

FOR SALE

Freestanding Building

500 W. Main St | Arlington, TX 76010



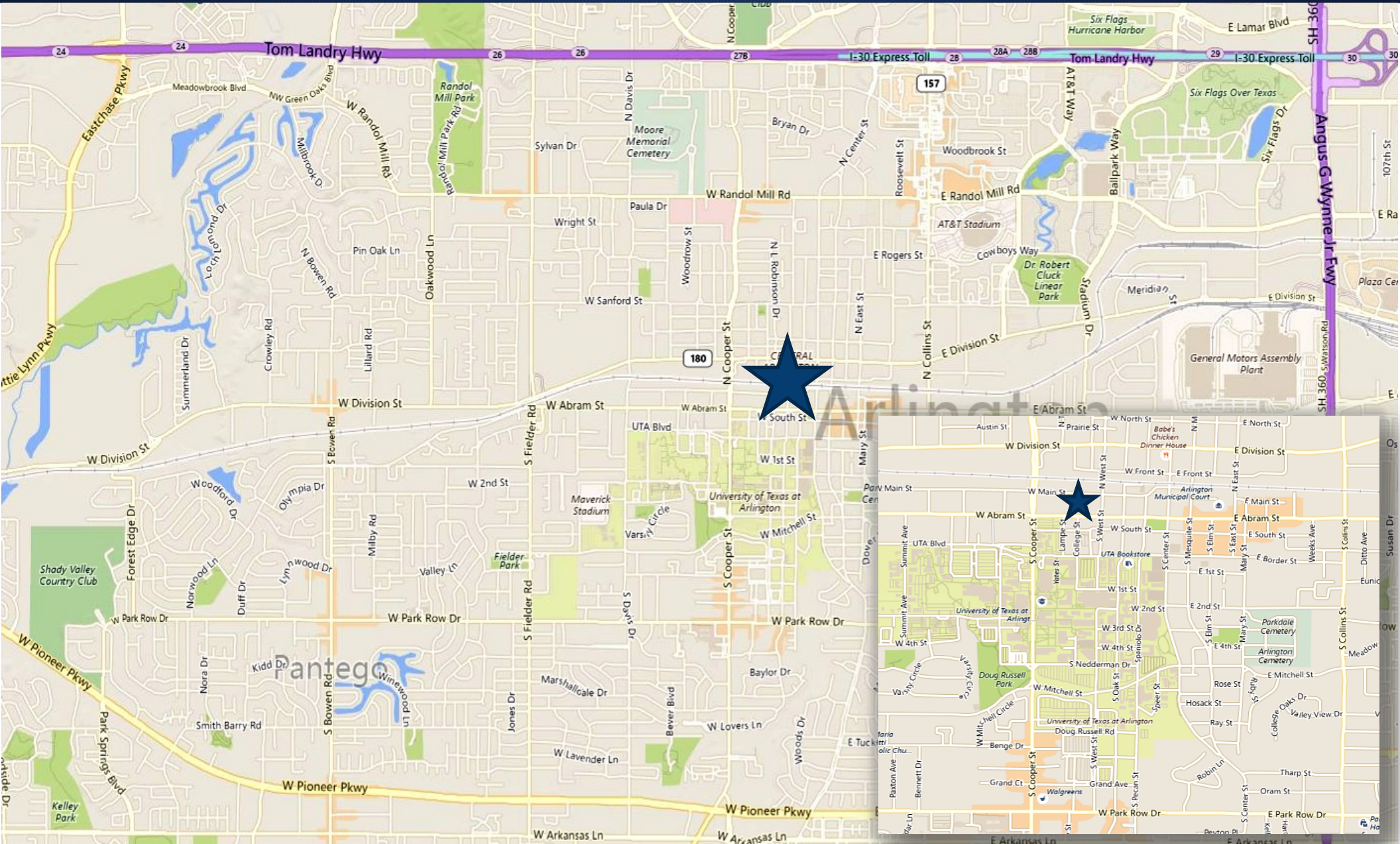
SALE PRICE
\$390,000
PRO FORMA CAP RATE
10.40%
PROPERTY AREA
SEQ of Cooper & Main St

- 👁️ 2,200 sf on 0.26 acres with great S. Cooper St access
- 👁️ Fully furnished 4 rooms/offices plus 3 full restrooms
- 👁️ Stable B&B or redevelopment opportunity
- 👁️ One and a half mile SW of AT&T Stadium
- 👁️ Commercial Zoning
- 👁️ One mile North of The University of Texas at Arlington and 1.5 miles South Interstate 30

Gloria Castilleja | 817-803-3287 | Info@VisionCommercial.com | VisionCommercial.com

Freestanding Building

Stable B&B Turn-Key Opportunity



Gloria Castilleja | 817-803-3287 | Info@VisionCommercial.com | VisionCommercial.com

Freestanding Building

Stable B&B Turn-Key Opportunity



OVERVIEW

Vision Commercial is pleased to present the opportunity to acquire this fully furnished 4 bedroom 3 full bath B&B opportunity located in central Arlington. The 2,200 sf property sits on 0.26 acres just one mile North of The University of Texas at Arlington (UTA). This stable 3 year B&B is turn key ready and only 1.5 mile SW of the AT&T Stadium. The property sits near I-30 and has easy access to S. Cooper St.

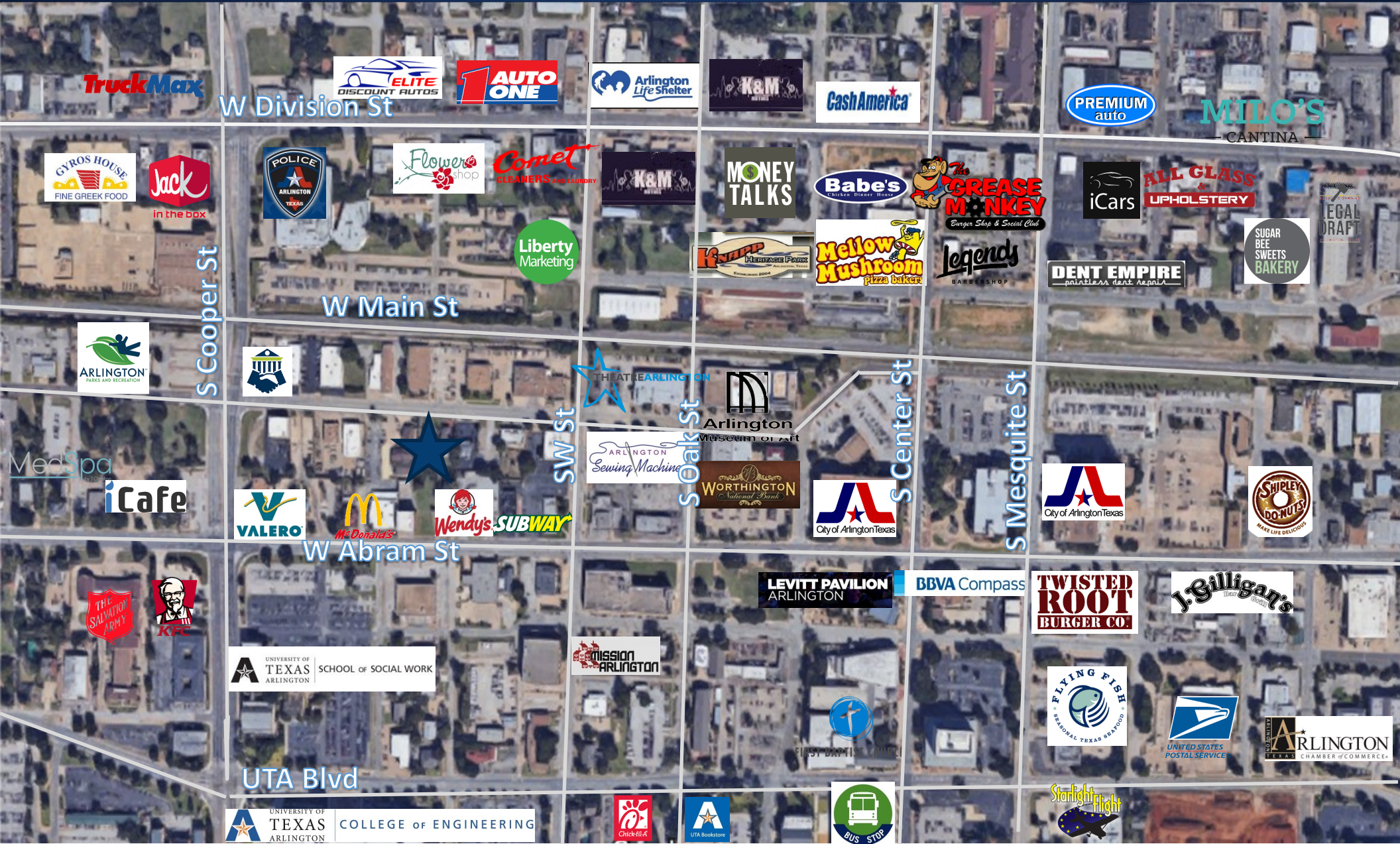
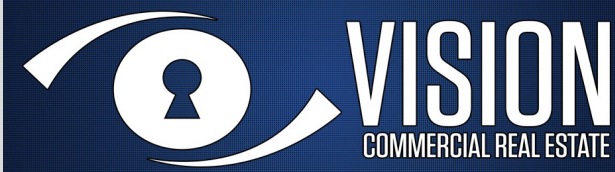
Property Information	
Price	\$390,000
Net Operating Income	\$40,552
Cap Rate	10.40%
Gross Leasable Area	2,200 SF
Lot Size (Acres)	0.26
Year Built	1950

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	16,094	60,136	138,843	133,546
Employees	7,560	28,066	62,979	133,546
Average HH Income	\$40,881	\$53,997	\$62,812	\$65,488
2017-2022 Annual Rate	0.67	0.67%	0.67%	0.78%
Traffic Count	29,540 VPD on S Cooper St			

*STDBonline.com 2017

Freestanding Building

Stable B&B Turn-Key Opportunity



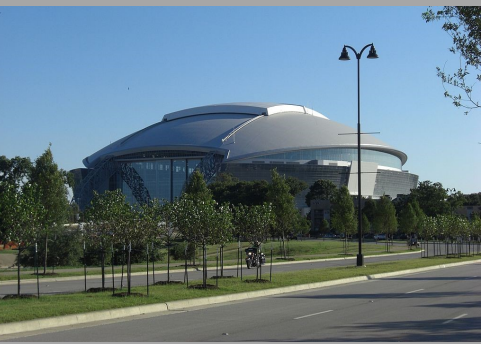
Gloria Castilleja | 817-803-3287 | Info@VisionCommercial.com | VisionCommercial.com

Freestanding Building

Stable B&B Turn-Key Opportunity



CITY SUMMARY



15 miles from Downtown Fort Worth and 20 miles from Downtown Dallas, Arlington is known for being the entertainment capital of Texas. The city is home to the Dallas Cowboys' AT&T Stadium complex, Texas Rangers' Globe Life Park, Six Flags Over Texas, and Hurricane Harbor.

Arlington has been fortunate enough to become home to DFW's most prized sports teams the Dallas Cowboys and Texas Rangers. The Cowboys are currently residing in a \$1 billion state of the art stadium that not only serves for game needs, but also is a significant entertainment venue for many big-time artists and events. The Texas Rangers are expecting to build a new \$1.1 billion stadium/ entertainment region, Globe Life Field, to match their neighbor next door in AT&T Stadium. Both stadiums along with the other entertainment attractions make Arlington a hotspot in the DFW area.

Arlington is also home to the University of Texas at Arlington, a Division I University with an undergraduate enrollment of approximately 30,000. The school offers the area a wide range of development opportunities that work to generate economic preservation for the surrounding area.

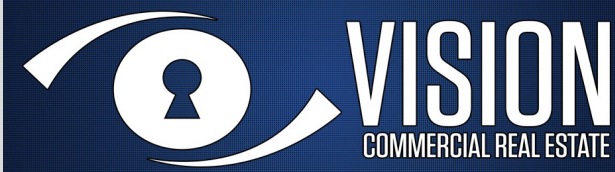
Arlington also hosts the largest business park in North Texas and one of the fastest growing research institutions in the United States. The City is a welcoming host for many large corporations with a stellar incentives package that entices new corporations to move their headquarters to Arlington. The current population of 375,000 is alive and thriving due to the sufficient amount of capital that has been brought to the area. The Arlington quality of life is second-to-none with a low cost of living, 4,600 acres of park land, and ease of access to the rest of the metroplex and DFW International Airport. Arlington has a medium income of \$66,695 — substantially higher than then national average and another true testament to Arlington's way of life.

A large, stylized star logo in shades of red and blue, positioned behind the city name.

ARLINGTONSM
THE AMERICAN DREAM CITY

Freestanding Building

Stable B&B Turn-Key Opportunity



Freestanding Building

Stable Income Generating Opportunity



Check-in	Check-out	Amount	Rental Agency
5/18/2017	5/20/2018	CONFIDENTIAL TO BE RELEASED WITH EXECUTED C.A.	
1/26/2018	1/28/2018		
1/31/2018	2/4/2018		
2/9/2018	2/10/2018		
2/16/2018	2/18/2018		
2/22/2018	2/25/2018		
3/9/2018	3/11/2018		
3/15/2018	3/17/2018		
3/23/2018	3/26/2017		
3/23/2018	3/26/2017		
4/6/2018	4/8/2018		
4/13/2018	4/15/2018		
4/20/2018	4/22/2018		
4/26/2018	4/28/2018		
5/3/2018	5/6/2018		
5/10/2018	5/14/2018		
5/24/2018	5/27/2018		
5/30/2018	6/5/2018		
6/8/2018	6/10/2018		
6/9/2018	6/16/2017		
6/22/2018	6/24/2018		
6/23/2018	6/30/2018		
7/5/2018	7/9/2018		
7/13/2018	7/21/2018		
7/27/2018	7/29/2018		
8/31/2018	9/3/2018		
9/4/2018	9/8/2018		
9/14/2018	9/17/2018		
9/28/2018	10/1/2018		
10/4/2018	10/8/2018		
10/12/2018	10/15/2018		
10/13/2018	10/15/2018		
11/3/2018	11/11/2018		
11/20/2018	11/24/2018		
11/29/2018	12/2/2018		
12/8/2018	12/10/2018		
12/22/2018	12/24/2018		
12/30/2018	1/2/2019		
		GOI	\$55,112.01

2018 Expense Breakdown	Cost
CONFIDENTIAL TO BE RELEASED WITH EXECUTED C.A.	
Total Expenses	\$14,560

NOI	
Gross Income*	\$55,112
- Total Expenses	\$14,560
NOI	\$40,552

Overview	
Price	Cap Rate
\$390,000	10.40%

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.

Vision Commercial RE DFW LLC
Broker Firm Name

9006752
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Roger Smeltzer, Jr.
Designated Broker of Firm

560209
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Roger Smeltzer | 817-803-3287 | Info@VisionCommercial.com | VisionCommercial.com