

# OFFERING MEMORANDUM FOR SALE



**\*\*ALL PROPERTY VISITS ARE BY APPOINTMENT ONLY. PLEASE DO NOT CONTACT TENANTS OR STAFF DIRECTLY\*\***

**Amis & Elements Salon Suites**  
6601 and 6609 Precinct Line Rd  
North Richland Hills, TX 76182



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**Darin Vilhauer**  
Director of Business Development  
(469) 625-4940

**Transworld Realty Group**  
5 Cowboys Way, #300  
Frisco, TX 75034



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## Property Overview

Amis & Elements Salon Suites



**TRANSWORLD**  
Realty Group

# Property Overview

## Executive Summary

**Transworld Realty Group**, as the exclusive listing broker and marketing advisor, is pleased to present the memorandum of an exclusive investment opportunity for a salon suites portfolio located in the North Richland Hills, Texas.

The **Amis & Elements Salon Suites** offer a unique investment opportunity in a highly sought-after location in **North Richland Hills, TX**. This fully operational, well-maintained property is designed specifically for beauty professionals and small business owners seeking flexible, upscale spaces. With high demand for salon suite leasing and an established reputation in the community, this is a prime asset for any investor or owner-operator looking to expand into the rapidly growing salon suite market.



Asking Price: \$2,600,000

# Property Overview

## Amis & Elements Salon Suites

### Salon Amis Property

- Built 2007
- Building 3,901 SF
- Single Floor
- Land 20,030 SF
- 88% Occupancy

### For Sale

**\$2,600,000**  
Only Selling as a Portfolio  
–Both Properties

**6.8% CAP**

**NOI = \$176,386**  
Normalized TTM

**Owner Occupant  
or Investment**

**91% Combined  
Physical Occupancy**

### Salon Element Property

- Built 2011
- Building 3,263 SF
- Single Floor
- Land 25,998 SF
- 95% Occupancy



# Building Features

- ✓ Private, semi-private and shared semi-private suites
- ✓ Shared amenities: including waiting area, lounge, restrooms, wash stations and laundry
- ✓ Parking ratio 11 : 1,000 SF
- ✓ Irrigation system
- ✓ Energy efficient windows
- ✓ High-speed internet and telecommunications infrastructure
- ✓ New 30yr designer roof installed on both salons Oct. 2024
- ✓ Video notification system in Salon Amis to notify the stylists of their clients
- ✓ Security system and access keypad for stylists
- ✓ No POA or HOA

# Key Investment Highlights

Amis & Elements Salon Suites

01



## Prime Location

High Traffic area along Precinct Rd in North Richland Hills

02



## Diverse Tenant Base

The suites are home to a variety of tenants including hairstylist, nail techs, estheticians and other beauty professionals

03



## Stylish Office

Built with a modern, comfortable and private environment

04



## Attractive Leasing Opportunity

Multi-tenant with short-term leases, allows dynamic repricing

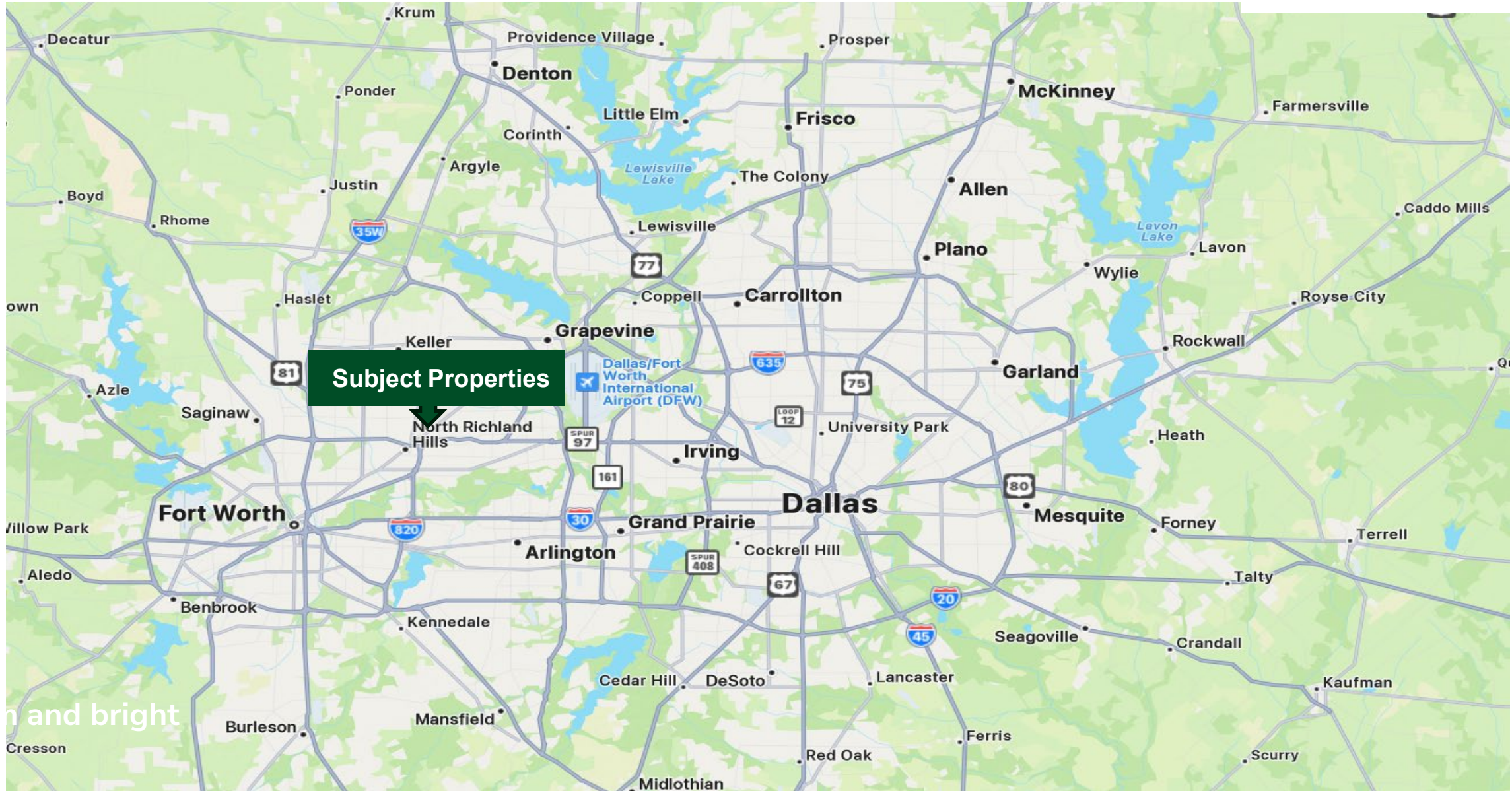
05



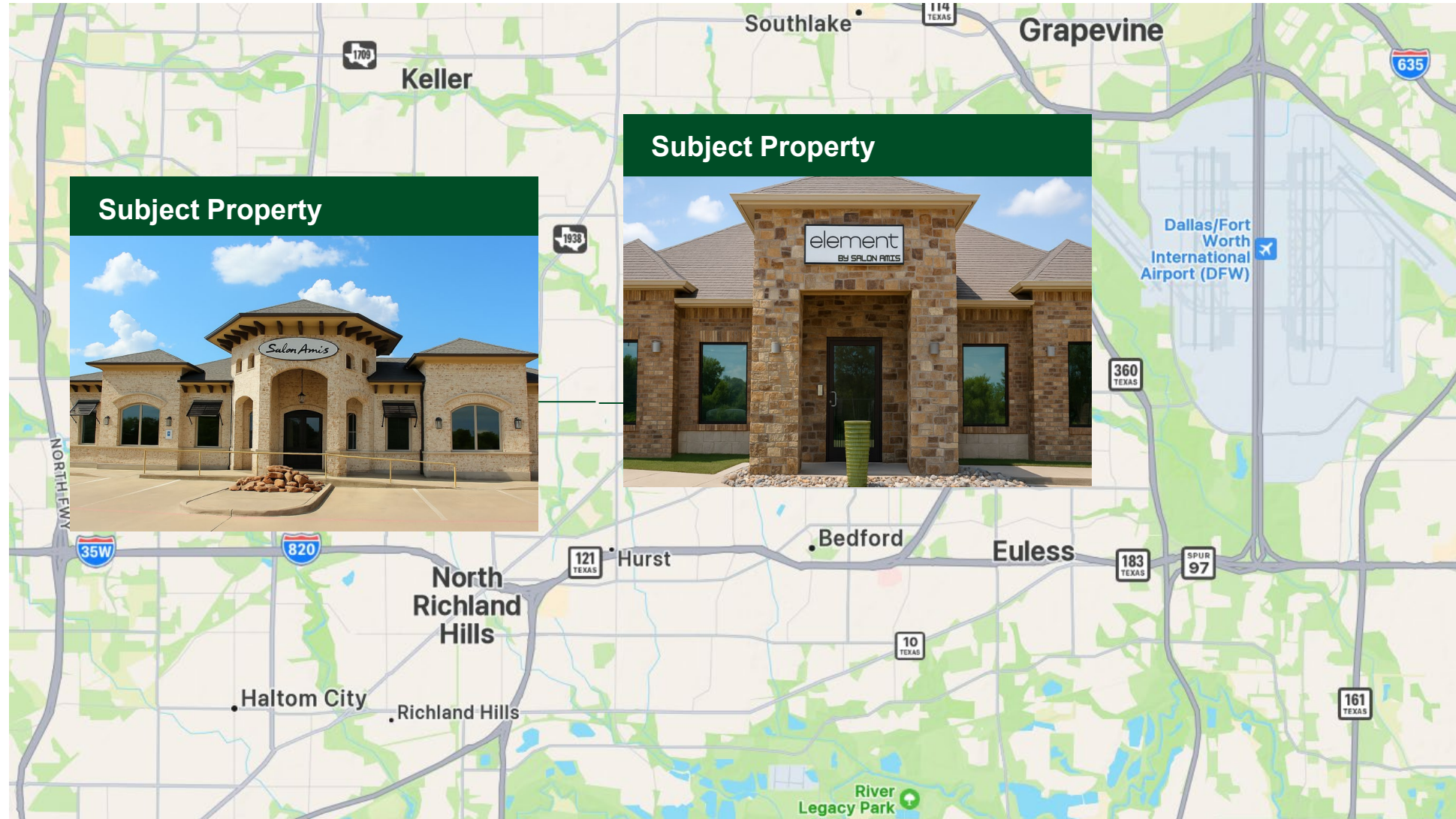
## Well-Maintained

The building is in excellent condition with modern renovations and upgrades

# Property Overview



# Property Overview



# Property Overview

## Amis & Elements Salon Suites



# Rent Role

6609 Precinct Line Rd (Salon Amis)								
Suite	Status	GLA-SF	Lease Start	Lease End	Weekly Rent Revenue	Monthly Rent Revenue	Annual Rent Revenue	Lease Type
Private Suite 1	Management Use	42	1/1/2010	12/31/2026	\$0	\$0	\$0	Gross Lease
Private Suite 2	Occupied	43	1/1/2009	2/28/2026	\$203	\$837	\$10,049	Gross Lease
Private Suite 3	Occupied	42	1/3/2009	10/1/2027	\$200	\$825	\$9,900	Gross Lease
Private Suite 4	Management Use	42	1/1/2010	12/31/2026	\$0	\$0	\$0	Gross Lease
Private Suite 5	Occupied	43	1/11/2017	12/30/2026	\$190	\$784	\$9,405	Gross Lease
Private Suite 6	Occupied	42	1/9/2009	12/30/2026	\$230	\$958	\$11,500	Gross Lease
Private Suite 7	Occupied	42	1/1/2010	2/28/2028	\$190	\$784	\$9,405	Gross Lease
Private Suite 8	Occupied*	43	11/1/2011	2/28/2028	\$0	\$0	\$0	Gross Lease
Private Suite 9	Occupied	42	11/1/2011	2/28/2028	\$255	\$1,052	\$12,623	Gross Lease
Private Suite 10	Occupied	42	3/1/2009	10/30/2027	\$185	\$763	\$9,158	Gross Lease
Private Suite 11	Occupied	43	9/1/2008	12/30/2026	\$198	\$817	\$9,801	Gross Lease
Private Suite 12	Occupied	42	12/1/2011	1/30/2027	\$200	\$833	\$10,000	Gross Lease
Semi Private Suite 1	Occupied	73	3/1/2013	10/30/2027	\$185	\$763	\$9,158	Gross Lease
Semi Private Suite 2	Occupied	94	6/1/2012	6/30/2026	\$178	\$734	\$8,811	Gross Lease
Semi Private Suite 3	Occupied	94	5/1/2009	6/30/2026	\$178	\$734	\$8,811	Gross Lease
Semi Private Suite 4	Occupied	62	4/1/2014	6/30/2026	\$178	\$734	\$8,811	Gross Lease
Semi Private Suite 5	Vacant	65						Gross Lease
Semi Private Suite 6	Occupied	62	7/1/2010	6/30/2026	\$178	\$734	\$8,811	Gross Lease
Semi Private Suite 7	Vacant	65						Gross Lease
Semi Private Suite 8	Vacant	62						Gross Lease
Semi Private Suite 9	Occupied	65	2/1/2021	2/28/2028	\$180	\$722	\$8,663	Gross Lease
Semi Private Suite 10	Occupied	63	2/1/2021	2/28/2028	\$180	\$743	\$8,910	Gross Lease
Semi Private Suite 11	Occupied	94	2/1/2021	2/28/2028	\$180	\$743	\$8,910	Gross Lease
Semi Private Suite 12	Occupied	94	2/1/2022	2/28/2028	\$180	\$743	\$8,910	Gross Lease
<b>24 Suites Available</b>		<b>1,402</b>			<b>\$3,468</b>	<b>\$14,303</b>	<b>\$171,634</b>	

Tenants operate as independent contractors | Total Suites: 24 | Occupied Suites: 21 | Physical Occupancy: 88%

Suite 8 tenant currently pays rent for both Suites 8 & 9.

Current Gross Income: \$171,634 | Vacancy/ Concessions: \$44,180 | Stabilized Gross Income: \$215,814

# Rent Role

6601 Precinct Line Rd (Salon Element)								
Suite	Status	GLA-SF	Lease Start	Lease End	Weekly Rent Revenue	Monthly Rent Revenue	Annual Rent Revenue	Lease Type
Semi-Private Suite 1	Occupied	42	10/28/2025	10/1/2027	\$185	\$755	\$9,065	Gross Lease
Semi-Private Suite 2	Occupied	43	1/4/2012	4/1/2026	\$180	\$763	\$9,158	Gross Lease
Semi-Private Suite 3	Management Use	42	1/1/2011	12/31/2026	\$0	\$0	\$0	Gross Lease
Semi-Private Suite 4	Occupied	42	1/12/2012	2/24/2028	\$187	\$771	\$9,257	Gross Lease
Semi-Private Suite 5	Occupied	43	1/4/2012	7/20/2026	\$180	\$763	\$9,158	Gross Lease
Semi-Private Suite 6	Occupied	42	1/1/2022	6/30/2026	\$185	\$755	\$9,065	Gross Lease
Semi-Private Suite 7	Occupied	42	1/10/2011	12/30/2026	\$180	\$763	\$9,158	Gross Lease
Semi-Private Suite 8	Occupied	43	1/12/2012	2/28/2026	\$180	\$763	\$9,158	Gross Lease
Semi-Private Suite 9	Occupied	42	1/12/2012	2/28/2028	\$180	\$771	\$9,257	Gross Lease
Semi-Private Suite 10	Occupied	42	1/4/2012	2/28/2028	\$183	\$771	\$9,257	Gross Lease
Semi-Private Suite 11	Occupied	43	1/10/2011	7/30/2026	\$180	\$763	\$9,158	Gross Lease
Semi-Private Suite 12	Occupied	42	10/28/2025	10/1/2027	\$185	\$755	\$9,065	Gross Lease
Shared Semi-Private Suite 13-A	Occupied	43	1/3/2014	3/1/2028	\$175	\$722	\$8,663	Gross Lease
Shared Semi-Private Suite 13-B	Occupied	43	1/4/2012	4/1/2026	\$130	\$660	\$7,920	Gross Lease
Shared Semi-Private Suite 13-C	Occupied	43	10/28/2025	10/1/2027	\$175	\$715	\$8,575	Gross Lease
Shared Semi-Private Suite 13-D	Vacant	43						Gross Lease
Shared Semi-Private Suite 14	Occupied	97	1/1/2022	6/30/2026	\$200	\$817	\$9,800	Gross Lease
Shared Semi-Private Suite 15-A	Occupied	49	1/2/2021	2/28/2028	\$140	\$631	\$7,574	Gross Lease
Shared Semi-Private Suite 15-B	Occupied	49	1/2/2021	2/28/2028	\$140	\$631	\$7,574	Gross Lease
Shared Semi-Private Suite 16	Occupied	85	1/4/2021	3/1/2027	\$200	\$833	\$10,000	Gross Lease
Shared Semi-Private Suite 17	Occupied	85	10/1/2025	10/1/2027	\$205	\$837	\$10,045	Gross Lease
<b>21 Suites Available</b>		<b>1,046</b>			<b>\$3,370</b>	<b>\$14,242</b>	<b>\$170,902</b>	

Tenants operate as independent contractors | Total Suites: 21 | Occupied Suites: 20 | Physical Occupancy: 95%

Current Gross Income: \$170,902 | Vacancy/Concessions: \$17,014 | Stabilized Gross Income: \$187,916

# Financial Overview

	2024 Actual	2025 Actual	Normalized TTM
<b>Gross Potential Rent (GPR) 100% Occupied</b>	<b>\$399,355</b>	<b>\$402,855</b>	<b>\$403,730</b>
Less Vacancy/Credit Loss	-\$56,417	-\$58,230	(\$33,605)*
Less Onsite Mgmt. Concession	-\$27,000	-\$27,589	(\$27,589)**
<b>Effective Gross Income (EGI)</b>	<b>\$315,938</b>	<b>\$317,036</b>	<b>\$342,536^</b>
<b>Operating Expenses</b>			
Property Taxes	\$28,829	\$32,111	\$32,111
Insurance	\$7,032	\$8,536	\$8,536
CAM/Contract Services			
Pest Control	\$484	\$270	\$377
Cleaning Services	\$42,970	\$42,250	\$42,250
Lawn & Garden	\$3,720	\$5,020	\$5,020
Contract Services -Other	\$600	\$0	\$0
Payroll/PT Employee/Front Desk	\$0	\$3,000	\$3,000
Repairs and Maintenance	\$15,089	\$8,115	\$11,602
Phone	\$2,443	\$2,436	\$2,436
Computer and Internet	\$522	\$527	\$527
Advertising	\$187	\$608	\$397
Business Licenses and Permits	\$0	\$416	\$416
Dues and Subscriptions	\$371	\$555	\$555
Websites	\$6,340	\$6,385	\$6,385
Office	\$729	\$1,462	\$1,095
Security	\$987	\$733	\$860
Supplies	\$18,378	\$25,140	\$21,759
Utilities			
Water	\$13,349	\$9,462	\$11,405
Gas	\$4,331	\$4,222	\$4,277
Electricity	\$12,382	\$13,904	\$13,143
<b>Total Expenses</b>	<b>\$158,742</b>	<b>\$165,151</b>	<b>\$166,150</b>
<b>Actual Net Operating Income</b>	<b>\$ 157,196</b>	<b>\$151,885</b>	<b>\$ 176,386</b>
*Vacancy/Credit Loss reflects non-paying/vacant suites and collections variance with a stabilized physical occupancy of 91%			
**Onsite Mgmt. Concession reflects one PT employee and two occupied manager suites provided at no charge.			
^Four new leases signed in Q4 '25			





## Salon Amis

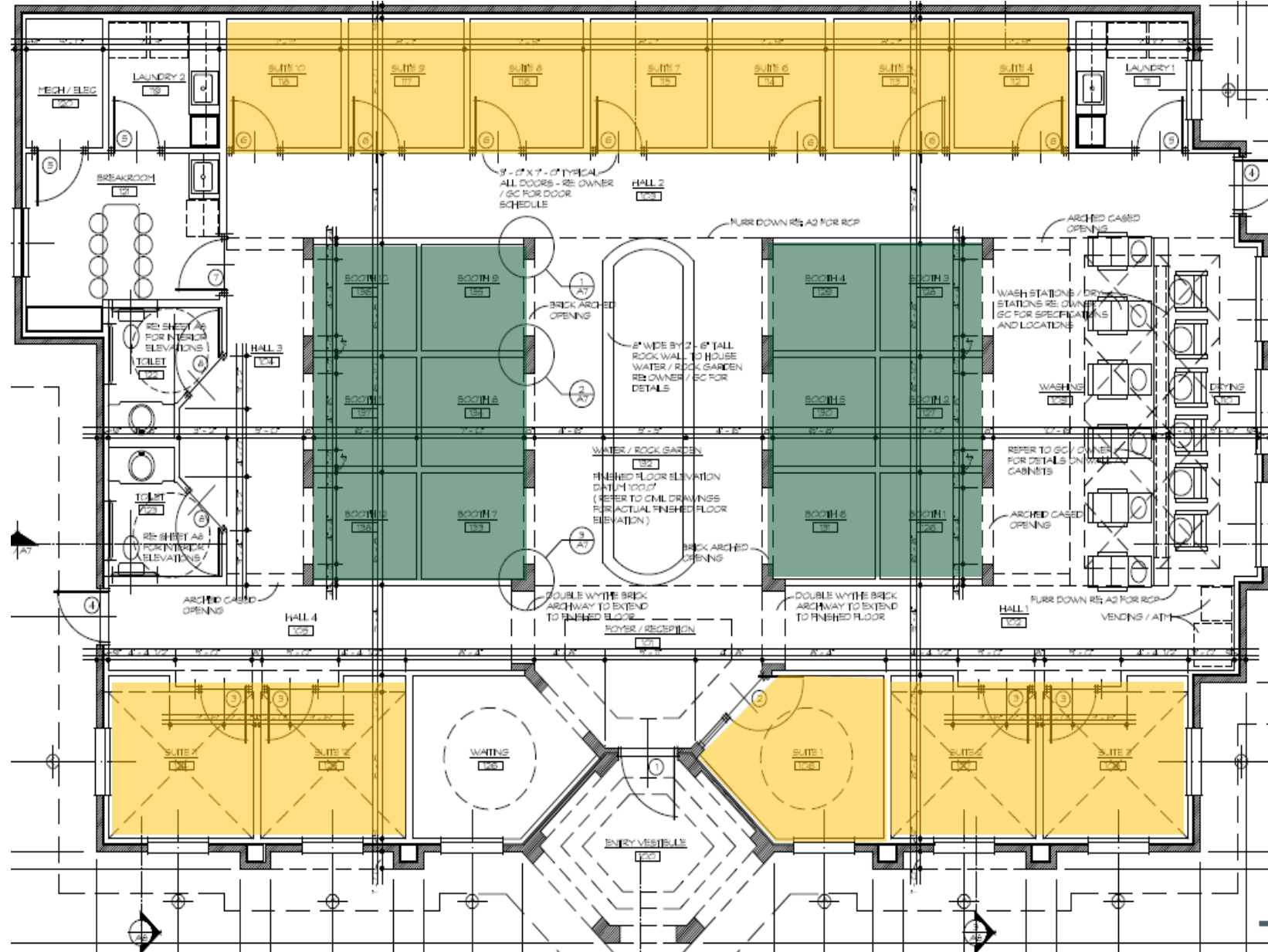
6609 Precinct Line Rd

North Richland Hills, TX 76182



# Property Floor Plan

Salon Amis



**Private Suites**

**Semi-Private Suites**

# Property Overview

Salon Amis



Lobby



# Property Overview

## Salon Amis



Private Suites

# Property Overview

Salon Amis



Private & Semi-Private Suites

# Property Overview

## Salon Amis



Semi-Private  
Suites



# Property Overview

Salon Amis



Shared  
Amenities



## Salon Element

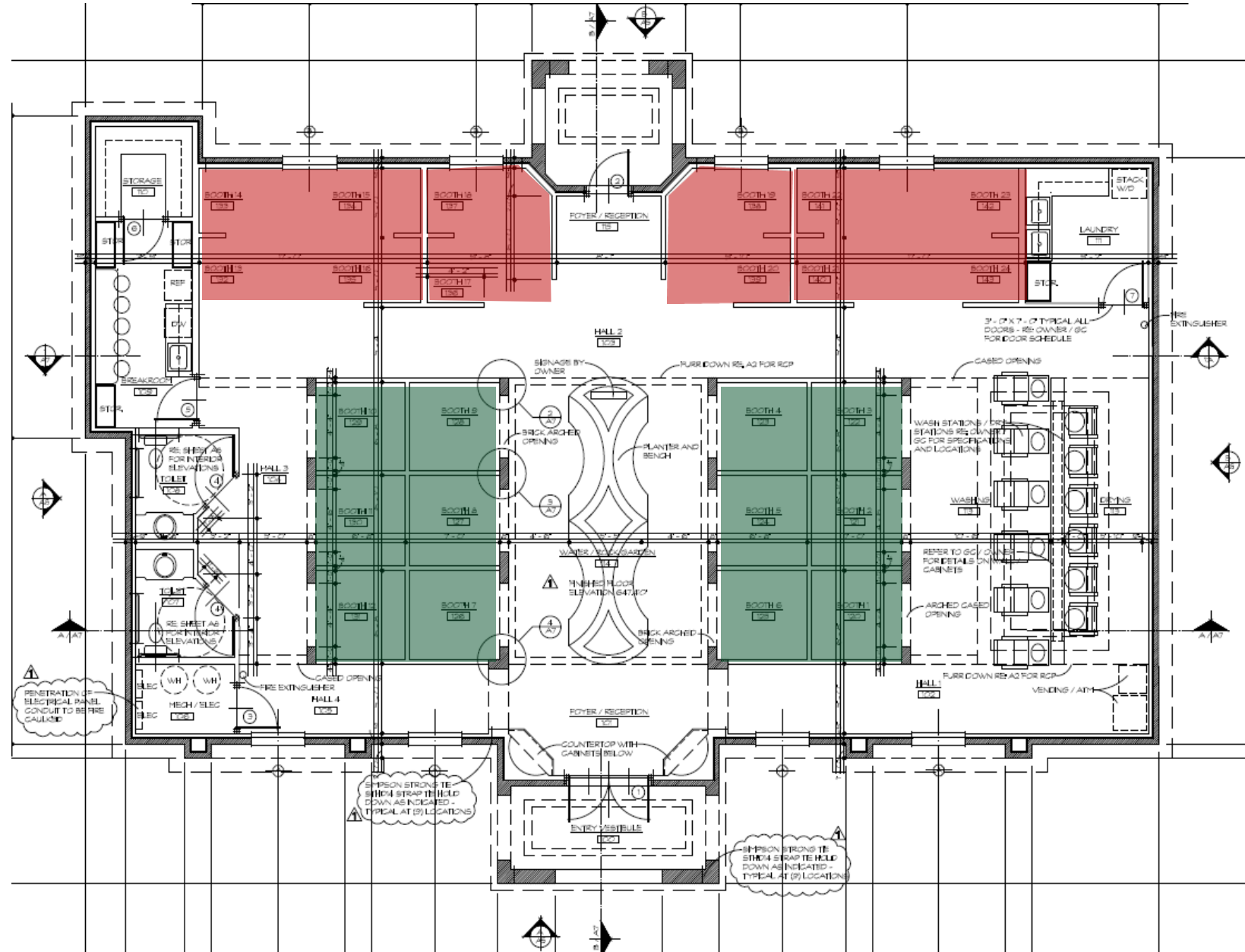
6601 Precinct Line Rd

North Richland Hills, TX 76182



# Property Floor Plan

## Salon Element



Semi-Private Suites

Shared Semi-Private

# Property Overview

Salon Element



Lobby



# Property Overview

Salon Element



Suite



# Property Overview

## Salon Element



Shared  
Amenities





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**Market Overview**

Amis & Elements Salon Suites



**TRANSWORLD**  
Realty Group

## WELCOME TO NORTH RICHLAND HILLS

North Richland Hills, TX is one of the most desirable communities in the DFW metroplex, offering a mix of suburban charm and urban amenities. The city boasts strong residential growth, a diversified economy, and is centrally located within the Dallas-Fort Worth area, providing easy access to major highways and commercial hubs.



### Population:

- As of the latest estimates, North Richland Hills has a population of approximately **70,000** residents. The population has grown steadily over the past decade, driven by its attractive living environment, quality schools, and proximity to major cities like Fort Worth and Dallas.

### Age Distribution:

- **Median Age:** The median age is around **38 years**, indicating a balanced mix of families, working professionals, and retirees.
- **Age Groups:**
  - Children and teens (under 18): Around **23%** of the population.
  - Working-age adults (18-64): The largest group, comprising **60%** of the population.
  - Seniors (65 and older): Approximately **17%**, reflecting a growing retirement community.

### Ethnic Composition:

- **White:** About **72%** of the population, making it the largest racial group.
- **Hispanic/Latino:** Around **15%**, which includes both native-born and immigrant residents.
- **Black or African American:** Approximately **8%** of the population.
- **Asian:** Around **3%**.
- Other races and mixed-race individuals make up the remainder of the population.

### Household Information:

- **Household Size:** The average household size is about **2.6 people**.
- **Family-Oriented:** North Richland Hills is primarily a family-oriented city with a significant number of married couples and children. About **60%** of households are family households, and the city has a high proportion of homes with children under 18.

### Income:

- **Median Household Income:** Approximately **\$78,000** per year. The income levels are diverse, with a healthy portion of residents in upper-middle-class brackets.
- **Poverty Rate:** The poverty rate in North Richland Hills is relatively low compared to national averages, indicating a generally prosperous community.

### Education:

- A large portion of the population (about **40%**) holds a bachelor's degree or higher, suggesting a well-educated community.
- North Richland Hills is served by the **Birdville Independent School District**, which includes several top-rated schools, making the area appealing to families.

# For More Information Contact:

11-03-2025



## Information About Brokerage Services

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

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Jason R Anderson	569140	jandersonbroker@gmail.com	(214) 735-6021
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Darin Vilhauer	777277	dvilhauer@tworld.com	(469) 625-4940
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-2



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