

NNN FITNESS NATION

Bedford Texas
(Dallas Fort Worth area)



OFFERING MEMORANDUM



NNN Investments
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CONFIDENTIALITY DISCLOSURE

This is a confidential disclosure memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and/or Berger Realty Group, Inc. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Berger Realty Group Inc., nor any of their respective directors, officers, affiliates, agents, or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice that may arise as a result of review of this memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By review and receipt of this disclosure memorandum, you agree that this memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Berger Realty Group, Inc. Furthermore, you agree not to use this memorandum or any of its contents in a manner detrimental to the interest of the Owner or Berger Realty Group, Inc.

In this memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be neither complete nor necessarily accurate descriptions of the full agreements referenced therein. Interested parties are so advised and expected to review all such summaries and other documents independently and not to rely on the contents of this memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR BERGER REALTY GROUP, INC. AGENT FOR MORE DETAILS.

FINANCIAL OVERVIEW

1805 Airport Freeway, Bedford Texas

Price	\$5,720,000
Net income	\$400,000
Rentable Square Feet	40,000
CAP Rate	7%
Year Built	2000
Lot Size	3.09 Acres
Type of Ownership	Fee Simple

Annualized Operating Data

Rent Increases 15% rent increases every 5 years, starting in year5 and in the option periods

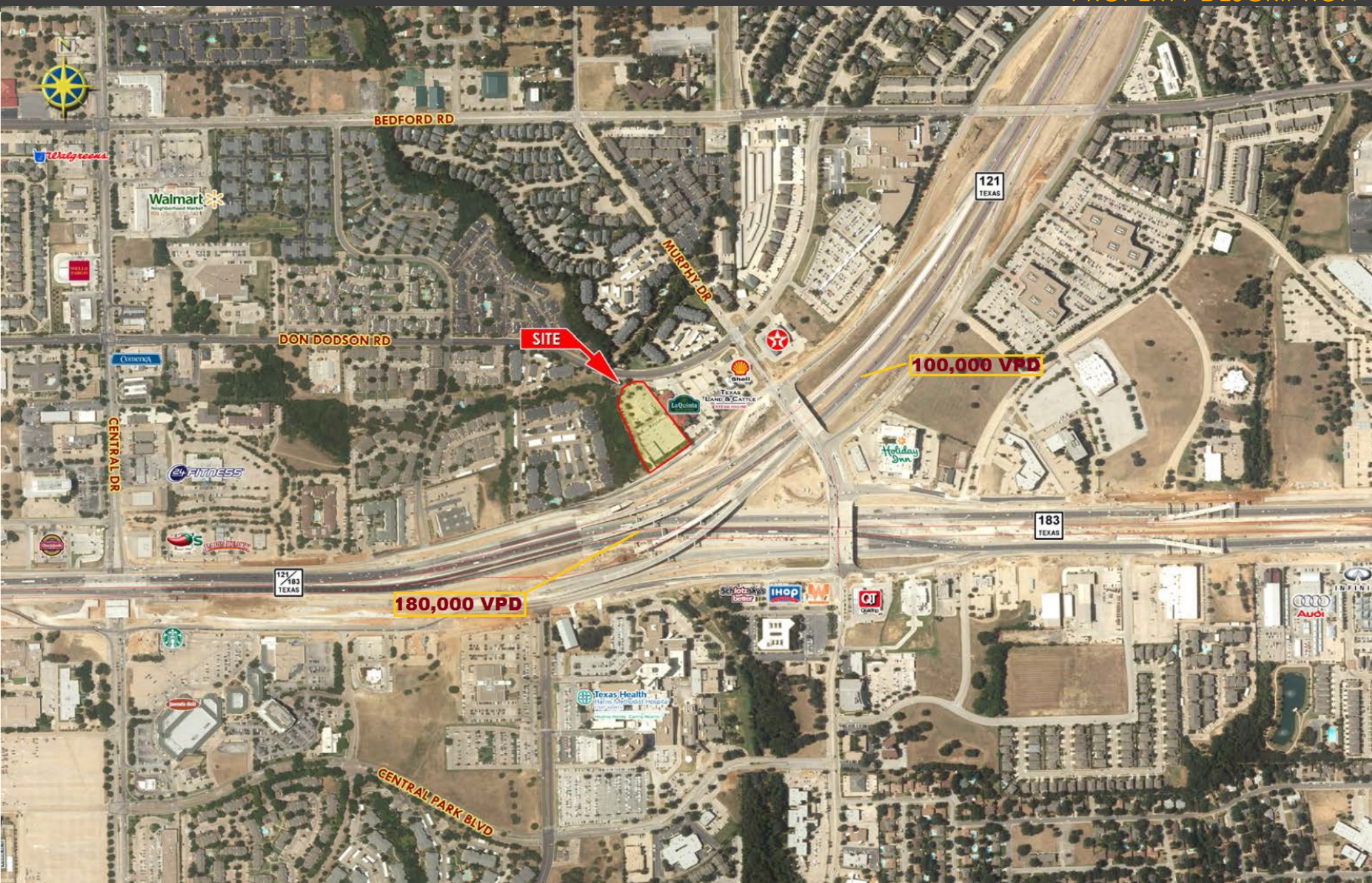
YEAR 1		
YEAR 2-5	\$33,333.33	\$400,000.00
YEAR 6-10	\$38,333.33	\$460,000.00

Note: Tenant has a short rent holiday and actual rent commencement will begin 1 June 2016. * Seller will credit buyer difference in rents based on \$400k at closing

Tenant Summary

Ownership	Land and Building
Tenant	Fitness Nation
Lease Guarantor	Fitness Nation Inc.
Lease Type	**NNN
Original Lease Term	10 years
Lease Commencement Date	1-June-2015
Rent Commencement Date	1-June-2015
Expiration Date	1-June-2025
Term Remaining on Lease	9.5years
Increases	15% every 5 years
Options	2 Five year options

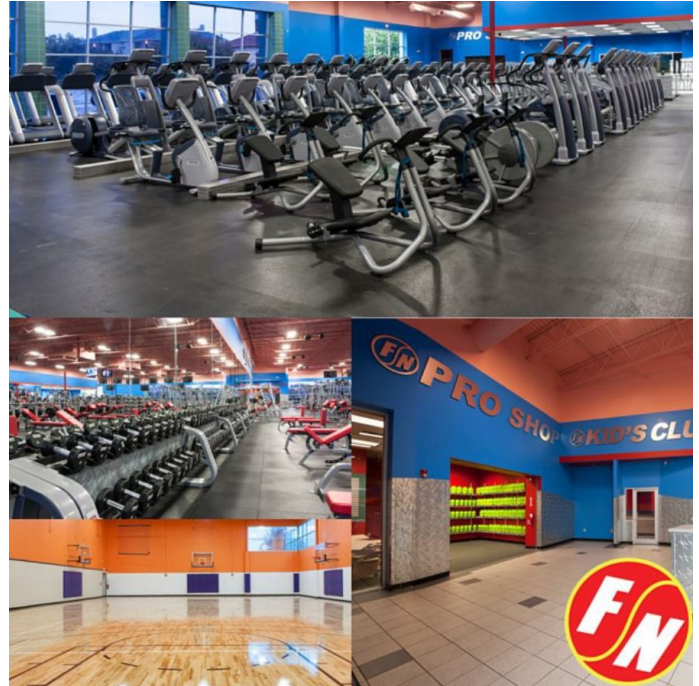
**Landlords only responsibility is roof and exterior walls per lease
Tenant responsible for everything else



INVESTMENT OVERVIEW

Investment Highlights

- 40,000 Sqft NNN Fitness Center
- Busy central location on a brand new 10 year lease
- Rare 15% rent increase every 5 years and in the options
- Over 100,000 traffic count, making this a busy location
- Surrounded by retail and residential buildings
- #1 in the area



The subject property is a freestanding 40,000+/- sq.ft. Fitness center located on Airport Freeway and Murphy Dr. in Bedford, Texas. Airport Freeway/183., is a major highway with a reported traffic count of approximately 181,000 cars per day which joins 121 with 100,000 cars per day. Fitness Nation is a second location of the company, opened in June 2015 and membership is filling up quickly. The tenant has one other extremely successful location in Arlington TX and this new location is looking even stronger. This store has an impressive 15% rent increase every 5 years and in the option periods.

City of Bedford and Dallas Metro area

Bedford is a suburban city located in northeast Tarrant County, Texas, in the "Mid-Cities" area between Dallas and Fort Worth. It is a suburb of Fort Worth. The population was 46,979 at the 2010 census. Bedford is part of the Hurst-Euless-Bedford Independent School District.

Bedford, Texas is ideally located in the heart of the Metroplex in the Dallas / Fort Worth Area. Bedford is a safe, friendly community with a small town feel, which is wonderful for those visiting family. From a great selection of restaurants to a wide variety of entertainment, just minutes away from everything the DFW Metroplex has to offer including major sporting venues like the Texas Motor Speedway, Cowboys Stadium (Dallas Cowboys), American Airlines Center (Dallas Mavericks and Dallas Stars) and Rangers Ballpark in Arlington (Texas Rangers).

DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
Basic Variables			
Population	17,425	97,977	228,658
Female Population	9,287	50,574	117,399
Female Percentage	53.3%	51.6%	51.3%
Male Population	8,138	47,403	111,259
Male Percentage	46.7%	48.4%	48.7%
Households	9,329	43,374	101,417
Age: Total			
Age 0 to 4	5.8%	6.2%	6.4%
Age 5 to 9	5.0%	6.2%	6.5%
Age 10 to 14	4.8%	6.3%	6.5%
Age 15 to 17	2.8%	4.0%	4.1%
Age 18 to 20	3.5%	3.4%	3.4%
Age 21 to 24	7.5%	5.1%	5.2%
Age 25 to 29	10.7%	7.3%	7.5%
Age 30 to 34	7.7%	6.6%	6.8%
Age 35 to 39	6.4%	6.5%	6.9%
Age 40 to 44	6.4%	7.0%	7.4%
Age 45 to 49	6.8%	7.8%	8.3%
Age 50 to 54	6.8%	7.9%	8.0%
Age 55 to 59	5.9%	6.9%	6.5%
Age 60 to 64	5.0%	6.0%	5.5%
Age 65 to 69	3.9%	4.3%	3.7%
Age 70 to 74	3.3%	3.2%	2.6%
Age 75 to 79	2.2%	2.3%	2.0%
Age 80 to 84	2.4%	1.7%	1.4%
Age 85 Plus	3.3%	1.5%	1.3%
Median Age	37.96	39.34	38.47