



BROWNWOOD TX - AG OFFICE

3711 AUSTIN AVENUE
BROWNWOOD, TX 76801

Wes Hallmark, CCIM, SIOR
Senior Investment Advisor
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TX #203788



Property Summary



OFFERING SUMMARY

Sale Price: \$475,000

Cap Rate: 7.0%

NOI: \$33,554

Building Size: 2,300 SF

Price / SF: \$206.52

PROPERTY OVERVIEW

New Attorney General Office for State

Attorney general jobs include the authority to issue formal opinions to state agencies; act as public advocates in areas such as child support enforcement, consumer protections, antitrust and utility regulation; propose legislation; enforce federal and state environmental laws; represent the state and state agencies before the state and federal courts; handle criminal appeals and serious statewide criminal prosecutions; institute civil suits on behalf of the state; represent the public's interests in charitable trust and solicitations; and operate victim compensation programs.

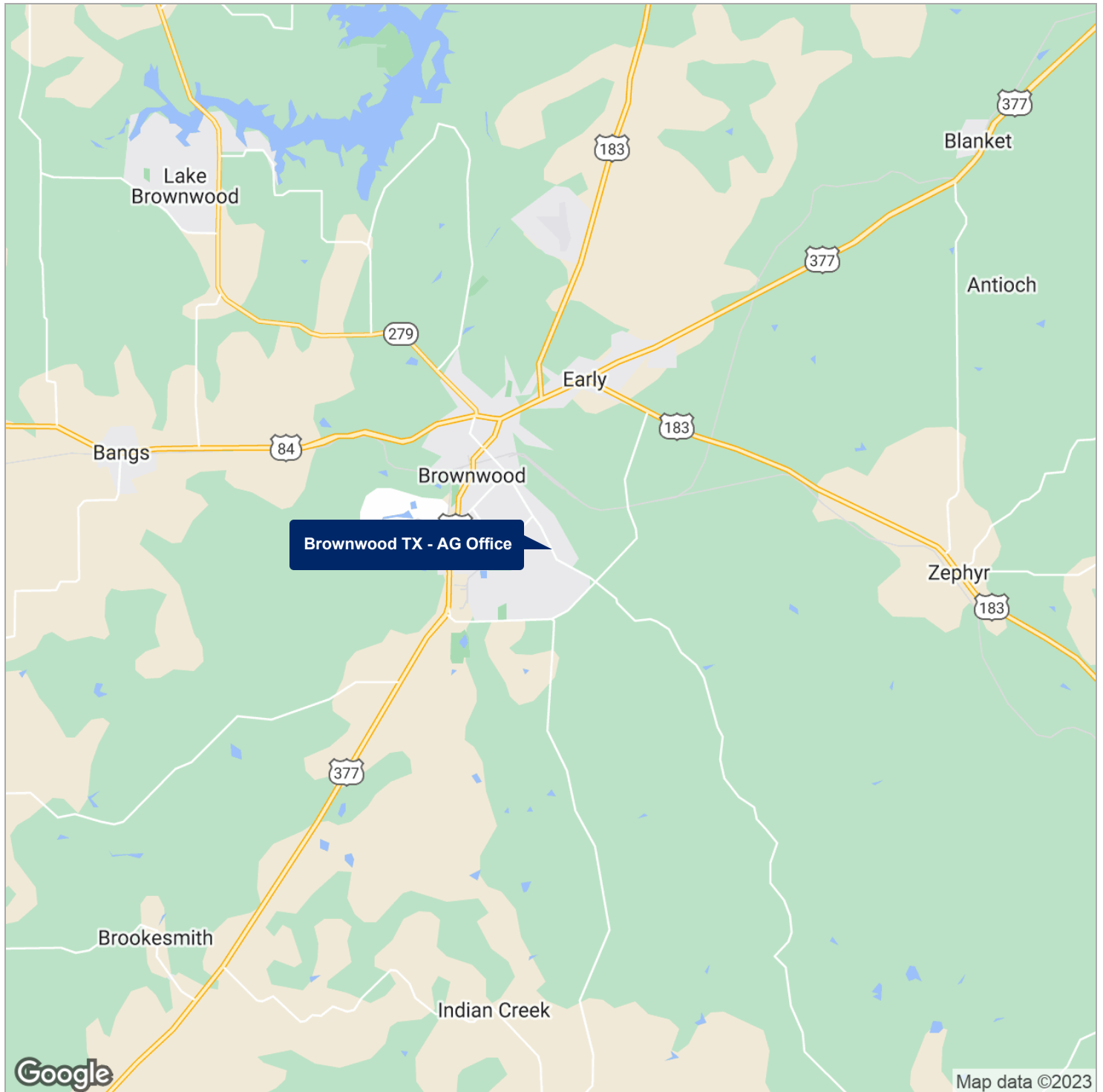
PROPERTY HIGHLIGHTS

- New 10 year Lease commences March 1, 2018
- Previously a bank building

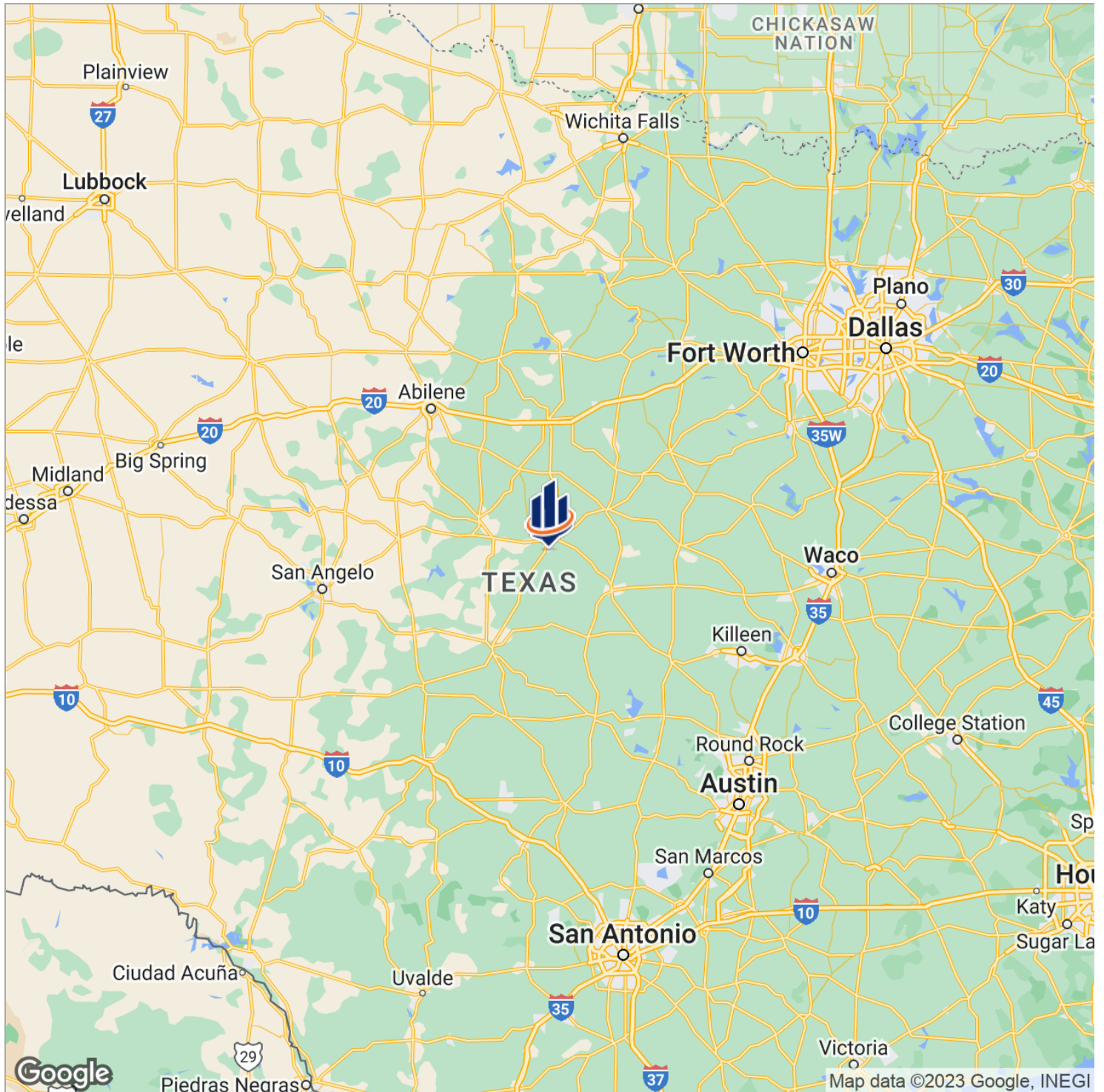
Additional Photos



Regional Map



Location Maps



Financial Summary

INVESTMENT OVERVIEW

BROWNWOOD TX - AG OFFICE

Price	\$475,000
Price per SF	\$206.52
CAP Rate	7.0%
Cash-on-Cash Return (yr 1)	13.4 %
Total Return (yr 1)	\$15,908
Debt Coverage Ratio	1.34

OPERATING DATA

BROWNWOOD TX - AG OFFICE

Gross Scheduled Income	\$59,832
Total Scheduled Income	\$59,832
Vacancy Cost	\$0
Operating Expenses	\$26,278
Net Operating Income	\$33,554
Pre-Tax Cash Flow	\$8,563

FINANCING DATA

BROWNWOOD TX - AG OFFICE

Down Payment	\$118,750
Loan Amount	\$356,250
Debt Service	\$24,991
Debt Service Monthly	\$2,082
Principal Reduction (yr 1)	\$7,345

Income & Expenses

INCOME SUMMARY

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Potential Income	\$59,832
Gross Income	\$59,832

EXPENSE SUMMARY

BROWNWOOD TX - AG OFFICE

Taxes/ Year [Estimated]	\$5,500
Insurance [Estimated]	\$2,478
Utilities [Estimated]	\$7,900
Repair & Maintenance [Estimated]	\$2,500
Janitorial [Estimated]	\$7,200
Misc & Supplies [Estimated]	\$400
Pest Control	\$300
*Proforma Expenses Estimated - Occupancy 1-1-2018	\$0
Gross Expenses	\$26,278
Net Operating Income	\$33,554

Rent Roll

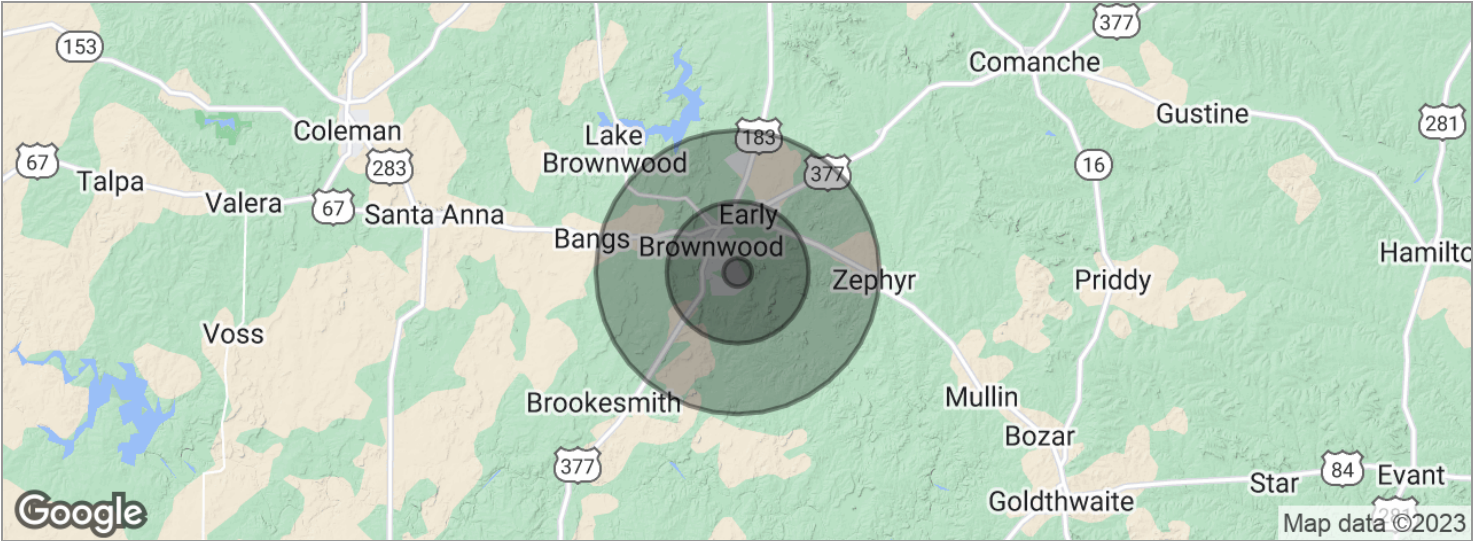
TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	ANNUAL RENT	PRICE PER SF/YR
A.G.		2,294	01 - 01 - 2018	12 - 31 - 2022	Current	\$59,832	\$26.08
AG		2,294	01 - 01 - 2023	12 - 31 - 2027	Current	\$41,843	\$18.24
Totals/Averages		4,588				\$101,675	\$22.16

Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	2,151	23,477	30,774
Median age	38.0	35.2	36.5
Median age (male)	36.9	35.9	37.1
Median age (female)	40.6	36.2	37.5
	1 MILE	5 MILES	10 MILES
Total households	779	8,586	10,980
Total persons per HH	2.8	2.7	2.8
Average HH income	\$58,130	\$46,762	\$50,003
Average house value	\$90,433	\$95,100	\$94,934

* Demographic data derived from 2020 ACS - US Census

Demographics Map



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Advisor Bio & Contact 1

WES HALLMARK, CCIM, SIOR

Senior Investment Advisor

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TX #203788

PROFESSIONAL BACKGROUND

W. Wesley Hallmark, CCIM, SIOR serves as a Senior Associate for SVN. Specializing in the management, leasing and brokerage of office, retail, industrial and income producing properties in West Texas. He serves the Lubbock, Amarillo, Midland/ Odessa, San Angelo and Abilene markets. With over 35 years of experience, Hallmark has completed over 2000 commercial real estate sales and leasing transactions, valued at over \$300 million.

With an extensive background in commercial real estate, Hallmark is the founder and owner of Wes Hallmark & Associates, LLC, a SVN affiliate. Some of Hallmark's major accomplishments include the completion of a \$55 million tenant representation deal for SW Bell wireless [AT & T]. This transaction involved securing a 230,000 square foot call center in Lubbock, Texas, which created over 1600 new jobs for the city. Hallmark's major clients have included GE, Allstate Insurance, General Motors, Federal Express, Owens Corning Fiberglass, Travelers Insurance, Bank of America, Wells Fargo Bank, Cox Communications, the U.S. Government, State of Texas and City of Lubbock, to name a few.

Hallmark has consistently stayed active within the Lubbock community and the commercial real estate industry. Hallmark is involved with the Lubbock Board of Realtors, North Texas Commercial Association of Realtors, the Texas Association of Realtors, the National Association of Realtors [NAR] and the CCIM Institute, [Certified Commercial & Investment Member] and SIOR [The Society of Industrial & Office Realtors]. He also served The Lubbock Housing Finance Corporation, an issuer of tax-exempt mortgage revenue bonds for the City of Lubbock. Hallmark held not only the Director position in the corporation, but every officer level position within the corporation as well.

Hallmark received his bachelor's degree in Advertising and Marketing from Texas Tech University.