



Colliers

Offering Memorandum

Action Behavior Centers (ABC)

885 Junction Drive, Allen, TX

**LEADING NATIONAL TENANT | NNN LEASE WITH 3% ANNUAL INCREASES
RECENT CONSTRUCTION | HIGH GROWTH AUTISM THERAPY INDUSTRY**



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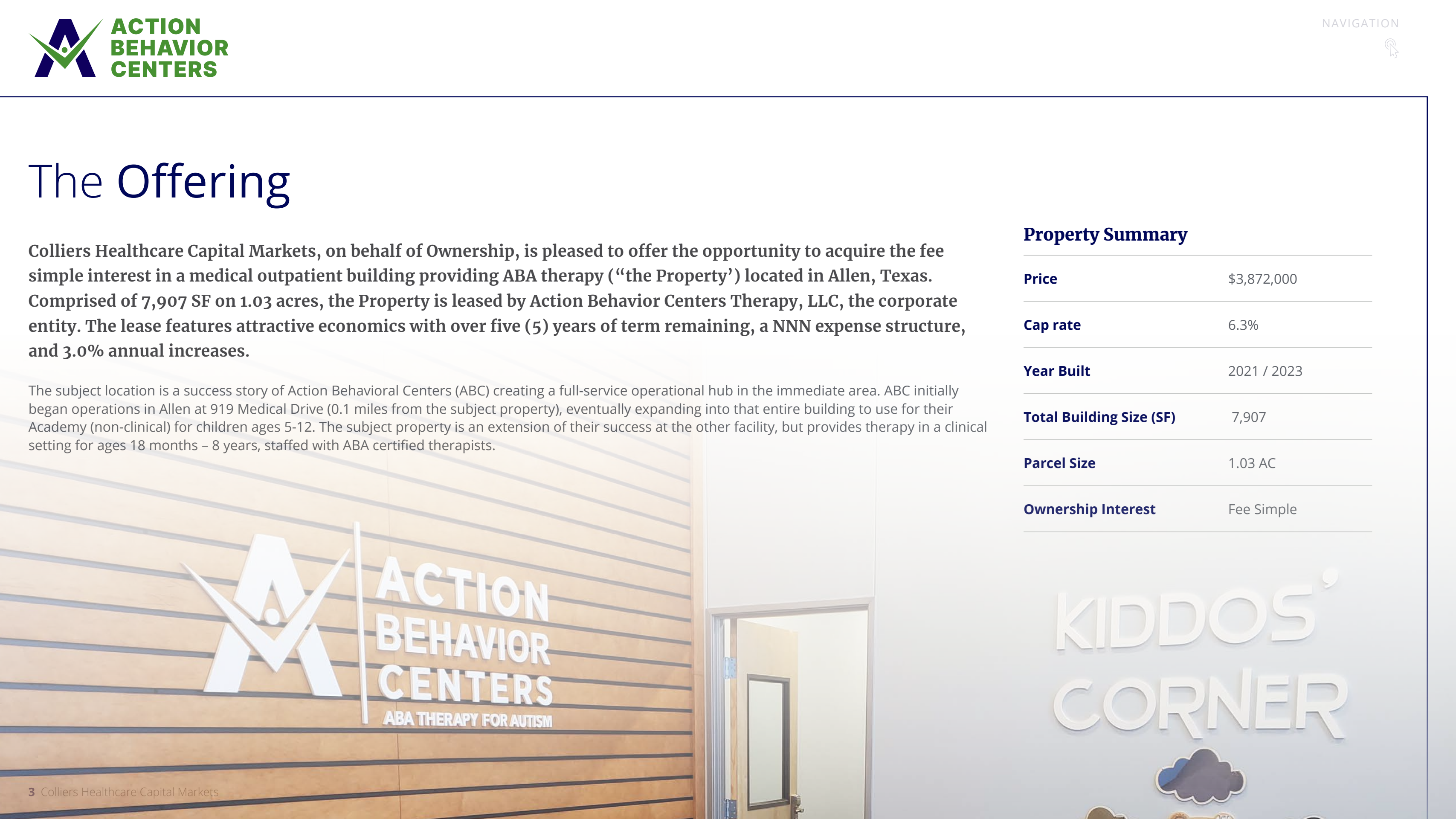
The Offering

Colliers Healthcare Capital Markets, on behalf of Ownership, is pleased to offer the opportunity to acquire the fee simple interest in a medical outpatient building providing ABA therapy (“the Property”) located in Allen, Texas. Comprised of 7,907 SF on 1.03 acres, the Property is leased by Action Behavior Centers Therapy, LLC, the corporate entity. The lease features attractive economics with over five (5) years of term remaining, a NNN expense structure, and 3.0% annual increases.

The subject location is a success story of Action Behavioral Centers (ABC) creating a full-service operational hub in the immediate area. ABC initially began operations in Allen at 919 Medical Drive (0.1 miles from the subject property), eventually expanding into that entire building to use for their Academy (non-clinical) for children ages 5-12. The subject property is an extension of their success at the other facility, but provides therapy in a clinical setting for ages 18 months – 8 years, staffed with ABA certified therapists.

Property Summary

Price	\$3,872,000
Cap rate	6.3%
Year Built	2021 / 2023
Total Building Size (SF)	7,907
Parcel Size	1.03 AC
Ownership Interest	Fee Simple





Investment Highlights

2021 Construction

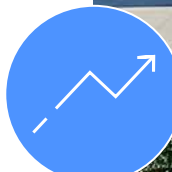
Market Leading National Tenant

Market Hub for Tenant

NNN Lease with Minimal Landlord
Responsibilities

3% Annual Increases

Less than One Mile from Texas Health
Presbyterian Hospital



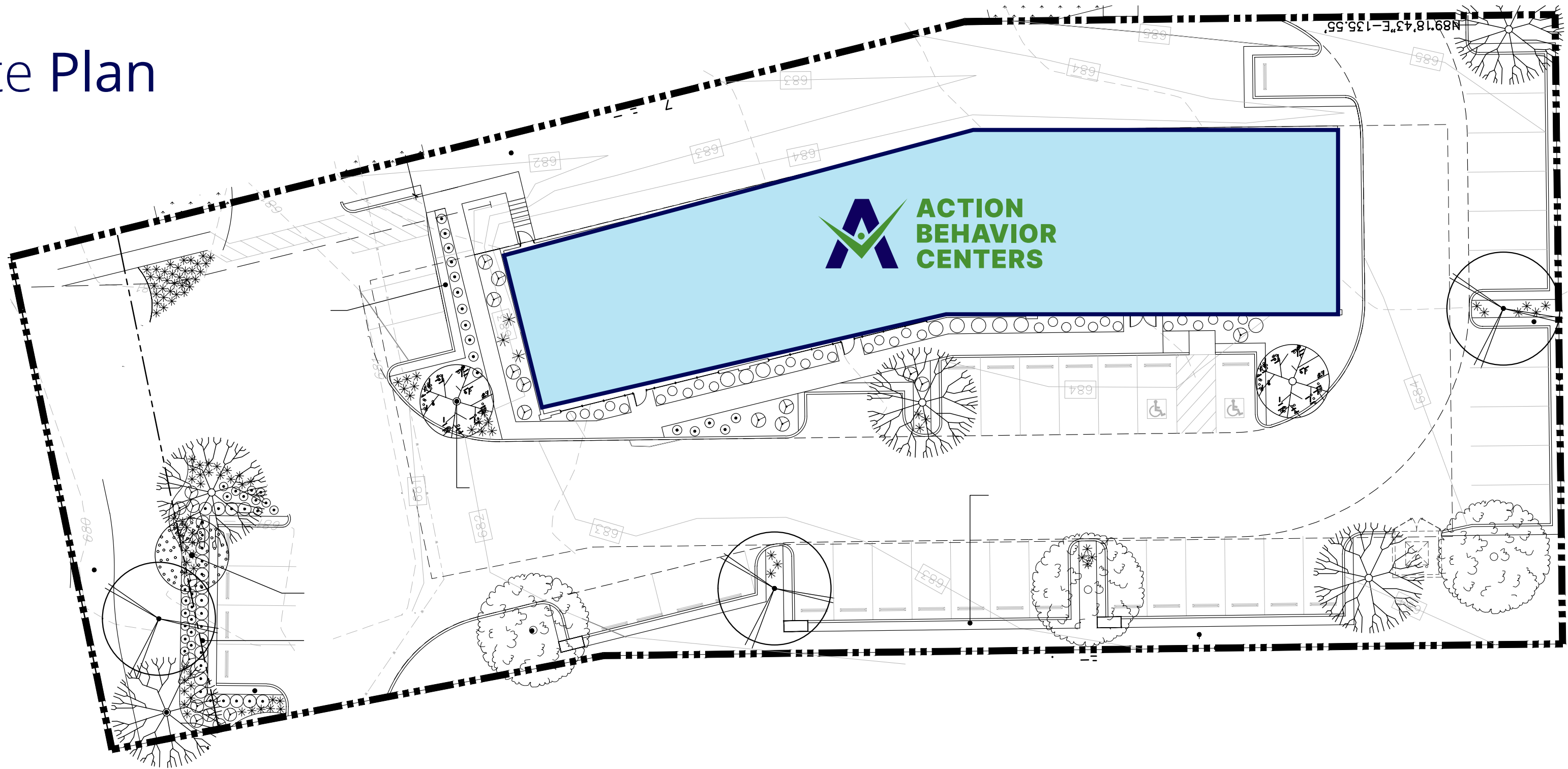
Lease Overview

Address	885 Junction Dr., Allen, TX
Tenant/Gurantor	Action Behavior Centers Therapy, LLC (corporate)
Base Lease Term	86 Months
Lease Commencement	9/1/2023
Lease Expiration	10/31/2030
Current Annual Rent	\$243,930.95
Primary Term Rent Increases	3.0% annual
Option Periods	Two (2), Five (5) year options
Option Periods Rent Increases	Lesser of (a) FMV or (b) 110% of the annual rent payable at the end of the preceding Term. In no event will base rent be less than preceding term.
Lease Type	NNN
Landlord Obligations	Repair and Replace Roof and Structure

Rent Schedule					
	Begin	End	Annual Rent	Rent PSF	Rental Increases
Base Lease Term	9/1/2023	8/31/2024	\$236,814.50	\$29.95	-
	9/1/2024	8/31/2025	\$243,930.95	\$30.85	3.0%
	9/1/2025	8/31/2026	\$251,205.39	\$31.77	3.0%
	9/1/2026	8/31/2027	\$258,796.11	\$32.73	3.0%
	9/1/2027	8/31/2028	\$266,544.97	\$33.71	3.0%
	9/1/2028	8/31/2029	\$274,531.04	\$34.72	3.0%
	9/1/2029	8/31/2030	\$282,754.32	\$35.76	3.0%
	9/1/2030	10/31/2030	\$291,214.81	\$36.83	3.0%
Option 1	11/1/2030	10/31/2035	FMV - cannot be less than prior term		
Option 2	11/1/2035	10/31/2040	FMV - cannot be less than prior term		



Site Plan





Tenant Overview

Property Summary

Headquarters	Austin, Texas
Company Type	Private
Locations	224+ Nationally
Founded	2016
Website	www.ActionBehavior.com

Founded in 2016 and based in Austin, TX, ABC has grown into a multi-million-dollar company with over 224 locations throughout Texas, Arizona, Colorado, North Carolina, Minnesota, and Illinois in just a few short years, and will continue to expand into other states.

- Action Behavior Centers (ABC) is one of the nation’s fastest growing Applied Behavior Analysis (ABA) therapy providers.
- With over 3,000 dedicated autism professionals, ABC is a high-quality provider of the gold standard treatment for pediatric autism and offers individualized center-based, at home, and after school ABA therapy services to help children live rich, happy lives by developing tools that serve them later in life.
- Despite its tremendous growth, ABC continues to tackle the massive imbalance between ABA therapy providers and children on the autism spectrum by implementing a market penetration strategy and opening several new locations.
- Action Behavior Centers recently sold to Charlesbank Capital Partners at an \$840M valuation.



LEARN MORE ABOUT ABC’S RECENT SALE

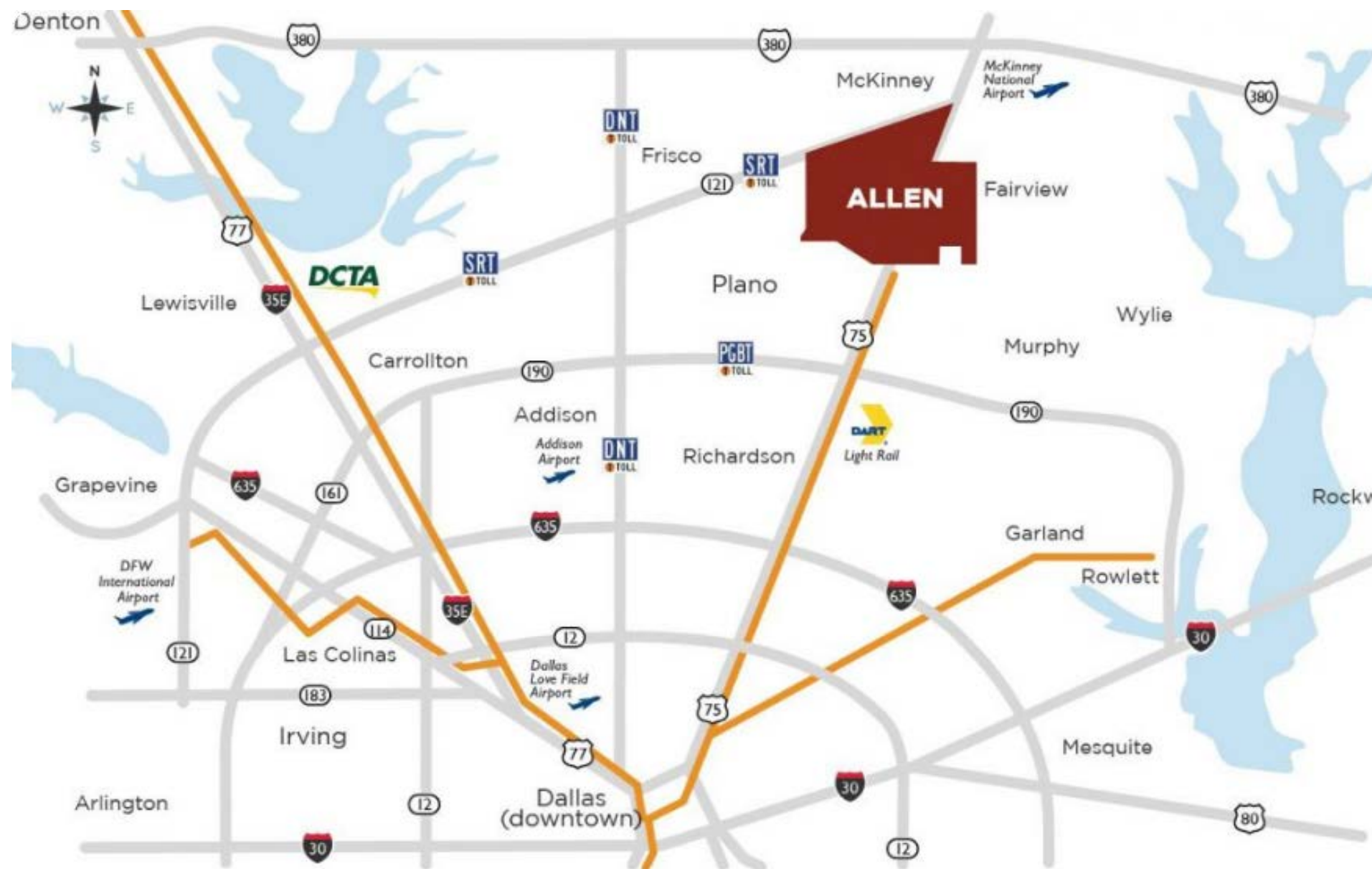




Allen, Texas

In the heart of everything, Allen offers unprecedented proximity to airports, sports venues, Fortune 50 businesses, 5-star hotels, shopping and dining destinations and more. Enjoy a fast average 20+ minute commute to work or less. We're also just 30 minutes away from Downtown Dallas and four airports: Dallas Love Field, DFW International Airport, McKinney National Airport and Addison Airport.

- Bisected by US-75 that connects to downtown Dallas
- Sam Rayburn Tollway (SH 121) provides direct access to DFW International airport
- 8 minutes from the Dallas North Tollway
- 4 hours from the Port of Houston
- Within both Uber and Lyft service area



\$500M+

NEW COMMERCIAL
PROJECTS

\$334K

MEDIAN HOME
PRICE

\$115K

MEDIAN HOUSEHOLD
INCOME

\$48K+

PER CAPITA
INCOME



Let's Talk

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