



100% LEASED INVESTMENT PROPERTY

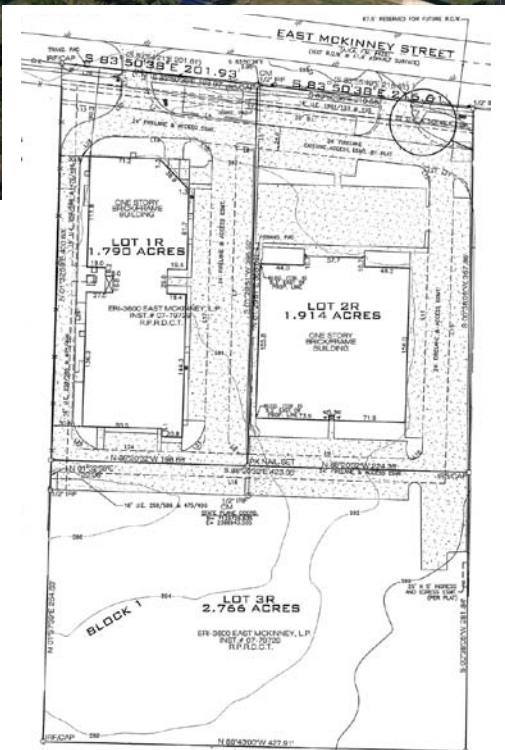
OFFICE BUILDINGS LEASED TO STATE OF TEXAS AND COUNTY SOCIAL SERVICES

3600 & 3612 E. McKinney Street, Denton, Texas 76209

Investment Property for Sale



3600 & 3612 E. McKinney Street



Property Highlights:

- ◆ Office Buildings for Sale on 3.7 Acres with 2.766 Acres of Additional Land
- ◆ Great Location at Loop 288 & McKinney Street in East Denton, Texas
- ◆ Leased to State and County Agencies with Primarily Long-Term Leases

v-re.com
1696 S. Loop 288, Denton, Texas 76205

gjohnson@v-re.com

Presented by:
GREG JOHNSON
940.381.2220



100% LEASED INVESTMENT PROPERTY
OFFICE BUILDINGS LEASED TO STATE OF
TEXAS AND COUNTY SOCIAL SERVICES

3600 & 3612 E. McKinney Street, Denton, Texas 76209
Investment Property for Sale



v-re.com

1696 S. Loop 288, Denton, Texas 76205

gjohnson@v-re.com

Presented by:
GREG JOHNSON
940.381.2220



100% LEASED INVESTMENT PROPERTY

OFFICE BUILDINGS LEASED TO STATE OF TEXAS AND COUNTY SOCIAL SERVICES

3600 & 3612 E. McKinney Street, Denton, Texas 76209
Investment Property for Sale



© VERUS REAL ESTATE ADVISORS has obtained the information shown from sources believed to be reliable, but is unable to make any guarantees as to its accuracy or completeness. The presentation of this property is submitted subject to errors, omissions, change in price or prior sale or lease or withdrawal without notice.



100% LEASED INVESTMENT PROPERTY

OFFICE BUILDINGS LEASED TO STATE OF TEXAS AND COUNTY SOCIAL SERVICES

PROPERTY SUMMARY

| | | |
|------------------------------|--|--------------------------------------|
| PROPERTY: | Denton Office Buildings for Sale | <i>Investment Property for Sale</i> |
| | 3600 & 3612 E. McKinney Street, Denton, Texas 76209 | |
| LEGAL DESCRIPTION: | Lots 1r, 2r, and 3r, Block 1, Loop 288 Center | |
| BUILDING SIZES: | 26,154 [±] SF - 3600 E. McKinney 24,096 [±] SF - 3612 E. McKinney | |
| LAND AREA: | Approximately 6.47 Acres total: - 3600 E. McKinney on 1.8 [±] Acres - 3612 E. McKinney on 1.9 [±] Acres - Additional Land is 2.766 [±] Acres | |
| PROFORMA CAP RATE: | 8.5% | |
| EST. STABILIZED NOI: | \$271,000 | |
| ADDITIONAL INCOME: | \$237,000 State of Texas T.F.O. Reimbursement over 3 years (from 3/1/11) | |
| ADDITIONAL LAND: | Includes 2.77 [±] Acres Valued AT \$250,000 | |
| TOTAL PURCHASE PRICE: | \$3,675,000 | |
| PROPERTY TAXES: | DCAD#530075, #530076, #530077 | |
| OCCUPANCY RATE: | 100% | |
| TENANTS: | Texas Dept. of Health and Human Services, Strategic Dental Management, Denton County MHMR, Texas Dept. of Family and Protective Services, Smile Magic Dentist | |
| PRICE: | \$3,675,000.00 | PARKING: Over parked per code |
| COMMENTS: | Leased to the State of Texas and Denton County Social Services Agencies with long-term leases. Great location at the high visibility corner of Loop 288 and McKinney Street. No deferred maintenance; buildings are in good condition. A great investment for a 1031 exchange buyer! | |

| | DEMOGRAPHICS: | 1 mile | 3 mile | 5 mile |
|------------------------|------------------------------------|---------------|---------------|---------------|
| | 2009 Total Population | 8,030 | 61,546 | 119,555 |
| | 2009 Total Adult Population | 5,609 | 47,641 | 92,665 |
| | 2009 Total Daytime Population | 6,147 | 63,518 | 110,230 |
| | 2009 Total Daytime Work Population | 2,389 | 34,524 | 53,291 |
| | 2009 Average Household Income | \$57,244 | \$59,790 | \$64,440 |
| | 2009 Median Household Income | \$50,029 | \$45,301 | \$46,487 |
| | 2009 Median Age Total Population | 24 | 26 | 27 |
| | 2009 Median Age Adult Population | 31 | 32 | 33 |
| | % Population Change 1990-2009 | 87.97% | 47.04% | 69.23% |
| | % Population Change 2000-2009 | 18.40% | 20.87% | 30.91% |
| TRAFFIC COUNTS: | | | | |
| Loop 288 | 25,000 vpd | | | |
| E. McKinney St. | 15,600 vpd | | | |
| | (Per TXDOT – 2006) | | | |

© VERUS REAL ESTATE ADVISORS has obtained the information shown from sources believed to be reliable, but is unable to make any guarantees as to its accuracy or completeness. The presentation of this property is submitted subject to errors, omissions, change in price or prior sale or lease or withdrawal without notice.