



1216 W CLAY STREET

HOUSTON, TEXAS 77019

Property Highlights

- **Asking Price:** \$2,850,000
- **Location:** 3 blocks east of Waugh Dr and 1 block south of W Dallas St
- **Building Size:** ±14,290 SF
 - Downstairs: ±8,285 SF
 - Upstairs: ±6,005 SF
- **Lot Size:** ±16,170 SF
- **Current Lease:** The entire downstairs (8,285 sf) is in the third year of a 5-year lease to Harris County.
- **Parking:** 23 parking spaces (exclusive to tenant)
 - Off site parking available
- **Year Built:** 1950 and Rehabbed in 2016
 - Over \$530,000 in Capital Expenditures in 2016

For more information please contact:

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.



Demographics

	Traffic Count		
Waugh & W. Dallas Drive	21,966 cpd		
Waugh & W. Pierce Street	21,601 cpd		
W. Dallas Drive & Montrose Blvd.	25,541 cpd		
	Demographics		
	1 Mile	3 Miles	5 Miles
Total Population	29,064	192,973	453,493
Average Household Income	\$151,910	\$145,270	\$130,304

Project Economics

	Year 1 11/1/18 - 10/1/19
Income	
Rent	\$167,949
Total Income	\$167,949
Expenses	
Management Fee (3%)	\$5,038
GL Insurance	\$8,939
Repairs and Maintenance	\$2,400
Taxes	\$45,499
1216 W Clay Expenses - Other	\$2,015
Total Expenses	\$63,892
NOI	\$104,057

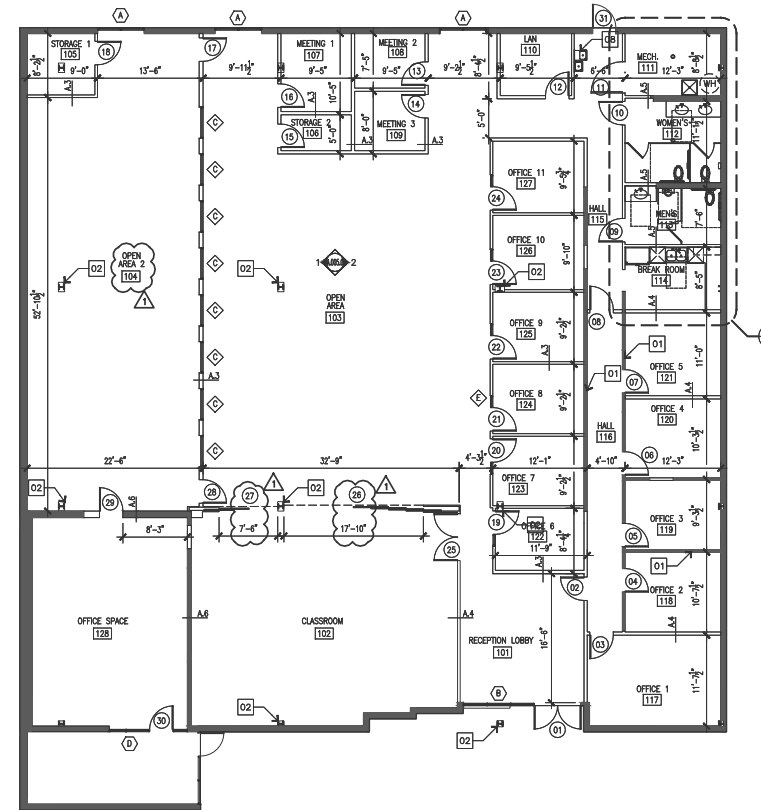
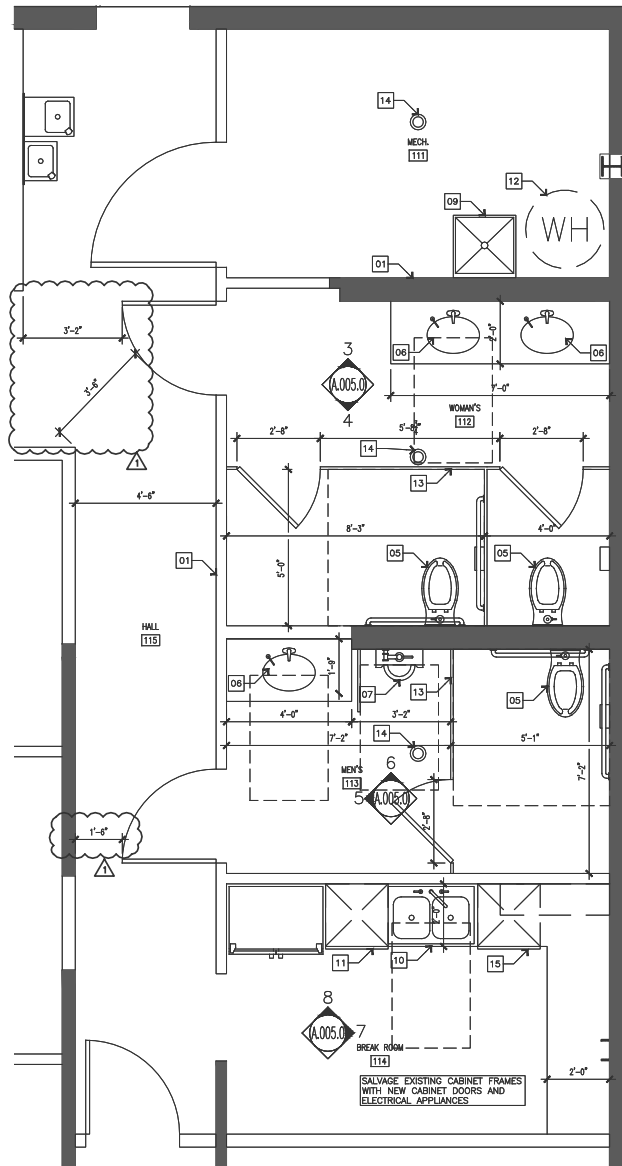
Site Location



Property Photos



Floor Plan





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.

11-2-2015



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.

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Buyer/Tenant/Seller/Landlord Initials

Date