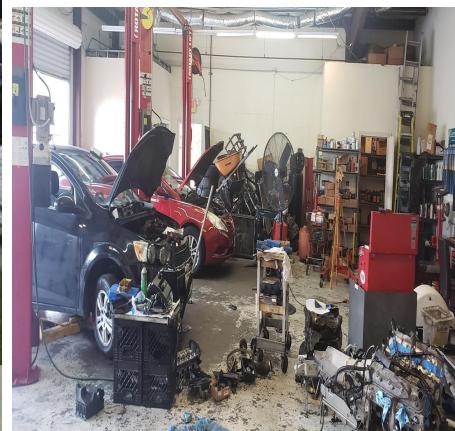


Dealership for Lease/Sale



OFFERING MEMORANDUM | DEALERSHIP BUSINESS FOR LEASE/SALE

17602 W Little York Rd #1
Houston, TX 77084



Dealership for Lease/Sale

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For information call :



Reza Shirazi

Commercial Realtor/ Investment adviser

Lic: 620533

Toktam Ettehadieh

Broker Associate

Lic: 577559

(713) 398-5009

Toke@tokeproperties.com





Information About Brokerage Services

11-2-2015

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 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.

Century 21 Olympian Fine Homes	0529036	broker@olympiantexas.com	(832) 553-8300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen Williams	0529036	broker@olympiantexas.com	
Designated Broker of Firm	License No.	Email	Phone
Stephen Williams	0529036	broker@olympiantexas.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Toke Ettehadieh	0577559	toke@tokeproperties.com	(713) 398-5009
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.govIABS 1-0
TAR 2501

OFFERING SUMMARY

ADDRESS	17602 W Little York Rd #1 Houston TX 77084
COUNTY	Harris
OFFERING PRICE	\$4,500
BUILDING SF	2,200
PRICE PSF	\$2.05
LAND SF	10,000 SF
YEAR BUILT	2012
OWNERSHIP TYPE	Leasehold

- Dealership/Mechanic Shop Ready for Lease

Dealership for Lease

2200 sq ft to include: Office Space/Mechanic Shop with 3 bays and 10,000 sq ft of lot(concrete)

Up to 100 cars can be parked

Offered with either of these options:

1)Lease the space(Shop/Warehouse/Lot)at \$4500 a month (gross rent, including NNN)

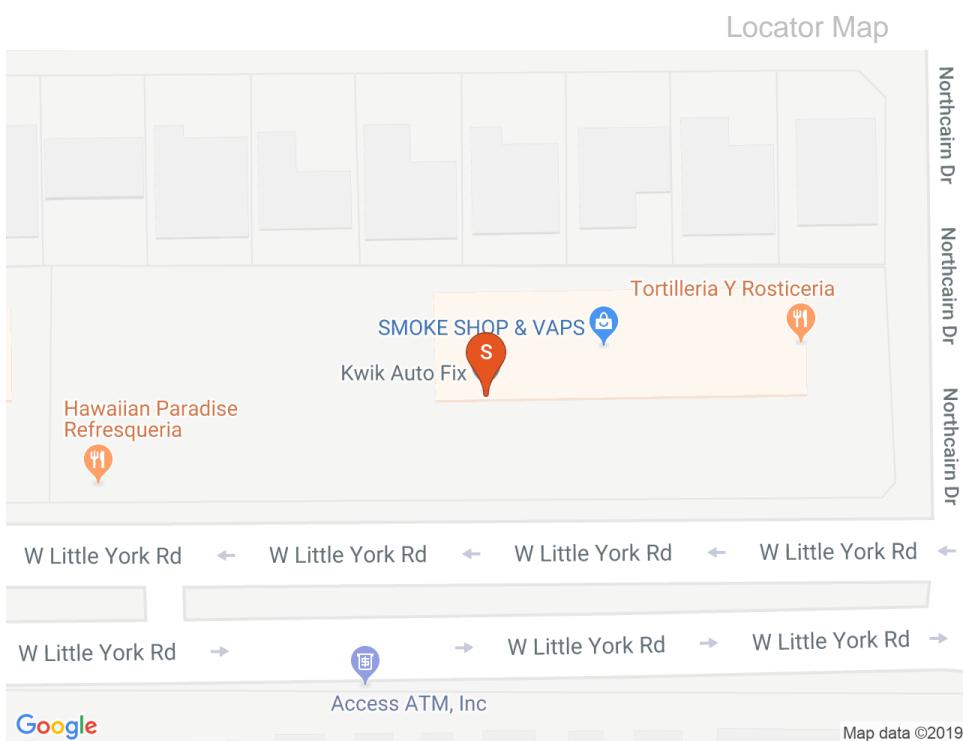
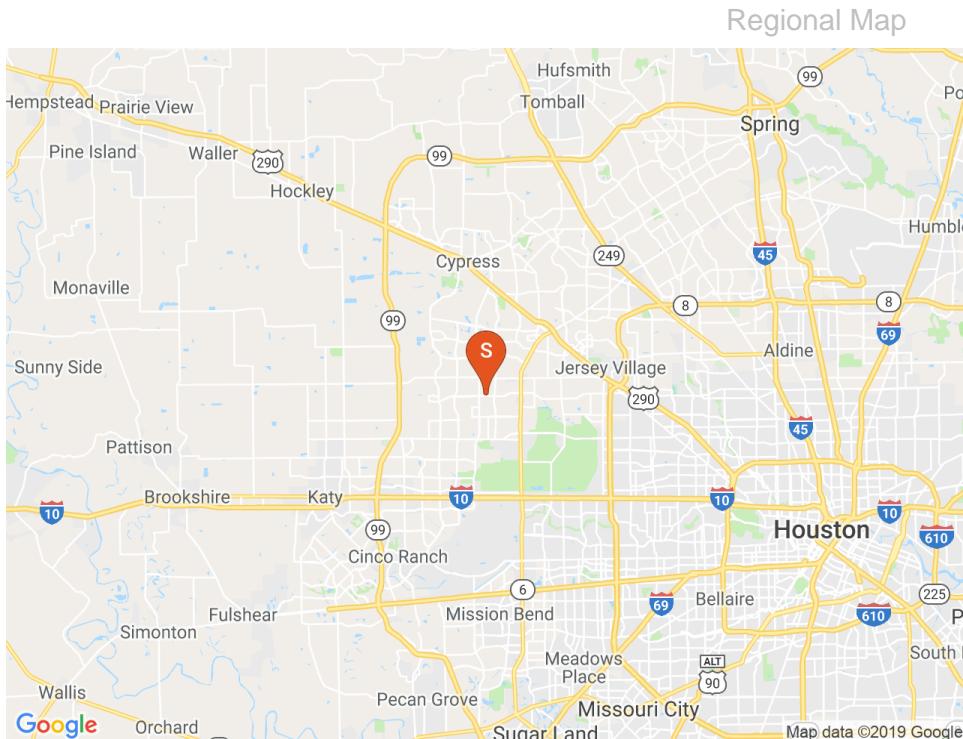
or

2)Selling the Business for \$1M including all equipment, \$350,000 in car inventory and \$1M notes receivable on financed cars. Notes and Inventory (Cars) may be sold as whole or packaged.

Truly a unique opportunity for someone who has experience in this field and would like to start with a positive cash flow from day one.

Sellers have built the business to what it is today and prefer not to be involved in the daily management any longer. Owners are able to assist buyer for a period of 3-6 months from date of purchase, if needed.

Located on W Little York Rd between Barker Cypress and HWY 6
 Tremendous daily traffic (estimated 20,000 vehicle per day on W Little York Rd)

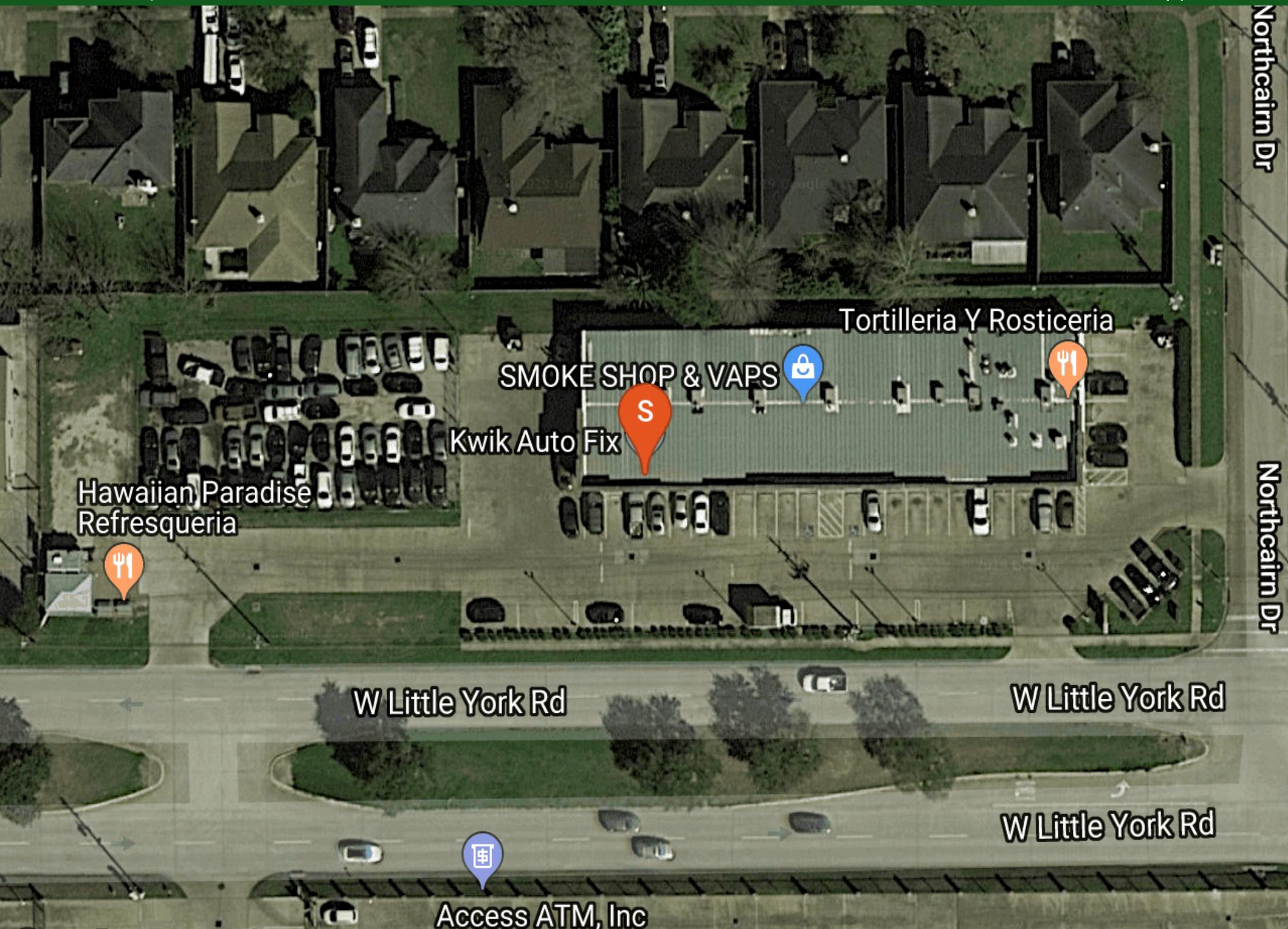


PROPERTY FEATURES

BUILDING SF	2,200
LAND SF	10,000
YEAR BUILT	2012
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF PARKING SPACES	100

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Metal
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	TPO





front view

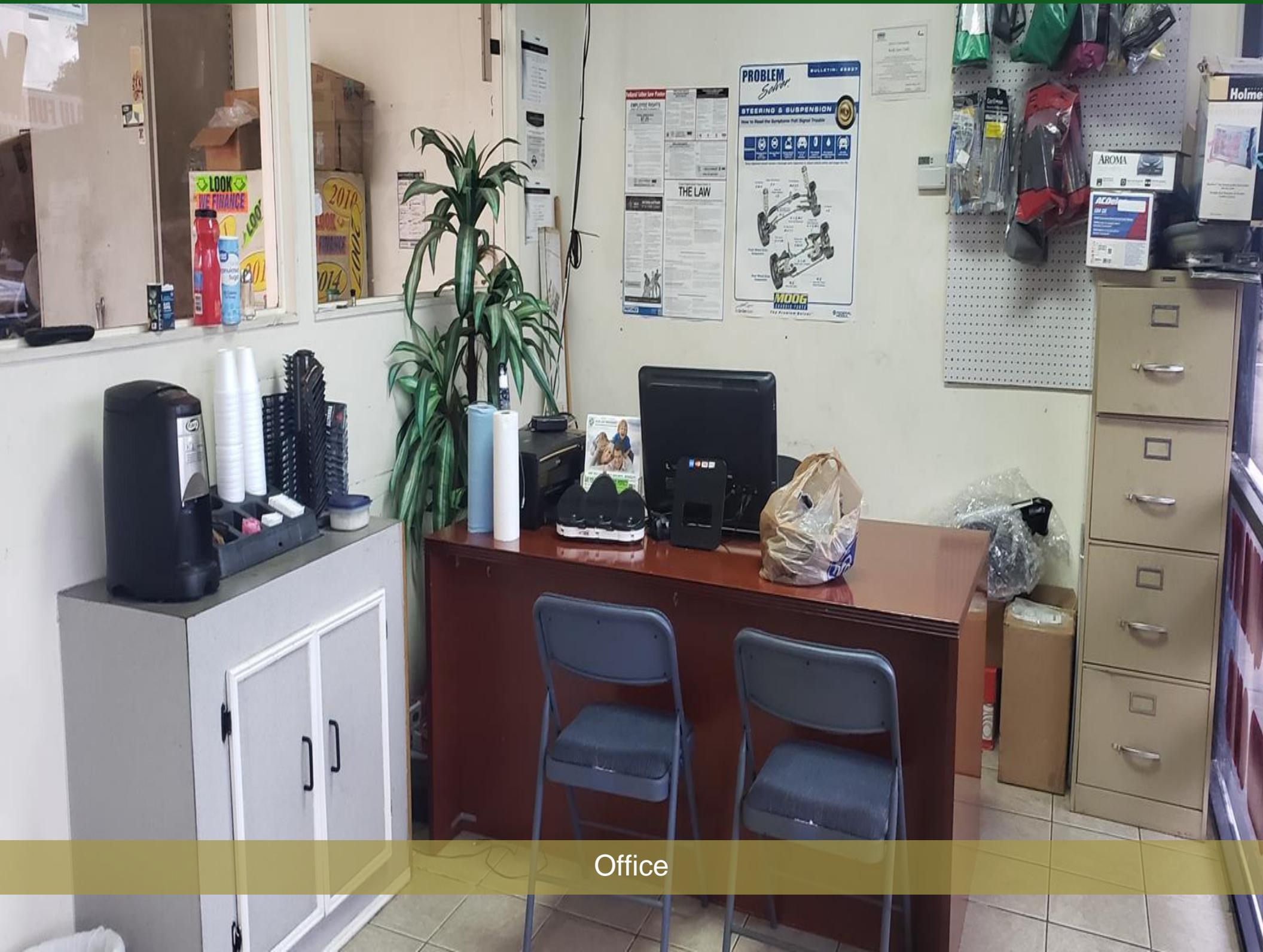


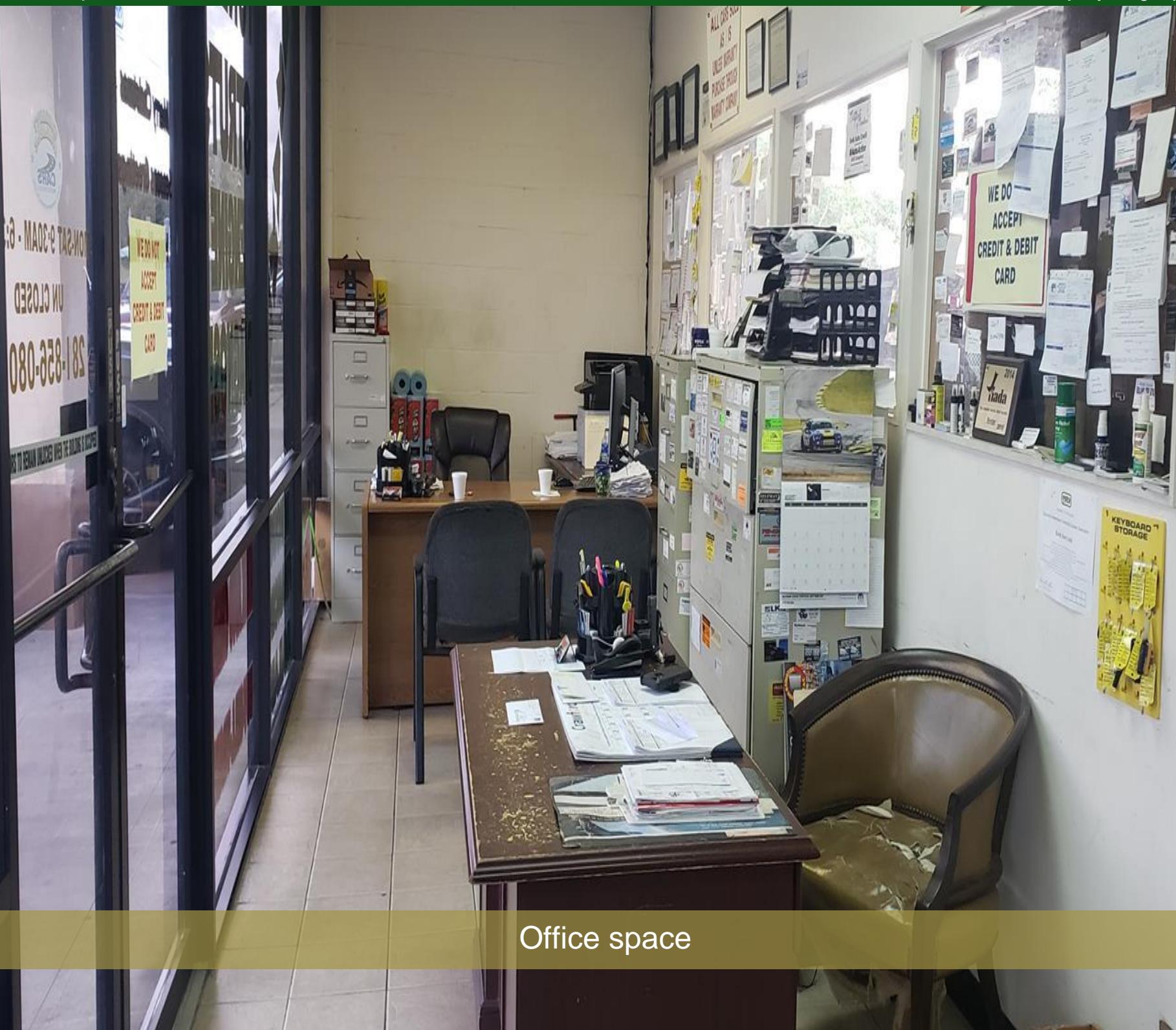
Parking lot



3 Bays Mechanic shop

Office







Inside mechanic shop



Satellite

Rd

W Little York Rd

W Little

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