

# Friendswood Plaza

149 N Friendswood Dr  
Friendswood, TEXAS 77546



Presented by  
**Chan (Johnny) YUN**

ASSOCIATE CEO  
HOUSKOR-REALTY AND MANAGEMENT, LLC  
License # TX 587949

**713-385-2156**

**jyrealty@hotmail.com**

## Property Summary & Pricing

### Friendswood Plaza

**ADDRESS:** 149 N Friendswood Dr. Friendswood, TEXAS 77546

**YEAR BUILT :** 1996

**BUILDING SIZE :** 14788SF plus 26855sf ground lease pad

**TOTAL GROSS :** \$560,147.16

**EXPENSE :** \$151,451.04 (tax \$78,825.67, Insurance \$13230)

**NOI :** \$408,696.12

**PRICE :** \$6.28M

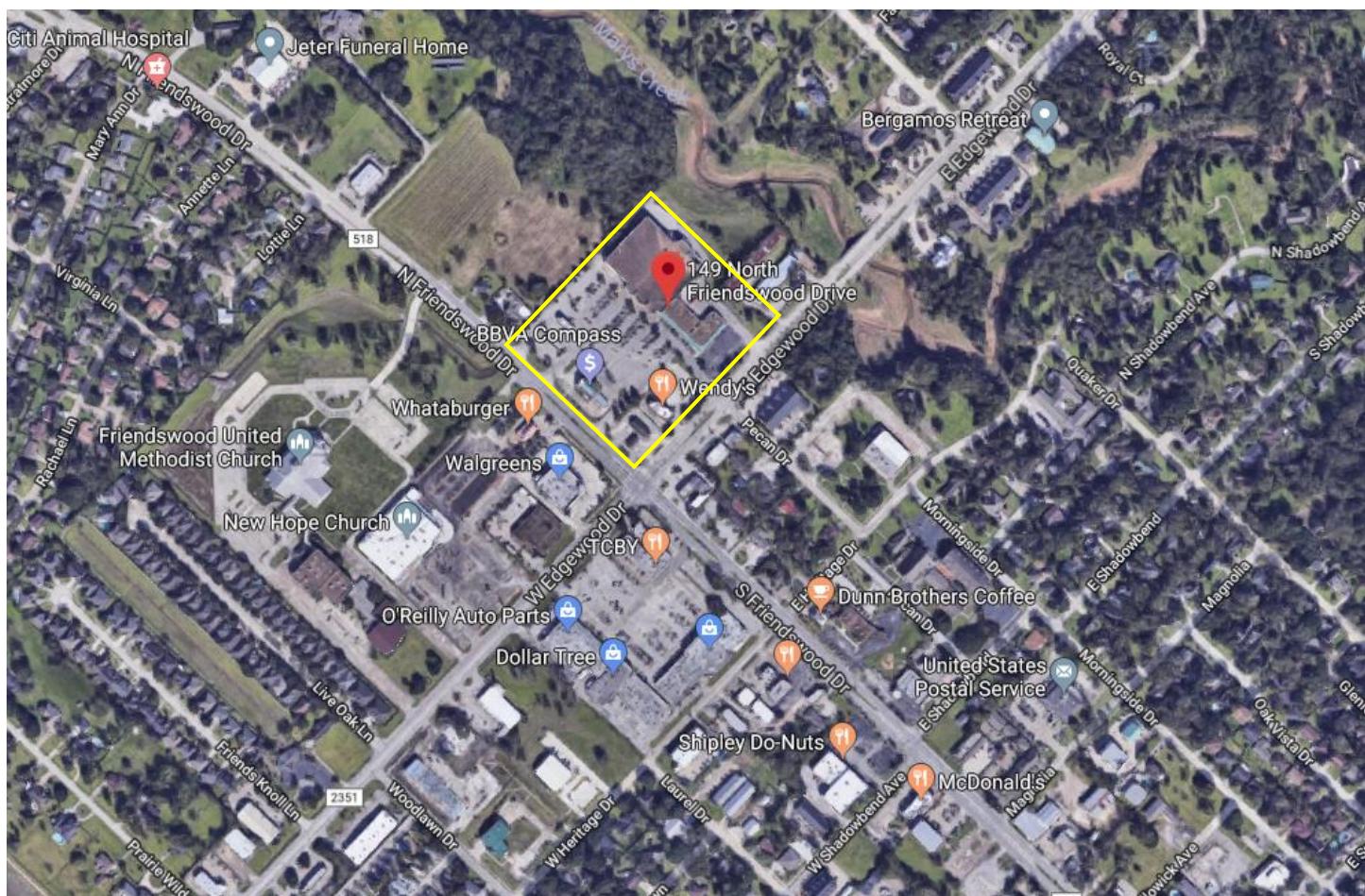
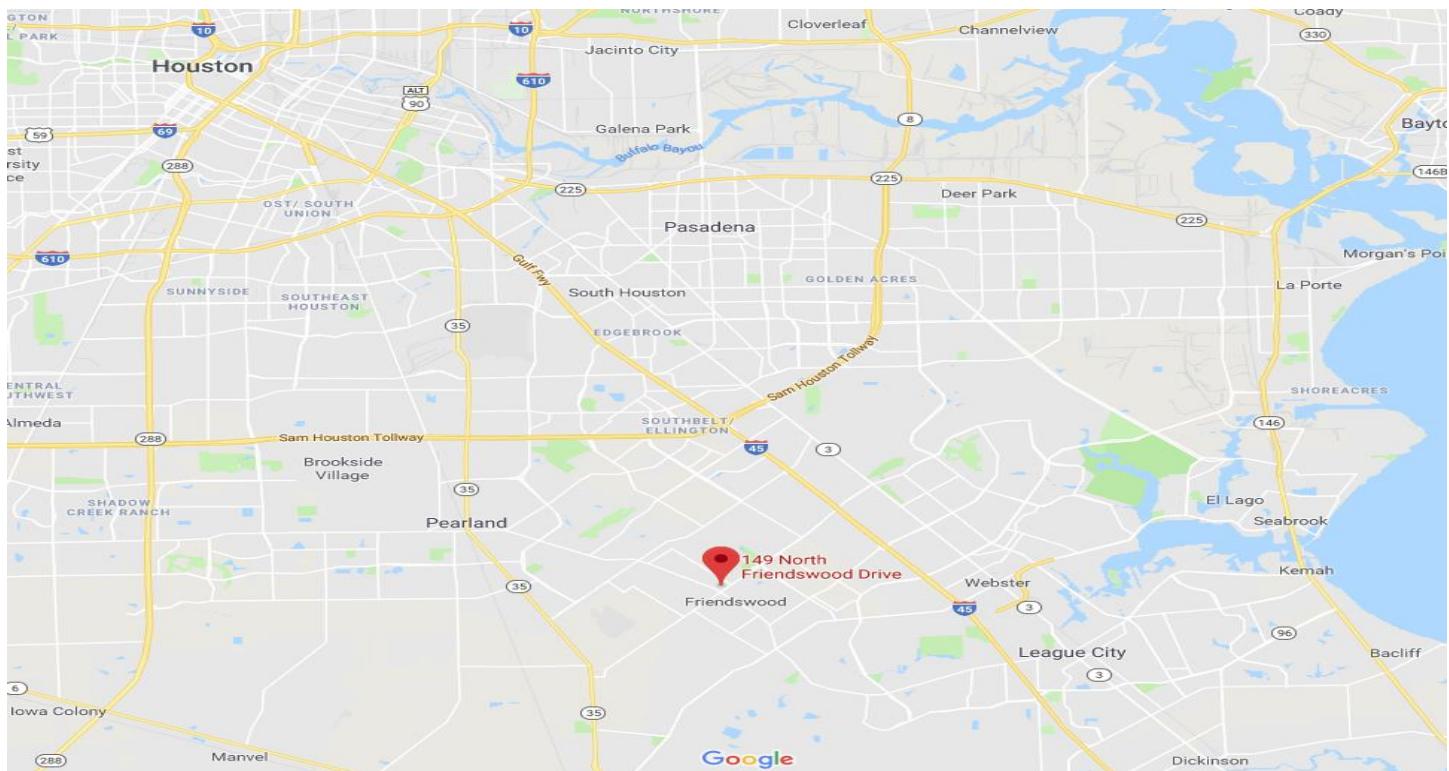
**CAP :** 6.5%

# Rent Roll

Friendswood plaza							
Suite	Sf	Tenant	Lease Start	Lease Expire	BASE	NNN	Total
108	3997	Dentist	10/12/2015	10/31/2030	\$8,427.00	\$3,397.45	\$11,824.45
114	1895	Top Shelf liquor 2	12/1/2020	2/28/2026	\$2,210.83	\$1,421.25	\$3,632.08
116	1468	Domino's Pizza	9/18/2003	9/30/2026	\$3,087.92	\$1,247.80	\$4,335.72
129	975	Fancy Nails	11/1/2019	10/31/2029	\$2,145.91	\$845.00	\$2,990.91
133	1300	The UPS Store	2/1/2002	17/31/2030	\$3,028.00	\$1,105.00	\$4,133.00
137	1300	Hair Salon	3/19/2012	3/31/2027	\$2,275.00	\$1,118.00	\$3,393.00
141	1300	Avis	9/1/2021	8/31/2026	\$2,630.33	\$1,105.00	\$3,735.33
145	1430	JLB (Joy Love Burgers)	12/31/2020	12/31/2031	\$2,821.67	\$1,352.00	\$4,173.67
149	1123	SmokeShop	6/1/2023	5/31/2028	\$2,246.00	\$1,029.42	\$3,275.42
Pad B		Wendy's (26855sf pad)	10/9/2000	9/30/2030	\$5,185.35		\$5,185.35
					\$34,058.01	\$12,620.92	\$46,678.93
	14788						

## Property Aerial - Friendswood Plaza

149 N Friendswood Dr. Friendswood, TEXAS 77546















## Information About Brokerage Services

*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.

<b>HOUSKOR REALTY AND MANAGEMENT LLC</b>	<b>9004129</b>	<b>JYREALTY@HOTMAIL.COM</b>	<b>(713)385-2156</b>
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
<b>JOHNNY YUN</b>	<b>587949</b>	<b>JYREALTY@HOTMAIL.COM</b>	<b>(713)385-2156</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date

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Realty Associates 9525 Katy Fwy Ste 142 Houston, TX 77024  
 Chan Yun  
 Produced with zipFormIt by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

Phone: (512)488-8289

Fax: