



RETAIL PROPERTY FOR SALE

P. Terry's Burger - 5900 N Lamar

5900 N LAMAR, AUSTIN, TX 78752

CSA REALTY GROUP

9011 Mountain Ridge Dr., Suite 200
Austin, TX 78759 | 512.453.6566
csarealtygroup.com

Grady Field

512.447.2222 x113
grady@csarealtygroup.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,525,000
Building Size:	2,456 SF
Lot Size:	0.526 Acres
Price / SF:	\$620.93
Year Built:	2015
Zoning:	GR
Market:	Austin
Submarket:	North

PROPERTY OVERVIEW

Long term Ground Lease with P. Terry's
 Fee Simple Ownership
 Zero Landlord Responsibilities
 Rare Drive Thru Opportunity in North Austin
 Corner of Old Koeing Land and North Lamar Blvd.
 15 years Remaining on Lease
 Annual Increases

Property Description



PROPERTY DESCRIPTION

CSA Realty Group is pleased to present the fee simple sale of 5900 N Lamar a 2,456 sf drive thru P. Terry's Restaurant in the heart of North Austin. The Property is ideally located at the corner of Old Koeing Land and North Lamar Blvd providing easy access to area residents. In this fast growing and redeveloping submarket, 5900 N Lamar offers a pandemic and internet-proof retail investment for investors looking for strong stability throughout the hold period.

Complete Highlights



LOCATION INFORMATION

Building Name	P. Terry's Burger - 5900 N Lamar
Street Address	5900 N Lamar
City, State, Zip	Austin, TX 78752
County	Travis
Market	Austin
Sub-market	North
Cross-Streets	Corner of N Lamar and Old Koeing Lane
Signal Intersection	No

BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Single
Year Built	2015
Free Standing	Yes





Section 1

FINANCIAL ANALYSIS

Financial Summary

INVESTMENT OVERVIEW

Price	\$1,525,000
Price per SF	\$620.93
CAP Rate	4.47%
Lease Commencement Date	January 1, 2015
Termination Date of Initial term	December 31, 2034

RENTAL SCHEDULE

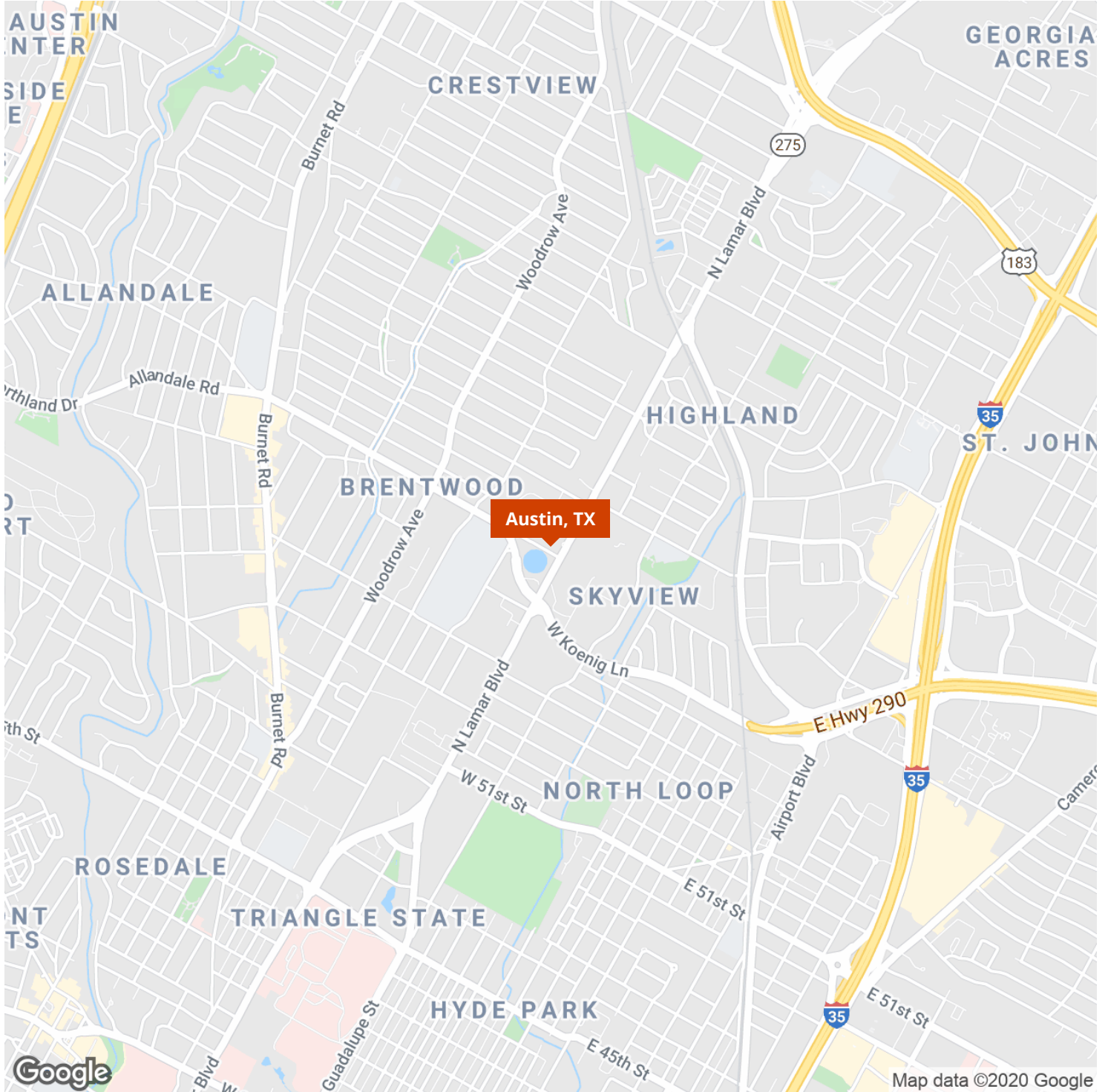
Years 1-5	\$68,200.00 annually (\$5,683.33 per month)
Years 5-10	\$75,020.00 annually (\$6,251.67 per month)
Years 10-15	\$82,522.00 annually (\$6,876.83 per month)
Years 15-20 (Option One)	\$90,774.20 annually (\$7,564.52 per month)
Years 20-25 (Option Two)	\$99,851.62 annually (\$8,320.97 per month)
Years 25-30 (Option Three)	\$109,836.78 annually (\$9,153.07 per month)
Years 30-35 (Option Four)	\$120,820.46 annually (\$10,068.37 per month)



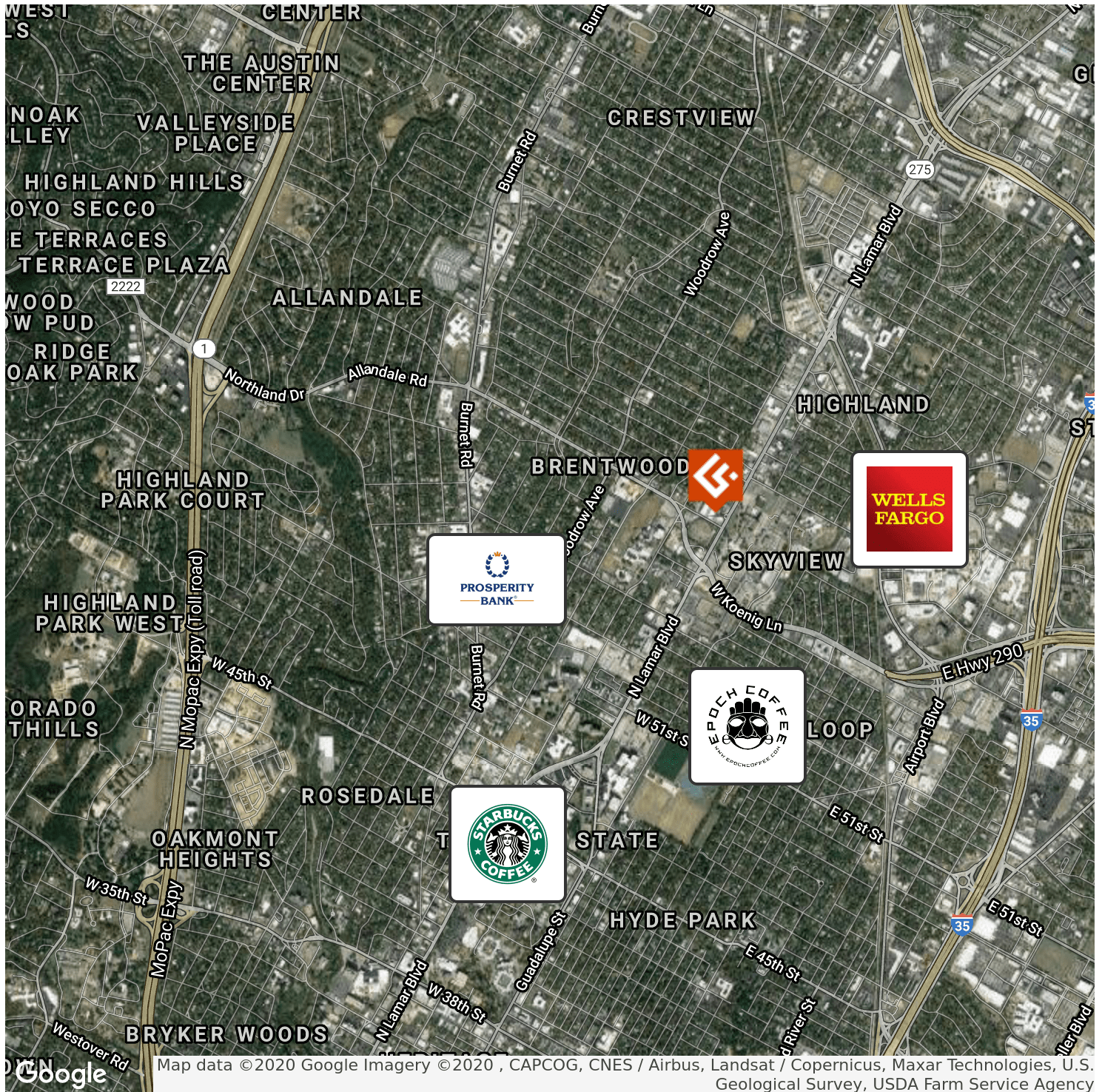
Section 2

LOCATION INFORMATION

Regional Map



Aerial Maps

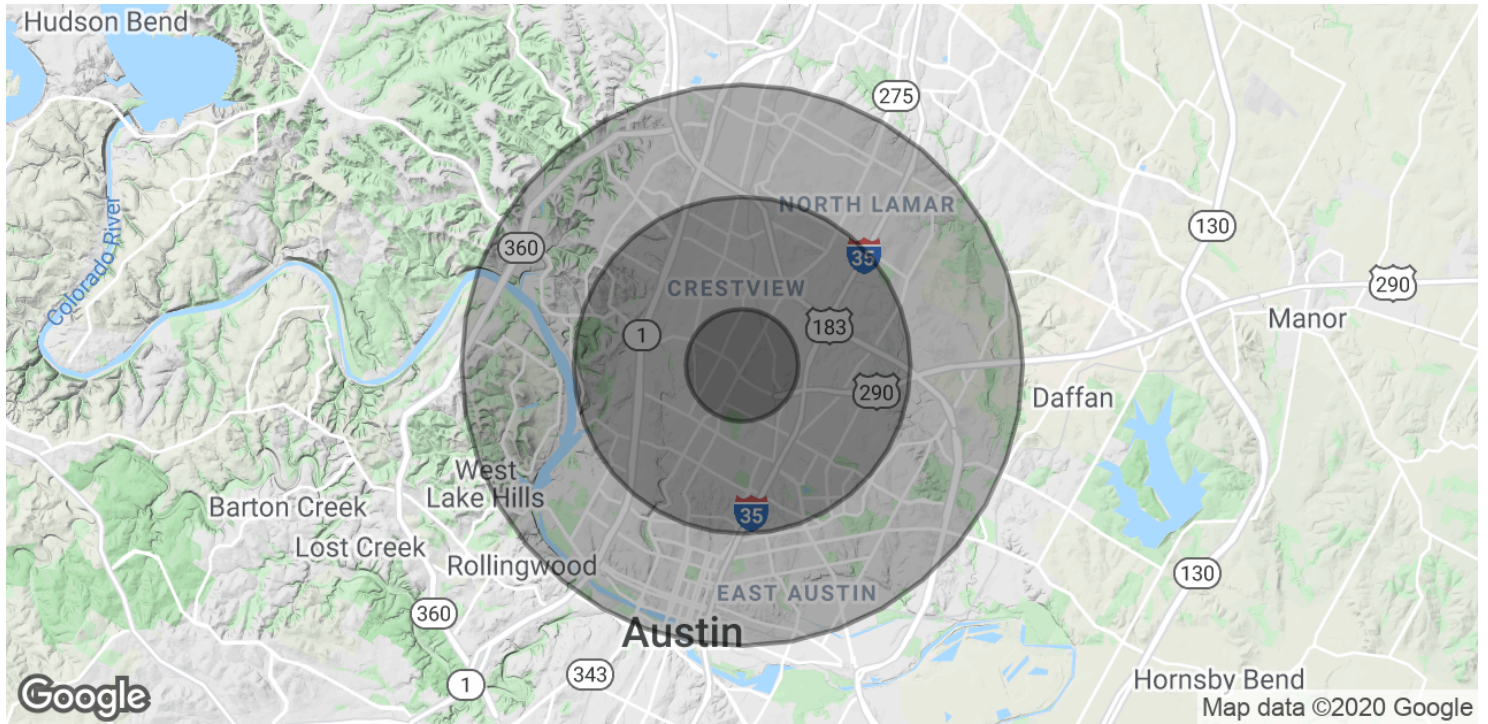




Section 3

DEMOGRAPHICS

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,177	151,936	326,209
Average age	33.1	30.9	31.8
Average age (Male)	33.1	30.6	31.4
Average age (Female)	34.1	31.5	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,321	64,861	136,142
# of persons per HH	1.9	2.3	2.4
Average HH income	\$58,432	\$58,817	\$68,546
Average house value	\$231,625	\$268,492	\$315,433

* Demographic data derived from 2010 US Census



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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>Juan G. Creixell/ CSA Realty Group, Inc.</u>	<u>410837</u>	<u>juan@csarealtygroup.com</u>	<u>(512)447-2222</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Juan G. Creixell</u>	<u>410837</u>	<u>juan@csarealtygroup.com</u>	<u>(512)447-2222</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Andres Creixell</u>	<u>475342</u>	<u>andrew@csarealtygroup.com</u>	<u>(512)447-2222</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

TAR-2501

CSA Realty Group, 8305 Shoal Creek Blvd Austin TX 78757
Andrew Creixell

Information available at www.trec.texas.gov

IABS 1-0 Date

Manor Industrial -

Phone: 5124472222

Fax:

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