



INVESTMENT SALE

6500 Precinct Line
Hurst, TX 76054 **FOR SALE**



FOR SALE:
\$790,000

CAP RATE: 8.7%

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HIGHLIGHTS:

- Value-Add Opportunity - Lowest Rents in the area
- Occupancy Rate 78% with upside value
- NOI ~ \$69,008 (will provide financials with CA)
- ~10,880 sf Center; NNN currently \$3 psf

PROPERTY DESCRIPTION:

- Highly Visible Retail & Office Space
- OVER 30,000 Cars Per Day
- Several new Office Developments in immediate area
- Traffic generators include Cooks Children, Home Depot, CVS, Lowes, Tom Thumb, Kohl's, Cane's Chicken and Birdville High School

LOCATION:

- NEC Precinct Line & Martin Drive

FOR SALE: VALUE - ADD SHOPPING CENTER (NEC PRECINCT LINE & MARTIN DRIVE)



DEMOGRAPHICS: (2013 STDBOnline)

	1 Mile	2 Mile	3 Mile
Population:	8,024	40,629	94,084
Avg HH Inc:	\$100,231	\$92,840	\$87,368
Median HH Inc:	\$87,238	\$75,217	\$68,657
Median Age:	46.9	42.3	41.3

TRAFFIC COUNTS:

Precinct Line - 35,000 CPD
Mid Cities Blvd. - 22,269 CPD

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FOR SALE: VALUE - ADD SHOPPING CENTER (NEC PRECINCT LINE & MARTIN DRIVE)



SUITE	TENANT	SQ FT
6516	Stage Notes	1,880
6512C	AVAILABLE	800
6512B	Studio 8 Sound Booth	1,098
6500F	Donut Shop	997
6500E	AVAILABLE	1088
6500D	N/A	480
6500C	Cell Phone Repair	800
6500B	Nail Salon	1,232
6500A	Gas Station	2,400

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FOR SALE: VALUE - ADD SHOPPING CENTER (NOI OVERVIEW)

SUITE	TENANT	SF	Gross Rent	Gross PSF	NETS	NET BASE PSF	NET BASE RENT
6516 ^{*1}	Stage Notes	1,880	\$10,500	\$5.59	\$2.93	\$2.66	\$4,869
6512C	AVAILABLE	800	N/A		\$2.93	-\$2.93	-\$2,400
6512B ^{*2}	Studio 8 Sound Booth	1,098	\$7,800	\$7.10	\$2.93	\$4.17	\$4,502
6500F ^{*2}	Donut Shop	997	\$15,569	\$15.62	\$2.93	\$12.69	\$12,582
6500E	AVAILABLE	1,088	N/A		\$2.93	-\$2.93	-\$3,185
6500C ^{*3}	Cell Repair	800	\$4,320	\$5.40	\$2.93	\$2.47	\$1,920
6500B ^{*2}	Nail Salon	1,232	\$16,020	\$13.00	\$2.93	\$10.07	\$12,320
6500A ^{*2}	Gas Station	2,400	\$45,600	\$19.00	\$2.93	\$16.07	\$38,400
	Rentable GLA	10,295			ACTUAL NOI		\$69,008

*1 - Stage Notes rents will increase to \$630 months 7-12 in year (2014) in year (2015) \$1,030 in year (2016) to \$1410 in year (2017) to \$1,567

*2 - Currently a Gross lease but expenses are deducted from Gross rent to provide a Net Base Rent Number

*3 - Cell Repair rents will increase to \$550 in year (2015) and \$600 year (2016)

DISCLAIMER - THE ABOVE NUMBERS ARE BASED OFF DATA PROVIDED BY PREVIOUS OWNER. THIS PROPERTY HAS RECENTLY BEEN TAKEN OVER BY THE LENDER

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FOR SALE : VALUE - ADD SHOPPING CENTER (EXPENSE OVERVIEW)

Expense	Type	Cost	
Landscape	CAM	\$3,000	
Pest Control	CAM	\$3,000	
Water	CAM	\$2,700	
Trash	CAM	\$2,040	
Electric	CAM	\$2,400	PSF
Total CAM	CAM	\$13,140	\$1.21
Insurance	Insurance	\$4,000	\$0.37
Property Taxes	Taxes	\$13,000	\$1.19
	Total Expenses	\$30,140	\$2.77
	Rentable SF	10,295	

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

Information About Brokerage Services

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

