



FOR SALE \$1,399,000

FULL SERVICE LEASE \$13 NRSF/ YR

HEADQUARTERS OR CORPORATE OFFICE LOCATION!

2345 50th Street | Lubbock, TX 79412



PROPERTY HIGHLIGHTS

- ▶ Ideal space for:
 - ▶ Owner/User
 - ▶ National / Regional Headquarters
 - ▶ Professional Offices
- ▶ Building has been completely updated / renovated with modern look and feel and conveniences both interior and exterior. New roof.
- ▶ Covered & open parking
- ▶ Gated secured employee entrance
- ▶ All new electrical, plumbing, mechanical, energy efficient hvac



PRESENTED BY:

Wes Hallmark, CCIM, SIOR

Senior Investment Advisor

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TX #203788



DISCLAIMER

HEADQUARTERS OR CORPORATE OFFICE LOCATION! | 13,802 SF | LUBBOCK, TX

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1 | PROPERTY INFORMATION



All SVN® Offices Independently Owned and Operated
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Executive Summary



PROPERTY SUMMARY

SALE PRICE:	\$1,399,000
CAP RATE:	8.06% @ \$13 NRSF/ YR MARKET RENT
NOI:	\$111,748
LOT SIZE:	0.94 Acres
BUILDING SIZE:	13,802 SF
BUILDING CLASS:	A
YEAR BUILT:	1961 / 2016 Total Rehab
RENOVATED:	2016
ZONING:	Commercial
MARKET:	Lubbock
CROSS STREETS:	50th Street & University Ave
TRAFFIC COUNT:	35,000 VPD



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PROPERTY OVERVIEW:

All bills paid- Full service office lease

Ideal space for:
 Owner/User
 National / Regional Headquarters
 Corporate Office

Older space has been completely updated/renovated with modern look and feel and conveniences both interior and exterior.

Covered parking
 Gated security entrance
 Fenced
 New flooring
 New paint
 New cabinets

PROPERTY HIGHLIGHTS

- Ideal space for:
- Owner/User
- National / Regional Headquarters
- Professional Offices
- Building has been completely updated / renovated with modern look and feel and conveniences both interior and exterior. New roof.
- Covered & open parking
- Gated secured employee entrance
- All new electrical, plumbing, mechanical, energy efficient hvac
- Fenced parking



Property Overview

Physical Description

Property Name:	Single Tenant or Owner/User Bldg. - Sale or Lease
Property Type:	Office
Lot Size:	0.94 AC
Rentable SF:	13,802
Building Class:	A
Zoning:	Commercial
Parking Spaces:	44
Cross Streets:	50th Street & University Ave.

Construction

Year Built:	1961
Number of Stories:	1
Foundation:	Slab
Parking Surface:	Asphalt, fenced, & secured

Interior Finish

Walls:	Sheetrock, tape, texture, & paint
Ceilings:	2x4 acoustic
Floor Coverings:	Tile, carpet
Restrooms:	Two ADA
Corridors:	Tile





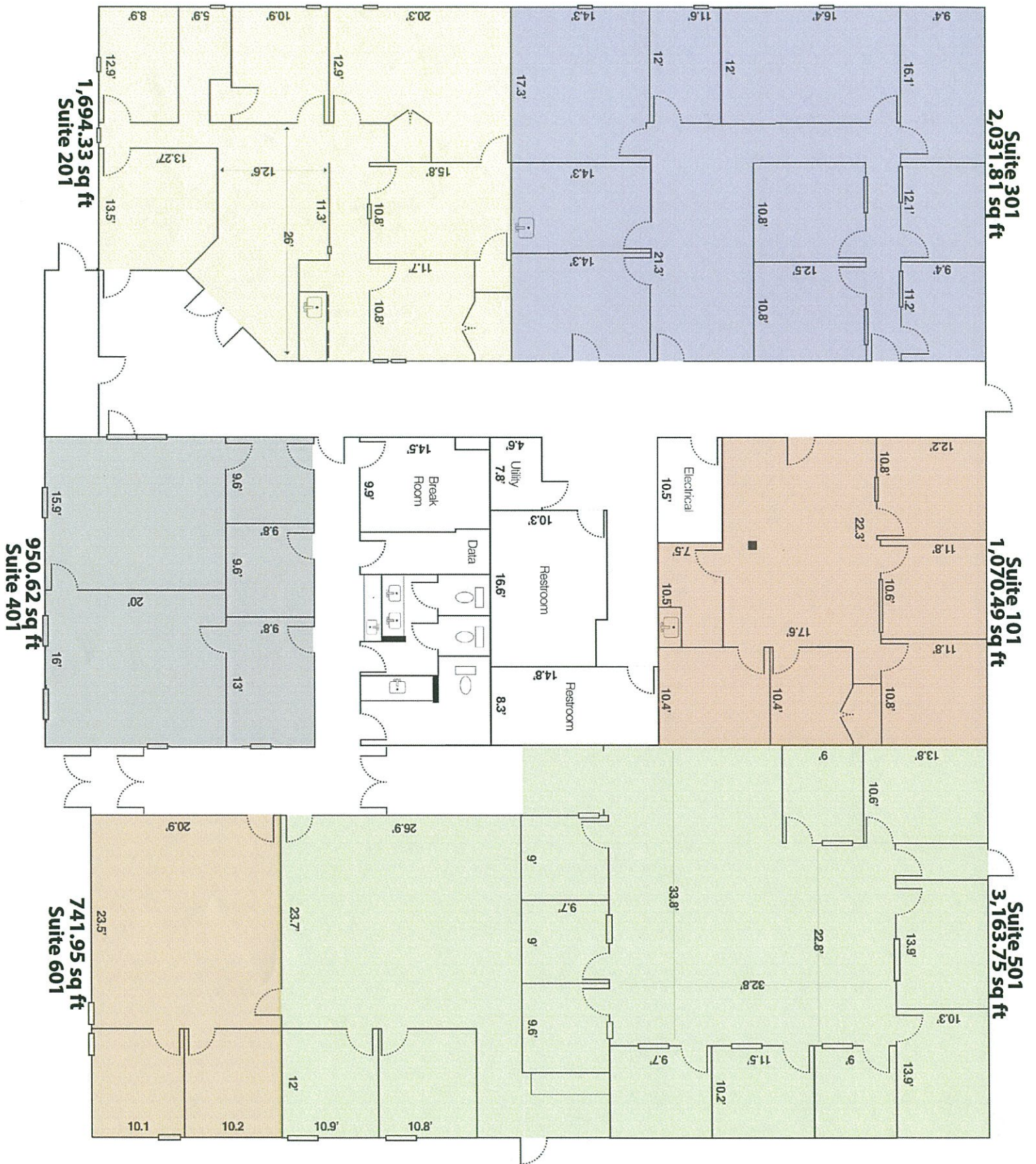
Complete Highlights



PROPERTY HIGHLIGHTS

- Ideal space for:
- Owner/User
- National / Regional Headquarters
- Professional Offices
- Building has been completely updated / renovated with modern look and feel and conveniences both interior and exterior.
- Covered & open parking
- Gated secured employee entrance
- All new electrical, plumbing, mechanical, energy efficient hvac. New Roof.
- Fenced parking
- New flooring
- New paint
- New cabinets





Floor Plan
2345 50th Street Lubbock, TX



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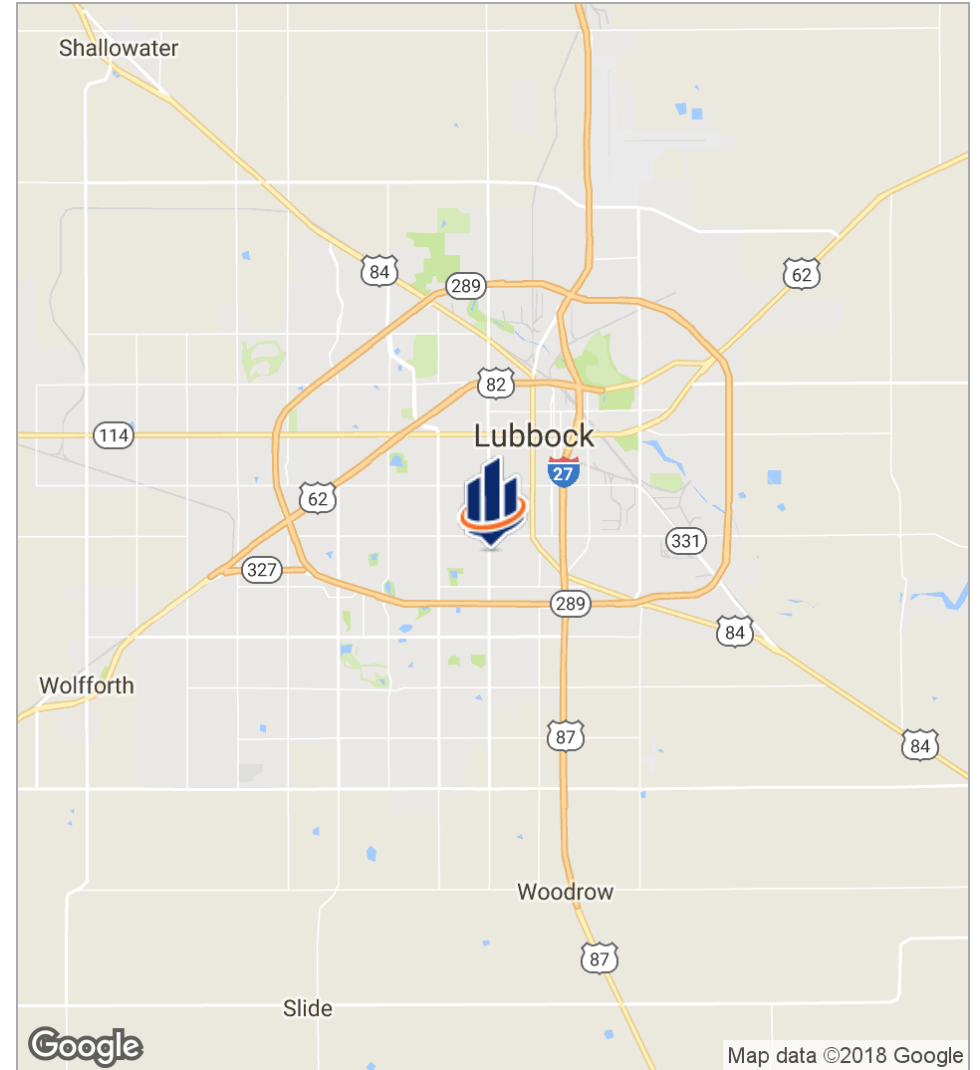
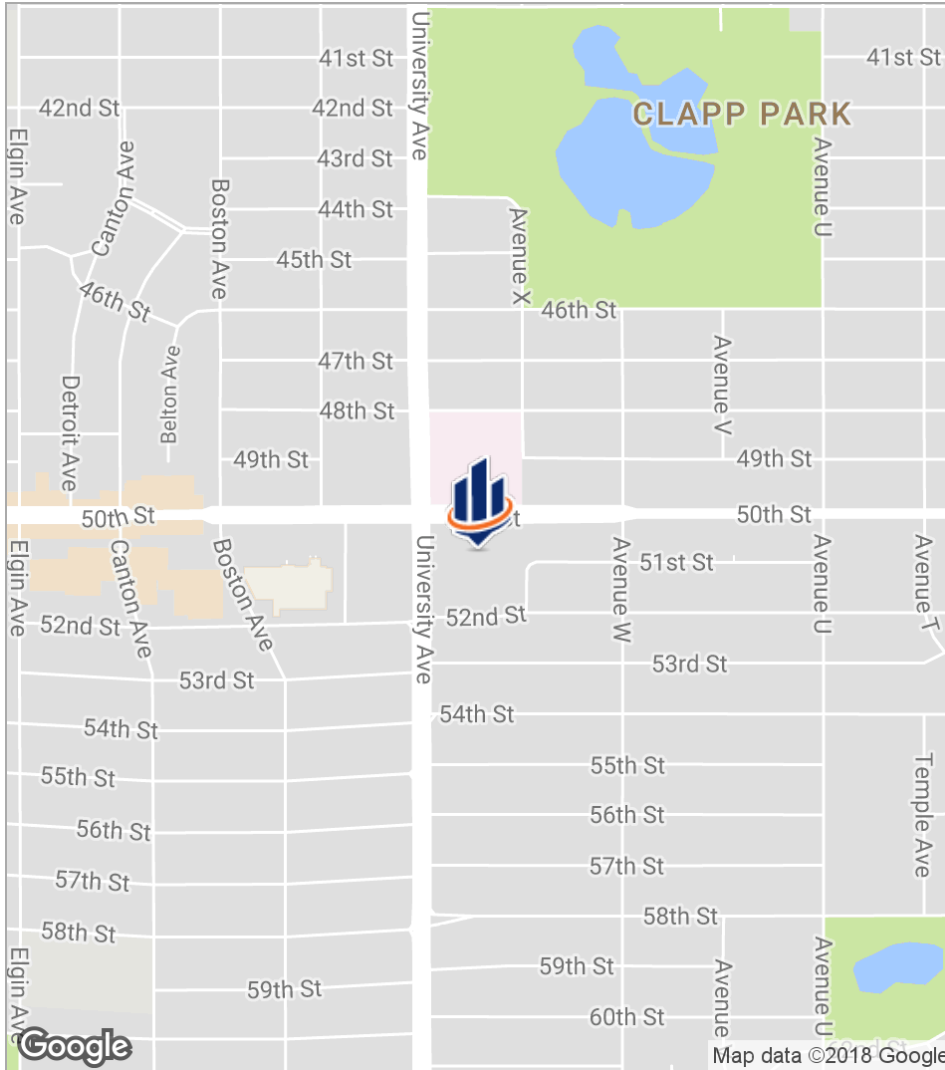
2 | LOCATION INFORMATION



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Location Maps





Regional Map





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3 | FINANCIAL ANALYSIS



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Rent Roll

UNIT NUMBER	UNIT SIZE (NRSF)	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
101	1,518	\$19,734	11.0	\$13.00
201	2,429	\$31,577	17.6	\$13.00
301	2,898	\$37,674	21.0	\$13.00
401	1,366	\$17,758	9.9	\$13.00
501	4,527	\$58,851	32.8	\$13.00
601	1,063	\$13,819	7.7	\$13.00
13,801		\$179,413		\$13.00





Income & Expenses

INCOME SUMMARY

PER UNIT

GROSS INCOME	\$179,413	-
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EXPENSE SUMMARY

PER UNIT

Taxes	\$14,828	-
Property Insurance	\$4,237	-
Repairs and Maintenance	\$1,500	-
Utiilities	\$34,500	-
Pest Control	\$600	-
Janitorial	\$10,200	-
Landscaping/Parking/Grounds	\$1,800	-
GROSS EXPENSES	\$67,665	-
NET OPERATING INCOME	\$111,748	-





Financial Summary

INVESTMENT OVERVIEW

Price	\$1,399,000
Price per SF	\$101.36
CAP Rate	8.0%
Cash-on-Cash Return (yr 1)	10.46 %
Total Return (yr 1)	\$50,727
Debt Coverage Ratio	1.35

OPERATING DATA

Gross Scheduled Income	\$179,413
Other Income	-
Total Scheduled Income	\$179,413
Vacancy Cost	\$0
Gross Income	\$179,413
Operating Expenses	\$67,665
Net Operating Income	\$111,748
Pre-Tax Cash Flow	\$29,274

FINANCING DATA

Down Payment	\$279,800
Loan Amount	\$1,119,200
Debt Service	\$82,474
Debt Service Monthly	\$6,872
Principal Reduction (yr 1)	\$21,453



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4 | DEMOGRAPHICS



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Demographics Report

	3 MILES	5 MILES	10 MILES
Total households	38,387	77,411	105,256
Total persons per hh	2.6	2.6	2.6
Average hh income	\$50,632	\$56,929	\$58,195
Average house value	\$133,400	\$141,987	\$143,262

	3 MILES	5 MILES	10 MILES
Total population	98,872	197,742	273,814
Median age	31.0	31.9	31.6
Median age (male)	29.7	30.8	30.6
Median age (female)	32.6	33.1	32.8

* Demographic data derived from 2010 US Census

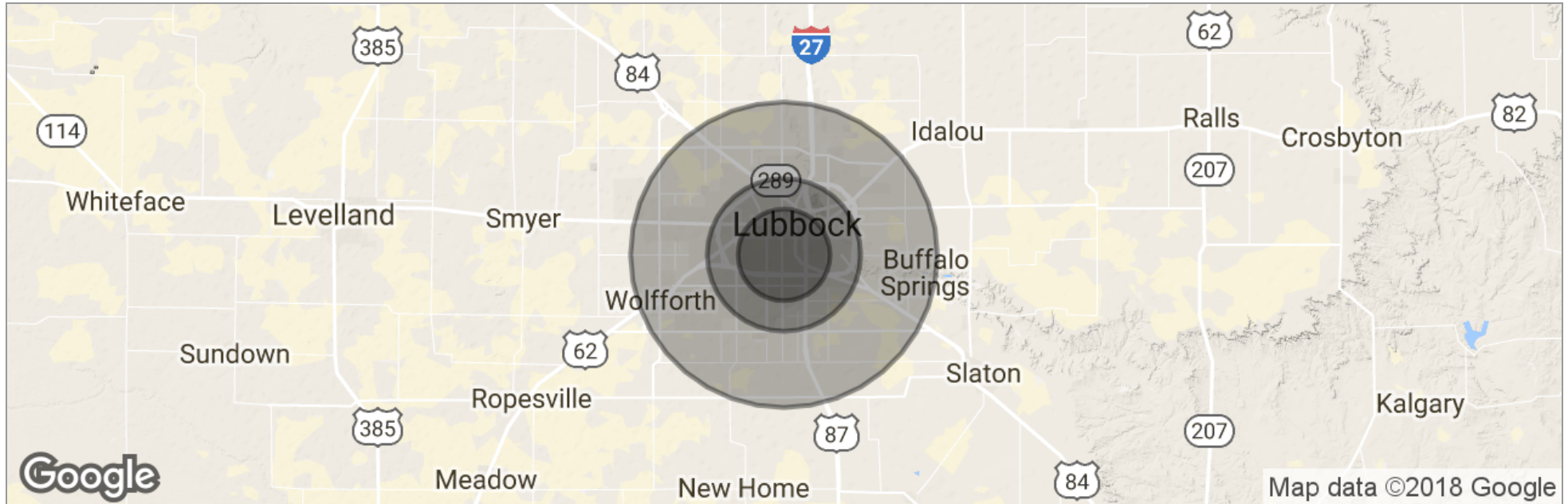


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Demographics Map



	3 Miles	5 Miles	10 Miles
Total Population	98,872	197,742	273,814
Population Density	3,497	2,518	872
Median Age	31.0	31.9	31.6
Median Age (Male)	29.7	30.8	30.6
Median Age (Female)	32.6	33.1	32.8
Total Households	38,387	77,411	105,256
# of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$50,632	\$56,929	\$58,195
Average House Value	\$133,400	\$141,987	\$143,262

* Demographic data derived from 2010 US Census



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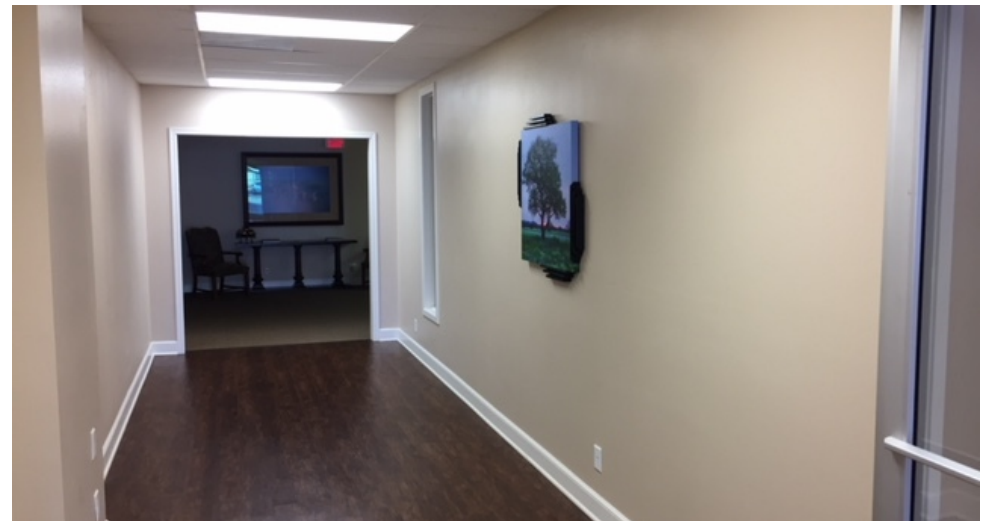
5 | ADDITIONAL INFORMATION



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Additional Photos





Additional Photos





Additional Photos





Additional Photos



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Advisor Bio & Contact 1



Wes Hallmark, CCIM, SIOR

Senior Investment Advisor

SVN | Hallmark & Associates

W.Wesley Hallmark, CCIM, SIOR serves as a Senior Associate for Sperry Van Ness. Specializing in the management, leasing and brokerage of office, retail, industrial and income producing properties in West Texas. He serves the Lubbock, Amarillo, Midland/ Odessa, San Angelo and Abilene markets. With over 35 years of experience, Hallmark has completed over 2000 commercial real estate sales and leasing transactions, valued at over \$300 million.

With an extensive background in commercial real estate, Hallmark is the founder and owner of Wes Hallmark & Associates, LLC, a Sperry Van Ness affiliate. Some of Hallmark's major accomplishments include the completion of a \$55 million tenant representation deal for SW Bell wireless (AT & T). This transaction involved securing a 230,000 square foot call center in Lubbock, Texas, which created over 1600 new jobs for the city. Hallmark's major clients have included GE, Allstate Insurance, General Motors, Federal Express, Owens Corning Fiberglass, Travelers Insurance, Bank of America, Wells Fargo Bank, Cox Communications, the U.S. Government, State of Texas and City of Lubbock, to name a few.

Hallmark has consistently stayed active within the Lubbock community and the commercial real estate industry. Hallmark is involved with the Lubbock Board of Realtors, North Texas Commercial Association of Realtors, the Texas Association of Realtors, the National Association of Realtors (NAR) and the CCIM Institute, (Certified Commercial & Investment Member) and SIOR (The Society of Industrial & Office Realtors). He also served The Lubbock Housing Finance Corporation, an issuer of tax-exempt mortgage revenue bonds for the City of Lubbock. Hallmark held not only the Director position in the corporation, but every officer level position within the corporation as well.

Hallmark received his bachelor's degree in Advertising and Marketing from Texas Tech University.

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