

LUMIN+ER

LUMIN+ER
24 hr EMERGENCY CARE

4520 Camp Bowie Boulevard, Fort Worth, Texas 76107



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OFFERING STATEMENT / DISCLAIMER

LUMIN+ER
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InvestCore Commercial has been retained as the exclusive advisor and broker regarding the sale of the **Lumin+ER** located at **4520 Camp Bowie Boulevard, Fort Worth, Texas 76107**.

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This Offering and the contents, except such information which is a matter of public record or is provided in sources

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If you have no further interest in the Property, please return this Investment Offering forthwith.

InvestCore Commercial, Inc.

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**DALLAS-FORT WORTH RANKED
#1 FOR COMMERCIAL-PROPERTY
INVESTMENT IN 2016.**



INVESTMENT SUMMARY

LUMINOER
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EXECUTIVE SUMMARY

Tenant:	Lumin ER Camp Bowie, LLC
Guarantor:	Star Medical Center, LLC
Address:	4520 Camp Bowie Boulevard Fort Worth, Texas 76107
Building Size:	±5,000 SF
Land Size:	±12,980 SF
Year Remodeled:	2016
Rent Commencement:	January 1, 2016
Lease Expiration:	December 31, 2031
Annual Rent:	\$204,190
Primary Term:	15 Years
Options:	Two (2) 5-Year Options to Extend
Rent Increases:	10% Every 5 Years
Lease Type:	Absolute NNN



RENT SCHEDULE

Term	Years	Annual Rent	% Increase
Primary	1-5	\$204,190	
Primary	6-10	\$224,609	10%
Primary	11-15	\$247,069.90	10%
Option 1	16-20	\$271,806.06	10%
Option 2	21-25	\$298,992.50	10%

OFFERING TERMS

Price:	\$3,403,166
NOI:	\$204,190
Cap Rate:	6.00%



INVESTMENT SUMMARY

LUMINER
24 hr EMERGENCY CARE

TENANT PROFILE



Lumin Health

4301 North MacArthur Boulevard, #203
Dallas, Texas 75038

Star Medical Center

4100 Maple Shade Lane
Plano, Texas 75075
2014 Revenue: \$117 Million



Lumin Health is a driver of innovative healthcare in the Dallas/Fort Worth metroplex. Dr. Douglas Won, a world-renowned spine surgeon and innovator of micro-invasive surgical techniques, founded the system in 2013. This specialist-owned and operated healthcare system is on a mission to transform healthcare in pioneering and exceptionally caring ways.

The name, Lumin, comes from the word illuminate, or to make a clear path forward. Every day, Lumin seeks to chart a clear path for patients, delivering compassionate and knowledgeable healthcare focused on YOUR best interests. Focused on patient experience, the Lumin team of specialists and employees believe that as the quality of care increases, positive outcomes increase, while complications decrease.

From the treatment of minor injuries... to pain management... to the most serious back surgeries, Lumin Health ensures you will feel confident in the care you receive each and every time care is needed or delivered.

One of the most highly trained spine specialists world-wide, CEO, Dr. Won received his Doctor of Medicine from The University of Texas Medical Branch in Galveston, Texas, and holds undergraduate degrees from Northwestern University and Harvard University.

LUMIN NETWORKS



Star Medical Center:

A licensed, specialized Surgical Hospital located in Plano, Texas used by a network of Surgical Specialists throughout the Dallas/Fort Worth area



Star Procedure Center:

Hospital outpatient department (HOPD) with locations in Irving and Arlington for minor surgical procedures



SpineCARE:

A pioneering spine clinic with eight locations in the Dallas/Fort Worth area and home of LuMINI™ Micro-Invasive Surgery



OrthoCARE:

A comprehensive orthopedic, sports medicine and podiatric clinic with eight locations in the Dallas/Fort Worth area



LuminCARE:

A unique hybrid model of family medicine in an urgent care setting. First location is in Flower Mound with 10 new locations slated for 2015 and 20 additional sites in development over the next five years



INVESTMENT SUMMARY

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INVESTMENT HIGHLIGHTS

New Long Term Lease

Lumin+ER has executed a new 15 year lease, with options to extend, which commenced January 2016. The lease is guaranteed by Star Medical Center, as well as, personally by the CEO, Dr. Douglas Won.

Passive Investment

The absolute NNN lease structure is most advantageous for investors as there are no landlord responsibilities that are passed through to the owner. In addition, because this is a fee simple sale that includes improvements, an owner can potentially take a deduction for depreciation on their taxes.

Newly Renovated Building

The tenant, at their expense, is renovating the building and is reportedly spending upwards of \$1,000,000 on their build out.

Fixed Rental Adjustments

Rent will increase by 10% every 5 years, including options, providing an investor with stable, predictable rental adjustments.

LOCATION HIGHLIGHTS

Strong Demographic Profile

Within 3-miles of Lumin+ER there are over 84,000 residents with an average household income of over \$72,000 annually. The population grows significantly at 5-miles, to over 250,000 residents.

Dallas-Fort Worth Ranked #1 by Real Estate Investors

A report released October 2015 by Urban Land Institute and PricewaterhouseCoopers, LLP ranked Dallas-Fort Worth as the top area for commercial-property investment due to its diverse job market and success luring corporate relocations.

Premier Fort Worth Local

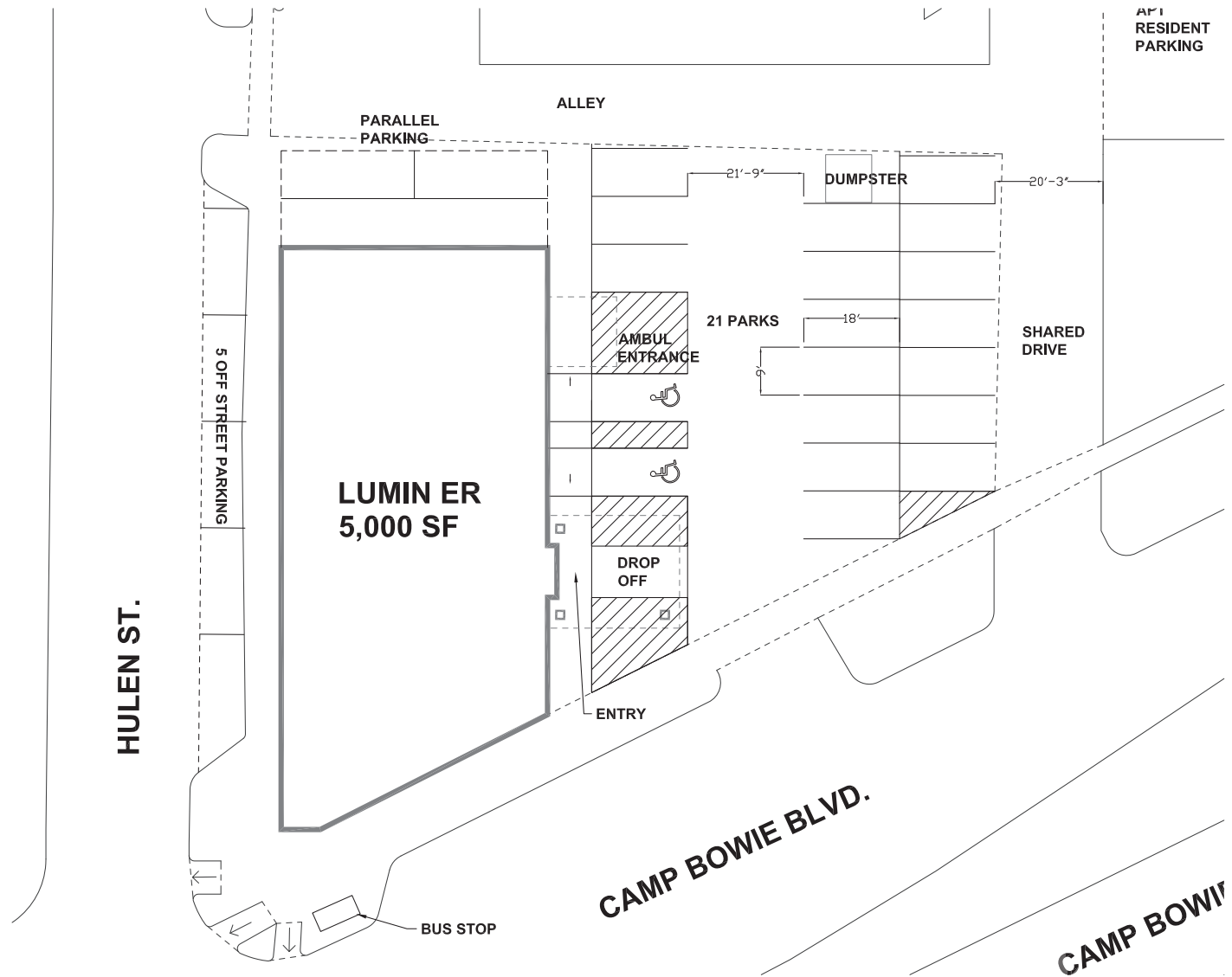
Arlington Heights, Monticello & Crestwood are well-established beautiful neighborhoods with a large concentration of upscale homes. They also tend to be social neighborhoods as they are only 2-3 miles west of downtown and 1 mile from the museums. They have great proximity to the city's best restaurants, nightlife, and places of employment, while offering some very quaint, intimate, early 20th century single-family neighborhoods.



INVESTMENT SUMMARY

LUMIN ER
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SITE PLAN





PROPERTY DESCRIPTION

LUMINOER
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AERIAL

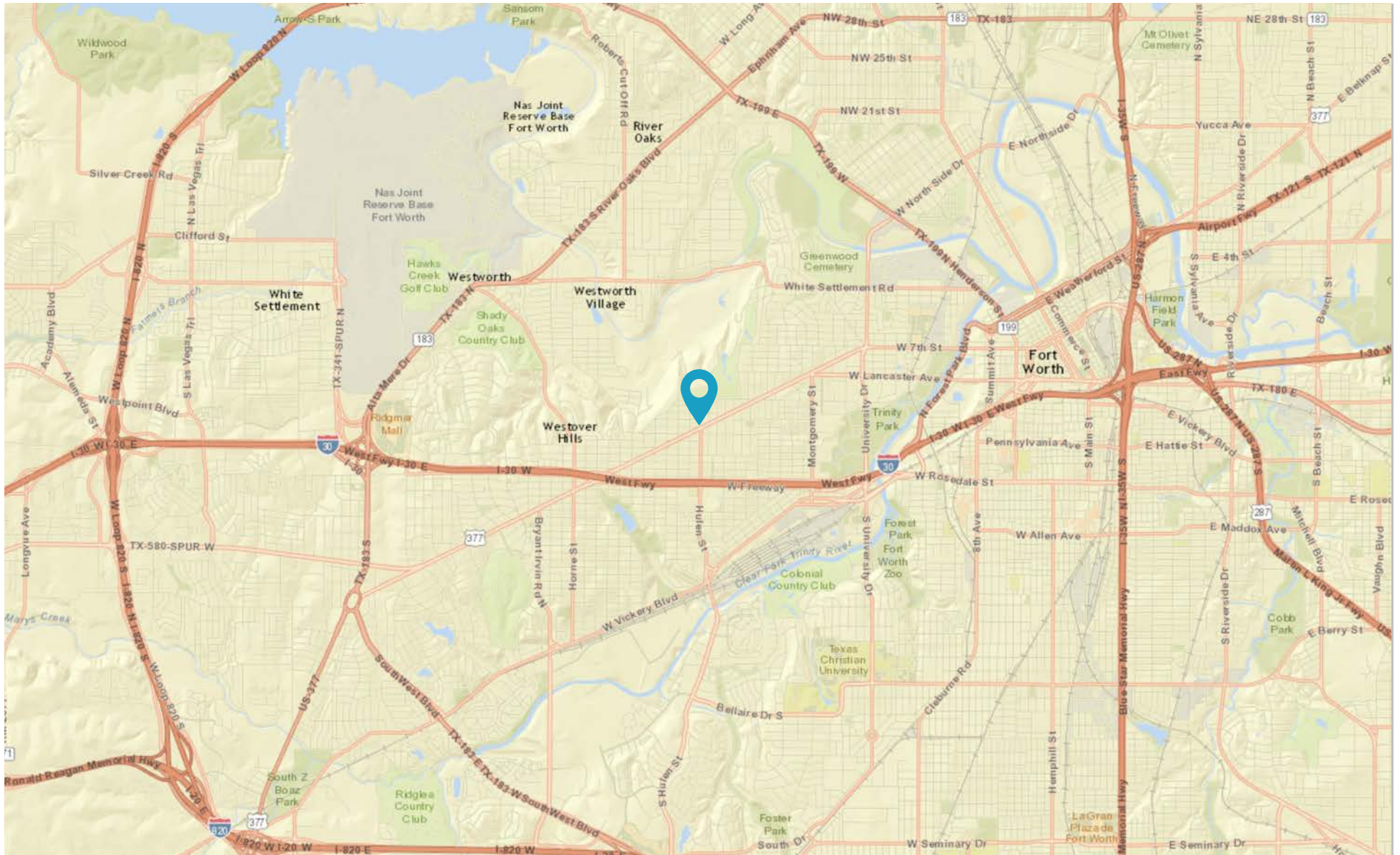




PROPERTY DESCRIPTION

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LOCATION

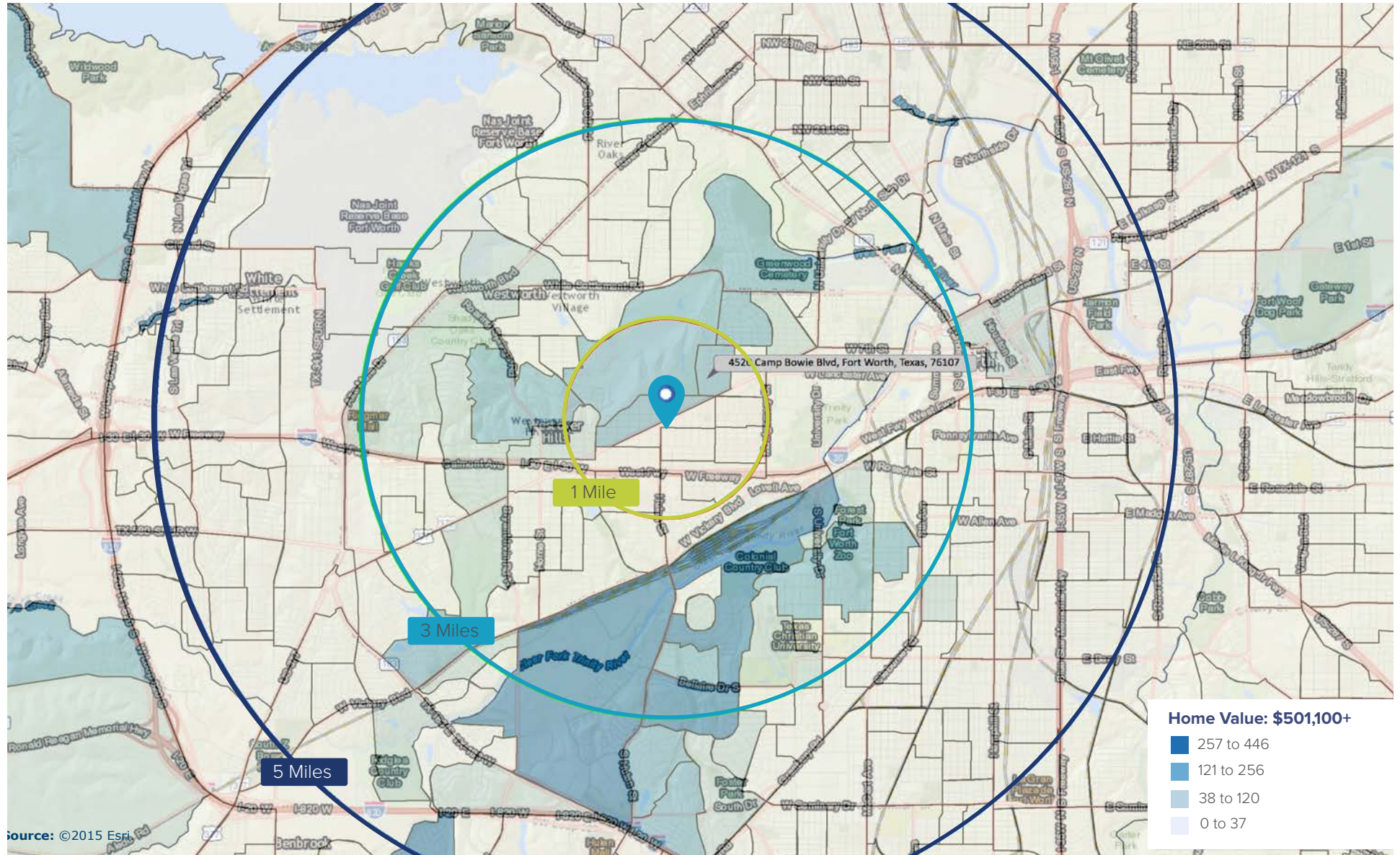




PROPERTY DESCRIPTION

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HOME VALUE \$500,000+





AREA OVERVIEW

MARKET SUMMARY

About Fort Worth, Texas:

Originally settled in 1849 as an army outpost at the Trinity River, Fort Worth was one of eight forts assigned to protect settlers from Indian attacks on the advancing frontier. Progress helped the growing settlement survive long after other such towns had blown away with the dust of departing pioneers.

Today Fort Worth is the 16th-largest city in the United States and part of the No. 1 tourist destination in Texas, welcoming 6.5 million visitors annually. Fort Worth is comprised of seven primary entertainment districts each offering distinct dining, shopping, entertainment and cultural amenities. In only a few days you can enjoy a range of experiences: from NASCAR racing to rodeos, world-class museums to cowboy cuisine, boutique shopping to a Top 5 zoo, biking to horseback riding.

History

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Population

City of Fort Worth Population: 777,992 (2012 estimate)

Hospitality and Tourism

- Estimated number of out-of-town visitors to Fort Worth: 6.5 million annually
- Economic impact of visitors to Fort Worth: \$1.549 billion annually
- Tourism employs over 13,000 hospitality and tourism industry workers
- Total Hotel rooms: 13,477
- Total rooms downtown: 2,622
- Hotel tax: 15%; breaks down to 6% state, 9% city
- Sales tax: 8.25%

Fun Facts

- 17th-largest city in the United States
- 60 percent of America's paper money is printed at the U.S. Bureau of Engraving and Printing Western Currency Facility in Fort Worth (tours are available).
- The Texas Civil War Museum in Fort Worth houses the largest private Civil War collection west of the Mississippi River.
- Fort Worth is home to the oldest stock show and rodeo in the country - the Southwestern Exposition and Livestock Show.
- Fort Worth hosts the world's only twice-daily cattle drive in the Stockyards National Historic District.
- One of Bonnie and Clyde's hideouts from the law was the historic Stockyards Hotel in Fort Worth.
- In 1909, the Fort Worth Zoo opened as the first zoo in Texas.
- The Stockyards Museum houses the 1908 Palace Theater Light Bulb which began burning on September 21, 1908, as a backstage light at the Old Byers Opera House and continues to burn today.
- In 1963, President John F. Kennedy delivered his last public speech in Fort Worth before leaving for Dallas.
- Fort Worth's Texas Motor Speedway is one of the largest racing facilities in the nation, with seating for nearly 155,000 spectators.





AREA OVERVIEW

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	11,208	82,473	242,089
2010 Population	10,304	80,481	242,883
2015 Population	10,435	84,120	250,220
2020 Population	10,743	88,360	260,049
2000-2010 Annual Rate	-0.84%	-0.24%	0.03%
2010-2015 Annual Rate	0.24%	0.85%	0.57%
2015-2020 Annual Rate	0.58%	0.99%	0.77%
2015 Male Population	49.0%	48.4%	49.5%
2015 Female Population	51.0%	51.6%	50.5%
2015 Median Age	40.8	35.1	32.9

In the identified area, the current year population is 250,220. In 2010, the Census count in the area was 242,883. The rate of change since 2010 was 0.57% annually. The five-year projection for the population in the area is 260,049 representing a change of 0.77% annually from 2015 to 2020. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 40.8, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	85.9%	76.7%	66.7%
2015 Black Alone	3.1%	8.6%	11.0%
2015 American Indian/Alaska Native Alone	0.6%	0.6%	0.7%
2015 Asian Alone	1.8%	2.1%	1.9%
2015 Pacific Islander Alone	0.0%	0.1%	0.1%
2015 Other Race	6.4%	9.5%	16.7%
2015 Two or More Races	2.2%	2.4%	2.9%
2015 Hispanic Origin (Any Race)	20.8%	30.2%	44.8%

Persons of Hispanic origin represent 44.8% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	5,496	34,024	89,778
2010 Households	5,236	34,707	91,206
2015 Total Households	5,337	36,518	94,243
2020 Total Households	5,513	38,625	98,427
2000-2010 Annual Rate	-0.48%	0.20%	0.16%
2010-2015 Annual Rate	0.36%	0.97%	0.63%
2015-2020 Annual Rate	0.65%	1.13%	0.87%
2015 Average Household Size	1.95	2.18	2.54

The household count in this area has changed from 91,206 in 2010 to 94,243 in the current year, a change of 0.63% annually. The five-year projection of households is 98,427, a change of 0.87% annually from the current year total. Average household size is currently 2.54, compared to 2.55 in the year 2010. The number of families in the current year is 54,296 in the specified area.



AREA OVERVIEW

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$57,455	\$44,405	\$38,534
2020 Median Household Income	\$66,064	\$50,650	\$42,858
2015-2020 Annual Rate	2.83%	2.67%	2.15%
Average Household Income			
2015 Average Household Income	\$87,971	\$72,007	\$60,506
2020 Average Household Income	\$99,273	\$81,750	\$68,242
2015-2020 Annual Rate	2.45%	2.57%	2.44%
Per Capita Income			
2015 Per Capita Income	\$44,681	\$32,097	\$23,572
2020 Per Capita Income	\$50,596	\$36,547	\$26,604
2015-2020 Annual Rate	2.52%	2.63%	2.45%

Households by Income

Current median household income is \$38,534 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$42,858 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$60,506 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$68,242 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$23,572 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$26,604 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	5,927	37,472	98,154
2000 Owner Occupied Housing Units	3,253	17,853	46,194
2000 Renter Occupied Housing Units	2,244	16,171	43,584
2000 Vacant Housing Units	430	3,448	8,376
2010 Total Housing Units	5,904	39,313	103,168
2010 Owner Occupied Housing Units	3,200	17,687	45,882
2010 Renter Occupied Housing Units	2,036	17,020	45,324
2010 Vacant Housing Units	668	4,606	11,962
2015 Total Housing Units	6,044	41,276	107,012
2015 Owner Occupied Housing Units	3,098	17,433	44,781
2015 Renter Occupied Housing Units	2,239	19,085	49,462
2015 Vacant Housing Units	707	4,758	12,769
2020 Total Housing Units	6,253	43,682	111,922
2020 Owner Occupied Housing Units	3,185	18,038	45,888
2020 Renter Occupied Housing Units	2,328	20,587	52,539
2020 Vacant Housing Units	740	5,057	13,495

Currently, 41.8% of the 107,012 housing units in the area are owner occupied; 46.2%, renter occupied; and 11.9% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 103,168 housing units in the area - 44.5% owner occupied, 43.9% renter occupied, and 11.6% vacant. The annual rate of change in housing units since 2010 is 1.64%. Median home value in the area is \$138,688, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.10% annually to \$169,585.



INFORMATION ABOUT BROKERAGE SERVICES

LUMINER
24 hr EMERGENCY CARE

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written-listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY

A broker may act as an intermediary between the parties if the broker complies

with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.