

Commercial Fully Leased NNN Building

1503 N CENTER ST,
BONHAM



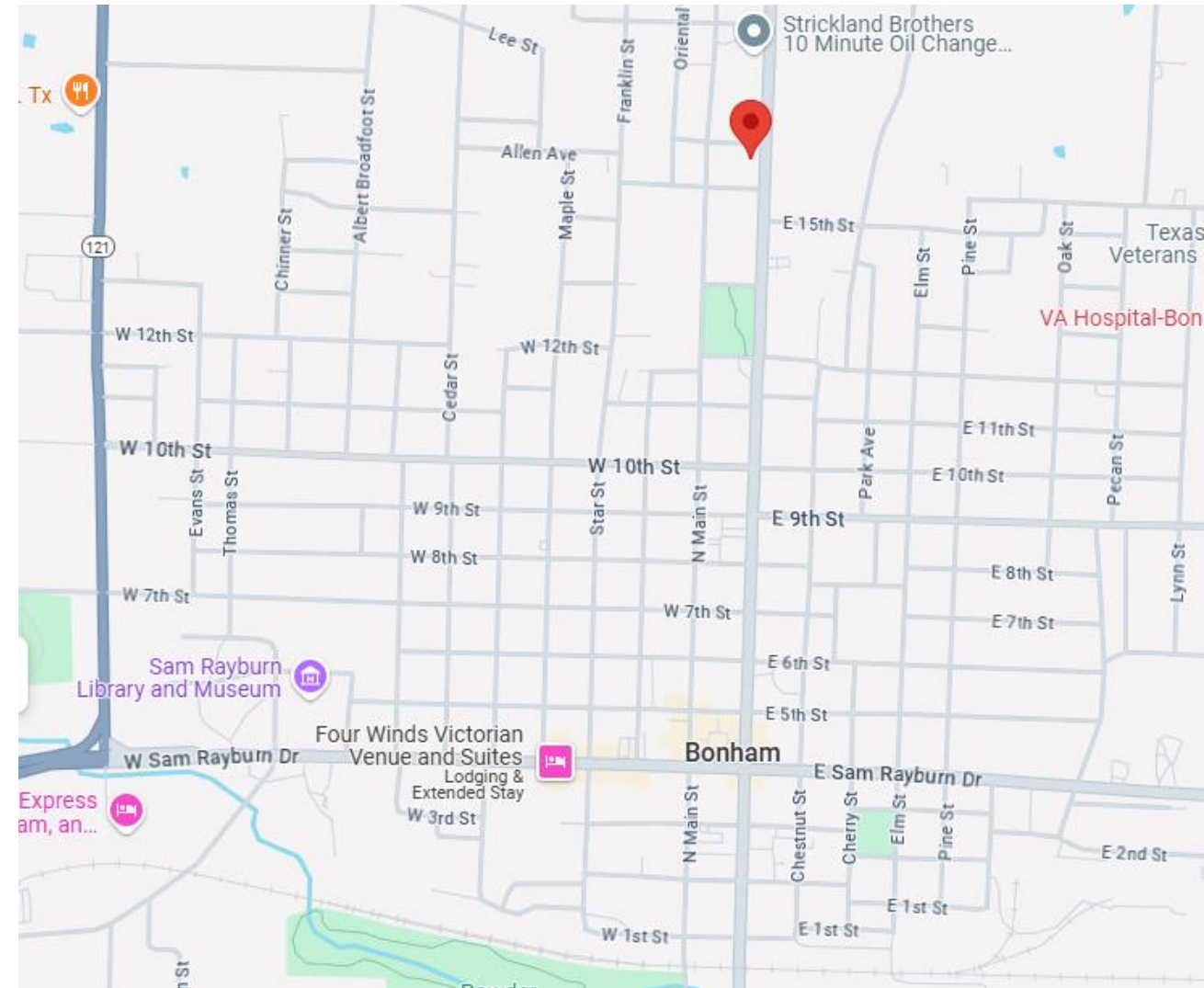
LOCATION, USAGE AND FACILITY OVERVIEW

Building SQFT ~1658 SQFT

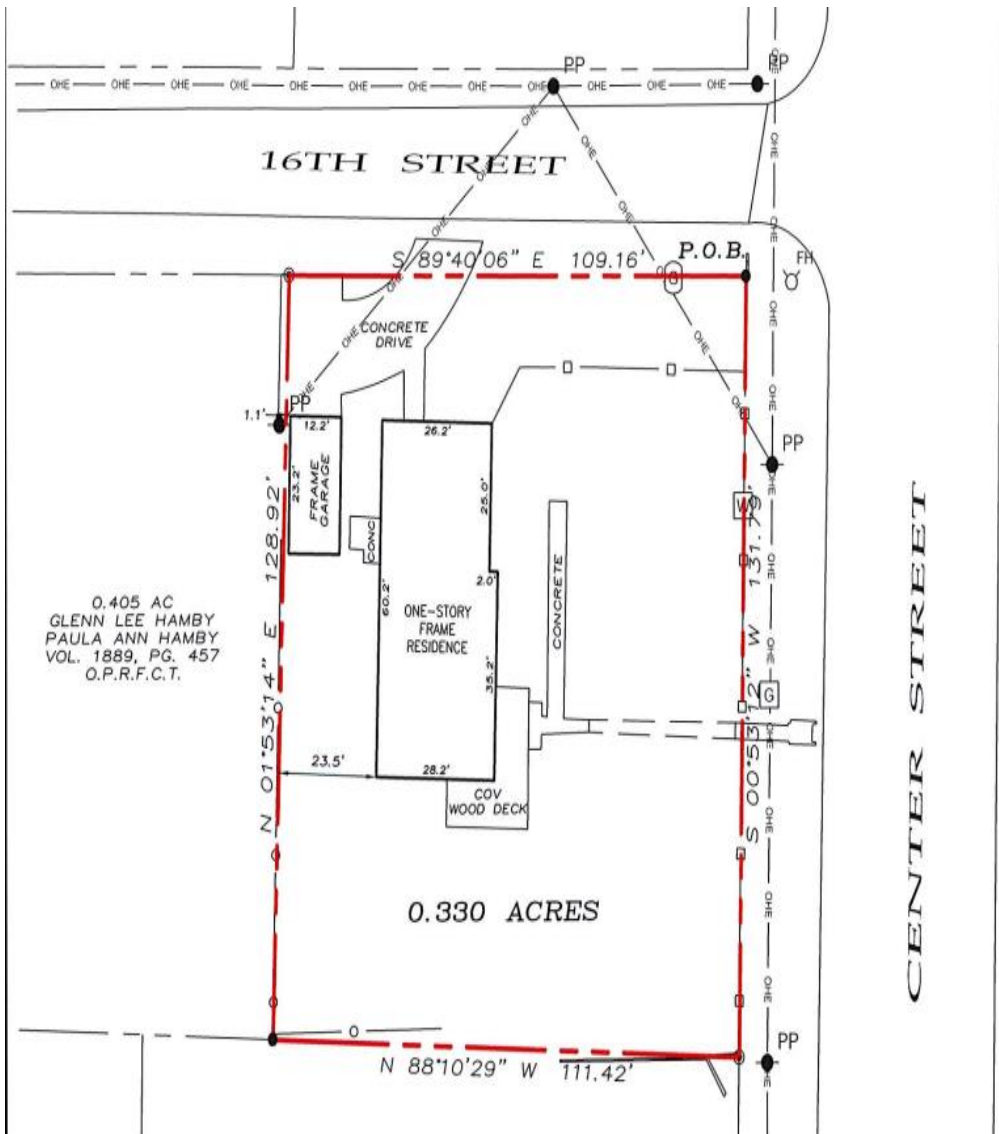
- Ample spaces for parking;
- Independent building – private offices
- Minutes to Shopping, Hospital, Banks, Restaurants, Businesses;

Commercial Zoning ; Usages allowed

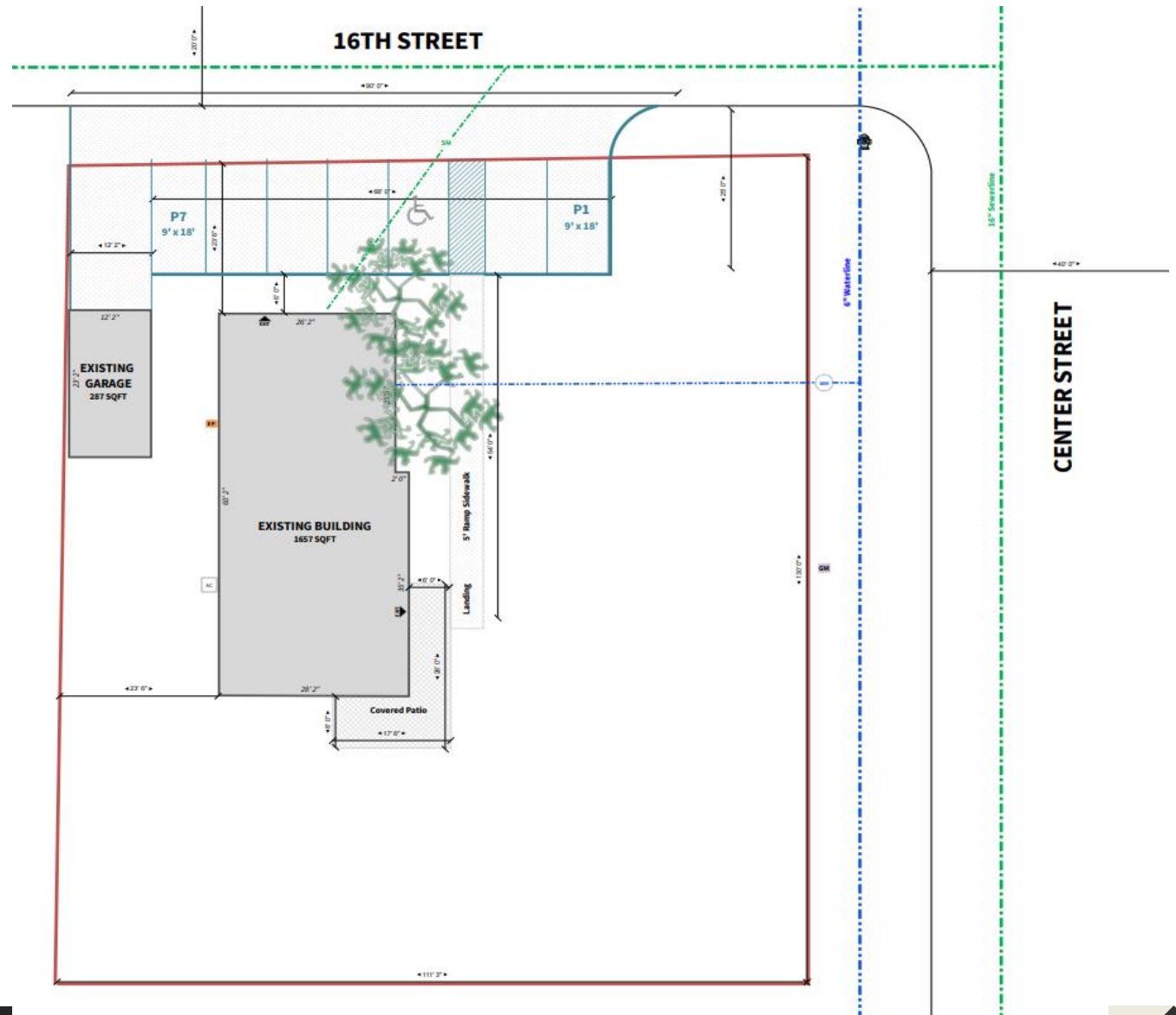
- General & Medical Offices,
- Animal Care, Gym, Recreation
- Assisted living
- Private School, Day care



SURVEY



SITE PLAN



IMPROVEMENTS IN 2023

Interior

- New HVAC Systems & duct work 2023 – 10-Year warranty
- New Commercial Electrical wiring systems-2023
- New Plumbing and ADA restrooms-2023
- New Foam insulation-2023
- New doors, trims and windows-2023
- New Flooring, Painting, door knobs and other finish items-2023;

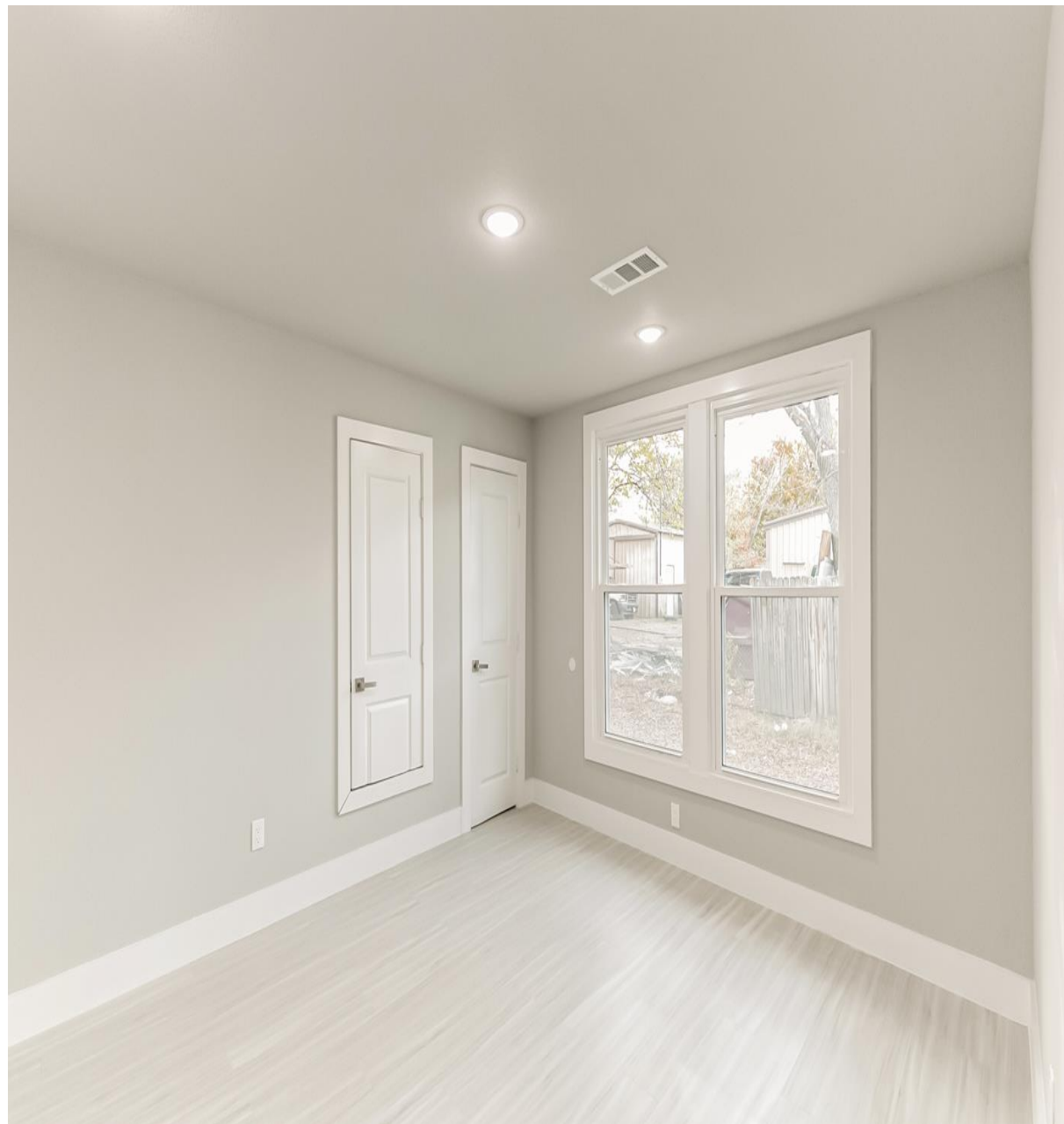
Exterior

- New concrete, sidewalks, parking per approved site plan.
- New Landscaping

ACTUAL PHOTOS OF THE PROPERTY TODAY







Commercials

For Sale

- Price of \$550,000(Cap Rate of 6.5)
- Owner Pays Taxes \$6100/Year & Insurance -\$2600/Year
- Fully Reconstructed independent freestanding building

Leased NNN Building

- Tenant Name – State Of Texas – Texas Family Initiative
- \$3600 /Month Rent Includes Taxes & Insurance.
- Utilities and maintenance on actuals paid directly by tenant
- Repairs to be paid by tenant unless structural.
- Rent clause image from lease agreement.

A. **Base Monthly Rent:** On or before the first day of each month during this lease, Tenant will pay Landlord base monthly rent as described on attached Exhibit _____ or as follows:

Dates		Rate per rentable square foot (optional)		Base Monthly Rent \$
From	To	\$ Monthly Rate	\$ Annual Rate	
12/01/2023	11/30/2024	/ rsf / month	/ rsf / year	3,500.00
12/01/2024	11/30/2025	/ rsf / month	/ rsf / year	3,600.00
12/01/2025	11/30/2026	/ rsf / month	/ rsf / year	3,700.00
12/01/2026	11/30/2027	/ rsf / month	/ rsf / year	3,800.00
12/01/2027	11/30/2028	/ rsf / month	/ rsf / year	3,900.00
		/ rsf / month	/ rsf / year	

