

OFFERING SUMMARY

ADDRESS	800 Clay Avenue Waco TX 76706			
COUNTY	McLennan			
BUILDING SF	18,454 SF			
LAND SF	77,057 SF			
YEAR BUILT	1959			

FINANCIAL SUMMARY

OFFERING PRICE	\$2,100,000
PRICE PSF	\$113.80
NOI (CURRENT)	\$81,704
CAP RATE (CURRENT)	3.89 %
GRM (CURRENT)	14.97
GRM (PRO FORMA)	0.00



- ~ Owned by Waco Housing Authority
- ~ All Offers Subject to WHA Board Approval and HUD Approval
- ~ Seller is open to leasing 12 apartment units for 12 to 18 months

Salient Data

- ~ Approximately 18,454 SF of Improved Area
- ~ Approximately 1.77 Acres of Land
- ~ TIF Zone 1
- ~ Currently Zoned O-2

The Area

- ~ The Art Center
- ~ Magnolia Silos
- ~ Planned MF Development
- ~ The Findery
- ~ The Backyard
- ~ Pivovar
- ~ Aloft and La Quinta Hotels



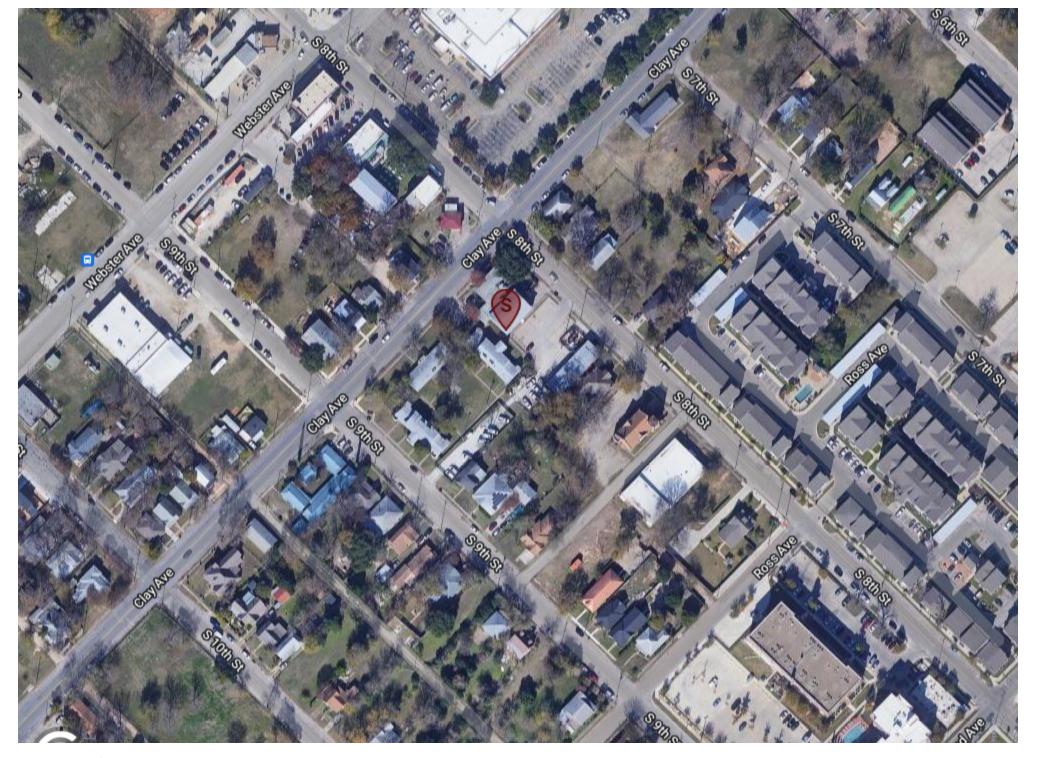
GLOBAL	
BUILDING SF	18,454
LAND SF	77,057
# OF PARCELS	3
YEAR BUILT	1959
ZONING TYPE	O-2
LOCATION CLASS	A
BUILDING CLASS	В
NUMBER OF BUILDINGS	5
NUMBER OF STORIES	2
MULTI-FAMILY VITALS	
NUMBER OF UNITS	12
CURRENT OCCUPANCY	100.00 %
HVAC	Central
FIRE SPRINKLERS	No
PRIVATE BALCONIES	None
COMMERCIAL VITALS	
NUMBER OF UNITS	3
CURRENT OCCUPANCY	100.00 %
HVAC	Central
FIRE SPRINKLERS	None

NONE

NEIGHBORING F	PROPERTIES				
NORTH	Magnolia Silos				
SOUTH	VRBO				
EAST	Art Center				
WEST	VRBO				
CONSTRUCTION					
FOUNDATION	Slab				
FRAMING	Wood				
EXTERIOR	Brick/Stucco				
PARKING	Off Street				
ROOF	Pitched				



LEASE TYPE







800 Clay Ave (Office)



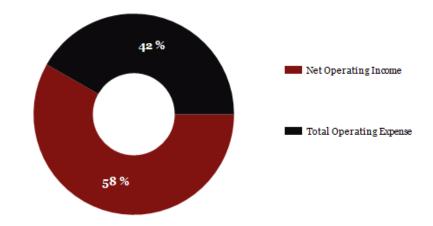




COMMERCIAL

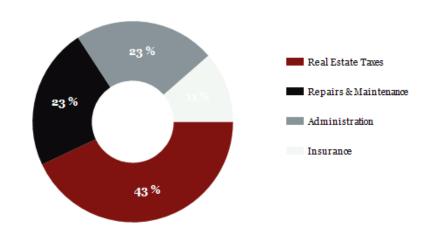
COMMITTER											
			Le	ease Term			Rent	al Rates			
Suite Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
Office - Owner Clay	3,114	16.87 %									
WH - S Owner 8th	2,460	13.33 %									
WH - S Owner 8th	3,000	16.26 %									
MF 604 Current Tenant S 9th	600	3.25 %				\$859	\$1.43	\$10,308	\$17.18		Leased back by current Tenant for 12 to 18 months
MF 606 Current Tenant S 9th	600	3.25 %				\$859	\$1.43	\$10,308	\$17.18		Leased back by current Tenant for 12 to 18 months
MF 612 Current Tenant S 9th	600	3.25 %				\$859	\$1.43	\$10,308	\$17.18		Leased back by current Tenant for 12 to 18 months
MF 614 Current Tenant S 9th	600	3.25 %				\$859	\$1.43	\$10,308	\$17.18		Leased back by current Tenant for 12 to 18 months
MF 802 Current Tenant Clay	600	3.25 %				\$859	\$1.43	\$10,308	\$17.18		Leased back by current Tenant for 12 to 18 months
MF 804 Current Tenant Clay	600	3.25 %				\$859	\$1.43	\$10,308	\$17.18		Leased back by current Tenant for 12 to 18 months
MF 806 Current Tenant 1/2 Clay	600	3.25 %				\$859	\$1.43	\$10,308	\$17.18		Leased back by current Tenant for 12 to 18 months
MF 808 Current Tenant 1/2 Clay	600	3.25 %				\$859	\$1.43	\$10,308	\$17.18		Leased back by current Tenant for 12 to 18 months
MF 810 Current Tenant Clay	600	3.25 %				\$859	\$1.43	\$10,308	\$17.18		Leased back by current Tenant for 12 to 18 months
MF 812 Current Tenant Clay	600	3.25 %				\$859	\$1.43	\$10,308	\$17.18		Leased back by current Tenant for 12 to 18 months
MF 814 Current Tenant Clay	1,000	5.42 %				\$1,560	\$1.56	\$18,720	\$18.72		Leased back by current Tenant for 12 to 18 months
MF 816 Current Tenant Clay	1,000	5.42 %				\$1,560	\$1.56	\$18,720	\$18.72		Leased back by current Tenant for 12 to 18 months
Totals	16,574					\$11,710		\$140,520			
Totals (Includes Va	icant Space)					\$11,710		\$140,520			

INCOME	CURRENT			
Multi-Family Revenue	\$140,320	-		
Gross Potential Income	\$140,320			
Vacancy & Collection Loss	-\$70			
Effective Gross Income	\$140,250			
Less Expenses	\$58,546			
Net Operating Income	\$81,704			



EXPENSES CURRENT Real Estate Taxes \$25,173 Insurance \$6,675 Repairs & Maintenance \$13,349 Administration \$13,349 **Total Operating Expense** \$58,546 Expense / SF \$3.17 % of EGI 41.74 %

DISTRIBUTION OF EXPENSES CURRENT







Information About Brokerage Services

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:
 - that the owner will accept a price less than the written asking price;
 - 0 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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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 Fax: 254-753-1181

IABS 1-0 Date Peevey IABS

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