



RESTAURANT INVESTMENT FOR SALE

Presented By

PAYNE PITTMAN

817.368.9670

paynepittman@pmwrealty.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

PMW Realty Partners is pleased to present the opportunity to acquire 5215 Singing Hills Drive, a single-tenant freestanding restaurant in Dallas, TX. The property was fully renovated in 2021 and is leased to an experienced operator, Kliff Klub Breakfast Klub, who has been in business since 1980 and recently expanded from across the street. With just under five (5) years remaining on the initial lease term, investors can enjoy attractive in-place rent in a well-located, growing area of Dallas.

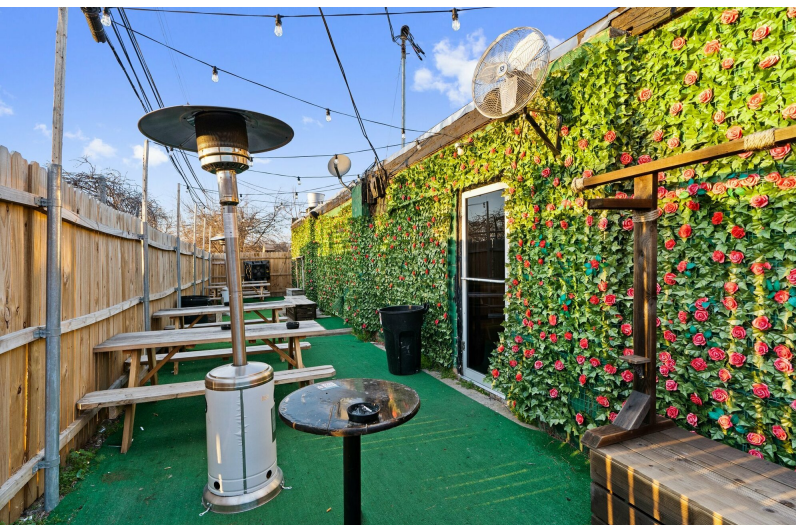
PROPERTY HIGHLIGHTS

- 2,400 SF freestanding restaurant building on .24 acres
- Fully Renovated in 2021
- Experienced operator in business since 1980, expanded from across the street
- Leased until March 2029
- NOI : \$58,730.
- Pylon Signage

OFFERING SUMMARY

Lot Size:	10,103 SF
Building Size:	2,400 SF
NOI:	\$58,730.00

ADDITIONAL PHOTOS





INCOME & EXPENSES

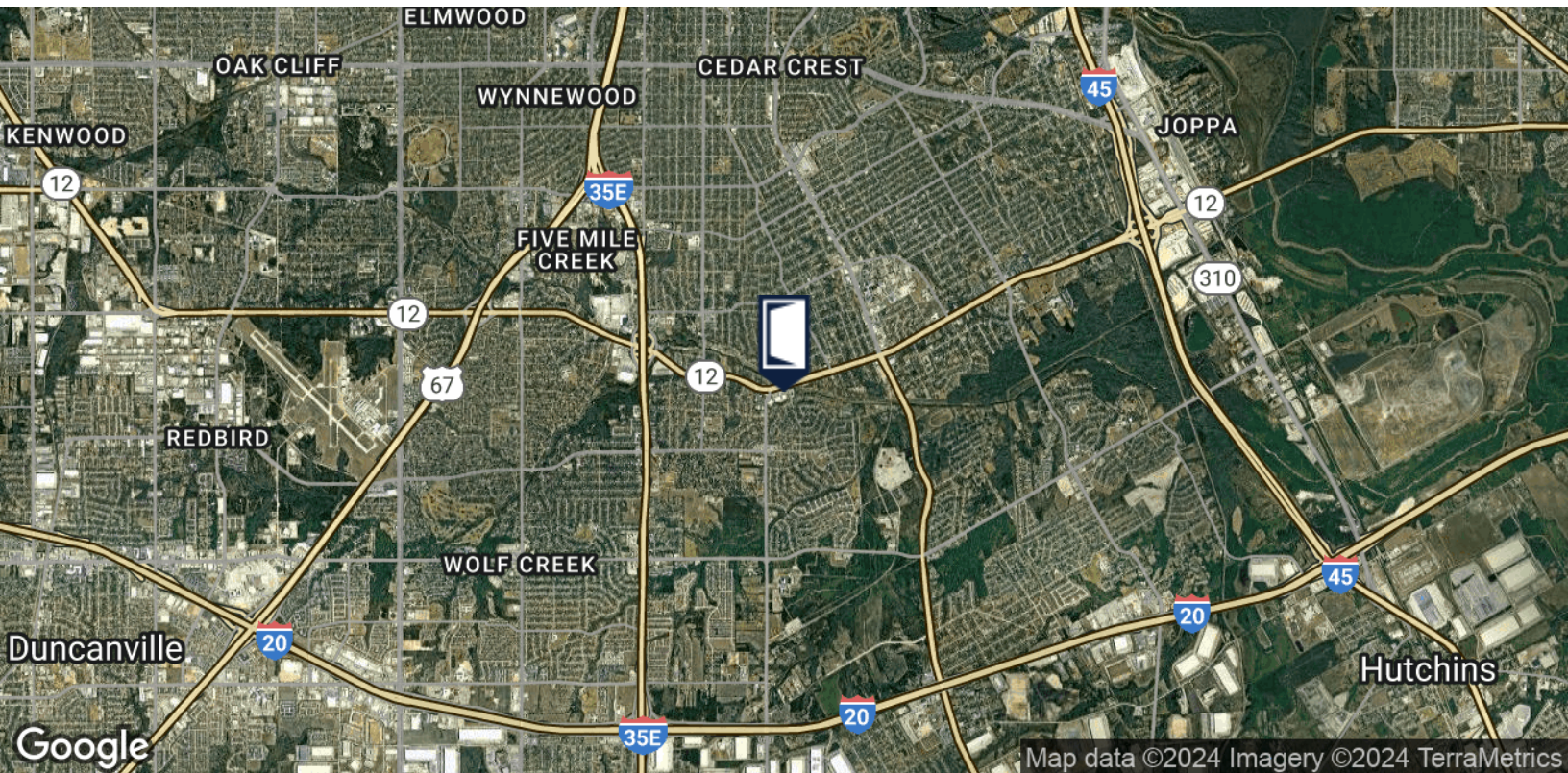
INCOME SUMMARY

Vacancy Cost	\$0
GROSS INCOME	\$66,000

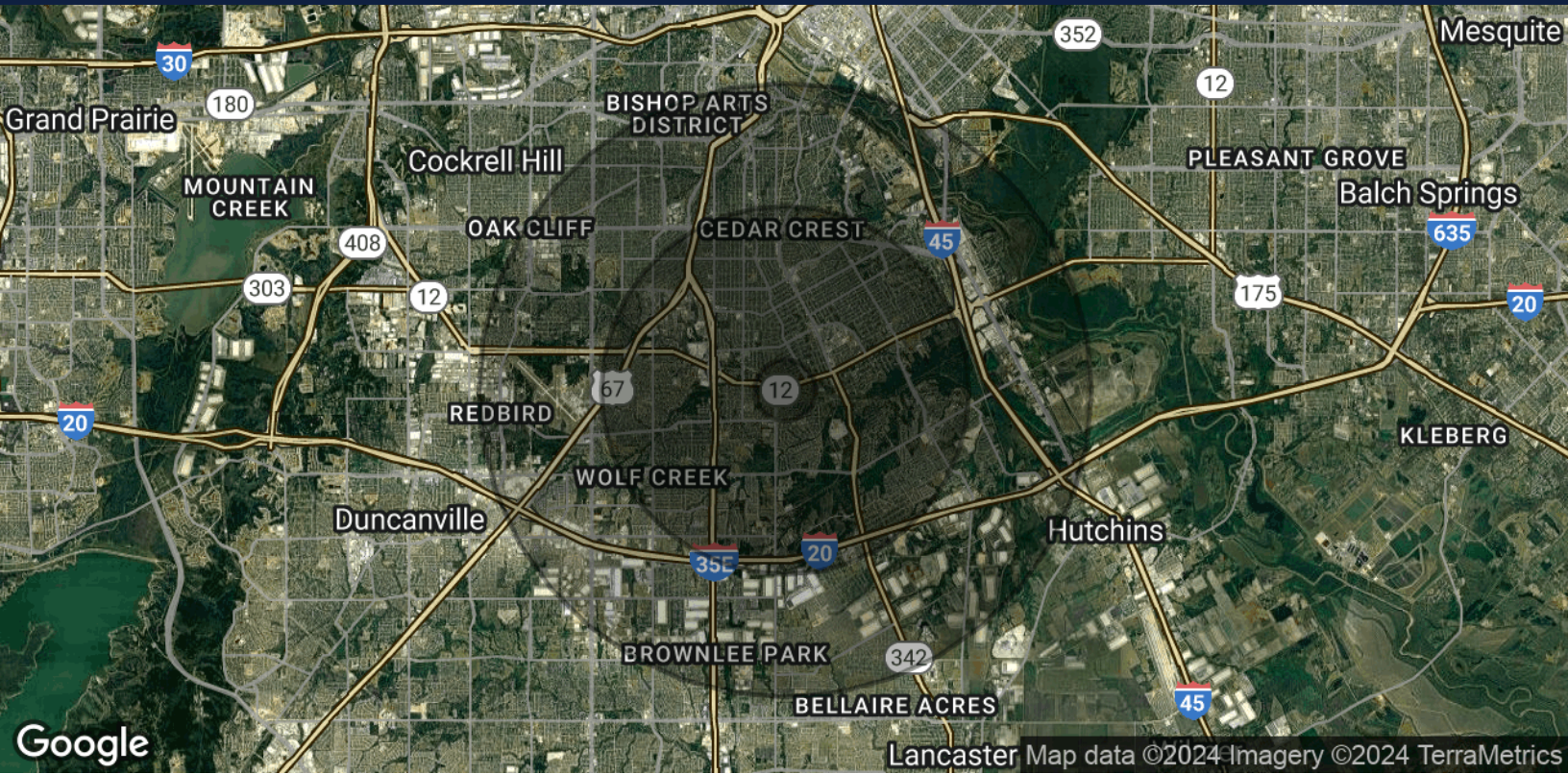
EXPENSES SUMMARY

Taxes	\$5,270
Insurance	\$2,000
OPERATING EXPENSES	\$7,270
NET OPERATING INCOME	\$58,730

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	3 MILES	5 MILES
Total Population	3,354	111,389	220,501
Average Age	43	37	37
Average Age (Male)	40	36	36
Average Age (Female)	45	39	38

HOUSEHOLDS & INCOME	0.5 MILES	3 MILES	5 MILES
Total Households	1,190	36,393	72,377
# of Persons per HH	2.8	3.1	3
Average HH Income	\$53,334	\$53,229	\$61,385
Average House Value	\$202,470	\$204,365	\$223,790

Demographics data derived from AlphaMap