

3030 SOUTH COOPER STREET



DEVELOPMENT SUMMARY

3030 South Cooper Street

8,100 SF Medical Development
3030 South Cooper Street
Arlington, TX 76015

DEVELOPMENT HIGHLIGHTS

- **8,100 SF Single Tenant Medical Building for Sale – 100% Leased**
- **1.06 acres of land(46,348 SF)**
- **10 year triple net lease with rent bumps**
- **Medical Tenant Stability: Accent On You - Cosmetic Surgery Center and Medi-Spa**
- **Strategically located close to Medical City of Arlington, USMD Hospital at Arlington, The Parks at Arlington Mall, Arlington Highlands retail and more**
- **Great Visibility – On South Cooper Street(Hwy 157)**
- **Great Accessibility – On South Cooper Street(Hwy 157) with close proximity to Hwy 20, Hwy 30 and Hwy 360**
- **Great Location - In the heart of Arlington, TX at the center of the DFW Metroplex with a very diverse economy supported by manufacturing, hospitality & tourism, logistics & trade, healthcare & life sciences, and professional services**
- **According to the U. S Census Bureau's 2012 estimates, Arlington's population is 375,600 making it the third largest city in North Texas**

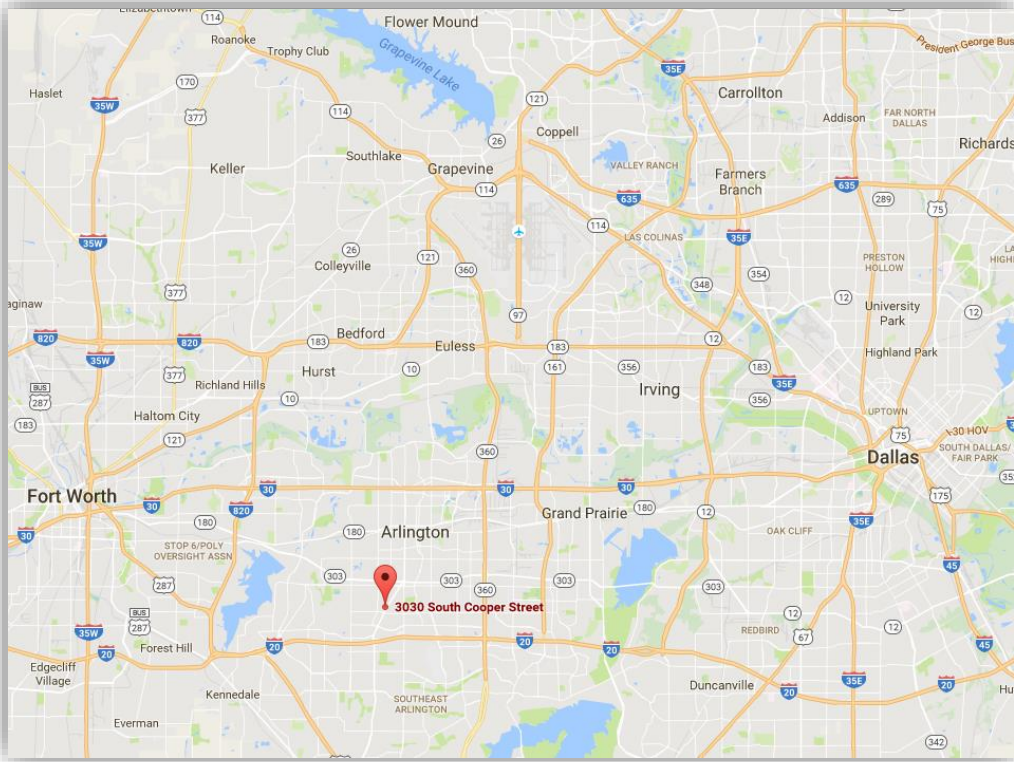
MEDICAL OFFERING – 100% LEASED



OFFERING SUMMARY

Price	\$2,268,000
Down Payment(example)	(20%) 453,600
Gross Leasable Area (GLA)	8,100 SF
Price per Square Foot (GLA)	\$280
Year Built	1984
Lot Size(Approx.)	1.06 Acres
Cap Rate	7.50%

DEVELOPMENT SUMMARY



The subject property is a single tenant medical office building located in Arlington, Texas. The property encompasses 8,100 rentable square feet on approximately 1.07 acres of land. The property is at 100% occupancy with a plastic surgeon on a triple net lease format.

3030 South Cooper is in the heart of Arlington, Texas. It has great visibility on South Cooper Street(Hwy 157). Strategically located with close proximity to Hwy 20, Hwy 30 and Hwy 360.

This property provides a great opportunity for an investor to acquire a brand new single tenant triple-net leased medical property in centrally located in the DFW Metroplex.

OPERATING DATA

INCOME	Current
Base Rent	
Occupied Space	\$170,100
Gross Potential Rent	\$170,100
Expense Reimbursements	\$43,497
Gross Potential Income	\$213,597
Effective Gross Income	\$213,597
Total Expenses	\$43,497
Net Operating Income	\$170,100

EXPENSES

Real Estate Taxes	\$21,349
Insurance	\$4,050
CAM Expenses	\$18,098
Total Expenses	\$43,497
Expenses per SF	\$5.37

TENANT MIX – Approx. SF

- **Accent On You Cosmetic Surgery Center and Medi-Spa – 8,100 SF**