

MOBILITYWORKS

Marcus & Millichap
DUONG INVESTMENT GROUP



2108 N. BEACH STREET, FORT WORTH (HALTOM CITY), TX 76111

OFFERING MEMORANDUM

MOBILITYWORKS



Exclusively Listed By

JAMES ANDREWS

Senior Associate
Net Leased Properties Group
(714) 366-0626 call/text
james.andrews@marcusmillichap.com
License: CA 02115272

CRAIG ELSTER

Vice President Investments
Director, Net Leased Properties Group
(949) 419-3223 direct
craig.elster@marcusmillichap.com
License: CA 01958307

RON DUONG

Senior Managing Director Investments
Senior Director, National Retail Group
(949) 350-5431 call/text
ron.duong@marcusmillichap.com
License: CA 01438643

Broker Of Record

TIM SPECK

License: 9002994
5001 Spring Valley Road, Suite 1100 W
Dallas, TX 75244

INVESTMENT OVERVIEW

Investment Highlights



MobilityWorks is the Nation's Largest Provider of Wheelchair-Accessible Vehicles and Adaptive Mobility Solutions, Serving Both Individual Consumers and Commercial Clients Across the Country



Prime DFW Location – Centrally Positioned Within the Thriving Dallas/Fort Worth Metroplex, With Access to Over 1,000,000 Residents Within A 10-Mile Radius



Strong Cash Flow & Built-In Rent Growth: Offered at a Compelling 7.00% Cap Rate with a 10% Rent Increase Scheduled in Tenant's Option Period

MobilityWorks: An Insulated Market Leader

- ▶ **Nation's Largest Mobility Retailer:** MobilityWorks Is the Leading Provider of Wheelchair-Accessible Vehicles and Adaptive Equipment in the U.S., Serving Both Personal and Commercial Clients
- ▶ **Private Equity Backing:** Backed By Flexpoint Ford, A Chicago-Based Private Equity Firm with Over \$5 Billion In Assets Under Management, MobilityWorks Is Well-Capitalized and Poised for Continued National Growth
- ▶ **Essential, Recession-Resilient Business:** Deemed Essential During The COVID-19 Pandemic, MobilityWorks Remained Fully Operational, Underscoring Its Critical Role in Healthcare, Senior Care, And Personal Mobility
- ▶ **Expansive National Footprint:** Operating Over 90 Locations Across More Than 30 States, The Company Is Positioned as A Dominant Player in a Growing, Mission-Critical Sector
- ▶ **Omnichannel Strategy:** A Robust E-Commerce Platform and Needs-Based Services Make the Business Model Resilient in Various Economic Environments

Strategic Location with Strong Real Estate Fundamentals

- ▶ **High-Density, Infill Location:** Over 250,000 Residents Within A 5-Mile Radius and More Than 1 Million Residents Within 10 Miles
- ▶ **Centrally Located In DFW:** Prime Positioning Within the Dallas/Fort Worth Metroplex, One of the Fastest-Growing Major Markets in the U.S., With Direct Access to Over 7 Million People and the Region's Largest Business Hubs
- ▶ **Surrounded By National Tenants:** Nearby Retailers Include QuikTrip, Dollar General, UniFirst, O'Reilly Auto Parts, AutoZone, Kenworth, ThyssenKrupp, Goodyear Commercial Tire, And Others



INVESTMENT OVERVIEW

Tenant Spotlight

MobilityWorks

MobilityWorks is a leading provider of wheelchair-accessible vehicles and mobility solutions across the United States.



Founded in 1997, the company operates over 90 showroom locations nationwide, offering a wide range of products and services tailored to individuals with mobility needs.

Website www.mobilityworks.com

of Locations **90+ Across 30 States**

MobilityWorks Products & Services

- ▶ **Wheelchair-Accessible Vehicles:** MobilityWorks offers new and used minivans, full-size vans, and SUVs equipped with side- or rear-entry ramps or lifts. Popular models include the Chrysler Pacifica, Honda Odyssey, Toyota Sienna, and Chevrolet Traverse
- ▶ **Commercial Fleet Vehicles:** They provide accessible vehicles for organizations such as healthcare providers, senior living facilities, and transportation services
- ▶ **Mobility Equipment:** The company supplies and installs various mobility aids, including scooter lifts, wheelchair lifts, hand controls, turning seats, and wheelchair tie-down systems
- ▶ **Rentals:** Short and long-term wheelchair-accessible van rentals are available for personal or commercial use
- ▶ **Financing and Support:** MobilityWorks offers financing options, extended service contracts, and roadside assistance to support their customers' needs

Personalized Assistance

MobilityWorks employs Certified Mobility Consultants who conduct personalized Needs Analysis sessions to understand each client's specific requirements. They offer flexible appointment options, including in-store visits, at-home consultations, vehicle pick-up/drop-off services, and virtual meetings.



Subject Property



Representative Photo

Aerial Photo



FINANCIAL ANALYSIS

Offering Summary

Property Name	MobilityWorks
Property Address	2108 N. Beach Street Fort Worth (Haltom City), TX 76111
Assessor's Parcel Number	A1654-1C
Year Built	1982
Gross Leasable Area (GLA)	±8,370 Square Feet
Lot Size	±0.82 Acres (±35,750 Square Feet)

Pricing

Price	\$1,800,000
Cap Rate	7.00%
Price/SF	\$215.05

Annualized Operating Data

Net Operating Income	\$126,000
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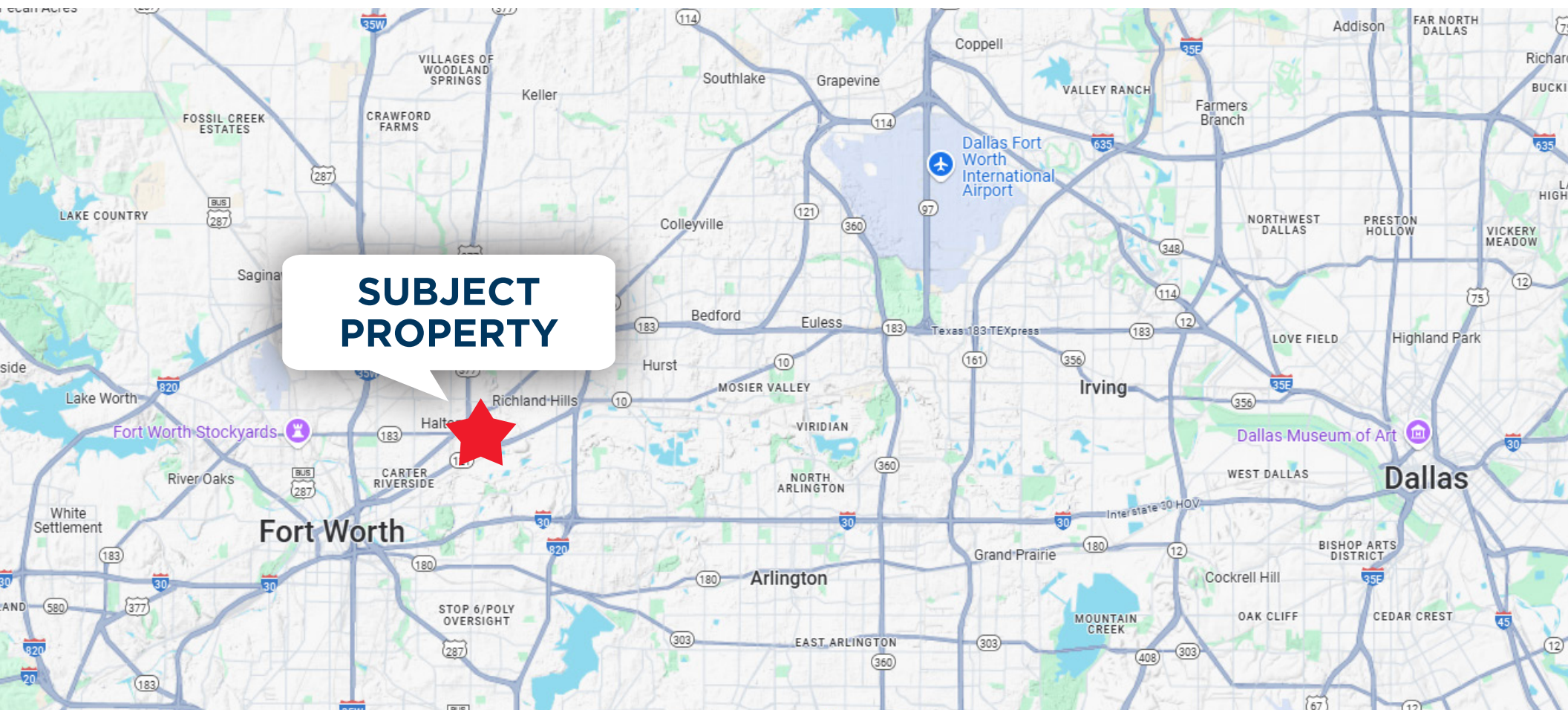
Lease Information

Lease Commencement Date	September 30, 1996
Lease Expiration Date	September 30, 2027
Tenancy	±31 Years
Lease Term Remaining	±2.5 Years
Increases	In Option (10%)
Options	One, Three-Year @ 10%
Lease Type	NNN
Lease Type Details	Landlord is responsible for roof, structure, and certain maintenance items – please contact Agent for more details.



MARKET OVERVIEW

Regional Map



±1 MILE

FROM TX HIGHWAY 121
(ROUTE TO FORT WORTH & DALLAS)



±6 MILES

FROM FORT WORTH MEACHAM
INTERNATIONAL AIRPORT (FTW)



±3 MILES

FROM DOWNTOWN
FORT WORTH, TX



±34 MILES

FROM DOWNTOWN
DALLAS, TX

MARKET OVERVIEW

Haltom City & Fort Worth, TX



Haltom City, Texas, strategically located within the Dallas-Fort Worth (DFW) Metroplex, offers compelling opportunities for commercial real estate investors, particularly in the industrial sector. Its proximity to major transportation corridors and logistics hubs positions it as a prime location for businesses seeking efficient distribution channels.

The industrial real estate market in Haltom City is experiencing notable growth. A prime example is the Northmark Commerce Center, a 234,478-square-foot facility completed in 2023.

Additionally, the city boasts over 1.7 million square feet of industrial space, with numerous properties available for lease or purchase, catering to a range of business needs.

The broader DFW industrial market reinforces Haltom City's attractiveness. As of Q1 2025, the region's industrial vacancy rate has decreased to 9.7%, with absorption outpacing new completions, indicating robust demand. This trend suggests a healthy market environment for investors and developers alike.

Key Features - Fort Worth & Haltom City, TX

- ▶ **Major Highways:** Interstate 820, State Highway 121, and State Highway 183 provide seamless connectivity to the DFW area
- ▶ **Airports:** Proximity to Fort Worth Meacham International Airport (FTW) and Dallas/Fort Worth International Airport (DFW) enhances global logistics capabilities
- ▶ **Rail Access:** Nearby access to the BNSF Intermodal Facility and Alliance Airport supports intermodal transportation needs

Fort Worth, TX - Major Attractions

Fort Worth Stock Yards



Fort Worth Zoo



Fort Worth Botanic Gardens



Fort Worth Water Gardens



Kimbell Art Museum



Demographics

Income & Economics

	5-Mile	7-Mile	10-Mile
Average Household Income	\$75,582	\$85,109	\$99,255
Average Household Retail Expenditure	\$166,126	\$179,011	\$191,362
2024 Daytime Population	350,328	586,380	1,041,597

Population

2029 Population	239,446	551,074	1,089,986
2024 Population	231,076	529,898	1,044,340
2010 Population	204,704	464,434	877,945

Households

2029 Households	91,051	204,380	404,280
2024 Households	87,160	195,703	386,494
2010 Households	81,817	1813,806	362,098



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-0

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JAMES ANDREWS

Senior Associate
Net Leased Properties Group
(714) 366-0626 call/text
james.andrews@marcusmillichap.com
Lic. CA 02115272

CRAIG ELSTER

Vice President Investments
Director, Net Leased Properties Group
(949) 419-3223
craig.elster@marcusmillichap.com
Lic. CA 01958307

RON DUONG

Senior Managing Director Investments
Senior Director, National Retail Group
(949) 350-5431 call/text
ron.duong@marcusmillichap.com
Lic. CA 01438643

Broker Of Record

TIM SPECK

License: 9002994
5001 Spring Valley Road, Suite 1100 W
Dallas, TX 75244

Marcus & Millichap
DUONG INVESTMENT GROUP

19800 MacArthur Boulevard, Suite 150, Irvine, CA 92612 / www.marcusmillichap.com

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