





FOR SALE
208 N. Bryan Avenue
BRYAN, TEXAS 77803

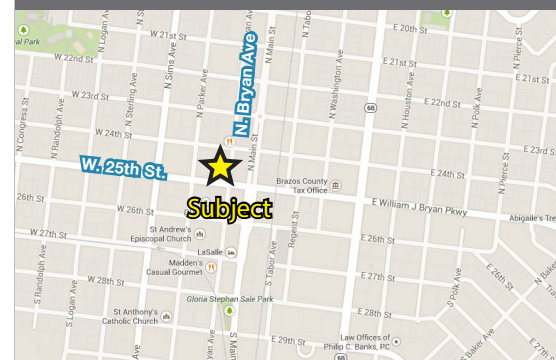
For more information, please contact:
Josh Isenhour
979.268.6840
josh@clarkisenhour.com



PROPERTY FEATURES

- 11,700 SF mixed use building located in historic downtown Bryan
- The Perry Lofts Building consists of eight beautiful, unique loft apartments, and two office/retail spaces
- Commercial spaces currently occupied by

 and

- Constructed in the 1920's, the building has been fully renovated with modern amenities
- Located in the heart of downtown Bryan within walking distance of restaurants, shopping, and entertainment
- Hard to find income-producing property with excellent rental history!

BUILDING FOR SALE



Offered for Sale:
\$1,895,000

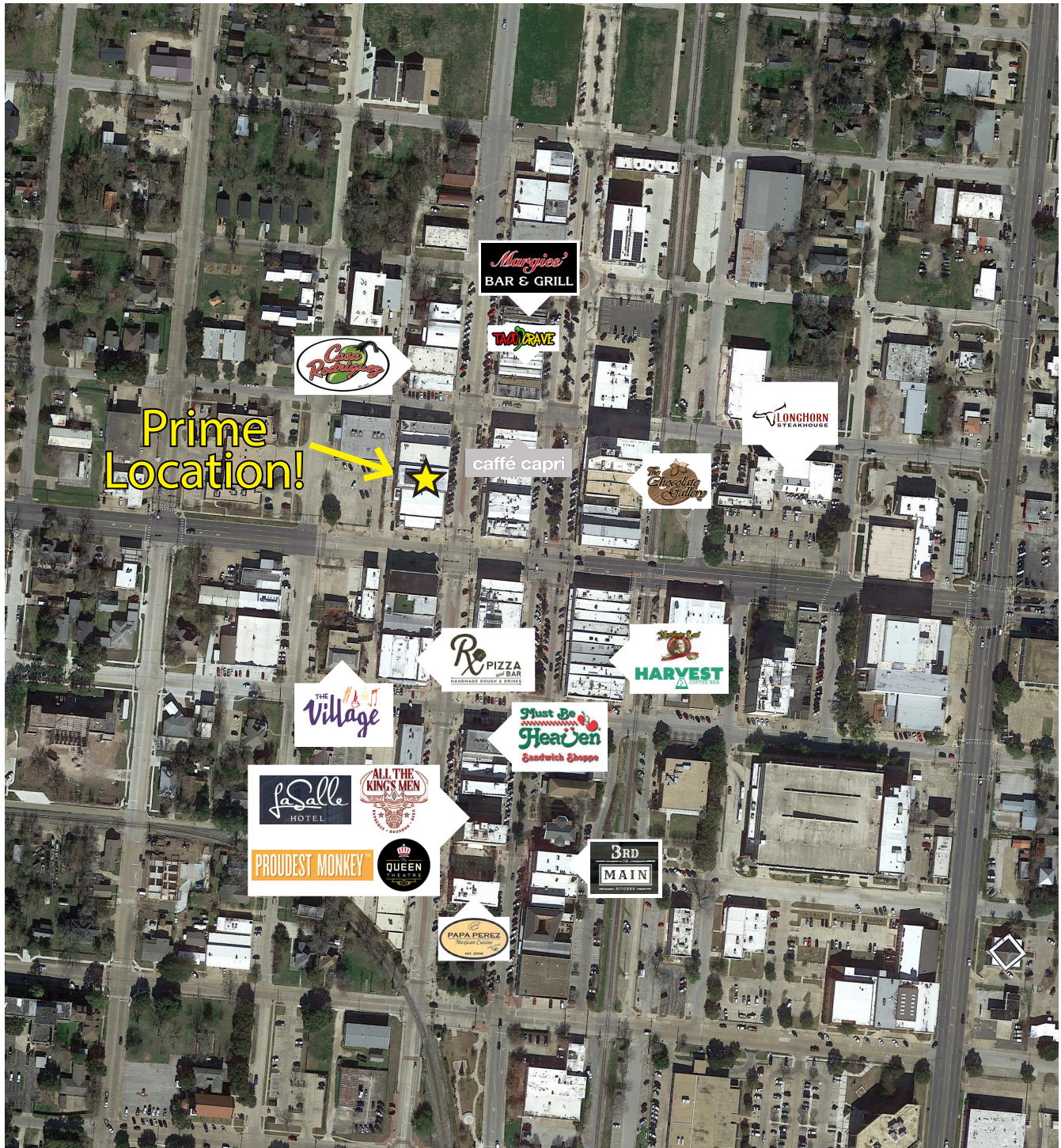


BUILDING AERIALS





AERIAL

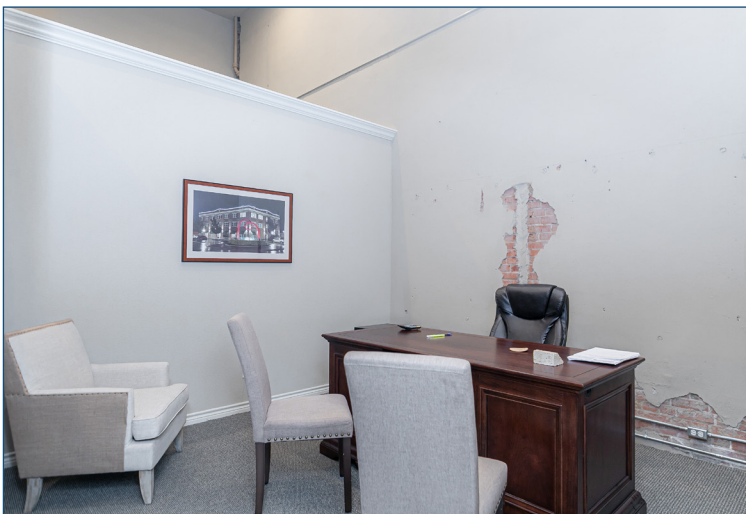




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2021 Pro Forma

Based on Actuals

Revenue

Potential Gross Income		\$	175,000
Less Vacancy and Collection Loss of	5%	\$	8,500
<i>Effective Revenue</i>		\$	166,500

Operating Expenses

Advertising		\$	700
Insurance (General Liability)		\$	800
Insurance (Building Insurance)		\$	3,700
Fire Alarm Monitoring		\$	1,700
Fire System Inspection		\$	300
Property Tax		\$	9,500
Cleaning (Common Areas)		\$	1,300
Pest		\$	500
Maintenance		\$	4,500
Total Operating Expenses		\$	23,000

Net Operating Income \$ 143,500

7.6% Cap Rate



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Celebrating its' 150th birthday this year, downtown Bryan is rich with atmosphere, commerce, and charm. With small businesses, family owned restaurants, and events such as "First Friday", a unique cultural hub exists within Bryan. During the day, Downtown Bryan is the place to enjoy unique cafes and historic beauty. Lit by the glow of the newly restored Queen Theatre, the streets of Downtown Bryan at night are just as entertaining. The Palace and Grand Stafford Theater are frequent hosts of live music, poetry slams, and other events throughout the year. Downtown Bryan is truly a historical gem fueled by the spirit of the surrounding community.





Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

CLARK ISENHOOR REAL ESTATE SERVICES, LLC	8999919	INFO@CLARKISENHOOR.COM	(979)268-6840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JOHN R CLARK	358293	JOHN@CLARKISENHOOR.COM	(979)268-6840
Designated Broker of Firm	License No.	Email	Phone
JOSH ISENHOOR	506325	JOSH@CLARKISENHOOR.COM	(979)268-6840
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

Clark Isenhour RealEstate Svcs, 3828 S. College Avenue Bryan TX 77801
Ryan Lovett

Phone: (979)268-6840 Fax:
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

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