



Client Based Properties, Inc.

"Complete Real Estate Services"

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Main Street Properties

Many Use Types
Downtown Zoned
South of City Hall

LOCATION, LOCATION, LOCATION

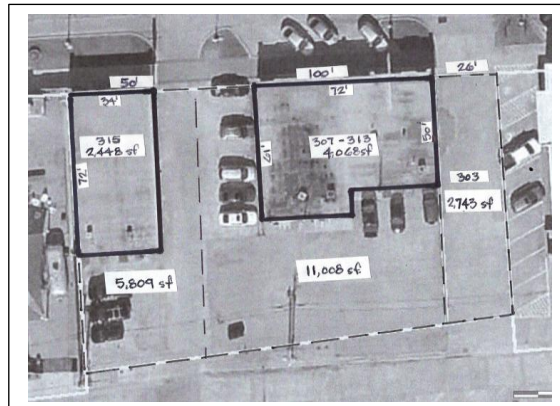
INVESTMENT PACKAGE

**2 Buildings + 3 Lots
South of City Hall
Grand Prairie**



<u>Property</u>	<u>Building</u>	<u>Land</u>
330 (303) W Main St		2,743 sf
307-313 West Main St	3,836 sf	11,008 sf
315 West Main St	<u>2,448 sf</u>	<u>5,809 sf</u>
	6,284 sf	19,560 sf

315



303-313



KEY NOTES

1. In **2019 Master Development Plans**
See www.gptx.org - Development
2. Abuts **Grand Civic Plaza**
3. **Downtown Core Area**
4. Office, Entertainment & Shopping
5. City hosting **50+ Events a Year**

PROFORMA

<u>Units</u>	<u>Size</u>	<u>Rate</u>	<u>Annual</u>
307-313	3,836 sf	\$17.00	\$ 65,160
315	<u>2,448 sf</u>	17.00	<u>+ 41,580</u>
Totals	6,284 sf		\$ 106,740
NNN	6,284 sf	\$5.00	<u>+ 31,404</u>
GROSS INCOME			\$ 138,144
Vacancy 10%			<u>- 13,814</u>
Adjusted Gross			\$ 124,330
Maintenance			<u>- 6,000</u>
NNN Expenses (\$5.00/sf)			<u>- 31,404</u>
CAP	6.69 %	NOI	\$ 86,926

SUMMARY

2 Buildings: 6,516 sf 3 Tracts of Land: 29,060 sf
Sales Price: \$ 1,300,000

Information contained herein is from sources deemed reliable; however, not guaranteed by **Client Based Properties, Inc.** Interested parties are encouraged to perform investigations & due diligence as needed prior to buying or leasing.