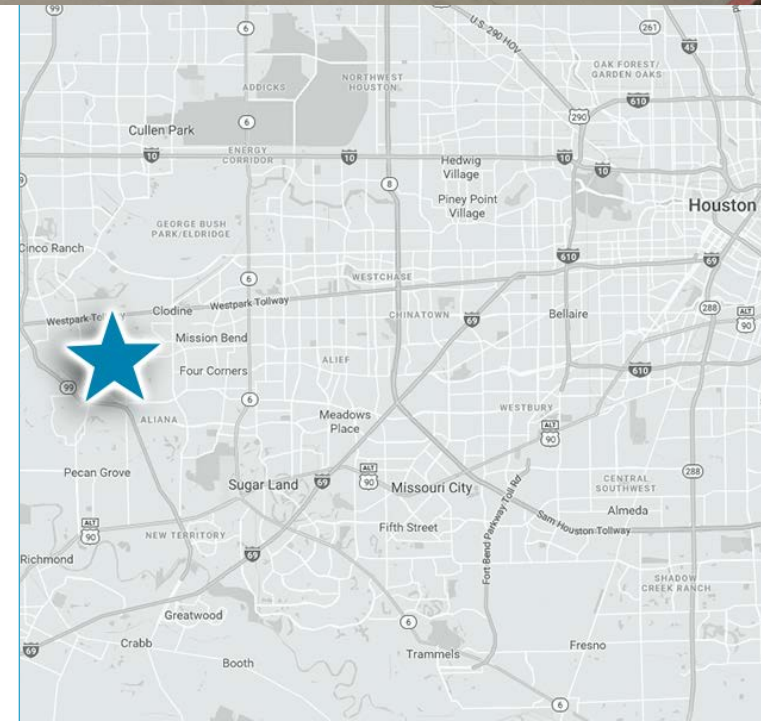




## Property Details

- PRICE: \$4,700,000
- CAP RATE: 7.41%
- EST. NOI, AS OF DEC. 2018: \$348,226.57
- YEAR BUILT: 2015
- BUILDING SIZE: 14,525 SF

## Area Retailers





## Location

NWQ of Beechnut St & Grand Mission Blvd,  
Richmond, Texas

## Property Information

- 14,525 SF Building built in 2015.
- Site is located in the Grand Mission master planned community with approximately 1,383 residential lots and approximately 61 commercial acres.
- Rapidly growing, affluent area.

## Traffic Counts

Grand Mission Blvd: 14,989 VPD  
Beechnut St: 7,687 VPD  
(TXDOT 2016)

## Area Retailers

- Kroger
- HEB
- Target
- CVS
- Walgreens



## Demographic Snapshot

	1 Mile	2 Miles	3 Miles	5 Miles
2017 Population	7,332	37,877	84,386	227,329
2022 Proj. Population	9,567	49,055	104,450	265,395
Average HH Income	\$109,340	\$110,219	\$114,249	\$118,793

## RENT ROLL (Current)

UNIT	SQ. FT.	SQ. FT. %	Base Rent (Mo)	CAM (Mo)	GROSS RENT (Mo)	Base Rent (YR)	CAM (YR)	GROSS RENT (YR)
1 Grand Nail Bar	1915	13.18%	\$ 3,750.21	\$ 1,117.08	\$ 4,867.29	\$ 45,002.52	\$ 13,404.96	\$ 58,407.48
2 Karachi Bazaar	2910	20.03%	\$ 5,699.29	\$ 1,746.15	\$ 7,445.42	\$ 68,391.48	\$ 20,953.80	\$ 89,345.04
3 Bourbon Street Daiquiri	3441	23.69%	\$ 7,025.38	\$ 2,064.60	\$ 9,089.98	\$ 84,304.56	\$ 24,775.20	\$ 109,079.76
4 Care First Pharmacy	1097	7.55%	\$ 2,011.17	\$ 658.20	\$ 2,669.20	\$ 24,134.04	\$ 7,898.40	\$ 32,030.40
5 Dentist Dr. William Sung	2200	15.15%	\$ 4,216.67	\$ 1,320.00	\$ 5,536.67	\$ 50,600.00	\$ 15,840.00	\$ 66,440.00
6 Super Star Gymnastic	1532	10.55%	\$ 3,064.00	\$ 919.20	\$ 3,983.20	\$ 36,768.00	\$ 11,030.40	\$ 47,798.40
7 Saruzzos NY Pizzeria	1430	9.85%	\$ 2,740.83	\$ 858.00	\$ 3,598.83	\$ 32,889.96	\$ 10,296.00	\$ 43,185.96
<b>Total</b>	<b>14525</b>	<b>100.00%</b>	<b>\$ 28,507.55</b>	<b>\$ 8,683.23</b>	<b>\$ 37,190.59</b>	<b>\$ 342,090.56</b>	<b>\$ 104,198.76</b>	<b>\$ 446,287.04</b>

## RENT ROLL (Continued)

UNIT	Base Rent PSF (YR)	Lease Expiration	Notes
1 Grand Nail Bar	\$23.50	1/9/2021	Flat for 5 Years
2 Karachi Bazaar	\$23.50	5/31/2021	\$0.50 annual increases
3 Bourbon Street Daiquiri	\$24.50	10/15/2021	\$0.50 annual increases
4 Care First Pharmacy	\$22.00	10/31/2026	\$1.00 increases bi-annually
5 Dentist Dr. William Sung	\$23.00	7/31/2027	\$0.50 annaul increases
6 Super Star Gymnatic	\$24.00	8/31/2022	\$0.50 annaul increases
7 Saruzzos NY Pizzeria	\$23.00	3/31/2023	\$0.50 annaul increases after Year 2
<b>Total</b>			

## EXPENSES (2017)

Description	Monthly Avg	Yearly Total
Electricity	\$ 212.18	\$ 2,546.14
Garbage Disposal	\$ 478.35	\$ 5,740.15
Water	\$ 340.87	\$ 4,090.43
Landscaping	\$ 324.58	\$ 3,895.00
Insurance	\$ 787.10	\$ 9,445.20
Fire sprinkler Monitoring	\$ 36.02	\$ 432.33
Fortbend county Tax Patsy Schultz TAX	\$ 3,286.47	\$ 39,437.67
Fortbend county L.I.D # 12 TAX	\$ -	\$ -
Fortbend county M.U.D # 1 TAX	\$ 1,298.01	\$ 15,576.19
Grand Mission Commercial COA	\$ 226.04	\$ 2,712.50
Management fee	\$ 973.75	\$ 11,685.02
CPA	\$ 200.00	\$ 2,400.00
Repairs	\$ 519.86	\$ 6,238.34
<b>Total Expenses</b>	<b>\$ 8,683.23</b>	<b>\$ 104,198.97</b>

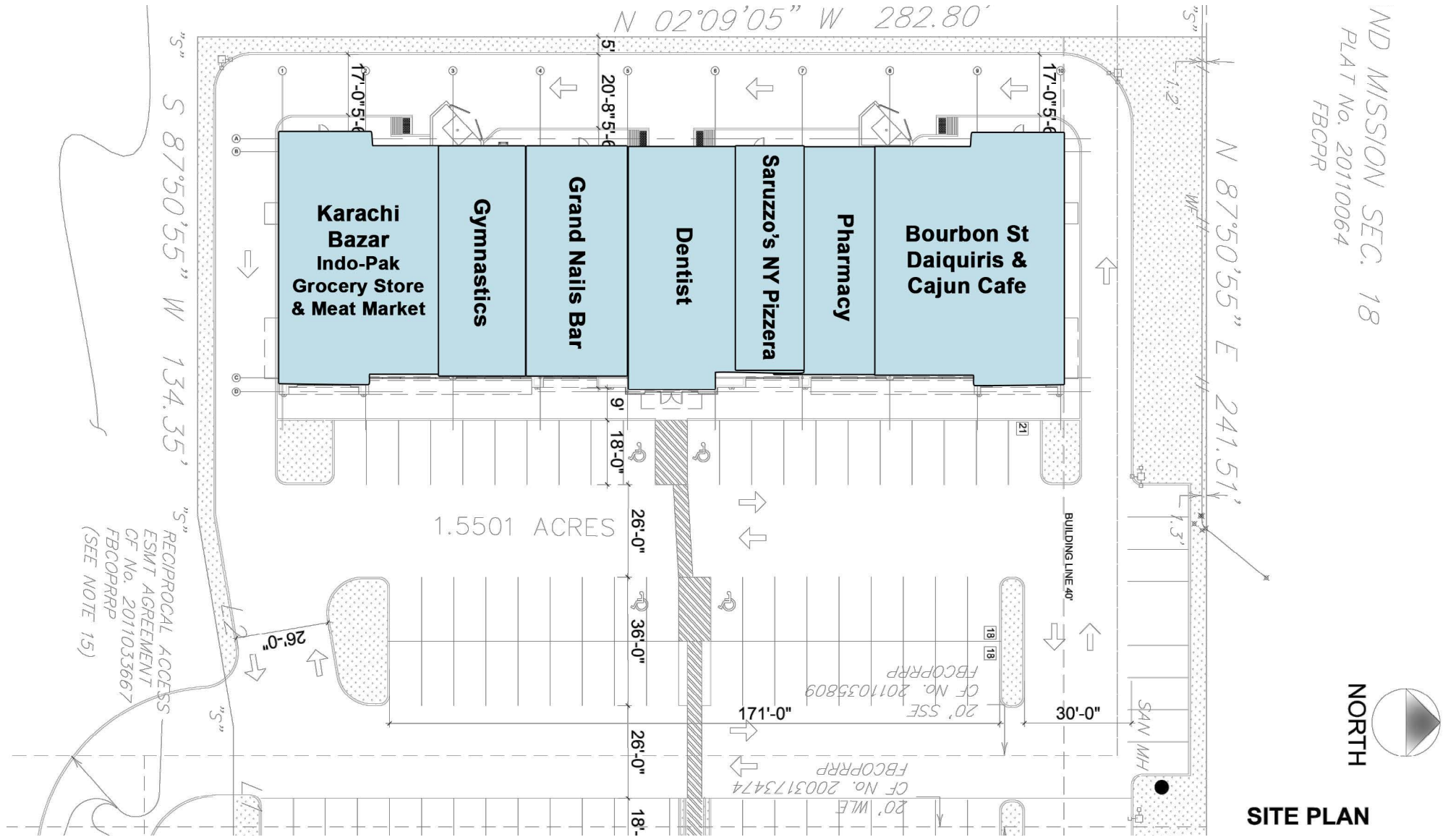
## Current Net Income

	Monthly Avg	Yearly Total
Total Expenses	\$ 8,683.23	\$ 104,198.97
Gross Rent	\$ 37,190.59	\$ 446,287.04
<b>Net Income</b>	<b>\$ 28,507.36</b>	<b>\$ 342,088.07</b>

# Grand Mission Plaza For Sale

8620 Grand Mission Blvd., Richmond, Texas 77407

IND MISSION SEC. 18  
 PLAT No. 20110064  
 FBCPPR

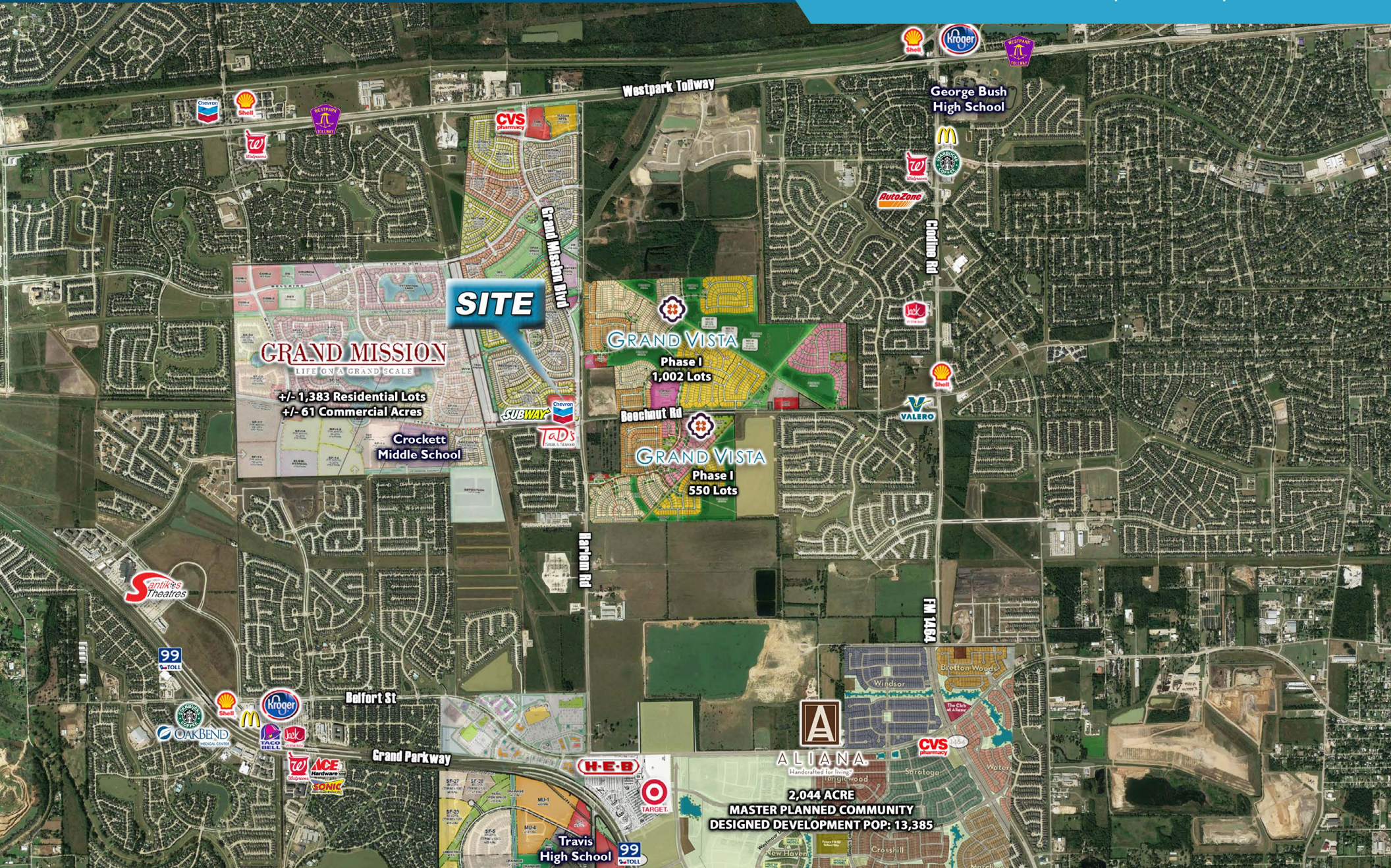


**SITE PLAN**



# Grand Mission Plaza For Sale

8620 Grand Mission Blvd., Richmond, Texas 77407

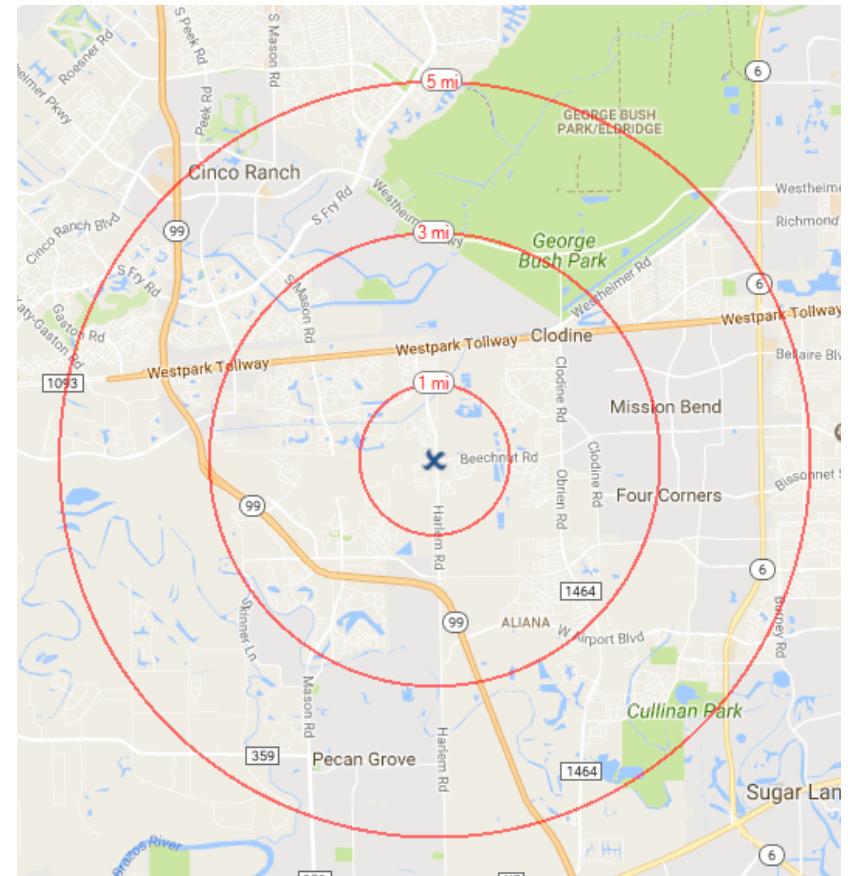




# Grand Mission Plaza For Sale

8620 Grand Mission Blvd., Richmond, Texas 77407

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	208	17,525	91,374
2010 Population	2,766	58,099	183,647
2017 Population	7,332	84,386	227,329
2022 Population	9,567	104,450	265,395
2000-2010 Annual Rate	29.53%	12.73%	7.23%
2010-2017 Annual Rate	14.39%	5.28%	2.99%
2017-2022 Annual Rate	5.47%	4.36%	3.14%
2017 Male Population	48.4%	48.5%	49.1%
2017 Female Population	51.6%	51.5%	50.9%
2017 Median Age	32.0	32.6	34.3
<b>Race and Ethnicity</b>			
2017 White Alone	33.8%	37.8%	43.3%
2017 Black Alone	29.5%	26.9%	21.8%
2017 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2017 Asian Alone	24.0%	21.9%	22.2%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	8.3%	9.0%	8.5%
2017 Two or More Races	4.0%	3.9%	3.8%
2017 Hispanic Origin (Any Race)	27.5%	28.7%	27.3%
<b>Households</b>			
2000 Households	70	5,167	28,246
2010 Households	882	17,545	56,643
2017 Total Households	2,364	26,036	70,994
2022 Total Households	3,095	32,482	83,374
2000-2010 Annual Rate	28.84%	13.00%	7.21%
2010-2017 Annual Rate	14.57%	5.60%	3.16%
2017-2022 Annual Rate	5.54%	4.52%	3.27%
2017 Average Household Size	3.10	3.24	3.17
<b>Median Household Income</b>			
2017 Median Household Income	\$92,390	\$93,755	\$92,542
2022 Median Household Income	\$102,683	\$103,707	\$102,405
2017-2022 Annual Rate	2.14%	2.04%	2.05%
<b>Average Household Income</b>			
2017 Average Household Income	\$109,340	\$114,249	\$118,793
2022 Average Household Income	\$124,607	\$130,373	\$134,161
2017-2022 Annual Rate	2.65%	2.68%	2.46%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$34,691	\$35,282	\$37,210
2022 Per Capita Income	\$39,669	\$40,559	\$42,238
2017-2022 Annual Rate	2.72%	2.83%	2.57%
<b>Housing</b>			
2000 Total Housing Units	73	5,364	29,841
2000 Owner Occupied Housing Units	67	4,580	22,688
2000 Renter Occupied Housing Units	3	587	5,558
2000 Vacant Housing Units	3	197	1,595
2010 Total Housing Units	920	18,201	59,551
2010 Owner Occupied Housing Units	756	15,299	45,166
2010 Renter Occupied Housing Units	126	2,246	11,477
2010 Vacant Housing Units	38	656	2,908
2017 Total Housing Units	2,392	26,377	73,089
2017 Owner Occupied Housing Units	1,952	21,946	54,982
2017 Renter Occupied Housing Units	412	4,089	16,012
2017 Vacant Housing Units	28	341	2,095
2022 Total Housing Units	3,143	33,018	85,798
2022 Owner Occupied Housing Units	2,484	26,852	64,132
2022 Renter Occupied Housing Units	612	5,631	19,242
2022 Vacant Housing Units	48	536	2,424





# Information About Brokerage Services

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<b>Foty Realty Company, LLC</b>	<b>9006654</b>	<b>jfoty@Prospect-CRE.com</b>	<b>713.936.4115</b>	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
<b>Joe Foty</b>	<b>593192</b>	<b>jfoty@Prospect-CRE.com</b>	<b>713.936.4115</b>	
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	
_____	_____	_____	_____	
Buyer/Tenant/Seller/Landlord Initials	Date			

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)