

FOR SALE



LONE STAR FLOORS BUILDING

10009 South Highway 6, Sugarland Texas 77498





Sale Price	\$2,650,000.00
Cap Rate	8.51%
Building SF:	11,000 SF
Land size:	0.68 Acres
Year Built	2008
PSF price to the building:	\$245.00

Property Highlights

- Excellent visibility from Highway 6
- One story stucco storefront/metal construction with large yard in rear
- located in the high income Sugarland Suburb
- Open floorplan with high ceilings. Large air-condition showroom With Office, Restroom, and Kitchen
- Long Term Tenant since 2008
- Lone Star Floors has currently three stores in the Houston MSA

Tenant Name	Unit #	SF	Lease Begins	Lease Expires	Net Rent	Rent Per SF	NNN	Total
Lone Star Floors	100	11,000	6/1/2026	5/31/2031	\$18,800.00	\$20.50	\$2,200.00	\$21,000.00
Totals		11,000			\$18,800.00		\$2,200.00	\$21,000.00

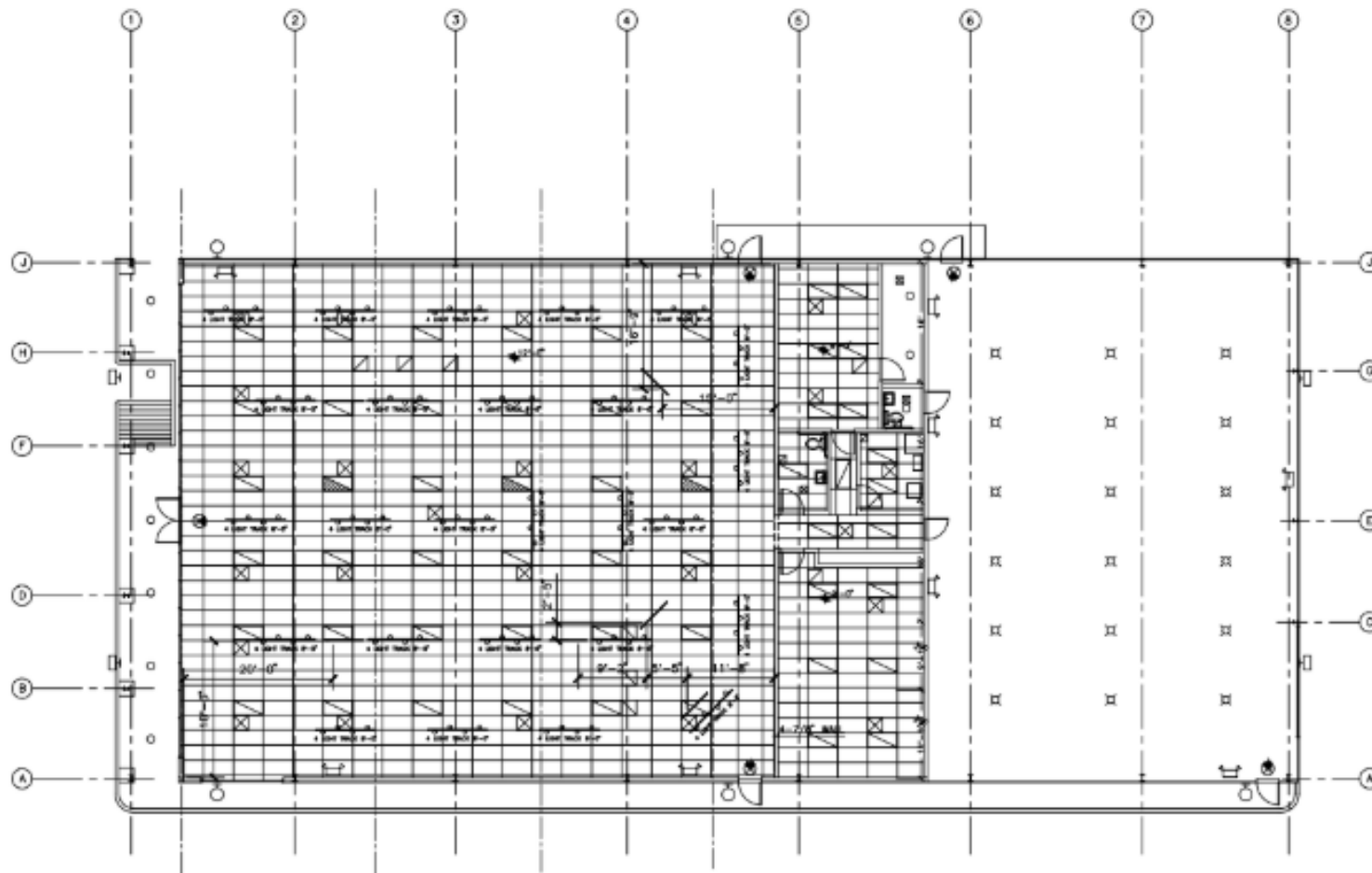
Income:	Actual
Annual Rent	\$ 225,600.00
Expense Reimbursements	\$ 27,942.00
Total Income:	\$ 253,542.00
Net Operating Income:	\$ 225,600.00
PRICE:	\$ 2,650,000.00
CAP Rate:	8.51%

Expenses:	Budget
Taxes:	\$16,130.00
Insurance:	\$ 9,500.00
Landscape/Maint:	\$ 617.00
Utilities:	\$ 1,695.00
Total Expenses:	\$ 27,942.00









GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION



RSK ENGINEERING
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS
2140 FM 1562 W
HOUSTON, TEXAS 77069

TEL: (281) 660-4000
FAX: (281) 383-9800

PLAN NOTES: REFLECTED CEILING

LEGEND

- 2' x 4' LAY-IN FLUORESCENT LIGHT FIXTURE, 80/4-32 W, ACRYLIC LENS, 120 V.
- 150 WATT, 120 V, W-H PENDANT MFL.
- 180 WATT, 120 V, OHN LIGHT (HOMES).
- 2-20 WATT, 120 V EMERGENCY LIGHT WITH BATTERY BACK-UP.
- WALL PACK 175 WATT, 120 V M-H LAMPS (PHOTO CELL).
- WALL PACK 400 WATT, 120 V M-H LAMPS (PHOTO CELL).
- 28 WATT, 120 V EXT LITE WITH BATTERY BACK-UP.
- CEILING ELEVATION.
- 6' x 6' RESTROOMS EXHAUST FAN TO CHW.
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PLAN NOTES: SHAW DESIGN CENTER

1. SDC INSTALLATION AT THE CEILING TO INCLUDE ONLY THE HANGING OF SDC RELATED SIGNAGE. ALL ELECTRICAL WORK AS WELL AS THE INSTALLATION OF ALL CEILING, CEILING FIXTURES AND ACCESSORIES ARE THE RESPONSIBILITY OF THE DEALER UNLESS NOTED OTHERWISE.
2. ALL LIGHTING OTHER THAN TRACK LIGHTING SHOULD BE CONSIDERED EXISTING UNLESS NOTED OTHERWISE.
3. ALL CEILING HEIGHTS AND LOCATIONS OF LIGHTS OTHER THAN TRACK LIGHTING ARE SUGGESTIONS AND SHOULD BE VERIFIED WITH THE FINAL ARCHITECTURAL AND/OR ELECTRICAL LIGHTING PLANS.
4. ALL ANGLED LIGHTING AND SIGNAGE AT 45 DEGREES UNLESS NOTED OTHERWISE.
5. DIMENSIONS ARE FROM TRACK SUPPORT, CENTER OF WALL SIGN OR SUPPORT OF HANGING SIGN UNLESS NOTED OTHERWISE.
6. VERIFY EXISTING CEILING HEIGHTS AND LOCATIONS OF ALL EXISTING LIGHTING, HVAC, SPRINKLER HEADS, AND STRUCTURE BEFORE PLACING NEW SIGNAGE AND LIGHTING.
7. ALL CEILING SIGNAGE TO BE HUNG AT A HEIGHT OF 8'-0\"/>



FIRST FLOOR REFLECTED CEILING PLAN

PROJECT: **LONE STAR FLOORS**
10000 HWY. 6 SOUTH
SUGAR LAND, FORT BEND COUNTY, TEXAS 77478
DRAWN BY: J. SCHROEDER DATE: 2/11/2004 SHEET: **A2.1**
CHECKED BY: RE PROJ. NO.: CH040305.1



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 our counter-offer from the client;
- 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

ROM, LLC	900177	info@romcp.com	713.237.0000
Licensed Broker/Broker Firm Name or Primary Assured Business name	License No.	Email	Phone
Rafael Melara	496309	rafael@romcp.com	713.237.0000
Designated Broker of Firm	License No.	Email	Phone

_____ 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

Information available at www.trec.texas.gov
IABS 1-0

