

9.0% CAP

FOR SALE

NET LEASED TOYS R US

WHITE SETTLEMENT, TEXAS (ADJACENT TO FT. WORTH)



PRICE: \$2,750,000

RENT: \$5.63 per square foot or
\$247,569 per year, net

CAP RATE: 9.0%

BUILDING SIZE: Approx. 44,000 SF

LAND AREA: Approx. 4.3 acres

TERM: Expires July 31, 2015, with three 5-year options
to renew at the current rental rate of \$5.63/SF

LOCATION: This Toys R Us is located on the northwest corner of Interstate 30 and State Highway 183 in a retail hub of Texas, with approximately 2,000,000 square feet of retail within one mile of this site

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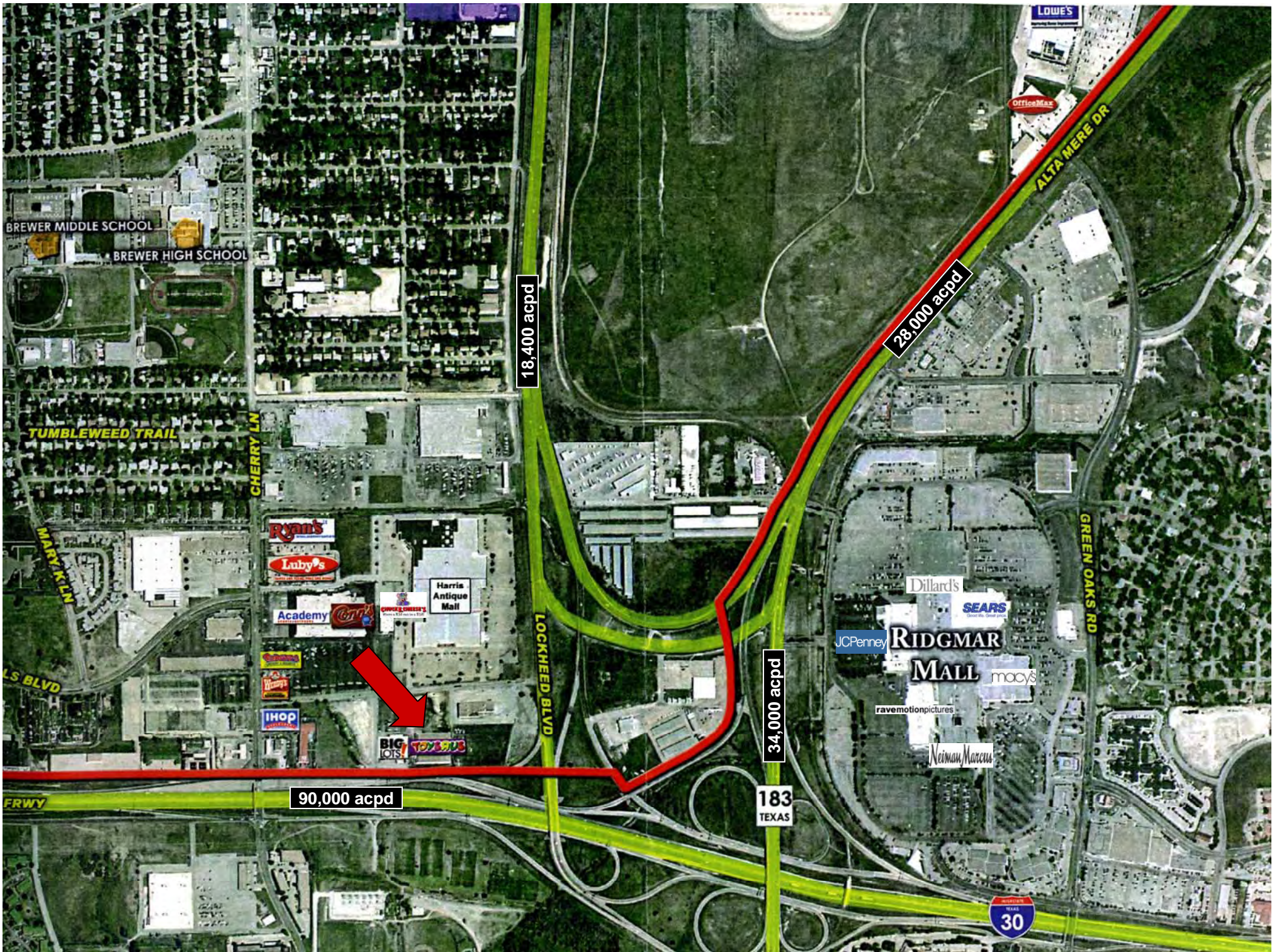
Tenant is on an old lease that was executed over 29 years ago and is only paying \$5.63 per square foot, which may be substantially below market rate. This freestanding building features excellent visibility along Interstate 30, which carries over 90,000 cars per day. With 348 parking spaces, the site is over-parked and offers a potential redevelopment opportunity. Toys R Us has occupied the location since 1980. They are one of the leading retailers of toys and baby products, with more than 1,500 stores worldwide. This Toys R Us location covers the west Ft. Worth trade area and the closest Toys R Us to this store is approximately 17 miles away. They were purchased in 2005 by an investment group, including Bain Capital Partners, Kohlberg Kravis & Roberts, and Vornado Realty Trust, for 6.6 billion dollars.



The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein.

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Traffic Counts Source: Texas Department of Transportation, 2008 Fort Worth District Traffic Map