



**Client Based Properties, Inc.**

"Complete Real Estate Services"

Chuck Precopia - Broker

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Main Street Properties

Many Use Types  
Downtown Zoned  
South of City Hall

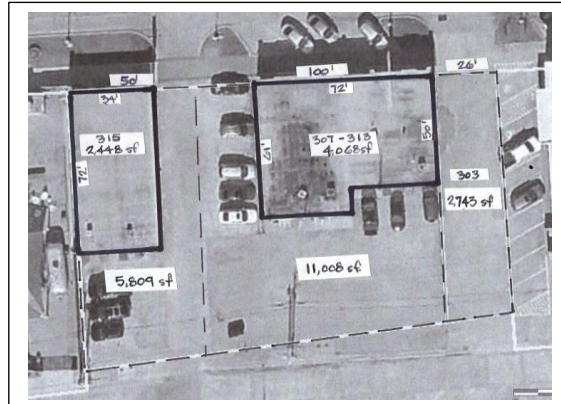
**LOCATION, LOCATION, LOCATION**

**INVESTMENT PACKAGE**  
**2 Buildings + 3 Lots**  
**South of City Hall**  
**Grand Prairie**



<u>Property</u>	<u>Building</u>	<u>Land</u>
330 (303) W Main St		2,743 sf
307-313 West Main St	3,836 sf	11,008 sf
315 West Main St	2,448 sf	5,809 sf
	6,284 sf	19,560 sf

**315**



**303-313**



KEY NOTES

- In **2019 Master Development Plans**  
See [www.gptx.org](http://www.gptx.org) - Development
- Abuts **Grand Civic Plaza**
- Downtown Core Area**
- Office, Entertainment & Shopping
- City hosting **50+ Events a Year**

PROFORMA

<u>Units</u>	<u>Size</u>	<u>Rate</u>	<u>Annual</u>
307-313	3,836 sf	\$16.00	\$ 61,376
315	2,448 sf	16.00	+ 39,168
Totals	<b>6,248 sf</b>		<b>\$ 100,544</b>
NNN	6,248 sf	\$4.50	+ 28,278
<b>GROSS INCOME</b>			<b>\$ 128,822</b>
Vacancy 10%			- 12,882
<b>Adjusted Gross</b>			<b>\$ 115,940</b>
Maintenance			- 6,000
NNN Expenses (\$4.50/sf)			- 28,278
<b>CAP</b>	<b>6.28 %</b>	<b>NOI</b>	<b>\$ 81,662</b>

SUMMARY

**2 Buildings: 6,516 sf    3 Tracts of Land: 29,060 sf**  
**REDUCED Sales Price: \$1,700,000 \$ 1,300,000**

Information contained herein is from sources deemed reliable; however, not guaranteed by **Client Based Properties, Inc.** Interested parties are encouraged to perform investigations & due diligence as needed prior to buying or leasing.