cowtown" while embracing contemporary developments. Fort Worth is known for its vibrant arts scene, including institutions like the Kimbell Art Museum and the Modern Art Museum of Fort Worth. The city has also become a major center for business and innovation, supported by its strong economic sectors and educational institutions. As Fort Worth continues to grow, it remains committed to preserving its unique history while embracing future opportunities.

Arlington

Arlington, Texas, was officially founded in 1876 when settlers established a community near the Texas and Pacific Railway. The city was named after Arlington, Virginia, reflecting the aspirations and connections of its early residents. Initially, Arlington's growth was modest, primarily driven by agriculture and its strategic location along the railroad. The arrival of the railway facilitated transportation and trade, contributing to the development of the local economy. Throughout the late 19th and early 20th centuries, Arlington evolved from a small agricultural town into a more structured community, with the establishment of essential infrastructure and local institutions.

The post-World War II era marked a period of significant transformation for Arlington, catalyzed by the rapid suburbanization of the Dallas-Fort Worth metroplex. In the 1950s and 1960s, the city experienced substantial growth driven by industrial expansion and an increasing population. The construction of major attractions such as Six Flags Over Texas in 1961 and the opening of AT&T Stadium (formerly Cowboys Stadium) in 2009 played pivotal roles in shaping Arlington's identity as a major entertainment and sports hub. These developments not only bolstered the city's economy but also enhanced its profile as a vibrant and modern urban center. Today, Arlington continues to thrive as a key player in the region, balancing its historical roots with contemporary growth and amenities.

FORT WORTH & ARLINGTON

MAIN ATTRACTIONS

Robust Job Market

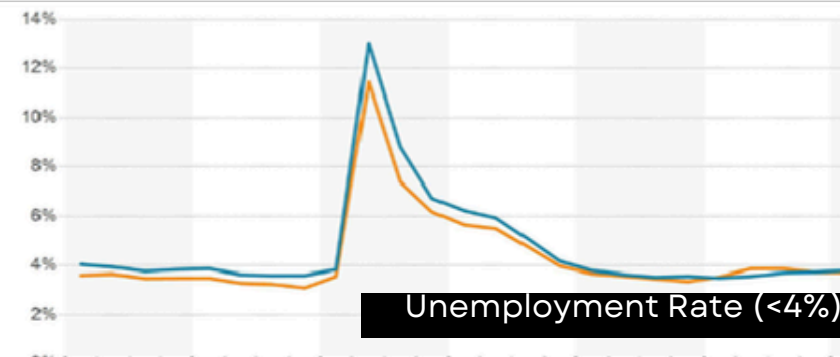
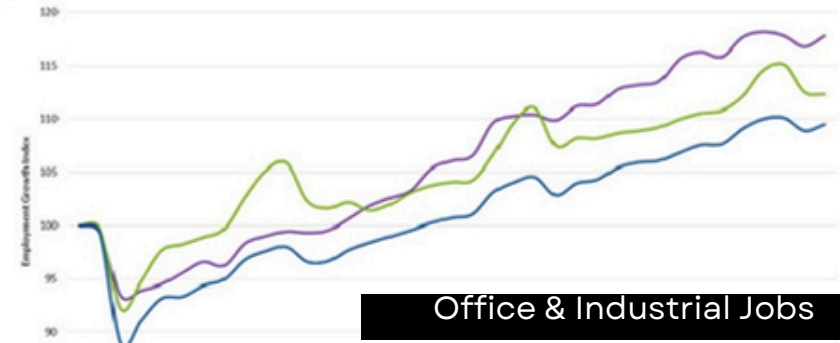
Fort Worth and Arlington boast a diverse and growing job market, attracting professionals across various industries. Fort Worth has a strong presence in sectors such as aerospace and defense, manufacturing, and energy. The city is home to major employers like Lockheed Martin and Bell Textron, which contribute to its economic vitality. Arlington, with its proximity to major corporate hubs, benefits from industries such as education, healthcare, and retail, bolstered by the presence of large employers like the University of Texas at Arlington and the Texas Health Resources system. The availability of employment opportunities in these cities is a significant factor drawing new residents.

Strategic Location & Infrastructure

Fort Worth and Arlington's strategic location within the Dallas-Fort Worth metroplex enhances their attractiveness. The region benefits from a well-developed transportation infrastructure, including major highways, rail systems, and proximity to Dallas/Fort Worth International Airport. This connectivity facilitates ease of travel for both business and personal purposes. Additionally, the ongoing investments in infrastructure and urban development projects in these cities support continued growth and make them attractive to individuals seeking convenient access to the broader regional economic opportunities.

Affordable Cost of Living

Compared to other major metropolitan areas in Texas and the U.S., Fort Worth and Arlington offer a relatively affordable cost of living. Housing prices in these cities are generally lower than in neighboring cities like Dallas and Austin, making them attractive options for individuals and families seeking more budget-friendly living arrangements. This affordability extends to other living expenses, such as groceries, healthcare, and transportation, further enhancing their appeal.



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AREA


DEMOGRAPHICS


DEMOGRAPHICS


2023 Summary	1 MILE	3 MILE	5 MILE
Population	16,653	75,266	226,666
Households	7,112	29,528	84,100
Pop Growth '23-'28	2.7%	2.2%	1.3%
Avg HH Size	2.3	2.5	2.7
Median Age	36	37	37
Median HH Income	\$41,348	\$47,073	\$55,273

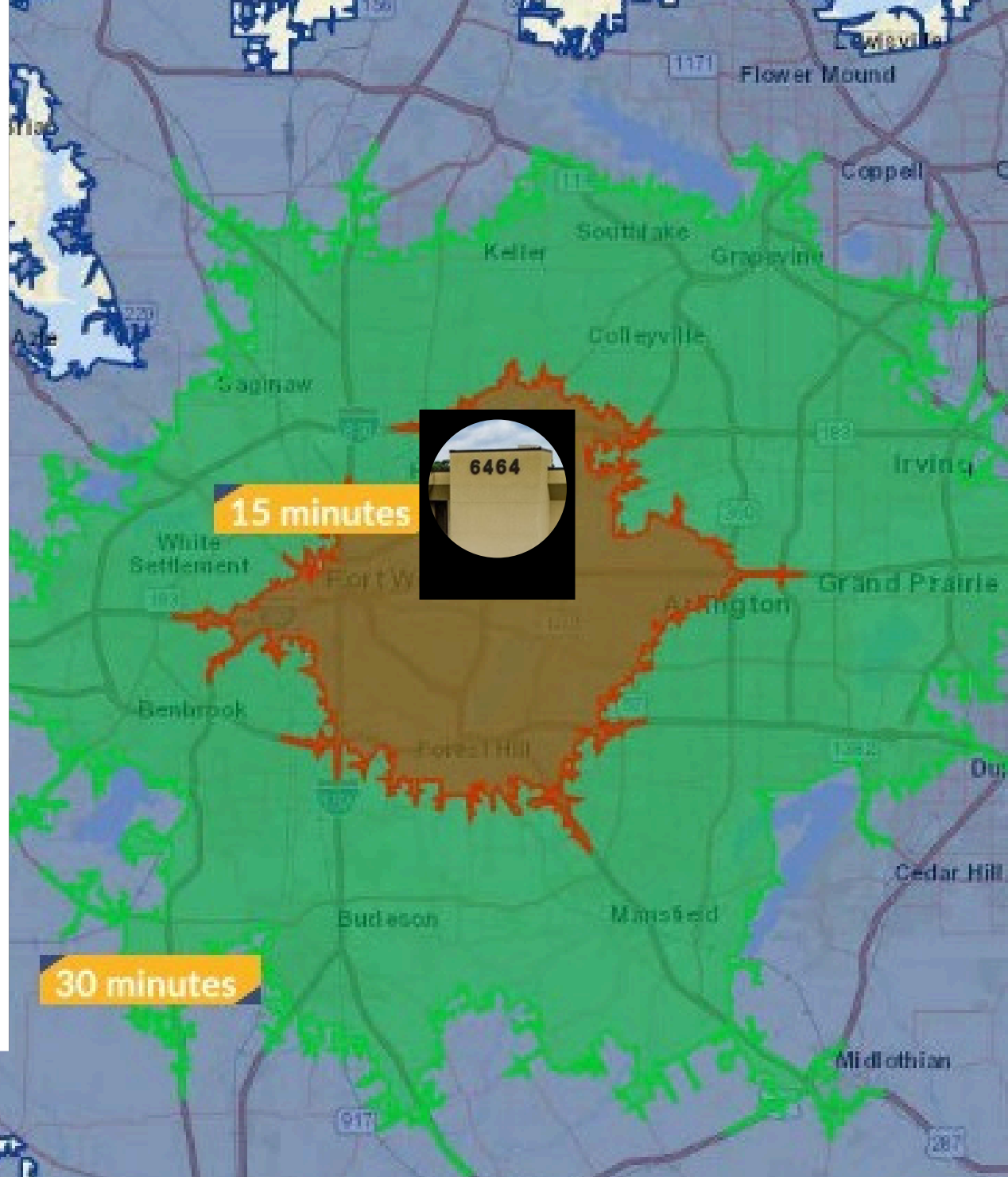
 **7,188**
TOTAL
BUSINESSES

 **65,304**
TOTAL
EMPLOYEES

 **\$50,436**
MEDIAN HH
INCOME

 **\$50,436**
PER CAPITA
INCOME

 **\$33,062**
MEDIAN
NET WORTH





JOHN LAUDENSLAGER, BROKER

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