



STONE HILL CENTER

2441 E HWY 377
GRANBURY, TX 76049

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,275,000
Cap Rate:	6.93%
NOI:	\$88,333
Lot Size:	1.25 Acres
Year Built:	2005
Building Size:	12,191 SF
Zoning:	Commercial
Market:	Hood
Price / SF:	\$104.59

PROPERTY OVERVIEW

The Hwy 377 Retail /Office Center has is well suited for investor upside. Current leases are below market and not capturing full NNN pass-throughs. The center has attractive Granbury stone and brick exterior low management landscaping. The center has high visibility and easy accessibility from Hwy 377 just north of downtown Granbury, TX.

PROPERTY HIGHLIGHTS

- Good Signage and Ample Parking.
- Attractive Stone Building
- Exceptional Hwy 377 Location with Great Visibility
- Located in North Central Texas west of Fort Worth.
- Served by U.S. Highway 377, State Highway 144, State FM 51 and State FM 4.
- Proximity to Interstate 35, Interstate 20 and Interstate 30
- Three Class A rail links to the Metroplex, Mexico, and U.S. coasts.
- High Traffic Counts
- Great Tenant Mix
- Easy Access to Dallas- Fort Worth Metroplex

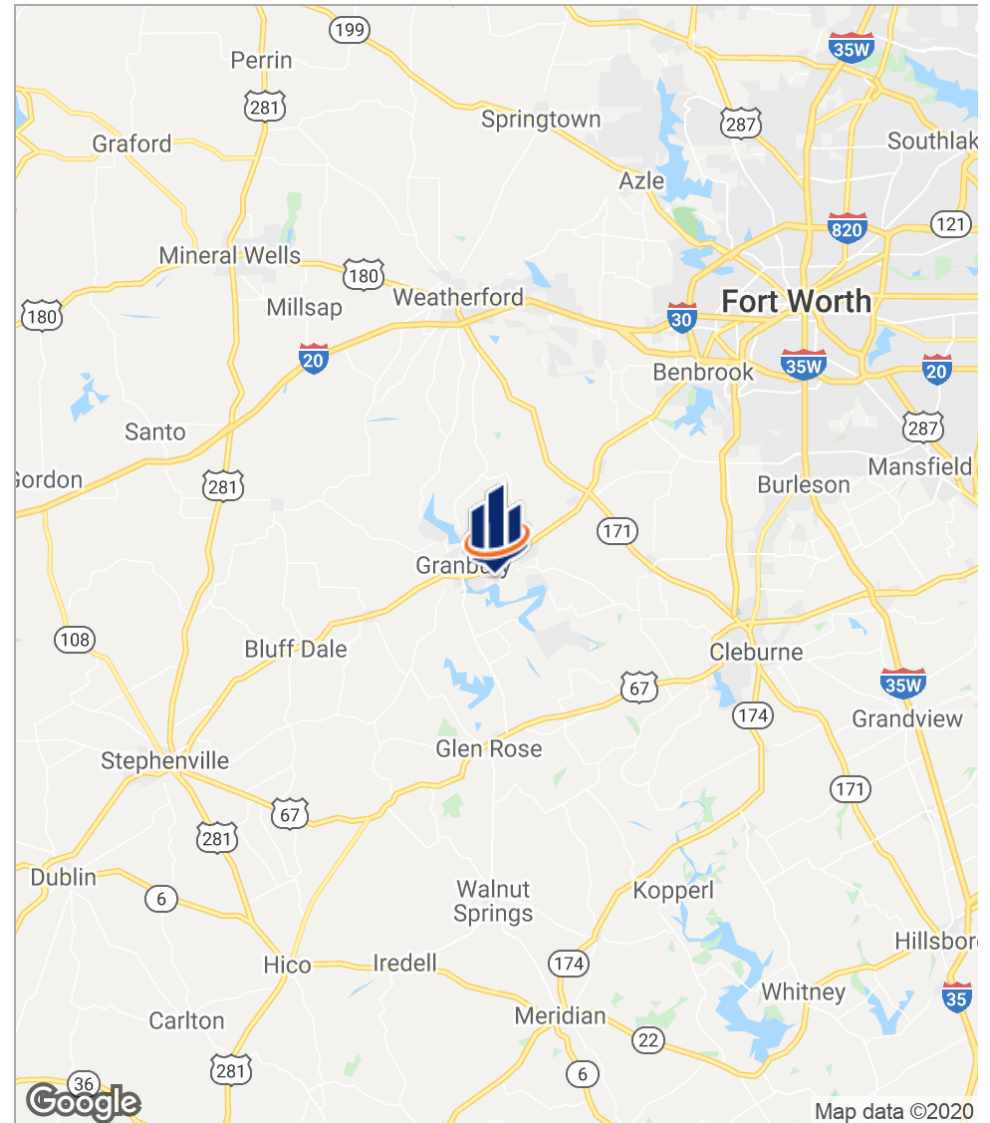
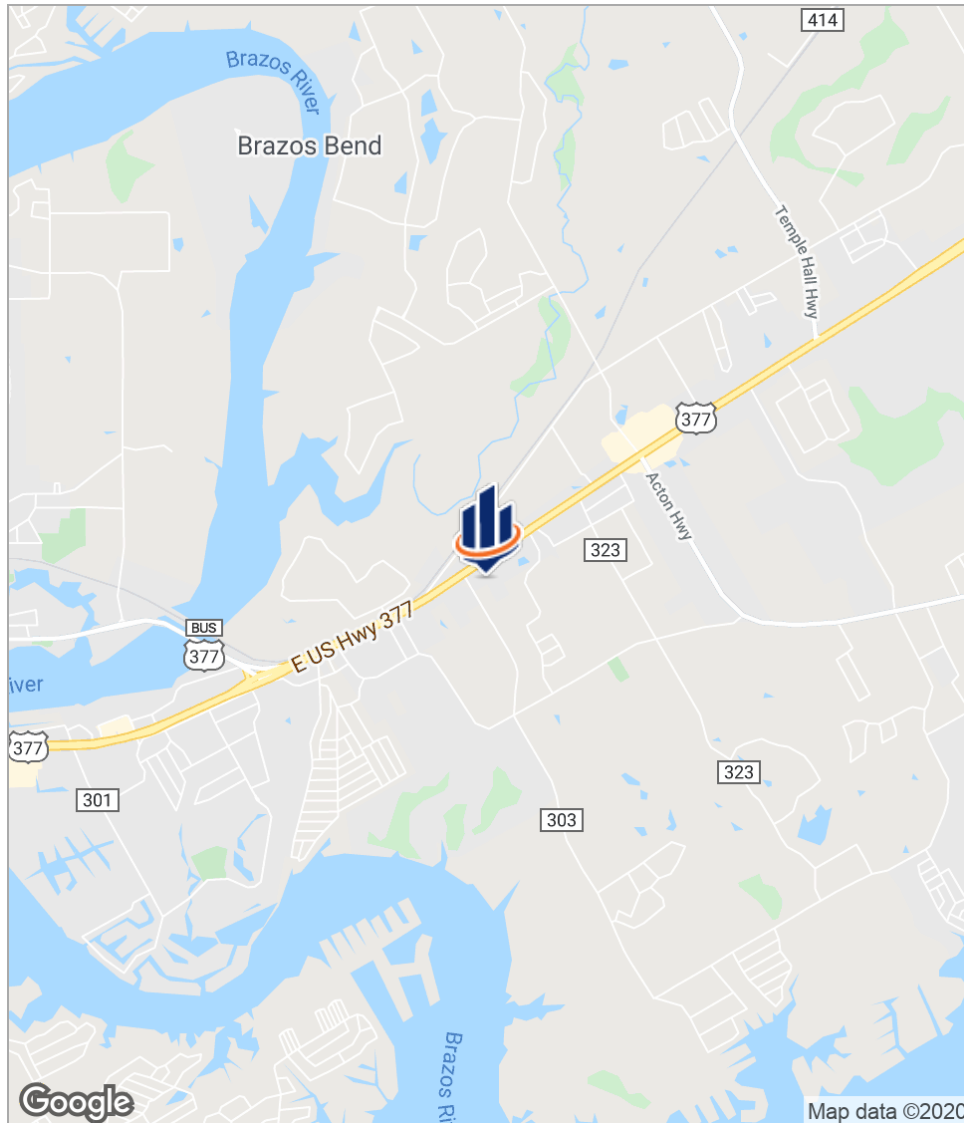
Additional Photos



Aerial Photo



Location Maps



Retailer Map



Financial Summary



INVESTMENT OVERVIEW	CURRENT	PROFORMA
Price	\$1,275,000	\$1,275,000
Price per SF	\$104.59	\$104.59
CAP Rate	6.93%	9.36%
OPERATING DATA	CURRENT	PROFORMA
Gross Scheduled Income	\$115,824	\$157,291
Other Income	\$17,767	\$25,099
Total Scheduled Income	\$133,591	\$182,390
Vacancy Cost	\$0	-\$9,120
Operating Expenses	\$-43,679	\$-53,922
Net Operating Income	\$88,333	\$119,348

*Proforma Vacancy is factored at 5.0%

**Currently no management fee, Proforma reflects 5.0% Management Fee.

Income & Expenses



INCOME SUMMARY	CURRENT	PER SF	PROFORMA	PER SF
Total Income	\$113,591	\$9.32	\$173,270	\$14.21
EXPENSE SUMMARY	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes	\$20,306	\$1.67	\$20,306	\$1.67
Insurance	\$5,121	\$0.42	\$5,121	\$0.42
Utilities	\$10,031	\$0.82	\$10,031	\$0.82
Landscape/Repairs	\$9,800	\$0.80	\$9,800	\$0.80
Management	\$0	\$0.00	\$8,664	\$0.71
Gross Expenses	\$45,258	\$3.71	\$53,922	\$4.42
Net Operating Income	\$88,333	\$7.25	\$119,348	\$9.79

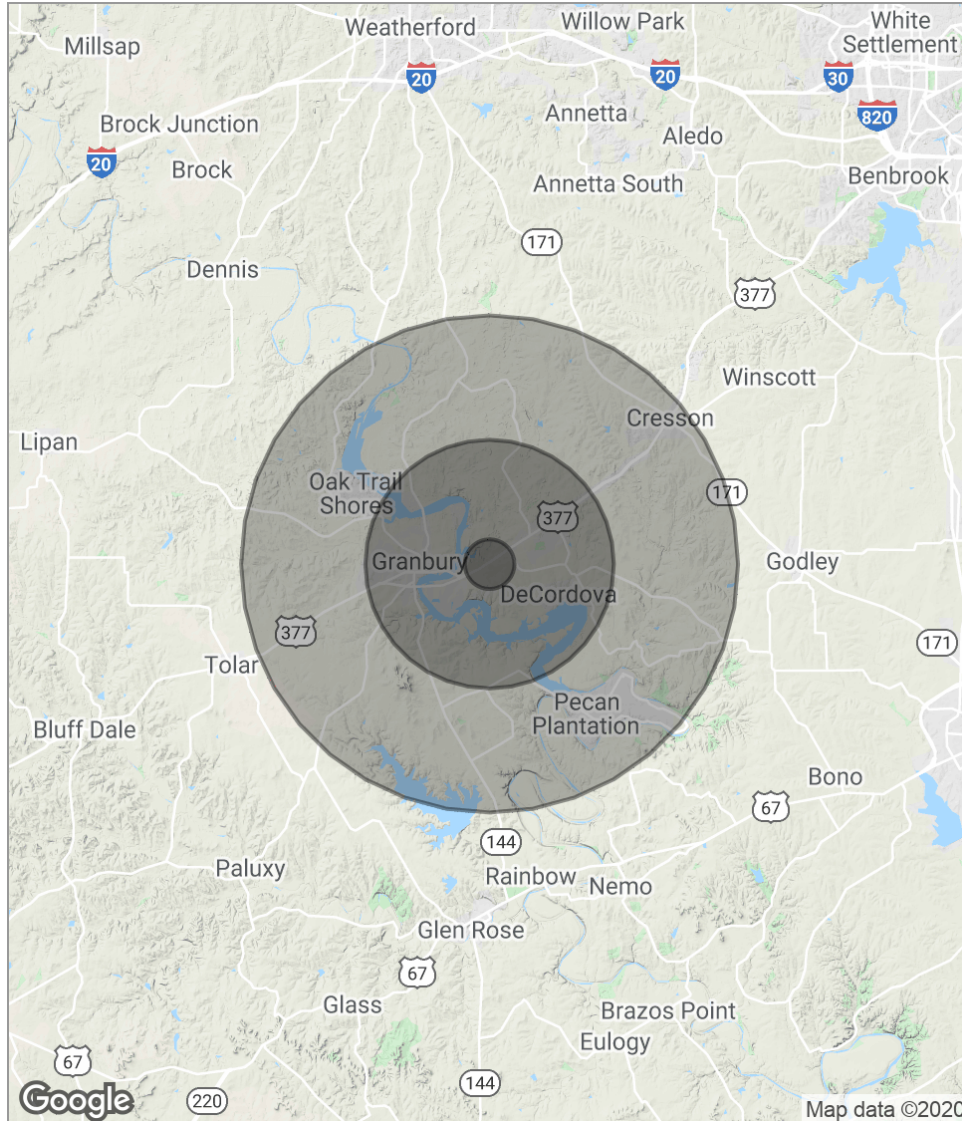
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Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Dolan Chiropractic	101/102	2,160	2/16/2015	02/14/2023	Current	\$336,960	17.72	\$156.00
Gateway Mortgage	103	1,322	11/1/2016	04/30/2020	Current	\$206,232	10.84	\$156.00
Laser Lounge	104	1,165	02/01/20	01/31/2023	Current	\$158,393	9.56	\$135.96
Robert Hunter	105/106	3,233	2/1/2017	01/31/2021	Current	\$316,963	26.52	\$98.04
Vacant	107	775			Current	\$0	6.36	\$0.00
Soundworks	108	1,161	10/6/2014	10/06/2019	Current	\$167,184	9.52	\$144.00
Vacant	109	1,200			Current	\$0	9.84	\$0.00
Terry Flemming	110	1,175	2/19/2017	Mo-to-Mo	Current	\$190,350	9.64	\$162.00
Totals/Averages		12,191				\$1,376,082		\$112.88

Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,503	23,815	50,218
Median age	48.3	46.7	45.4
Median age [Male]	47.4	45.4	44.3
Median age [Female]	48.9	48.3	46.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	675	10,050	20,561
# of persons per HH	2.2	2.4	2.4
Average HH income	\$76,770	\$72,426	\$75,364
Average house value		\$151,613	\$191,100

** Demographic data derived from 2010 US Census*



CARL BROWN, CCIM, RPA

Property Manager/Leasing Advisor

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PROFESSIONAL BACKGROUND

Carl Brown, an Advisor for SVN | Trinity Advisors, specializes in commercial property management. From 2007 until 2013, Carl was with Fidelity Asset Management (FAM). His responsibilities covered multiple locations of up to 500,000 square feet of commercial real estate. These properties included office, retail, and industrial warehouses. Carl serviced the life cycle of Tenant relations, from the maketing of the property, writing the Lease Agreements, collections, and overseeing repairs.

Prior to joining the commercial real estate industry, Carl worked in his family's electrical contracting business. He holds a Masters Electrical license, and has twenty-two years of experience working with clients such as Bank One, Grubbs Auto Dealerships, and several property management companies. This background in electrical construction enabled him to provide an additional level of expertise in the management of his properties.

Carl is a member of the Society of Commercial Realtors, and the Greater Fort Worth Association of Realtors. His designations include a [CCIM] Certified Commercial Investment Member, [RPA] Real Property Administrator, and [FMA] Facilities Management Administration. In 1989 he earned his accounting degree from Oklahoma Christian College. This is where he met his wife of twenty-six years, Jill. Together they are raising two teenagers and are active in the school, church, and community of Joshua, Texas.

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JAMES BLAKE, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

James Blake, CCIM serves as Senior Advisor for SVN | Trinity Advisors, specializing in multi-tenant retail shopping centers, freestanding single tenant retail buildings and industrial properties. With more than 30 years of Dallas/Fort Worth commercial real estate market experience, Blake has combined sales and leases in excess of \$510 million. While Blake's shopping center and industrial clients are all across the United States, his focus is retail and industrial income producing properties in the Dallas/Fort Worth metroplex area.

Blake began his commercial real estate career in 1985 with the Henry S. Miller Company. Blake teamed up with Fidelity Asset Management (FAM), a local commercial real estate asset management company, for six years. FAM focused on bank owned real estate and government owned real estate (FDIC, RTC). The company was responsible for management, leasing and disposition of assets. Blake also served as president of Butler Commercial Realty assisting local industrial and retail buyers and sellers for eight years. In 2013 James Blake was named Charles D. Tandy Commercial Realtor of the Year.

As an involved commercial real estate Advisor, Blake has served as region three representative for the Texas Association of Realtors Commercial Investment Division. He has also served as chairman of the Society of Commercial Realtors in Fort Worth, Texas. In addition, Blake is an active member of the community serving on several civic boards. Blake holds a Certified Commercial Investment Member (CCIM) designation and has earned a bachelor's degree in real estate finance from Texas Tech University, Lubbock, Texas.

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