

Beaver Springs Plaza

1701 FM 1960 Rd W Houston Tx 77090









Presented by
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HOUSKOR-REALTY AND MANAGEMENT, LLC
License # TX 587949
713-385-2156

Property Summary & Pricing

Beaver Springs Plaza

ADDRESS: 1701 Fm 1960 Rd W Houston Tx 77090

YEAR BUILT : 2005

LOT SIZE : 60,392 SF

BUILDING SIZE : 15,400 SF

Total Gross : \$ 383,401.32

Expense : \$86,642.00

OPERATING EXPENSES				
Maintenance and Repair				13,884
Insurance				11,815
Utilities				11,400
Real Estate Taxes				49,543
Mic. Expense				0
TOTAL EXPENSES				86,642

NOI : \$296,759

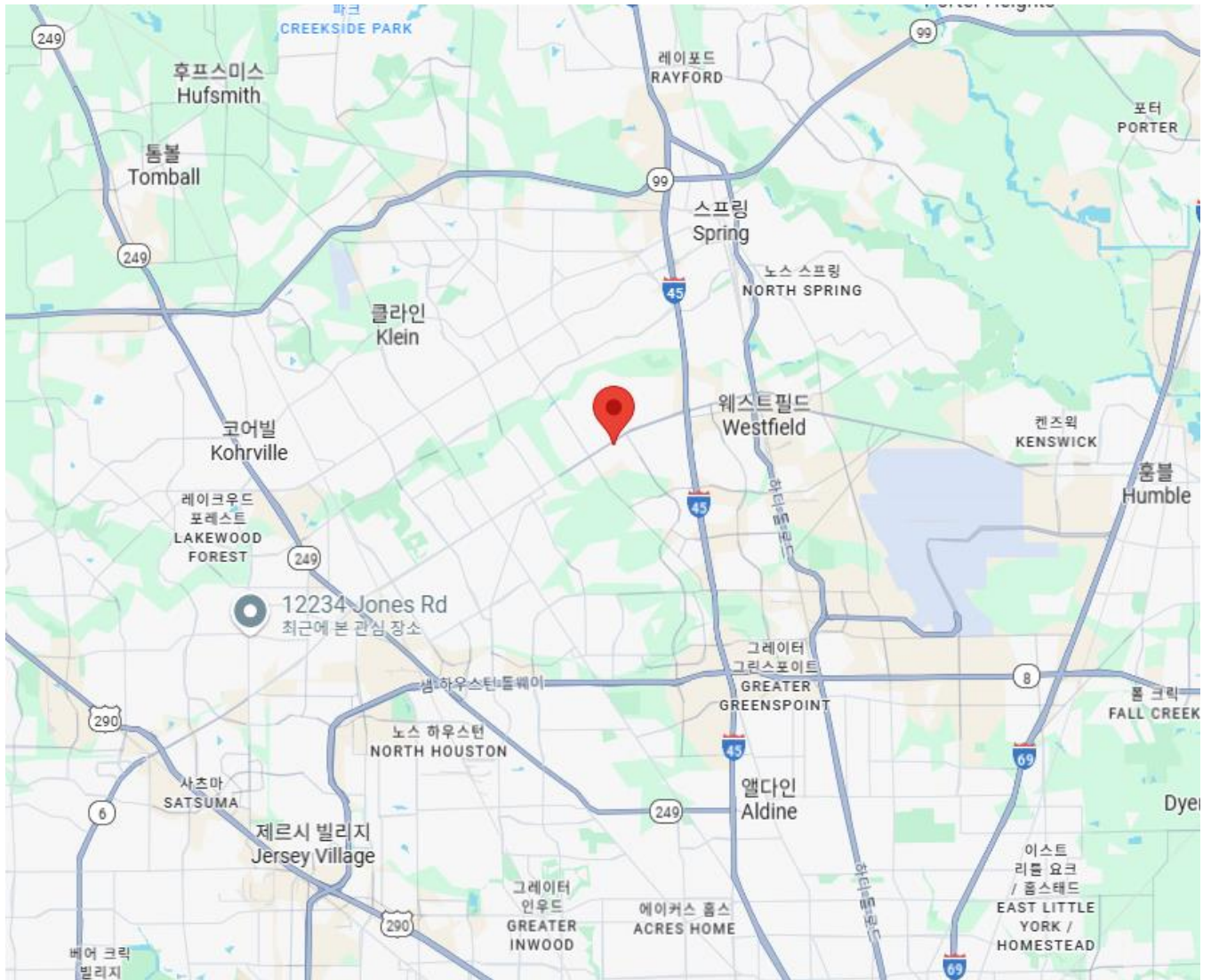
PRICE : \$4,560,000.

CAP: 6.5%

Tenant Summary/Net income

TENANT	SPACE LEASE	MONTHLY RENT	LEASE START	LEASE EXPIRE	REMARK
PHO & GRILL RESTAURANT	2573	\$6,676.01	8/1/2012	11/30/2027	Monthly Rent is NNN
FIRST ACCEPTANCE	1050	\$2,511.75	7/10/2010	2/28/2029	
AFRICIAN RESTAURANT	1750	\$3,420.50	12/1/2022	1/31/2028	
SMOKE SHOP	1100	\$2,383.33	12/1/2022	11/30/2028	
7 SPICE CAJUN SEAFOOD	1495	\$2,452.35	11/1/2018	6/14/2029	
MAIN EVENT BARBER	875	\$1,798.13	7/1/2023	6/30/2028	
CRYSTAL HAIR SALON	1050	\$1,968.75	10/1/2023	9/30/2026	
GUILLEN SHOP BOUTIQUE	875	\$2,065.00	3/1/2025	2/28/2028	
GOLD SHOP	1277	\$2,200.00	10/23/2025	10/31/2028	
81 SPA	1360	\$2,493.33	7/1/2021	12/31/2029	
CABO DENTAL	2000	\$3,980.95	9/1/2025	8/31/2030	
Total	15405	\$31,950.11			

Property Areal





Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

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.

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.

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 coincidental 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.

HOUSKOR REALTY AND MANAGEMENT LLC	9004129	JYREALTY@HOTMAIL.COM	(713)385-2156
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JOHNNY YUN	587949	JYREALTY@HOTMAIL.COM	(713)385-2156
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
IABS 1-0 Date