

SECURE
NET LEASE

SUBJECT PROPERTY



MB2 DENTAL CENTER

\$2,420,000 | 6.46% CAP

103 Willow Bend Dr., Willow Park, TX (Fort Worth) 76008

- ✓ 100% Leased New Construction Retail Center
- ✓ 10 Year Net Leases Featuring 3% Annual Increases
- ✓ Affluent Community with High Household Incomes
- ✓ AHI of \$177K, \$152K and \$147K in a 1, 3 and 5 mile



MB2 Dental is a dental partnership organization supporting 200 + practices around the world. MB2 Dental offers a partnership model that invests in fellow dentists so they can take control.

INVESTMENT OVERVIEW

MB2 DENTAL CENTER | WILLOW PARK, TEXAS

\$2,420,000 | 6.46% CAP

 **\$156,254**
NOI

 **±5,342 SF**
BUILDING AREA

 **±0.74 ACRES**
LAND AREA

 **2020**
YR BUILT

 **100%**
OCCUPANCY

 **NET LEASE**
LEASE TYPE

* LL responsible for roof, structure & parking lot; tenants reimburse prorata share of taxes, insurance, CAM and mgt. fee

-  **NEW CONSTRUCTION RETAIL CENTER:** New 2020 construction retail center | 100% leased | Both tenants on new 10-year leases with scheduled rent increases of 3% annually in the primary terms.
-  **SURROUNDED BY NATIONAL RETAILERS:** Area retailers include Brookshires Grocery, Dollar General, Starbucks, McDonald's, Sonic, Whataburger, Dominos Pizza, Fuzzy's Taco, Shell, Pizza Hut & others.
-  **STRONG INCOME DEMOGRAPHICS:** Stellar income demographics | Average HH Income is over \$177,721, \$152,013 and \$147,210 within a 1, 3 and 5-mile radius respectively
-  **PRIME LOCATION:** The subject property is part of the Dallas Fort Worth MSA, with a population of approximately 7,539,711 making it the largest in both Texas and the South and fourth largest in the United States.
-  **CLOSE PROXIMITY TO WEATHERFORD COLLEGE:** MB2 Dental is less than 10-miles from Weatherford College with a current enrollment of approximately 11,000 students and faculty.

SECURE

NET LEASE

CONTACT FOR DETAILS

EDWARD BENTON

VICE PRESIDENT

(713) 263-3981

ebenton@securenetlease.com

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SUBJECT PROPERTY



TENANT OVERVIEW

MB2 DENTAL CENTER | WILLOW PARK, TEXAS



MB2 DENTAL (mb2dental.com)

\$320M
REVENUE

15
STATES

209
PRACTICES

146
DENTIST OWNERS

MB2 Dental is a first-of-its-kind dental partnership organization founded and led by dentist and entrepreneur, CEO Dr. Chris Steven Villaeuva., with a mission to empower dentists to preserve their profession. What makes MB2 unique is our partnership and equity model and what makes us successful is our ability to partner with like-minded dentists who want to grow, but also invest in each other. Our partners come to us with different needs, different types of practices and different goals, but with an openness to collaborate for greater success together. We invest in dentists, not practices, because we are dentists too. Dentist owners who partner with us usually have revenue of more than \$1 million and are ready for the next stage of growth. We facilitate that.



MB2 DENTAL CELEBRATES 200TH PRACTICE MILESTONE

MB2 Dental, February 12, 2020 (CISION PR Newswire)

Created for dentists by dentists, MB2's DPO model is highly differentiated, as it provides additional equity opportunities for its Doctor Owners, not available with a traditional DSO, in addition to more autonomy so that they can thrive in a profession experiencing increasing consolidation.

New MB2 Doctor Owner, Dr. Glenn Vo was the official 200th practice and is not only known for his commitment to his practice, but also for his dental discounts website, Nifty Thrifty Dentists, a resource for dental professionals, along with his Nifty Thrifty podcast and Facebook group where he interviews fellow dentists and industry experts.

The new Doctor Owners and their practices will benefit from the unique co-op business model MB2 has built to give dentists the clinical, cultural and brand autonomy they expect with their private practice, while benefiting from the infrastructure, marketing and increased equity value included in MB2's offering.

"I'm selling equity in my practice, but I'm not out — I'm still very much in it," said Dr. Vo. "I'm passionate about this profession, my wife is a practicing dentist and she loves practicing dentistry. The reason why we joined MB2 was because we wanted to take our practice to a different level."

"Through our partnership model dentists don't sell out, they sell into a future that puts them at the center," said MB2 Founder and CEO, Dr. Chris Steven Villanueva.



[CLICK HERE TO READ MORE](#)

MB2 DENTAL FINISHES 2019 STRONG ADDING 79 NEW PRACTICES

MB2 Dental, January 10, 2020 (CISION PR Newswire)

"When I founded MB2 back in 2007 with just a few practices across north Texas, I never dreamed that I'd see the day where over 400 dentists would be part of this group. It's rewarding and encouraging to know that something I am truly passionate about can resonate with so many fellow doctors. I created MB2 because I knew there had to be a better option for dentists. I wanted to create more options than what our medical counterparts had, so I banded with my doctor partners to create it," said Founder and CEO Dr. Chris Steven Villanueva.

The growth of MB2 has been very organic," said Dr. Villanueva. "Together, my doctor partners and I have created a community unlike any other in our profession. Our families vacation together, our spouses and children are friends. The owners are constantly in communication with one another and know they can pick up the phone at any time and call a fellow dentist if they need something, whether that be clinical or personal. We call ourselves a family because when we all get together, that's truly how it feels. Like a big family reunion.

MB2's DPO model is unique in that doctor owners retains a considerable amount of equity of their practice while partnering with MB2. Along with the financial advantages of MB2's model, owners remain in control of their practice's personal brand, culture, team, and most importantly, have complete clinical autonomy. MB2 has also made a name for itself as having a fun, family-oriented culture among its doctor owners.



[CLICK HERE TO READ MORE](#)

MULTI - INCOME EXPENSE

MB2 DENTAL CENTER | WILLOW PARK, TEXAS

SALE PRICE	\$2,420,000
CAPITALIZATION RATE	6.46%
TOTAL RENTABLE (SQUARE FEET)	5,342 +/-
SCHEDULED BASE RENTAL REVENUE	\$156,254
REAL ESTATE TAX REIMBURSEMENT REVENUE	\$35,364
INSURANCE REIMBURSEMENT REVENUE	\$6,464
CAM REIMBURSEMENT REVENUE	\$6,410
MANAGEMENT FEE REIMBURSEMENT REVENUE	\$4,274
EFFECTIVE GROSS REVENUE	\$208,766
OPERATING EXPENSES	
REAL ESTATE TAXES	\$35,364
INSURANCE	\$6,464
CAM	\$6,410
MANAGEMENT FEE	\$4,274
EQUALS: NET OPERATING INCOME	\$156,254

MULTI - RENT ROLL

MB2 DENTAL CENTER | WILLOW PARK, TEXAS

Tenant	Square Feet	GLA	Begin	End	Term	Begin	Rent Monthly	PSF	Rent Anually	PSF	Lease Type	Options /Notes
MB2 Dental, LLC (Corporate)	2,671	50%	Jun-20	May-30	Year 1	6/1/2020**	\$7,011	\$2.63	\$84,137	\$31.50	Net*	Two (2) Five (5) Year Options at FMV
					Year 2		\$7,222	\$2.70	\$86,661	\$32.45		
					Year 3		\$7,438	\$2.79	\$89,260	\$33.42		
					Year 4		\$7,662	\$2.87	\$91,938	\$34.42		
					Year 5		\$7,891	\$2.95	\$94,696	\$35.45		
					Year 6		\$8,128	\$3.04	\$97,537	\$36.51		
					Year 7		\$8,372	\$3.13	\$100,463	\$37.61		
					Year 8		\$8,623	\$3.23	\$103,477	\$38.74		
					Year 9		\$8,882	\$3.33	\$106,582	\$39.90		
					Year 10		\$9,148	\$3.43	\$109,779	\$41.10		

MULTI - RENT ROLL

MB2 DENTAL CENTER | WILLOW PARK, TEXAS

Tenant	Square Feet	GLA	Begin	End	Term	Begin	Rent Monthly	PSF	Rent Anually	PSF	Lease Type	Options /Notes
Willow Park Nail Bar (Personally Guaranteed)	2,671	50%	Jun-20	May-30	Year 1	6/1/2020**	\$6,010	\$2.25	\$72,117	\$27.00	Net*	Two (2) Five (5) Year Options at FMV
					Year 2		\$6,190	\$2.32	\$74,281	\$27.81		
					Year 3		\$6,376	\$2.39	\$76,509	\$28.64		
					Year 4		\$6,567	\$2.46	\$78,804	\$29.50		
					Year 5		\$6,764	\$2.53	\$81,168	\$30.39		
					Year 6		\$6,967	\$2.61	\$83,603	\$31.30		
					Year 7		\$7,176	\$2.69	\$86,111	\$32.24		
					Year 8		\$7,391	\$2.77	\$88,695	\$33.21		
					Year 9		\$7,613	\$2.85	\$91,356	\$34.20		
					Year 10		\$7,841	\$2.94	\$94,096	\$35.23		
Totals	5342	100%				Current	\$13,021		\$156,254			

*Landlord responsibilities include roof, structure, and parking lot

*Tenant reimburses Landlord for taxes, insurance, CAM and mgt. fee (based on proportionate share of building)

**Lease start dates are approximate. Contact Agent for details.

LAKE WEATHERFORD

WEATHERFOR DISC GOLF COURSE

OESTE RANCH GOLF COURSE

SQUAW CREEK GOLF COURSE



MB2DENTAL
SUBJECT PROPERTY
 103 WILLOW BEND DR.

I-20
± 83,802 VPD



MCCALL ELEMENTARY SCHOOL



Medical Associates of Willow Park



CODER ELEMENTARY SCHOOL
(505 STUDENTS)

EAST BANKHEAD HIGHWAY
± 4,712 VPD

ALEDO HIGH SCHOOL
(1,168 STUDENTS)



FARMER ROAD
± 7,832 VPD

SITE OVERVIEW

MB2 DENTAL CENTER | WILLOW PARK, TEXAS



2020
YR BUILT



±5,342 SF
BUILDING AREA



±0.74 ACRES
LAND AREA

NEIGHBORING RETAILERS

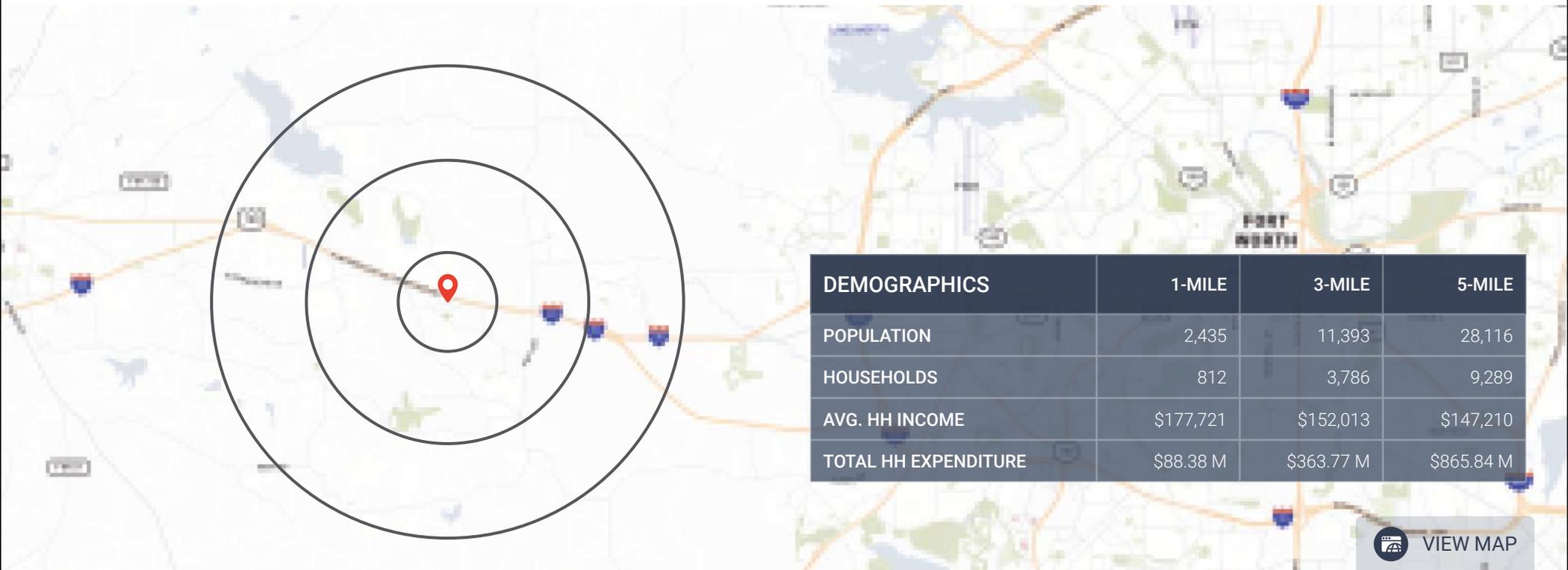
Brookshire's	Pizza Hut
Chevron	Dollar General
Extreme Exteriors	Chick-fil-A
H-E-B	Shottenkirk Toyota of Weatherford
RaceTrac	Enterprise Rent-A-Car
Jerry's Cadillac	Walgreens
Whataburger	The UPS Store
Shell	Walmart Supercenter
Sonic Drive-In	O'Reilly Auto Parts
Taco Bell	Murphy USA



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

LOCATION OVERVIEW

MB2 DENTAL CENTER | WILLOW PARK, TEXAS



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	2,435	11,393	28,116
HOUSEHOLDS	812	3,786	9,289
AVG. HH INCOME	\$177,721	\$152,013	\$147,210
TOTAL HH EXPENDITURE	\$88.38 M	\$363.77 M	\$865.84 M

 [VIEW MAP](#)

ECONOMIC DRIVER'S (# of Employees)

Western IM-ExCompanies, Incorporated (5,000)

Marco Display Specialists (500)

Lockheed Martin Corporation (500)

Desco Acquisition, LLC (500)

Metropolitan Area Ems Authority (458)

Walmart Inc (398)

Jerry's Gm, LLC (330)

Faulk CO, Inc (300)

Wilks Masonry LLC (242)

Moritz Chrysler Jeep Ltd (225)

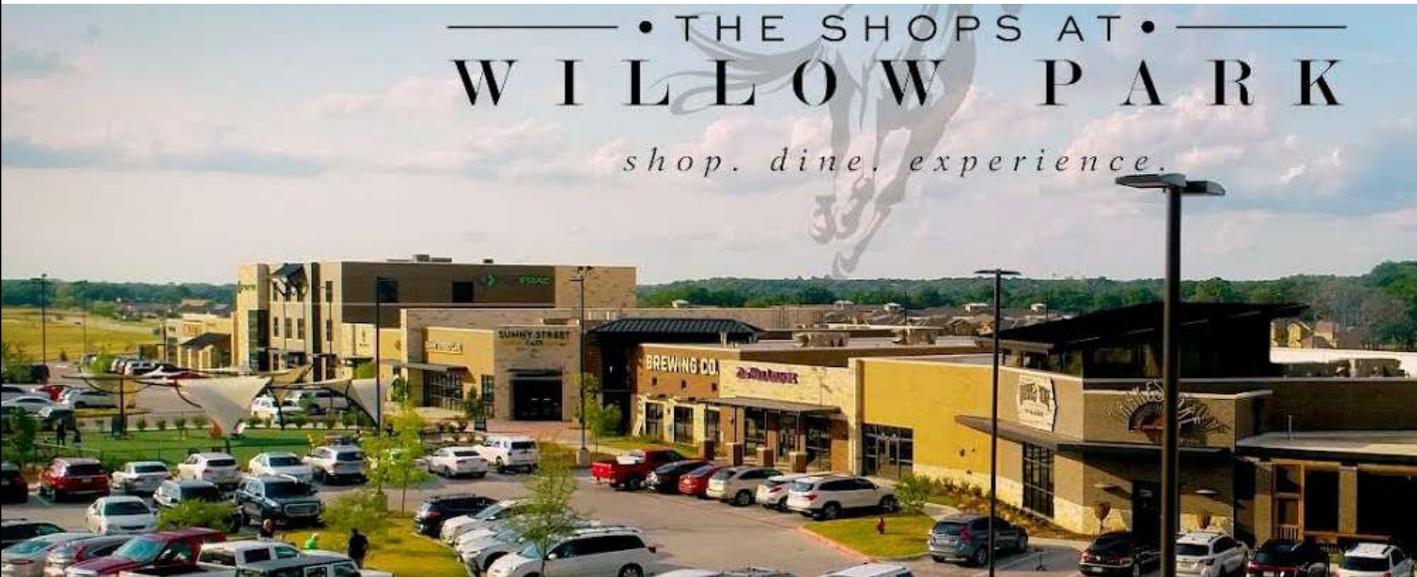
County of Parker (231)

T&D Systems, Inc (220)

City of Fort Woth (217)

LOCATION OVERVIEW

MB2 DENTAL CENTER | WILLOW PARK, TEXAS



WILLOW PARK TEXAS

4,857
POPULATION

\$96,051
MEDIAN HOUSEHOLD INCOME

Willow Park is a vibrant growing city in Texas, that has shown a growth rate of 7.4% over the last several decades as the Fort Worth area continues to expand to the west. The current population growth is bringing a wealth of new commercial,

daily, DFW Airport serves as a gateway for visitors from around the globe, making Fort Worth an easily accessible international and domestic leisure destination.

Willow Park has experienced the twentieth fastest population growth rate in the Dallas Fort Worth Area over the past.

medical and living facilities, including the Texas Health Outpatient Center, Luxury apartments, Memory Care Facility and multiple housing developments. Part of the **Dallas-Fort Worth-Arlington (MSA)** with a population of approximately 7,539,711 making it the largest in both Texas and the South and fourth largest in the United States. Passing Houston to become the fourth largest economy with a GDP of \$613.4 billion in 2019. The Fort Worth Independent School District has a major presence in the city, with over 86,000 students alone. In addition, Fort Worth is conveniently located 17.5 miles from DFW International Airport. With 1,860 flights

#19 BEST DALLAS SUBURB RANKED 19

FASTEST DFW IS ONE OF THE NATIONS FASTEST GROWING AREAS

DFW - DALLAS FORT WORTH METRO

MB2 DENTAL CENTER | WILLOW PARK, TEXAS

METRO STATISTICS	
TOTAL POPULATION	7,539,711
GDP	\$613.4 B
NATIONAL ECONOMY RANKING	4th
WORLD ECONOMY RANKING	10th
FORTUNE 500 COMPANIES	25

MB2DENTAL
SUBJECT PROPERTY
 103 WILLOW BEND DR.

UNIVERSITY OF NORTH TEXAS
 37,973 Students
 Ranked #5 Best Graduate Schools for Homeland Security Programs

DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT
 64 Million Annual Passengers
 American Airlines Hub

UNIVERSITY OF TEXAS AT DALLAS
 29,543 Students
 Top 100 Business Schools

GLOBE LIFE PARK
 49,115 Seating Capacity
 Texas Rangers #13 Most Valuable MLB Team (\$1.7B)

SOUTHERN METHODIST UNIVERSITY
 11,739 Students
 Ranked #40 Best Part-Time MBA Program

UTA UNIVERSITY OF TEXAS AT ARLINGTON
 41,988 Students
 Ranked #20 Top Performers on Social Mobility

DALLAS LOVE FIELD AIRPORT
 16.2 Million Annual Passengers
 Southwest Airlines Hub

AMERICAN AIRLINES CENTER
 20,000 Seating Capacity
 Dallas Stars #14 Most Valuable Hockey Team (\$525M)

AT&T STADIUM
 100,000 Seating Capacity
 Dallas Cowboys #1 Most Valuable NFL Team (\$5.5B)

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

DALLAS OFFICE

10000 N. Central Expressway
Suite #200
Dallas, TX 75231
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(424) 220-6430

securenetlease.com

TEXAS DISCLAIMER

MB2 DENTAL CENTER | WILLOW PARK, TEXAS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests

of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- ▷ shall treat all parties honestly;
- ▷ may not disclose that the owner will accept a price less than the asking price submitted in a written offer unless authorized in writing to do so by the owner;
- ▷ may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- ▷ may not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.