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# RETAIL BUILDING DAYCARE (LEASED INVESTMENT)

113 E Twohig Avenue, San Angelo, TX

# FOR SALE

**Sterling D. Fryar, MAI**  
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## PREPARED BY

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## Table of Contents

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Property Information	3
Location Information	11
Financial Analysis	14
Demographics	17



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# SECTION 1

## PROPERTY INFORMATION



# DAYCARE (LEASED) – 113 E TWOHIG

## Summary of Salient Facts

<b>Property Name</b>	Daycare (Leased)
<b>Address</b>	113 E Twohig Avenue
<b>City</b>	San Angelo
<b>County</b>	Tom Green
<b>State</b>	TX
<b>Zip</b>	76903
<b>Tax ID</b>	R000006552, R000006501
<b>Legal Description</b>	SAN ANGELO MAIN TOWN BLOCK 1-10, A-D
<b>Owner</b>	Erica Carter
<b>Land SF</b>	21,000
<b>Acres</b>	0.48210
<b>Zoning District</b>	CBD, Central Business District
<b>GBA</b>	3,000
<b>Rentable Area</b>	3,000
<b>Quality</b>	Average
<b>Condition</b>	Average
<b>No. of Buildings</b>	1
<b>No. of Stories</b>	1
<b>Year Built</b>	Unkown, Estimated 1950's
<b>Renovations</b>	Last 10 Years

## Building Summary

<b>Building Name/ID</b>	Daycare Building (Leased)
<b>Building Description</b>	Daycare Building (Leased)
<b>Building Class</b>	C
<b>Construction Class</b>	Class C
<b>Construction</b>	Wood Frame/Siding
<b>Construction Quality</b>	Average
<b>Year Built</b>	Unkown, Estimated 1950's
<b>Renovations</b>	Last 10 Years
<b>Effective Age</b>	20
<b>Total Economic Life</b>	50
<b>Remaining Economic/Useful Life</b>	30
<b>Condition</b>	Average
<b>Appeal and Appearance</b>	Average
<b>Number of Stories</b>	1

## Building Area

<b>Gross Building Area</b>	3,000
<b>Rentable Area</b>	3,000
<b>Source for SF Area</b>	Owner
<b>Building Efficiency Ratio</b>	100.00%
<b>Land to Building Ratio</b>	7.00

# DAYCARE (LEASED) – 113 E TWOHIG

## Parking Attributes

<b>Parking Spaces</b>	Open Parking
<b>Parking Type</b>	Paved open surface parking
<b>Parking Adequacy</b>	Adequate

## Foundation Frame/Ext.

<b>Foundation</b>	Poured concrete slab
<b>Frame</b>	Concrete Block
<b>Exterior Walls</b>	Siding
<b>Windows</b>	Metal Frame/Glass Panels
<b>Roof Type</b>	Flat
<b>Roof Cover</b>	Rubber Membrane

## Interior

<b>Floor Plan Layout</b>	Average
<b>Floor Covering</b>	Concrete, Tile, Carpet
<b>Walls</b>	Painted drywall
<b>Ceiling Cover</b>	Painted drywall
<b>Ceiling Height (Effective, Feet)</b>	10
<b>Interior Lighting</b>	A mix of fluorescent and incandescent lighting.
<b>Restrooms</b>	Men's and Women's Restrooms

## Mechanical Systems

<b>Heating</b>	Central HVAC
<b>Cooling</b>	Central HVAC
<b>Electrical</b>	Adequate, assumed to code
<b>Plumbing Condition</b>	Adequate, assumed to code

## Other Improvement Attributes

<b>Deferred Maintenance</b>	None Noted
<b>FF &amp; E Description</b>	N/A
<b>Building Description Comments</b>	The subject property consists of a 3,000 SF former office building that is being leased to a daycare operator. It was estimated to have been built in the 1950's; however, it has been renovated over the last 10 years and is in average overall condition.

## Zoning Summary

<b>Zoning Authority</b>	City of San Angelo
<b>Zoning District</b>	CBD, Central Business District
<b>Zoning Type/Description</b>	The Central Business District is intended to provide opportunities to promote the traditional downtown of San Angelo as a marketplace which serves a variety of needs in a relatively confined area. The central business district is intended to include office, retail sales, repair and service businesses, commercial recreation and entertainment, as well as residential uses. Development should complement neighboring activities in the area and promote a variety marketplace concept.

<b>Current Use Legally Conforming</b>	The subject property is a legal and conforming use.
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# DAYCARE (LEASED) – 113 E TWOHIG

## Tax Summary

<b>Taxing Authority</b>	Tom Green County
<b>Tax Year(s)</b>	2025
<b>Total Tax Rate</b>	2.336050
<b>Assessment Comments</b>	There do not appear to be any past due taxes for the subject property.

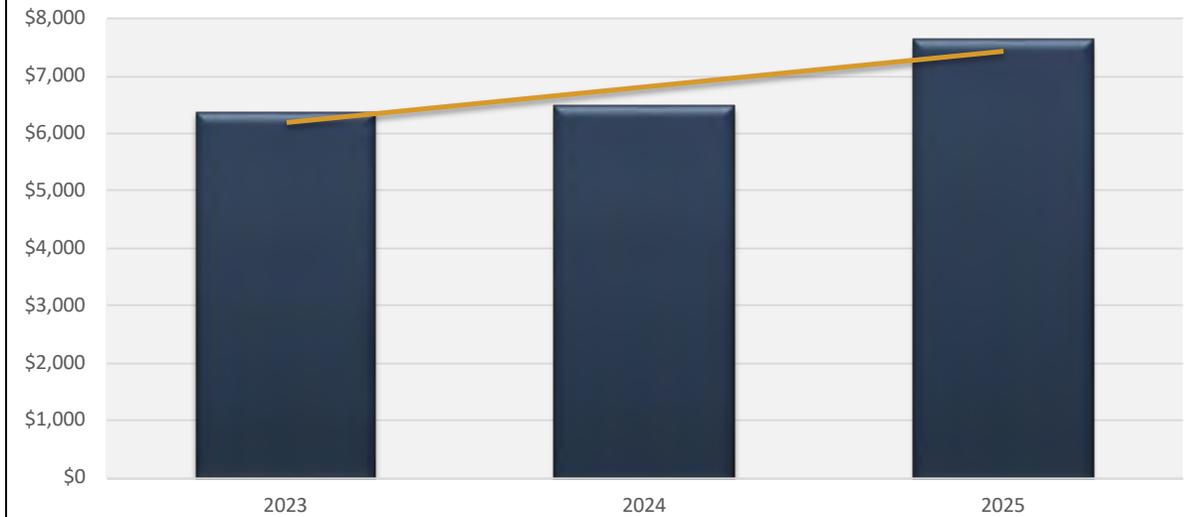
## Real Estate Assessment and Taxes

Tax ID	Land	Improvements	Other	Total Assessment	Tax Rate	Taxes
R000006552	\$160,000	\$138,460	\$0	\$298,460	2.3361	\$6,972
R000006501	\$27,500	\$0	\$0	\$27,500	2.3361	\$642
		<b>\$138,460</b>	<b>\$0</b>	<b>\$325,960</b>		<b>\$7,615</b>

## Tax History

Assessed Year	Land Assessment	Improvements Assessment	Total Assessment	% Improved	Taxes	% Change
2023	\$187,500	\$132,230	\$319,730	41.4%	\$6,361	
2024	\$187,500	\$129,640	\$317,140	40.9%	\$6,468	1.7%
2025	\$187,500	\$138,460	\$325,960	42.5%	\$7,615	17.7%

## Subject Tax History Trend



Source: Tom Green County



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# SECTION 3

## FINANCIAL ANALYSIS



# DAYCARE (LEASED) – 113 E TWOHIG

Commercial Lease Rent Roll											
Tenant/Lessee	Suite	Space Type	SF	% of Total	Lease Date Start	Lease Date End	Lease Term	Lease Type	Monthly Rent	Contract Rent*	Contract Rent/SF
Daycare	1	Retail	3,000	100.0%	12/4/2025	12/3/2028	36 Mos.	Gross	\$4,500	\$54,000	\$18.00
			Total SF	3,000	100.0%				<b>Total:</b>	\$54,000	
			Leased SF	0	0.0%						
			Vacant SF	3,000	100.0%						

Income Capitalization Analysis				
Unit/Space Type	Income	Method	Annual	% of PGI
Daycare	\$54,000	\$/Year	\$54,000	100.0%
<b>Total Rental Income:</b>			<b>\$54,000</b>	100.0%
Expense Reimbursements:			\$0	0.0%
Other Income:			\$0	0.0%
Potential Gross Income:			<b>\$54,000</b>	100%
- Vacancy & Collection Loss:			\$0	0.00%
<b>Effective Gross Income (EGI):</b>			<b>\$54,000</b>	100.0%

Expense	Amount	Method	Annual	\$/SF
Tax Expense	\$7,615	\$/Year	\$7,615	\$1.43
Insurance	\$4,500	\$/Year	\$4,500	\$0.84
<b>Total Expenses:</b>			<b>\$12,115</b>	\$2.27
Expense Ratio (Expenses/EGI):			22.43%	
<b>Net Operating Income (NOI):</b>			<b>\$41,885</b>	<b>\$7.86</b>
Capitalization Rate:			8.71%	
Value (NOI/Cap Rate):			\$480,889	\$90.27
<b>Rounded:</b>			<b>\$480,000</b>	<b>\$90.11</b>

# DAYCARE (LEASED) – 113 E TWOHIG

DCF Analysis Property Input Sheet 1 - 1/7/2026

Property Assumptions	
1 Name	113 E Twohig
2 Location	San Angelo, TX
3 Type of Property	OFFICE BUILDING
4 Purpose of Analysis	WITH FINANCING / AFTER TAX
5 Prepared By	Sterling D. Fryar, MAI
6 Anticipated Holding Period (1 - 10 Years)	5
7 Size (Square feet or Number of Units)	3,000
8 Assessed/Appraised Value of Land	Assessed Dollar Amount * \$160,000
9 Assessed/Appraised Value of Improvements	Assessed Dollar Amount * \$138,460
11 Useful Life of Improvements (Years)	Non-Residential * 39.0
12 Acquisition Price	Actual Dollar Amount * \$480,000
13 Acquisition Costs	Percent of Acquisition Price * 5.00%

Select Inputs

**Clear Inputs Instructions**  
Step 1: Click [Select Inputs] Button above  
Step 2: Hit the [Delete] button on your keyboard

Financing Assumptions		1st Mortgage	2nd Mortgage
14 Loan Amount	Loan To Value *		
15 Maximum Loan to Value Ratio		80.00%	
16 Minimum Debt Service Coverage Ratio			
17 Interest Rate		7.00%	
18 Amortization Period (Years)		30 Years	
19 Loan Term (Years)		5 Years	
20 Payments Per Year		12	
21 Loan Costs	Percent of Loan Amount *	2.00%	

Investor/Owner Assumptions	
22 Ordinary Income Marginal Tax Rate	37.00%
23 Capital Gains Tax Rate	20.00%
24 Cost Recovery Recapture Tax Rate	25.00%
25 Disposition Price	Cap Rate * 8.00%
26 Disposition Cost of Sale	Percent of Disposition Price * 5.00%

Potential Rental Income & Escalations	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
27 Potential Rental Income (PRI)	\$54,000	0.00%	0.00%	5.00%	0.00%	0.00%					
Yr 1 Total Amount & Annual % Changes											
28 Other Income (Collectable)											
29 Annual Vacancy Rates (% of # 27)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%					

Projected 5% Rent bump at end of lease

DCF Analysis Property Input Sheet 2 - 1/7/2026

Select Inputs

**Clear Inputs Instructions**  
Step 1: Click [Select Inputs] Button to the left  
Step 2: Hit the [Delete] button on your keyboard

30 Operating Expenses & Escalations	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Itemized Sum											
31 Real Estate Taxes	\$ 7,614.50	2.00%	2.00%	2.00%	2.00%	2.00%					
Yr 1 total amount & annual % changes											
32 Personal Property Taxes		0.00%	0.00%	0.00%	0.00%	0.00%					
Yr 1 total amount & annual % changes											
33 Property Insurance	\$4,500	2.00%	2.00%	2.00%	2.00%	2.00%					
Yr 1 total amount & annual % changes											
34 Off-Site Management	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%					
% of Gross Operating Income											
35 Payroll		0.00%	0.00%	0.00%	0.00%	0.00%					
Yr 1 total amount & annual % changes											
36 Expenses/Benefits		0.00%	0.00%	0.00%	0.00%	0.00%					
Yr 1 total amount & annual % changes											
37 Taxes/Worker's Compensation		0.00%	0.00%	0.00%	0.00%	0.00%					
Yr 1 total amount & annual % changes											
38 Repairs & Maintenance	\$0	2.00%	2.00%	2.00%	2.00%	2.00%					
Yr 1 total amount & annual % changes											
39 Utilities	\$0	2.00%	2.00%	2.00%	2.00%	2.00%					
Yr 1 total amount & annual % changes											
40 Accounting & Legal	\$0	2.00%	2.00%	2.00%	2.00%	2.00%					
Yr 1 total amount & annual % changes											
41 Licenses & Permits		0.00%	0.00%	0.00%	0.00%	0.00%					
Yr 1 total amount & annual % changes											
42 Advertising		0.00%	0.00%	0.00%	0.00%	0.00%					
Yr 1 total amount & annual % changes											
43 Supplies/Janitorial	\$0	2.00%	2.00%	2.00%	2.00%	2.00%					
Yr 1 total amount & annual % changes											
44 Miscellaneous Contract Services		0.00%	0.00%	0.00%	0.00%	0.00%					
Yr 1 total amount & annual % changes											
45 Reserve for Roof Replacement		0.00%	0.00%	0.00%	0.00%	0.00%					
Yr 1 total amount & annual % changes											
46 Reserve for Building & Parking Lot		0.00%	0.00%	0.00%	0.00%	0.00%					
Yr 1 total amount & annual % changes											
47 Other Property One Stated Exps	\$0	2.00%	2.00%	2.00%	2.00%	2.00%					
Yr 1 total amount & annual % changes											
48 Other	\$0	\$0	\$0	\$0	\$0	\$0					
Total amount per year											
49 Other		0.00%	0.00%	0.00%	0.00%	0.00%					
Yr 1 total amount & annual % changes											

# DAYCARE (LEASED) – 113 E TWOHIG

## Cash Flow Analysis: Summary

### Property Details

Property Name	113 E Twohig	Acquisition Price	\$	480,000
Location	San Angelo, TX	Plus: Acquisition Costs	\$	24,000
Type of Property	OFFICE BUILDING	Plus: Loan Costs	\$	7,680
Size of Property (SF/Units)	3000	Less: Mortgages	\$	384,000
Purpose of Analysis	WITH FINANCING / AFTER TAX	Equals: Initial Investment	\$	127,880
Prepared By	Sterling D. Fryar, MAI			
Date Prepared	1/7/2026			

### Mortgage Data

	1st Mortgage	2nd Mortgage
Amount	\$ 384,000	\$ -
Interest Rate	7.00%	0.00%
Amortization Period	30	-
Loan Term	5	-
Payments/Year	12	-
Periodic Payment	\$ 2,554.76	\$ -
Annual Debt Service	\$ 30,657	\$ -
Loan Fees/Costs	\$ 7,680	\$ -

### Cost Recovery Data

	Improvements
Value	\$ 233,813
C.R. Method	SL
Useful Life	39.0
In-Service Date	1-Jan
Date of Sale	31-Dec
12 Months % Age	2.564%
11.5 Months % Age	2.461%

### Basis Data

Acquisition Price	\$	480,000
Acquisition Costs	\$	24,000
Total Acquisition Basis	\$	504,000

## Cash Flow Analysis: Taxable Income

### Taxable Income

End of Year	1	2	3	4	5	6	7	8	9	10	11
<b>1 Potential Rental Income</b>	\$ 54,000	\$ 54,000	\$ 54,000	\$ 56,700	\$ 56,700	\$ 56,700					
2 Less: Vacancy & Credit Losses											
<b>3 Effective Rental Income</b>	\$ 54,000	\$ 54,000	\$ 54,000	\$ 56,700	\$ 56,700	\$ 56,700					
4 Plus: Other Income (Collectable)											
<b>5 Gross Operating Income</b>	\$ 54,000	\$ 54,000	\$ 54,000	\$ 56,700	\$ 56,700	\$ 56,700					
6 Less: Real Estate Taxes	\$ 7,615	\$ 7,767	\$ 7,922	\$ 8,081	\$ 8,242	\$ 8,407					
7 Less: Personal Property Taxes											
8 Less: Property Insurance	\$ 4,500	\$ 4,590	\$ 4,682	\$ 4,775	\$ 4,871	\$ 4,968					
9 Less: Off-Site Management											
10 Less: Payroll											
11 Less: Expenses/Benefits											
12 Less: Taxes/Worker's Compensation											
13 Less: Repairs & Maintenance											
14 Less: Utilities											
15 Less: Accounting & Legal											
16 Less: Licenses/Permits											
17 Less: Advertising											
18 Less: Supplies											
19 Less: Misc. Contract Services											
20 Less: Roof Replacement Reserve											
21 Less: Building & Parking Lot Reserve											
22 Less: Other											
23 Less: Other											
24 Less: Other											
<b>25 Total Operating Expenses</b>	\$ 12,115	\$ 12,357	\$ 12,604	\$ 12,856	\$ 13,113	\$ 13,375					
<b>26 Net Operating Income</b>	\$ 41,886	\$ 41,643	\$ 41,396	\$ 43,844	\$ 43,587	\$ 43,325					
27 Less: Interest-First Mortgage	\$ 26,756	\$ 26,474	\$ 26,172	\$ 25,848	\$ 25,500						
28 Less: Interest-Second Mortgage											
29 Less: Cost Recovery-Improvements	\$ 5,754	\$ 5,995	\$ 5,995	\$ 5,995	\$ 5,754						
30 Less: Loan Costs Amortization	\$ 1,536	\$ 1,536	\$ 1,536	\$ 1,536	\$ 1,536						
<b>31 Real Estate Taxable Income</b>	\$ 7,839	\$ 7,638	\$ 7,693	\$ 10,466	\$ 10,797	\$ 43,325					
32 Tax Liability (Savings) at 37.00%	\$ 2,901	\$ 2,826	\$ 2,846	\$ 3,872	\$ 3,995						

### Cash Flow

<b>33 Net Operating Income (Line 26)</b>	\$ 41,886	\$ 41,643	\$ 41,396	\$ 43,844	\$ 43,587						
34 Less: Annual Debt Service	\$ 30,657	\$ 30,657	\$ 30,657	\$ 30,657	\$ 30,657						
<b>35 Cash Flow Before Taxes</b>	\$ 11,229	\$ 10,986	\$ 10,739	\$ 13,187	\$ 12,930						
36 Less: Tax Liability (Savings) (Line 32)	\$ 2,901	\$ 2,826	\$ 2,846	\$ 3,872	\$ 3,995						
<b>37 Cash Flow After Taxes</b>	\$ 8,328	\$ 8,160	\$ 7,893	\$ 9,315	\$ 8,935						

# DAYCARE (LEASED) – 113 E TWOHIG

## Cash Flow Analysis: Cash Sale

### Mortgage Balances

End of Year	1	2	3	4	5	6	7	8	9	10
1 Principal Balance - 1st Mortgage	\$ 380,099	\$ 375,916	\$ 371,431	\$ 366,622	\$ 361,465					
2 Principal Balance - 2nd Mortgage										
3 TOTAL UNPAID BALANCE	\$ 380,099	\$ 375,916	\$ 371,431	\$ 366,622	\$ 361,465					

### Calculation of Sale Proceeds

End of Year	1	2	3	4	5	6	7	8	9	10
4 PROJECTED SALES PRICE					\$ 542,000					

\*Rounded to the Nearest Thousand

### Calculation of Adjusted Basis

5 Basis at Acquisition					\$ 504,000					
6 Plus: Capital Additions										
7 Less: Cost Recovery (Depreciation)					\$ 29,493					
8 Less: Basis in Partial Sales										
9 Adjusted Basis at Sale					\$ 474,507					

### Calculation of Capital Gain on Sale

10 Sale Price					\$ 542,000					
11 Less: Costs of Sale					\$ 27,100					
12 Less: Adjusted Basis at Sale Line 9					\$ 474,507					
13 Gain or (Loss)					\$ 40,393					
14 Less: Straight Line Cost Recovery Limited to Gain					\$ 29,493					
15 Less: Suspended Losses										
16 Capital Gain from Appreciation					\$ 10,900					

### Items Taxed as Ordinary Income

17 Plus: Unamortized Loan Fees/Costs										
18 Ordinary Taxable Income										

### Calculation of Sale Proceeds

19 Sale Price					\$ 542,000					
20 Less: Cost of Sale					\$ 27,100					
21 Less: Participation Payments on Sale										
22 Less: Mortgage Balances					\$ 361,465					
23 Plus: Balance of Funded Reserves										
24 Sale Proceeds Before Tax					\$ 153,435					
25 Less: Tax (Savings) on Ordinary Income (Line 17 x 37.00%)										
26 Less: Tax on Cost Recovery Recapture (Line 14 x 25.00%)					\$ 7,373					
27 Less: Tax on Capital Gain (Line 19 x 20.00%)					\$ 2,180					
28 Sale Proceeds After Tax					\$ 143,882					

## Measures of Investment Performance

Before Tax				After Tax					
EOY	\$		Sale	EOY	\$		Sale		
0	\$	(127,680)		0	\$	(127,680)			
1	\$	11,228		1	\$	8,328			
2	\$	10,986		2	\$	8,160			
3	\$	10,739		3	\$	7,893			
4	\$	13,187		4	\$	9,315			
5	\$	12,930	+	\$153,435	5	\$	8,935	+	\$143,882
IRR = 12.31%				IRR = 8.78%					
NPV @ 10.00% \$ 11,982				NPV @ 10.00% \$ (6,186)					

End of Year	1	2	3	4	5	6	7	8	9	10
Value Using Acquisition Cap Rate	\$ 477,000	\$ 474,000	\$ 502,000	\$ 499,000	\$ 496,000					
Loan Balance	\$ 380,099	\$ 375,916	\$ 371,431	\$ 366,622	\$ 361,465					
Loan to Value	79.69%	79.31%	73.90%	73.47%	72.88%					
Debt Service Coverage Ratio	1.37x	1.36x	1.35x	1.43x	1.42x					
Return on Asset	8.73%	8.68%	8.62%	9.13%	9.08%					
Before Tax Cash-on-Cash	8.79%	8.60%	8.41%	10.33%	10.13%					
After Tax Cash-on-Cash	6.52%	6.39%	6.18%	7.30%	7.00%					
Acquisition Cap Rate	8.73%									
Gross Rent Multiplier	8.89x									
Effective Tax Rate	28.70%									

# DAYCARE (LEASED) – 113 E TWOHIG

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Proof of Before Tax IRR

EOY	Cash Flows	Sale Proceeds
0	\$ (127,680)	
1	\$ 11,228	
2	\$ 10,986	
3	\$ 10,739	
4	\$ 13,187	
5	\$ 12,930	\$ 153,435

<b>IRR = 12.31%</b>						
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Year	Beginning Investment Amount	+	Amount Earned/ Return On	=	Beginning Amount Plus Amount Earned	-	Amount Withdrawn/ Cash Flow	=	Ending Investment Amount	Return Of
1	\$ 127,680	+	\$ 15,718	=	\$ 143,398	-	\$ 11,228	=	\$ 132,169	\$ (4,489)
2	\$ 132,169	+	\$ 16,270	=	\$ 148,439	-	\$ 10,986	=	\$ 137,453	\$ (5,284)
3	\$ 137,453	+	\$ 16,921	=	\$ 154,374	-	\$ 10,739	=	\$ 143,635	\$ (6,182)
4	\$ 143,635	+	\$ 17,682	=	\$ 161,317	-	\$ 13,187	=	\$ 148,130	\$ (4,495)
5	\$ 148,130	+	\$ 18,235	=	\$ 166,365	-	\$ 166,365	=	\$ -	\$ 148,130
<b>Totals</b>			<b>\$ 84,825</b>				<b>\$ 212,505</b>			<b>\$ 127,680</b>

# DAYCARE (LEASED) – 113 E TWOHIG



PROPERTY INFORMATION || ADDITIONAL PHOTOS

1732 Sunset Drive || San Angelo, TX 76904 || 325-276-0757 || [www.kw.com](http://www.kw.com)

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PROPERTY INFORMATION || ADDITIONAL PHOTOS

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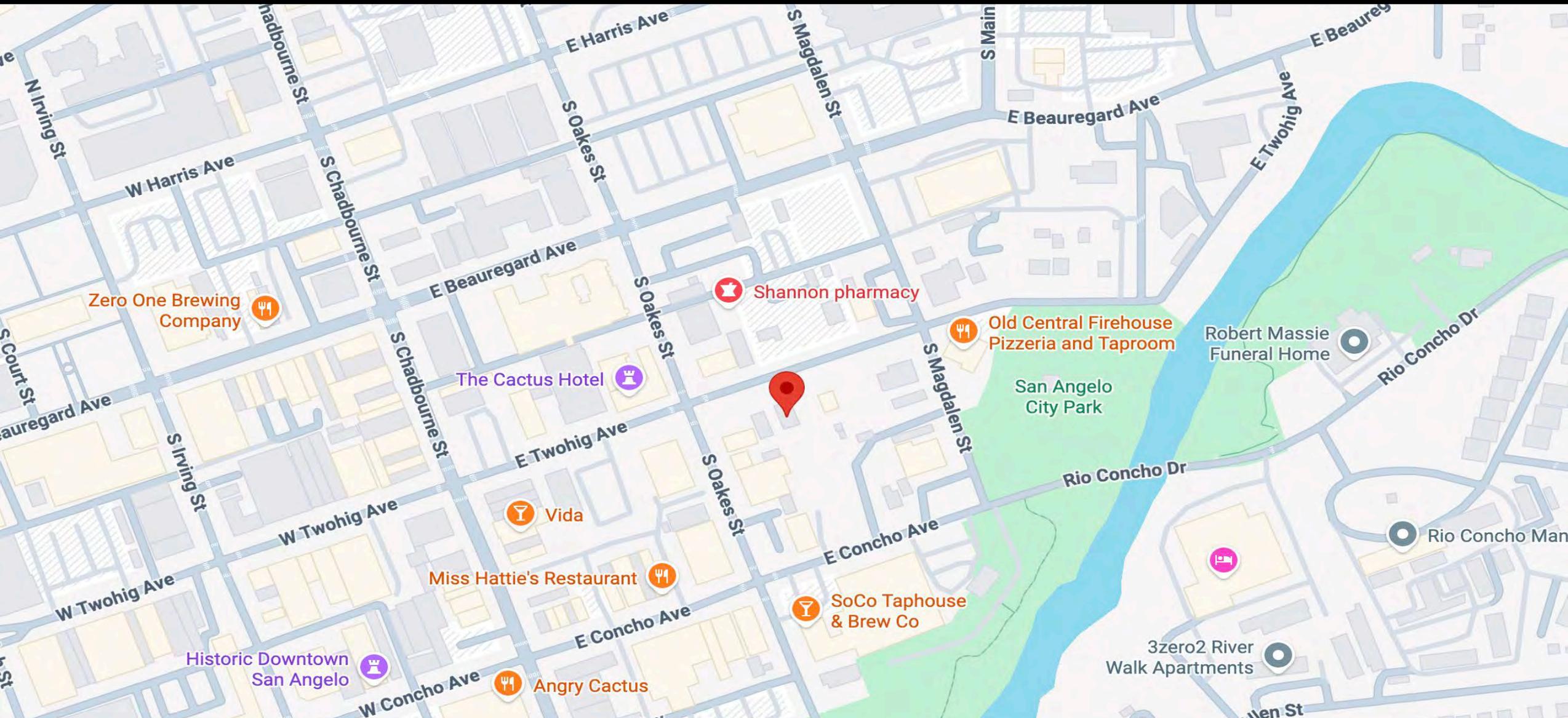


Each office is independently owned and operated.

# SECTION 2 LOCATION INFORMATION



# DAYCARE (LEASED) – 113 E TWOHIG



LOCATION INFORMATION || LOCATION MAPS

# DAYCARE (LEASED) – 113 E TWOHIG



- Residence
- RM-1 Low Rise Multi-Family Residence
- RM-2 High-Rise, Multi-Family Residential
- ML Light Manufacturing
- MH Heavy Manufacturing
- ML/CH Light Manufacturing/Heavy Commercial
- CN Neighborhood Commercial
- CG General Commercial
- CO Office Commercial
- CH Heavy Commercial
- CG/CH General Commercial/Heavy Commercial
- R&E Ranch and Estate
- MHS Manufactured Housing S/D
- MHP Manufactured Housing Park
- OW Office Warehouse

LOCATION INFORMATION || LOCATION MAPS



Each office is independently owned and operated.

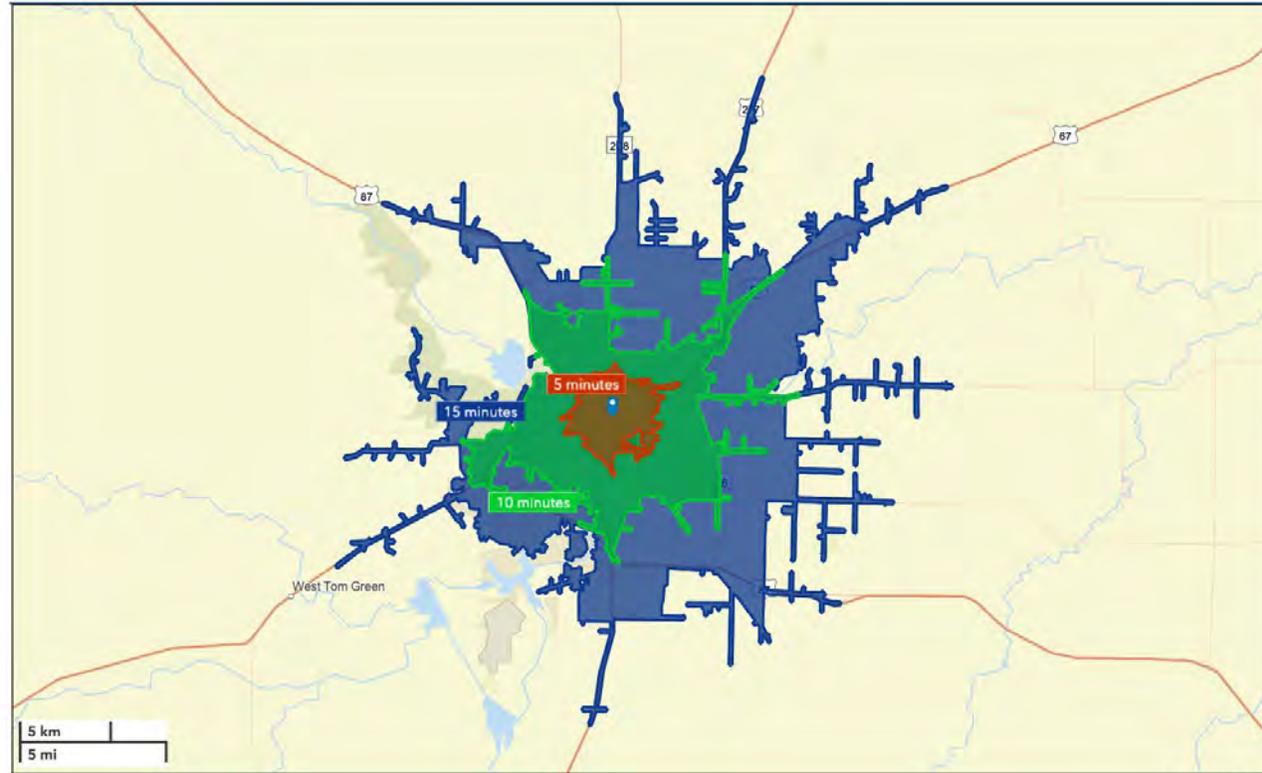
# SECTION 4 DEMOGRAPHICS



# DAYCARE (LEASED) – 113 E TWOHIG



## DEMOGRAPHIC MAP



January 08, 2026

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Page 1 of 1

# DAYCARE (LEASED) – 113 E TWOHIG

## Executive Summary

113 E Twohig Ave, San Angelo, Texas, 76903

Drive time: 5, 10, 15 minute radii



Population	5 minutes	10 minutes	15 minutes
2010 Population	16,506	67,879	94,701
2020 Population	16,076	69,570	101,319
2025 Population	16,008	70,130	102,304
2030 Population	16,079	70,588	103,187
2010-2020 Annual Rate	-0.25%	0.25%	0.68%
2020-2025 Annual Rate	-0.10%	0.15%	0.18%
2025-2030 Annual Rate	0.09%	0.13%	0.17%

Age	5 minutes	10 minutes	15 minutes
2025 Median Age	41.1	34.9	36.2
U.S. median age is 39			

Race and Ethnicity	5 minutes	10 minutes	15 minutes
White Alone	53.5%	56.9%	61.2%
Black Alone	4.2%	4.5%	4.2%
American Indian Alone	1.1%	1.0%	0.9%
Asian Alone	0.5%	1.3%	1.7%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	19.0%	14.1%	11.9%
Two or More Races	21.6%	22.1%	20.0%
Hispanic Origin	61.2%	52.0%	44.8%
Diversity Index	80.5	80.2	78.2

Households	5 minutes	10 minutes	15 minutes
2010 Total Households	6,513	24,889	36,574
2020 Total Households	6,549	26,375	39,892
2025 Total Households	6,574	26,975	40,999
2030 Total Households	6,664	27,446	41,785
2010-2020 Annual Rate	0.06%	0.58%	0.87%
2020-2025 Annual Rate	0.07%	0.43%	0.52%
2025-2030 Annual Rate	0.27%	0.35%	0.38%
2025 Average Household Size	2.34	2.49	2.42
Wealth Index	40	48	60

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 113 E Twohig Ave, San Angelo, Texas, 76903 | Drive time: 5, 10, 15 minute radii

Mortgage Income	5 minutes	10 minutes	15 minutes
2025 Percent of Income for Mortgage	20.2%	19.1%	22.2%

Median Household Income	5 minutes	10 minutes	15 minutes
2025 Median Household Income	\$37,713	\$51,519	\$58,759
2030 Median Household Income	\$41,641	\$57,354	\$64,882
2025-2030 Annual Rate	2.00%	2.17%	2.00%

Average Household Income	5 minutes	10 minutes	15 minutes
2025 Average Household Income	\$58,398	\$70,360	\$80,866
2030 Average Household Income	\$63,038	\$76,923	\$88,152

Per Capita Income	5 minutes	10 minutes	15 minutes
2025 Per Capita Income	\$24,117	\$27,466	\$32,594
2030 Per Capita Income	\$26,255	\$30,325	\$35,868
2025-2030 Annual Rate	1.71%	2.00%	1.93%

Income Equality	5 minutes	10 minutes	15 minutes
2025 Gini Index	47.6	46.0	46.7

Socioeconomic Status	5 minutes	10 minutes	15 minutes
2025 Socioeconomic Status Index	40.5	44.8	47.6

Housing Unit Summary	5 minutes	10 minutes	15 minutes
Housing Affordability Index	102	109	93
2010 Total Housing Units	7,445	27,629	39,958
2010 Owner Occupied HUs (%)	57.6%	62.2%	62.3%
2010 Renter Occupied HUs (%)	42.4%	37.8%	37.7%
2010 Vacant Housing Units (%)	12.5%	9.9%	8.5%
2020 Housing Units	7,698	29,351	43,701
2020 Owner Occupied HUs (%)	53.1%	58.0%	58.9%
2020 Renter Occupied HUs (%)	46.9%	42.0%	41.1%
Vacant Housing Units	14.8%	10.0%	8.7%
2025 Housing Units	7,762	30,128	45,120
Owner Occupied Housing Units	53.5%	57.8%	58.6%
Renter Occupied Housing Units	46.5%	42.2%	41.4%
Vacant Housing Units	15.3%	10.5%	9.1%
2030 Total Housing Units	7,861	30,645	45,958
2030 Owner Occupied Housing Units	3,682	16,344	25,209
2030 Renter Occupied Housing Units	2,981	11,102	16,576
2030 Vacant Housing Units	1,197	3,199	4,173

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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# DAYCARE (LEASED) – 113 E TWOHIG



**E2**

**Southwestern Families**

113 E Twohig Ave, San Angelo, Texas, 76903

Drive time of 5 minutes



**ArcGIS TAPESTRY**  
The Fabric of US Neighborhoods

**DOMINANT TAPESTRY SEGMENT**

 1,521 households are *Southwestern Families*  
23.1% of households are in this segment

**Southwestern Families: Community Connections LifeMode**  
This segment is characterized by Southwest urban and suburban neighborhoods with multigenerational families.

[Learn more...](#)

**ABOUT THIS SEGMENT**

-  Residents tend to shop at discount grocery and department stores.
-  Common purchases include baby and children's products such as food, clothing, and toys. Families take trips to movie theaters and theme parks.
-  Many households own three or more mobile devices, used for entertainment, social media, and staying connected with friends and family, both locally and abroad.
-  Households tend to carry a credit card balance each month and wire money to support family members.

**ABOUT THIS AREA**

- Household Type:**  
Single Family
- Employment:**  
Industrial, Svcs
- Median Age:**  
41.1
- Median Household Income:**  
\$37,713
- Education:**  
25.3% College degree (2+ years)



**KEY FACTS FOR THIS AREA**  
*Click facts to 'Explore for more' details*

<b>16,008</b>	<b>6,574</b>	<b>2.34</b>	<b>40</b>	<b>102</b>	<b>81</b>	<b>\$121,544</b>	<b>0.09%</b>
Population	Households	Avg Size Household	Wealth Index	Housing Affordability Index	Diversity Index	Median Home Value	Forecasted Annual Growth Rate

# DAYCARE (LEASED) – 113 E TWOHIG

**E2** **Southwestern Families**  
113 E Twohig Ave, San Angelo, Texas, 76903  
Drive time of 5 minutes

**ArcGIS TAPESTRY**  
The Fabric of US Neighborhoods

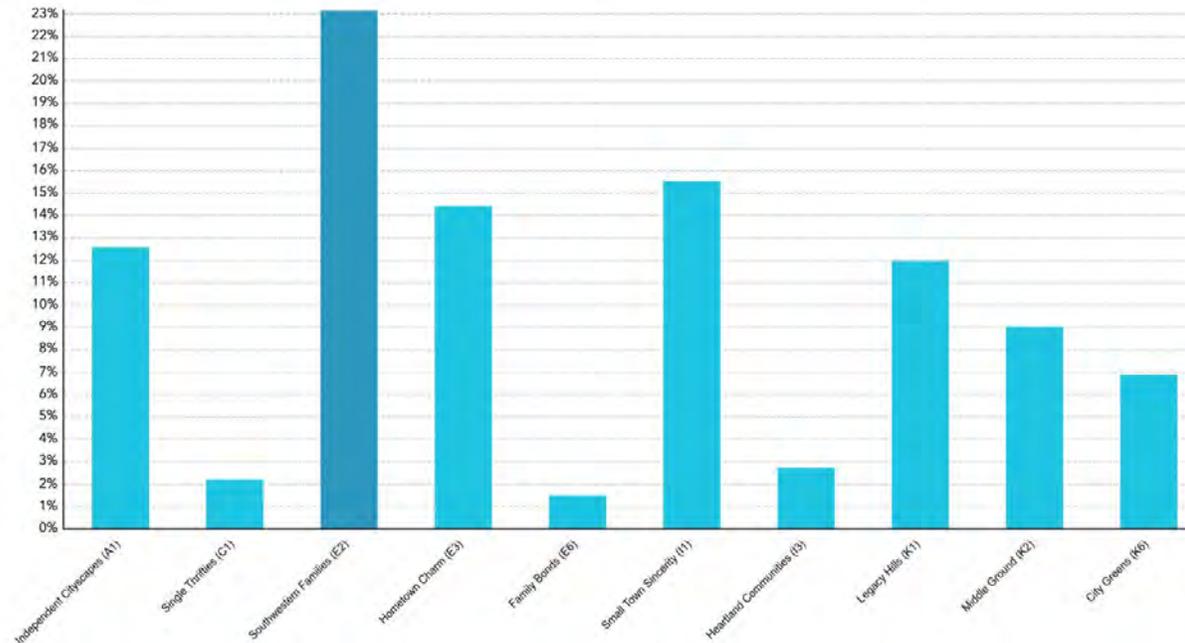
## TAPESTRY SEGMENTATION COMPOSITION

This chart displays the percent of households in each segment in this area.



6,574 total households in this area

1,521 households in *Southwestern Families* - 23.1%



# DAYCARE (LEASED) – 113 E TWOHIG

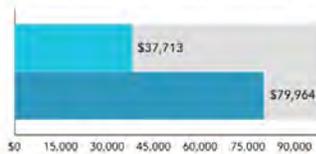


**Key Demographic Indicators**  
 113 E Twohig Ave, San Angelo, Texas, 76903  
 Drive time of 5 minutes

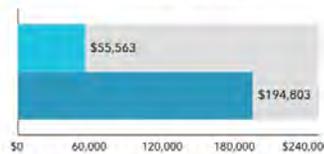
## INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards) for this area.

### MEDIAN HOUSEHOLD INCOME



### MEDIAN NET WORTH

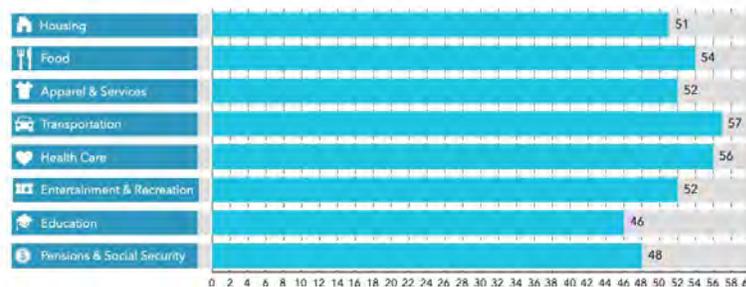


Bars show comparison to

Bars show comparison to

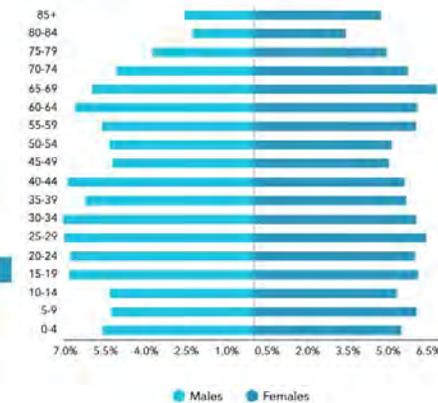
## AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



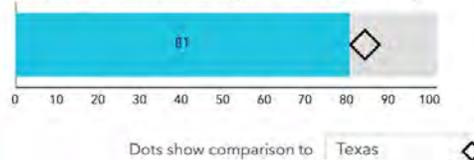
## AGE BY SEX

Median Age: 41.1



## DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to

# DAYCARE (LEASED) – 113 E TWOHIG



**E2**

**Southwestern Families**

113 E Twohig Ave, San Angelo, Texas, 76903

Drive time of 10 minutes



**ArcGIS TAPESTRY**  
The Fabric of US Neighborhoods

### DOMINANT TAPESTRY SEGMENT

 4,021 households are *Southwestern Families*  
14.9% of households are in this segment

**Southwestern Families: Community Connections LifeMode**  
This segment is characterized by Southwest urban and suburban neighborhoods with multigenerational families.

[Learn more...](#)

### ABOUT THIS SEGMENT

-  Residents tend to shop at discount grocery and department stores.
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### ABOUT THIS AREA

- Household Type:**  
Single Family
- Employment:**  
Industrial, Svcs
- Median Age:**  
34.9
- Median Household Income:**  
\$51,519
- Education:**  
31.6% College degree (2+ years)



**KEY FACTS FOR THIS AREA**  
*Click facts to 'Explore for more' details*

<b>70,130</b>	<b>26,975</b>	<b>2.49</b>	<b>48</b>	<b>108</b>	<b>80</b>	<b>\$157,189</b>	<b>0.13%</b>
Population	Households	Avg Size Household	Wealth Index	Housing Affordability Index	Diversity Index	Median Home Value	Forecasted Annual Growth Rate

# Why San Angelo?

Total: 54.1k



2013 2014 2015 2016 2017

Total: 54.1k



2013 2014 2015 2016 2017

# Why San Angelo?

- ❖ San Angelo's 100,000 residents take pride in Angelo State University, Goodfellow Air Force Base, the International Waterlily Collection, excellent medical facilities and many cultural events.
- ❖ The versatile San Angelo State Park helped the city earn the number two spot on Livability.com's Top 10 Great Places to Ride a Bike.
- ❖ The Concho River Walk has been designated one of five Great Public Spaces on the American Planning Association's annual Great Places in America list.
- ❖ The San Angelo Stock Show and Rodeo began in 1932, making it one of the longest-running rodeos in the world.
- ❖ San Angelo has consistently been ranked as one of the best small cities for business and employment. In 2013, it ranked fourth in the nation in *Forbes* magazine's "Best Small Cities For Jobs" rankings. In 2010, *Kiplinger's Personal Finance* named San Angelo as one of the "Best Cities of the Next Decade". In 2009, *CNN Money* ranked San Angelo as one of the best cities to launch a small business.
- ❖ The Concho River Walk has been designated one of five Great Public Spaces on the American Planning Association's annual Great Places in America list.



# DAYCARE (LEASED) – 113 E TWOHIG



## 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.

2-10-2025



### 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.

### 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 or subagent 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Keller Williams Realty	9004765	klrw1018@kw.com	325-692-4488
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Amber Kimmel	598311	amberdkimmel@gmail.com	325-439-0787
Designated Broker of Firm	License No.	Email	Phone
Jenny Aldridge	574365	jennyaldridge@kw.com	325-692-4488
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sterling Fryar	585689	sterling.fryar@kw.com	325-276-0757
Sales Agent/Associate's Name	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 1-1

## BUSINESS SUMMARY

1732 Sunset Drive || San Angelo, TX 76904 || 325-276-0757 || [www.kw.com](http://www.kw.com)