



MERRITT  
CAPITAL  
PARTNERS

**FOR SALE**

**SINGLE TENANT RETAIL BUILDING**

11,340 SQUARE FEET

4504 Maple Avenue  
**Dallas, Texas**

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# AERIAL





# **PROPERTY INFORMATION**

LOCATION	4504 Maple Avenue in Dallas, Texas 75219 at the hard corner of Maple Avenue and Lucas Drive in the Medical District.
DYNAMIC GROWTH	The city of Dallas has grown significantly in the past 10 years. The Medical District has had expansive growth with the addition of two, one billion dollar hospitals and thousands of apartment units.
LEGAL DESCRIPTION	Maplewood No 1, Blk 1/2284 LTS 1 & 2
LAND AREA	15,500 s.f. (100' x 155')
MAPLE FRONTAGE	100 feet
BUILDING AREA	11,340 leasable square feet (84' x 135')
TENANT	Farhad Rupshi (dba K Dollar Store)
LEASE	Commencement Date: January 1, 2004. Recently renewed until December 31, 2017.
LEASE STRUCTURE	Landlord responsible for roof and structure; taxes and insurance. Tenant responsible for CAM and building maintenance.
EARLT TERMINATION	Landlord shall have the right to terminate Lease with ninety (90) days written notice if the property is sold or made the subject of a long term ground lease.
USE	Dollar Store
OCCUPANCY	100% Leased
YEAR OF CONSTRUCTION	1956– original construction
BUILDING CONSTRUCTION	Concrete masonry, block and tilt-wall.
TRAFFIC COUNTS	Maple Avenue 12,900 vehicles/day. Source: Texas Department of Transportation
BROKER CONTACT INFORMATION	Merritt Capital Partners, Ltd. Attn: Marshall Merritt 8235 Douglas Avenue Suite 1030 Dallas, Texas 75225 Telephone: 214-987-9808 Fax: 214-987-1679 Email: marshall@merritt-capital.com

## SALES DATA

PURCHASE PRICE

Market

TERMS

CASH

NET OPERATING INCOME

\$56,800

## **CURRENT OPERATING STATEMENT**

### **GROSS ANNUAL INCOME**

(1) BASE ANNUAL RENT	\$74,400
(100% Occupied)	

<b>TOTAL GROSS ANNUAL INCOME</b>	<b>\$74,400</b>
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### **ANNUAL OPERATING EXPENSES**

(2) REAL ESTATE TAXES (2014 actual)	\$16,600
(3) INSURANCE (2014/15)	\$2,835
(4) ROOF RESERVE (2014)	\$1,000

<b>TOTAL OPERATING EXPENSES</b>	<b>\$17,600</b>
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<b>CURRENT NET OPERATING INCOME</b>	<b><u>\$56,800</u></b>
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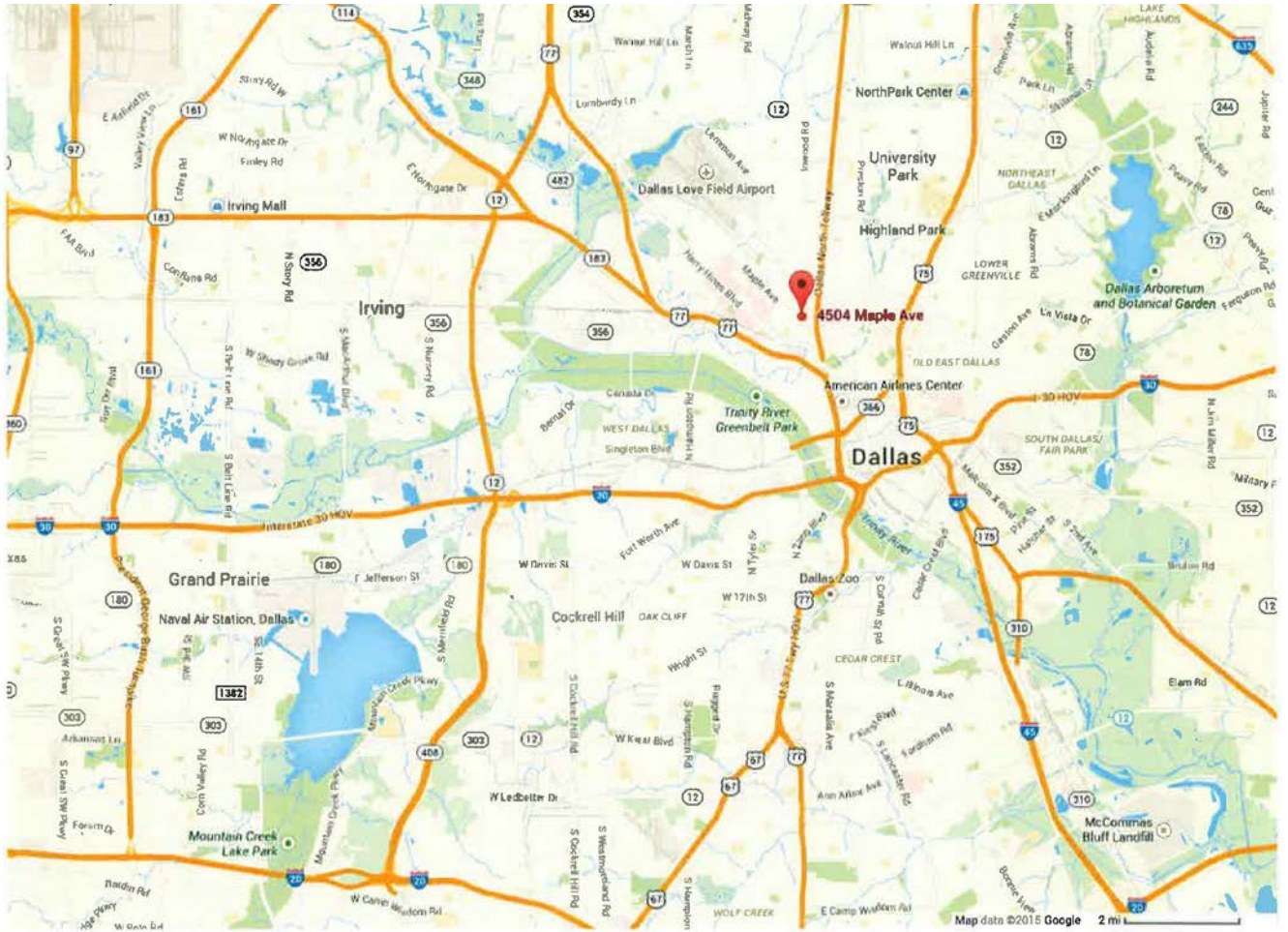
## **NOTES TO OPERATING STATEMENT**

1. Base Annual Rent is the rent collected from tenant on an annualized basis.
2. Real Estate Taxes shown are the actual cost of taxes for 2014.
3. Insurance shown is the actual cost for the owner's insurance in 2014/2015. A prospective purchaser should get his own insurance estimate for the property.
4. Common Area Maintenance (CAM) expenses are tenant's responsibility as well as building maintenance.

# SITE PLAN



# LOCATION MAP



## **DISCLAIMER**

**MERRITT CAPITAL PARTNERS** and/or **MAPLE LUCAS, LTD.** makes no representations or warranties as to the truth, accuracy or completeness of these materials, data or other information supplied in connection with the property. It is the parties' express understanding and agreement that such materials are provided only for the parties' convenience in making its own examination and determination as to whether it wishes to purchase such property, and, in doing so, the parties shall rely exclusively on its own independent investigation and evaluation of every aspect of the property and not on any materials supplied by MERRITT CAPITAL PARTNERS and/or Seller. The parties expressly disclaim any intent to rely on any such materials provided to it by MERRITT CAPITAL PARTNERS and/ or Seller in connection with its inspection and agree that it shall rely solely on its own independently developed or verified information. MERRITT CAPITAL PARTNERS and /or Seller reserves the right at any time to alter, amend or modify the information contained in such materials and the right at any time to remove the property from the marketplace without notice. No copies of this presentation may be made in whole or part without the prior written consent of MERRITT CAPITAL PARTNERS. Information disclosed in this presentation package shall be held in "strict confidence".

## **SELLER CONTACT INFORMATION:**

Merritt Capital Partners, Ltd.

Attn: Marshall Merritt

8235 Douglas Avenue

Suite 1030

Dallas, Texas 75225

Telephone: 214-987-9808

Fax: 214-987-1679

Email: [marshall@merritt-capital.com](mailto:marshall@merritt-capital.com)

*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

**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.

