

FOR SALE



Gaslight Center

2422 E TYLER, HARLINGEN, TX 78550





Sale Price \$2,700,000.00

Square Footage 15,600 SF

CAP Rate 6.6%

PSF Price to the Building: \$173.00

Property Highlights

- Internet resistant tenants
- Government GSA lease
- Long Term tenants
- Priced below replacement value
- 1.5 Acres
- Built in 2004
- Stucco Exterior/Flat Roof



RAFAEL MELARA
713.237.0000
rafael@romcp.com

PROPERTY INFORMATION

RENT ROLL

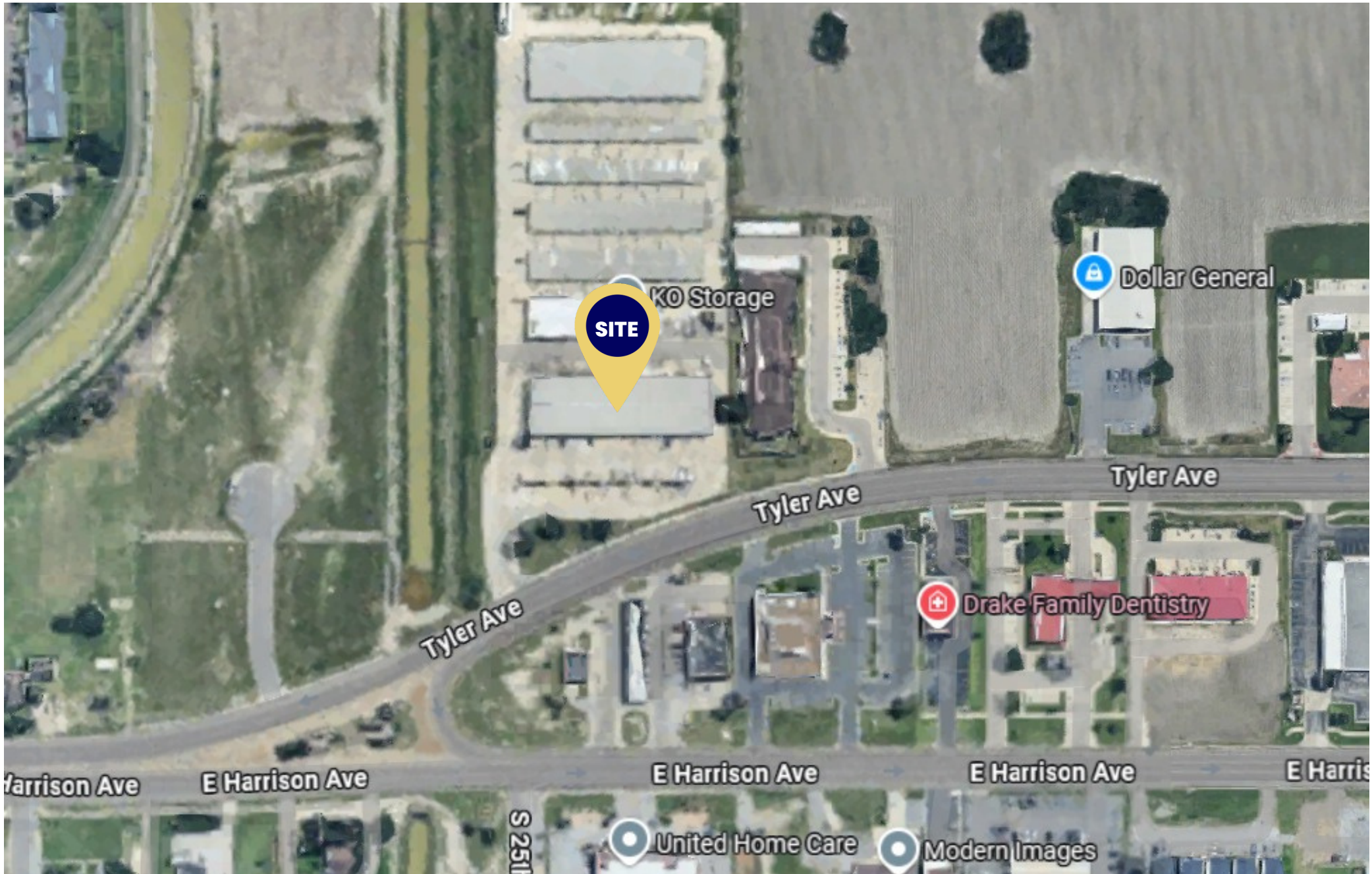
TENANT NAME	UNIT #	SF	LEASE BEGINS	LEASE EXPIRES	GROSS	RENT PER SF	TOTAL
U.S. Small Business Administration	E	3,850	10/1/2021	9/4/2032	\$7,660.34	\$23.87	\$7,660.34
Texas HCS Inc	B2	5,255	5/1/2015	8/31/2028	\$5,684.00	\$13.00	\$5,684.00
Easter Seals RGV	C	3,510	8/1/2007	8/31/2027	\$5,043.87	\$17.24	\$5,043.87
Jose Galvan	D	989	6/1/2019	M2M	\$1,000.00	\$13.10	\$1,000.00
American Home Patient	B	1,980	1/3/2006	11/30/2033	\$2,013.00	\$12.20	\$2,013.00
TOTALS		15,584			\$21,401.21		\$21,401.21

Income: ACTUAL	
Annual Rent	\$256,814.52
Expenses	\$77,781
Total Income:	\$179,033.52

Net Operating Income:	\$179,033.52
PRICE:	\$2,700,000.00
CAP Rate:	6.60%

Expenses: Budget ACTUAL	
Taxes:	\$28,000.00
Insurance:	\$11,387.00
Landscape/Maint/Utilities	\$26,394.00
Property Management	\$12,000.00
Total Expenses:	\$77,781.00







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 our counter-offer from the client;
- 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 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

ROM, LLC	9001771	info@romcp.com	713.237.0000
Licensed Broker/Broker Firm Name or Primary Assured Business name	License No.	Email	Phone
Rafael Melara	496309	rafael@romcp.com	713.237.0000
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
IABS 1-0

