

6101 FALL CREEK HWY.

Granbury, Texas

CLARK

COMMERCIAL



STORAGE FACILITY IN GRANBURY, TX

PIC Storage

6101 Fall Creek Hwy, Granbury, TX

Legend

Extra land for more units



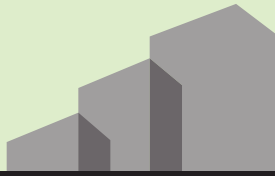
\$1,990,000

- ◆ 243 self storage units
- ◆ 20 trailer spaces
- ◆ 89% occupancy rate
- ◆ Additional land for three more buildings



The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice. Each office is independently owned and operated.

Tim Clark | Mobile: 817.578.0609 | Email: tim@clarkreg.com



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PROPERTY INFORMATION

Property Information:

243 unit storage facility plus 20 trailer spaces. Very nice facility with room for growth. 89% occupancy rate. Additional land for three more buildings.

Building Size:

38,800 sf - 9 Buildings

Price:

\$1,990,000

Land Size:

4.819 acres

Signage:

Sign on Fall Creek Hwy

Utilities:

Septic

Road Frontage:

Approx. 475' on Fall Creek Hwy

Financial Info:

- Gross Revenue - \$161,959
- NOI - \$117,478
- Cap Rate - 5.9%

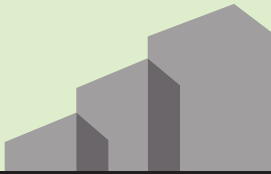
Year Built:

1995



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FINANCIAL INFORMATION

2016 Income and Expenses

Gross Revenue \$ 161,959.00

Expenses

| | | |
|------------------|----|-----------|
| Electric | \$ | 3,826.00 |
| Security | \$ | 459.00 |
| Internet | \$ | 945.00 |
| Insurance | \$ | 14,930.00 |
| Water | \$ | 913.00 |
| Trash | \$ | 443.00 |
| Lawn Maintenance | \$ | 1,057.00 |
| Misc. | \$ | 500.00 |
| Phone | \$ | 100.00 |
| Salary | \$ | 5,100.00 |
| Property Taxes | \$ | 16,208.00 |

Total Expenses \$ 44,481.00

Net Operating Income \$ 117,478.00

Cap Rate: 5.90%

Sales Price \$ 1,990,000.00

Also, there is additional land to build three more buildings.

The property consists of the following:

9 buildings total
 39 - 5x10
 85 - 10x10
 70 10x20
 49 - 10x30
243 Total Units with doors

Plus:
20 Trailer Parking Spots

Note: All information was supplied to the Broker from the Seller.

Gross Revenue:
\$161,959

NOI:
\$117,478

Cap Rate: 5.90%



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Information About Brokerage Services

11-2-2015

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.

| | | | |
|--|----------------|-------------------------|-----------------------|
| <u>Clark Real Estate Group</u> | <u>0590750</u> | <u>tim@clarkreg.com</u> | <u>(817) 458-0402</u> |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Tim Clark</u> | <u>0516005</u> | <u>tim@clarkreg.com</u> | <u>(817) 578-0609</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| <u>Tim Clark</u> | <u>0516005</u> | <u>tim@clarkreg.com</u> | <u>(817) 578-0609</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Tim Clark</u> | <u>0516005</u> | <u>tim@clarkreg.com</u> | <u>(817) 578-0609</u> |
| 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

TAR 2501

IABS 1-0

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