



2031 John West Rd

Dallas, TX 75228

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DETAILS

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Dallas, TX 75228



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Number of Units	20
Building Height	1 Story
Total Square Feet	8,996
Year Built	1984
Lot Size	22,712
Parking	23 Surface Parking Spaces
Type of Ownership	Fee Simple
Building Class	C
Tenancy	Multi
Construction	Wood
Roof Type	Flat
Interior	Drywall
Exterior	Frame / Stucco

PROPERTY HIGHLIGHTS

- 20 Units Office Building
- 70% Occupancy
- Built in 1984
- Near Downtown Dallas and Major Highways
- Next to The Newly Built Grocery Store and Major Retailers
- Huge 5 mile Population Count
- Controlled Access, Fenced Lot and Air Conditioning
- Easy to Manage
- Low Maintenance

LOCATION

2031 John West Rd
Dallas, TX 75228



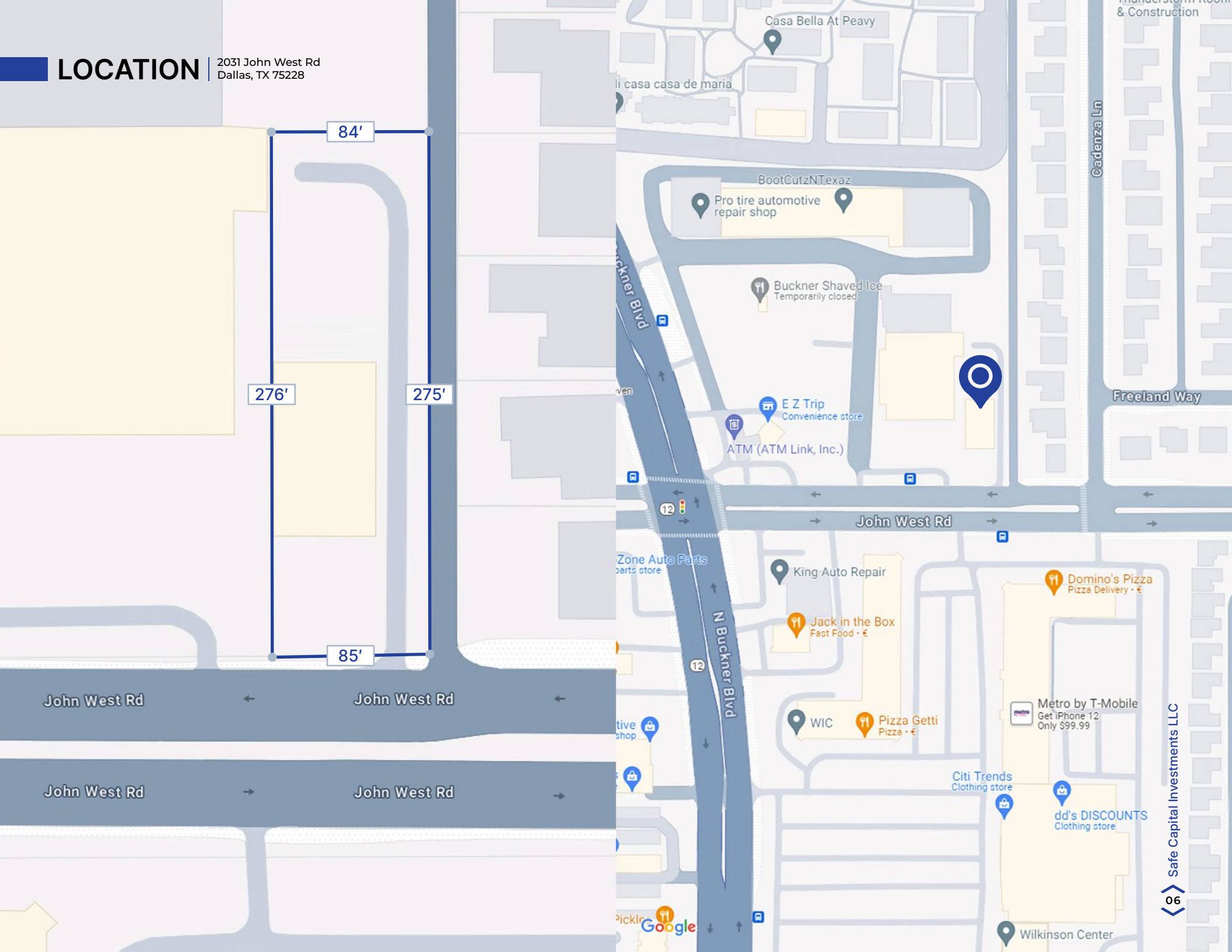
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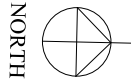
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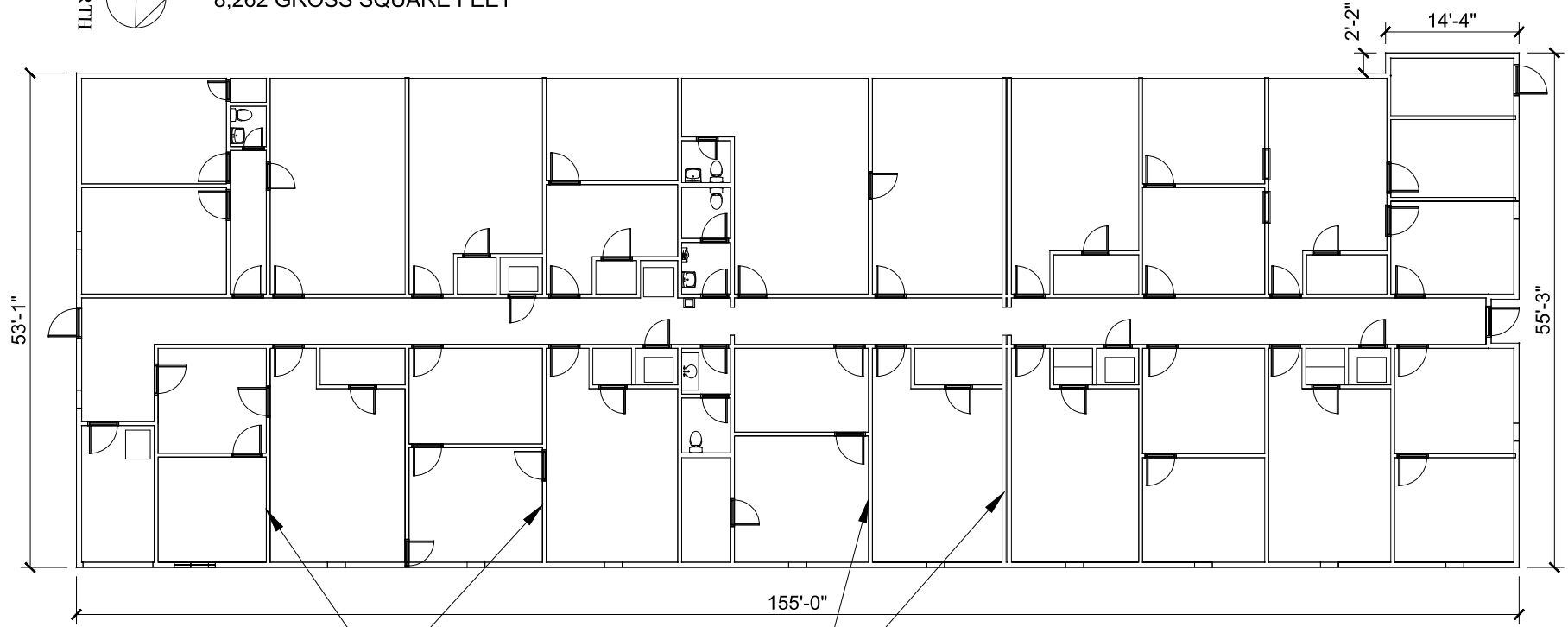


FLOOR PLAN

2031 John West Rd
Dallas, TX 75228



8,262 GROSS SQUARE FEET



LOAD BEARING WALLS TYPICALLY
AT 14'-6" +/- ON CENTER

Existing 1 Story Type V building

OUTDOOR

2031 John West Rd
Dallas, TX 75228



For Lease
Broker
Payman Etebari
469-383-8663 X 1

2031

730PM - 845PM

INDOOR

2031 John West Rd
Dallas, TX 75228



INDOOR

1000 West Rd
Danbury, CT



PROFIT & LOSS STATEMENT

GROSS INCOME		
	ACTUAL	PRO FORMA
Gross Income	\$84,000	\$105,600
EXPENCE		
	ACTUAL	PRO FORMA
Tax	\$9,179	\$14,000
Insurance	\$6,000	\$6,000
Management	\$4,000	\$3,000
Repairs	\$1,500	\$1,000
Make Ready	\$3,000	\$2,000
Janitorial Services	\$3,840	\$3,600
Maintenance	\$3,000	\$2,000
Utilities	\$6,240	\$5,500
Total Expenses	\$36,759	\$37,100
	ACTUAL	PRO FORMA
NOI	\$47,241	\$68,500
Purchase Price	\$800,000	\$800,000
Cap Rate	5.91%	8.56%

RENT ROLL

2031 John West Rd
Dallas, TX 75228

Rent Roll (Itemized)

Units: All

As of: 02/13/2024

Properties: John West - 2031 John West Rd Dallas, TX 75228

GL Accounts: 4100: Rent Income and 4470: Utility Reimbursement Fee

Created on 02/13/2024

Unit	Tenant	Status	Rent Income	Utility Reimbursement Fee	Total	Deposit	Move-in	Lease From	Lease To	Move-out	Past Due	NSF Count	Late Count
John West - 2031 John West Rd Dallas, TX 75228													
101 & 103	Wanda Williams	Current	1,100.00	0.00	1,100.00	1,100.00	03/01/2023	03/01/2023			0.00	0	0
102	Olubukola Mary Akinpelu	Current	600.00	0.00	600.00	600.00	06/15/2023	06/15/2023	06/30/2024		0.00	0	0
102-B		Vacant-Unrented				0.00							
103		Vacant-Unrented				0.00							
105 & 107	CHASE TAX SERVICE	Current	650.00	0.00	650.00	0.00	05/01/2021	05/01/2021			-650.00	0	4
106 & 108	Mike Morrison Insurance Agency, Inc	Current	800.00	0.00	800.00	0.00	01/01/2020	01/01/2020			0.00	0	5
109 & 111		Vacant-Unrented				0.00							
110	Lisa Pierce	Current	550.00	0.00	550.00	550.00	11/01/2021	11/01/2021			0.00	0	3
112	Terri R Anderson Mays	Current	550.00	0.00	550.00	550.00	06/01/2023	06/01/2023	05/31/2024		-550.00	0	1
113	Tim Jackson	Current	550.00	50.00	600.00	600.00	06/01/2022	06/01/2022	05/31/2025		0.00	0	1
114 & 116		Vacant-Unrented				0.00							
115 & 117	Larrymi Danielle Mathis	Current	1,200.00	0.00	1,200.00	1,200.00	05/01/2023	05/01/2023	04/30/2024		0.00	0	0
118	Semhar Petros	Current	400.00	0.00	400.00	200.00	01/12/2020	01/12/2021	10/31/2023		400.00	0	0
119		Vacant-Unrented				0.00							
120	Tiffany Leann McKinney	Current	600.00	0.00	600.00	600.00	04/01/2023	04/01/2023	03/31/2024		0.00	0	0
15 Units		66.7% Occupied	7,000.00	50.00	7,050.00	5,400.00					-800.00	0	14
Total 15 Units		66.7%	7,000.00	50.00	7,050.00	5,400.00					-800.00	0	14

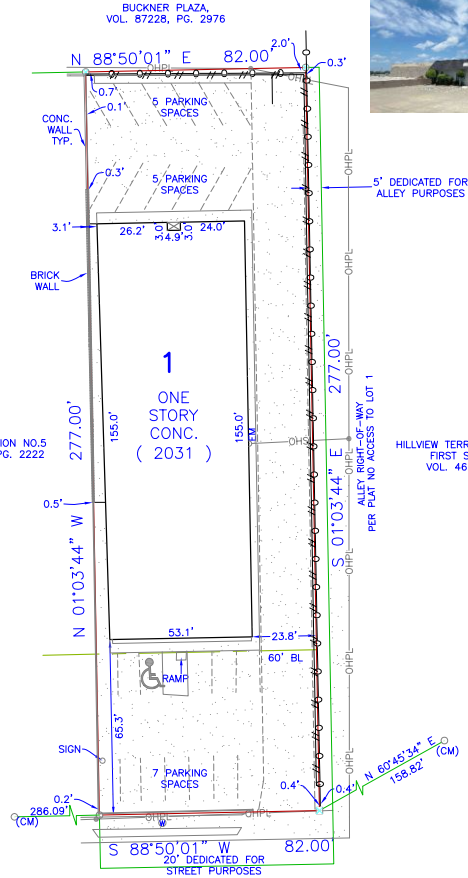
7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

SURVEY PLAT

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2031 JOHN WEST ROAD, in the city of DALLAS, Texas.

Being Lot 1, Block 1/7376 of CARTER ADDITION NO. 1, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 84193, Page 1590, Map Records, Dallas County, Texas.



SAFEWAY ADDITION NO.5
VOL. 71018, PG. 2222

HILLVIEW TERRACE ADDITION,
FIRST SECTION,
VOL. 46, PG. 11

JOHN WEST ROAD

BEARINGS ARE BASED ON NAD 83
DATUM, TEXAS STATE PLANE
COORDINATE SYSTEM, NORTH
CENTRAL ZONE

ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

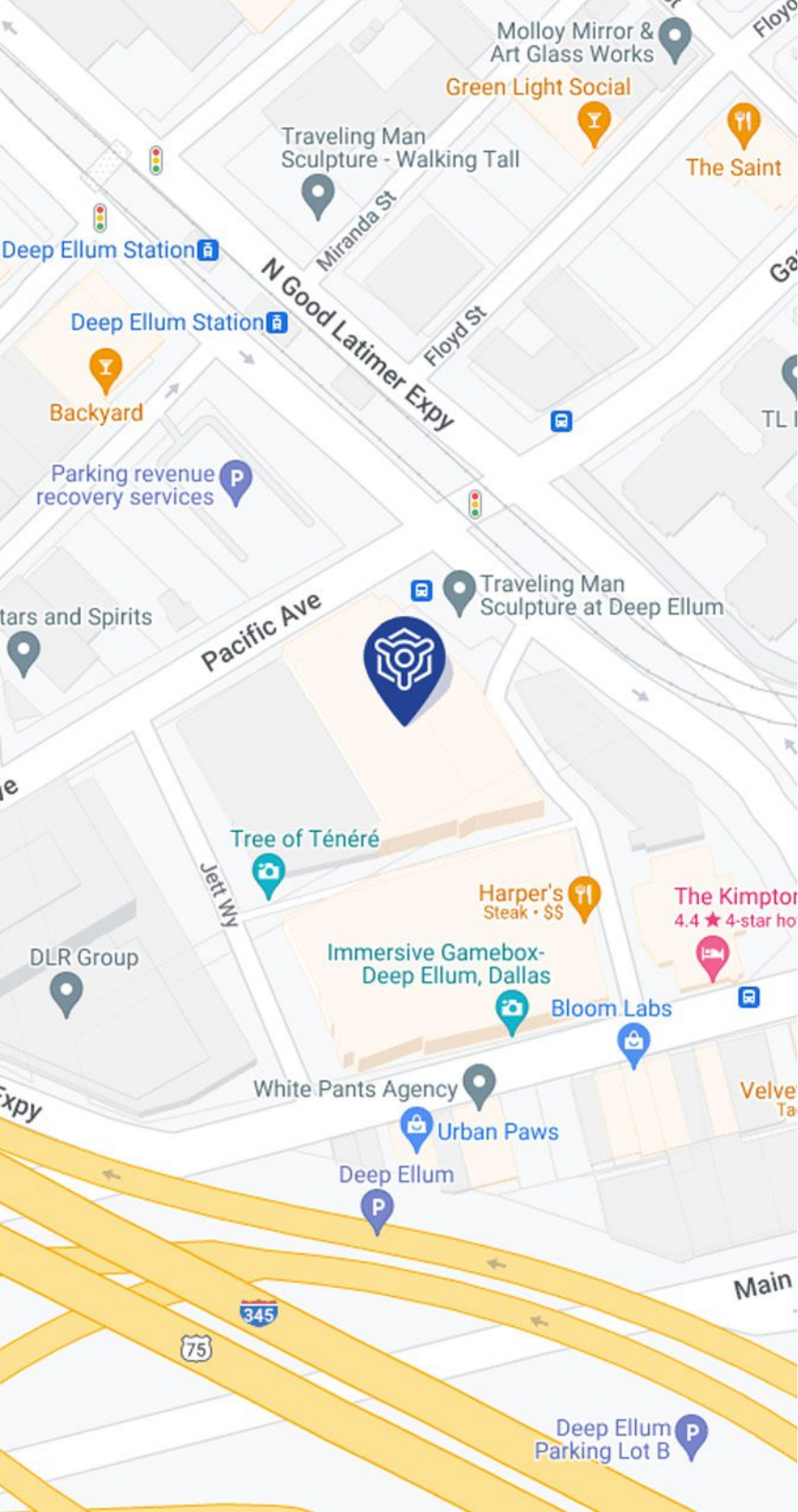
Scale: 1" = 40'
Date: 06/24/2021
G. F. No.: 80007010091
Job no.: 2280GR
Drawn by: JM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIDELITY NATIONAL TITLE BURNS JOB#202106211

LEGEND	
WOOD FENCE	IMPROVEMENTS
CHAIN LINK	BOUNDARY LINE
IRON FENCE	CONCRETE CURB
WIRE FENCE	CONTROLLING BOUNDARY
WM - MONUMENTS OF RECORD DIGNITY	1/2" IRON ROD FOUND
1/2" IRON ROD FOUND	YELLOW-CAPPED IRON ROD SET
FOUND "X"	
1/2" IRON ROD FOUND	
PK NAIL FOUND	
CHISEL	ELECTRIC
CLEAN OUT	POOL EQUIP
DIS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	

FIDELITY
NATIONAL TITLE COMPANY





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.

Peyman Etebari	0530796	peyman@safecapital.us	972-989-9701
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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Dallas, TX 75226



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