

TEXAS  
CALIFORNIA  
ARIZONA

**PRIME 4,250 SQUARE FOOT IMMACULATE DEEP ELLUM MULTI-USE USE BUILDING  
OPPORTUNITY FOR RETAIL-OFFICE-RESTAURANT-GALLERY-WORK-LIVE USE**

**3012 COMMERCE STREET, DALLAS TX 75226**



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*presented by:*

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## CONFIDENTIALITY & DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Investment Property Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Investment Property Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Investment Property Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.



## DEEP ELLUM

The Deep Ellum neighborhood is the restored urban warehouse district of Dallas. Famed for its vibrant night life, local unique world class restaurants, live music venues and art scene. Deep Ellum's restaurants, nightclubs, bars, cafes, and gastropubs are some of the best in Dallas and the country.

Deep Ellum showcases a large variety of street art, graffiti and wall murals. expanding across the entire neighborhood.

Deep Ellum is a thriving artist community with many galleries and quirky shops. This edgy neighborhood has a personality of its own. From specialty restaurants to once-a-year festivals, there is always an event going on that will make for an unforgettable time on the town.





# PROPERTY INFORMATION | COMPLETE HIGHLIGHTS

## SALE HIGHLIGHTS

- ZONING: The purpose and intent of the zoning is to provide for commercial uses which are restricted to retail, downtown businesses, or shopping center types of uses, having no permanent outdoor sales or storage areas.





# PROPERTY INFORMATION | ADDITIONAL PHOTOS



# EXECUTIVE SUMMARY

3012 COMMERCE STREET, DALLAS TX 75226

4,234 SQUARE FEET BLDG, 4,563SF LAND  
FUTURE USE AS RETAIL/RESTAURANT/CREATIVE OFFICES TWO ZONE HVAC  
SYSTEM WITH GAS HEAT  
SECURE 3 CAR GARAGE  
200 AMP ELECTRICAL SERVICE  
FIRE SPRINKLER SYSTEM THROUGHOUT, SECURITY ALARM

**Purchase Price \$1,250,000**

**Price per Sq. Ft. \$294.12**

## Income, Expenses & Cash Flow

Gross Pro-Forma Scheduled Income	\$129,271
Total Vacancy and Credits	
Operating Expenses (NNN)	\$0
Net Operating Income	\$129,271
Debt Service	\$0
Cash Flow Before Taxes	\$129,271

## **(After Tax Results)**

Total Interest (Debt Service)	
Depreciation and Amortization	(\$11,057)
Taxable Income (Loss)	\$118,214
Tax Savings (Costs)	(\$39,011)
Cash Flow After Taxes	\$90,260

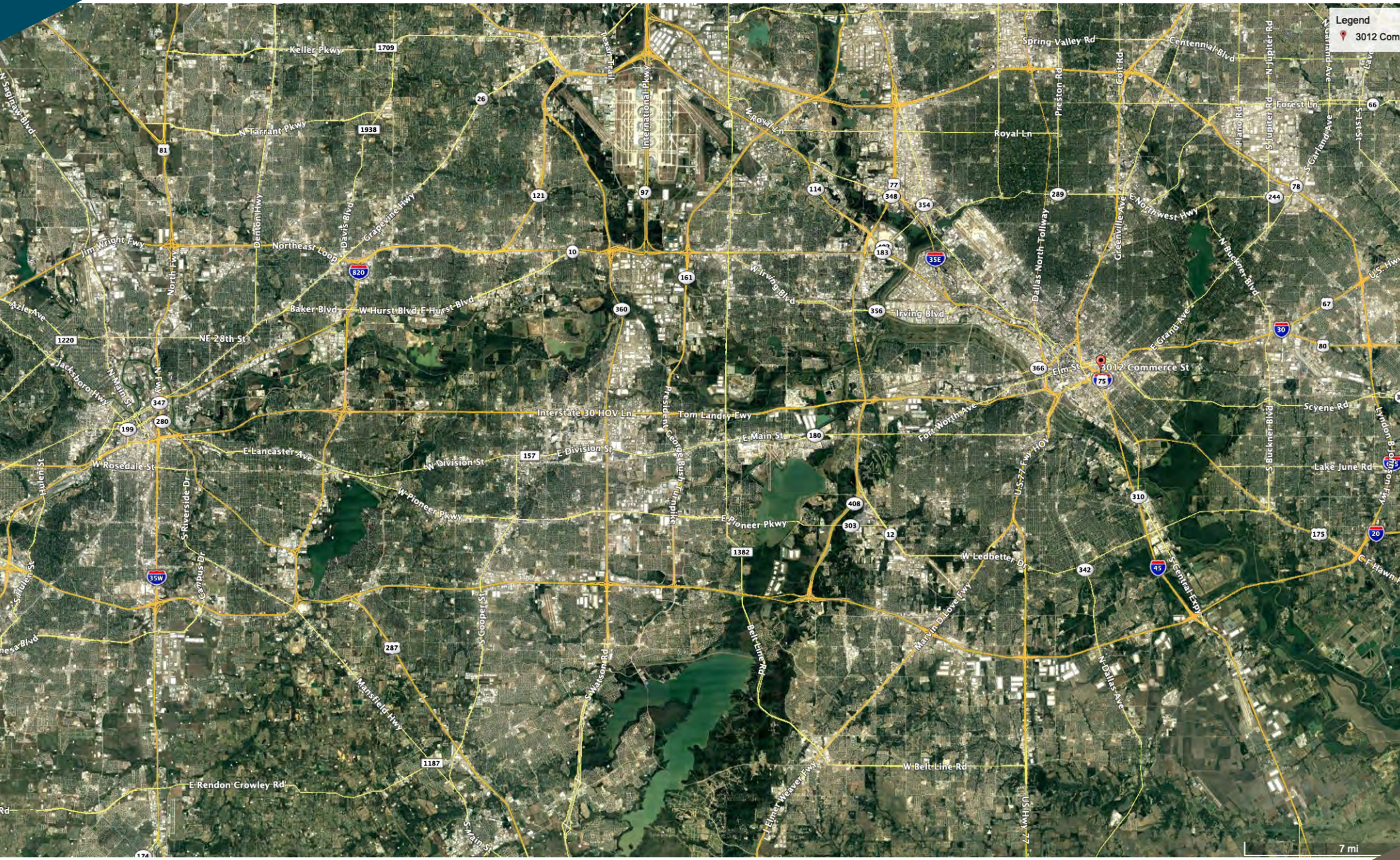
## Financial Indicators

Debt Coverage Ratio Leased	N/A
Capitalization Rate Proposed	10.34%
Rent / Square Feet	\$30.42

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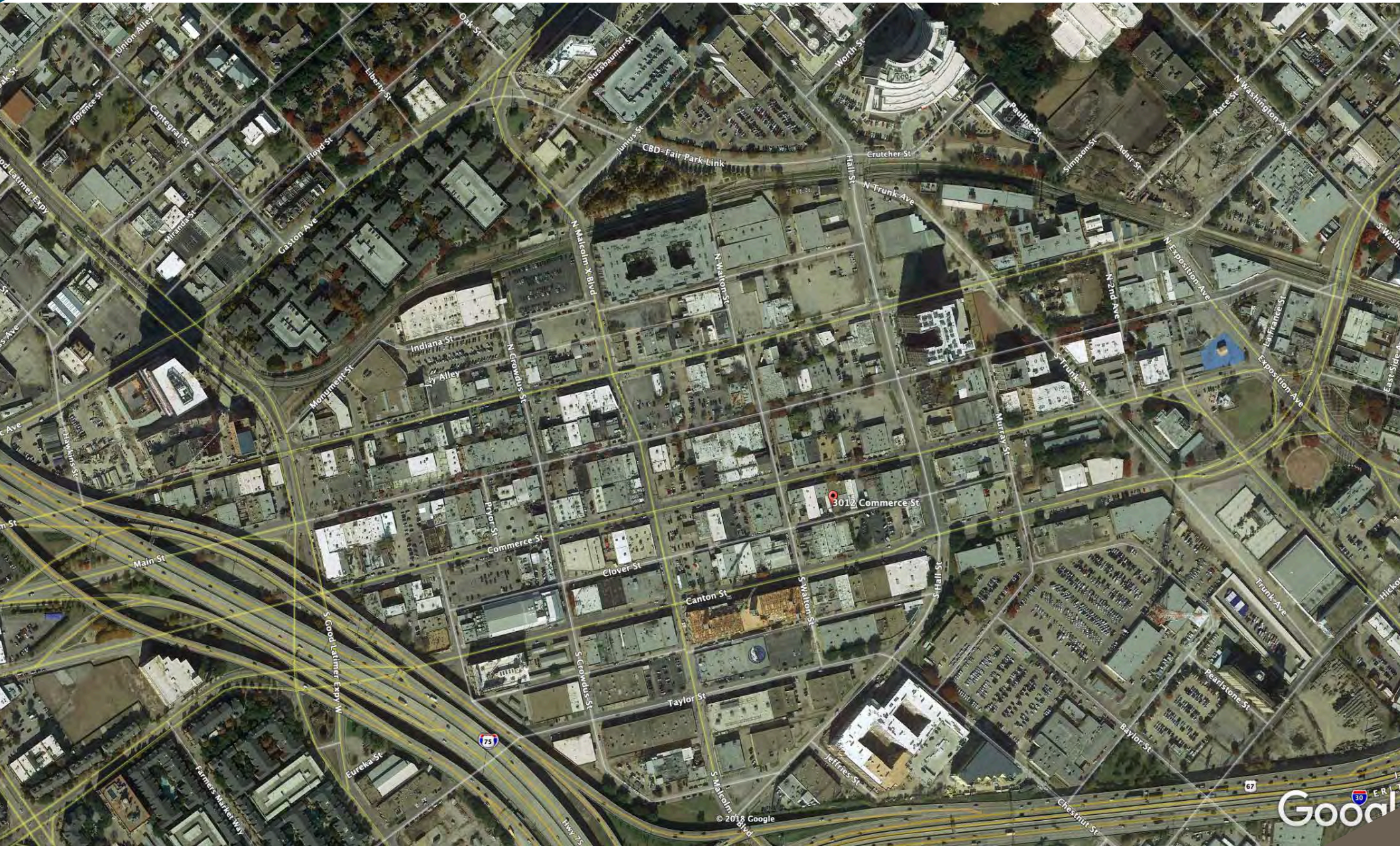


# REGIONAL AERIAL MAP





# DEEP ELLUM-3012 COMMERCE STREET









3012 COMMERCE STREET, DALLAS, TX 75226

**CLASS A DEEP ELLUM INVESTMENT PROPERTY**  
RETAIL-RESTAURANT-LIVE-WORK



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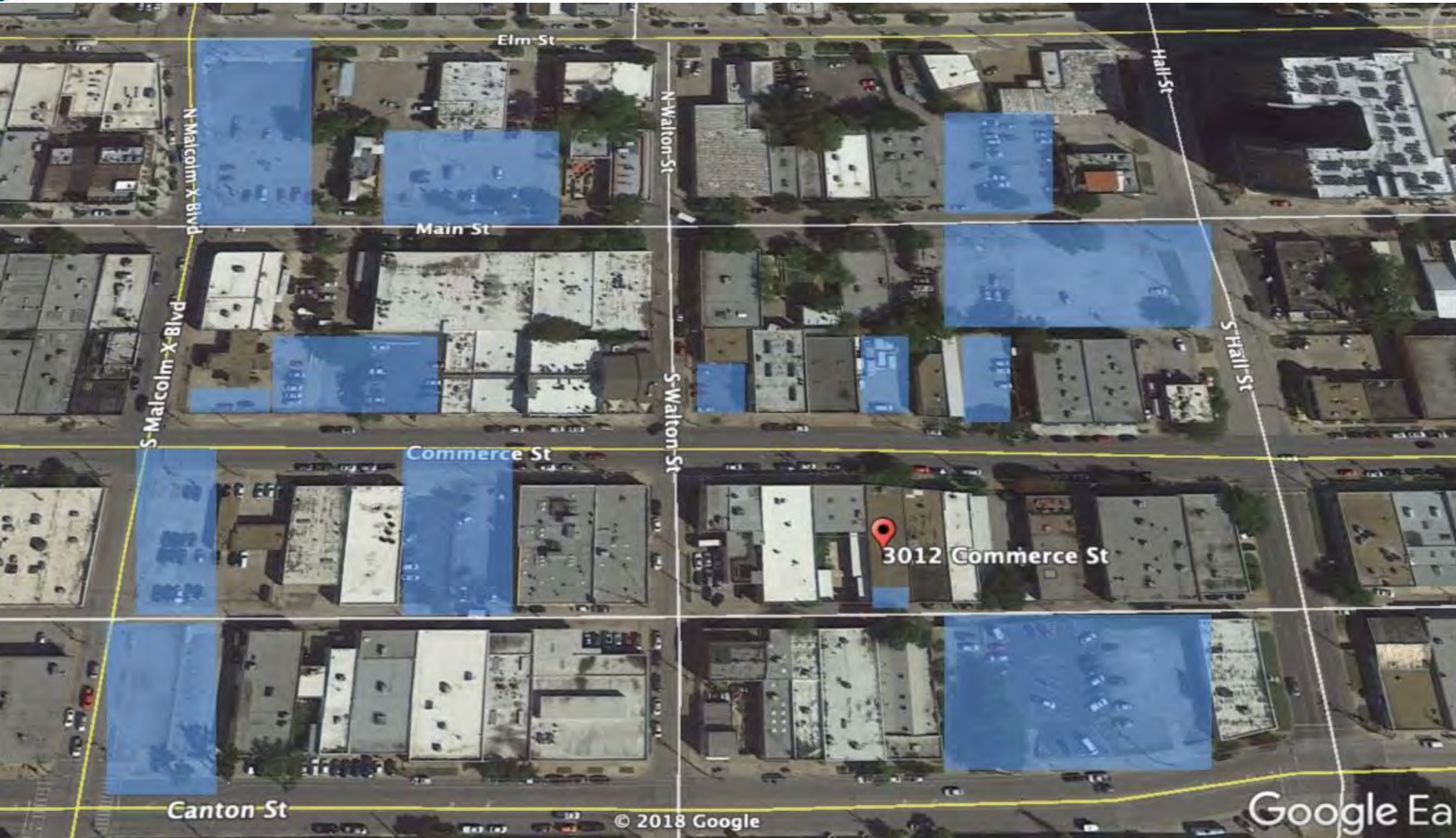


INVESTMENT PROPERTY ADVISORS



3012 COMMERCE STREET, DALLAS, TX 75226

*PARKING IN IMMEDIATE AREA  
OVER 250 PARKING SPACES WITHIN WALKING DISTANCE*



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INVESTMENT PROPERTY ADVISORS



# DEMOGRAPHICS

<u>Population Characteristic</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>Household Income</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Ages 0-4	358	8,397	20,842	Median Household Income	\$45,644	\$38,811	\$41,831
Ages 5-9	320	8,840	23,198	< \$10000	276	6,380	13,839
Ages 10-14	177	6,957	19,586	\$10000-\$14999	291	4,433	8,705
Ages 15-19	150	6,280	17,906	\$15000-\$19999	464	4,396	7,031
Ages 20-24	236	7,140	18,706	\$20000-\$24999	209	3,702	7,788
Ages 25-29	407	8,765	20,324	\$25000-\$29999	370	3,159	6,910
Ages 30-34	658	10,294	22,155	\$30000-\$34999	168	3,191	6,640
Ages 35-39	909	12,036	24,491	\$35000-\$39999	206	2,930	6,641
Ages 40-44	1,001	13,105	25,942	\$40000-\$44999	131	3,525	6,838
Ages 45-49	920	13,218	26,162	\$45000-\$49999	351	2,656	5,058
Ages 50-54	799	11,343	23,259	\$50000-\$60000	579	5,263	9,768
Ages 55-59	634	9,303	19,779	\$60000-\$74000	348	5,165	10,599
Ages 60-64	483	7,680	16,235	\$75000-\$99999	549	6,435	12,219
Ages 65-69	385	6,360	12,924	\$100000-\$124999	222	4,556	8,180
Ages 70-74	285	4,547	9,169	\$125000-\$149999	133	2,734	5,361
Ages 75-79	205	3,407	6,409	\$150000-\$199999	196	3,287	6,069
Ages 80-84	141	2,629	4,435	> \$200000	151	3,993	11,033
<u>Race Characteristic</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>Characteristic Housing</u>	<u>1 Mile</u>	<u>3 Mile</u>	
Non Hispanic White	5,743	82,237	186,628	Housing Units	5,825	81,162	
Population Black	1,302	32,113	63,095	Occupied Housing Units	5,066	68,554	
Population Am In/AK Nat	3	258	478	Owner Occupied Housing Units	1,125	20,216	
				Renter Occupied Housing Units	3,941	48,338	
				Vacant Housing Units	759	12,608	





## CASH FLOW SUMMARY-PROFORMA

Description	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS SCHEDULED INCOME	\$129,271	\$131,396	\$133,521	\$135,646	\$137,771
Total Operating Expenses	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME	\$129,271	\$131,396	\$133,521	\$135,646	\$137,771
Loan Payment	\$0	\$0	\$0	\$0	\$0
Capital Costs	\$0	\$0	\$0	\$0	\$0
NET CASH FLOW (b/t)	\$129,271	\$131,396	\$133,521	\$135,646	\$137,771
Cash On Cash Return b/t	N/A	N/A	N/A	N/A	N/A
NET OPERATING INCOME	\$129,271	\$131,396	\$133,521	\$135,646	\$137,771
Depreciation	(\$11,057)	(\$11,538)	(\$11,538)	(\$11,538)	(\$11,057)
TAXABLE INCOME (LOSS)	\$118,214	\$119,858	\$121,983	\$124,108	\$126,714
Income Taxes	(\$39,011)	(\$39,553)	(\$40,254)	(\$40,956)	(\$41,816)
CASH FLOW (a/t)	\$90,260	\$91,843	\$93,266	\$94,690	\$95,955
Cash On Cash Return a/t	N/A	N/A	N/A	N/A	N/A

\* b/t = before taxes;a/t = after taxes

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## PROPERTY RESALE ANALYSIS

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Projected Property Value	\$1,877,083	\$1,907,440	\$1,937,798	\$1,968,155	\$1,998,512
Resale Expenses	(\$112,625)	(\$114,446)	(\$116,268)	(\$118,089)	(\$119,911)
Proceeds b/f Debt Payoff	\$1,764,458	\$1,792,994	\$1,821,530	\$1,850,065	\$1,878,601
Basis at Acquisition	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Depreciation	(\$11,057)	(\$22,595)	(\$34,133)	(\$45,671)	(\$56,727)
Adjusted Tax Basis	\$1,238,944	\$1,227,406	\$1,215,868	\$1,204,330	\$1,193,273
Resale Tax Gain (Loss)	\$525,515	\$565,589	\$605,662	\$645,736	\$685,328
Resale Tax Benefit (Cost)	(\$105,656)	(\$114,247)	(\$122,839)	(\$131,431)	(\$139,902)
Loan Principal Balance	\$0	\$0	\$0	\$0	\$0
Net Resale Proceeds	\$1,658,803	\$1,678,747	\$1,698,691	\$1,718,635	\$1,738,699

\* b/f = before

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# ACQUISITION & DISPOSITION-PROFORMA

## NET PROCEEDS FROM SALE

### Adjusted Basis

Basis At Acquisition	\$1,250,000
-Depreciation	(\$56,727)
Adjusted Basis at Sale	\$1,193,273

### Capital Gain

Sale Price	\$1,998,512
-Sale Expenses	(\$119,911)
-Adjusted Basis at Sale	(\$1,193,273)
Gain or (Loss)	\$685,328
-Depreciation (limited to gain)	(\$56,727)
Capital Gain from Appreciation	\$628,601

### Sales Proceeds After Tax

Sale Price	\$1,998,512
-Sale Expenses	(\$119,911)
Sale Proceeds Before Tax	\$1,878,601
-Tax On Depreciation	(\$14,182)
-Tax On Capital Gain	(\$125,720)
Sale Proceeds After Tax	\$1,738,699



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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Investment Property Advisors, LLC	0297518	jg@ipadv.com	214-226-4395
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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