

NOTICE OF INVESTMENT OFFERING

NEW ON THE MARKET

## FIRST CHOICE ER

1510 SOUTH MASON ROAD | KATY, TEXAS

SINGLE TENANT NNN INVESTMENT



Offered By:

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COMMERCIAL REAL ESTATE

Ryan Orr  
Houston, Texas

# FIRST CHOICE ER

1510 SOUTH MASON ROAD | KATY, TEXAS  
SINGLE TENANT NNN INVESTMENT

This is an opportunity to purchase a single tenant net leased First Choice Emergency Room in the Houston, Texas market. Priced at under \$2 million, this investment is ideal for the small investor in a 1031 exchange. This is a brand new urgent care center with over \$1 million of tenant improvements.



## PROPERTY SUMMARY

GUARANTOR	First Choice ER, LLC
TENANT	Katy ER Center, LLC
LOCATION	1510 South Mason Road, Katy, TX
LAND AREA	±30,625 SF
BUILDING AREA	±5,008 SF
YEAR BUILT	1999
LEASE COMMENCEMENT	Anticipated to be first quarter 2013
LEASE EXPIRATION	Seven (7) years following commencement
LEASE TERM	Seven (7) years
OPTIONS	Two (2) five-year (5) tenant options
LEASE TYPE	NNN Lease- Landlord responsibilities limited to structural and roof
OWNERSHIP TYPE	Fee Simple
YEARS 1 - 5 RENT	\$117,900 Annually
YEARS 6 - 7 RENT	\$125,400 Annually
FIXED OPTION 1:	\$137,496 Annually
FIXED OPTION 2:	\$151,248 Annually
PRICE	\$1,475,000
CAP RATE	8.0%

For full Offering Memorandum, please contact:

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