

INVESTMENT PORTFOLIO



\$5,000,000

7901 Cameron Bldg 2

Small Business Incubator

Lease starts at **\$200/mo** or **\$1/ SF**. 49,055 total SF. 54% occupied. Easy access to 183 and 35



\$4,200,000

7901 Cameron Bldg 3

Small Business Incubator

Lease starts at **\$1/ SF** or **\$200/mo**. 57,971 total SF. 70% occupied. Easy access to 183 and 35



\$875,000

611 Carpenter

78% Occupied

Lease starts at **\$1/SF**. Located in North East Austin. 11,000 total SF.



\$595,000

400 Gresham

Historic School House

13,500 square foot school house on an entire city block. Will rent by room, by floor or entire building. Owner will finance sale.



\$360,000

1302 N Gray St

NEW LISTING

24 Unit apartment complex located in Killeen. 65% occupied. Owner will finance with 10% down.



\$120,000

1702 N 8th

100% Occupied

6plex in Killeen. All units 480 SF 1/1. Gross rent \$1,805 per month. Low expenses. Great investment



\$1,200,000

12 E Twohig

Gross Rent \$28,000/month

4 story bldg in the heart of downtown San Angelo, Tx. Floors 1 and 2 leased.



\$695,000

40 Units

Harker Heights

40 units sold as package. 24 single family, 6 duplexes, 1 fourplex. 75% occupied. Gross rent \$8,800/mo



\$745,000

1807 Mulford

36 Unit Apartment Complex

Located in Killeen. 85% occupied. Gross rent \$10,995 per month. All units 1/1.

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\$395,000

**900 S Sycamore
Palestine, Tx**

Large vacant 83,000 square foot hospital with 200 rooms. Owner finance 10% down.



\$1,000,000

**1000 Medical
51% Occupied**

62 rooms available for rent. With 32 occupied, Actual rent-\$9,000/mo. Great investment once full.



\$1,695,000

**4800 S 1st
100% Leased**

100% leased. 16,000 SF. Brings in \$17,000 a month gross rent. Owner finance w/\$150,000 down.



\$605,000

**Copperas Cove
Half Acre Lots-11,000 Each**

Package of 55 half acre mobile home lots in Copperas Cove, Tx. Great for investor or mobile home dealer.



\$230,000

**117 Oaks Rd
6 Mobile Homes**

Small mobile home park in Bertram, Tx. 6 mobile homes. Great shaded 2 acres.



\$595,000

**9514 McNeil
Office/Retail/Warehouse**

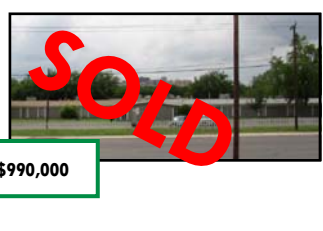
Lease starting at \$1/SF. Currently 61% occupied. Warehouse and office space available for rent.



\$3,300,000

**8011 Cameron
Building A & B**

Lease starting at \$1/SF. Office space available in NE Austin.



\$990,000

**2222 S. 5th
MLS# 6530216**

Large nursing home with 72 rooms in Temple, Tx. Sits on over 3 acres and has 31,850 total SF



\$120,000

**264 HWY 95
VACANT**

Great location! Right across the street from local high school. Lots of potential uses. 2,100 SF Lease for \$800/mo+NNN



\$795,000

**801 N Sycamore
Church Complex**

Large church complex in Palestine, Tx. 35,240 total sq. ft. Sanctuary seats 800-ample parking. Also available for lease.



\$300,000

**Package of 13 Houses
NACOGDOCHES, Tx**

13 homes in historic district in Nacogdoches, Tx. For sale as package or individually starting at \$30,000 each. All need work.



\$400,000

**2601 Avenue J
MLS# 6023215**

3.77 acres in Fort Worth, Tx. Zoned for retail or duplex. Land lease available. Ready for development.



solutions

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.

