

**VALLEY VIEW CENTER
PRESENTED BY:
TRANSGLOBAL REALTY ADVISORS**



2914 VALLEY VIEW FARMERS BRANCH TEXAS

Information contained herein is not guaranteed by Transglobal Realty Advisors. All Buyers should conduct their own due diligence.



Description: A Stunning 5,800 sq.ft building in the heart of Farmers Branch, Texas. Building is in excellent and new condition and is 100% leased to good selection of tenants, including Metroplex Medical Center , Cricket Wireless & Fiesta Insurance. **Location:** The building is located at 2914 Valley View Lane in the heart of Farmers Branch, Texas and next to Walmart.

Zoning: Retail.

Acreage: .32 acres

Utilities: All utilities and services are in place.

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ASSET FEATURES • The center enjoys excellent visibility. • The center is 100 percent occupied. • Easy access from Highway 635 & 35. • Well balanced, traffic generating tenants, that complement and sustain long term business. • Attractive contemporary architecture and customer friendly store fronts. • Clean lines and open-air design. • The majority of the tenants have been in this property for longer than 1 year. • Long term leases. • Fully renovated.

FINANCIALS:

TENANTS: METROPLEX MEDICAL CENTER - 3,458 SQ.FT \$8,068.67/Month
Base Rent Plus \$3,037.28 NNN Lease Expires 10/30/2032



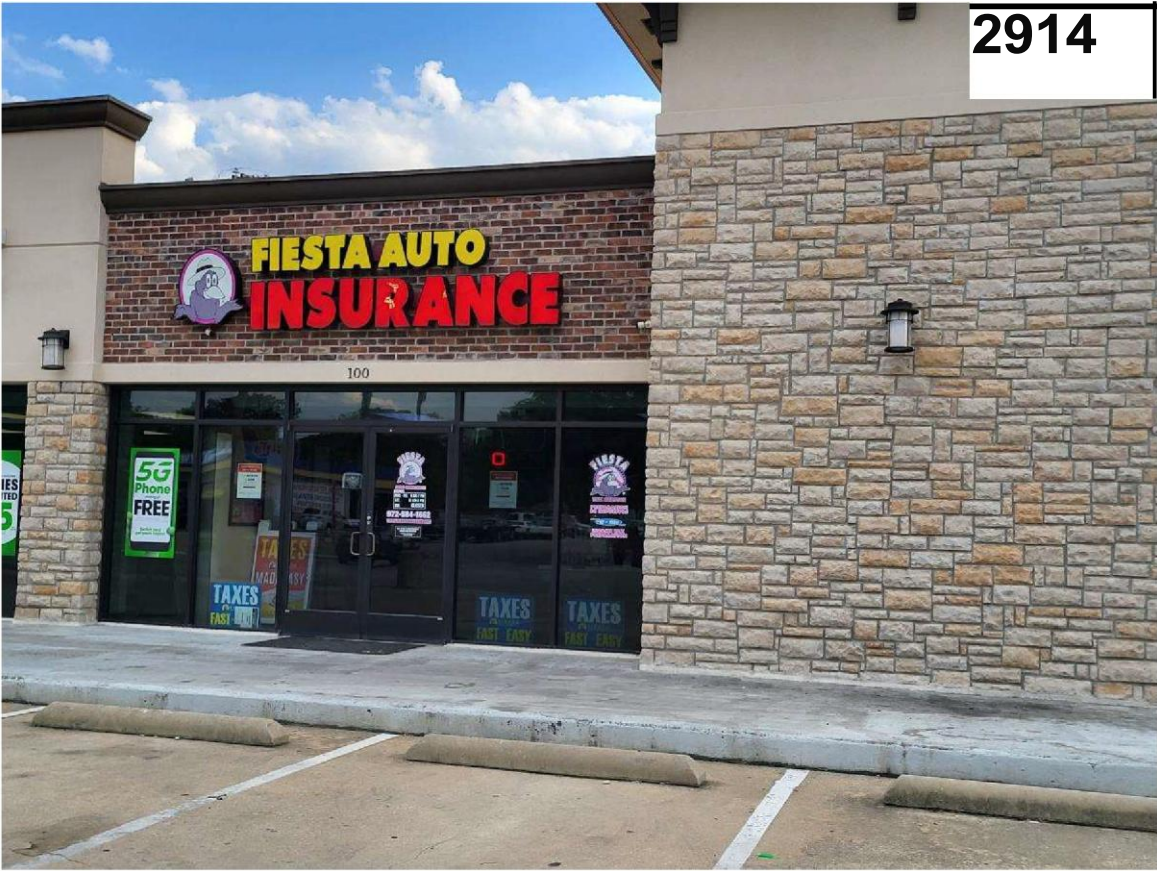
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CRICKET WIRELESS- 1,000 SQ.FT \$3,166.66 /Month Base
Rent Plus \$878.33 NNN Lease Expires 8/31/2029



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**FIESTA INSURANCE 1300 SQ.FT \$3,439.00 /Month Base Rent Plus \$1,079.67
NNN Lease Expires 10/30/2032**



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NEXT TO WALMART



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FINANCIAL OVERVIEW



EXPENSES

Electric	\$ 3,297.39
Insurance	\$ 4,174.89
Real Estate	\$ 36,812.41
Repairs and Maintenance	\$ 6,607.97
Total Amount	\$ 50,892.66

PRICING

PRICE \$3,089,194
GLA 5800 SQ.FT
CAP RATE 5.7%
NOI \$176,084.04

ALL LEASES ARE NNN LEASES

For More information, please contact John Aflatouni with Transglobal Realty Advisors,

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your worldwide real estate partner at 469-585-4991 or email transglobalre@gmail.com



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