

retail

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FOR SALE: Multi-Tenant Retail Investment
100 E Pecan St (Hwy 1825) - Pflugerville, Texas 78660

100% LEASED TO 3 TENANTS

Leases Guaranteed by Seller and Tenant
New 5 Year Leases Begin with Sale of Property
Excellent Visibility to Hwy 1825

PRICE: \$600,000



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For More Information:

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The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information (“Information”) provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you (“Buyer”) and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of Retail Solutions (“Brokers”) are acting as Seller’s Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner (“Owner”) to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase “within the firm” shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and Retail Solutions.

Investment Overview

PROPERTY DESCRIPTION

A 100% occupied architecturally interesting, three-tenant retail investment property on Pecan st. (hwy 1825) in the heart of downtown Pflugerville. The property sits on a hard corner and enjoys excellent visibility to the cars on 1825. Each of the units is separately metered and there is convenient parking. The building has old west charm with the wonderful awning across the front and the old west style façade. Tenants are related to the Seller.

Property Address	100 E. Pecan Street (hwy 1825), Pflugerville, TX 78660
Location	NE corner of Pecan St (Hwy 1825) & 1st Street (in downtown Pflugerville)
County	Travis
Rentable Building Area	4,780 SF
Site Size	.172 acres
Occupancy	100%
Year of Construction	1909
Number of Buildings	1
Number of Tenants	3
Lease Type	Modified Gross

FINANCIALS

Price	\$600,000
Capitalization Rate	7.73% on current income
Terms	Cash to Seller
INCOME & EXPENSE*	
Base Rent	\$57,600
Expenses	\$11,200
Net Operating Income*	\$46,400

**Income: Current rental income annualized
Expense: 2011 budgeted Operating Expenses*

Expenses

Expense	2011 Budgeted	
	PSF	Total
CAM	\$0.52	\$2,000
Taxes	\$0.98	\$4,700
Insurance	\$0.94	\$4,500
Total	\$2.34	\$11,200

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Rent Roll

TENANT	SQ. FT.	%	Rent		ANNUAL MONTHLY		TERM	Notes
			PSF	RENT	RENT	RENT		
Nail Salon	1,800	38%	\$10.97	\$19,740	\$1,645		5 year Term*	Seller and Tenant will guarantee the lease. Tenant is Seller's son
Foot Message Spa	1,700	36%	\$10.98	\$18,660	\$1,555		5 year Term*	Seller and Tenant will guarantee the lease. Tenant is Seller's son
Clothing Store	1,280	27%	\$15.00	\$19,200	\$1,600		5 year Term*	Seller and Seller's son will guarantee the lease. Tenant is Seller
Totals:	4,780	100%		\$57,600	\$4,800			*All terms begin on sale of building

Property Highlights

- 100% leased. All leases guaranteed by seller and tenants.
- 19,500 vehicles per day on Pecan St (Hwy 1825) . Pecan is a major artery in Pflugerville. It is a heavily traveled East/West thoroughfare connecting IH-35 to hwy 685 and on to toll road 130.
- The surrounding area has excellent demographics:

DEMOGRAPHIC SNAPSHOT

	1 miles	3 miles	5 miles
2010 Census Population	11,499	65,189	159,395
2016 Projected Growth	26.2%	24.4%	20.4%
Average HH Income	\$78,210	\$72,516	\$94,985

- This property is just blocks from Dessau Rd (hwy 685) to the east, Pflugerville High School to the West and less than a mile from Toll Road 130

- Area retailers:



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Bird's Eye View



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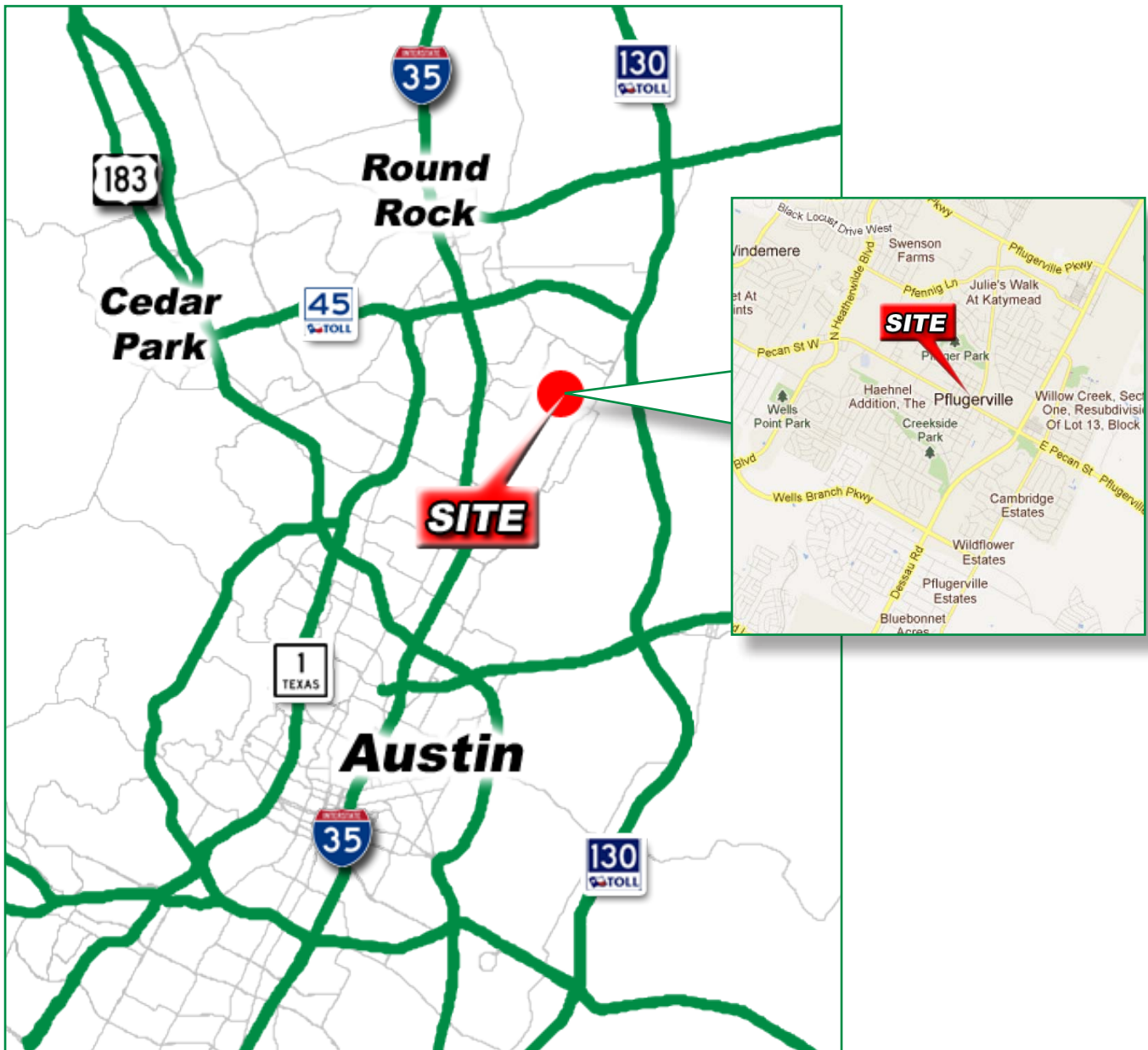
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Area Map

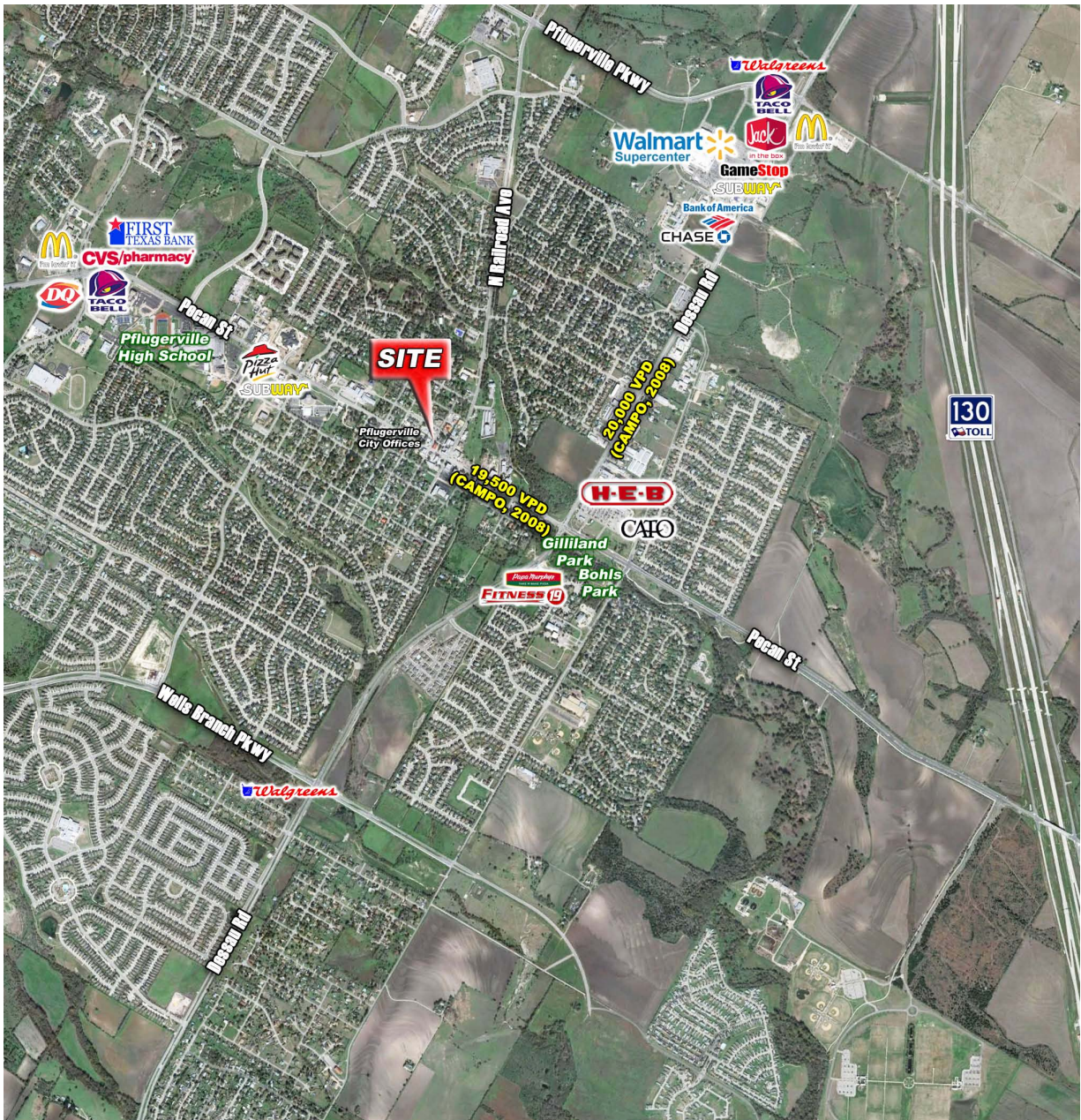


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Aerial



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AREA DEMOGRAPHICS

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION				
1990 Population	1,371	7,446	11,838	38,939
2000 Population	5,035	19,672	33,646	94,445
2010 Population (Census)	11,499	37,692	65,189	159,395
% Growth 2000 - 2010	56.2%	47.8%	48.4%	40.7%
% Growth 2011 - 2016	26.2%	25.0%	24.4%	20.4%
HOUSEHOLDS				
1990 Households	448	2,504	4,064	15,082
2000 Households	1,584	6,341	10,911	34,517
2011 Households	3,181	11,786	20,552	54,804
Avg Household Size	3.1	3.0	3.0	2.7
EMPLOYMENT				
2011 Total Employers	175	452	891	2,564
2011 Workplace Employees	2,481	6,435	13,293	51,191
POPULATION BY OCCUPATION				
Total Workforce	5,775	20,886	35,769	85,913
% Blue Collar	24.6%	27.3%	27.9%	25.6%
% White Collar	75.4%	72.7%	72.1%	74.4%
RACE				
% White	39.9%	40.7%	40.0%	43.1%
% Hispanic	28.9%	32.3%	33.6%	31.4%
% Black	17.2%	15.5%	15.4%	13.8%
% Asian	11.4%	9.1%	8.5%	8.9%
% Other	2.7%	2.5%	2.6%	2.8%
White	4,012	14,874	25,400	67,219
Hispanic	2,909	11,804	21,367	48,883
Black	1,733	5,671	9,749	21,557
Asian	1,146	3,315	5,368	13,932
Other	267	903	1,626	4,300
HOUSING				
% Renter Occupied Housing Units	28.7%	28.3%	29.2%	35.8%
% Owner Occupied Housing Units	71.3%	71.7%	70.8%	64.2%
INCOME				
2011 Median Household Income	\$68,638	\$63,639	\$64,108	\$64,562
2011 Average Household Income	\$78,210	\$72,650	\$72,516	\$74,985

Listing Team

Alan P. Rust, CCIM | Principal

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Alan P. Rust, CCIM specializes in the leasing and sale of retail property throughout central Texas. Alan has had a diverse professional career which has spanned more than 20 years. Alan has done business and negotiated deals across the United States and internationally. His responsibilities have included the negotiation of retail acquisitions, dispositions, leases, development opportunity identification, site selection, development of strategies to mitigate risk. Previously, Alan was with Sperry Van Ness, a national brokerage firm, where he specialized in the leasing and sales of Investment retail real estate.

Herman Tjahja | Vice President

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Herman Tjahja started his real estate career in Austin in 2001 with First Place Realty. In 2003, he became a Partner at ETM Realty where he specialized in restaurant representation and in 2008, closed over \$12 million dollars' worth of deals.

Herman joined Retail Solutions in 2011 where he continues to use his unique skills (he speaks FIVE different languages!) to represent an array of tenants to help them find the space they are looking for, and to help our landlords fill up their vacancies.

Herman graduated from the University of Indiana in 1995 and is a member of ICSC.

Creekside at Dessau Center

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Approved by the Texas Real Estate Commission for Voluntary Use



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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

