



RETAIL PROPERTY FOR SALE

Clyde, TX 79510

PRESENTED BY:

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REAL ESTATE  SOUTHEAST_{LLC}

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Prattville, AL 36068

Executive Summary

215 S 1ST STREET | CLYDE, TX 79510

REAL ESTATE  SOUTHEAST LLC



OFFERING SUMMARY

Sale Price: \$526,169

Cap Rate: 8.5%

Lot Size: 0.39 Acres

Year Built: 1998

Building Size: 9,102 SF

PROPERTY HIGHLIGHTS

- Investment Opportunity in Clyde, Texas
- 9,102 SF Dollar General Store on 0.39 Acres
- Located on South 1st Street, Between Austin and Bowie Streets
- Lease Expires on 3/31/2024
- Subject is Part of a Dollar General Portfolio (contact listing agent for portfolio details)
- Financials Available Upon Receipt of Signed Confidentiality Agreement

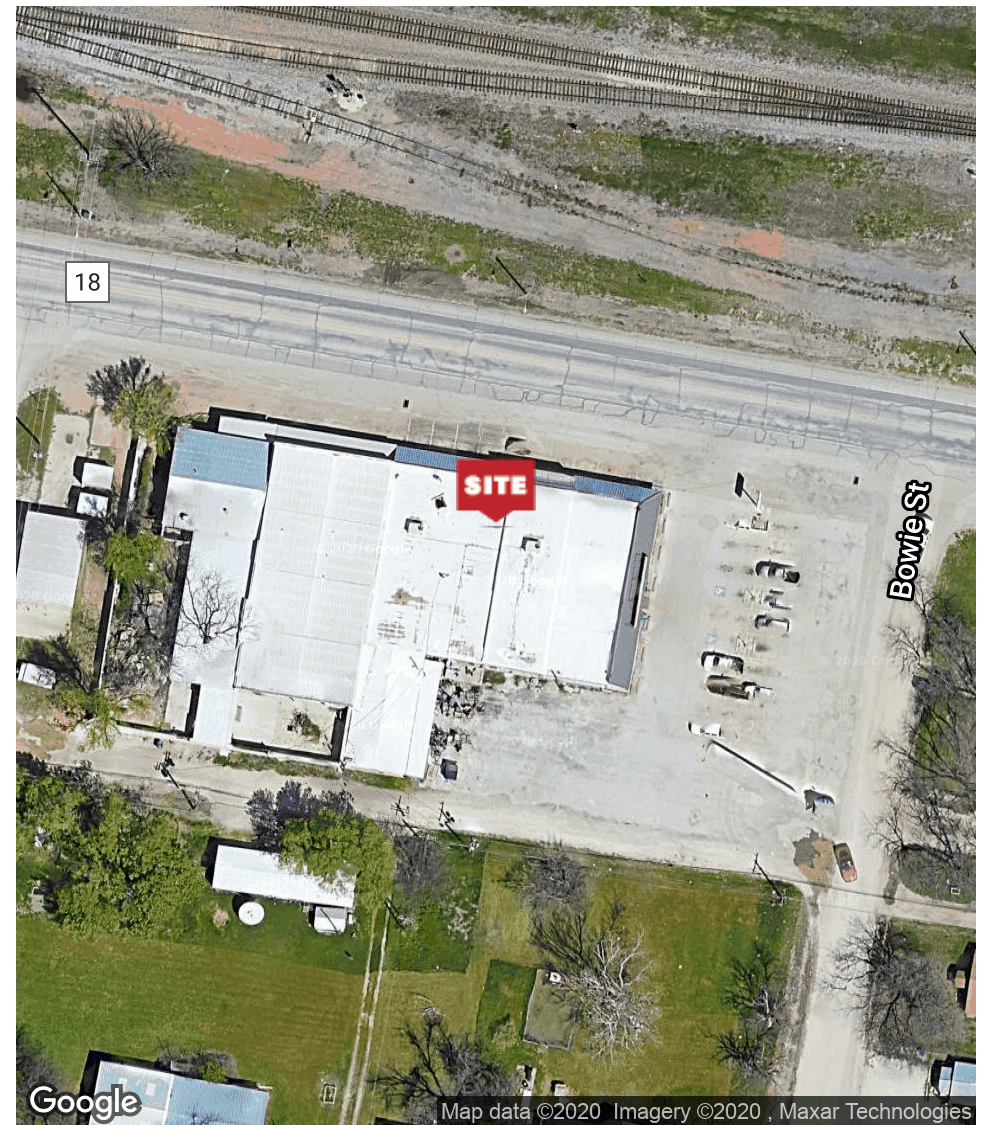
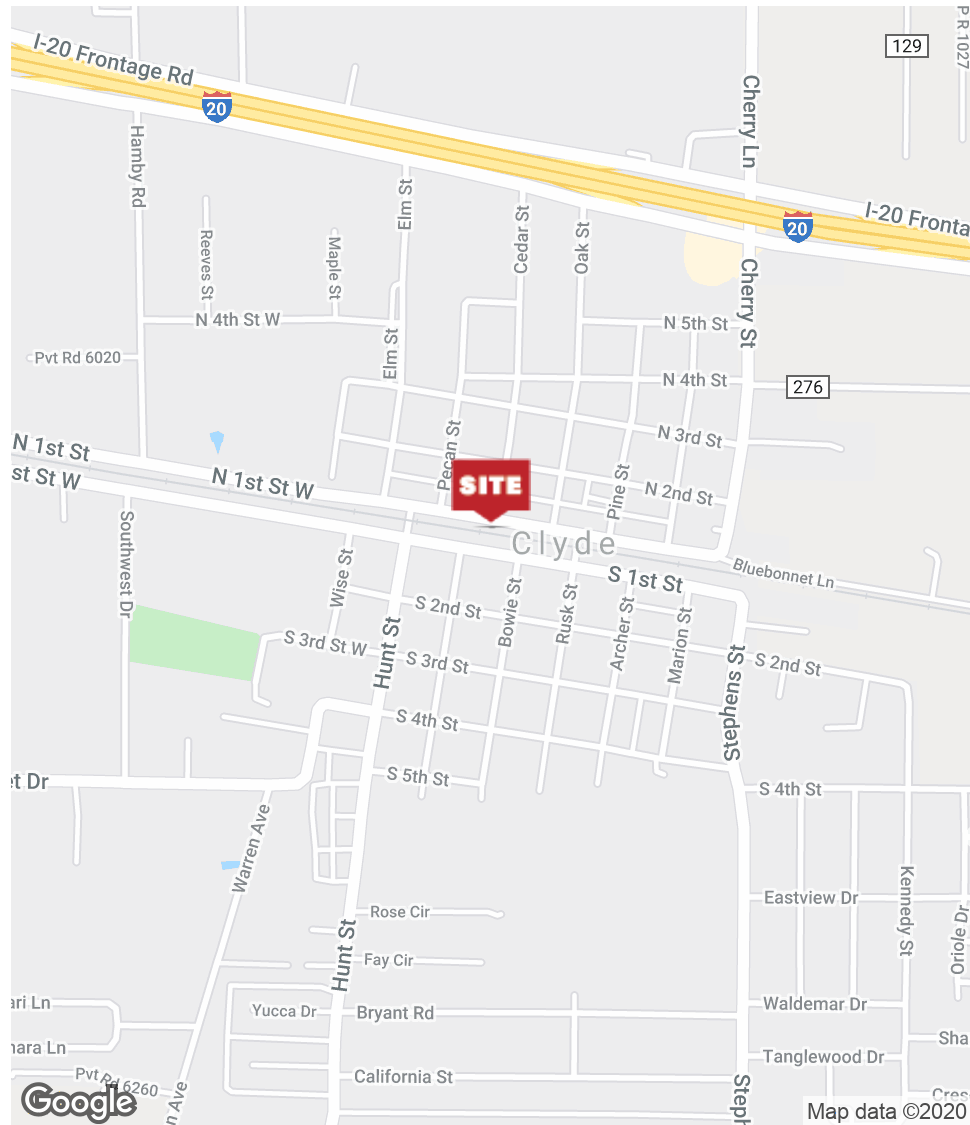
DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	746	2,538	3,500
Total Population	1,841	6,365	9,061
Average HH Income	\$59,027	\$59,119	\$60,388

Location Maps

215 S 1ST STREET | CLYDE, TX 79510

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Lease & Financial Summary

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LEASE OVERVIEW

Original Occupancy Date	04/01/1999
Tenant	Dollar General
Premises	9,102 SF
Current Term Expiration Date	03/31/2024
Renewal Options	Two 5 Year Options (Opt. 1 - \$3,569.50/mo Opt. 2 - 3,926.45/mo)
Increases	None
Lease Type	Triple Net
Insurance	Reimbursed by Tenant at \$141.04/mo with Annual Reconciliation
Maintenance & Repairs	Reimbursed by Tenant at \$379.50/mo with Annual Reconciliation
Property Taxes	Reimbursed by Tenant at \$379.85/mo with Annual Reconciliation
Roof & Structure	Paid by Landlord

FINANCIAL OVERVIEW

2019 INCOME & EXPENSES	
Rent	\$38,940.00
% Rent	\$0.00
TOTAL RENT	\$38,940.00
Expense Reimbursement	\$900.39
EFFECTIVE GROSS INCOME	\$41,650.68
(Less Expenses)	(\$8,296.28)
<i>CAM (2019)</i>	<i>\$1,820.40</i>
<i>Taxes (2019)</i>	<i>\$4,070.44</i>
<i>Insurance (2019)</i>	<i>\$1,911.01</i>
NET OPERATING INCOME (2019)	\$33,354.40

Demographics Map & Report

215 S 1ST STREET | CLYDE, TX 79510

REAL ESTATE  SOUTHEAST_{LLC}

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,841	6,365	9,061
Average age	46.1	45.0	42.8
Average age (Male)	43.9	43.4	42.1
Average age (Female)	49.2	47.5	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	746	2,538	3,500
# of persons per HH	2.5	2.5	2.6
Average HH income	\$59,027	\$59,119	\$60,388
Average house value	\$116,516	\$109,119	\$119,339

** Demographic data derived from 2010 US Census*

