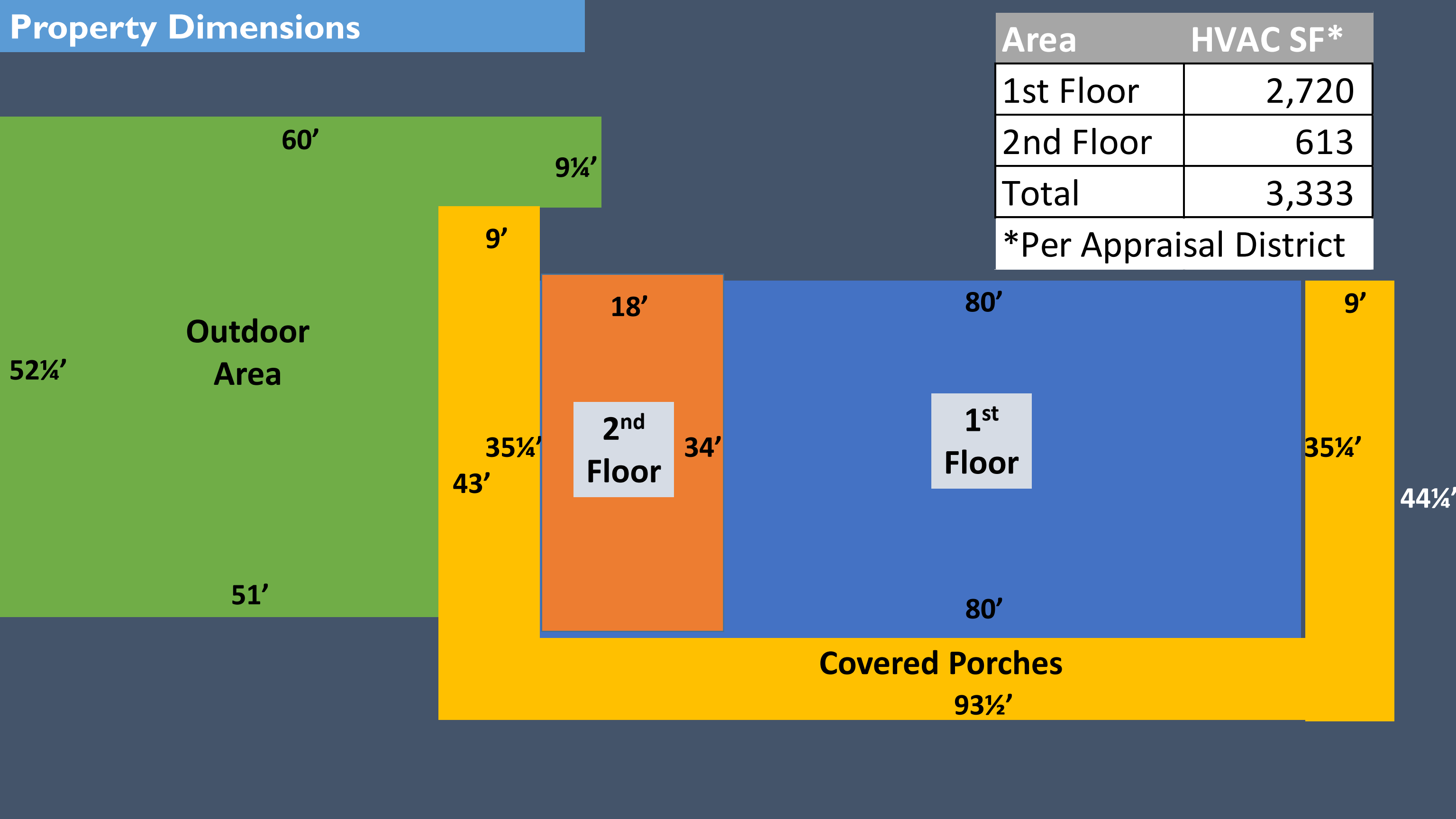


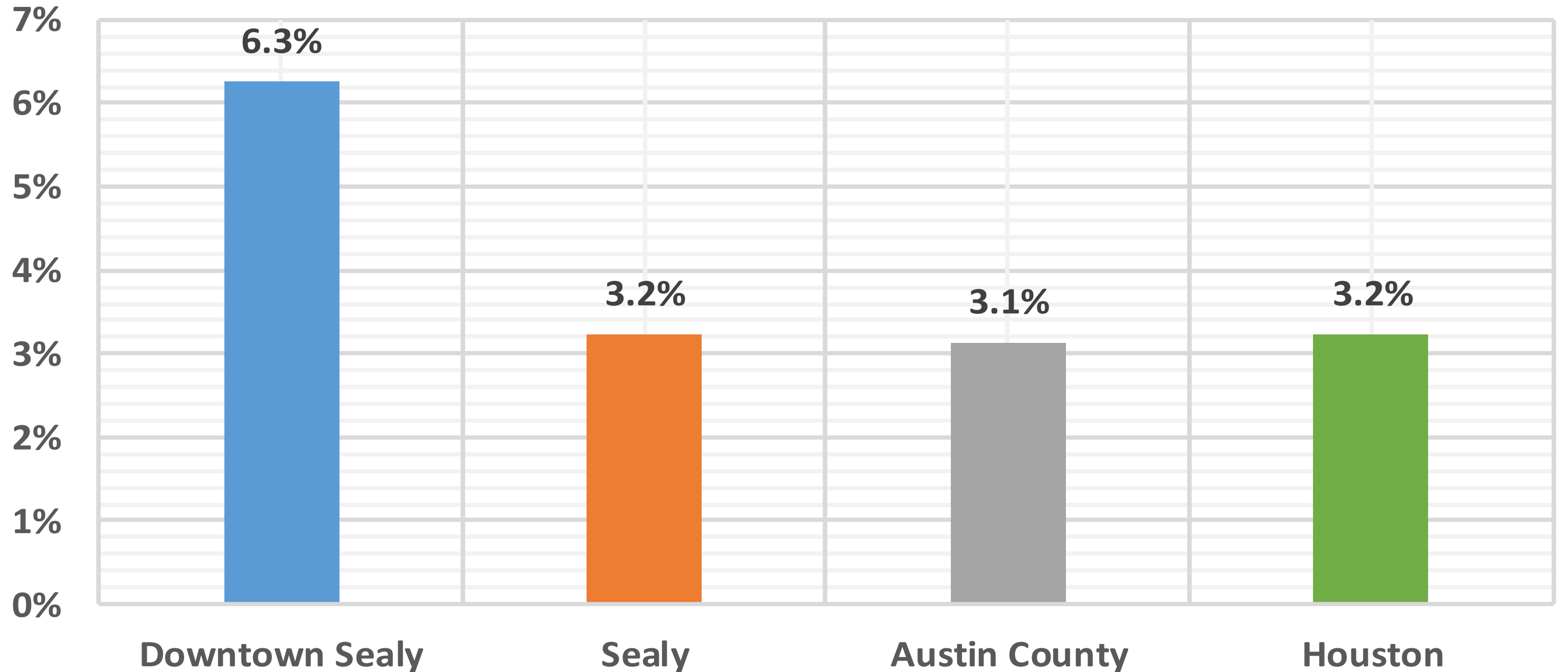
229 Fowlkes ST At 207 Main ST Sealy TX 77474 Sealy TX   dba Saddle Back Saloon			
Buyer Proforma   Based on 2016 Actual Financials			
Category	Description	#/%	Totals
LIST PRICE			\$ 339,000
ANNUAL RENTAL REVENUES			\$ 40,596
2016 Actual Monthly	Actual	\$ 3,383	
Annualized	Annualized	\$ 40,596	
Vacancy %	Actual	0%	
ANNUAL OPERATING EXPENSES			\$ 10,490
Taxes	2016 Actual	\$ 6,424	
Insurance	2017 Estimated	\$ 604	
Repairs	2016 Actual	\$ 3,462	
Maintenanace	No costs incurred	\$ -	
HOA	None	\$ -	
Utilities	None - Tenant expense	\$ -	
Tenant Acquisition	No costs incurred	\$ -	
Property Management	No costs incurred	\$ -	
Reserve	No reserve - actual repairs reported	-	
PERFORMANCE INDICATORS			
Net Operating Income	Annual Rental Revenues - Annual Operating Expenses		\$ 30,106
Net Cash Flow	Net Operating Income - *Annual Debt Service		\$ 10,452
Cap Rate	Net Operating Income / Sale Price		8.88%
1st year Cash on Cash	1st Year Net Cash Flow / (Down Payment + 1% Closing Cost)		28.03%
* \$1,637.84 monthly P&I. 5% APR. 90% 5/1 Arm. 30-year amortization. National lender. 1% closing cost. Calculator: http://www.calculator.net/			



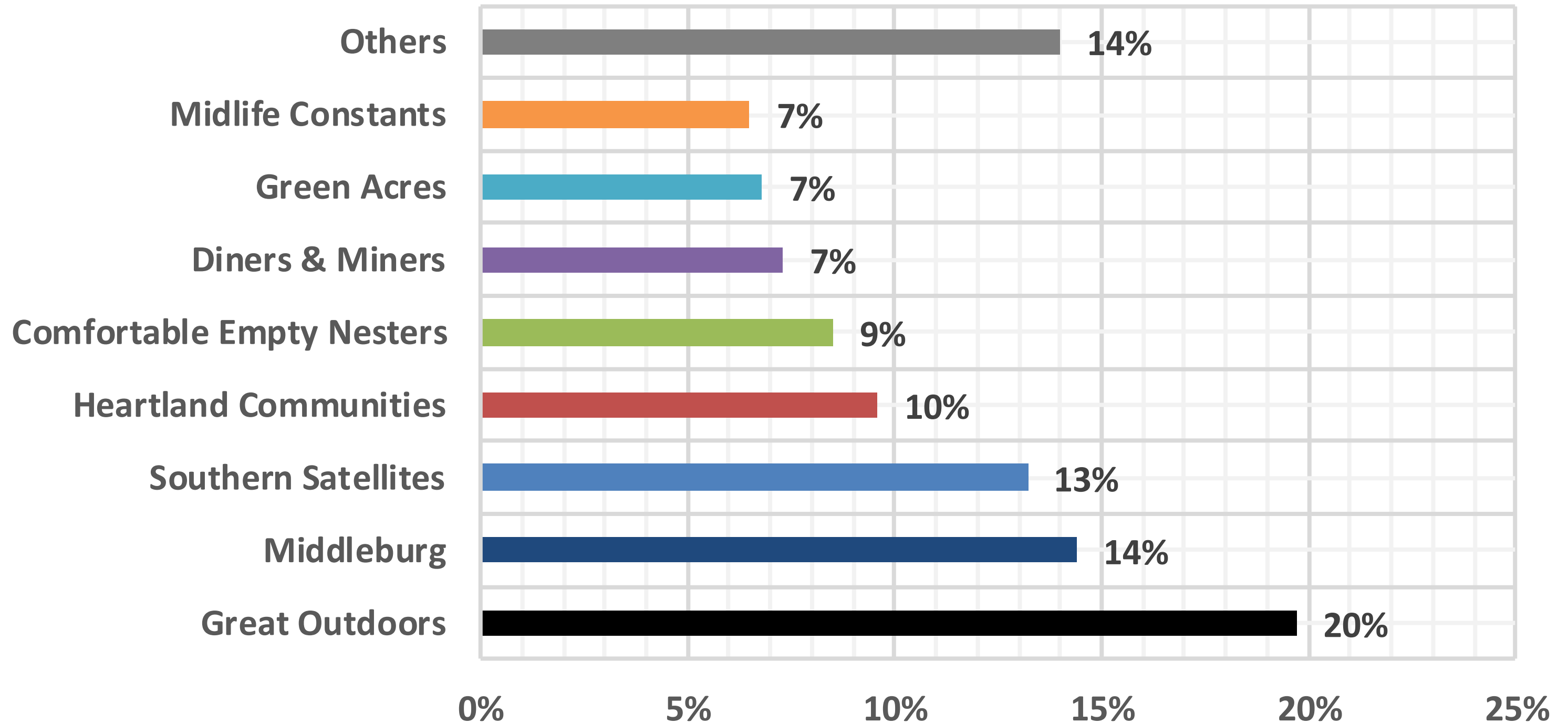
# Property Dimensions

Area	HVAC SF*
1st Floor	2,720
2nd Floor	613
Total	3,333
*Per Appraisal District	

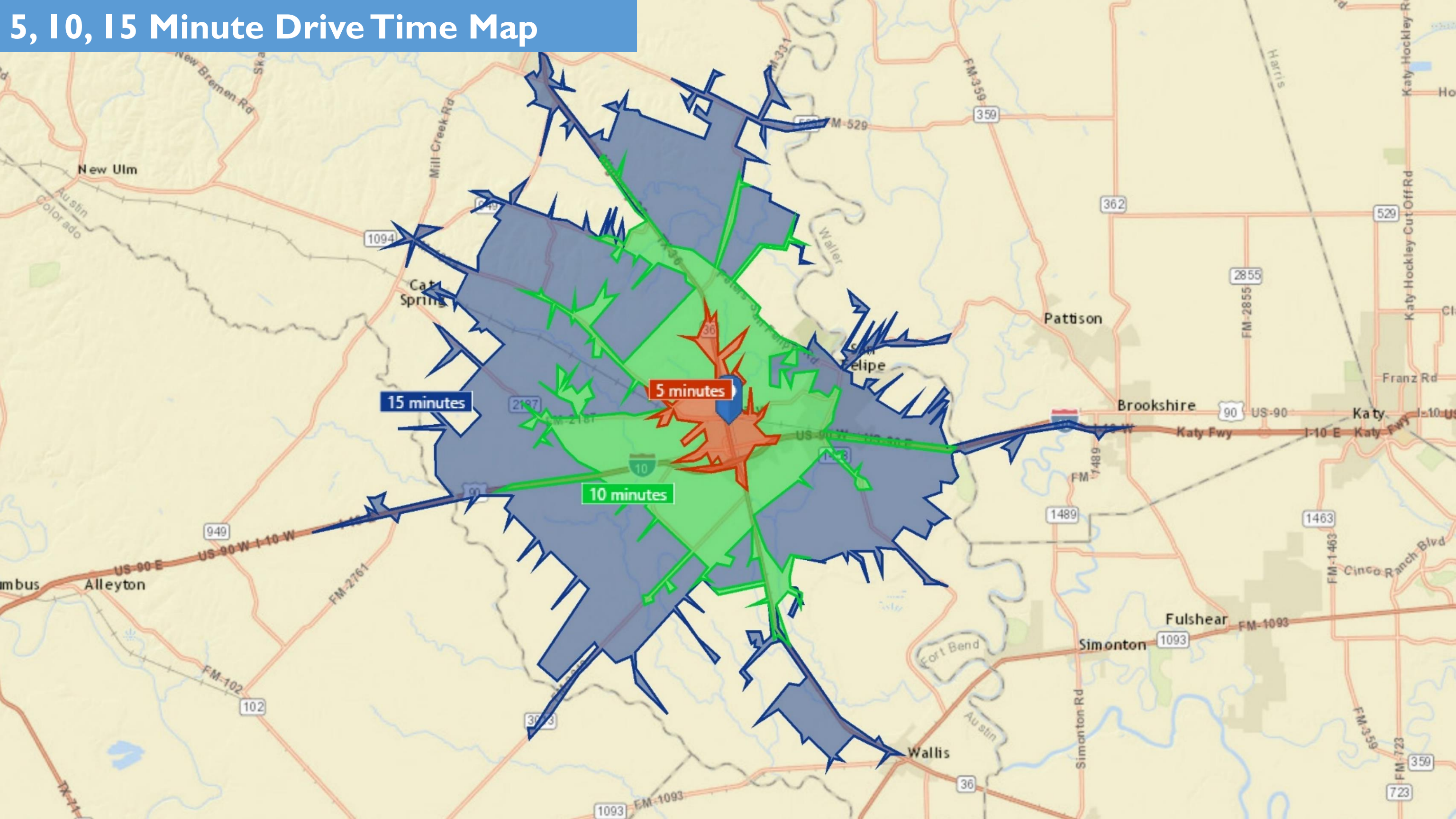
# **% Annual Increase in Average Property Values 2016 to 2021**



# Who lives in Austin County?



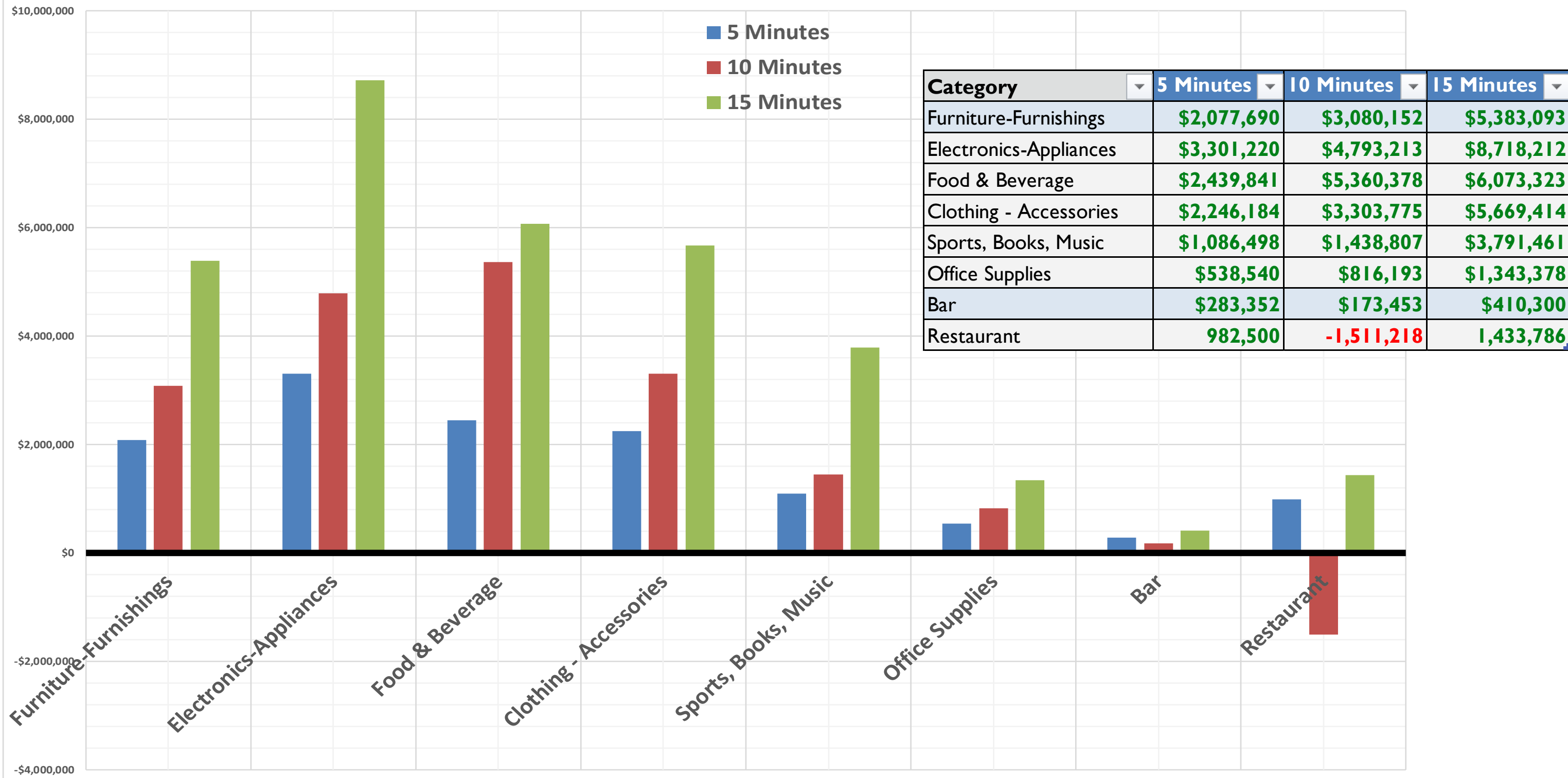
## 5, 10, 15 Minute Drive Time Map





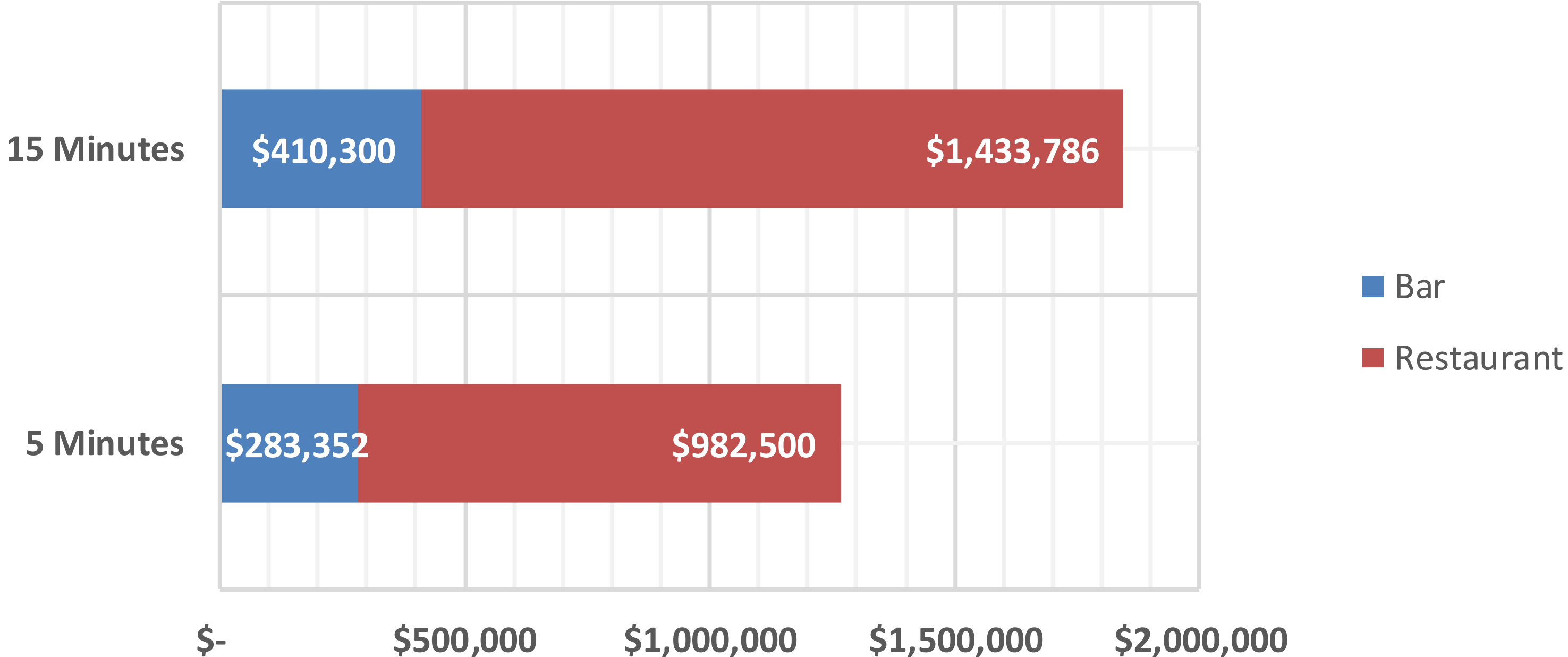
# Retail Gap Analysis

## 5-10-15 Minute Drive time



# Existing Tenant Services

## Bar - Restaurant Local Unmet Annual Demand





CCIM Pictometry Picture









Great Visibility From TX-36





Great Parking Within One Block



Google earth



ACT, A-5  
AUSTIN COUNTY, TEXAS



BLOCK 32

LOT 8

LOT 9

OWLES STREET  
(80 Ft. Right of Way)

LOT 18  
LOT 19  
LOT 20

20' ALLEY  
ASPHALT

N 11° 00' 00" W 50.00'  
(Basis of Bearings)

Larry Kuciemba  
Called 2,760 Sq. Ft.  
Clerk's File No. 047204, O.R.A.C.T.  
Single Story  
Brick Structure

Parcel Three  
(3,000 Sq. Ft.)

Parcel One  
(2,640 Sq. Ft.)

Single Story  
Brick Structure  
LOT 10

Parcel Two  
(180 Sq. Ft.)

**0.1367 Acre - 5,955 Sq. Ft.**  
Mark Miller, Trustee of the James B. Miller Trust  
Parcel One, Parcel Two, Parcel Three, Parcel Four  
Clerk's File No. 072531, O.R.A.C.T.

Parcel Four  
(135 Sq. Ft.)

COVERED CONCRETE WALKWAY

MAIN STREET ( 3RD Street )  
(100 Ft. Right of Way)

COURSE & DISTANCE TABLE  
FOUND CALLED

ABSTRACTED THE  
A TITLE REPORT  
COMPANY UNDER  
JANUARY 30, 2014  
FOR THIS TRANSACTION  
THE ORIGINAL SEAL AND  
ENTERED PROFESSIONAL  
ALID.  
ARY:  
COVENANTS  
TS, CONDITIONS AND  
BE APPLICABLE  
IN EASEMENTS, RIGHT OF WAYS  
AFFECTING THE TOWN OF SEALY,  
AS SHOWN ON MAP OR PLAT  
S OF THE DEED RECORDS OF  
EASEMENT AS RECORDED  
E OFFICIAL RECORDS OF  
METES & BOUNDS DESCRIPTION  
INC. DATED FEBRUARY 2, 2014

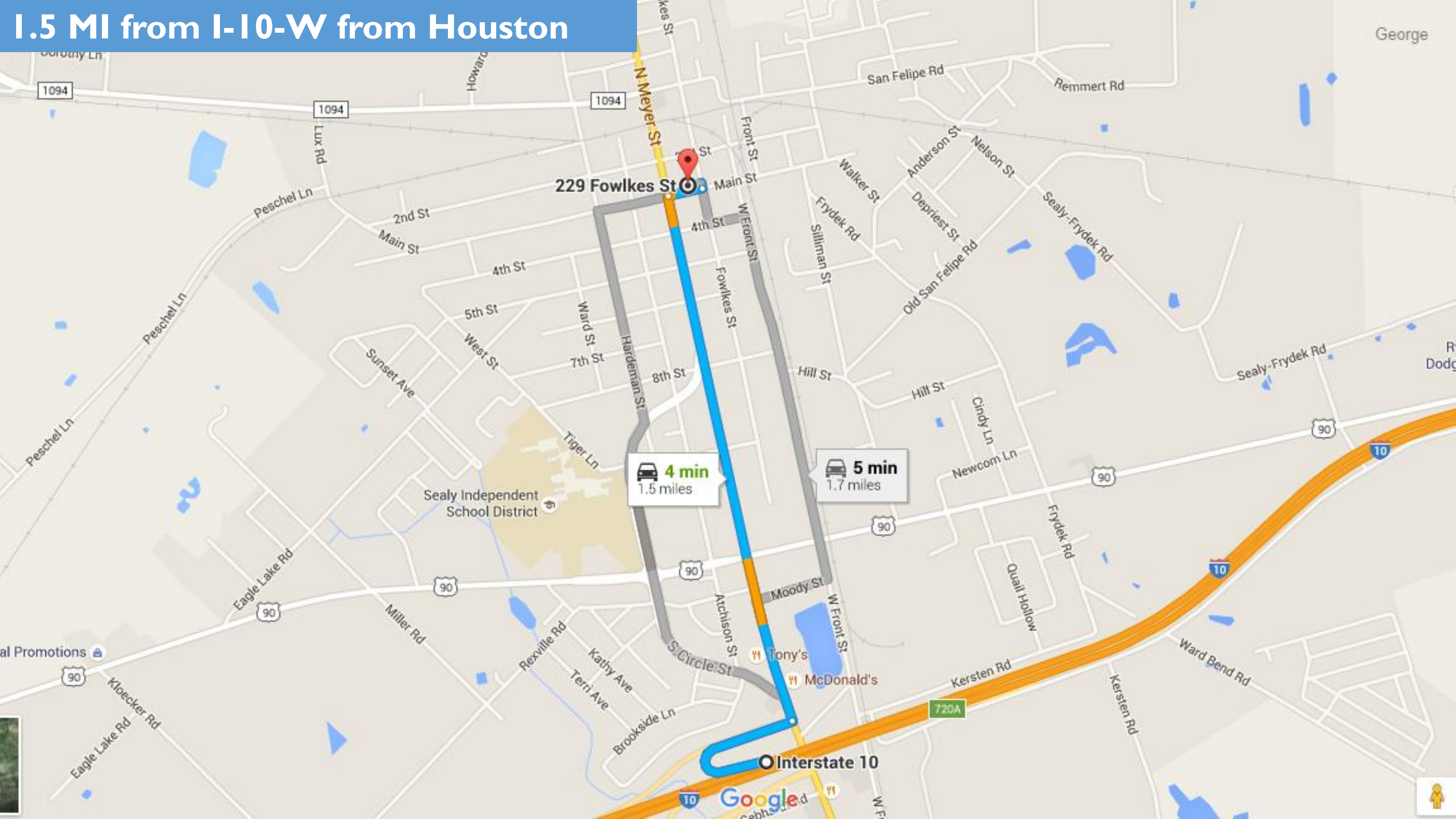


## District Map

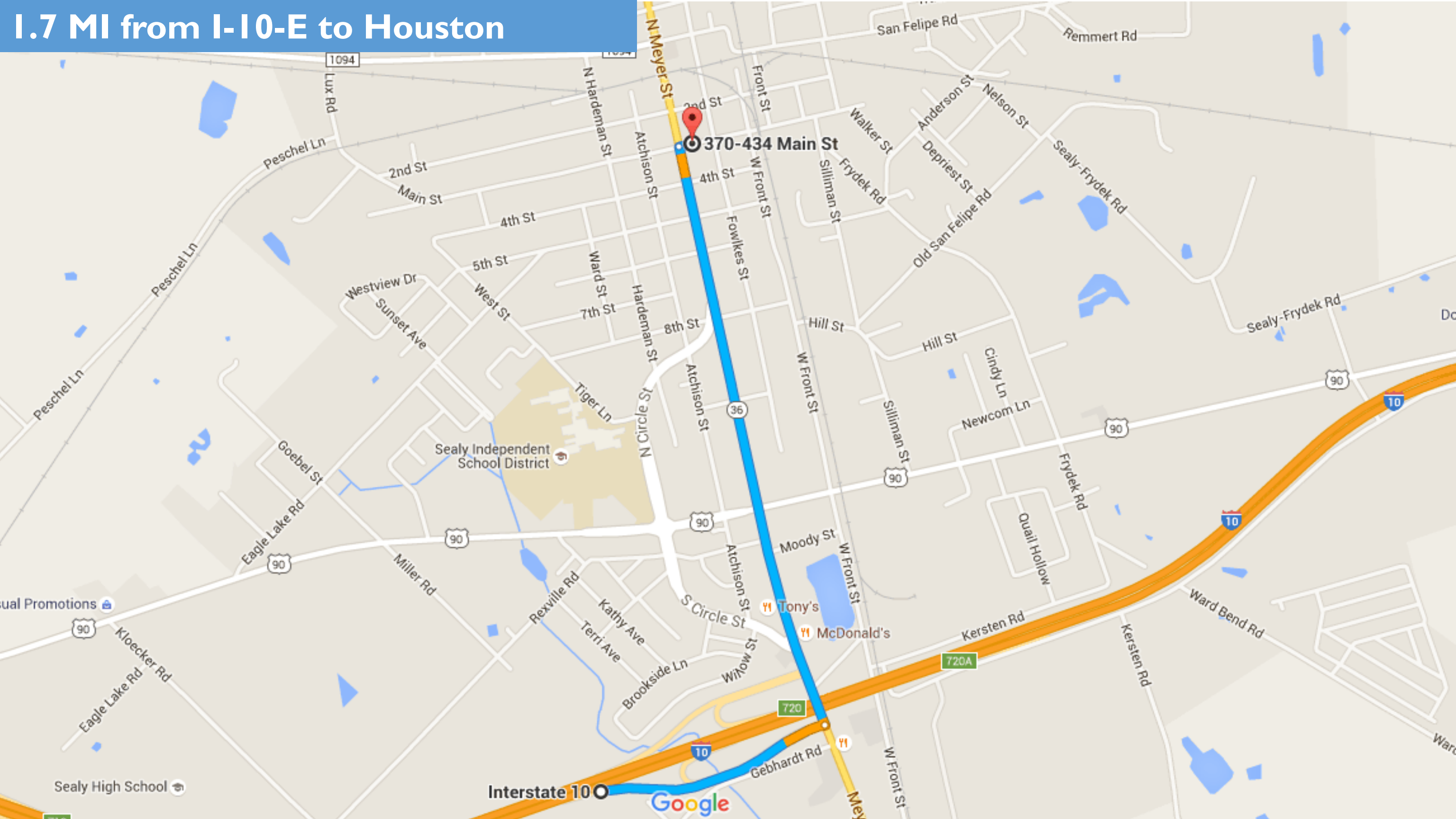




# 1.5 MI from I-10-W from Houston



# 1.7 MI from I-10-E to Houston





# 20-40-60 Mile Radii Map

