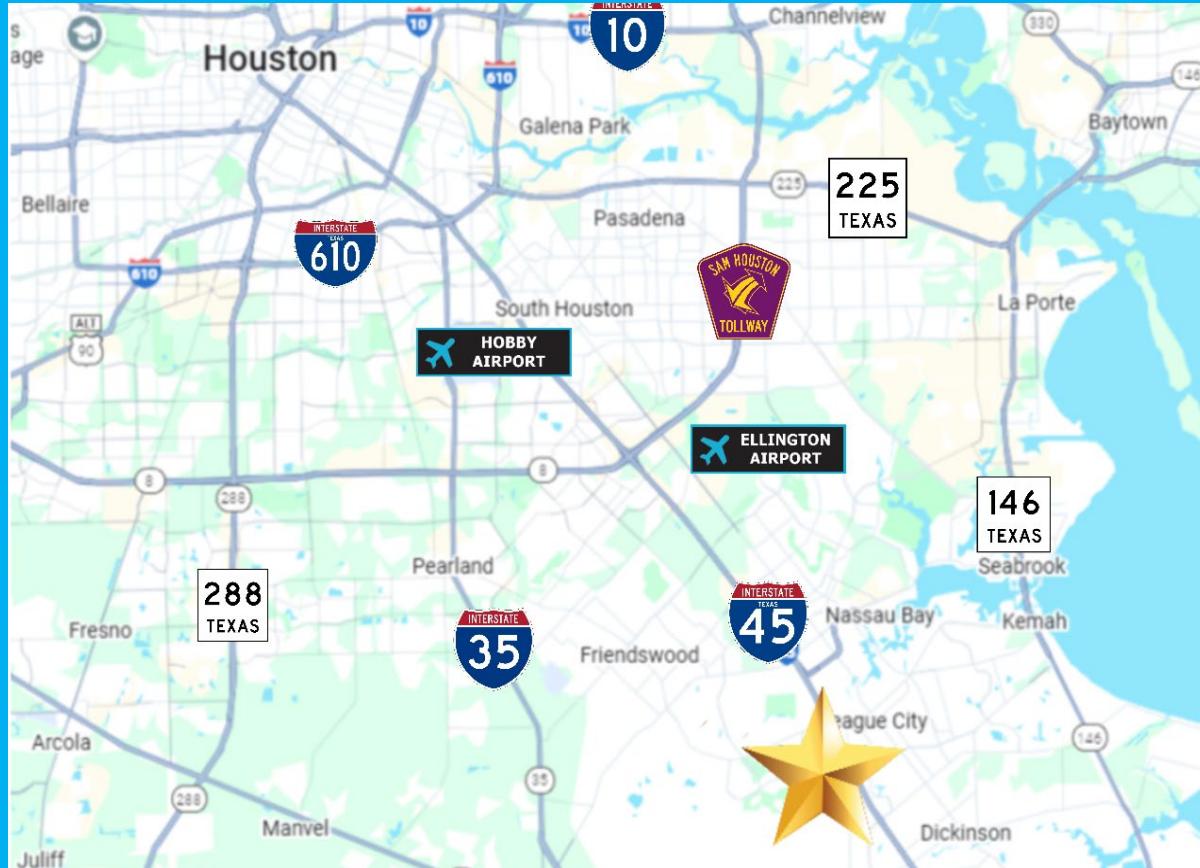


INVESTMENT FOR SALE | OFFICE / WAREHOUSE

1261 BUTLER ROAD | LEAGUE CITY, TX 77573

TWO CONJOINED BUILDINGS IN BRITTANY BUSINESS PARK

+/- 15,300 SF FULLY LEASED



**ARNETT
COMMERCIAL
PROPERTIES**

**Joe Trout
713.254.0187
joe.trout@joetROUTcommercial.com**

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Key Property Facts

- **Land Area:** ±0.8187 acres / 35,663 SF
- **Building Area:** +/- 15,300 SF (+/- 7,100 Bldg. A, +/- 8,200 Bldg. B)
- **Year Built:** 2013 (Building A) and 2015 (Building B)
- **Office Finish:** ±25%
- **Clear Height:** +/- 14'-16' in warehouse areas
- **Loading:** grade-level overhead doors
- **Construction:** Standing seam metal building with brick office fronts; concrete slab foundation; metal roof
- **Zoning:** CG – Commercial General (League City)
- **Flood Zone:** FEMA Zone X, outside the 100-year flood hazard area (no observed Harvey damage as of 2019 appraisal)

Building Drone Video

Surrounding Area Drone Video

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Rent Roll

Building A

Office	WH	Total
2,000	5,100	7,100
28%	72%	100%

Net Rent	Est. Op Ex
\$1.28	\$0.36
\$1.32	
\$1.37	
\$1.42	
\$1.47	
Expire:	Jul-30

Building B

Office	WH	Total
2,000	6,200	8,200
24%	76%	100%

Net Rent	Est. Op Ex
\$0.83	\$0.36
\$0.88	
\$0.93	
\$0.98	
Expire:	Feb-29

Pro Forma Cash Flow Summary

Projection Period: 10 years

Rent Growth: 3.5% per year

Expense Growth: 4.25% per year

Renewal Probability: 65%

Discount Rate: 6.5%

Exit Cap Rate (Year 11 NOI): 8.5%

Avg Annual NOI: \$231,000 +

PROPERTY PRICE: \$3,495,000 *

* Full detailed proforma included in due diligence materials. These projections and assumptions are provided solely for illustrative purposes and do not constitute a guarantee of future performance. Prospective purchasers should develop and rely on their own independent models, assumptions, & analysis.

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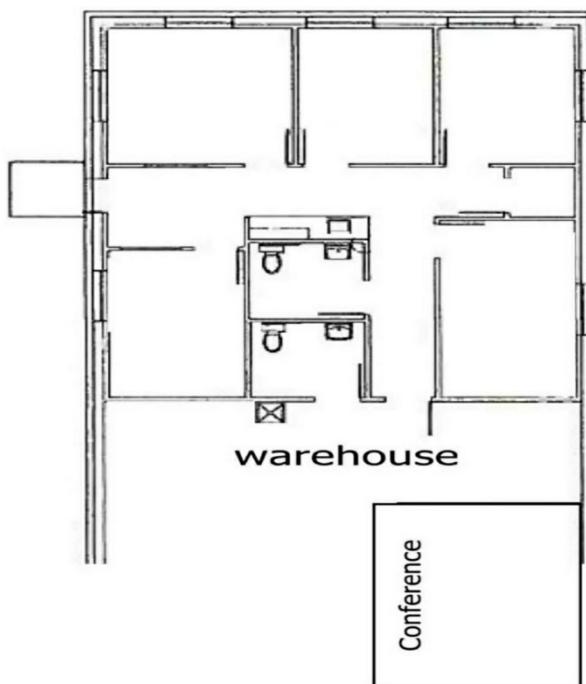
OFFICE FLOOR PLANS

1261 BUTLER ROAD | LEAGUE CITY, TX 77573

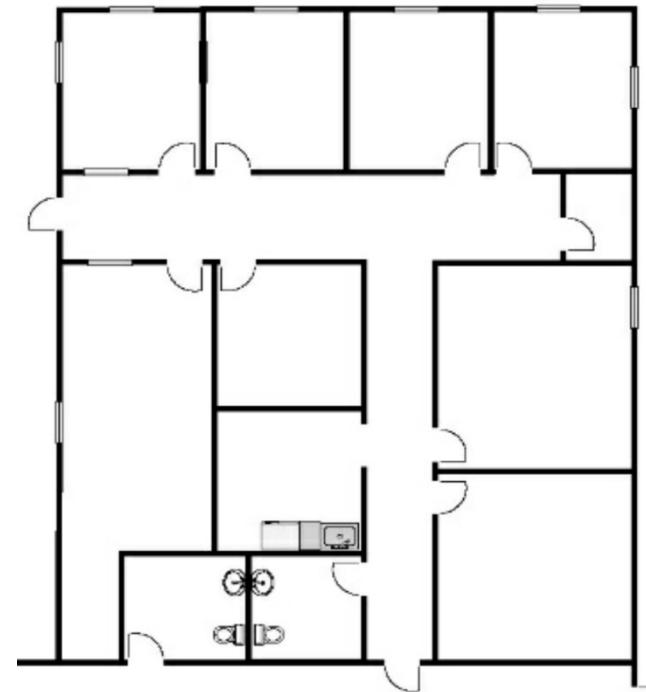
TWO CONJOINED BUILDINGS IN BRITTANY BUSINESS PARK

+/- 15,300 SF FULLY LEASED

BUILDING A



BUILDING B



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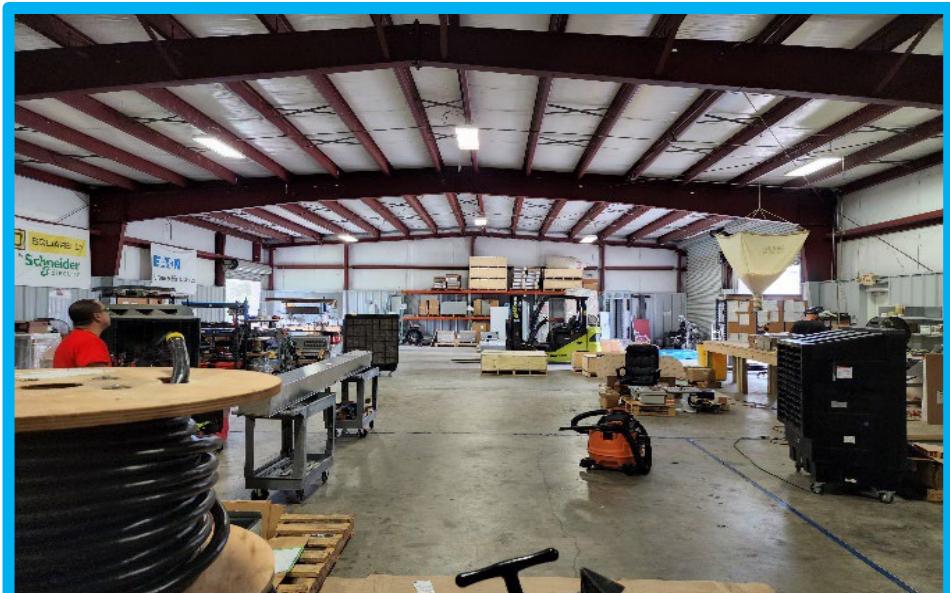
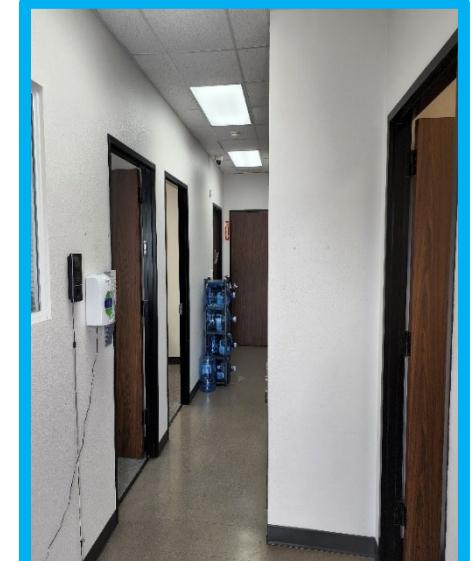
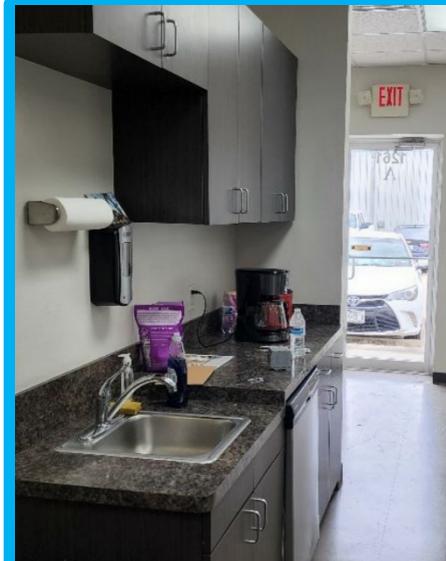
PROPERTY PHOTOS

1261 Butler Rd | League City, TX 77573



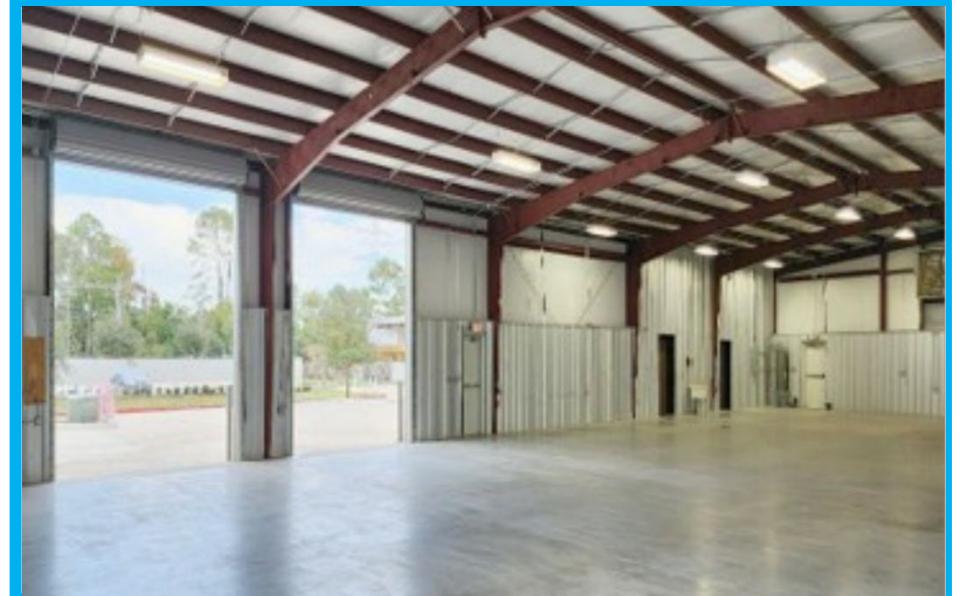
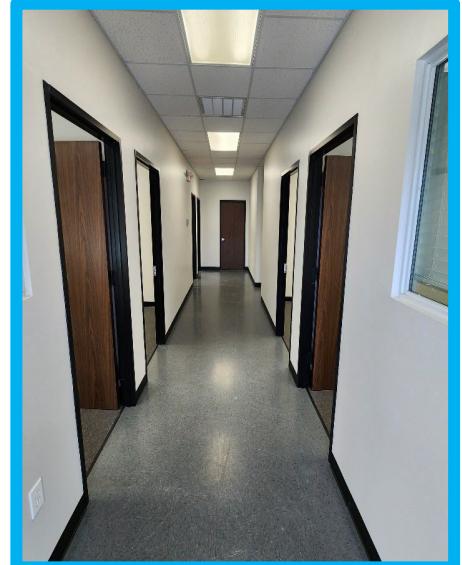
BUILDING A | Photos

1261 Butler Rd | League City, TX 77573



BUILDING B | Photos

1261 Butler Rd | League City, TX 77573



OFFICE FLOOR PLANS

1261 BUTLER ROAD | LEAGUE CITY, TX 77573

[Link to LoopNet Listing](#)

[Link to CoStar Listing](#)

Due Diligence Materials Summary

- Fully executed TAR Commercial Lease – Building A Tenant (NNN).
- Fully executed TAR Commercial Lease and First Amendment – Building B Tenant (NNN).
- Ten-Year DCF and Valuation Model – 1261 Butler Road (supporting the \$3,495,000 asking price using a **6.50% discount rate and an 8.50% exit capitalization rate (Year-11 NOI)**).
- 2019 MAI Appraisal – Existing Office/Warehouse at 1261 Butler Road (Yates-Lagrasta, effective date October 1, 2019).
- Survey(s) of Brittany Business Park, Phase 2, Lot 3-B (showing site boundaries, easements, and access).
- Property Condition Report – 1261 Butler Road (EBI Consulting, dated September 16, 2019; no immediate repairs; 12-year replacement reserves of approximately \$14,800).
- Phase I Environmental Site Assessment – 1261 Butler Road (EBI Consulting, Project No. 1119005864, dated September 16, 2019; prepared in conformance with ASTM E 1527-13; no RECs, HRECs, or CRECs identified; no further action recommended).
- Galveston County Appraisal District Tax Statements / Tax History (Tax ID 604268).
- Title Commitment and Exception Documents (to be provided by Seller's title company).
- Various historical construction documents.

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11-2-2015

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.

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:
 - that the owner/tenant 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.

D. Philip Arnett	392263	phil.arnett@philarnettcommercial.com	713.448.9774
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
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

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