

INVESTOR OFFICE OPPORTUNITY

1809 Golden Trail Court, Suite 240, Carrollton, TX



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For review by qualified prospective purchasers only

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This memorandum is not an appraisal of the property and should not be construed as one. Prospective purchasers should independently verify all information, including square footage, zoning, taxes, HOA matters, lease terms, property condition, and all financial assumptions before making an investment decision.

Executive Summary

1809 Golden Trail Court, Suite 240 | Carrollton, Texas

The Offering

A boutique medical/professional office condominium positioned for an investment purchaser, supported by a 10-year absolute triple net lease structure and recent capital improvements.

Pricing Guidance

\$1,087,065/ \$435.00 per SF.

Market Evidence

Comparable sales reviewed include office and clinical medical office condominium transactions ranging from approximately \$415-\$514 per SF.

Investment Thesis

The asset offers smaller-suite liquidity, medical/professional office functionality, improved physical presentation, and a manageable private-capital investment size.

This is an investor-ready medical/professional office condominium with durable income, clear comparable support, and future owner-user or re-tenanting flexibility.

Investment Highlights

DFW Clinical Trials Lease

- 10- year absolute triple net lease structure designed to maximize value.
- 3% annual rent escalations shown year-over-year across the rent schedule.
- Year 1 rent of \$72,648
- Smaller condominium size is appealing to private investors seeking manageable basis and liquidity.
- Medical/professional office with above standard improvements and recent HVAC investment.

At-a-Glance

Suite Size	2,499 SF
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Lease Term	10 Years
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Rent Escalations	3% Annually
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Year 1 NOI	\$72,648
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Lease Commencement	October 1, 2025
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Current Rent Schedule

10-year rent schedule with 3% annual increases, Lease Commencement October 1, 2025

SF	Months	Annual Inc.	Rent PSF	Monthly	Annual
2,499	1-12	3%	\$29.07	\$6,054	\$72,648
2,499	13-24	3%	\$29.94	\$6,236	\$74,827
2,499	25-36	3%	\$30.84	\$6,423	\$77,072
2,499	37-48	3%	\$31.77	\$6,615	\$79,384
2,499	49-60	3%	\$32.72	\$6,814	\$81,766
2,499	61-72	3%	\$33.70	\$7,018	\$84,219
2,499	73-84	3%	\$34.71	\$7,229	\$86,746
2,499	85-96	3%	\$35.75	\$7,446	\$89,348
2,499	97-108	3%	\$36.83	\$7,669	\$92,028
2,499	109-120	3%	\$37.93	\$7,899	\$94,789
			Total Scheduled Rent		\$832,827

Cap Rate Sensitivity

Based on Year 1 NOI / Annual Rent

6.7%\$1,087,065\$435 PSF

Operating Expenses-All expenses are paid by tenant

Taxes: \$11,904 (2025)

Insurance:

CAM:

POA:

TOTAL:

Comparable Sale

Comparable sale detail



Parkwood Crossing

City: Plano
SF: 3,091
Sold: Dec. 31, 2025
Price: \$1,300,000
\$/SF: \$420.58
Profile: Investment



1020 W Exchange

City: Allen
SF: 2,607
Sold: September 2025
Price: \$1,080,000
\$/SF: \$414
WALT: 5 Years
Profile: Investment



1020A W Exchange

City: Allen
SF: 5,061
Sold: December 2025
Price: \$2,125,000
\$/SF: \$420
WALT: 5 Years
Profile: Investment



Independence 121 Medical Park

City: Frisco
SF: 3,601
Sold: Apr. 16, 2026
Price: \$1,385,000
\$/SF: \$514.40
Profile: User

Property Overview

Medical / professional office condominium



Property	1809 Golden Trail Court, Suite 240
Location	Carrollton, Texas
Size	2,499 SF
Asset Type	Medical / Professional Office Condominium
Positioning	Investor-ready income opportunity
Use Profile	Medical, dental, professional and related office uses

Floorplan

Medical / professional office condominium



Interior Premise area +/- 2,290 SF, measurements are approximate

Interior Photos

Inviting Reception Area



Reception and Kitchen

Interior Photos

Above Standard Finishes



Bathroom, Hallway, Lab, Exam Room

Premises & Improvements

Above standard improvements and newer building systems

Interior Improvements

- LTV flooring
- Crown molding throughout
- Extensive above-standard cabinetry
- Beautiful shower area
- Security System
- Office-intensive layout
- Attic is decked

Building Systems

- Attic insulated and decked with heater
- 1 - 4 ton HVAC unit installed March 2023
- 1 - 5 ton HVAC unit installed August 2022
- Sprinkler system
- Two furnaces located in attic
- Tenant uses Spectrum Fiber

Capital Items

Recent building-system improvements

- 2 Comfortmaster units
- Above-standard finish package
- New walk-in shower

Parking

7.2/1000

Complex Tenant Roster & Medical Synergy

Established medical, dental, specialty and professional tenants creating a healthcare-oriented destination.

Dental & Oral Surgery

High concentration of dental providers

Dental Providers

- George A. Nail, MD, DDS
- Dr. Dandois, DDS
- Martha L. Garcia, DDS
- Linh Nguyen, DDS
- John B. Cosentino, DDS

Oral & Maxillofacial Surgery

- Jeffrey S. Dombroski, MD, DDS
- Oral and Maxillofacial Surgeon

Medical Providers

Primary care and specialty practices

Primary Care & Internal Medicine

- Thuan Huynh, MD – Family Medicine
- Simon Lim, MD – Family Practice
- James Lee, MD – Internal Medicine

Specialty Care

- John Tomkins, MD – Neurosurgery
- Paul Kuria, MD – Pain & Spine

Clinical & Professional

Related healthcare and service uses

Clinical Research

- DFW Clinical Trials

Insurance / Professional Services

- State Farm

Tenant Mix Advantages

- Medical, dental, surgical and clinical research presence
- Referral and cross-marketing opportunities
- Established healthcare destination within the building

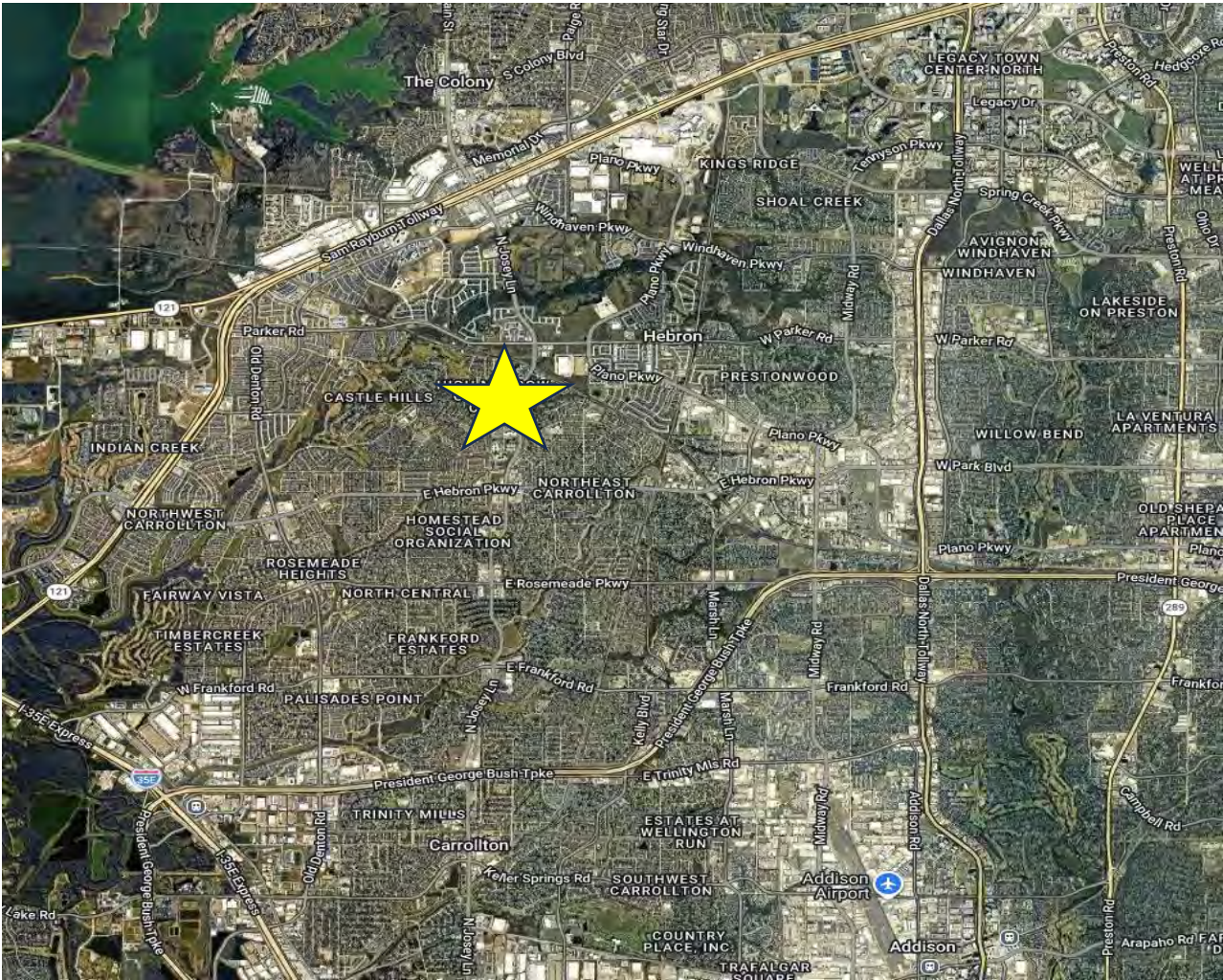
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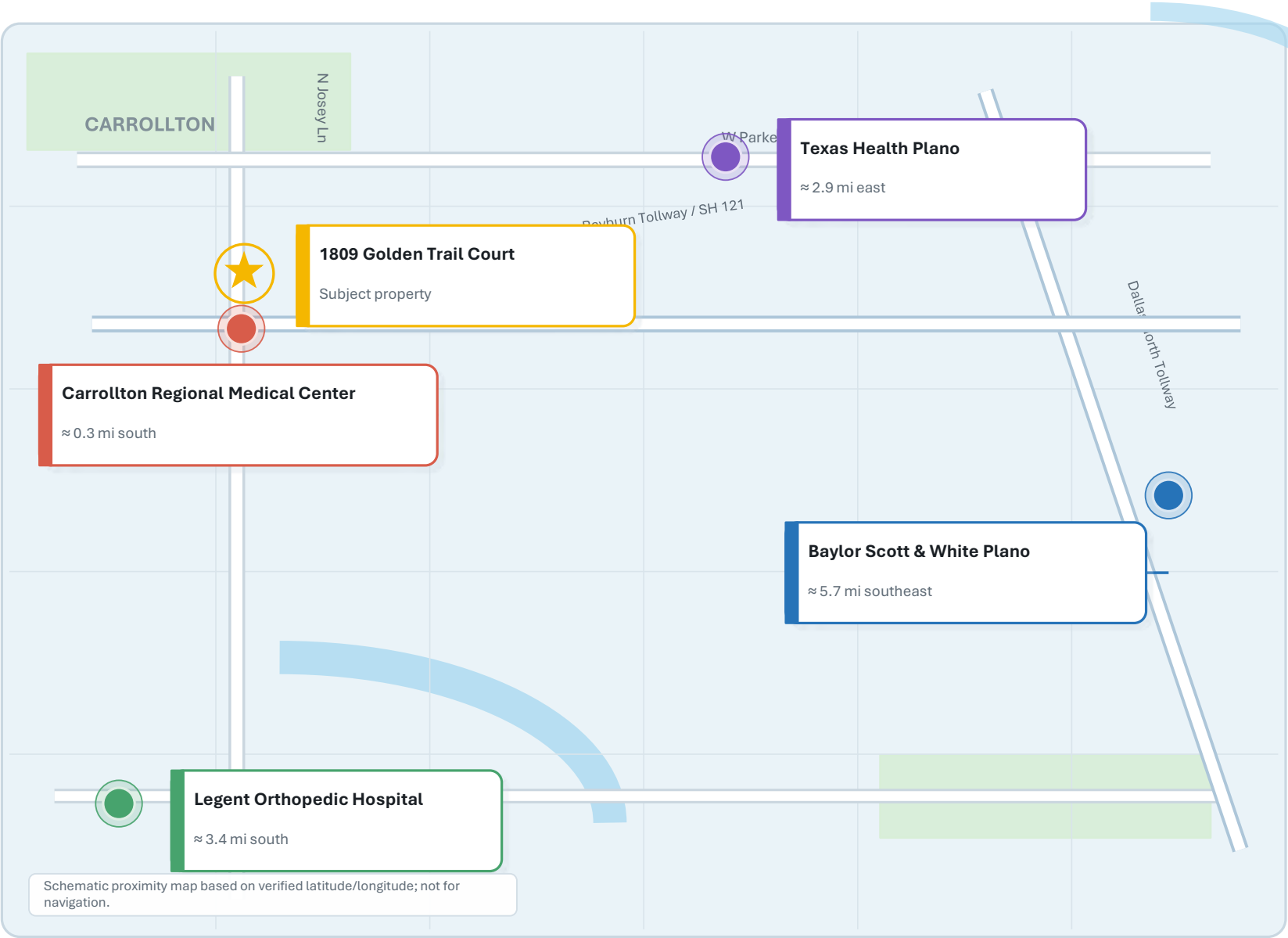
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Location Overview





Closest Hospital Context

- Carrollton Regional Medical Center** 0.3 mi
4343 N. Josey Lane
- Texas Health Plano** 2.9 mi
6200 W. Parker Road
- Legent Orthopedic Hospital** 3.4 mi
1401 E. Trinity Mills Road
- Baylor Scott & White Plano** 5.7 mi
4700 Alliance Boulevard

OM Callout

Located minutes from Carrollton Regional Medical Center, with additional access to Texas Health Plano, Legent Orthopedic Hospital and Baylor Scott & White Plano.

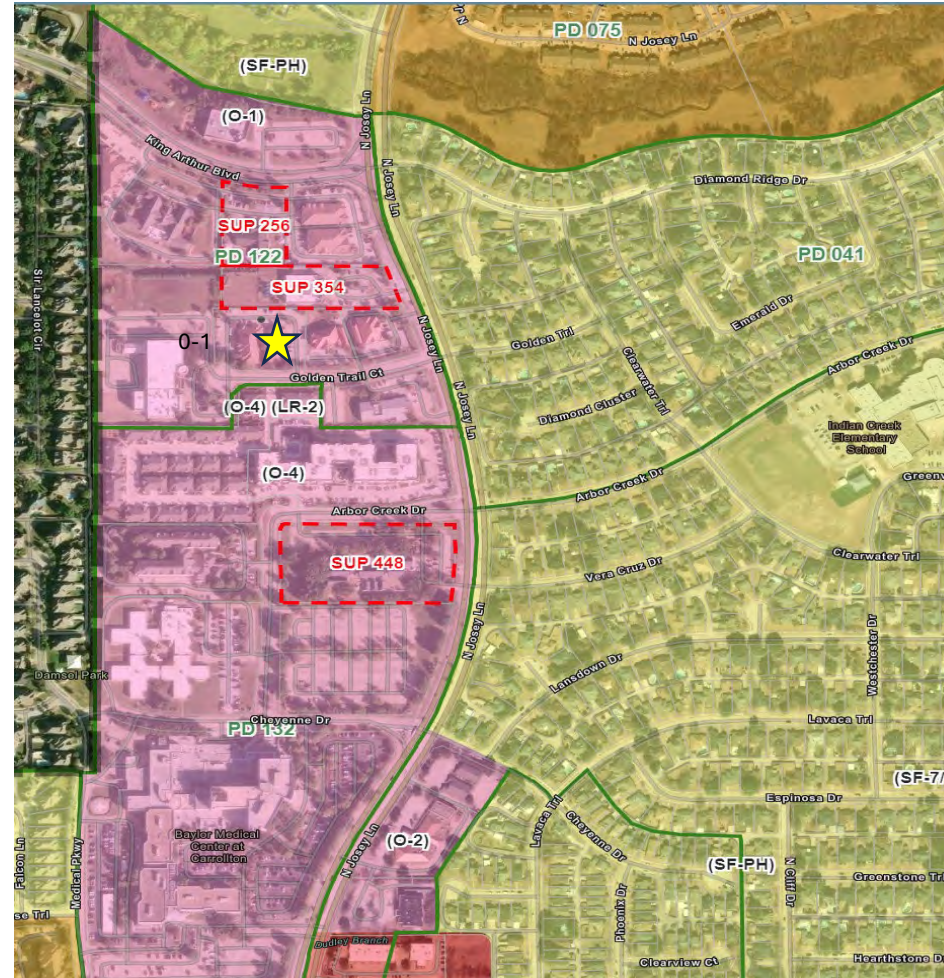
- Hospital
- Subject Property

Zoning

Permitted Use*

- Medical and dental office
- Professional offices
- Real estate and insurance
- Corporate and administrative
- Financial services
- Government and civic
- Counseling and related professional services
- Certain educational and training facilities
- Accessory uses
- High density is generally not allowed

*All purchases are to confirm zoning.



Due Diligence Materials to be Provided Upon Contract Signing

- Executed lease and all exhibits / amendments.
- HOA / POA documents, dues, reserves, budget, rules and architectural controls.
- Property tax information and insurance information.
- HVAC invoices, service history and warranty information.
- Seller disclosures, condition reports and any available inspections if any.
- Tenant estoppel and SNDA requirements, if applicable.

Information About Brokerage Services



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 sub-agent 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 sub-agent when aiding a buyer in a transaction without an agreement to represent the buyer. A sub-agent 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.

Buyer/Tenant Initials: _____

Seller Initials: _____

Landlord Initials: _____

Broker Initials: _____

Date: _____

NAME	TITLE	LICENSE NO.	EMAIL	PHONE NUMBER
TCS Central Region, G.P., LLC	Broker Firm Name	550906	N/A	972.774.2500
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