



NET LEASED INVESTMENT GROUP

For Sale - Hereford Department of Public Safety  
807 W 15th Street, Hereford, TX 79045



**\$490,000 | 8.46% CAP**

- \$490,000
- 8.46% Cap Rate
- 100% Occupied
- 2011 Construction
- Five - (5) year options to renew
- Located in Income Tax Free State
- Located in strong area of Hereford

**NET LEASED INVESTMENT GROUP**

**LUBBOCK OFFICE**

4924 S. Loop 289  
Lubbock, TX 79414  
806.793.0888

**CBCNetLeasedGroup.com**

Exclusively Offered By:

**BEAU TUCKER, CCIM**  
Land And Investment Specialist  
806.784.3298  
BTucker@CBCWorldwide.com

**ERIC EBERHARDT, CCIM**  
Investment Sales Specialist  
806.784.3239  
EricE@CBCWorldwide.com



NET LEASED INVESTMENT GROUP

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## NET LEASED DISCLAIMER

### **Coldwell Banker Commercial hereby advises all prospective purchasers of Single/Multi-Tenant Net Leased property as follows:**

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a single / multi-tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Coldwell Banker Commercial expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single / multi-tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single / multi-tenant property to determine to your satisfaction the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any longterm lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Coldwell Banker Commercial and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single-tenant property.

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## SECTION 1:

# PROPERTY INFORMATION

Exclusively Offered By: **BEAU TUCKER, CCIM**  
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# Executive Summary



## PROPERTY SUMMARY

<b>Sale Price:</b>	\$490,000
<b>Cap Rate:</b>	8.46%
<b>IRR (Before Tax):</b>	12.64%
<b>NOI:</b>	\$41,455
<b>Lot Size:</b>	1.31 Acres
<b>Building Size:</b>	4,499 SF
<b>Building Class:</b>	A
<b>Year Built:</b>	2011
<b>Cross Streets:</b>	W 15th Street & Centre Street

## PROPERTY HIGHLIGHTS

- \$490,000
- 8.46% Cap Rate
- 100% Occupied
- 2011 Construction
- Five - (5) year options to renew
- Located in Income Tax Free State



## SECTION 2:

# LOCATION INFORMATION

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# Hereford, TX



## HEREFORD, TX

The City of Hereford was named after the Hereford Cattle brought over from Hereford, England in the 1890's and is now called the "Beef Capital of the World." Cattle feeding began to flourish in the 1960's and has continued to grow. In the late 1980's, the County led the state and oftentimes the nation in this category. Hereford also has a rapidly growing dairy industry.

Hereford has always been abundant in crops like wheat, corn, milo, alfalfa, and cotton due to the two underground aquifers. Hereford is known as the cattle capital of the world with its many feed yards. The dairy industry is also well established adding to a great feeding industry.

Currently, the City of Hereford is experiencing moderate but steady growth in its business environment. The expanding dairy operations and ancillary businesses, along with other expansions in agribusiness, continue to contribute to their economy. Their retail sector is showing positive growth and is expected to continue.

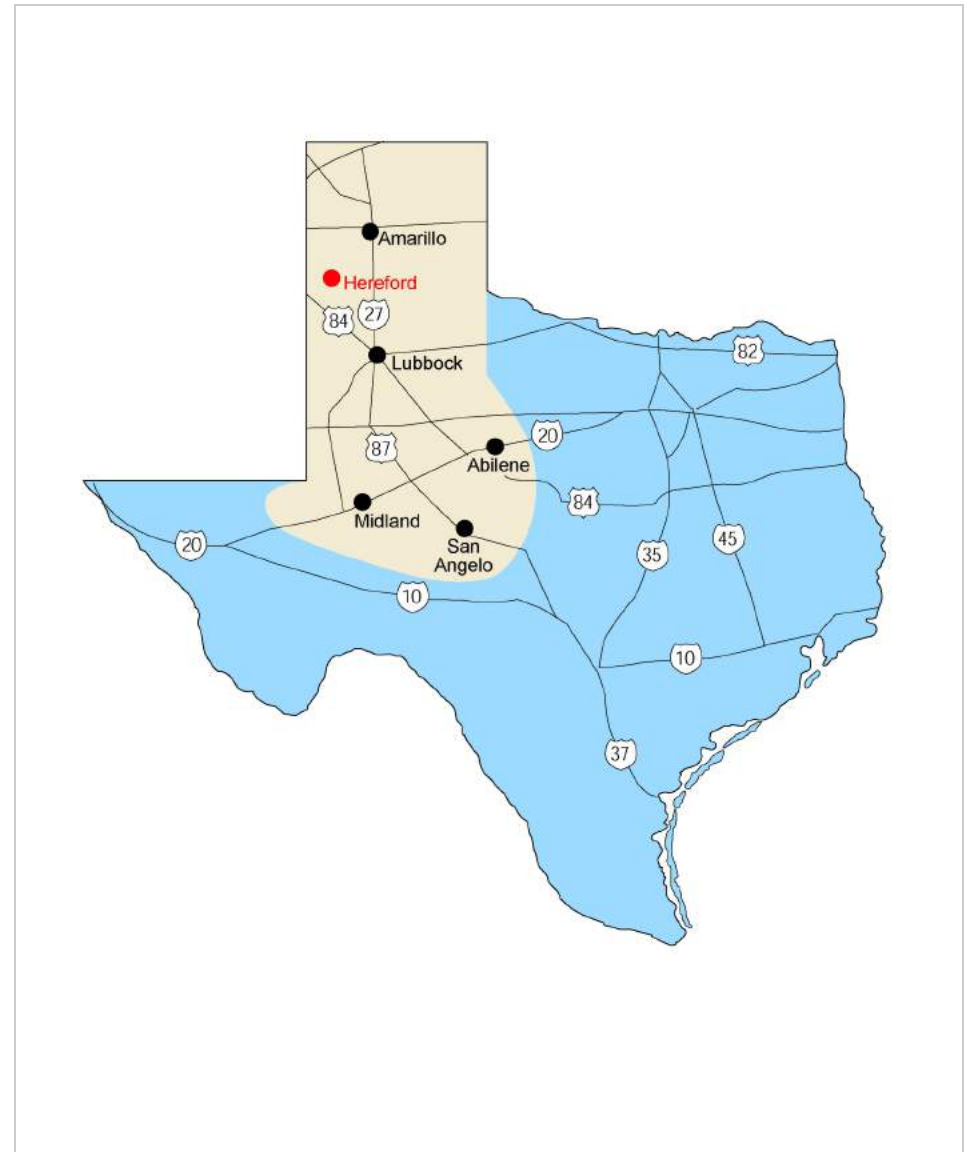
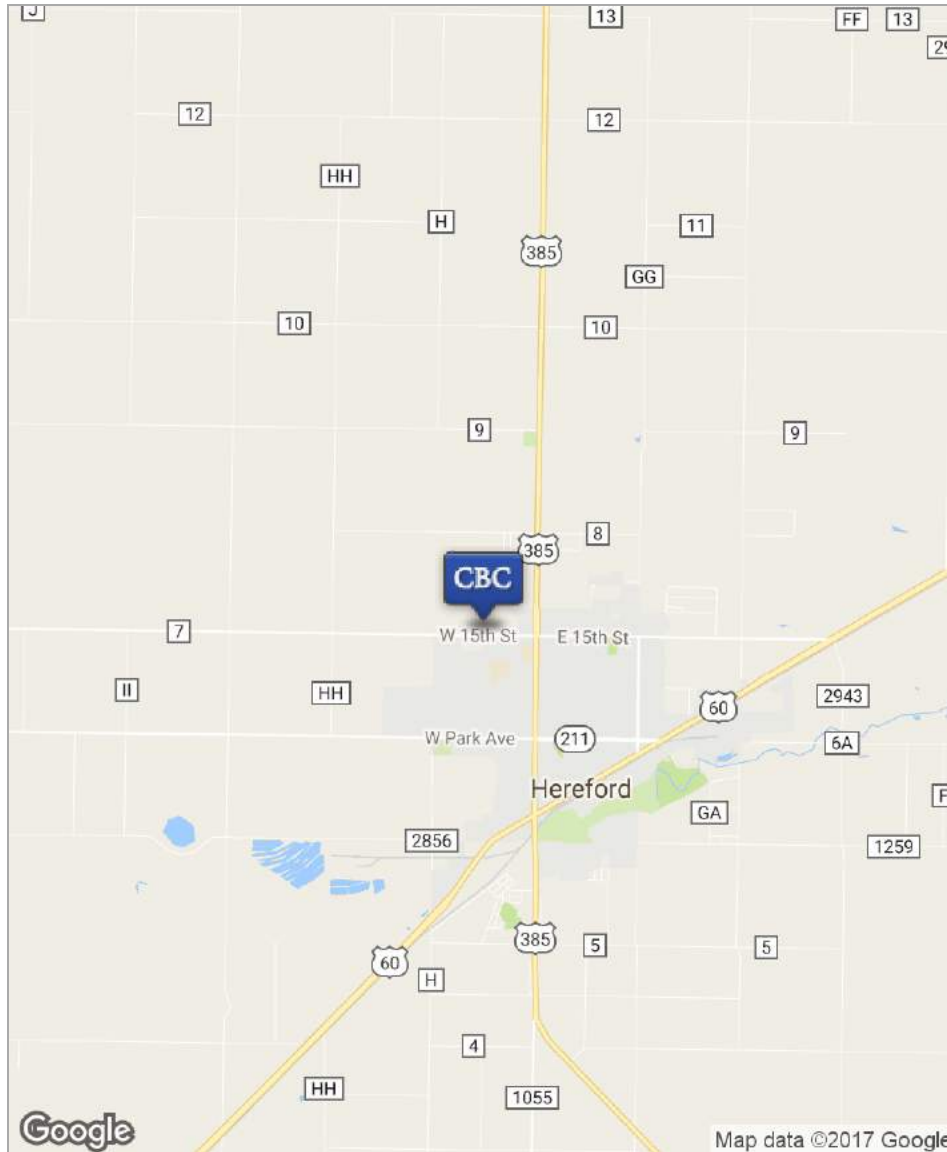
There are many things to do and places to see. Hereford has a premiere golf course, an outstanding aquatic center that is open year-round, several parks, a state-of-the-art airport, a museum, gift shops, retail stores, a movie theatre, and a variety of restaurants. If you are visiting, we have a chamber of commerce (on Main Street) as well as several motels to choose from (conveniently located on Highway 60.)

Hereford has some great childcare facilities for working moms and dads, several primary/intermediate schools, a junior high, and a high school. There are also private schools. Amarillo College and West Texas A & M are both within driving distance. Amarillo College opened a branch campus in Hereford. There are many churches located in or near Hereford of various denominations. There is an excellent hospital, clinics and highly qualified doctors available to take care of any medical needs. There are also several financial institutions.

# Aerial Map



# Location Maps







## SECTION 3:

# FINANCIAL ANALYSIS

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# Financial Summary



NET LEASED INVESTMENT GROUP

## INVESTMENT OVERVIEW (PROFORMA)

	HEREFORD DPS
Value / Price	\$490,000
Price per S.F.	\$108.91
CAP Rate (Yr. 1)	8.46%
Cash-on-Cash Return % (B/T, Yr. 1)	10.62%
Internal Rate of Return (before tax) (10 yr. hold)	12.64%

## OPERATING DATA (PROFORMA)

	HEREFORD DPS
<b>Gross Scheduled Rents (@ 100% Occ.)</b>	<b>\$72,659</b>
<b>Gross Income</b>	<b>\$72,659</b>
less: Operating Expenses	- \$31,204
<b>Net Operating Income</b>	<b>\$41,455</b>

## FINANCING DATA (PROFORMA)

	HEREFORD DPS
Value / Price	\$490,000
Down Payment Amount ( 20%)	\$98,000
Loan Amount ( 80%)	\$392,000
Interest Rate	5.0%
Amortization Term	20
Debt Service (Annually)	\$31,044
Debt Coverage Ratio (DCR) (Yr.1)	1.34
Cash Flow (After Debt Service, B/T, Yr. 1)	\$10,411
Cash-on-Cash Return % (B/T, Yr. 1)	10.62%

# Income & Expenses



NET LEASED INVESTMENT GROUP

## INCOME OVERVIEW (PROFORMA)

HEREFORD DPS

GROSS SCHEDULED RENTS (@ 100% OCC.)	\$72,659
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GROSS INCOME (PROFORMA)	\$72,659
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## OPERATING EXPENSES (PROFORMA)

HEREFORD DPS

Management / Administrative (3%)	\$2,180
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Common Area Utilities	\$6,241
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Advertising / Marketing	\$67
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Property Taxes	\$5,764
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Property Insurance	\$2,017
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Consultant / Contract Services	\$9,152
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Supplies and Equipment	\$40
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Repair and Maintenance	\$4,768
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Professional Services	\$726
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Administrative	\$249
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<b>TOTAL OPERATING EXPENSES</b>	<b>\$31,204</b>
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## NET OPERATING INCOME (PROFORMA)

HEREFORD DPS

NET OPERATING INCOME (Before Capital Reserves - Proforma)	\$41,455
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NET OPERATING INCOME (After Capital Reserves - Proforma)	\$41,455
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# Rent Roll



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Hereford DPS	4,499	12/1/2011	11/30/2021	\$72,659	100.0	\$16.15
<b>Totals/Averages</b>	<b>4,499</b>			<b>\$72,659</b>		<b>\$16.15</b>



## SECTION 4:

# ADVISOR BIOS

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Investment Sales Specialist  
806.784.3239  
EricE@CBCWorldwide.com

# Eric Eberhardt, CCIM



**ERIC EBERHARDT, CCIM**  
Investment Sales Specialist

T 806.784.3239

C 806.438.3888

F 806.793.7114

EricE@CBCWorldwide.com

TX #617046

## REAL ESTATE EXPERIENCE

- Joined Coldwell Banker Commercial Rick Canup, Realtors in January 2012 as a Retail & Investment Sales specialist.
- Responsible for maintaining a database of over 1,400 retail properties, 1,800 retail
- Licensed by the Texas Real Estate Commission

## EDUCATION

- Texas Tech University - Rawls College of Business, Lubbock, Texas
- Bachelors of Business Administration in Marketing - December 2011

## PRIMARY SPECIALTY

- Commercial Retail Brokerage & Leasing
- Shopping Center & Single Tenant Net Leased Asset Sales

## AFFILIATIONS & AWARDS

- Certified Commercial Investment Member (CCIM)
- Member of (ICSC) International Council of Shopping Centers
- Member, Young Professionals of Greater Lubbock
- Member, Lubbock Association of Realtors
- Member, National Association of Realtors.
- #1 Coldwell Banker Commercial office in Texas for 2010, 2011, 2012, 2013, and 2014
- #5 Coldwell Banker Commercial office nationally in 2012
- #7 Coldwell Banker Commercial office nationally in 2013
- #6 Coldwell Banker Commercial office nationally in 2014

## NOTABLE CLIENTS

- EdR Collegiate Housing
- Realty Income
- Lubbock Commercial Buildings
- Spirit Realty Capital
- Old Chicago
- N3 Real Estate
- Potbelly Sandwich Shop

# Beau Tucker, CCIM



**BEAU TUCKER, CCIM**  
Land And Investment Specialist

T 806.784.3298  
C 806.470.3944  
BTucker@CBCWorldwide.com

## WEST TEXAS TEAM

Beau Tucker is a Certified Commercial Investment Member (CCIM) that specializes in all aspects of NNN Investment, build-to-suit and land sales. Beau represents a diverse body of tenants, developers and investors in a wide range of commercial retail, office, and mixed-use acquisitions and dispositions. Beau is a leading broker of shopping centers, net leased investment services and has become the #1 Land Brokerage in West Texas.

Beau Tucker is a member of the International Council of Shopping Centers (ICSC) and a RECON attendee. Member of Urban Land Institute (ULI). Maintains a database of over 5,000 investors. Responsible for over \$120,000,000 in land & investment inventory.

## PRIMARY SPECIALTIES

NNN Investment, Build-to-Suit and Land Sales

## AFFILIATIONS & AWARDS

- #6 Coldwell Banker Commercial agent in United States - 2015
- #3 Coldwell Banker Commercial agent in United States - 2014
- #5 Coldwell Banker Commercial agent in United States - 2013
- #1 Coldwell Banker Commercial agent in Texas - 2015
- #1 Coldwell Banker Commercial agent in Texas - 2014
- #2 Coldwell Banker Commercial agent in Texas - 2013
- #1 Coldwell Banker Commercial agent in Texas - 2012
- Top %1 of all Coldwell Banker Commercial affiliates internationally 2010-2015
- Top Producer, Premier Circle of Distinction 2012 - 2015
- Top Producer, 2011 Silver Circle of Distinction
- Top Producer, 2010 Bronze Circle of Distinction
- 2010 CBC Mentor/Protégé of the Year
- Designated "CCIM" (Certified Commercial Investment Member) by CCIM Institute - 2011
- Graduate of Emerging Broker Training, 2010 Coldwell Banker Commercial

## REAL ESTATE EXPERIENCE

- Joined Coldwell Banker Commercial, Rick Canup Realtors, in May 2008 as a land, build-to-suit and investment specialist
- Currently maintains over \$120,000,000 in land and investment inventory
- Represents more than 1,600 investors
- Maintains an inventory of over 200 West Texas properties
- Experienced in site selection, site disposition, build-to-suit marketing for land developers, and 1031 exchanges

## Notable Clients

• Chuy's Mexican Food • Raising Cane's • Burger King • Popeye's • Panda Express • Potbelly • Freddy's • Sonic • Gatti's Pizza • Dion's Pizza • Taco Villa • Twisted Root Burger Co. • IHOP • Comet Cleaners • Caddis Development • Asset Plus • Subway • 7-Eleven • Stripes • Walgreens • CVS/ pharmacy • Family Dollar • United Market Street • H-E-B • Zach's Club • Hastings • Holiday Inn Express • Virginia College • Battery Joe • Kwik Kar • Mighty Wash • Monsanto • Chick-fil-A • Case & Associates • The NRP Group, LLC • Peoples Bank • 7B Building & Development • Edge Homes • George McMahan Development, LLC • CMS Properties • Realty Link • The Spectra Group, Inc. • Hunt Properties • Landmark Properties • Kin Properties • Campus Crest • Leon Capital Group • Prosperity Bank



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## 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.

### 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>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Eric Eberhardt</u> Sales Agent/Associate's Name	<u>617046 TX</u> License No.	<u>EricE@CBCWorldwide.com</u> Email	<u>806-784-3239</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date