



**For Sale**

### Property 1 Summary

Win Kids is located at 3000 Waketon Rd. Flower Mound, Texas

It is a 27,236 rentable sq/ft building or indoor sports facility built in 2001 sitting on 3.67 acres

### Sales Price

3,750,000.00

### Income

- Gross Rent: \$329,896.80 for this year 04/01/24 - 03/31/25
- Rent Increases: Two Percent (2%) per year
- Primary Lease Term: Terminates 03/31/2026
- Renewal: two five year renewal periods with the same yearly rent increases of Two Percent (2%) /yr.

### Expenses

Operating Expenses: Landlord pays taxes and insurance, tenant pays all repairs and maintenance costs.

### NOI

\$252,957.00

### Cap Rate

6.74

### Property 2 Summary

1.63 acres

### Sales Price

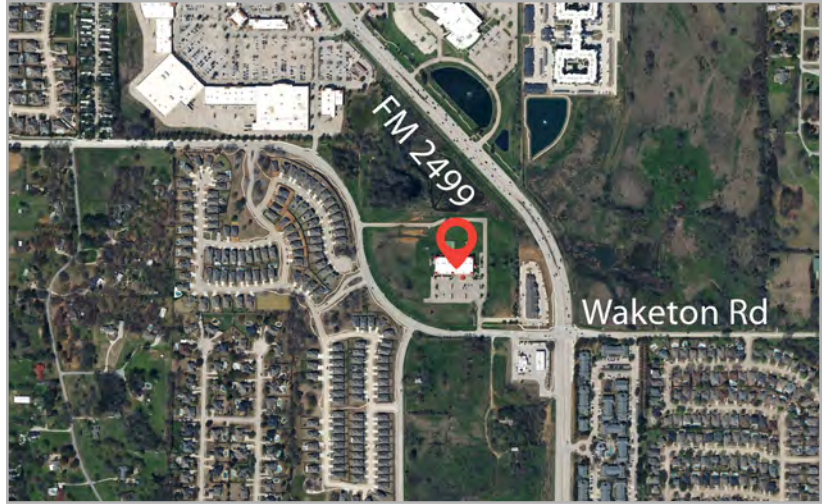
\$500,000.00 (\$7.04 psf)

### Contact

todd@weavercommercial.com

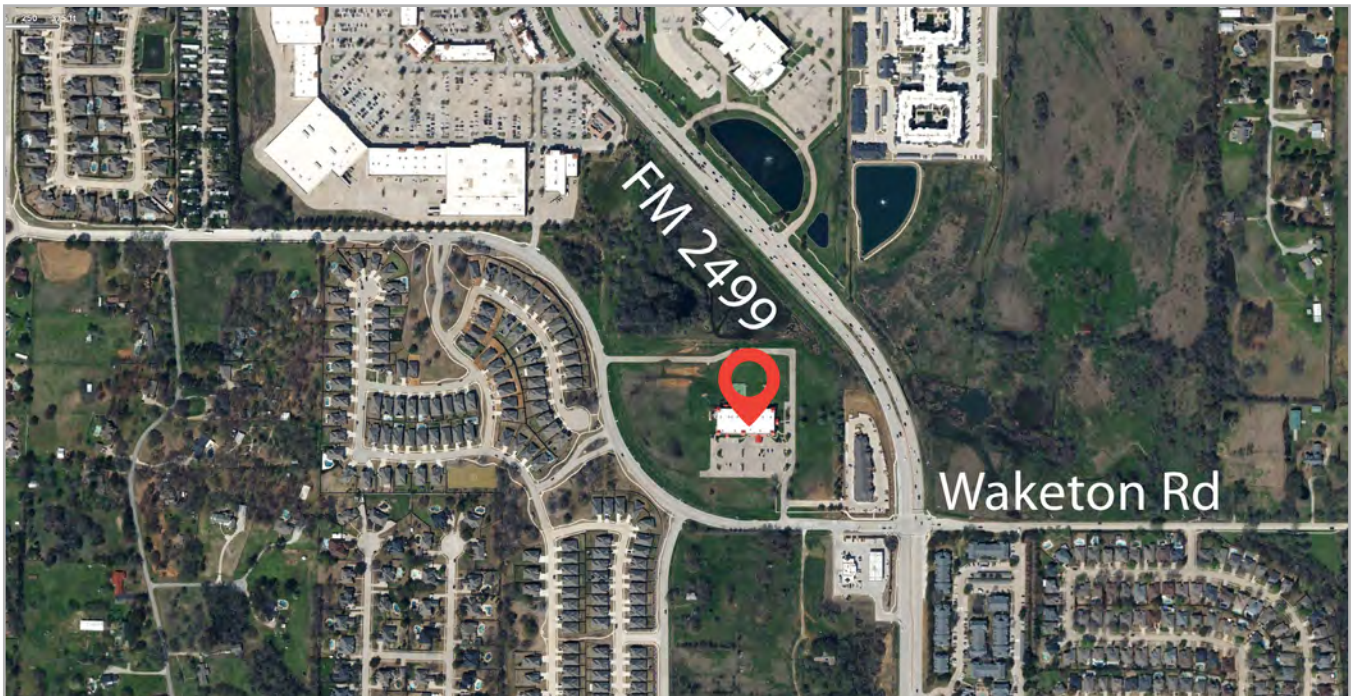
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