

SRP
Stewart-Rose Properties



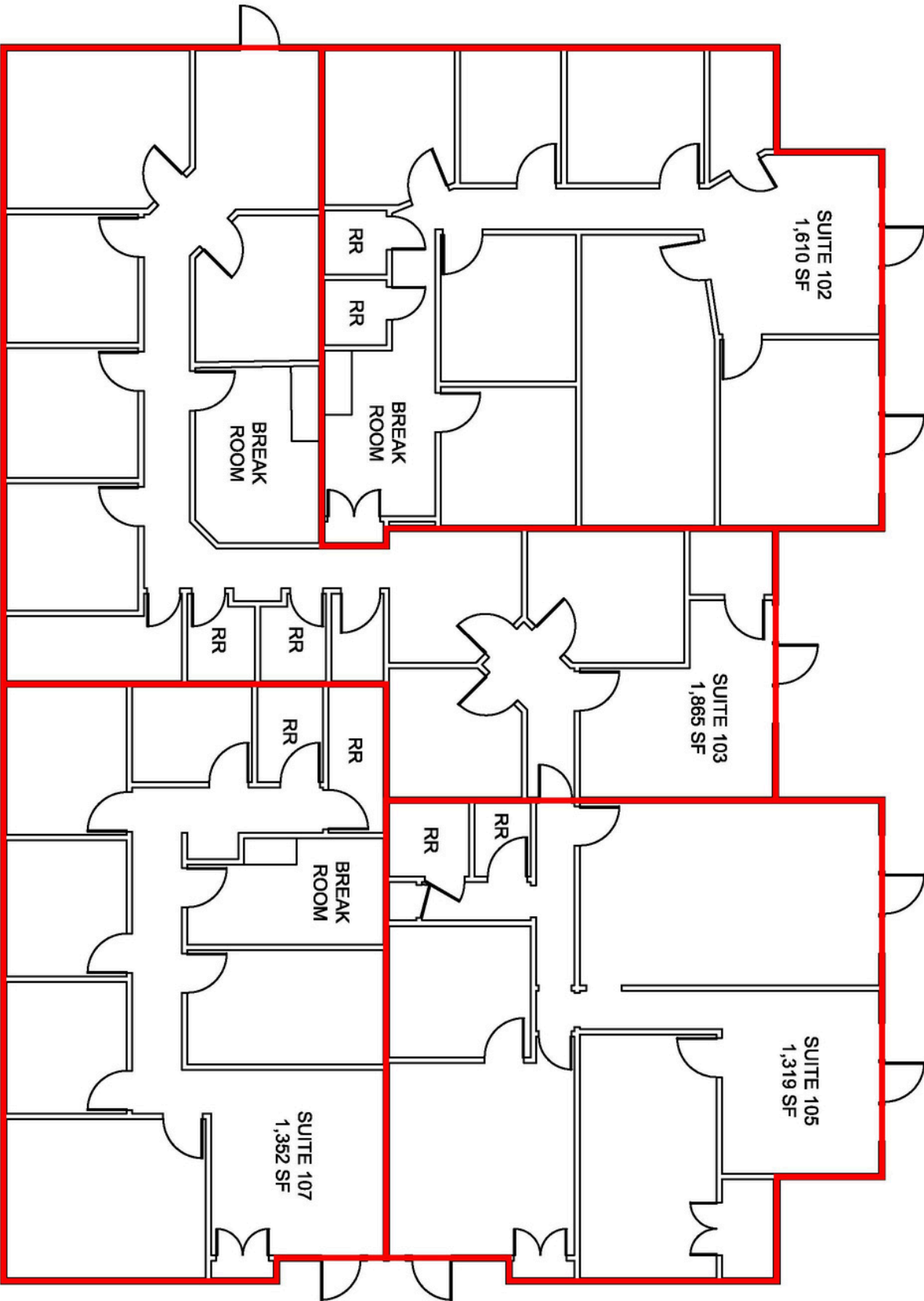
FOR SALE

206 Elm Street, Lewisville, TX

- **6146 SF TOTAL AVAILABLE**
- **INVESTMENT/OWNER OCCUPIED**
 - **4-5 SUITES TOTAL**
- **GENERAL OFFICE BUILDING**
- **SELLER TO LEASE BACK OR VACATE**
 - **\$70,727.64 NOI (*proforma*)**
 - **6.00% CAP RATE**

Larry Rose Jr.
Mobile: 972-921-7579 // Office: 940-365-3470
Larry@s-rp.com

FLOOR PLAN



All building areas are approximate.



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Rent Roll

SUITE	TENANT	EXP. DATE	SF	\$/Month	\$/SF
102	Burning Lamp	8/31/2027	1610	\$2240.58	\$16.69
107	Triton Roofing	5/30/2029	1352	\$1748.03	\$16.25
103/105	Homeyer Engineering	12 months	3184	\$4218.80	\$15.90
TOTALS			6146	\$8290.21	\$16.28 avg

- ALL LEASES ARE MODIFIED GROSS WITH BASE YEAR OPPORTUNITES FOR EXPENSE REIMBURSEMENTS
- SUITES 102 & 107 HAVE ANNUAL RENT INCREASES
- ASSUMES SUITE 103 & 105 ARE SELLER LEASED BACK AFTER CLSOING

PROFORMA

Potential Gross Income:

\$99,482.52

EXPENSES:

(based on 2025 actuals)

Property Taxes: \$14,310.34

Insurance: \$4417.47

Landscaping: \$2809.68

Repair/Maint.: \$3589.13

Utilities: \$3628.26

Total Expenses: \$28,754.88

NOI: \$70,727.64

SALE PRICE: \$1,178,800.00

6.00% CAP Rate

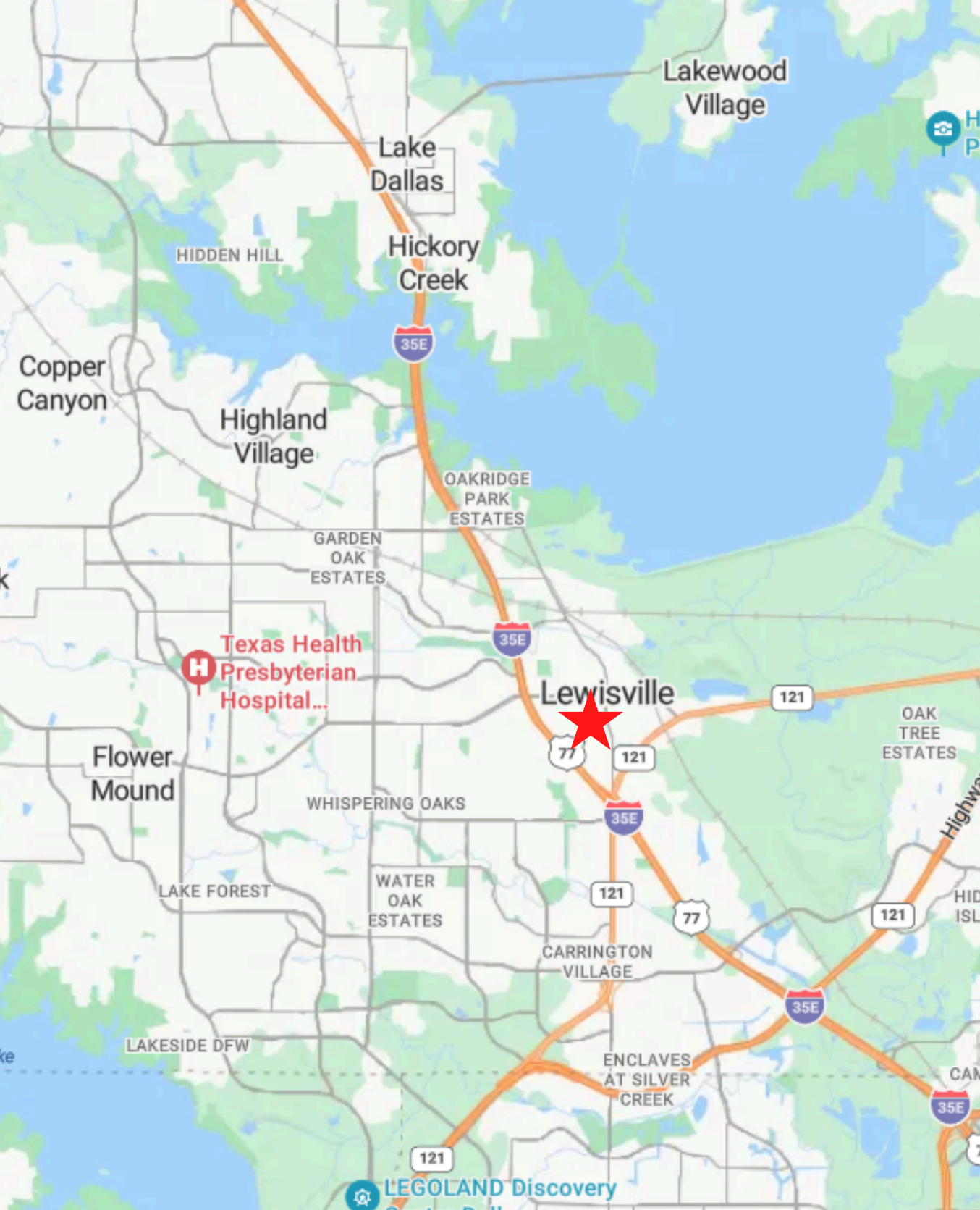
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FINANCIAL SUMMARY



M A P

[Click here for Driving Directions](#)



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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,

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.

Larry Rose, Jr / Stewart-Rose Properties	0460624	larry@s-rp.com	972-921-7579
Larry Rose, Sr / Stewart-Rose Properties	0454646	lurose@s-rp.com	972-921-7577
Alysee Compton / Stewart-Rose Properties	0732215	alysee@s-rp.com	972-333-0321
Liam Rose / Stewart-Rose Properties	0774073	liam@s-rp.com	972-369-9978

Initials:

_____ Buyer/Tenant Date

_____ Seller/Landlord Date

All services are offered without regard to race, color, religion, sex, handicap, familial status, or national origin.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov