

SUN CHASE PLAZA II

1907 CYPRESS CREEK RD
CEDAR PARK, TEXAS 78613

FOR SALE

Sale Price:
\$1,850,000

Price PSF:
\$170 PSF

Cap Rate: **7.0%**

GLA: **10,869 SF**
(per Williamson CAD)

Parking Ratio:
2.68:1,000 (per owner)

CALL TODAY FOR MORE INFORMATION



INVESTMENT SUMMARY

MAJOR UPSIDE OPPORTUNITY

- Below market rates / in place rents 85-100% below average rental rates in the area

PRICED WELL BELOW REPLACEMENT COST

- Priced at \$170.00 PSF
- Allows opportunity to reposition tenants and/or redevelop property

EXPANDED TRADE AREA

- Notable national retailers in the immediate trade area include Randalls, Sprouts, Gold's Gym & Walgreens

PROPERTY HIGHLIGHTS

Cypress Creek Rd: 25,121 VPD
(TXDOT 2016)

DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2017 Population	15,094	70,719	172,419
5 Yr Projected Growth	10.0%	12.7%	12.5%
Average HH Income	\$117,051	\$107,851	\$107,095

AREA RETAILERS



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solutions

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INVESTMENT OVERVIEW

Year Built	2006	Cap Rate	7.0%
Leased	100%	Sale Price	\$1,850,000
GLA	10,869 SF	Debt	Free and Clear

FINANCIAL OVERVIEW

	2107	2018	
INCOME SUMMARY	ACTUALS	PROFORMA	
Rent	\$134,045.88	\$136,199.88	
Reimbursements	\$77,150.71	* \$77,150.71	
GROSS INCOME	\$211,196.59	\$213,350.59	\$/SF
EXPENSE SUMMARY			
Taxes	\$51,211.60	\$51,211.60	\$2.33
Insurance	\$9,154.00	\$9,154.00	\$0.42
Common Area Expenses			
Electric	\$2,553.16	\$2,553.16	
Fire Alarm & Protection	\$645.15	\$645.15	
Alarm Phone Line	\$1,183.26	\$1,183.26	
Fire Sprinkler Inspection	\$725.28	\$725.28	
Fire Alarm Inspection	\$762.08	\$762.08	
Pest Control	\$762.56	\$762.56	
Landscape	\$7,280.00	\$7,280.00	
Trash	\$1,303.29	\$1,303.29	
Cleaning Services	\$2,192.13	\$2,192.13	
Repairs and Misc	\$731.96	\$731.96	
Management Fee	\$5,400.00	\$5,400.00	
Total CAM Expenses	\$23,538.87	\$23,538.87	\$1.07
GROSS INCOME	\$83,904.47	\$83,904.47	\$3.81
NET OPERATING INCOME	\$127,292.12	\$129,446.12	

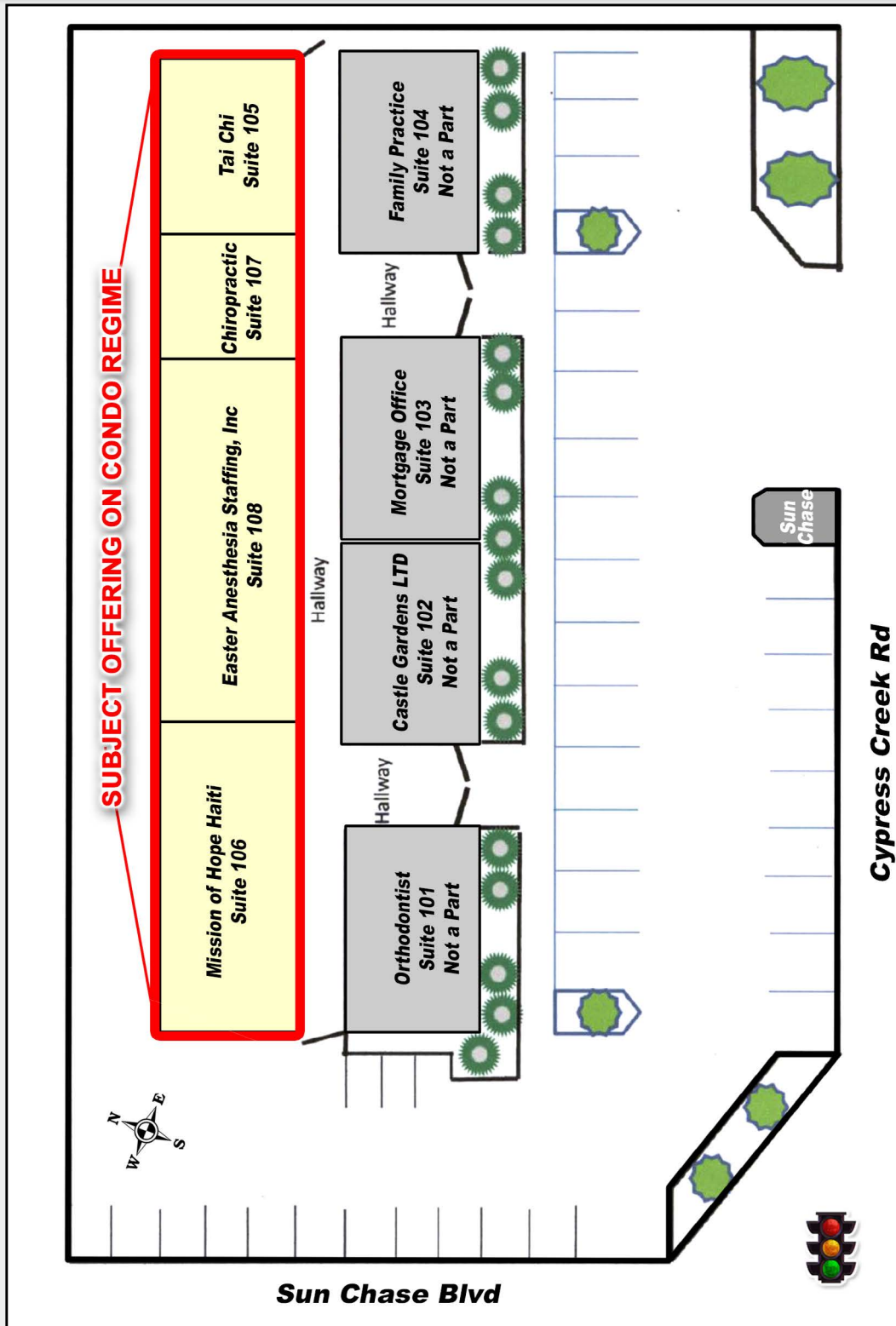
* Suite 107 is a Gross Lease

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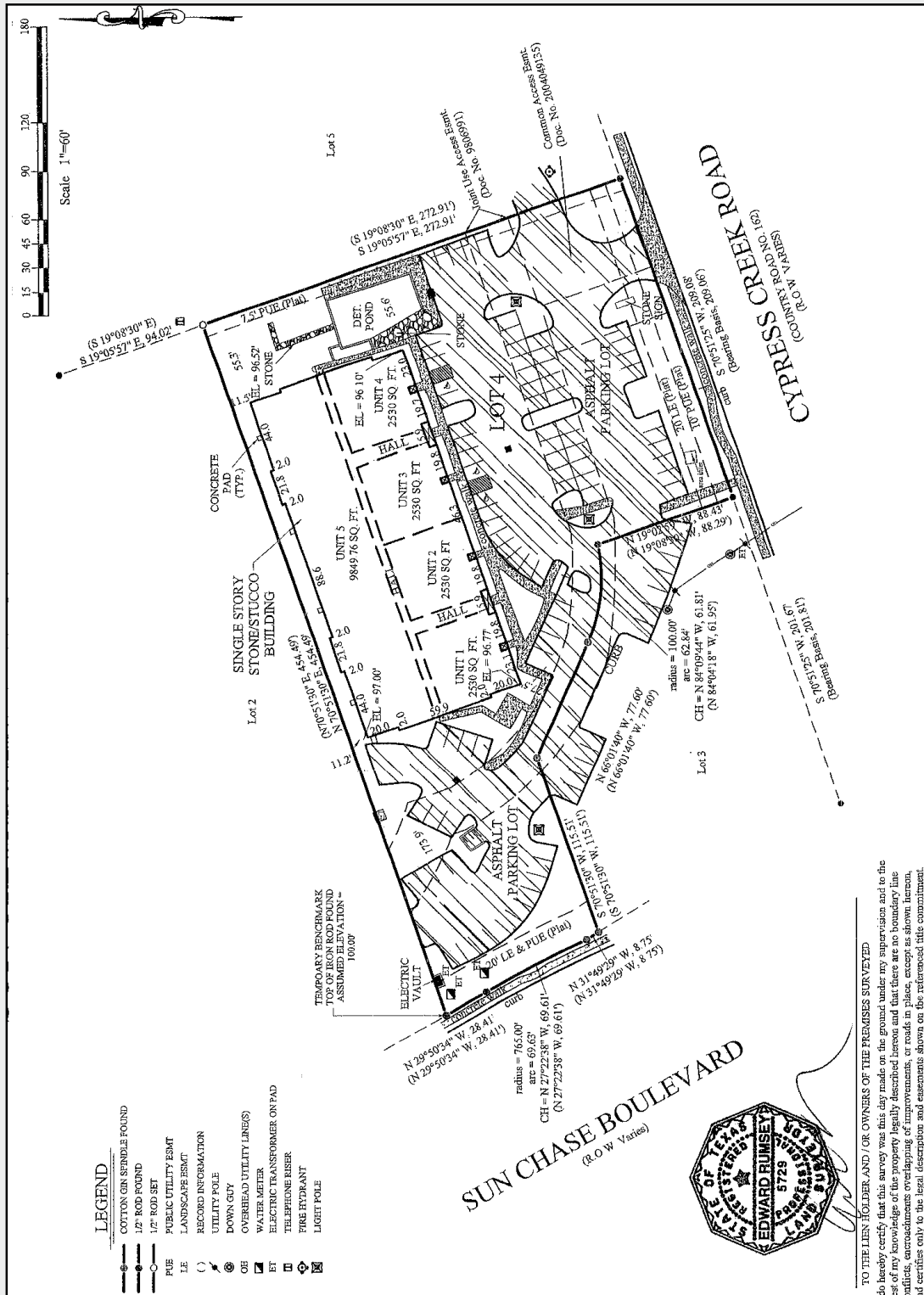


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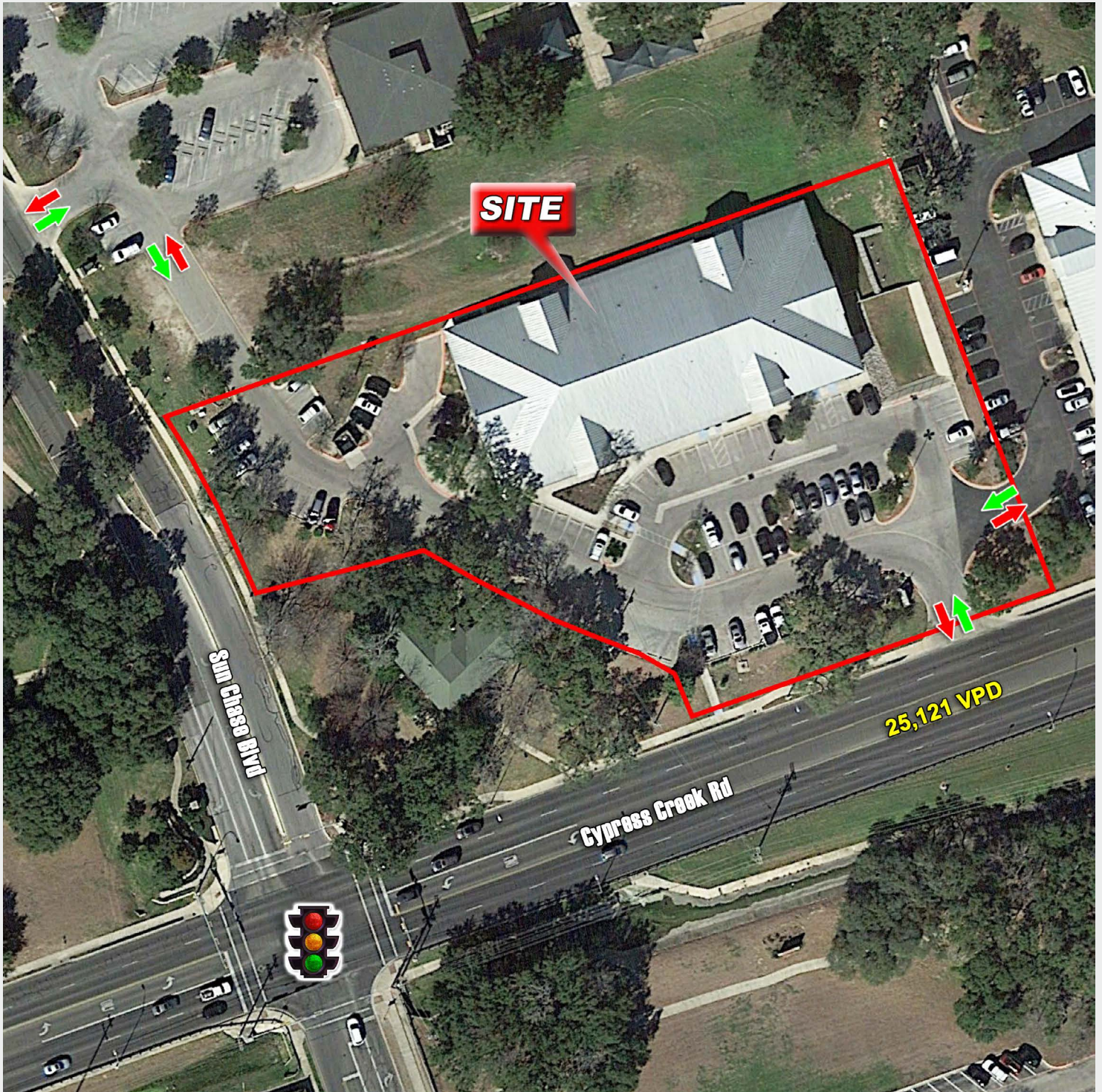
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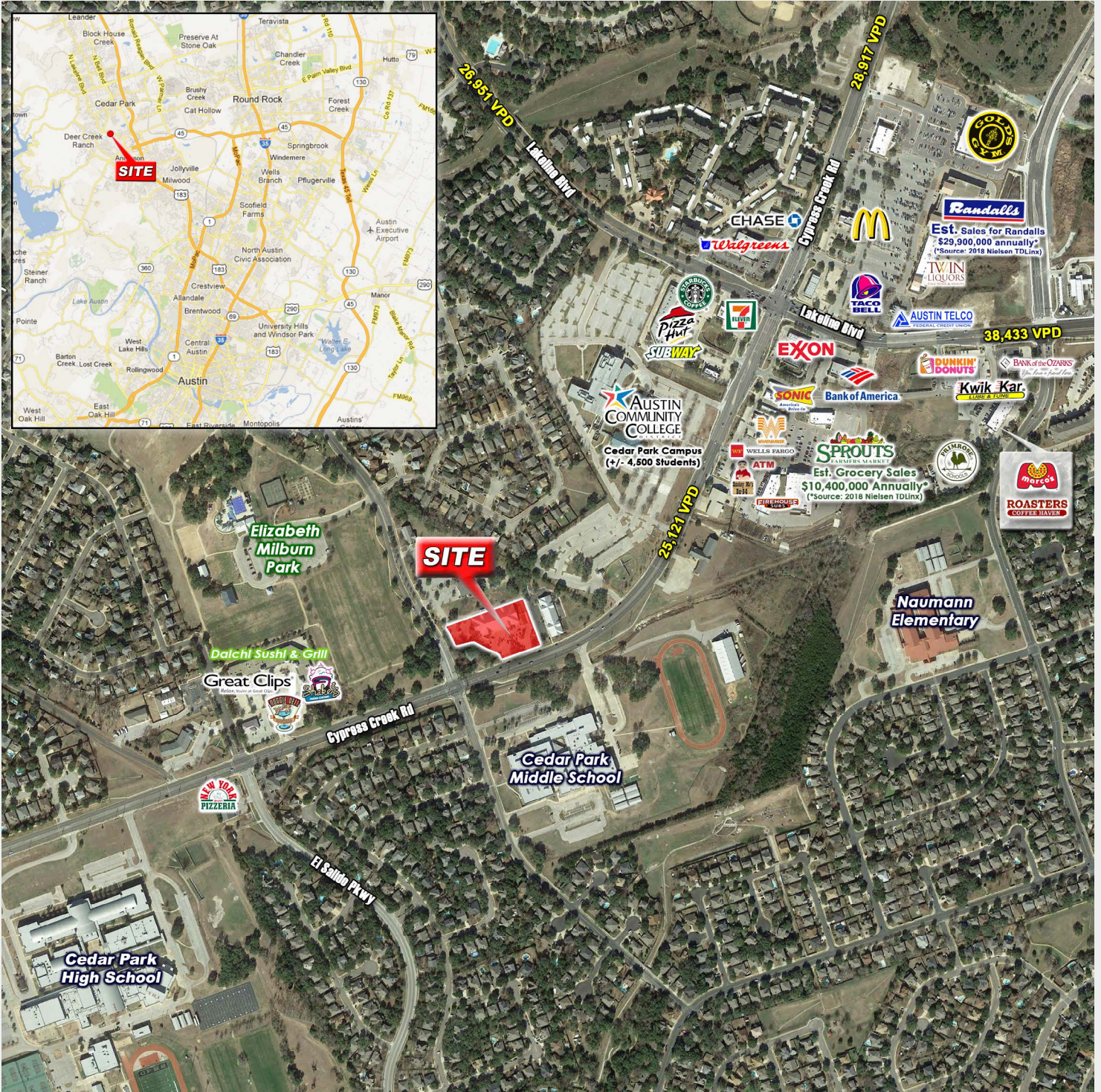
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Information About Brokerage Services

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:
 - 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 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.

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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date