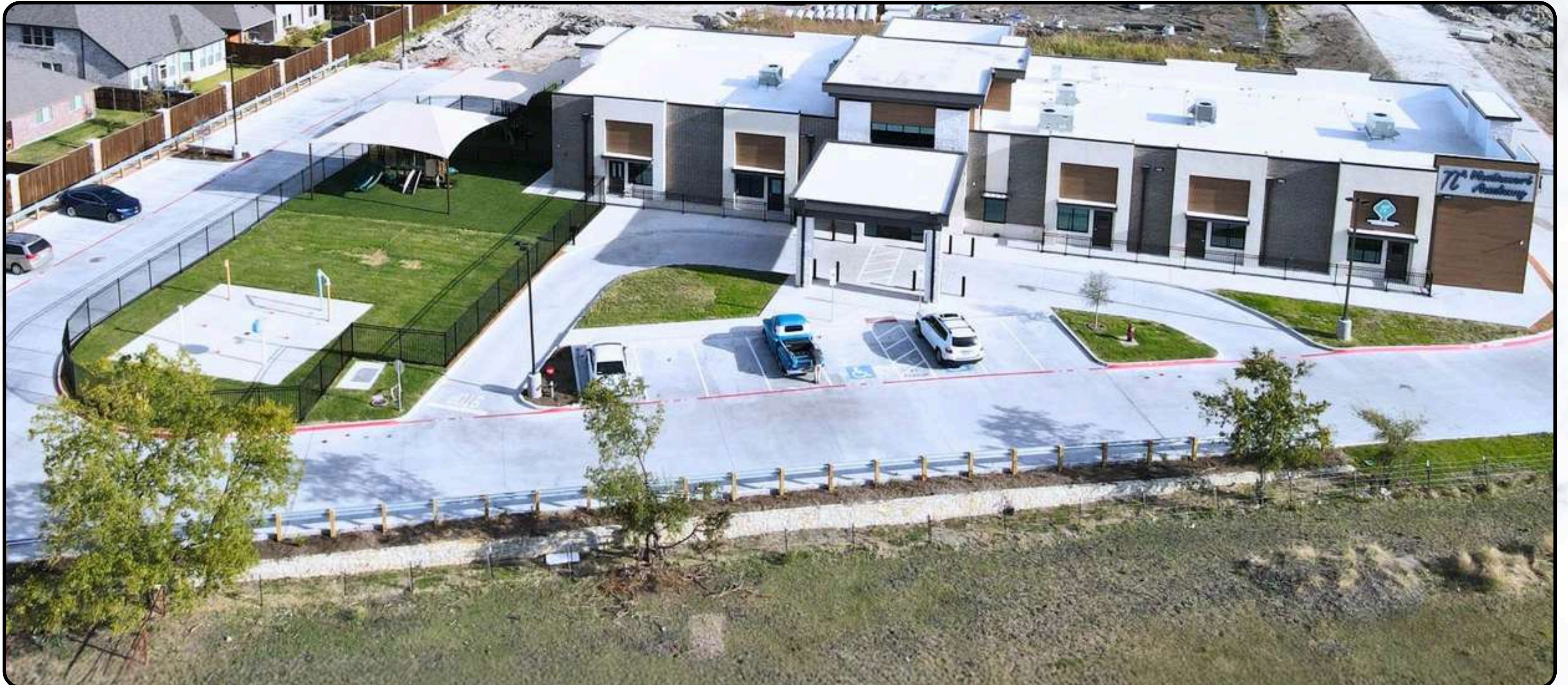


Montessori Academy Melissa, TX





OFFERING SUMMARY	
Price	\$6,210,000
Cap Rate	7.10%
Net Operating Income	\$441,120
Year Built	2023
Gross Leasable Area	11,113 SF
Lot Size	1.50 Acres
LEASE SUMMARY	
Lease Term	15 Years
Lease Commencement	9/17/2023
Lease Expiration	9/30/2038
Remaining Term	13.5 Years
Lease Type	NNN
Roof & Structure	Tenant
Increases	2% Annualy From Year 6

ANNUALIZED OPERATING DATA			
Year(s)	Commencement	Annual	Increase
1-5	09/17/2023	\$441,117	-
6	10/01/2028	\$449,940	2.00%
7	10/01/2029	\$458,939	2.00%
8	10/01/2030	\$468,117	2.00%
9	10/01/2031	\$477,471	2.00%
10	10/01/2032	\$487,029	2.00%
11	10/01/2033	\$496,769	2.00%
12	10/01/2034	\$506,705	2.00%
13	10/1/2035	\$516,839	2.00%
14	10/1/2036	\$527,176	2.00%
15	10/01/2037	\$537,719	2.00%
Option1: 16-20	10/01/2038	\$548,472	2.00%
Option 2: 21-25	10/01/2043	\$582,048	2.00%
NET OPERATING INCOME		\$441,117	

Calendar Yr	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030	Year 2031	Year 2032	Year 2033	Year 2034	Year 2035	Year 2036	Year 2037	Year 2038
Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
Rent Total	\$92,492	\$441,117	\$441,117	\$441,117	\$441,117	\$443,323	\$452,189	\$461,233	\$470,457	\$479,867	\$489,464	\$499,253	\$509,238	\$519,423	\$529,812	\$403,289
% Rent Increase	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
January		\$36,760	\$36,760	\$36,760	\$36,760	\$36,760	\$37,495	\$38,245	\$39,010	\$39,790	\$40,586	\$41,397	\$42,225	\$43,070	\$43,931	\$44,810
February		\$36,760	\$36,760	\$36,760	\$36,760	\$36,760	\$37,495	\$38,245	\$39,010	\$39,790	\$40,586	\$41,397	\$42,225	\$43,070	\$43,931	\$44,810
March		\$36,760	\$36,760	\$36,760	\$36,760	\$36,760	\$37,495	\$38,245	\$39,010	\$39,790	\$40,586	\$41,397	\$42,225	\$43,070	\$43,931	\$44,810
April		\$36,760	\$36,760	\$36,760	\$36,760	\$36,760	\$37,495	\$38,245	\$39,010	\$39,790	\$40,586	\$41,397	\$42,225	\$43,070	\$43,931	\$44,810
May		\$36,760	\$36,760	\$36,760	\$36,760	\$36,760	\$37,495	\$38,245	\$39,010	\$39,790	\$40,586	\$41,397	\$42,225	\$43,070	\$43,931	\$44,810
June		\$36,760	\$36,760	\$36,760	\$36,760	\$36,760	\$37,495	\$38,245	\$39,010	\$39,790	\$40,586	\$41,397	\$42,225	\$43,070	\$43,931	\$44,810
July		\$36,760	\$36,760	\$36,760	\$36,760	\$36,760	\$37,495	\$38,245	\$39,010	\$39,790	\$40,586	\$41,397	\$42,225	\$43,070	\$43,931	\$44,810
August		\$36,760	\$36,760	\$36,760	\$36,760	\$36,760	\$37,495	\$38,245	\$39,010	\$39,790	\$40,586	\$41,397	\$42,225	\$43,070	\$43,931	\$44,810
September		\$36,760	\$36,760	\$36,760	\$36,760	\$36,760	\$37,495	\$38,245	\$39,010	\$39,790	\$40,586	\$41,397	\$42,225	\$43,070	\$43,931	\$44,810
October	\$18,973	\$36,760	\$36,760	\$36,760	\$36,760	\$37,495	\$38,245	\$39,010	\$39,790	\$40,586	\$41,397	\$42,225	\$43,070	\$43,931	\$44,810	
November	\$36,760	\$36,760	\$36,760	\$36,760	\$36,760	\$37,495	\$38,245	\$39,010	\$39,790	\$40,586	\$41,397	\$42,225	\$43,070	\$43,931	\$44,810	
December	\$36,760	\$36,760	\$36,760	\$36,760	\$36,760	\$37,495	\$38,245	\$39,010	\$39,790	\$40,586	\$41,397	\$42,225	\$43,070	\$43,931	\$44,810	



C											
Year	2025	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Rent Income	\$441,117	\$443,323	\$452,189	\$461,233	\$470,457	\$479,867	\$489,464	\$499,253	\$509,238	\$519,423	\$529,812
Real Estate Taxes - Reimbursements	\$77,737	\$89,398	\$93,867	\$98,561	\$103,489	\$108,663	\$114,096	\$119,801	\$125,791	\$132,081	\$138,685
Insurance - Reimbursements - Paid by Tenant	\$35,525	\$40,854	\$42,896	\$45,041	\$47,293	\$49,658	\$52,141	\$54,748	\$57,485	\$60,360	\$63,378
Common Area Maintenance - Est. Paid by Tenant	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Gross NOI	\$564,379	\$583,574	\$598,953	\$614,835	\$631,239	\$648,188	\$665,701	\$683,802	\$702,515	\$721,863	\$741,875
Net Operating Income (NOI)	\$441,117	\$443,323	\$452,189	\$461,233	\$470,457	\$479,867	\$489,464	\$499,253	\$509,238	\$519,423	\$529,812
Estimated Cash Flow											
Cap Rate	7.00%	7.04%	7.18%	7.32%	7.47%	7.61%	7.77%	7.92%	8.08%	8.24%	8.41%
Purchase Price	\$6,301,671	\$6,301,671	\$6,301,671	\$6,301,671	\$6,301,671	\$6,301,671	\$6,301,671	\$6,301,671	\$6,301,671	\$6,301,671	\$6,301,671
Est. Loan Amount - 65% LTV	-\$4,095,930										
Est. Equity Required - 35%	\$2,205,742	\$2,205,742	\$2,205,742	\$2,205,742	\$2,205,742	\$2,205,742	\$2,205,742	\$2,205,742	\$2,205,742	\$2,205,742	\$2,205,742
Est. Interest Rate	5.61%										
Amortization Period (months)	300										
Est. Mortgage Amount	\$305,068	\$305,068	\$305,068	\$305,068	\$305,068	\$305,068	\$305,068	\$305,068	\$305,068	\$305,068	\$305,068
Est. Cash Flow after Mortgage	\$136,049	\$138,255	\$147,121	\$156,165	\$165,389	\$174,799	\$184,396	\$194,185	\$204,170	\$214,255	\$224,744
Return on Investment (ROI)	6.2%	6.3%	6.7%	7.1%	7.5%	7.9%	8.4%	8.8%	9.3%	9.7%	10.2%

9

9

9

9 i d

9

9

9

9

•

9

9

9

[illegible]

• 1 1 1 1 1 1 1 1 1 1

1 1

• HPO 1 1 1 1 1 1REE1 1 1JEH1 1NJEH

JEJL

1 1

• 1JEJJ 1 1 1 1 1 1HNJEE1 1 1 1 1

LNL1 1 1 1 1 1 1HLR MON1 1JEJH 1JEJJ

1 1 1 1 1 1HL 1OPH 1HNJMM1 1HN 1

1 1 1 1 1 1 1HJP 1LSH 1HLR 1MON1 1R OS

• 1 1 1 1 1 1 1 1 1 1

1 1 1 1 1 1 1HEJJ1

• 1JEJJ 1 1 1 1 1 1 1 1 1 1

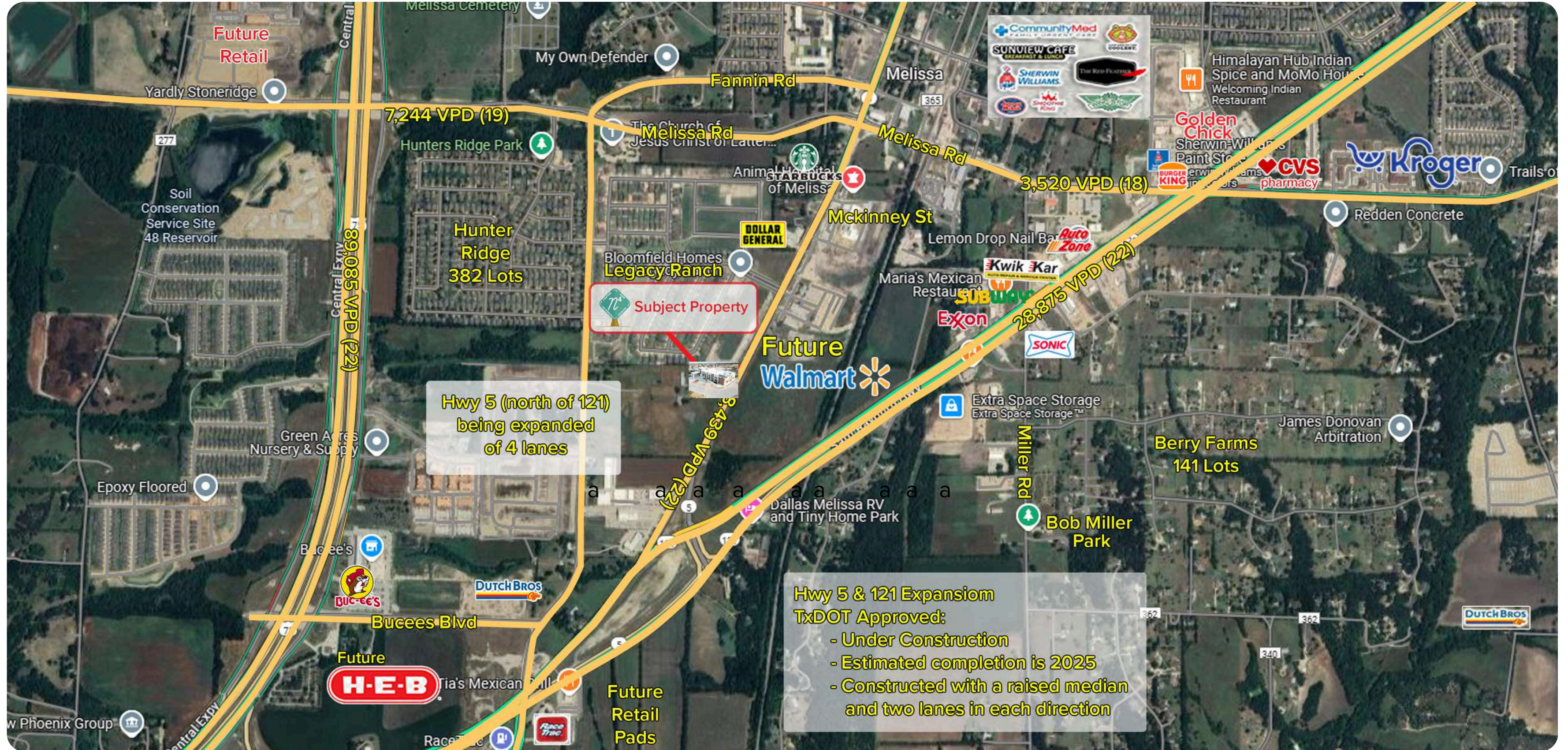
1 1 1RS S

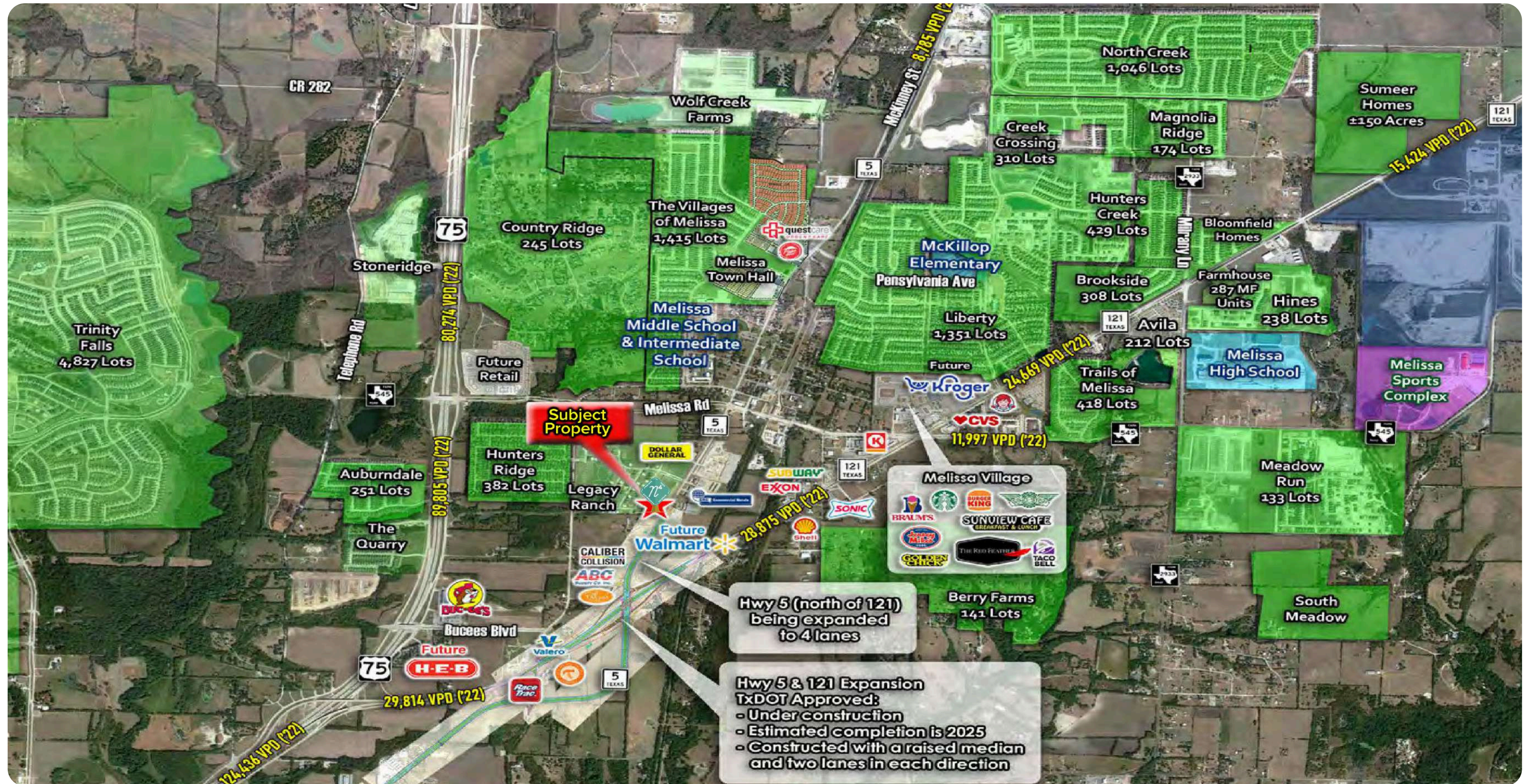
		J1	1	N1	P1
JEJS1	1	MSSO		MHOEO	PJ SJL
JEJM		L SRN		LJ SLM	NR ELN
JEJM		HJ MD		HE MML	HR MMD
1	1	HLJ ORR		HMHNHJ	HJR NMH

1

P TT ONU1 11 SP TTU HTP1

www.SankalpRealty.us







CONTACT INFO

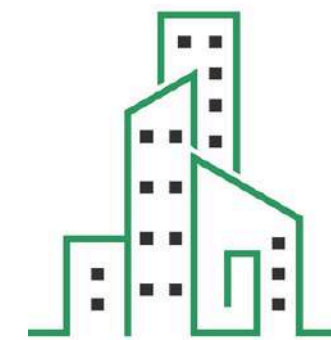
Mukesh Parna

Principal Broker

+1 (972) 897 - 2002

MP@SankalpRealty.US

8195 Custer Rd, Suite #200A, Frisco, TX 75035



SANKALP
REALTY



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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Sankalp Realty LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9010037

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

Mukesh Parna

Designated Broker of Firm

0652949

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

Mukesh Parna

Licensed Supervisor of Sales Agent/
Associate

0652949

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

Mukesh Parna

Sales Agent/Associate's Name

0652949

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

Buyer/Tenant/Seller/Landlord Initials

Date