



Joe's Crab Shack
3040 Western Center Blvd.
Fort Worth, Tx. 76131



- **Excellent location at Western Center Blvd and I-35W, in growing Denton County**
- **High Traffic Count**
- **Great Visibility**
- **The site is an excellent redevelopment opportunity should Tenant vacate**

Contact Tony Bosworth

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- **1.88 Acre site may be divided**
- **8,239sf building with patio**
- **Three + Years remaining on base lease term**
- **Four additional five-year extensions with 10% increase per extension**
- **Fully "Net" lease to owner**
- **Current Rent: \$139,755**
- **2011 ASI Appraisal: \$3,000,484**



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3040 Western Center Blvd

JCS Opening Date: 17-Sep-2002

<u>Lease Year</u>	<u>Period Start Date</u>	<u>Period End Date</u>	<u>Base Rent (Annual)</u>	<u>Cap Rate</u>	<u>Value</u>
1-5	Oct-02	Sep-07	\$ 105,000.00		
6-10	Oct-07	Sep-12	\$ 115,500.00		
11-15	Oct-12	Sep-17	\$ 127,050.00		
16-20	Oct-17	Sep-22	\$ 139,755.00	5.50%	\$ 2,541,000.00
			\$ 139,755.00	5.00%	\$ 2,795,100.00
Option Periods					
21-25	Oct-22	Sep-27	\$ 153,730.50	5.50%	\$ 2,795,100.00
26-30	Oct-27	Sep-32	\$ 169,103.55	5.50%	\$ 3,074,610.00
31-35	Oct-32	Sep-37	\$ 186,013.90	5.50%	\$ 3,382,070.91
36-40	Oct-37	Sep-42	\$ 204,615.29	5.50%	\$ 3,720,278.00



Contact Tony Bosworth or Dave Lehnert

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