

FOR SALE

**608 E. FIRST ST. • PROSPER, TX
COMMERCIAL BUILDING**



- \$650,000

- VERY NICE , TOTALLY RENOVATED COMMERCIAL BUILDING ON 1/2 ACRE

- LEASED TO LONG TERM TENANT

- 1520 +/- SF

- 2 DETACHED BUILDINGS IN BACK



BROWN & GRIFFIN
— Real Estate Advisors, LP —

Luke Brown
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1061 N Coleman
Suite 90
Prosper, Texas 75078
972.347.9900

Executive
Summary

Retail
Gap

Click to review data

Business
Summary

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Investment Analysis for 608 E First Street • Prosper, TX

Revenue:

A. Base Monthly Rent: On or before the first day of each month during this lease, Tenant will pay Landlord base monthly rent as described on attached Exhibit _____ or as follows:

Dates		Rate per rentable square foot <i>(optional)</i>		Base Monthly
From	To	\$ Monthly Rate	\$ Annual Rate	Rent \$
02/01/2019	01/31/2020	/ rsf / month	51,882.84 / rsf / year	4,323.57
02/01/2020	01/31/2021	/ rsf / month	52,920.50 / rsf / year	4,410.04
02/01/2021	01/31/2022	/ rsf / month	53,978.91 / rsf / year	4,498.24
02/01/2022	01/31/2023	/ rsf / month	55,058.49 / rsf / year	4,588.21
02/01/2023	01/31/2024	/ rsf / month	56,159.66 / rsf / year	4,679.97

Expense:

Property Tax	2020	\$6,391.63
Insurance	2020	\$1,032.00
HVAC	2020	\$350.00

Total \$7,773.63

Investment Info:

Net Operating Income	\$45,146.87
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PHOTOS OF 608 E. FIRST ST.



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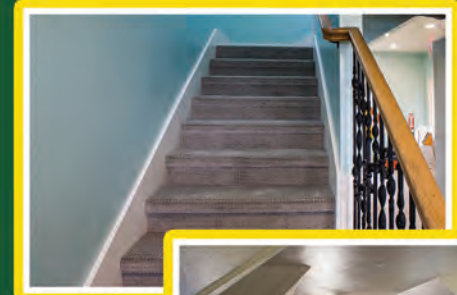
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PHOTOS OF 608 E. FIRST ST.

CLICK ON PICTURE TO ENLARGE



KITCHEN AREA

KITCHEN AREA

UPSTAIRS
OFFICE AREA



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**AERIAL
OF
NORTH
VIEW**



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**AERIAL
OF
SOUTH
VIEW**



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MAP OF PROSPER

608 E FIRST ST • PROSPER, TX



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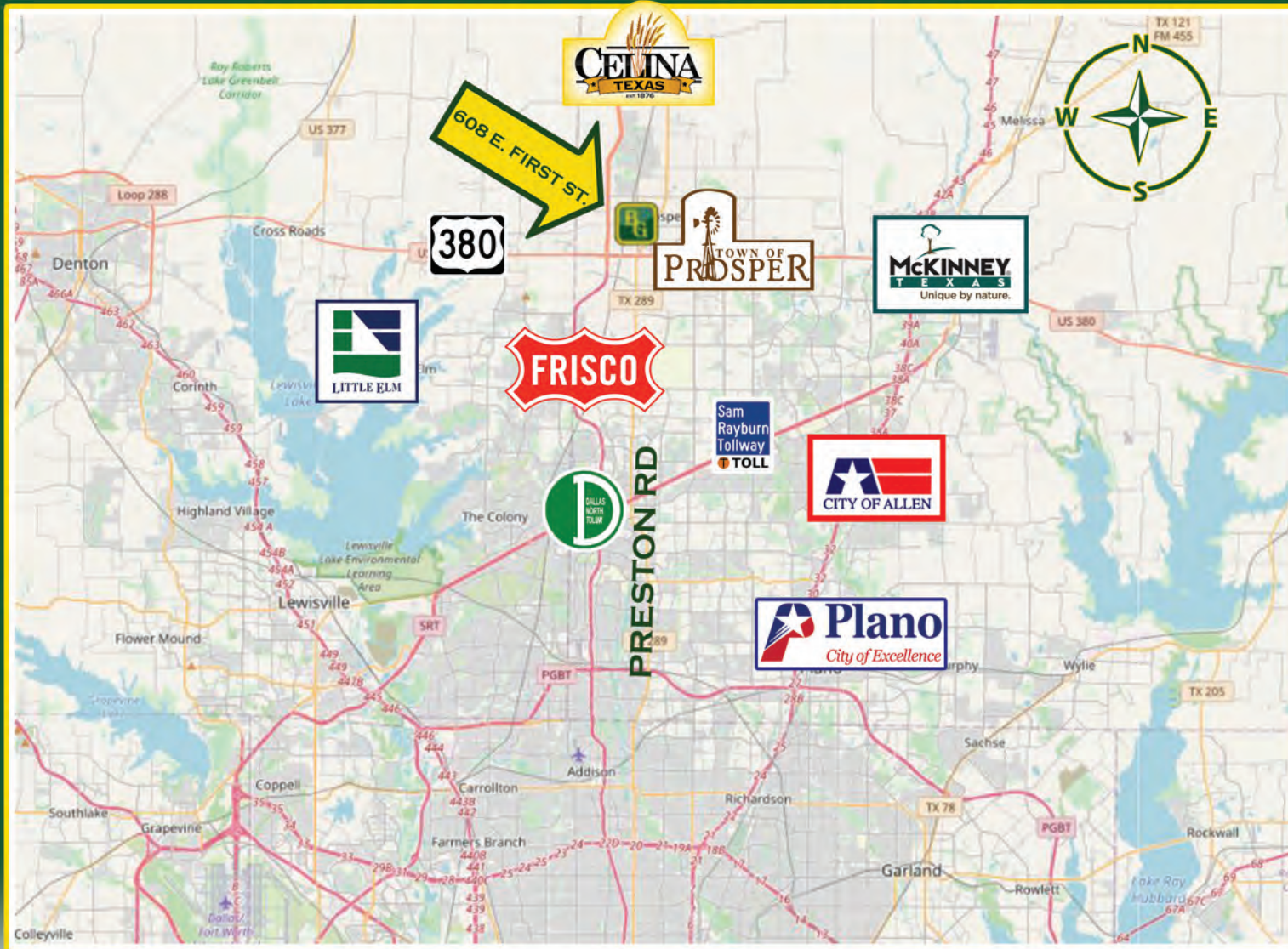
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608 E FIRST ST • PROSPER, TX

MAP OF AREA



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— THE GATES OF —
PROSPER

NEWS ARTICLES



PGA
Coming Soon



**One of DFW's Fastest Growing
Cities**



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyer, 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 MINIMIM DUTIES REQUIRED BY LAW (A cl

- * Put the interest of the client above all others, including the broker’s own interests;
- * Inform the client of any material information about the property or tranaction 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 THE 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 proerty 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 know by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR THE 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 and underlined prnt, set forth the broker’s obligations as an intermediary. A broker who acts as a intermediary”

- * Must treat all parties to the tranaction impartially and fairly;
- * May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner or 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 coincidental 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 interest of the owner first.

TO A OID DISPUTE 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 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.

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Licensed Broker/Broker Firm Name or	License No.	Email	Phone
<u>Brown & Griffin Real Estate Advisors LP</u>			
Primary Assumed Business Name			
Designated Broker of Firm	License No	Email	Phone
Licensed Supervisors of Sales Agents/ Associate	License No	Email	Phone
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<u>Luke Brown</u>	<u>0505697</u>	<u>luke@bgrea.com</u>	<u>(972)347-9900</u>
Sales Agent/Associate’s Name	License No	Email	Phone