FOR SALE

10154 Jones Road

Houston, TX 77065

Free-standing building for sale $850,000.
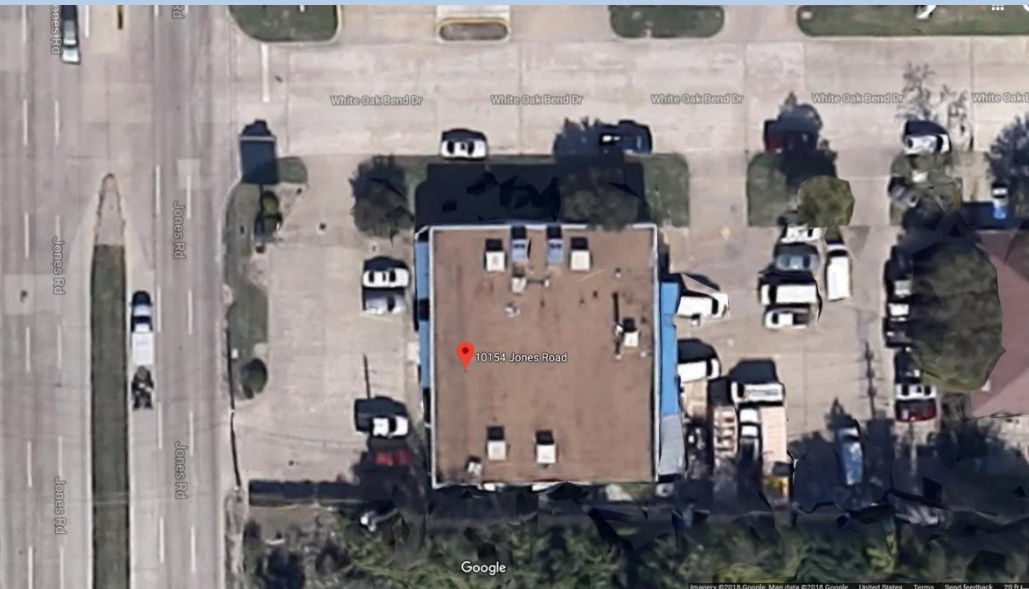
Jane Nguyen, Broker | **281-933-6999** | **jane.nguyen@alpharealtors.net**

ALPHA REALTORS

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6300 sf building sitting on 19,000 sf lot. Building was newly painted, with roof and landscape newly maintained.

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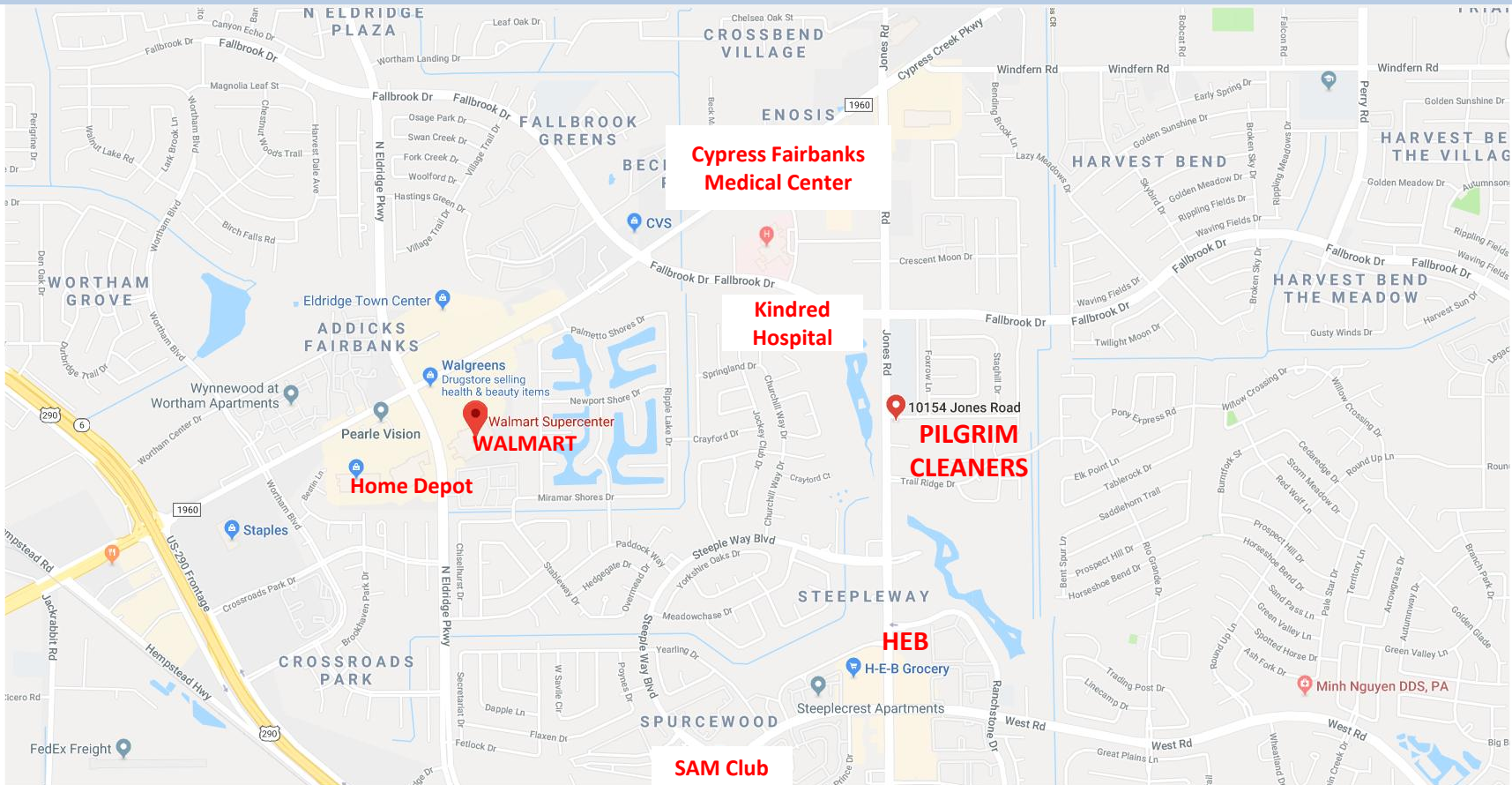**Single tenant Pilgrim Cleaners has been here for 20 years. Pilgrim has 23 locations around Houston.**

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Cypress Fairbanks Medical Center

CVS

Kindred Hospital

WALMART

Home Depot

10154 Jones Road

PILGRIM CLEANERS

HEB

SAM Club

Conveniently located at busy area with established neighborhoods and businesses.

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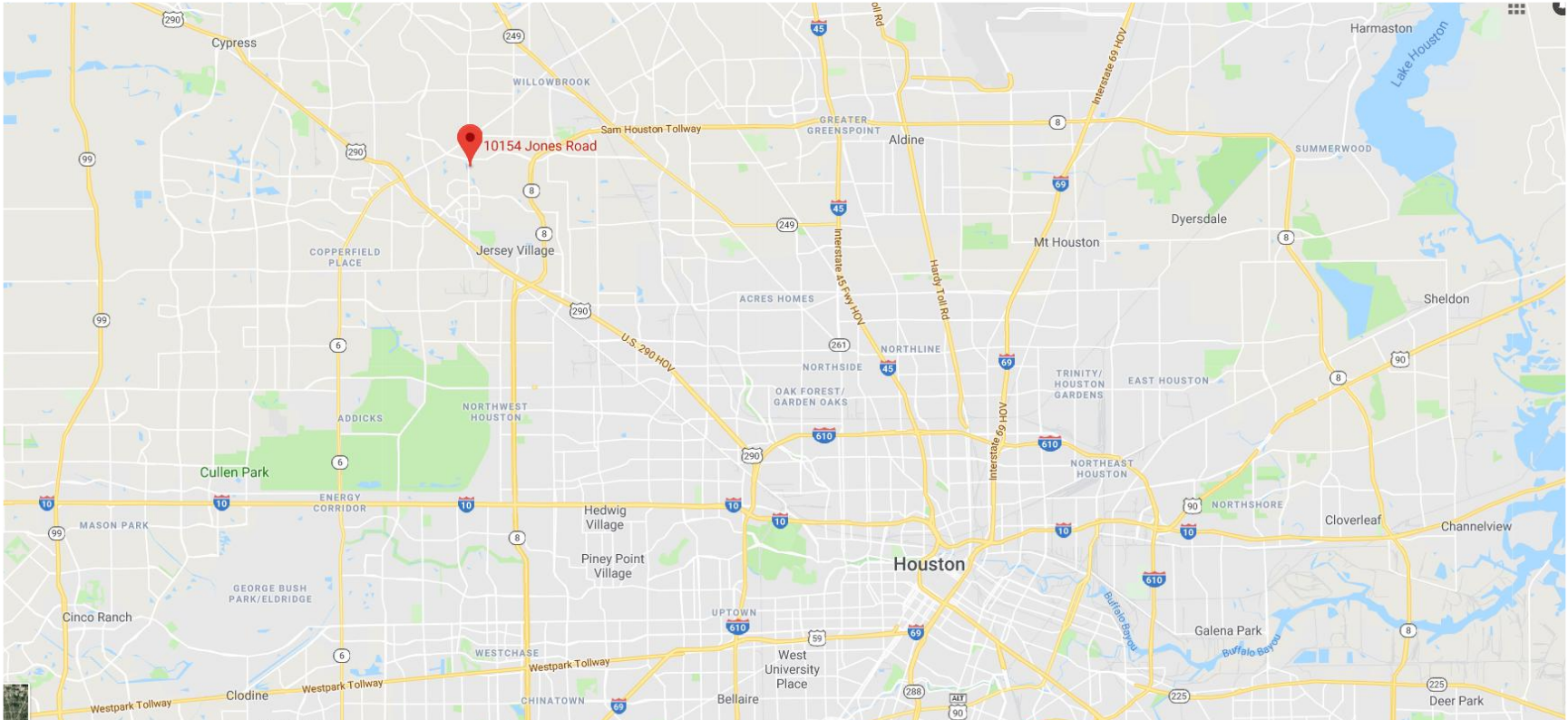
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10154 Jones
As of 1/1/2018

RENT ROLL

Tenant - Pilgrims Cleaners		Monthly Rent	NNN	Annual rent	Annual NNN	SUM	Remarks
Year 1	2018	$4,500.00	$1,890	$54,000	$22,680	$76,680	
Year 2	2019	$4,750.00	$1,890	$57,000	$22,680	$79,680	
Year 3	2020	$5,250.00	$1,890	$63,000	$22,680	$85,680	
Year 4-5	2021-2022	$6,100.00	$1,890	$73,200	$22,680	$95,880	
Year 6-10	2023-2027	$6,500.00	$1,890	$78,000	$22,680	$100,680	minimum
Year 11-15	2028-2032	$6,500.00	$1,890	$78,000	$22,680	$100,680	minimum
Total 5 years						$433,800.00	
Total 10 years						$937,200.00	minimum
Total 15 years						$1,440,600.00	minimum

EXPENSES 2018

Property tax	$ 15,050
Insurance	$ 4,300
Electricity	tenant
Water/sewer	tenant
Trash	tenant
Landscaping	tenant
Total expenses	**$19,350**

NET INCOME 2018

$57,330

Lease in place for 5 years and 10 years option. The schedule increase in rent will bring you close to $1.5M total in rent in 15 yrs. Dry cleaner is paying for water, electricity, trash. New environmental report done in Nov 2017.

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Houston, TX 77065

For more information

Vivian Dang
281-933-6999

ALPHA
REALTORS

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.

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Designated Broker of Firm	License No.	Email	Phone
Vivian Dang	676974	Vivian.Dang@AlphaRealtors.net	(832) 844-6999
Licensed Supervisor of Sales Agent/	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   **Information available at www.trec.texas.gov**

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