



**LRG**  
THE LEVY RETAIL GROUP  
MARCUS & MILLICHAP

PROPERTY

**LUMBER LIQUIDATORS -  
SHERMAN POWERSPORTS**

LOCATION

**1205 SOUTH SAM RAYBURN FREEWAY  
SHERMAN, TX 75090**

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- Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.
- Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.
- By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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EXECUTIVE  
SUMMARY

## LUMBER LIQUIDATORS - SHERMAN POWERSPORTS

1205 S. SAM RAYBURN FRWY., SHERMAN, TX 75090

### SUMMARY

PRICE	\$1,690,000
CAP RATE - CURRENT	7.95%
NOI - CURRENT	\$134,381
PERCENT OCCUPIED	100.00%
GROSS LEASABLE AREA (GLA) (SQ.FT.)	18,790
PRICE PER SQUARE FOOT	\$89.94
LAND AREA (ACRES)	1.77
YEAR BUILT	1990

### DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2014 POPULATION	5,652	33,349	41,076
2019 POPULATION	5,726	33,873	42,050
2014 HOUSEHOLDS	1,851	12,567	15,798
2019 HOUSEHOLDS	1,878	12,809	16,255
MEDIAN HH INCOME	\$37,632	\$40,872	\$42,177
PER CAPITA HH INCOME	\$15,900	\$21,191	\$22,388
AVERAGE HH INCOME	\$47,772	\$55,023	\$57,097

### MAJOR EMPLOYERS

MEMC SOUTHWEST INC	1,400
TYSON	1,150
WEST ASSET MANAGEMENT INC	460
COUNTY OF GRAYSON	416
QUALITY HOME HEALTH CARE INC	400
WALMART	400
PERSONNEL DEPT	386
TEXAS HLTH PRESBYTERIAN HOSPITAL-WNJ	353
RAYTHEON	350
GRAYSON COUNTY JUSTICE CENTER	315
FISHER CONTROLS INTL LLC	290
SHERMAN INDEPENDENT SCHOOL DISTRICT	234

## LUMBER LIQUIDATORS - SHERMAN POWERSPORTS

The subject property is a two-tenant retail investment opportunity comprised of two buildings totaling 18,790 square feet in Sherman, Texas. Lumber Liquidators occupies 4,317 square feet and recently renewed the lease term for an additional five years. Sherman Powersports occupies the remaining space plus an additional gated storage area on the southeastern portion of the property and pays directly for all of the center's expenses. Additional income is provided by Lumber Liquidators billboard rental. Constructed in 1990, the buildings are situated on 1.77 acres.

The subject property is located on the feeder road of Sam Rayburn Freeway (US Route 75), the major north/south thoroughfare in the city with traffic counts of approximately 54,000 vehicles per day. More than 41,000 residents live within five miles of the property, with an average household income of \$57,000. Stone Creek Country Club is directly west of the property, with Center Streets Sports Complex, Wilson N Jones Medical Center, and Sherman Municipal Airport nearby.

Sherman is located about 65 miles northeast of Dallas and is the county seat of Grayson County. It is one of the principal cities in the Sherman-Denison Metropolitan Statistical Area. Sherman is served by two U.S. Highways: US 75 (Sam Rayburn Freeway) and US 82. It is also served by three Texas State Highways, which extend beyond Grayson County: State Highway 11, State Highway 56, and State Highway 91 (Texoma Parkway), which is one of the main commercial strips that connects Sherman and Denison and also extends to Lake Texoma.

## 1205 S. SAM RAYBURN FRWY., SHERMAN, TX 75090



- 18,790-Square Foot, Two-Tenant Retail Opportunity in Sherman, Texas
- 77% of the GLA is Leased to Sherman Powersports | Tenant Has Been in Operation Over 20 Years | Tenant Pays Directly for 100% of the Center's Expenses | Zero Landlord Responsibilities
- 23% of the GLA is Leased to Lumber Liquidators | Tenant Recently Extended Term an Additional Five Years
- Additional Income from Lumber Liquidators Billboard Rental
- Freeway Location on Sam Rayburn Freeway (US Route 75) | Major North/South Thoroughfare
- Traffic Counts are Approximately 54,000 Vehicles per Day
- Located 65 Miles Northeast of Dallas
- Priced at \$89 per Square Foot | Below Replacement Cost



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FINANCIAL  
OVERVIEW



# FINANCING & EXPENSES

FINANCIAL OVERVIEW

## LUMBER LIQUIDATORS - SHERMAN POWERSPORTS

1205 S. SAM RAYBURN FRWY., SHERMAN, TX 75090

EXPENSES	CURRENT	PER SQ. FT.
REAL ESTATE TAXES	\$14,374	\$0.76
INSURANCE	\$6,390	\$0.34
<b>CAM</b>		
MOWING AND YARD CLEANING	\$1,949	\$0.10
PEST CONTROL	\$780	\$0.04
REPAIRS AND MAINTENANCE	\$678	\$0.04
WINDOW CLEANING	\$600	\$0.03
REAL ESTATE TAX ATTORNEY	\$382	\$0.02
<b>TOTAL CAM</b>	<b>\$4,389</b>	<b>\$0.23</b>
<b>TOTAL EXPENSES</b>	<b>\$25,153</b>	<b>\$1.34</b>

# INCOME & EXPENSES

FINANCIAL OVERVIEW

LUMBER LIQUIDATORS - SHERMAN POWERSPORTS

1205 S. SAM RAYBURN FRWY., SHERMAN, TX 75090

INCOME & EXPENSES	CURRENT	PER SF
<b>BASE RENT</b>		
OCCUPIED SPACE	\$134,381	\$7.15
GROSS POTENTIAL RENT	\$134,381	\$7.15
<b>EXPENSE REIMBURSEMENT</b>		
REAL ESTATE TAXES	\$14,374	\$0.76
INSURANCE	\$6,390	\$0.34
CAM	\$4,389	\$0.23
<b>TOTAL EXPENSE REIMBURSEMENTS</b>	<b>\$25,153</b>	<b>\$1.34</b>
<b>GROSS POTENTIAL INCOME</b>	<b>\$159,534</b>	<b>\$8.49</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$159,534</b>	<b>\$8.49</b>
TOTAL EXPENSES	\$25,153	\$1.34
<b>NET OPERATING INCOME</b>	<b>\$134,381</b>	<b>\$7.15</b>

# TENANT SUMMARY

## LUMBER LIQUIDATORS - SHERMAN POWERSPORTS

1205 S. SAM RAYBURN FRWY., SHERMAN, TX 75090

TENANT	GLA	% OF GLA	LEASE TERM		ANNUAL BASE RENT				
			BEGIN	END	TOTAL	PSF	REIMBURSED	OPTIONS	TYPE
LUMBER LIQUIDATORS	4,317	22.97%	10/19/2010	2/28/2023	\$50,381.04	\$11.67		(1) 5-YR	GROSS
SHERMAN POWER SPORTS*	14,473	77.03%	7/01/1996	6/30/2021	\$78,000.00	\$5.39	\$25,153.00	(1) 5-YR	NNN
LL - BILLBOARD			10/19/2010	2/28/2023	\$6,000.00				
<b>TOTAL VACANT</b>									
<b>TOTAL OCCUPIED</b>	<b>18,790</b>	<b>100.00%</b>			<b>\$134,381.04</b>		<b>\$25,153.00</b>		
<b>TOTAL</b>	<b>18,790</b>	<b>100.00%</b>			<b>\$134,381.04</b>		<b>\$25,153.00</b>		

\*Tenant pays 100% of the expenses for the center directly.

# LEASE EXPIRATION SCHEDULE

## LUMBER LIQUIDATORS - SHERMAN POWERSPORTS

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YEAR END	YEAR 1 2017	YEAR 2 2018	YEAR 3 2019	YEAR 4 2020	YEAR 5 2021	YEAR 6 2022	YEAR 7 2023	YEAR 8 2024
TENANTS EXPIRING					SHERMAN POWERSPORTS		LUMBER LIQUIDATORS	
							LL BILLBOARD	
<b>TOTAL NO. OF TENANTS</b>					<b>1</b>		<b>2</b>	
<b>TOTAL SQ. FT. EXPIRING</b>					<b>14,473</b>		<b>4,317</b>	
<b>TOTAL %</b>					<b>77.0%</b>		<b>23.0%</b>	
<b>CUMULATIVE % EXPIRING</b>					<b>77.0%</b>		<b>100.00%</b>	



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# PROPERTY OVERVIEW

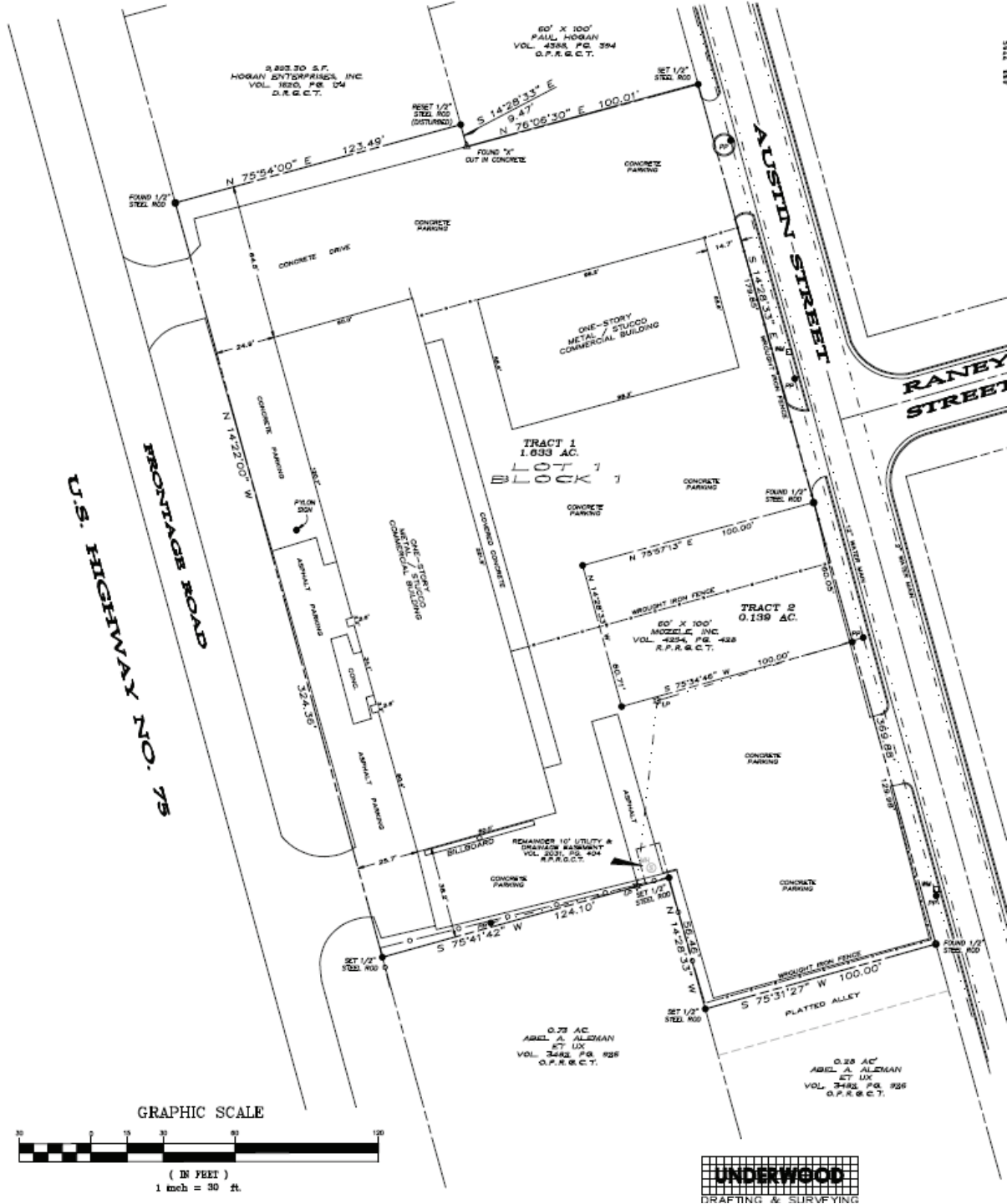








# SITE SURVEY





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# MARKET OVERVIEW

## LUMBER LIQUIDATORS - SHERMAN POWERSPORTS

## 1205 S. SAM RAYBURN FRWY., SHERMAN, TX 75090

POPULATION	1-MILE	3-MILES	5-MILES
2000 POPULATION	5,195	31,674	37,920
2010 POPULATION	5,571	33,117	40,743
2014 POPULATION	5,652	33,349	41,076
2019 POPULATION	5,726	33,873	42,050
INCOME			
\$0 - \$14,999	20.5%	16.3%	15.5%
\$15,000 - \$24,999	13.1%	13.4%	12.8%
\$25,000 - \$34,999	11.5%	11.4%	11.1%
\$35,000 - \$49,999	20.7%	19.1%	19.2%
\$50,000 - \$74,999	17.3%	19.1%	19.0%
\$75,000 - \$99,999	8.5%	10.1%	10.9%
\$100,000 - \$124,999	5.1%	5.1%	5.7%
\$125,000 - \$149,999	1.4%	2.1%	2.2%
\$150,000 - \$199,999	1.1%	1.4%	1.5%
\$200,000 - \$249,999	0.3%	0.8%	0.8%
\$250,000 +	0.6%	1.2%	1.3%
2014 MEDIAN HH INCOME	\$37,632	\$40,872	\$42,177
2014 PER CAPITA INCOME	\$15,900	\$21,191	\$22,388
2014 AVERAGE HH INCOME	\$47,772	\$55,023	\$57,097

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2000 HOUSEHOLDS	1,764	12,107	14,702
2010 HOUSEHOLDS	1,821	12,473	15,659
2014 HOUSEHOLDS	1,851	12,567	15,798
2019 HOUSEHOLDS	1,878	12,809	16,255
2014 AVERAGE HH SIZE	2.85	2.55	2.51
2014 DAYTIME POPULATION	2,327	10,156	18,159
2000 OWNER OCCUPIED	52.67%	53.26%	54.41%
2000 RENTER OCCUPIED	36.26%	38.83%	37.71%
2000 VACANT	11.07%	7.91%	7.88%
2014 OWNER OCCUPIED	54.70%	55.80%	56.07%
2014 RENTER OCCUPIED	45.30%	44.20%	43.93%
2014 VACANT	10.40%	9.30%	9.06%
2019 OWNER OCCUPIED	54.28%	55.58%	55.81%
2019 RENTER OCCUPIED	45.72%	44.42%	44.19%
2019 VACANT	10.39%	9.46%	9.20%

## LUMBER LIQUIDATORS - SHERMAN POWERSPORTS

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### POPULATION

In 2014, the population in your selected geography is 41,076. The population has changed by 8.32% since 2000. It is estimated that the population in your area will be 42,049 five years from now, which represents a change of 2.37% from the current year. The current population is 48.04% male and 51.95% female. The median age of the population in your area is 34.3, compare this to the Entire US average which is 37.3. The population density in your area is 522.96 people per square mile.

### HOUSEHOLDS

There are currently 15,798 households in your selected geography. The number of households has changed by 7.45% since 2000. It is estimated that the number of households in your area will be 16,255 five years from now, which represents a change of 2.89% from the current year. The average household size in your area is 2.51 persons.

### INCOME

In 2014, the median household income for your selected geography is \$42,176, compare this to the Entire US average which is currently \$51,972. The median household income for your area has changed by 19.20% since 2000. It is estimated that the median household income in your area will be \$47,834 five years from now, which represents a change of 13.41% from the current year.

The current year per capita income in your area is \$22,387, compare this to the Entire US average, which is \$28,599. The current year average household income in your area is \$57,097, compare this to the Entire US average which is \$74,533.

### RACE & ETHNICITY

The current year racial makeup of your selected area is as follows: 71.45% White, 10.48% Black, 0.03% Native American and 2.29% Asian/Pacific Islander. Compare these to Entire US averages which are: 71.60% White, 12.70% Black, 0.18% Native American and 5.02% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 20.75% of the current year population in your selected area. Compare this to the Entire US average of 17.13%.

### HOUSING

In 2000, there were 8,683 owner occupied housing units in your area and there were 6,018 renter occupied housing units in your area. The median rent at the time was \$455.

### EMPLOYMENT

In 2014, there are 18,158 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 57.61% of employees are employed in white-collar occupations in this geography, and 42.41% are employed in blue-collar occupations. In 2014, unemployment in this area is 6.92%. In 2000, the average time traveled to work was 21.1 minutes.

# INFORMATION ABOUT BROKERAGE SERVICES



## 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.



11-2-2015

### 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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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