

Retail, Restaurants,  
Convenience Store,  
Medical Office  
Suites,

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2121 FM 1417

SHERMAN -TEXAS





## EXTERIOR PHOTOS



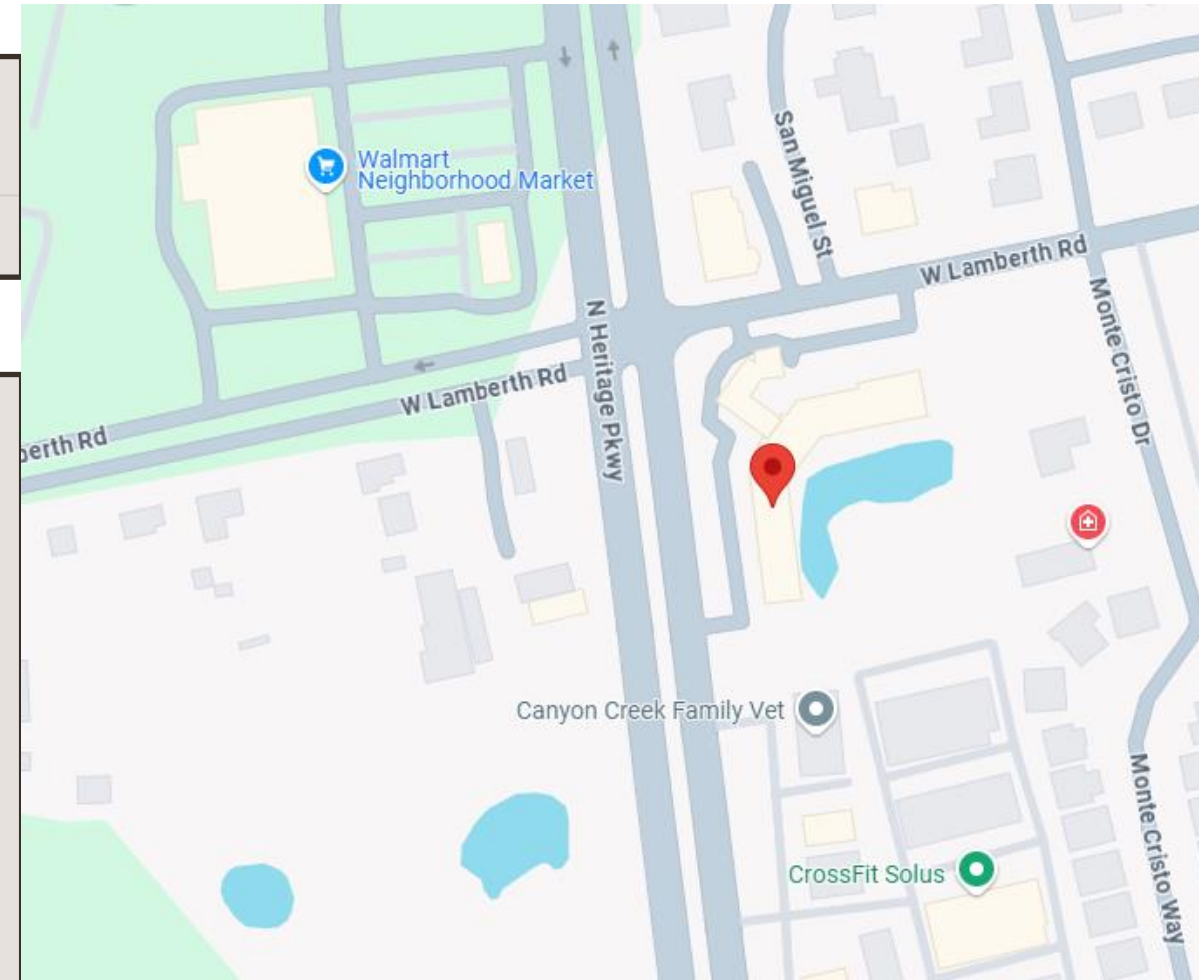
# LOCATION, USAGE AND FACILITY OVERVIEW

## Current Tenants

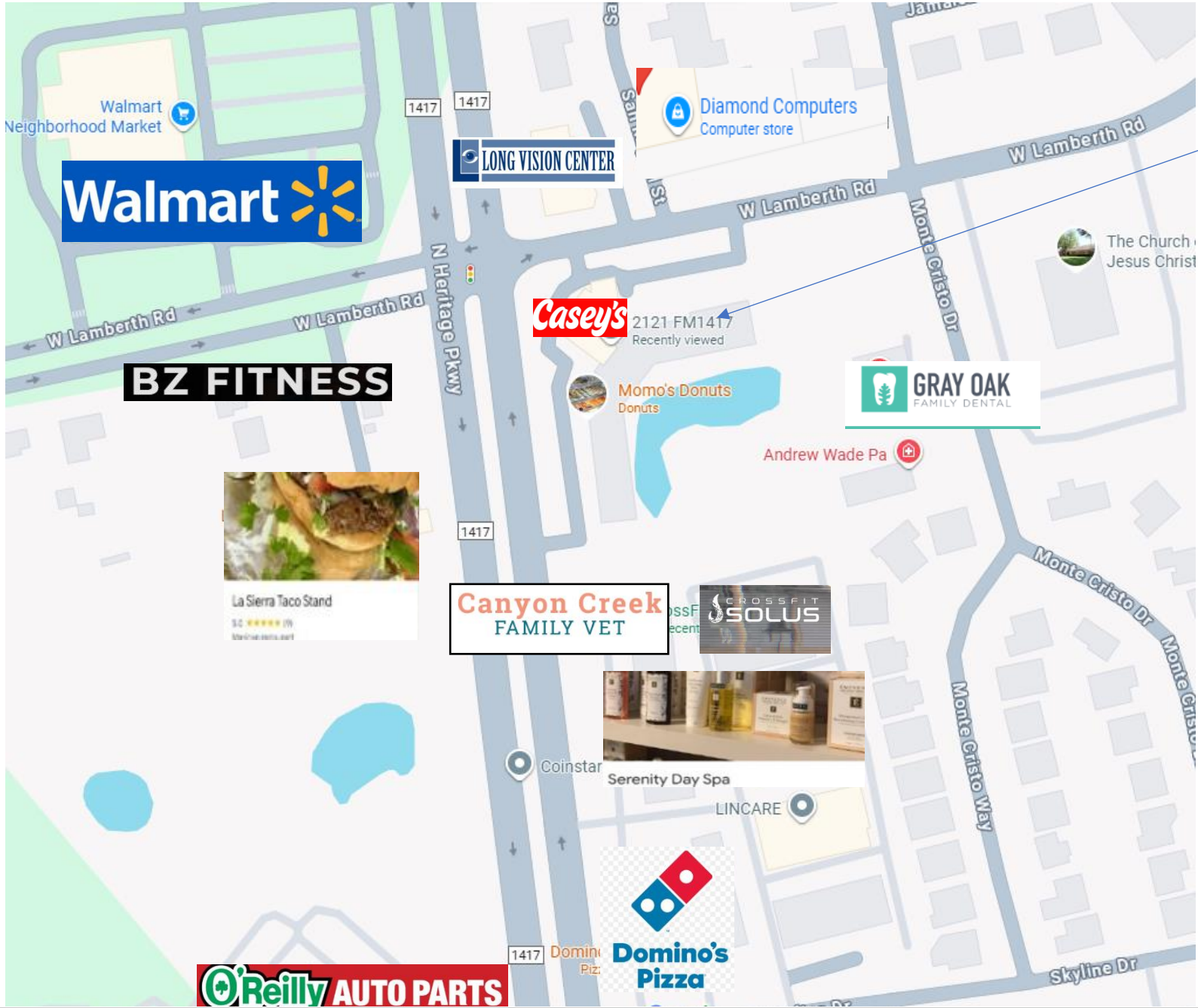
- Occupied by Massage ,Bookkeeping, Gas Station, Gold & Silver shop , Donut shop, Pizza Shops & Ice Cream shop.

## Commercial Zoning – Sherman Usages allowed

- Professional Offices.
- Salon suites, Recreational , Gym
- Shopping , Café, Restaurants, Businesses & more.
- Any retail shops except Smoking or Vape Shops.
- Building has about 100 parking in front of the building.
- Walmart is situated on the north west side of the Lamberth & Heritage Rd .



2121 FM 1417



**Walmart**

**BZ FITNESS**



La Sierra Taco Stand  
3.0 ★★★★★ (19)  
Starbucks.com

**Canyon Creek**  
FAMILY VET



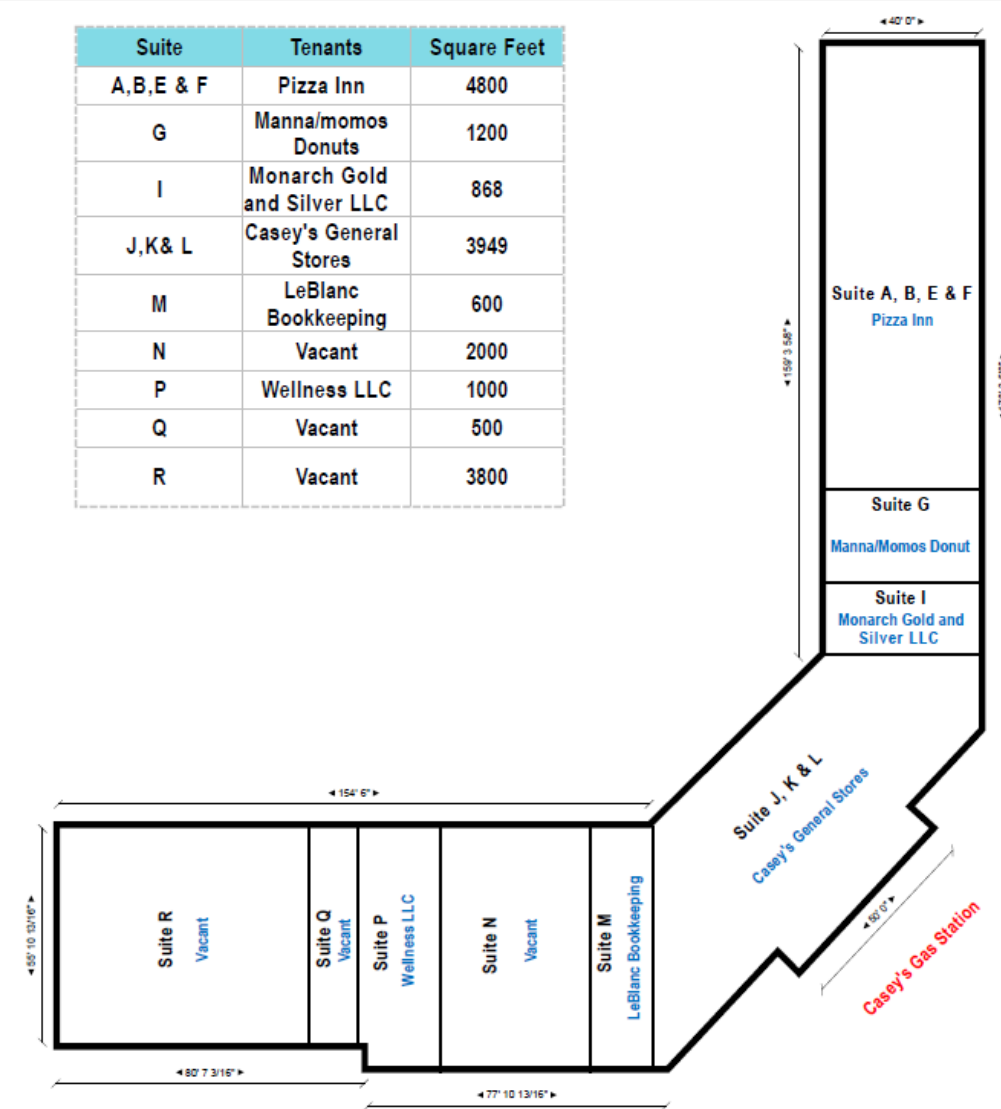
**O'Reilly AUTO PARTS**

**Domino's Pizza**



# SITE LAYOUT

Suite	Tenants	Square Feet
A, B, E & F	Pizza Inn	4800
G	Manna/momos Donuts	1200
I	Monarch Gold and Silver LLC	868
J, K & L	Casey's General Stores	3949
M	LeBlanc Bookkeeping	600
N	Vacant	2000
P	Wellness LLC	1000
Q	Vacant	500
R	Vacant	3800



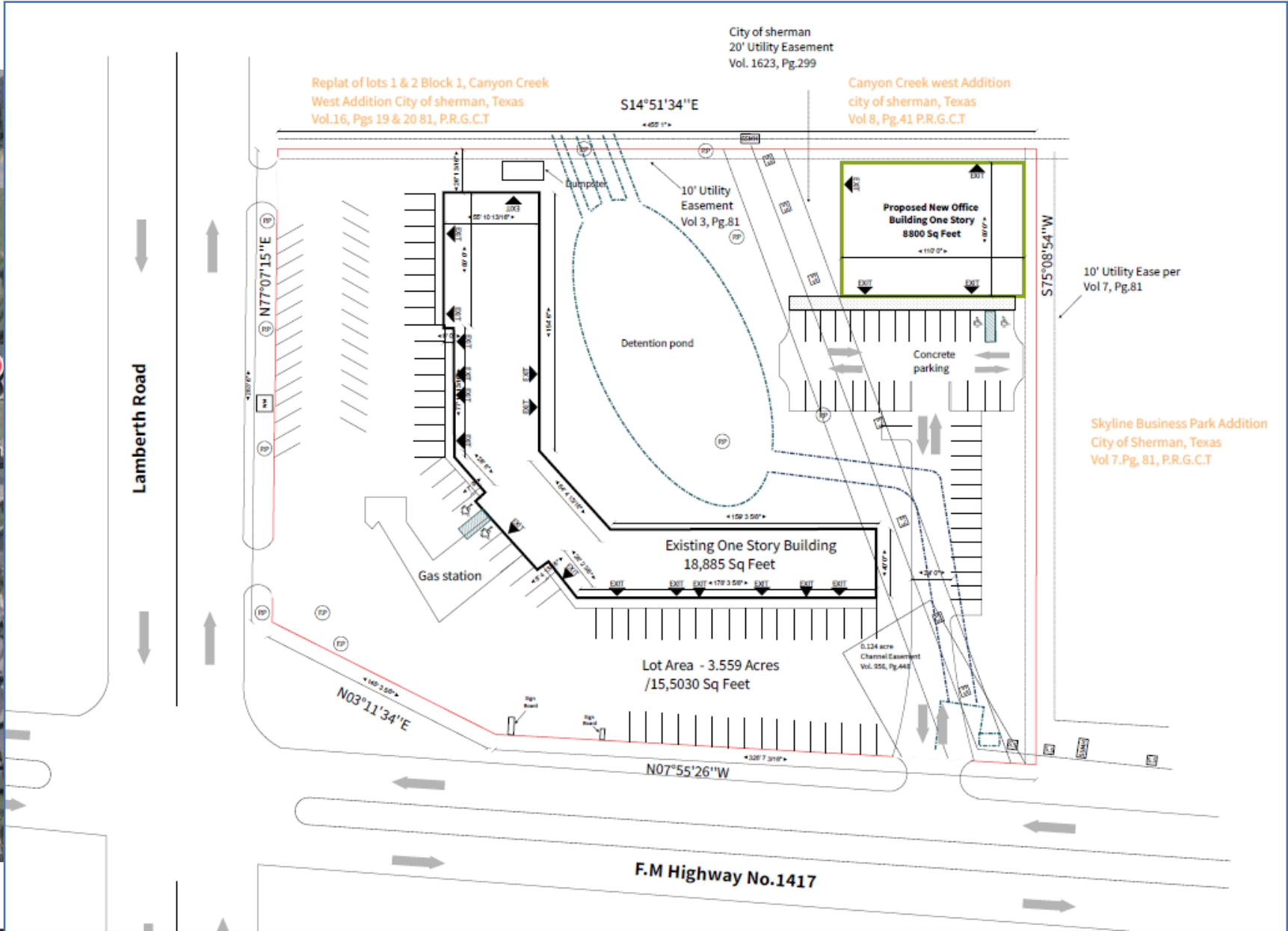
N HERITAGE PKWY - FM 1417

W - LAMBERTH RD

Walmart- Located on the north west corner

# Buildable Land

# Concept Plan for the vacant lot behind the existing building





## INTERIOR PHOTOS





# Current Rent Roll, Proforma and NOI

Suite	Tenant	SQFT	Moved In	Lease End	Renewal Options	NET / Base		Total	Proforma NET	Remarks
						Annual Rent	Tenant Paid NNN	Tenant Paid	Annual Rent	
A,B,E & F	Pizza Inn	4800	2022	06/30/2032	One 10 year until 2042	\$72000	\$32448	\$104448	\$72000	
G	Manna/Momos Donut	1200	2003	07/31/2031	None	\$20688	\$8112	\$28800	\$20688	
I	Monarch Gold & Silver	868	2026	07/31/2031	One 5 years until 2036	\$16932	\$5868	\$22800	\$16932	
J,K & L	Casey's General Stores	3949	1997	8/31/2032	Three 5 years until 2048	\$47424	\$26695	\$74119	\$47424	
M	LeBlanc Bookkeeping	600	2012		None	\$2629	\$4056	\$6685		Landlord is keeping Suite M on month to month incase new tenant needs a contiguous 2600 SQFT
N & O	Vacant	2000	-		None	0	0	0	\$39000	
P	Wellness LLC	1000	2024	12/31/2030	None	\$17960	\$6760	\$24720	\$17960	
Q & R	Vacant	4468	-		None	0	0	0	\$53616	
Z Parking	McClure, Nat Insurance	-	2024	12/31/2026	None	\$1800.00	\$0	\$1800.00	\$1800	Parking rent from Neighbors
<b>Net Operating Income</b>						<b>\$179433</b>	<b>\$83939</b>	<b>\$263372</b>	<b>\$269420</b>	

Operating Expenses – NNN Break up	Amount
Repairs	4310.00
Utilities	31124.36
Insurance	19585.00
Cleaning and Maintenance	6935.29
Taxes	53683.95
Management Fees	12,000.00
<b>Total Expenses</b>	<b>127638.60</b>
<b>Per SQFT Expenses</b>	<b>\$6.76</b>



# Sale Price

- 2.695M\$ including the buildable land.

## Valuation with

CAP Rate	0% Income accounted for 2 Vacant space	100% Income accounted for 2 Vacant Space	25% Income accounted for 2 Vacant Space
7	\$ 2,563,328.57	\$ 3,848,857.14	\$ 2,884,710.71
7.5	\$ 2,392,440.00	\$ 3,592,266.67	<b>\$ 2,692,396.67</b>
8	\$ 2,242,912.50	\$ 3,367,750.00	\$ 2,524,121.88