

AVAILABLE - For Sale

Mixed Use Property Portfolio

Warehouse, Storage and Office/Service Properties—Lubbock, Texas

Property Summary

Appraisal District Reference #	Address	Approx. Improvement Size(sf)	Approx. Land Size (sf)	Approx. Year Built
R76904	311-13 E 40th	7200	21,000	1976
R76813	315-17 E 40th	7200	21,000	1976
R76877	319-21 E 40th	7200	21,000	1976
R76930	323-25 E 40th	7200	21,000	1976
R76957	327-35 E. 40th	19440	64,596	1981
R77002	3701-07 Avenue A	7200	37630	1955
R76982	3801-27 Avenue A	50,400	293,202	1959
R76420	4001-29 Avenue A	54,000	299,614	1958
R76443	302-40 E 40th	42,000	144,866	1963
R76726	3812-14 Elm	13,600	97,975	1968
R34340	3801-37 Magnolia	68,400	122,000	1959
R35750	4002 Magnolia	30,000	73,743	1959
R34492	1304 E. 40th	-	35,075	-
R76359	502 E 38th	-	288,367	-
Approx. Totals:		313,840 sf	1,541,068 sf or 35.38 acres	-

OFFERING SUMMARY:

Offering Price: \$2,400,000.00
Price / SF Building: \$7.65
Price / SF Land: +/- \$1.56

Total Building Area: ± 313,840 SF
 Total Land Area: +/- 35 acres—appraisal district
 Total Occupied Space: 223,840 SF (Nov '09)
 Occupancy %: +/- 71 %
 Bay Depth: Varies, predominantly 70-120'
 No. Tenants: 28 (as of 8-31-09)
 Predominant Construction: Poured concrete, some glass store front, coal tar pitch and gravel roof over concrete deck, dock high and grade level doors throughout.

FINANCIAL SUMMARY:

Scheduled Rent/Mo: \$ 56,151—proforma Nov. '09
 Collected Rent/Mo: \$ 40,451 Actual-Nov 30 '09
 No. of Tenants:

Year:	2007	2008	2009
			(June '09)
Total Rent:	\$435,129	\$447,229	\$224,145
Oper. Exp. w/Tax & Ins:	\$258,409	\$206,856	n/a
Net Income:	\$176,720	\$240,373	n/a

For Additional Information: **Mike Meadows (254) 741-1500**
mmeadows@kellyrealtors.com



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For Information:

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Approved by the Texas Real Estate Commission for Voluntary Use

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

Before 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



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TREC No. OP-K

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