

**FOR SALE**

Contact:

David Werlin  
dwerlin@wpwmgmt.com  
Ext. 109

Brian Kaplan  
bkaplan@wpwmgmt.com  
Ext. 107

WPW Realty Advisors  
1330 Post Oak Blvd.  
Suite 2525  
Houston, Texas 77056  
Phone: (713) 627-2711  
Fax: (713) 627-7211  
wpwrealtyadvisors.com



**PROPERTY INFORMATION**

**HIGHLIGHTS:**

- Building/Center Size: 7,402 SF
- Land Size: 20,202 SF
- Occupancy: 100% Leased
- Annualized NOI: \$62,323
- Staggered Expiration Dates
- Scheduled Rent Increases
- Good Visibility & Signage

**TRAFFIC COUNTS:**

- Hwy 3 (S of E. Main): +/-11,000 CPD
- Hwy 3 (N of E. Main): +/-17,000 CPD
- E. Main (E of Hwy 3): +/-29,000 CPD
- E. Main (W of Hwy 3): +/-38,000 CPD
- E. Main (E of FM 270): +/-25,000 CPD
- FM 270 (N of E. Main): +/-24,000 CPD
- FM 270 (S of E. Main): +/-15,820 CPD
- \*Source: TXDOT & Sites USA

**DEMOGRAPHICS (5 miles):**

- Population: 13,007
- AVG HH Income: \$86,799
- Median HH Income: \$74,594
- Households: 68,649
- Daytime Population: 125,995
- \*Source: 2014 Sites USA

**AREA BUSINESSES:**



# WPW

REALTY ADVISORS

## EAST MAIN PLAZA

1416 E. Main St. (FM-518)

League City, Texas 77573

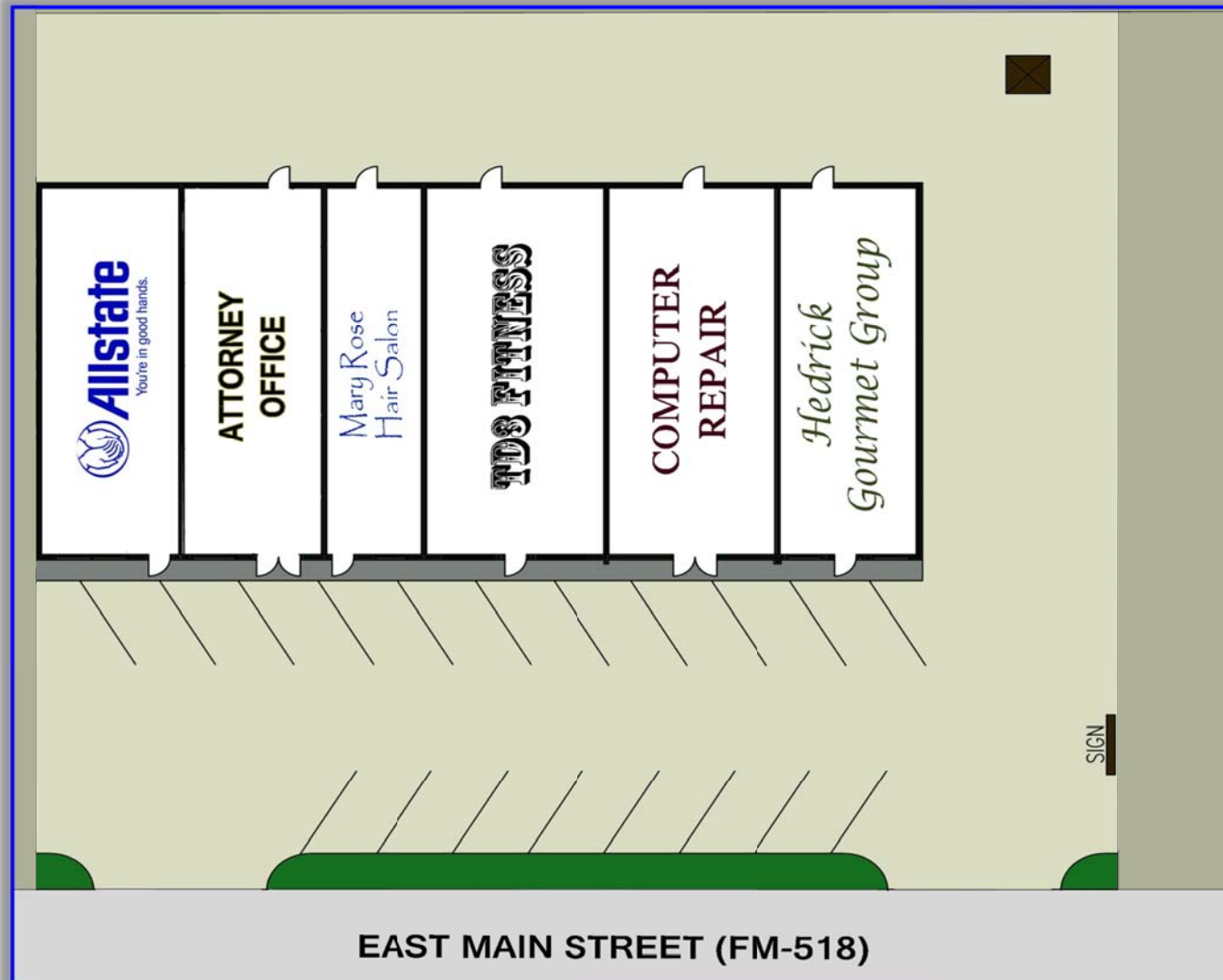
### Contact:

David Werlin  
dwerlin@wpwmgmt.com  
Ext. 109

Brian Kaplan  
bkaplan@wpwmgmt.com  
Ext. 107

WPW Realty Advisors  
1330 Post Oak Blvd.  
Suite 2525  
Houston, Texas 77056  
Phone: (713) 627-2711  
Fax: (713) 627-7211  
wpwrealtyadvisors.com

## SITE PLAN



The information contained herein has been obtained from thought to be reliable sources; however, Owner & Broker make no guarantees, representations or warranties, expressed or implied, as to the accuracy of the information and should be verified by buyer/tenant. Property submitted is subject to errors, omissions, changes of price, prior sale/lease, or withdrawal without notice.

# WPW

REALTY ADVISORS

# EAST MAIN PLAZA

1416 E. Main St. (FM-518)

League City, Texas 77573

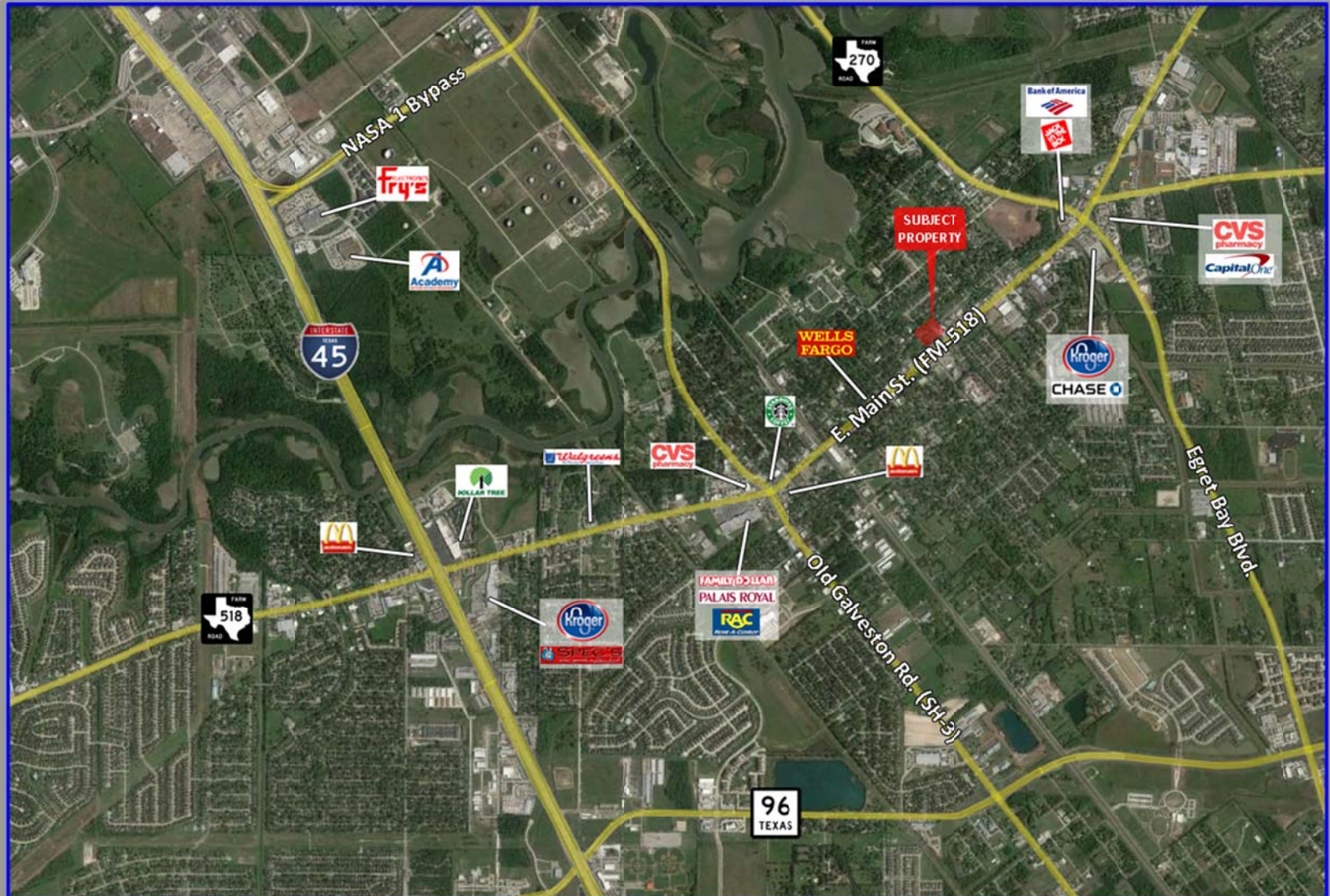
## Contact:

David Werlin  
dwerlin@wpwmgmt.com  
Ext. 109

Brian Kaplan  
bkaplan@wpwmgmt.com  
Ext. 107

WPW Realty Advisors  
1330 Post Oak Blvd.  
Suite 2525  
Houston, Texas 77056  
Phone: (713) 627-2711  
Fax: (713) 627-7211  
wpwrealtyadvisors.com

## AERIAL



The information contained herein has been obtained from thought to be reliable sources; however, Owner & Broker make no guarantees, representations or warranties, expressed or implied, as to the accuracy of the information and should be verified by buyer/tenant. Property submitted is subject to errors, omissions, changes of price, prior sale/lease, or withdrawal without notice.

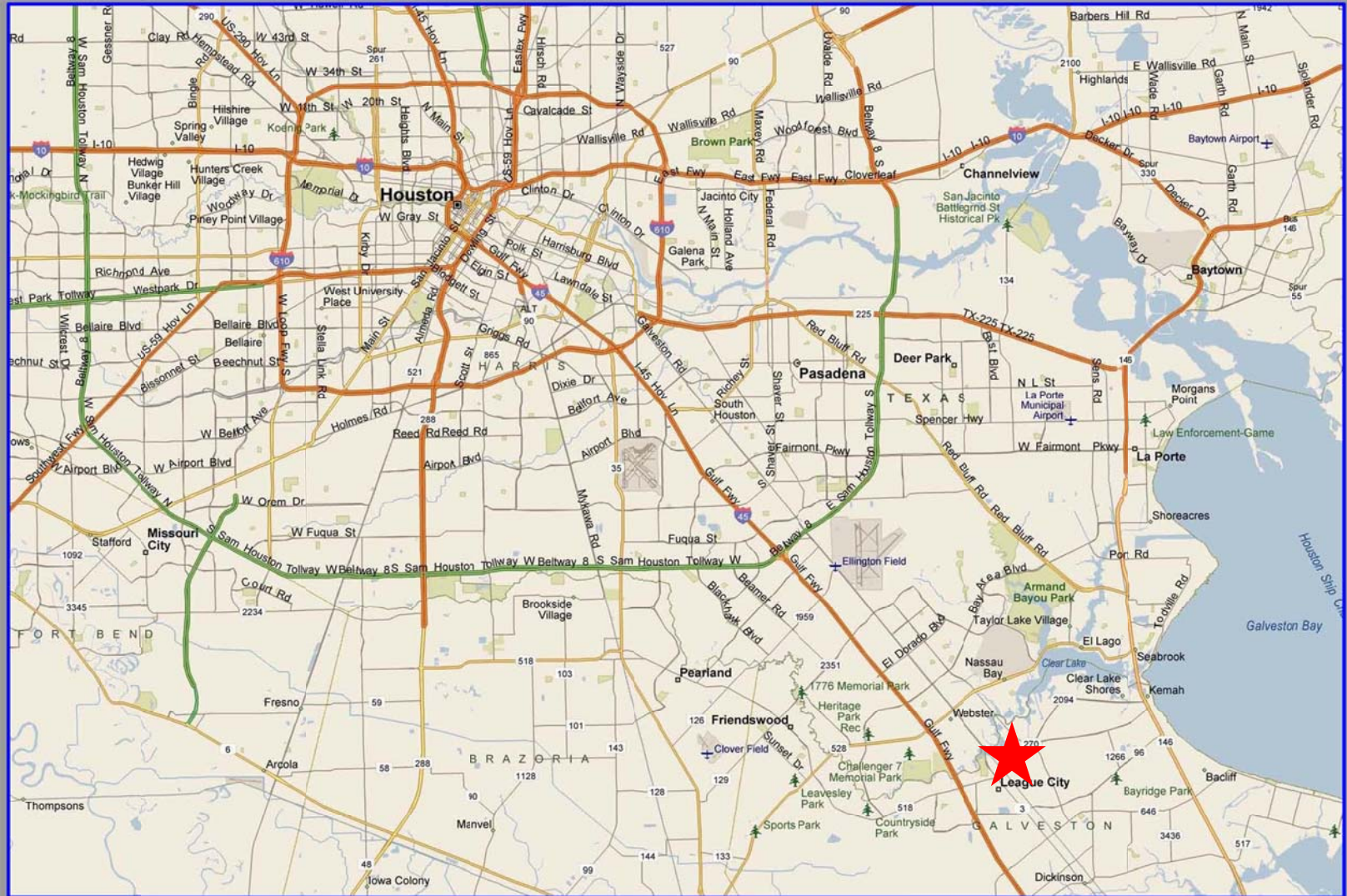
## PROPERTY LOCATION MAP

**Contact:**

David Werlin  
dwerlin@wpwmgmt.com  
Ext. 109

Brian Kaplan  
bkaplan@wpwmgmt.com  
Ext. 107

WPW Realty Advisors  
1330 Post Oak Blvd.  
Suite 2525  
Houston, Texas 77056  
Phone: (713) 627-2711  
Fax: (713) 627-7211  
wpwrealtyadvisors.com



Contact:

David Werlin  
dwerlin@wpwmgmt.com  
Ext. 109

Brian Kaplan  
bkaplan@wpwmgmt.com  
Ext. 107

WPW Realty Advisors  
1330 Post Oak Blvd.  
Suite 2525  
Houston, Texas 77056  
Phone: (713) 627-2711  
Fax: (713) 627-7211  
wpwrealtyadvisors.com

**RENT ROLL**

<u>Suite</u>	<u>Tenant</u>	<u>GLA</u>	<u>Rent Rate/Mo</u>	<u>Monthly Base Rent</u>	<u>Rent Rate/Yr</u>	<u>Annual Base Rent</u>	<u>Monthly NNN Rent</u>	<u>Expiration Date</u>	<u>Rent Increase</u>	<u>Options</u>	<u>Lease Type</u>
1414	<b>Allstate Insurance</b> (Guarantor: Jason C. Lee)	1,207	\$ 0.97	\$ 1,165.00	\$ 11.58	\$ 13,980.00	\$ 435.00	8/31/16	9/1/15: \$1,215.00/mo	None	NNN
1416	<b>Douglas Ahern Law Office</b>	1,199	\$ 0.73	\$ 875.27	\$ 8.76	\$ 10,503.24	\$ 383.68	8/31/17	None	None	NNN
1420	<b>Mary Rose Hair Salon</b> (Guarantor: Lan N. Vu)	840	\$ 0.75	\$ 631.00	\$ 9.01	\$ 7,572.00	\$ 268.80	2/28/19	3/1/14: \$606.00/mo 3/1/15: \$631.00/mo 3/1/16: \$656.00/mo 3/1/17: \$681.00/mo 3/1/18: \$706.00/mo	None	NNN
1422	<b>TD3 Fitness</b> (Guarantor: Terrance Davis)	1,526	\$ 0.63	\$ 965.00	\$ 7.59	\$ 11,580.00	\$ 534.10	5/31/16	None	None	NNN
1424	<b>Computer Repair</b> (Guarantor: Kim Trang Pham Luu)	1,431	\$ 0.52	\$ 742.00	\$ 6.22	\$ 8,904.00	\$ 458.00	9/30/16	None	None	NNN
180	<b>Hedrick Gourmet Group</b> (Guarantor: Lisa Hedrick)	1,199	\$ 0.68	\$ 815.32	\$ 8.16	\$ 9,783.84	\$ 383.68	5/31/17	6/1/14: \$715.32/mo 6/1/15: \$815.32/mo 6/1/16: \$915.32/mo	None	NNN
<b>TOTAL</b>		<b>7,402</b>	<b>\$ 0.70</b>	<b>\$ 5,193.59</b>	<b>\$ 8.42</b>	<b>\$ 62,323.08</b>	<b>\$ 2,463.26</b>				

The information contained herein has been obtained from thought to be reliable sources; however, Owner & Broker make no guarantees, representations or warranties, expressed or implied, as to the accuracy of the information and should be verified by buyer/tenant. Property submitted is subject to errors, omissions, changes of price, prior sale/lease, or withdrawal without notice.



REALTY ADVISORS

# EAST MAIN PLAZA

1416 E. Main St. (FM-518)  
League City, Texas 77573

## Contact:

David Werlin  
dwerlin@wpwmgmt.com  
Ext. 109

Brian Kaplan  
bkaplan@wpwmgmt.com  
Ext. 107

WPW Realty Advisors  
1330 Post Oak Blvd.  
Suite 2525  
Houston, Texas 77056  
Phone: (713) 627-2711  
Fax: (713) 627-7211  
wpwrealtyadvisors.com

## INCOME & EXPENSE SUMMARY

### Projected Annulized Income & Expense Summary

#### **INCOME**

Base Rent	\$	62,323
Misc. Income	\$	-
<b>Gross Potential Rent</b>	<b>\$</b>	<b>62,323</b>

#### Reimbursable Expenses

Insurance	\$	10,396
Property Taxes	\$	6,085
Management/Adm. Fee	\$	3,700
Maintenance (CAM)	\$	7,764
<b>Total Expense Reimbursements</b>	<b>\$</b>	<b>27,945</b>

**GROSS POTENTIAL INCOME**      **\$**      **90,268**

#### **Expenses (Based on 2013)**

Real Estate Taxes	\$	6,085
Insurance	\$	10,396
CAM		
Building Maintenance		
Parking lot Maintenance		
Landscaping		
TOTAL CAM	\$	7,764
Management Fee/Adm. Fee	\$	3,700
<b>Total Expenses</b>	<b>\$</b>	<b>27,945</b>

**NET OPERATING INCOME**      **\$**      **62,323**

The information contained herein has been obtained from thought to be reliable sources; however, Owner & Broker make no guarantees, representations or warranties, expressed or implied, as to the accuracy of the information and should be verified by buyer/tenant. Property submitted is subject to errors, omissions, changes of price, prior sale/lease, or withdrawal without notice.

## Information About Brokerage Services

**B**efore 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.

