



**CALL FOR
MORE INFORMATION**

DEMOGRAPHIC SNAPS

	1 MILE	3 MILES	5 MILES
2018 Total Population	11,371	135,980	334,136
2018 Average HH Income	\$82,034	\$120,652	\$118,081
2018 Daytime Population	11,371	132,849	350,776

FOR SALE

\$750,000

PROPERTY HIGHLIGHTS

- 5,600 SF freestanding metal office/warehouse
- Former machine shop with equipment
- Two (2) CNC machines (HAAS and Fadal)
- Fully ready for operation
- 3 Phase 400-amp power
- Two (2) ground level overhead doors - 12' x 12'
- 14' clear height
- Office furniture included
- Located in the fastest-growing market in Spring Branch

TRAFFIC COUNT

Countpoint at Blalock: 21,640 VPD
Countpoint at Oak Tree: 15,955 VPD
Blalock at Hammerly: 16,905 VPD
(CoStar 2017)

AREA TRAFFIC GENERATORS



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Rick Gutierrez
rick@resolutre.com
281.445.0033
www.resolutre.com

Freestanding Warehouse Elmview

NEQ IH 10 & BWY 8 IN SPRING BRANCH
1644 ELMVIEW DRIVE | HOUSTON, TX 77080



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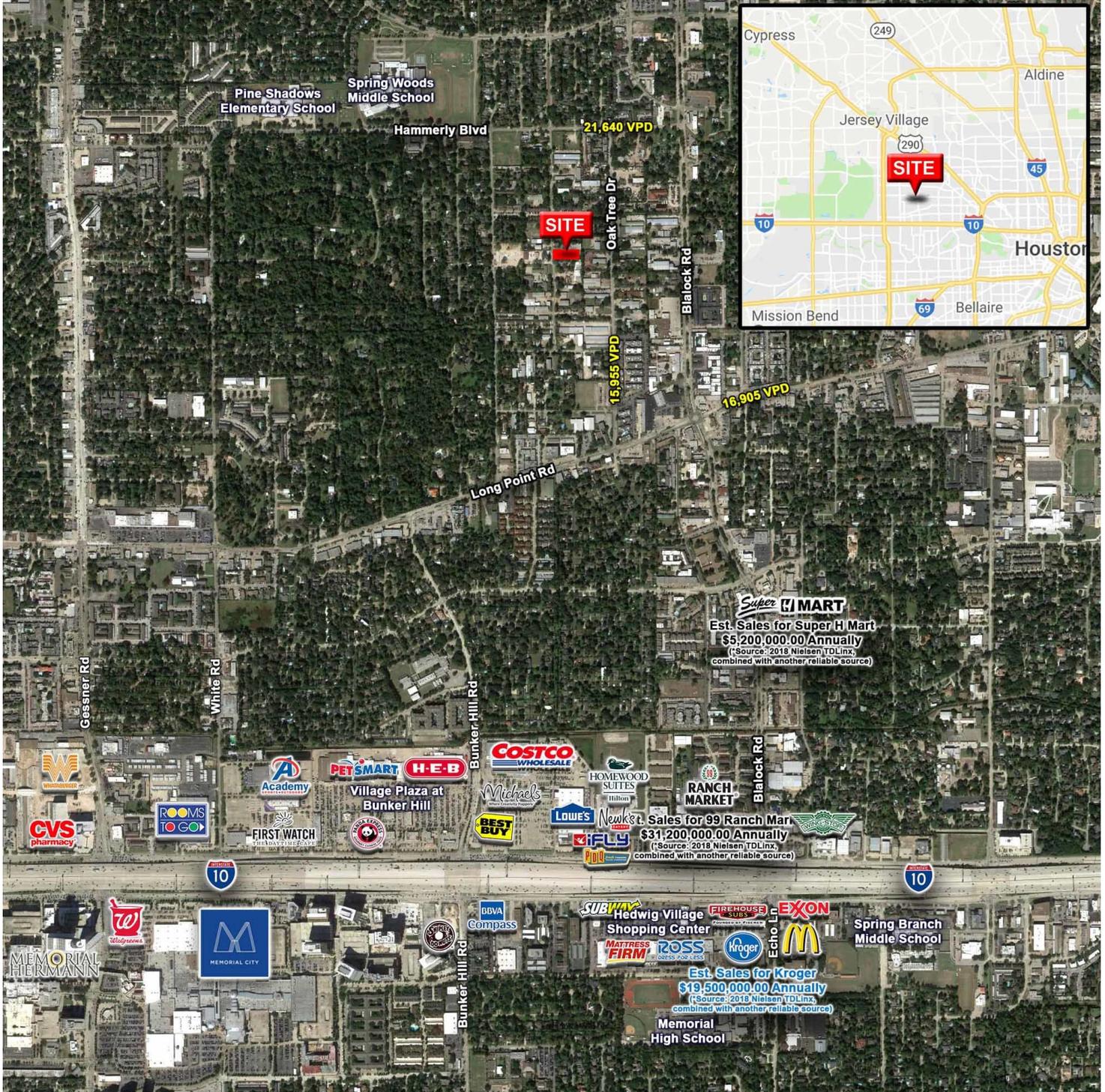
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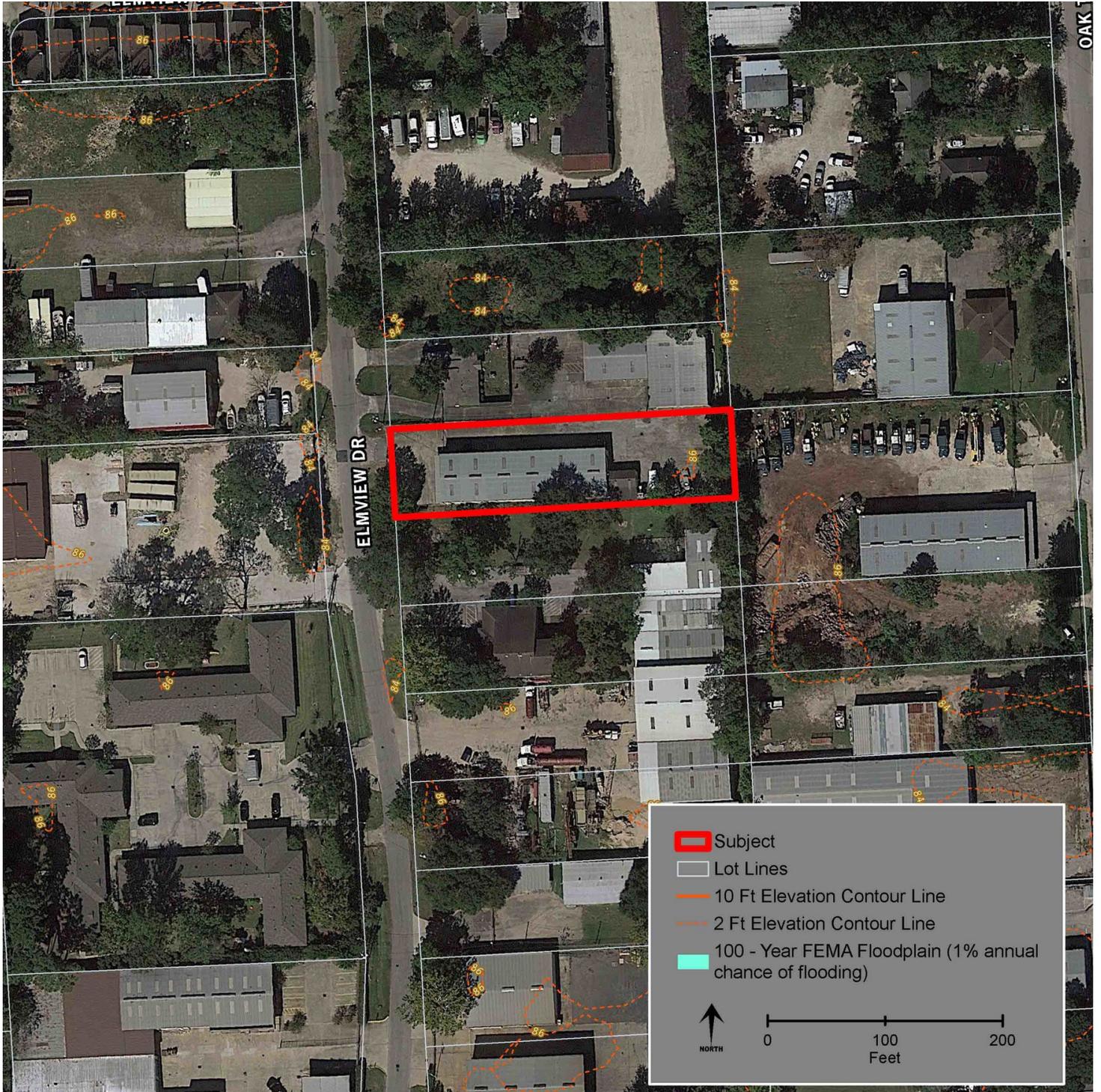
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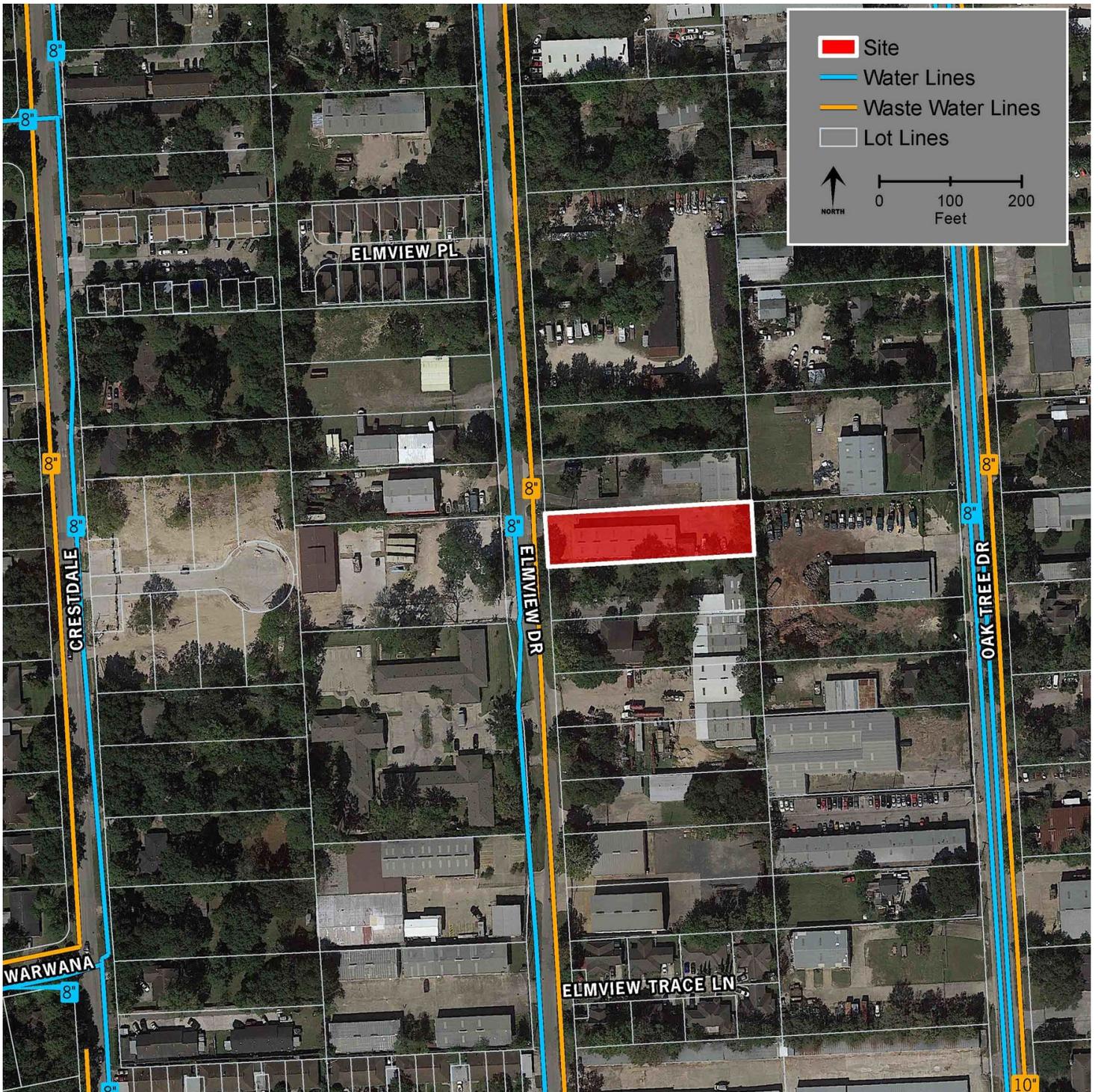
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Wells Fargo Bank, N.A. -- SBA Lending



Brian Konwar

Phone Number: (832) 763-1873

Email Address: brian.konwar@wellsfargo.com

Loan Type: SBA 504

Owner Occupied Commercial Real Estate Financing

Date: 10/31/2018			
Property Description: 5,600 SF FREE STANDING BUILDING			
Project Cost (estimates)		Total	Out of Pocket
Property Costs	\$134 per sq ft	\$750,000	\$75,000
Contingency/Professional Costs		\$0	\$0
Non-Property Costs		\$0	\$0
Debenture Loan Fee		\$8,077	0
Debenture Closing Fee		\$2,500	\$2,500
Bank Loan Fee		\$1,905	\$1,905
<u>3rd Party Costs: appraisal, environmental, title, etc</u>		<u>\$11,976</u>	<u>\$1,198</u>
Total Project Cost		\$774,458	\$80,603
Out of Pocket Cost as % of Total Project:			10.4%
Loan Details		WFSBA <u>1st DOT</u>	SBA 504 <u>2nd DOT</u>
Loan Amount		\$380,988	\$312,867
Loan Rate (WF fixed rate for 20 years)		5.80%	5.49%
Loan Term (in years)		20	20
Amortization Term (in years)		20	20
Monthly Payment		\$2,686	\$2,150
Monthly Occupancy Cost (P+I)			\$0.86 per sq ft
Annual Occupancy Cost (P+I)			\$10.36 per sq ft

This is not an offer or commitment to lend and is intended for discussion purposes only. All financing is subject to credit approval and determination of SBA eligibility by the Wells Fargo SBA Lending group and additional collateral may be required. The amounts provided are estimations and the actual fees, costs and monthly payment will vary depending on your specific loan transaction. The interest rate is dependent on the Wall Street Journal Prime and is subject to change.

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Wells Fargo Bank, N.A. -- SBA Lending



Brian Konwar

Phone Number: (832) 763-1873

Email Address: brian.konwar@wellsfargo.com

Loan Type: SBA 7(a)

Owner Occupied Commercial Real Estate Financing

Date: 10/31/201

Property Description: 5,600 SF FREE STANDING BUILDING

<u>Project Cost (estimates)</u>		<u>Total</u>	<u>Out of Pocket</u>
Property Costs	\$134 per sq ft	\$750,000	\$75,000
Contingency/Professional Costs		\$0	\$0
Non-Property Costs		\$0	\$0
SBA Guarantee Fee		\$18,474	\$1,847
<u>3rd Party Costs: appraisal, environmental, title, etc</u>		<u>\$11,976</u>	<u>\$1,198</u>
Total Project Cost		\$780,450	\$78,045
Out of Pocket Cost as % of Total Project:			10.00%

Loan Details

SBA 7(a) Loan Amount	\$702,405
Loan Rate (locked for 25 years)	6.60%
Loan Term (in years)	25
Monthly Payment	\$4,787
Monthly Occupancy Cost (P+I)	\$0.85 per sq ft
Annual Occupancy Cost (P+I)	\$10.26 per sq ft

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Wells Fargo Bank, N.A. – SBA Lending

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SBA 7(a) vs. SBA 504 Comparison

SBA 7(a)		
Loan Amount:		\$702,405
Loan Term:		25 yrs
Loan Amortization:		25 yrs
Interest Rate:*		6.60%
* Locked For 25 Years		
Monthly Payment:		\$4,787
Breakdown of Project Costs		
	<u>Total Cost</u>	<u>Out of Pocket</u>
Property Costs	\$750,000	\$75,000
Contingency/Professional Costs	\$0	\$0
Non-Property Costs	\$0	\$0
SBA 7(a) Guaranty Fee	\$18,474	\$1,847
Third Party Related Costs	<u>\$11,976</u>	<u>\$1,198</u>
Total Project Costs	\$780,450	\$78,045
Out of Pocket Cost as % of Total Project		10.00%

SBA 504		
Wells Fargo 1st DOT:		\$380,988
CDC 2nd DOT:		\$312,867
Loan Term / Amortization (WF 1st):		20 yrs / 20 yrs
Loan Term / Amortization (CDC 2nd):		20 yrs / 20 yrs
Interest Rate (WF 1st Mtg):*		5.80%
Interest Rate (CDC 2nd Mtg):		5.49%
* Fixed For 20 Years		
Combined Monthly Payment:		\$4,836
Breakdown of Project Costs		
	<u>Total Cost</u>	<u>Out of Pocket</u>
Property Costs	\$750,000	\$75,000
Contingency/Professional Costs	\$0	\$0
Non-Property Costs	\$0	\$0
Debenture Fees	\$10,577	\$2,500
Bank Loan Fee	\$1,905	\$1,905
Third Party Related Costs	<u>\$11,976</u>	<u>\$1,198</u>
Total Project Costs	\$774,458	\$80,603
Out of Pocket Cost as % of Total Project		10.41%

SBA 7(a) Loan Specifics:

Finance Up To 90% of Total Project Costs
 Longer Fixed Rate Options
 No Balloon Payment
 Limited Prepayment Penalty
 Most Loans Close In 30-45 Days
 Third Party Costs Can Be Financed
 One Loan Closing

SBA 504 Loan Specifics:

Finance Up To 90% of Total Project Costs
 Longer Fixed Rate Options
 No Balloon Payment⁽¹⁾
 Prepayment Penalties Apply
 Most Loans Close In 45-60 Days
 Most Third Party Costs Can Be Financed
 Two Loan Closings With 2 Lenders

⁽¹⁾ The Wells Fargo portion of a 504 loan may have a balloon payment if a non fully amortizing loan term is requested

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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 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.

Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions "	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@resolutre.com	512-474-5557
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