

FOR SALE

5135 & 5137 69TH STREET
LUBBOCK, TX

REDUCED

Back on the market!!



CONTACT

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PROPERTY FACTS

Purchase Price

\$1,000,000.00 (per PSF-\$53.32)

Year built

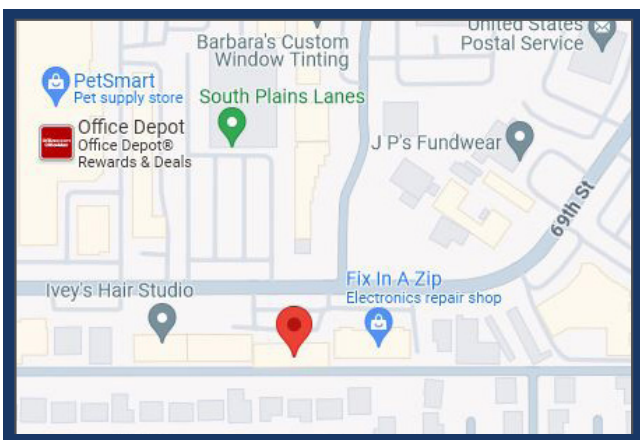
1979

Total building size

18,756 total SF
Building one (5135): 11,700 SF
Building two (5137): 7,056 SF

Real Estate Taxes

\$24,863.68 (2023)



806.797.3231

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Property Info

MULTI-TENANT RETAIL CENTER 5135 & 5137 69TH Street Lubbock, TX

PROPERTY TYPE:	Multi-tenant strip retail center
PURCHASE PRICE:	\$1,150,000.00
NUMBER OF BUILDINGS:	TWO (2)
TOTAL SQUARE FEET:	
BUILDING ONE: - 5135 69 TH Street:	11,700 Square Feet
BUILDING TWO: - 5137 69 TH Street:	7,056 Square Feet
TOTAL SQUARE FOOTAGE:	18,756 Square Feet
LAND AREA:	59,069 Square Feet
OCCUPANCY RATE:	
BUILDING ONE:	83.3%
BUILDING TWO:	83.3%
YEAR OF CONSTRUCTION:	1979
BASIC CONSTRUCTION:	Concrete block building with stucco exteriors with a flat roof built up surface over insulation and steel deck supported by steel trusses. Foundation is reinforced concrete slab on grade.
ZONING:	COMMERCIAL DISTRICT (C-4)
LEGAL DESCRIPTION:	Tract K, Fiesta Autoland Center, Lubbock, Lubbock County, Texas.

MULTI-TENANTED BUILDINGS
5135 & 5137-69TH STREET
LUBBOCK, TEXAS

RENT ROLL

5135-69TH STREET

UNIT #	TENANT	SQFT	RENT AMOUNT	DEPOSIT	LEASE FROM	LEASE TO	STATUS
5135 - A/B	Advanced Driver Assistance Systems	3,900	\$ 2,700.00	\$ 2,500.00	3/1/2022	2/28/2024	Current
5135-C	Cone Enterprises, INC/S.E. Cone	1,950	\$ 1,400.00	\$ -	5/15/2023	5/31/2028	Current
5135-D	Fix in A Zip, LLC	1,950	\$ 1,350.00	\$ 800.00	4/1/2017	3/31/2020	Current
5135-E	Sanex Cleaning Service, LP	1,950	\$ 1,400.00	\$ 1,000.00	11/1/2023	10/31/2026	Current
5135-F		1,950					Vacant

TOTAL 5

UNITS

11,700 \$ 6,850.00 \$ 4,300.00 83.3%

RENT ROLL

5137-69TH STREET

UNIT#	TENANT	SQFT	RENT AMOUNT	DEPOSIT	LEASE FROM	LEASE TO	STATUS
5137-A/B	BEAUTYMARK ESTHETIC	2,352	\$ 2,400.00	2,400.00	11/1/2019	12/31/2023	CURRENT
5137-C/D	MELISSA BETH McCLESKY dba CIMARRO N	2,352	\$ 1,950.00	\$ 1,800.00	4/1/2020	9/30/2021	CURRENT
5137-E	VACANT	1,176					
5137-F	LORRIE CABALLERO dba DELIJAH SALON	1,176	\$ 980.00	\$ 980.00	3/1/2022	5/31/2025	CURRENT

TOTAL 4

UNITS

7,056 \$ 5,330.00 \$ 5,180.00 83.3%

PRO FORMA STATEMENT:
5135 & 5137-69TH STREET
18,756 sq. ft. total

12/19/2023 - 83.3% c OCCUPANCY

INCOME:

RENT	\$	146,160.00
OTHER INCOME	\$	500.00
UTILITIES	\$	575.00
TOTAL OPERATING INCOME:	\$	147,235.00

PROPERTY EXPENSES:

Management Fees	\$	6,237.50
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COMMON AREA MAINTENANCE:

CAM Landscape	\$	2,500.00
CAM R & M Electrical	\$	1,500.00
CAM R & M Plumbing		
CAM R & M Fence	\$	100.00
CAM Parking Lot	\$	200.00
TOTAL CAM EXPENSE:	\$	4,300.00

SUPPLIES & EQUIPMENT:	\$	350.00
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REPAIR & MAINTENANCE:

R & M Electrical	\$	750.00
R & M HVAC:	\$	1,500.00
R & M Doors & Windows:	\$	300.00
TOTAL R & M:	\$	2,550.00

UTILITIES;

Electricity	\$	225.00
CAM Electricity	\$	650.00
Water & Sewer:	\$	625.00
CAM Sewer:	\$	325.00
TOTAL UTILITIES:	\$	1,825.00

INSURANCE:

Property & Liability:	\$	13,278.27
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REAL ESTATE TAXES:	\$	36,387.00
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TOTAL PROPERT EXPENSES:	\$	64,927.77
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NET OPERATING INCOME:	\$	82,307.23
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12/4/2023

Proforma 5135 & 5137 69th 18756 Sq. Ft	2022	proforma
	68.8 % Occupied	83.3% Occupied
Income		
Rent	\$ 108,550.00	\$ 145,160.00
Other income	\$ 780.00	\$ 500.00
Utilities	\$ 640.19	\$ 575.00
Total Operating Income	\$ 109,970.19	\$ 146,235.00
Property Expenses		
Management Fees	\$ 5,501.50	\$ 6,237.50
Other fees	\$ 367.25	\$ -
Professional Services	\$ 5,868.75	\$ 6,237.50
Common area Maintenance		
CAM Landscape	\$ 2,083.84	\$ 2,500.00
CAM R&M Electrical	\$ 2,382.54	\$ 1,500.00
CAM R&M Plumbing	\$ 227.27	
CAM R&M Fence	\$ 54.12	\$ 100.00
CAM R&M Parking Lot	\$ -	\$ 200.00
Total CAM Expense	\$ 4,747.77	\$ 4,300.00
Supplies & Equipment		
Electrical Supplies	\$ 616.40	\$ 350.00
Total Supplies	\$ 616.40	\$ 350.00
Repair & Maintenance		
R&M Electrical	\$ 1,064.83	\$ 750.00
R&M HVAC	\$ 2,221.00	\$ 1,500.00
R&M Doors & Windows	\$ 532.99	\$ 300.00
Total R&M	\$ 3,818.82	\$ 2,550.00
Utilities		
Electricity	\$ 83.65	\$ 225.00
CAM Electricity	\$ 466.32	\$ 650.00

Prop & Liability \$ 12,071.16 \$ 13,278.27
Total Insurance \$ 12,071.16 \$ 13,278.27

Taxes

RE Taxes \$ 26,377.04 \$ 36,387.00
Total Taxes \$ 26,377.04 \$ 36,387.00

Total Property Expenses \$ 54,951.06 \$ 64,927.77

\$ 55,019.13 \$ 81,307.23

Deferred Maintenance

5135 & 5137 re-roof

5135 Stucco repair and paint



11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date