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CAPITAL ADVISORS

BEALLS - SEMINOLE

\$836,065

109 E Avenue A
Seminole, TX 79360

AVAILABLE SPACE
16,435 SF

FEATURES

- 9.25% Cap Rate
- \$836,065 Sales Price
- Intersection of two Major Highways



OFFICE

Jordan Wood, CCIM

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FOR SALE

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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04 PROPERTY INFORMATION

Property Overview

Additional Photos

07 LOCATION INFORMATION

Seminole, TX

Aerial

Close Aerial

11 FINANCIAL ANALYSIS

Financial Summary

Income & Expenses

Rent Roll

15 DEMOGRAPHICS

Demographics Map & Report

17 ADVISOR BIOS

Advisor Bio 1

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PROPERTY INFORMATION

SECTION 1

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OFFERING SUMMARY

Sale Price:	\$836,065
Cap Rate:	9.25%
NOI:	\$77,336
Lot Size:	0.38 Acres
Building Size:	16,435 SF
Price / SF:	\$50.87

PROPERTY OVERVIEW

Coldwell Banker Commercial, Capital Advisors is please to list for sale this single tenant Bealls in Seminole, TX. This is a NN lease with Landlord responsible for Common Area Maintenance, Roof & Structure (To be better defined in Financial Section of Offering Memorandum). This property has just under 7 years remaining on the term and the Tenant has two (2) five-year options to renew at previously determined rental increases per the lease. There is a rent bump starting in year 11 (January 2025) as further defined in Financial Section of the Offering Memorandum.

LOCATION OVERVIEW

This property is situated at the intersection of HWY 180 and HWY 385, the two main arteries that run East/West and North/South through Seminole. HWY 385 merges into HWY 62/82 which connects all the way to Lubbock, TX and also runs south to Midland/Odessa.

PROPERTY HIGHLIGHTS

- 9.25% Cap Rate
- \$836,065 Sales Price
- Intersection of two Major Highways
- NN Lease (See Income & Expense Comments for Clarification)
- Just under 7 years Remaining on Primary Term

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LOCATION INFORMATION

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SEMINOLE, TEXAS

Seminole, Texas is a vibrant young growing community located in the northern part of the oil-rich Permian Basin and on the southern edge of the agricultural South Plains of Texas. Our economy primarily consists of oil production, agriculture, and light steel fabrication. Gaines County has ranked among the top two counties in the state in both oil and cotton production and with the announcement of the Wolfcamp Shale discovery, we are poised to capitalize on a growing energy sector.

Complimenting Seminole's booming business community are neighborhoods which enjoy little to no crime, a city with low unemployment, mild climate, and easy access to the mountains of New Mexico, the sandhills of West Texas, and the rugged wilderness of the Big Bend National Park. Indeed, Seminole is a *quality* community in which to live, work and play.

In 2005, Gaines County continues to be the number one oil-producing county in Texas, the number one cotton-producing county in Texas, and the number one peanut-producing county in Texas. The hospital district has expanded to include a health care center, a family medical clinic, a fitness/rehabilitation center, an assisted living center, and home health care. Our school districts boast state-of-the-art facilities. Our county is served by the Seminole Sentinel, which is the oldest business in the county, and KIKZ-AM/KSEM-FM radio station with country, German, and Hispanic programming. Gaines County Airport, located 3 miles south of Seminole, is a modern facility with a fixed-base operator and a 5,000 foot paved and lighted runway.



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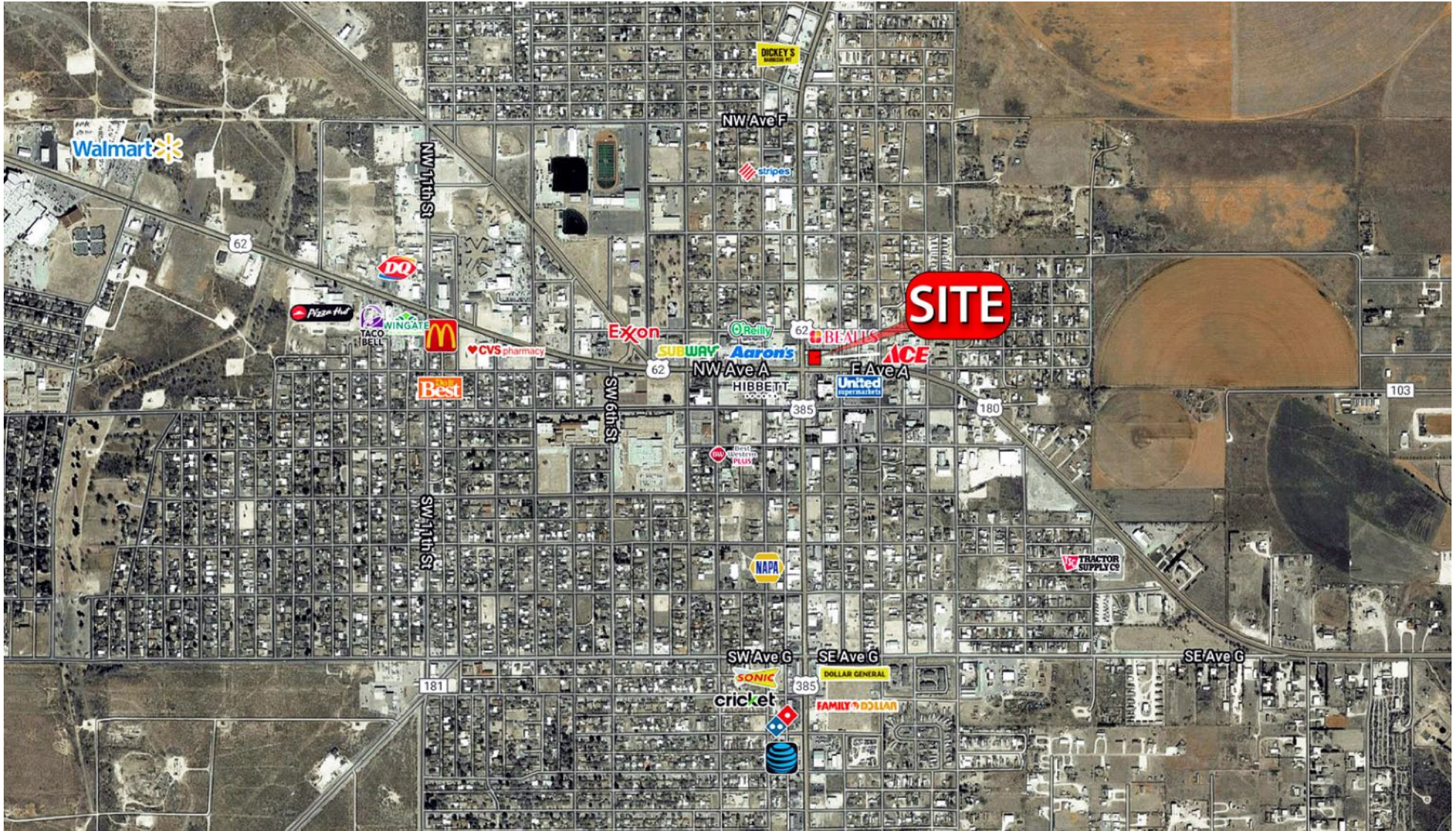
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FINANCIAL ANALYSIS

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INVESTMENT OVERVIEW

2020 PROFORMA

Price	\$836,065
Price per SF	\$50.87
CAP Rate	9.3%
Cash-on-Cash Return (yr 1)	12.74 %
Total Return (yr 1)	\$44,850
Debt Coverage Ratio	1.53

OPERATING DATA

2020 PROFORMA

Gross Scheduled Income	\$91,500
Other Income	\$16,995
Total Scheduled Income	\$108,495
Vacancy Cost	\$5,425
Gross Income	\$103,069
Operating Expenses	\$25,733
Net Operating Income	\$77,336
Pre-Tax Cash Flow	\$26,632

FINANCING DATA

2020 PROFORMA

Down Payment	\$209,016
Loan Amount	\$627,049
Debt Service	\$50,704
Debt Service Monthly	\$4,225
Principal Reduction (yr 1)	\$18,218

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INCOME SUMMARY	2020 PROFORMA	2017 FINANCIALS	2018 FINANCIALS	2019 FINANCIALS
Gross Scheduled Rents (at 100% Occ.)	\$91,500	\$91,500	\$91,500	\$91,500
Operating Cost Recoveries (at 100% Occ.)	\$16,994	\$16,994	\$16,994	\$16,994
Vacancy at 5% ProForma	-\$5,425	\$0	\$0	\$0
Other Income	\$0	\$0	\$0	\$0
Gross Income	\$103,069	\$108,494	\$108,494	\$108,494
EXPENSE SUMMARY	2020 PROFORMA	2017 FINANCIALS	2018 FINANCIALS	2019 FINANCIALS
Professional Fees	\$1,593	\$1,000	\$2,000	\$1,780
Repair & Maintenance	\$2,183	\$2,862	\$3,337	\$350
Common Area Maintenance	\$0	\$0	\$0	\$0
Property Taxes	\$9,852	\$12,825	\$10,692	\$9,852
Property Insurance	\$9,018	\$9,040	\$9,583	\$8,429
All Other Expenses	\$0	\$0	\$43	\$0
Capital Reserves	\$3,087	\$0	\$0	\$0
Gross Expenses	\$25,733	\$25,728	\$25,657	\$20,411
Net Operating Income	\$77,336	\$82,766	\$82,837	\$88,082

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR	COMMENTS
Bealls	1	16,435	7/29/2014	1/31/2027	\$91,500	100.0	\$5.57	
Totals/Averages		16,435			\$91,500		\$5.57	

Tenant's Base Rent will bump in August 2024 to \$8,333.33/Month (\$100,000 Annually).

Tenant has Two (2) options to extend for 5-years each option. The bump in Base Rental Rate is as follows for each option:

- (1) \$9,000/Month Base Rent (\$108,000 Annually)
- (2) \$9,666.67/Month Base Rent (\$116,000 Annually)

Landlord Obligations: Landlord, at its sole cost and expense, shall keep in good repair and working order consistent with a first-class retail building: (i) the Demised Premises' foundation, structural members and portions, and exterior walls, roof and roof membrane, (ii) any plumbing, electrical, utility and mechanical equipment and lines up to the point of connection to the Demised Premises and any such plumbing, electrical, utility and mechanical equipment and lines located within or below the slab, within the walls, above the ceiling or outside the exterior walls, of the Demised Premises (excluding the heating, ventilation and air conditioning system serving the Demised Premises, which shall be repaired and maintained by Tenant in accordance with the Lease) and (iii) any plumbing, electrical, utility and mechanical equipment and lines and building systems (wherever located) that service more than the Demised Premises. Landlord shall additionally be responsible for any damages to plate glass, windows, doors, door and window frames, exterior openings, store fronts, sign, systems, etc. caused by failure of or latent defect in the foundation, soil, roof, exterior walls or structural portions of the Demised Premises. Landlord, however, shall not be required to many any repairs occasioned by the act or negligence of Tenant, its agents, employees, subtenants, licensees, and concessionaires.

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DEMOGRAPHICS

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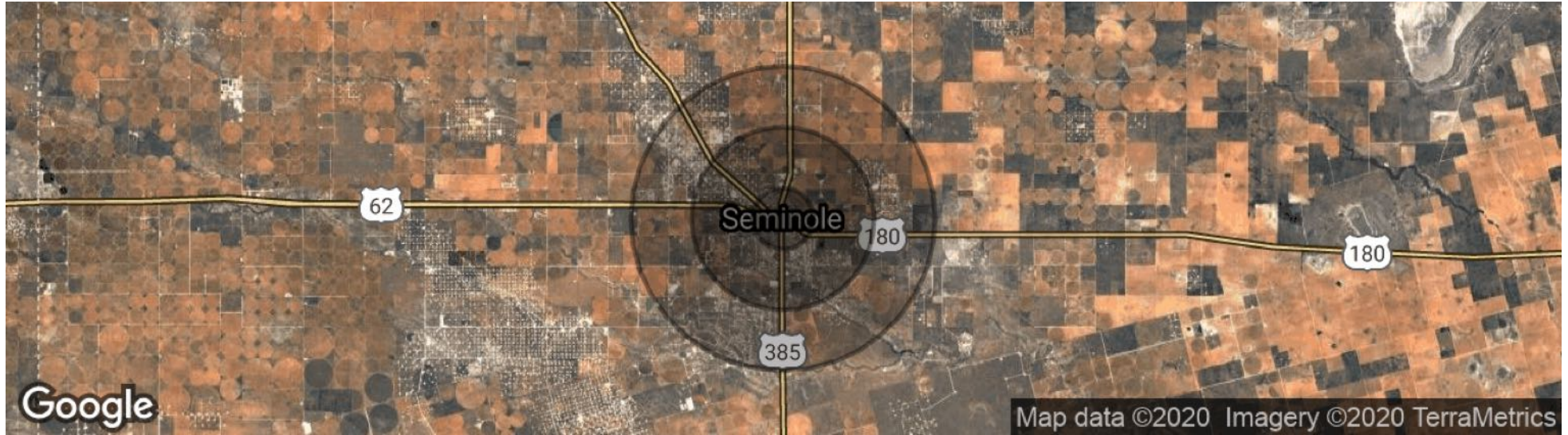
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	20	184	513
Average age	25.2	24.6	24.5
Average age (Male)	25.2	24.6	24.5
Average age (Female)	25.2	24.6	24.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5	50	141
# of persons per HH	4.0	3.7	3.6
Average HH income	\$98,040	\$88,236	\$86,915
Average house value	\$163,690	\$143,728	\$141,112

* Demographic data derived from 2010 US Census

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ADVISOR BIOS

SECTION 5

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JORDAN WOOD, CCIM

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Direct: 806.784.3224 | Cell: 806.317.4666

PROFESSIONAL BACKGROUND

- Joined Coldwell Banker Commercial Rick Canup, Realtors in January 2012 as a Retail & Investment Sales Specialist
- Member of Lubbock Association of Realtors
- Licensed by the Texas Real Estate Commission

PRIMARY SPECIALTY

- Single Tenant Net Leased and Multi-Tenant investment Sales
- Retail Leasing & Brokerage

EDUCATION

- Texas Tech University
- South Plains College, Levelland, Texas
- Associate's Degree in Business
- Emerging Broker Training
- Certified Commercial Investment Member (CCIM) - 2015
- Licensed By the Texas Real Estate Commission - 2012
- Member of (ICSC) International Council of Shopping Centers -2012
- Graduate of Emerging Broker Training, 2012 Coldwell Banker

MEMBERSHIPS

- #1 Coldwell Banker Commercial office in Texas for 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, and 2018
- #4 Coldwell Banker Commercial office nationally in 2018
- #4 Coldwell Banker Commercial office nationally in 2017
- #5 Coldwell Banker Commercial office nationally in 2016
- #8 Coldwell Banker Commercial office nationally in 2015
- #6 Coldwell Banker Commercial office nationally in 2014
- #7 Coldwell Banker Commercial office nationally in 2013
- #5 Coldwell Banker Commercial office nationally in 2012
- #8 Coldwell Banker Commercial agent in Texas 2017
- 2017 Silver Circle of Distinction

Capital Advisors

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