



Confidential Offering Memorandum

THE EMERGENCY CENTER

Arlington, TX (DFW)

\$7,200,000

EXCLUSIVELY PRESENTED BY
 **SRS**
Real Estate Partners

THE EMERGENCY CENTER

3321 S. Cooper Street

Arlington, TX 76015

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INVESTMENT SUMMARY

The Emergency Center (Arlington, TX)

SRS Real Estate Partners, as exclusive agent, is pleased to offer a single-tenant-net-lease investment opportunity occupied by The Emergency Center freestanding emergency room located in the Dallas-Fort Worth suburb of Arlington, Texas. The 1.05 +/- acre subject site is located approximately 1.7 miles north of I-20, the vital east-west artery connecting Arlington to Fort Worth on its west side and Dallas on its east. The site is just .8 miles and 3 minutes north from the Parks at Arlington Mall, a regional mall and retail hub with 1.5 million square feet featuring more than 160 tenants. Located on Cooper Street, the major north-south retail thoroughfare in Arlington, the site serves the dense residences located all around the site.

Investment Highlights

- **Three years with personal guarantee from the three doctors with high net-worth**
- **Attractive Lease Terms: 20 year primary term with 4 (5) year options**
- **Excellent Location: less than 1 mile from the Parks at Arlington Mall, a major regional mall**
- **Convenient and Easy Access: dense residences located around the site offer convenient access to customer base**
- **Annual CPI increases**

PROPERTY AND LEASE OVERVIEW

Property Overview

Price: \$7,200,000 (based on cap rate of 6.25% of the rental amount/NOI)

Estimated NOI: \$450,000

Address: 3321 S. Cooper Street, Arlington, TX 76015

Building Area: 7,300 +/- SF

Land Area: 1.05 +/- AC

Year Built: 2016

Occupancy: 100%

County: Tarrant County

Lease Overview

Lease Type: NNN

Primary Lease Term: 20 Years

Rent Commencement: Estimated September 2016

Guarantee: First three years guaranteed by three (3) high net-worth doctors

Options: Four (4), Five (5) year options

Rental Increases: Annual CPI increases



Investment Summary Rent Schedule

Rent Schedule	Approximate Annual Rent*	Monthly Rent*
Year 1	\$450,000*	\$37,500*
Years 2-20	\$450,000+*	\$37,500+*

*rent will be based on 12% of the cost of construction

PROPERTY AERIAL



TENANT PROFILE AND OVERVIEW



The Emergency Center

Founded in 2014 by the group physicians that founded and grew a software company that later developed into DataTrak, is now the longest standing electronic data capture provider in the clinical trials industry.

The management team of The Emergency Center is comprised of board certified emergency medicine physicians with ample experience building high performing companies in this space. The executive team has successfully developed freestanding ERs in DFW with high average patient volumes. One of the units in Dallas exceeded revenues of \$8 million in just its first three years of operating.

The executive team is comprised of physicians that have served in C-suite level capacities in the healthcare industry. The team's strong expertise in the most efficient healthcare administration manifest itself in the founding and development of Afflion, a provider of emergency department practice management. Afflion was launched in 2004 and the team took its revenues from \$4 million in 2006 to \$21 million in 2009. Afflion was successfully sold in 2010 to EmCare, a private and national practice management company that provides solutions in more than 40 states within the US. The executive team is opening at least seven units in the next two years in the Texas and Arizona markets. Please visit the tenant's website at www.theemergencycenter.com. Opening anticipated to be September of 2016, The Emergency Center will provide convenient and accessible care for the south Arlington residents.



FLOOR PLAN



1 FLOOR PLAN - LEVEL 1 - OPTION 2
1/4" = 1'-0"

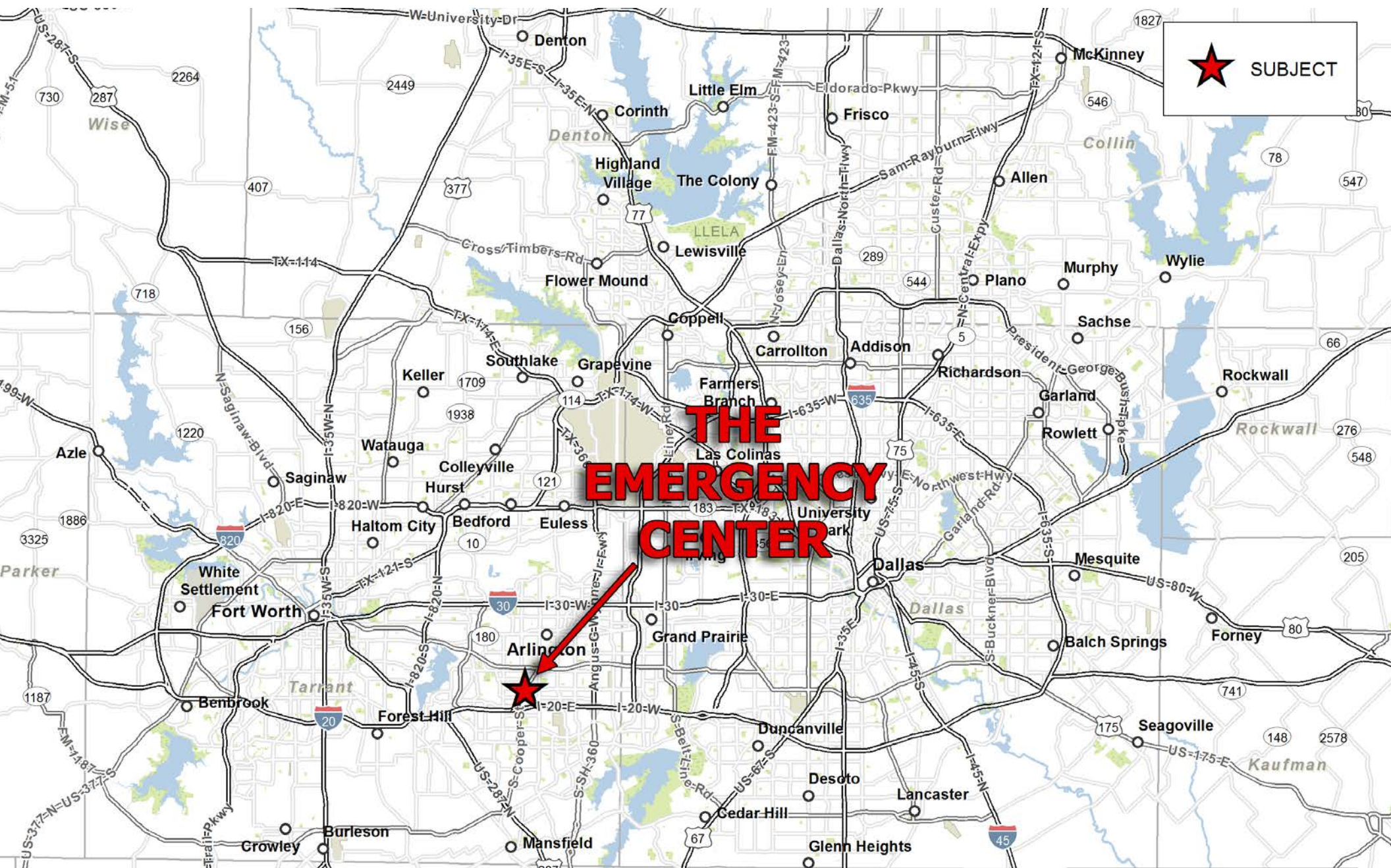
babcock design group

52 Exchange Place Salt Lake City, Utah 84111 | 800 West Main Street Suite 940 Boise, Idaho 83702

www.babcockdesign.com

LEVEL 1

SITE LOCATION MAP



MARKET AERIAL



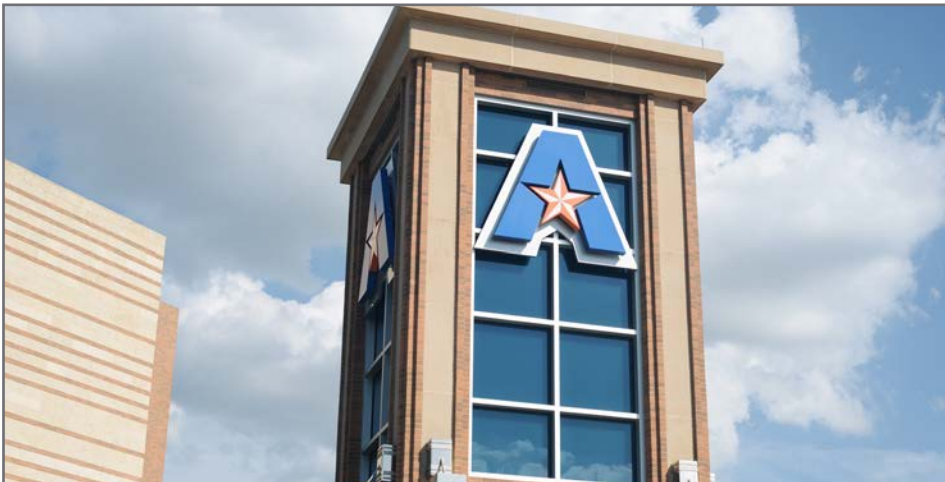
ARLINGTON AT A GLANCE

Overview

Arlington is a city in the U.S. state of Texas, within the Dallas–Fort Worth–Arlington metropolitan area and Tarrant County. According to the U.S. Census Bureau’s estimate, the city had a population of almost 397,000 at the end of 2013, making it the third largest municipality in the metropolitan area. Arlington is the fiftieth most populous city in the United States, the seventh most populous city in the state of Texas, and the largest city in the state that is not a county seat. The city is eight miles from the fourth busiest airport in the world in terms of aircraft movement, Dallas-Fort Worth International Airport.

Located approximately 12 miles east of downtown Fort Worth and 20 miles west of downtown Dallas, Arlington is home to the University of Texas at Arlington, a doctoral-granting institution, and a General Motors assembly plant. Additionally Arlington hosts the Texas Rangers’ Globe Life Park in Arlington, AT&T Stadium, the International Bowling Campus (which houses the United States Bowling Congress, International Bowling Museum and the International Bowling Hall of Fame), the headquarters for American Mensa, and the theme parks Six Flags Over Texas (the original Six Flags) and Hurricane Harbor. Arlington is the headquarters of the Nuclear Regulatory Commission Region IV.

The Dallas Cowboys football team moved from Texas Stadium in Irving, Texas to the new ostensibly City-of-Arlington-owned Cowboys Stadium (renamed “AT&T Stadium” in July, 2013), which is within walking distance of the Rangers Ballpark. Completed in 2009, it has attracted high-profile sporting events to Arlington, including the 2010 NBA All-Star Game, Super Bowl XLV in 2011, the 2013 NCAA Division I Men’s Basketball South Regional Championships, and the 2014 NCAA Division I Men’s Basketball Final Four; the stadium will also be the site of the first College Football Championship Game in January, 2015 (covering the 2014 season). The Dallas Cowboys rent AT&T Stadium from the City of Arlington for \$167,500 per month over a thirty-year period, a sum far less than market value; in the exchange the Cowboys have complete control over the facility’s calendar and the revenues collected therefrom, including naming rights, billboard advertising, concession sales and most of the surrounding parking.



DALLAS-FORT WORTH-ARLINGTON MSA

Overview

The Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA), also frequently referred to as the Dallas-Fort Worth Metroplex encompasses 12 counties within the U.S. state of Texas. It is the economic and cultural hub of the region commonly called North Texas or North Central Texas and is the largest land-locked metropolitan area in the United States.

Dallas-Fort Worth-Arlington, is the fourth largest metro area in the country and the largest in the Southern U.S. adding more than 131,000 people from July 1, 2013 to July 1, 2014. The 2010 U.S. Census has the Dallas-Fort Worth Metroplex population at 6,371,773 and estimates now peg the population at 6,700,991. The metropolitan area has the 6th largest gross metropolitan product (GMP) in the United States, and approximately 10th largest by GMP in the world. The area's population has grown by about 1 million since the last census was administered in 2000.

Dallas and its suburbs have one of the highest concentrations of corporate headquarters in the United States. As such, one of the largest industries in the Metroplex is conducting business. The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor), due to the large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms such as Texas Instruments, HP Enterprises Services, Dell Services, i2, AT&T, Ericsson, CA and Verizon in and around Dallas. On the other end of the business spectrum, and on the other side of the Metroplex, the Texas farming and ranching industry is based in Fort Worth. Several major defense manufacturers, including Lockheed Martin, and Raytheon, maintain significant operations in the Metroplex. ExxonMobil, the #1 corporation on the Fortune 500 listings, is headquartered in Irving, Texas.



DALLAS AT A GLANCE

Dallas Accolades

- 0% state and local income tax rate
- 2nd lowest cost of doing business behind Atlanta, GA
- Ranked #9 in cities expected to see the most economic growth in 2016 (Bloomberg)
- DFW produced the 6th highest Gross Metropolitan Product (GMP)

Educated Consumers: Dallas is home to a number of competitive colleges and universities, like Southern Methodist University, with a well-renowned MBA program which ranks among the top in the U.S. It is joined by University of Texas at Dallas, University of North Texas in Denton, Texas Christian University in Ft. Worth, and North Lake College, right in the heart of Irving.

Retail Nexus: Dallas has more shopping centers per capita than any other city in the U.S., and is home to Highland Park Village, the 2nd shopping center ever built in the United States opening in 1931. The North Texas market enjoys a 91% retail occupancy rate the highest in 15 years, with Class A centers running closer to 96% occupied. In 2015, Dallas saw more than 3.8 million square feet of retail under construction, the highest amount of annual construction since 2008.

Transportation

Dallas is at the junction of three major national interstate highways: I-20, I-35, and I-30, making it a major transportation hub for passengers and freight from all four directions. In addition to its public transit system, Dallas has not one, but two major airports, DFW international and Dallas-Love Field. The city's geographic position near the center of the U.S. makes it a natural location for distribution operations.

Airports: DFW International Airport (DFW) is the 3rd busiest airport in the country, offering 159 destinations on four continents. DFW has a footprint larger than the island of Manhattan in New York, with 12 runways and five terminals. In 2015, DFW was responsible for transporting over 60 million passengers throughout the year.

Dallas-Love Field (DAL), home to Southwest Airlines' Headquarters, is strategically located just five miles from downtown Dallas. All of the seven million passengers flying through Love Field each year enjoy one of the most spectacular skyline views when arriving and departing from the airport. And as a result of the release of the Wright Amendment, which opened up air flow between Dallas and many new cities, Love Field opened 20 new gates since 2014.

Dallas Top Ten Employers

Employer	Employees
AMR Corporation (American Airlines)	24,700
Bank of America Corporation	20,000
Texas Health Resources Inc.	19,320
Dallas ISD	18,314
Baylor Health Care System	17,097
AT&T	15,800
Lockheed Martin Aeronautics Co.	14,216
JP Morgan Chase & Co.	13,500
UT-Southwestern Medical Center	13,122
HCA North Texas	12,000

DEMOGRAPHIC SUMMARY



Executive Summary

S Cooper St & W Mayfield Rd, Arlington, Texas, 76015
Rings: 1, 3, 5 mile radii

<http://www.srsre.com/>
Latitude: 32.69153
Longitude: -97.12854

	1 mile	3 miles	5 miles
Population			
2000 Population	11,885	118,433	293,140
2010 Population	12,626	120,458	318,828
2015 Population	12,275	121,460	323,605
2020 Population	12,366	124,466	333,371
2000-2010 Annual Rate	0.61%	0.17%	0.84%
2010-2015 Annual Rate	-0.54%	0.16%	0.28%
2015-2020 Annual Rate	0.15%	0.49%	0.60%
2015 Male Population	49.6%	49.1%	49.1%
2015 Female Population	50.4%	50.9%	50.9%
2015 Median Age	33.5	32.8	32.9

In the identified area, the current year population is 323,605. In 2010, the Census count in the area was 318,828. The rate of change since 2010 was 0.28% annually. The five-year projection for the population in the area is 333,371 representing a change of 0.60% annually from 2015 to 2020. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 33.5, compared to U.S. median age of 37.9.

Race and Ethnicity

	1 mile	3 miles	5 miles
2015 White Alone	61.9%	58.3%	56.3%
2015 Black Alone	17.1%	17.3%	19.6%
2015 American Indian/Alaska Native Alone	0.5%	0.7%	0.7%
2015 Asian Alone	6.5%	8.2%	7.2%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	10.9%	11.9%	12.6%
2015 Two or More Races	3.0%	3.6%	3.6%
2015 Hispanic Origin (Any Race)	25.3%	28.6%	30.4%

Persons of Hispanic origin represent 30.4% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.2 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	4,659	43,245	104,732
2010 Households	5,121	44,193	113,070
2015 Total Households	4,970	44,596	114,760
2020 Total Households	5,009	45,752	118,261
2000-2010 Annual Rate	0.95%	0.22%	0.77%
2010-2015 Annual Rate	-0.57%	0.17%	0.28%
2015-2020 Annual Rate	0.16%	0.51%	0.60%
2015 Average Household Size	2.45	2.69	2.79

The household count in this area has changed from 113,070 in 2010 to 114,760 in the current year, a change of 0.28% annually. The five-year projection of households is 118,261, a change of 0.60% annually from the current year total. Average household size is currently 2.79, compared to 2.79 in the year 2010. The number of families in the current year is 80,233 in the specified area.



DALLAS HIGHLIGHTS

OVERVIEW

Located in the heart of Texas, the Dallas-Fort Worth-Arlington MSA is the 4th largest metropolitan area in the nation. Recognized as the 9th most populated city in the U.S. and the 3rd most populated city in Texas behind Houston and San Antonio, Dallas boasts a population of 6.5 million people. Forbes Magazine ranks Dallas the 3rd fastest-growing city in the U.S., housing the corporate headquarters of 21 Fortune 500 companies. Most recently, Dallas rose to #1 on Urban Land Institute's "Five Markets to Watch" list, due to its impressive employment growth (3.0%) supported by its attractive cost of living and business-friendly environment.

ECONOMY

Economic Diversity: Formerly supported by the oil and cotton industries, Dallas' economy is now complemented by a diverse array of business, including defense, financial services, information technology, life sciences, telecommunications, transportation, healthcare, and processing.

Fortune 500 Mecca: Widely known as an economic powerhouse, the DFW Metroplex has one of the largest concentrations of corporate headquarters in the U.S. including American Airlines, ExxonMobil, Neiman Marcus, and 7-Eleven. DFW has welcomed many companies such as Toyota, State Farm, and FedEx Office in their major relocations and expansions.

Growing Financial Center: Recognized for the strength of its financial sectors, DFW serves as one of the primary financial centers in the southwest region of the United States and is home to the 11th district of the Federal Reserve Bank, Bank of America, JP Morgan Chase, and Capital One.

RECREATION, CULTURE, & ENTERTAINMENT

Dallas is every sports fan's heaven, home to five professional sports teams including the NFL's Dallas Cowboys, NBA's Dallas Mavericks, the NHL's Dallas Stars, MLB's Texas Rangers, and MLS's FC Dallas. Each year the city hosts the famous Red River Shootout, a college football phenomenon pitting the Texas Longhorns against the Oklahoma Sooners at the Cotton Bowl.

Dallas offers a plethora of different attractions and experiences for every cultural appetite and interest, from the Dallas Museum of Art to the Texas State Fair, the country's largest where visitors come each October to enjoy fried food and fun. Visitors love to indulge in the authentic Texas barbeque and spend a day at Klyde Warren Park, the 2014 Urban Space award winner. Here they can walk the botanical gardens, enjoy live music, or even partake in a yoga class.



CONFIDENTIALITY AND CONDITIONS OF SALE

This Offering Memorandum is not intended to constitute an offer, but is merely a solicitation of interest with respect to a possible sale of the The Emergency Center located at 3321 S. Cooper Street in Arlington, Texas.

This Offering Memorandum has been prepared by SRS Real Estate Partners - Southwest, LLC and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser.

Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require.

All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

Environmental matters can and do have dramatic impact not only on the physical conditions of a property but also on its economic performance and underlying value. If such substances exist, special governmental approvals and permits may be required. Purchasers are encouraged to engage qualified professionals to determine whether hazardous or toxic substances or wastes, including asbestos, PCB's, petrochemicals or other contaminants or conditions are present at the property. Neither SRS nor the owner performs or conducts investigations or analyses of environmental matters. It is the sole responsibility of qualified purchasers to review all applicable laws and regulations applying to either the existence, transportation or removal of hazardous materials and to prudently have an on site investigation and inspection of the property conducted. The cost and removal of hazardous materials may be substantial; therefore, SRS strongly encourages qualified purchasers to engage legal counsel and appropriate technical professionals if any of these conditions are discovered during the inspection. No person, firm or entity is authorized to make or submit offers on behalf of anyone or divulge or reproduce the contents of this executive summary or discuss the availability or the purchase of the property without first having registered in writing the name of the party receiving the material and received written authorization to proceed from SRS. The owner and SRS reserve the right, at their discretion, to reject any or all expressions of interest with any party at any time with or without notice. The Recipient is strictly prohibited from contacting the tenant or any affiliate regarding this offering without prior written authorization of Owner or SRS. The terms and conditions stated herein apply to all sections of the executive summary.

SRS is acting as exclusive disposition agent, and the owner reserves the right to withdraw the property from the market, to change the price and terms or sell the property at any time without notice being given.

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