

Exclusively Presented By:
Daniel Miller & Tim Lepore



CHEVRON & GRANDY'S SALE LEASEBACK
1051 Bridgewood Drive | Fort Worth, TX

Confidentiality & Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Rubicon Representation, LLC and should not be made available to any other person or entity without the written consent of Rubicon Representation, LLC. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Rubicon Representation, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Rubicon Representation, LLC has not verified, and will not verify, any of the information contained herein, nor has Rubicon Representation, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Non-Endorsement Notice

Rubicon Representation is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Rubicon Representation, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Rubicon Representation, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

1. Financial Analysis

Page 1-5

2. Sales Comparables

Pages 6-7

3. Market Overview

Pages 8-13





FINANCIAL

ANALYSIS

Property Information

Chevron & Grandy's Sale Leaseback

1051 BRIDGEWOOD DRIVE, FORT WORTH, TX 76112

Property Type: Retail
Lease Type: NNN
Tenancy: Multi
Number of Tenants: 2
Square Footage: 2,685 SF
Cap Rate: 6.25%
Price: \$3,456,000
Price/SF Land: \$107.13
Price/SF Bldg: \$1,287.15
Occupancy: 100%
NOI: \$216,000*
Year Built: 1980
Lot Size (acres): 0.74 AC
Ownership: Fee Simple

Investment Highlights:

- 100% occupied
- High visibility
- Trophy hard corner location
- National credit tenancy
- Densely populated area
- Strong traffic counts
- Dense retail corridor

*Lease to be executed upon close of property. This is a sale-leaseback opportunity.

Marketing Description:

Rubicon Representation is pleased to present the exclusive opportunity to acquire this two-tenant Chevron and Grandy's Restaurant, in historic Fort Worth, Texas. The 2,685 square foot retail site was constructed in 1980. This is a sale/leaseback opportunity with both tenants signing absolute triple-net leases upon close. Chevron and Grandy's offer National Credit Tenancy with over 8,000 and 50 locations respectively in the United States. The parcel is approximately 0.74 acres, which provides ample parking for patrons and employees.

This site has excellent frontage and visibility on the highly sought-after hard corner of Bridge St and Bridgewood St just off the connecting point of Highways 820 and 30, a main travelled thoroughfare in Fort Worth. Surrounding retailers in the immediate area include Home Depot, Restaurant Depot, Dollar General, Discount Tire, Family Dollar, Wendy's and many others.

The Dallas/Fort Worth metroplex is the largest metro area in Texas and the fourth largest in the United States. The Metroplex is home to more than 6.3 million residents and has one of the nation's strongest job markets. The Metroplex led the nation in population growth over the last decade, adding approximately 1.3 million residents. The Dallas/Fort Worth metroplex added approximately 126,037 residents from July 2010 to July 2011 and continues to be one of the fastest-growing metropolitan locations in the United States.



Pricing Proposal

Property Summary

Address:	1051 Bridgewood Drive, Fort Worth, TX 76112
Price:	\$3,456,000
Gross Leasable Area (GLA):	2,685 SF
Price/SF:	\$107.13
Price/SF Land:	\$1287.15
CAP Rate:	6.25%
Year Built:	1980
Lot Size (Acres):	0.74 Acres

Income

Income:	2019
Base Rent:	
Occupied Space:	\$216,000
Vacant Space at Market Rents:	\$0
Gross Potential Rent:	\$216,000
Expense Reimbursements:	\$24,816
Gross Potential Income:	\$240,816.06
Vacancy/Collection Allowance:	0%/\$0
Effective Gross Income:	\$240,816.06
Total Expenses:	\$24,816
Net Operating Income (NOI):	\$216,000
Total Return:	\$216,000

Financial Analysis

Tenant Summary

Unit	Tenant	GLA	% of GLA	Annual Rent	Rent/SF	Lease Commence	Lease Expire	Expense Reimburs.	Options	Lease Type
100	Chevron	1,773	66.03%	\$142,625.00	\$80.44	1/1/2018	12/31/2028	\$16,386.04	Two 5 Year	NNN
200	Grandy's	912	33.97%	\$73,375.00	\$80.45	1/1/2018	12/31/2028	\$8,430.02	Two 5 Year	NNN
Total Vacant		0	0%							
Total Occupied		2,685	100%							
Total		2,685	100%	\$216,000.00	\$80.45					

Rental Increases:

- 2.5% Annual Rental Increases

Option Periods:

- Two 5 Year Options at Market Rates

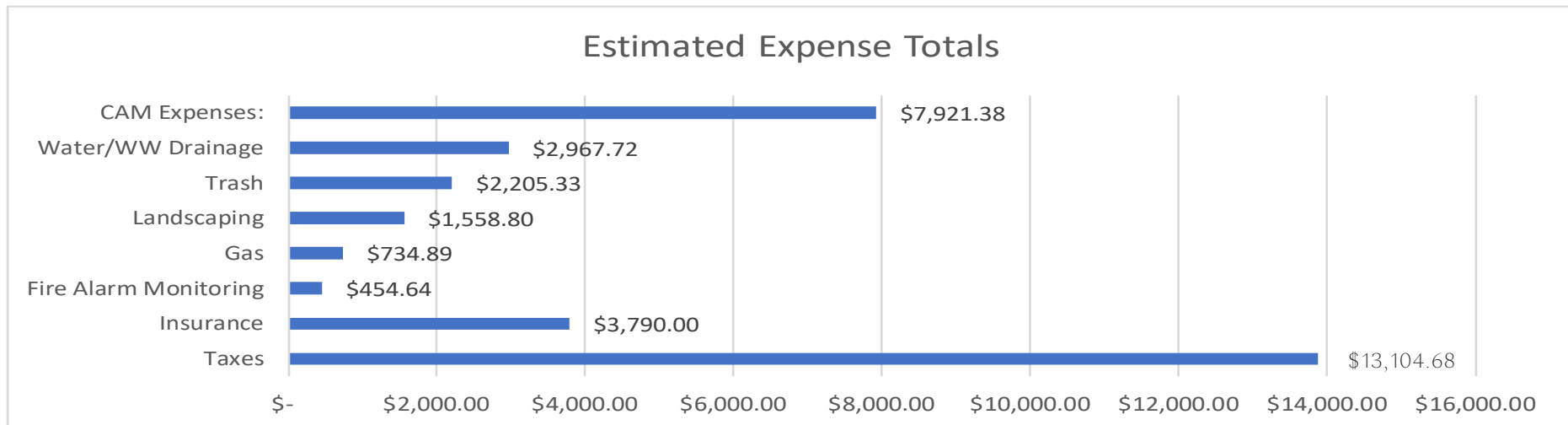


Financial Analysis

Expenses

Expenses	Current
Real Estate Taxes:	\$13,104.68
Insurance:	\$3,790
CAM:	
Fire Alarm Monitoring:	\$454.64
Gas:	\$734.89
Landscaping:	\$1,558.80
Trash:	\$2,205.33
Water/WW Drainage:	\$2,967.72
 TOTAL CAM:	 \$24,816.06
Management Fee (5% of EGI):	Self Managed
 Total Expenses:	 \$24,816.06
 Expenses/SF:	 \$9.24

*All CAM expenses estimated. CAM to be paid exclusively by tenant. Subject to change.





SALES

COMPARABLES

Sales Comparables



SUBJECT PROPERTY
Chevron & Grandy's
Sale Price: \$3,456,000
Year Built: 1980
Price SF: \$107.13
PSF Land: \$1287.15
NOI: \$216,000
Lot Size: 0.74 AC
Building SF: 2,685 SF
CAP: 6.25%



DAIRY QUEEN - BRIDGE STREET
6700 Bridge Street, Fort Worth, TX 76112
Sale Price: \$2,945,661
Year Built: 2016
Price SF: \$864.34
PSF Land: \$60.38
NOI: \$191,468
Lot Size: 1.12 AC
Building SF: 3,408 SF
CAP: 6.50%



BRAUM'S
6770 Bridge Street, Fort Worth, TX 76112
Sale Price: \$1,618,182
Year Built: 1998
Price SF: \$592.74
PSF Land: \$35.05
NOI: Unknown
Lot Size: 1.06 AC
Building SF: 2,730 SF
CAP: Unknown

Sales Comparables



THE SUMMITT AT BRIDGEWOOD

1100 Bridgewood Drive, Fort Worth, TX 76112

Sale Price: \$4,500,000

Year Built: 1986

Price SF: \$89.99

PSF Land: \$23.43

NOI: \$330,750

Lot Size: 4.41 AC

Building SF: 50,002 SF

CAP: 7.35%



DRY CLEAN SUPER CENTER

6717 Bridge Street, Fort Worth, TX 76112

Sale Price: \$825,000

Year Built: 1999

Price SF: \$242.65

PSF Land: \$23.38

NOI: \$59,978

Lot Size: 0.81 AC

Building SF: 3,400 SF

CAP: 7.27%



6320-6326 BRENTWOOD STAIR ROAD

6320-6326 Brentwood Stair Road

Sale Price: \$549,900

Year Built: 1978

Price SF: \$78.56

PSF Land: \$23.77

NOI: \$47,214

Lot Size: 0.53 AC

Building SF: 7,000 SF

CAP: 8.60%



MARKET

OVERVIEW

The Dallas/Fort Worth Metroplex is continually ranked among the nation's fastest growing regions. The aggregate population in the 13 county area is over 7.2 million residents with the city of Dallas topping the other municipalities with a population of 1.3 million followed by Fort Worth with over 850,000. The DFW economy continues drive job growth for the region. The area's business' are diverse with concentrations in health care, logistics, technology, oil and gas, defense, and more. The transportation infrastructure connects residents and businesses through major east-west and north-south freeway corridors along with several mass transportation options as alternatives to automobile transportation. Traffic flow continues to improve as freeways are expanded and tollways and turnpikes are added to continue to accommodate the many corporations and job seekers that are moving into the area.

DFW HIGHLIGHTS



CORPORATE DIVERSITY

DFW is home to 22 Fortune 500 company headquarters and 42 headquarters of the Fortune 1000



JOB GROWTH

DFW ranked #1 in country for percent job growth and absolute job growth last year due to low cost of living, a business-friendly environment, an educated work force, and robust access to both U.S. and world markets through it's transportation network.



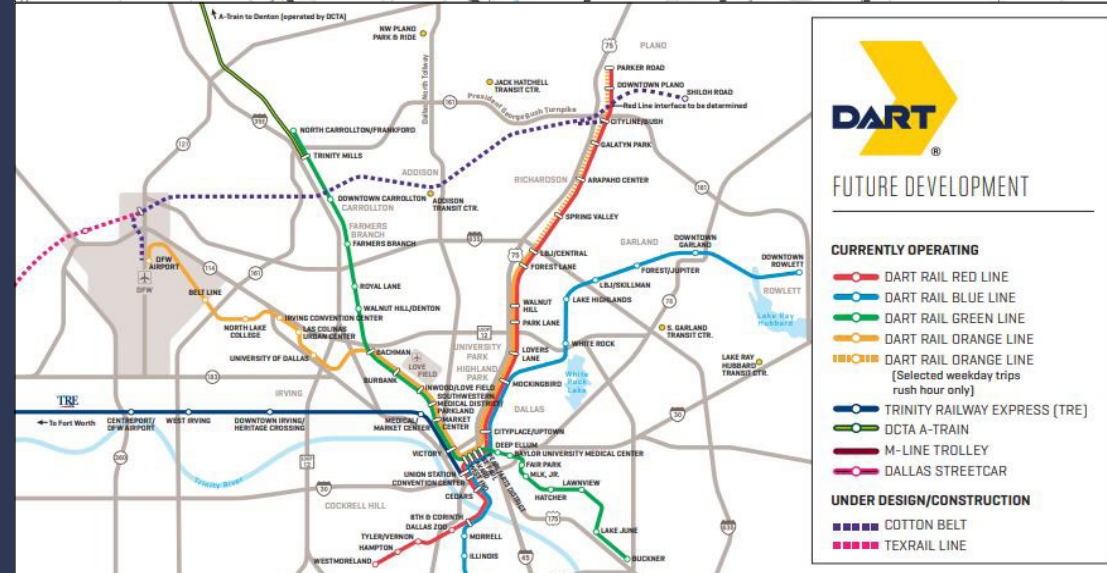
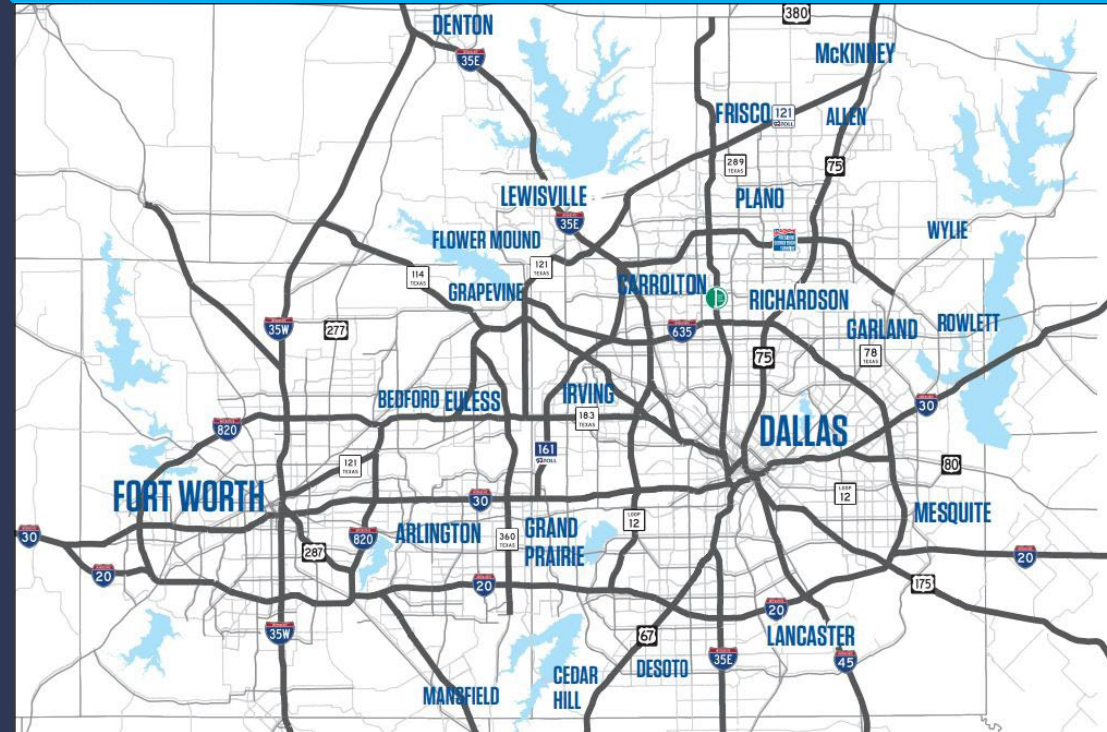
MARKET OVERVIEW

- There are three major airports in the DFW area: DFW International (The nation's fourth busiest airport), Dallas Love Field (home to the largest domestic airline in the country – Southwest Airlines), and Fort Worth Alliance (the world's first major industrial airport).
- There are 6 major interstates that connect the DFW region to the rest of the country with the average commute time to be around 28 minutes.
- There are three freight service lines in the region: Union Pacific, Kansas City Southern, and BNSF (which is headquartered in Fort Worth).
- Mass Transportation options include the Dallas Area Rapid Transit (DART) which uses both bus and light-rail service, the Trinity Rail Express (TRE), and the Denton County Transportation Authority (DCTA). All three of these options interconnect to provide transportation options through the entire region.

More than
80
miles of a light-rail system
serving Dallas &
surrounding cities.

Interstates
6
cross the metro.

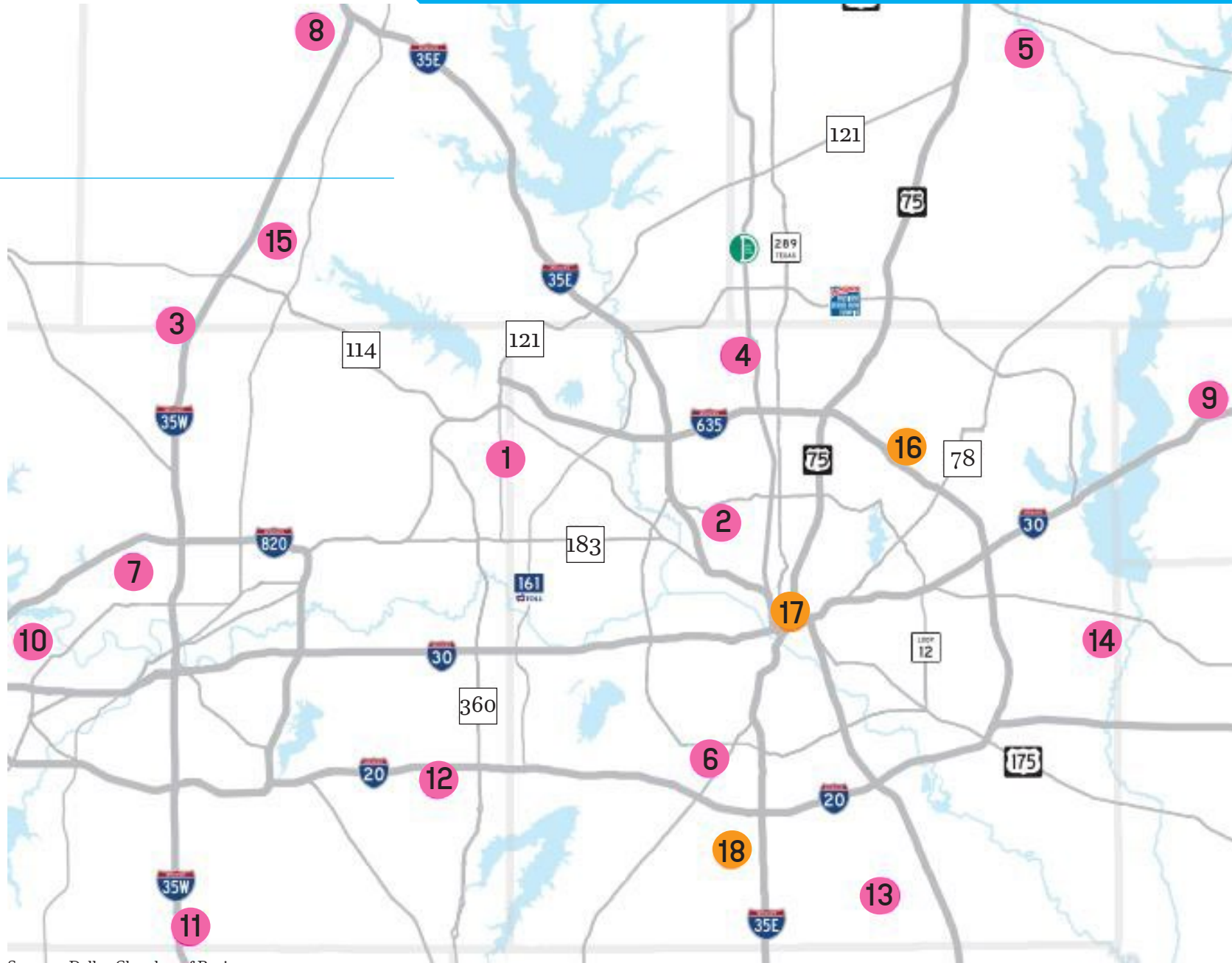
TRANSPORTATION



Sources: Dallas Chamber of Business

AIRPORTS

1. Dallas Fort Worth International Airport
2. Dallas Love Field
3. Fort Worth Alliance Airport
4. Addison Airport
5. McKinney National Airport
6. Dallas Executive Airport
7. Fort Worth Meacham Airport
8. Denton Enterprise
9. Ralph Hall/Rockwall Municipal
10. NAS Fort Worth Joint Reserve Base
11. Fort Worth Spinks
12. Arlington Municipal
13. Lancaster Regional Airport
14. Mesquite Metro
15. Northwest Regional
16. Garland/DFW Heloplex
17. Dallas CBD Vertiport
18. Heliport DeSoto



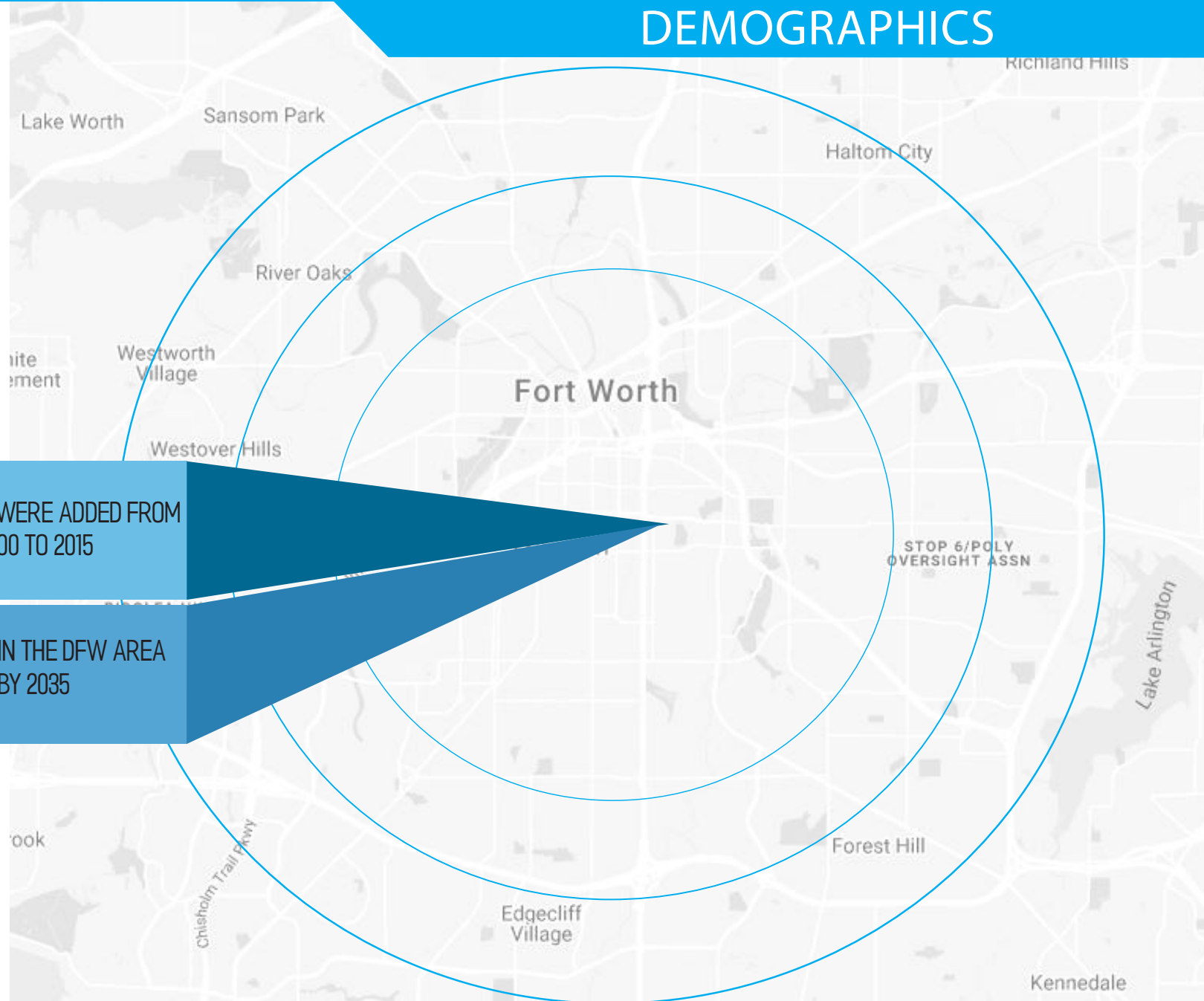
Sources: Dallas Chamber of Business

DEMOGRAPHIC CHARACTERISTICS

Total Population	833,319
Median Age	31.2
Total Households	262,652
Avg. Household Size	280

EDUCATION CHARACTERISTICS

% HS Graduate or Higher	84.6%
% Bachelor Degree or Higher	33.1%
Medium Household Income	\$61,330



**MORE THAN
206,000**

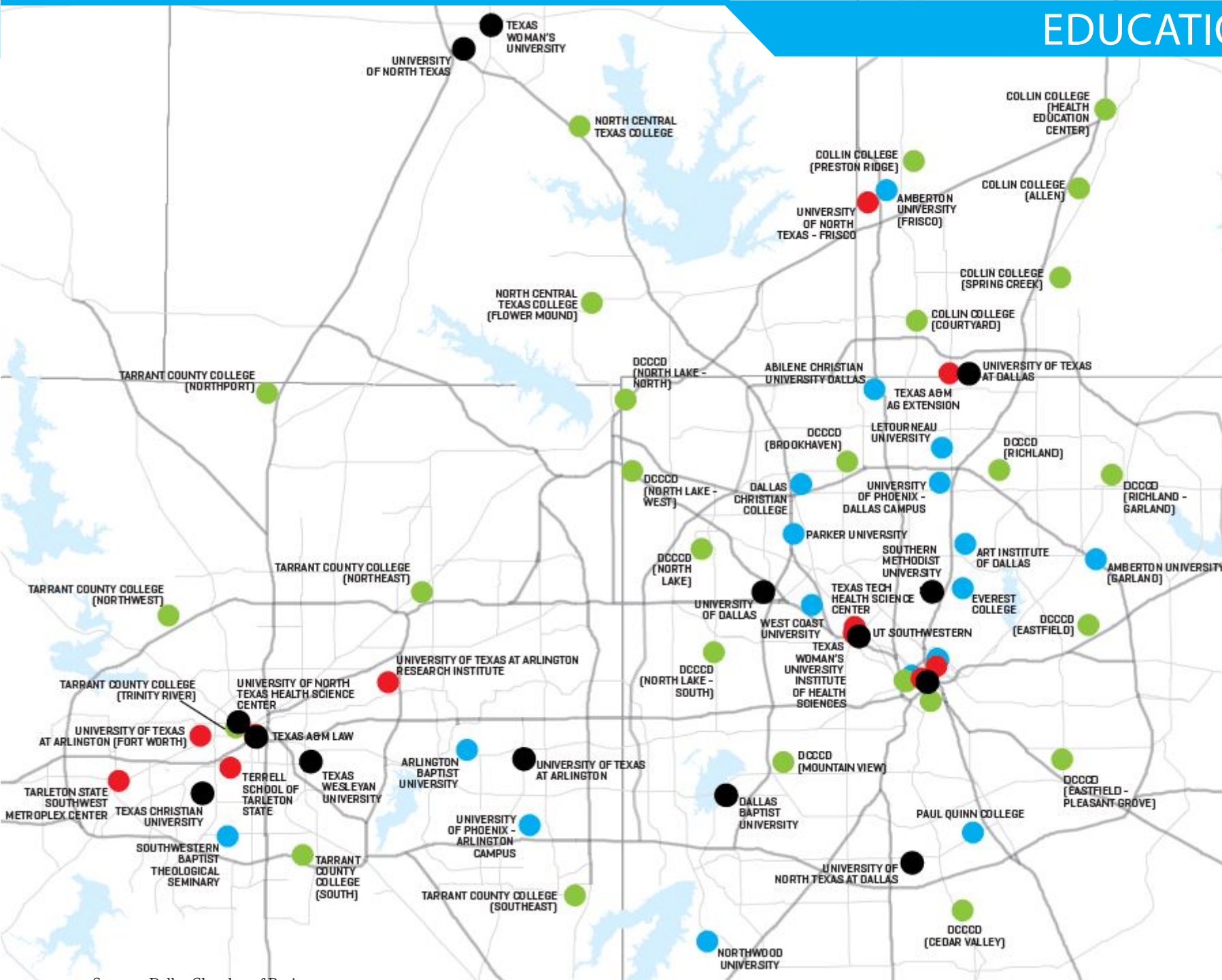
RESIDENTS WERE ADDED FROM
2000 TO 2015

1,115,910

WILL LIVE IN THE DFW AREA
BY 2035

Sources: Fort Worth Chamber of Business

EDUCATION



DFW offers a variety of public and private educational opportunities in life sciences, engineering, and the arts. The University of North Texas at Denton, The University of Texas at Dallas, and the University of Texas at Arlington are among Texas' seven "emerging research" universities. UT Southwestern Medical Center is among the nation's top in biology and biochemistry research.



1
MOCKINGBIRD STATION
DALLAS

Centered around a park & ride DART Station. Houses an Angelika Theatre, restaurants, shopping, loft-style offices and dwellings.



2
WEST VILLAGE
DALLAS

Pioneering walkable district in the heart of Uptown. Accessed by DART and the M-Line Trolley. Magnolia Theatre joins scene-packed dining and unique retail.



3
VICTORY PARK
DALLAS

Anchored by the American Airlines Center with a big crowd-gathering screen-filled plaza. High-rise living is upscale and service-oriented.



4
BISHOP ARTS
DALLAS

First built in the 1920s around Dallas' busiest trolley stop. Recent redevelopment maintains the vintage artsy character with 160 shops and restaurants.



5
MAIN STREET DISTRICT
DALLAS

Downtown Dallas urban revival at its best. Preserved buildings let hotels pair with residences. Active nightlife and dining.



6
CEDARS/SOUTHSIDE
DALLAS

Beginning with the conversion of a former Sears distribution center into lofts, the area has grown into a haven for artists, hip bars, and urban dwelling. Alamo Drafthouse, Gilley's, and Lorenzo Hotel are anchors.



7
WEST 7TH
FORT WORTH

The former headquarters of Acme Brick is now a pedestrian-friendly urban entertainment district not far from downtown, near TCU.



8
SUNDANCE SQUARE
FORT WORTH

Park free on the 35 blocks of brick-paved streets in Downtown Fort Worth. Features restored turn-of-the-century buildings and an expansive plaza.



9
FRISCO SQUARE
FRISCO

Incorporates Frisco's City Hall and public library along with lots of shopping, apartment buildings and office space.

ENTERTAINMENT



DFW is home to many live-work-play developments where residents have the ability to form community. In these communities residents can literally walk from the place where they work to a variety of shops and restaurants, areas of entertainment, as well as public green spaces. Some of these areas are home to many world-renowned museums, theaters, and performance centers.



Rubicon Representation, LLC
3333 Lee Parkway, Suite 400
Dallas, TX 75219

O: 972.807.9545 /// M: 214.394.2512 /// www.RubiconRep.com /// DMiller@RubiconRep.com
O: 972.807.9549 /// M: 508.494.0123 /// www.RubiconRep.com /// TLepore@RubiconRep.com

RUBICON
Representation