

LONE STAR MOTEL

205 E Broadway Street Fritch, TX 79036





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Lone Star Motel

205 E Broadway Street Fritch, TX 79036



Purchase Price \$399,000.00

Property Address 205 E Broadway Street Fritch, TX 79036

Property Size 20 Units

Land Size 20,909.00 Sq. Ft.

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LONE

STAR MOTEL

205 E Broadway Street Fritch, TX 79036



PROPERTY DETAILS

Unlock the potential of this incredible investment opportunity in the heart of Fritch, Texas! Located on E. Broadway Street, this property offers an unbeatable central location with excellent community access and visibility. Whether you're looking to expand your real estate portfolio or take on a rewarding business venture, this property has all the right ingredients for success.

Property Highlights:

- **Prime Location:** Positioned directly on E. Broadway Street, in the heart of the community, ensuring maximum exposure to local and through-traffic.
- 20 Available Rooms: Perfect for a boutique motel, short-term rentals, or workforce housing, catering to both residents and visitors.
- Expansion Potential: Includes 2 adjacent vacant lots, offering ample space for future development, such as additional rooms, parking, or complementary amenities.
- Room for Growth: Opportunity to modernize, rebrand, and grow occupancy rates for significant revenue potential.
- Community Hub: Located in a vibrant area close to local businesses, schools, and community centers.

Why Invest?

- **Versatility:** Ideal for various business models, from hospitality to workforce housing or mixed-use development.
- Value Add Opportunity: Increase value through property updates, enhanced marketing strategies, and development of the included vacant lots.
- **Growing Market:** Fritch's community charm and local attractions make this a prime location for steady business growth.

Whether you're an experienced investor or a first-time buyer, this property is your chance to capitalize on a rare opportunity in Fritch, Texas. With 20 rooms and two vacant lots included in the sale, the possibilities for growth and profitability are endless.

Contact Us Today to Learn More!



5-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$399,000
+ Acquisition Costs	\$7,980
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$406,980

MORTGAGE DATA	1ST LIEN
Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

CASH FLOW

For the Year Ending	Year 1 Nov-2025	Year 2 Nov-2026	Year 3 Nov-2027	Year 4 Nov-2028	Year 5 Nov-2029
POTENTIAL RENTAL INCOME (PRI)	\$374,400	\$385,632	\$397,201	\$409,117	\$421,390
- Vacancy / Credit Loss	\$280,800	\$289,224	\$297,901	\$306,838	\$316,043
EFFECTIVE RENTAL INCOME	\$93,600	\$96,408	\$99,300	\$102,279	\$105,348
+ Other Income	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$93,600	\$96,408	\$99,300	\$102,279	\$105,348
- Operating Expenses	\$37,440	\$38,563	\$39,720	\$40,912	\$42,139
NET OPERATING INCOME (NOI)	\$56,160	\$57,845	\$59,580	\$61,367	\$63,209
NET OPERATING INCOME (NOI)	\$56,160	\$57,845	\$59,580	\$61,367	\$63,209
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$56,160	\$57,845	\$59,580	\$61,367	\$63,209
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	13.80%	14.21%	14.64%	15.08%	15.53%
Return on Equity	23.46%	23.51%	23.49%	23.49%	23.51%
Equity Multiple	0.73	0.88	1.05	1.22	1.39

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$283,000
Cost of Sale	\$14,150
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$268,850

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	8.90%
Acquisition CAP Rate	14.08%
Year 1 Cash-on-Cash	13.80%
Gross Rent Multiplier	1.07
Price Per Unit	\$19,950
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

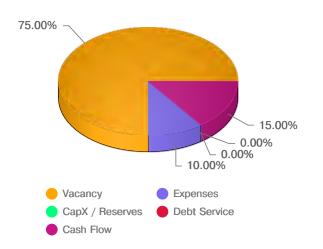


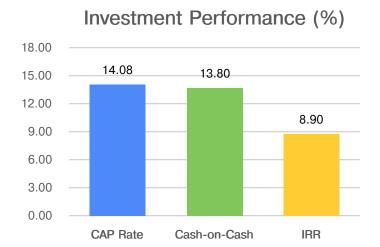
5-YEAR CASH FLOW ANALYSIS

ASSUMPTION / INPUTS

,	
Purchase Price	\$399,000
Year 1 Potential Income	\$374,400
Vacancy & Credit Loss	75.00%
Year 1 Expenses	40.00%
Acquisition CAP Rate	14.08%
Sale Price - CAP Rate	23.00%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	0.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%





5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

	Investment 5-year Yield	_	Cash Flow Equity Investive Rate Cash Flow & 5		
N	\$	I N	\$	N	\$
0	(\$406,980)	0	\$0	0	(\$406,980)
1	\$56,160	1	\$0	1	\$56,160
2	\$57,845	2	\$0	2	\$57,845
3	\$59,580	3	\$0	3	\$59,580
4	\$61,367	4	\$0	4	\$61,367
5	\$332,059	5	\$0	5	\$332,059

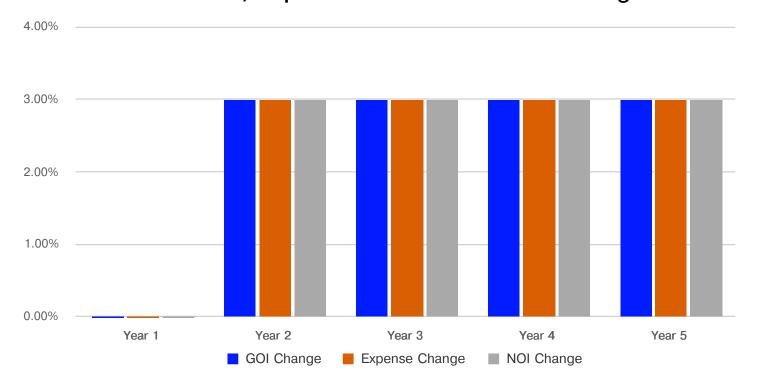
Property IRR/Yield = 8.90% Effective Loan Rate = N/A Equity IRR / Yield = 8.90%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage

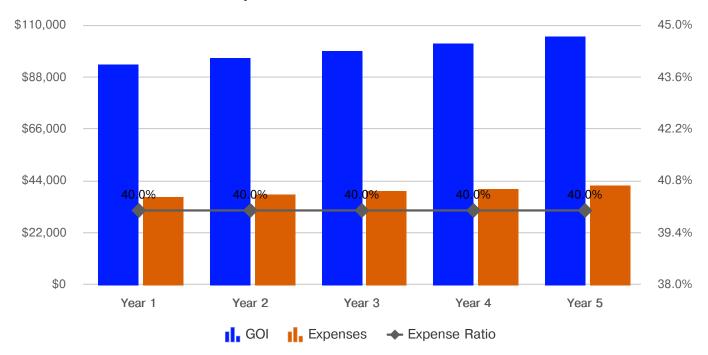


ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI

Annual GOI, Expense and NOI Percent Change



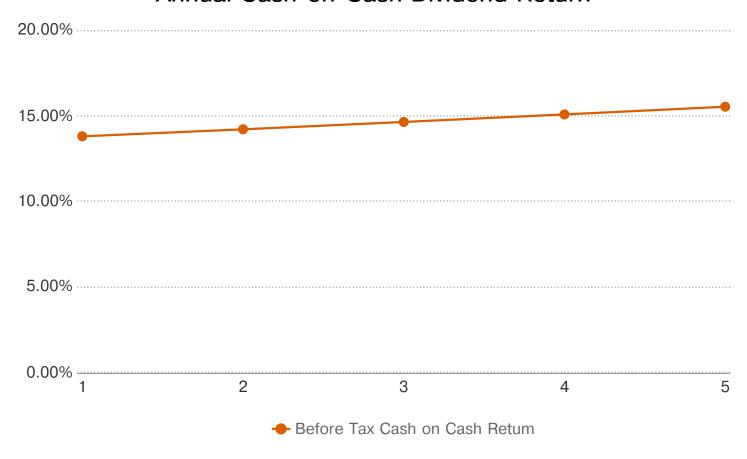
Expense Ratio % of GOI





CASH-ON-CASH ANALYSIS

Annual Cash-on-Cash Dividend Return



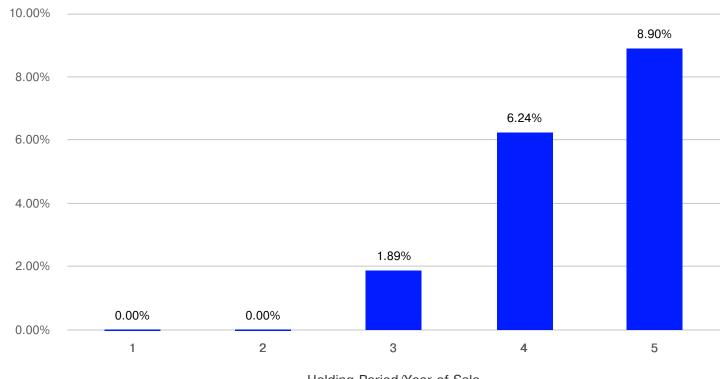
Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	13.80%	14.21%	14.64%	15.08%	15.53%



OPTIMAL HOLDING PERIOD ANALYSIS

Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	8.9%

Optimal Holding Period by Annual Equity Yield (IRR)



Holding Period/Year of Sale

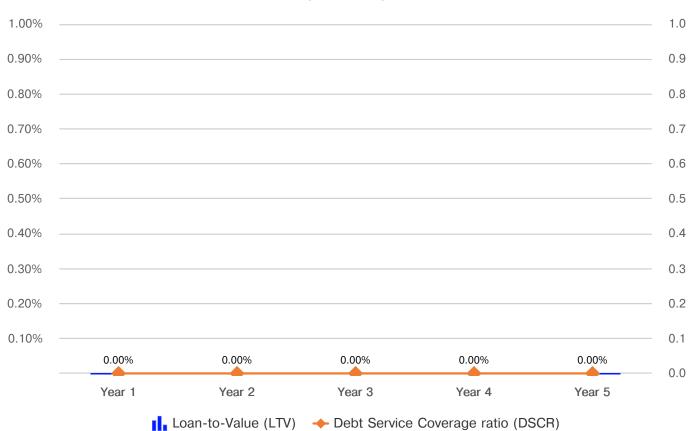
Before Tax EQUITY Yield (IRR)

Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	N/A	N/A	1.89%	6.24%	8.90%



LTV, DSCR & DEBT YIELD ANALYSIS

1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



For the Year Ending	Year 1 Nov-2025	Year 2 Nov-2026	Year 3 Nov-2027	Year 4 Nov-2028	Year 5 Nov-2029
Loan-to-Value (LTV) - 1st Lien	0.00%	0.00%	0.00%	0.00%	0.00%
Debt Service Coverage Ratio - 1st Lien	0.00	0.00	0.00	0.00	0.00

LTV, DSCR & DEBT YIELD ANALYSIS

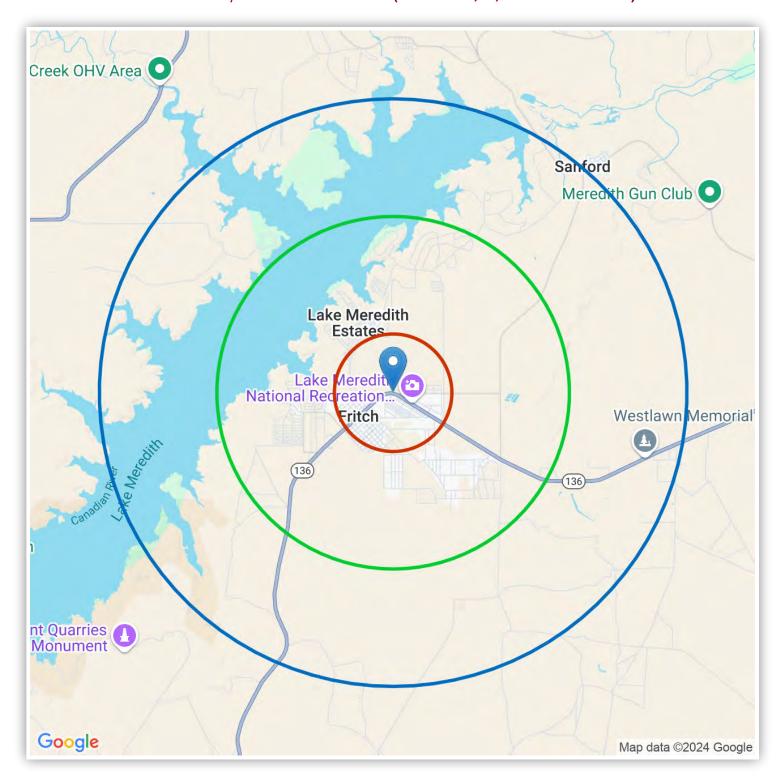
Debt Yield Ratio (DYR)

1.00%					
0.80%					
0.60%					
0.40%					
0.20%					
	0.00%	0.00%	0.00%	0.00%	0.00%
	Year 1	Year 2	Year 3	Year 4	Year 5
			1st Lien Debt Yield		

For the Year Ending	Year 1	Year 2	Year 3	Year 4	Year 5
	Nov-2025	Nov-2026	Nov-2027	Nov-2028	Nov-2029
Debt Yield Ratio (DYR) - 1st Lien	0.00%	0.00%	0.00%	0.00%	0.00%



LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)





INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

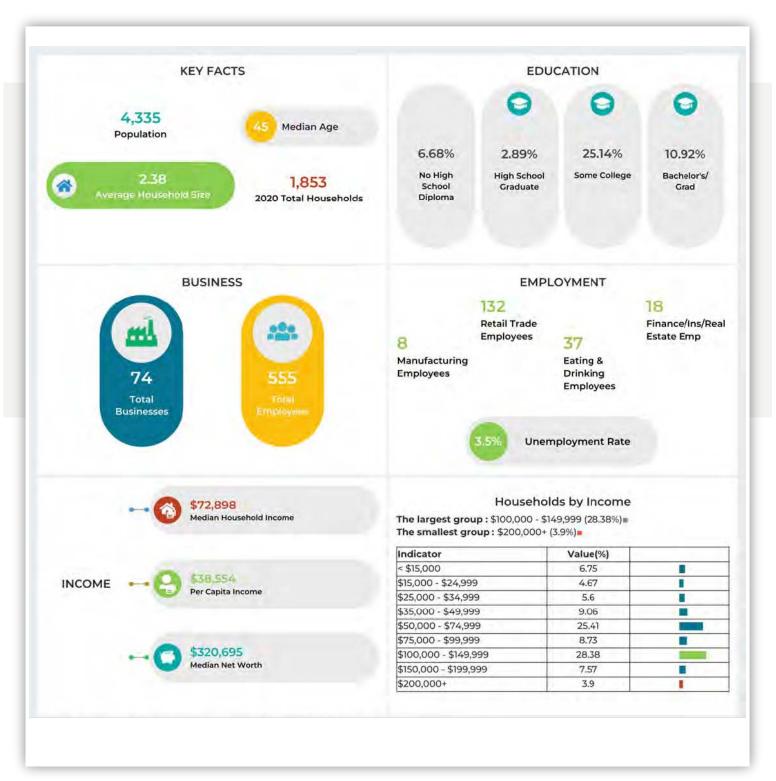


LONE STAR MOTEL

205 E BROADWAY STREET, FRITCH, TX, 79036



INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

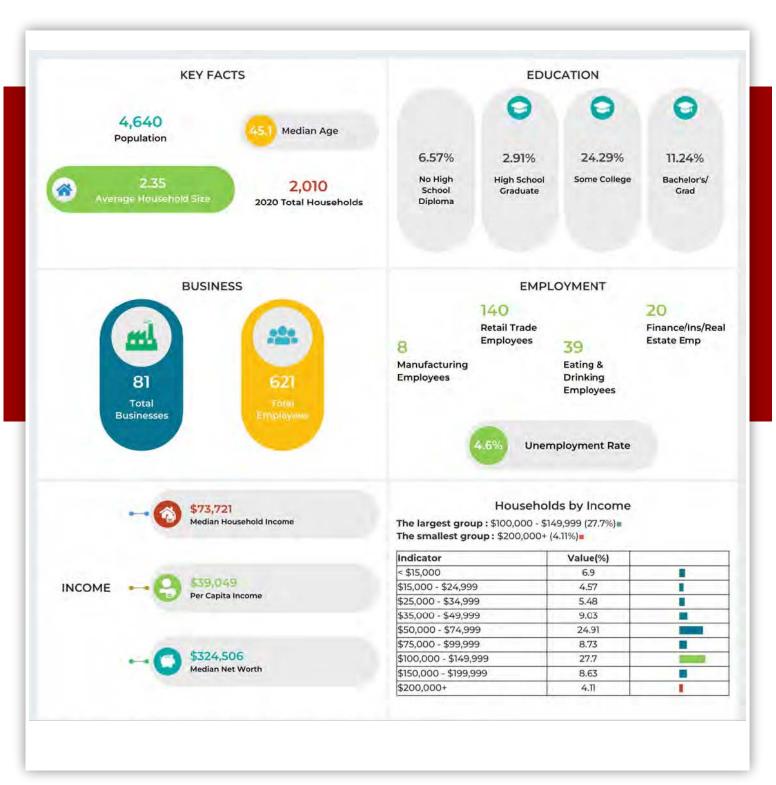


LONE STAR MOTEL

205 E BROADWAY STREET, FRITCH, TX, 79036



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



LONE STAR MOTEL

205 E BROADWAY STREET, FRITCH, TX, 79036

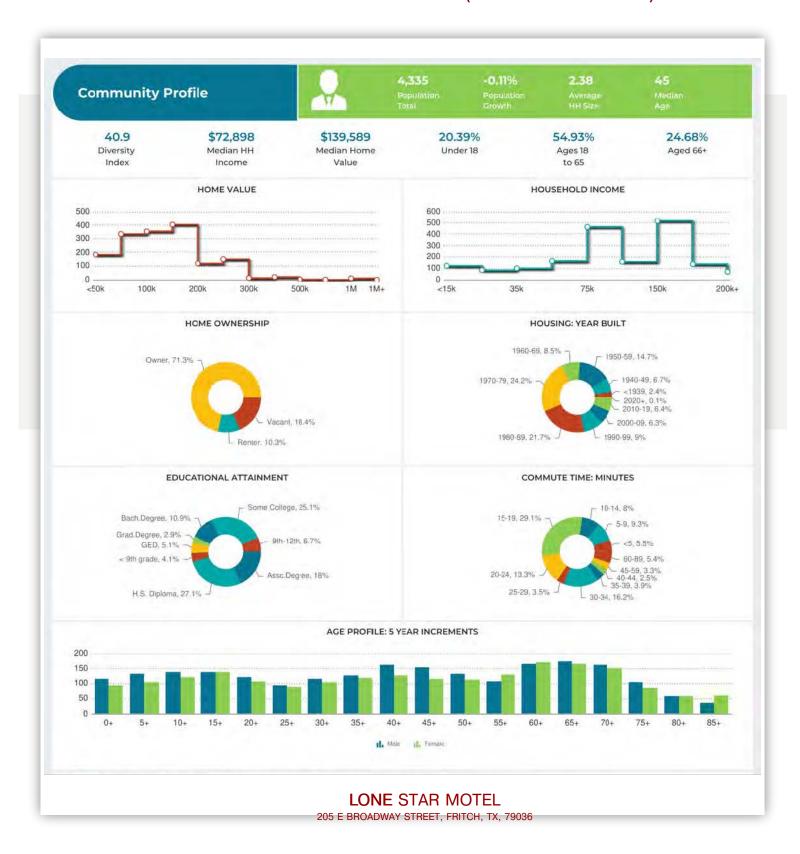


INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)





INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

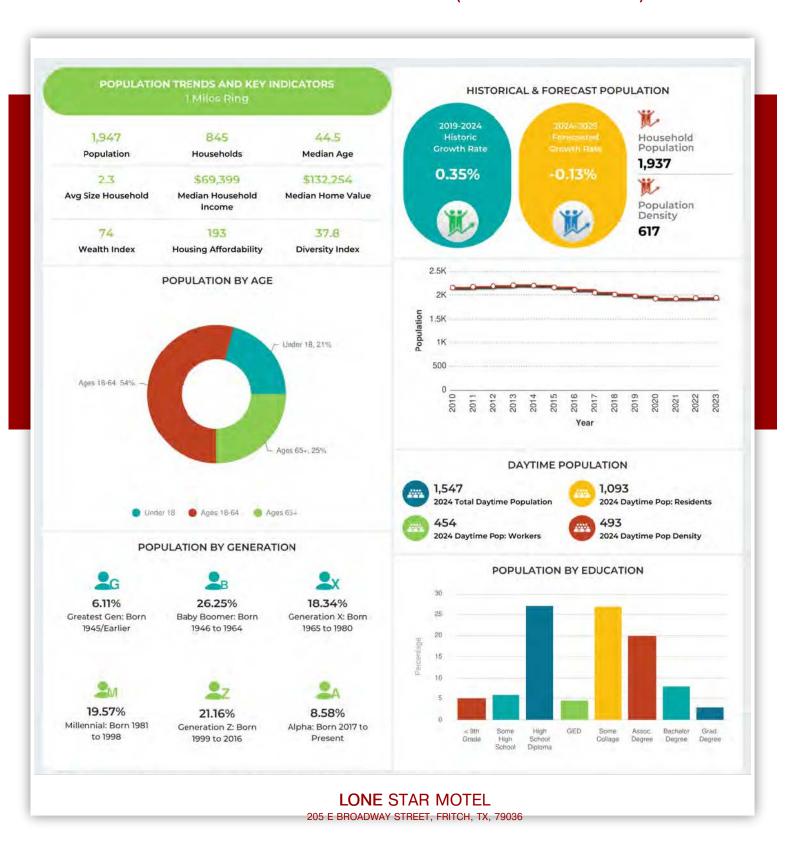


INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



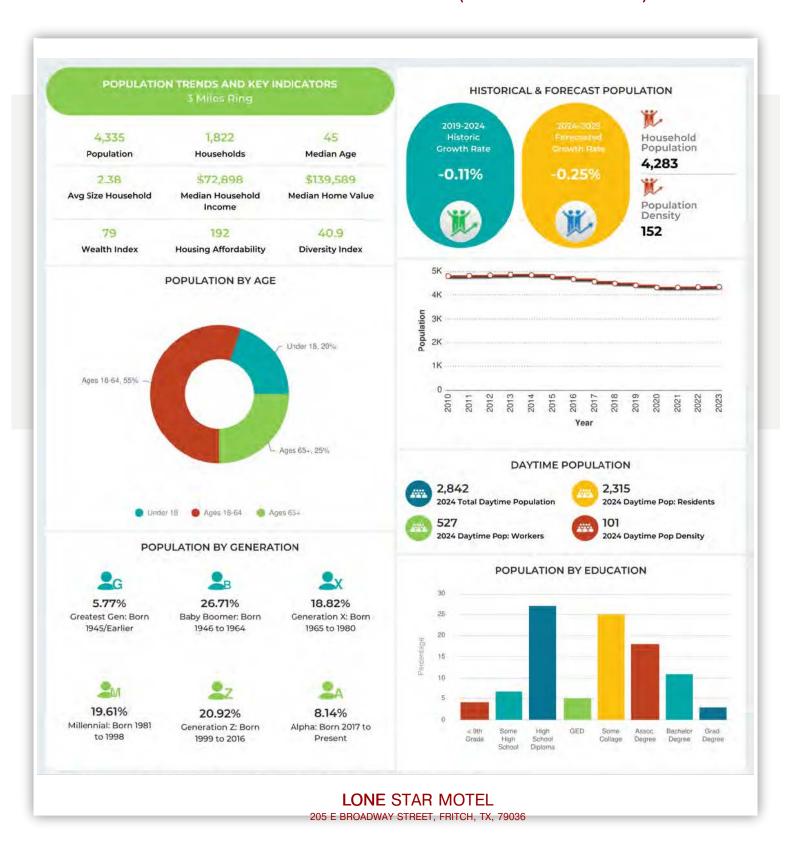


INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)





INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)





INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



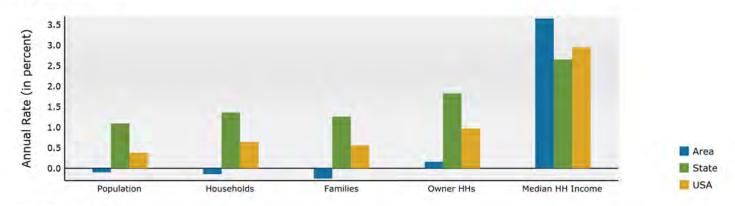


DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

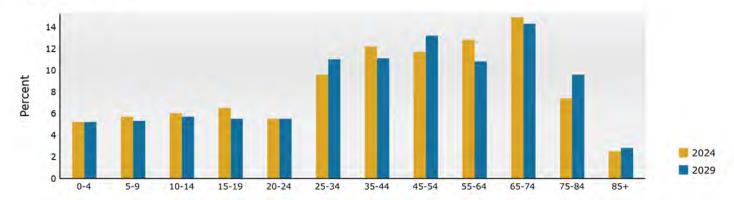
Summary		Census	W Y Z 11 12 12 12 12 12 12 12 12 12 12 12 12	Census 20		2024		202
Population			2,144	1,9	18	1,947		1,93
Households			894	8	38	845		83
Families			643	5	66	554		54
Average Household Size			2.40	2.		2.30		2,:
Owner Occupied Housing Units			773	7	24	737		74
Renter Occupied Housing Units			121		14	108		
Median Age			41.9	44	.4	44.5	1	45
Trends: 2024-2029 Annual Rate	e		Area			State		Nation
Population			-0.10%		- 1	.09%		0.38
Households			-0.14%		1	.36%		0.64
Families			-0.25%		1	.26%		0.56
Owner HHs			0.16%		1	.82%		0.97
Median Household Income			3.65%		2	.65%		2.95
						2024		20
Households by Income				Nu	mber Pe	rcent	Number	Perce
<\$15,000					69	8.2%	57	6.8
\$15,000 - \$24,999					45	5.3%	31	3.7
\$25,000 - \$34,999						5.2%	30	3.6
\$35,000 - \$49,999						9.0%	57	6.8
\$50,000 - \$74,999						6.6%	216	25.
\$75,000 - \$99,999						8.4%	76	9.1
\$100,000 - \$149,999						6.6%	245	29.
\$150,000 - \$199,999						7.2%	90	10.
\$200,000+						3.7%	37	4,
Median Household Income				\$69	9,399		\$83,030	
Average Household Income					\$88,649			
Per Capita Income					7,486	\$102,494 \$43,250		
and the state of t	Cer	nsus 2010	Cer	nsus 2020	1.55	2024	+ 15/250	20
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Perce
0 - 4	137	6.4%	97	5.1%	101	5.2%	100	5.3
5 - 9	147	6.9%	108	5.6%	111	5.7%	103	5.3
10 - 14	146	6.8%	132	6.9%	117	6.0%	111	5.7
15 - 19	138	6.4%	122	6.4%	126	6.5%	107	5.5
20 - 24	99	4.6%	84	4.4%	107	5.5%	107	5.5
25 - 34	244	11.4%	188	9.8%	187	9.6%	214	11.0
35 - 44	223	10.4%	243	12.7%	238	12.2%	215	11.
45 - 54	321	15.0%	198	10.3%	228	11.7%	256	13.2
45 - 54 55 - 64	321	15.0%	294	15.3%	250	12.8%	210	10.8
65 - 74	190	8.9%	294	14.7%			277	
					290	14.9%		14.3
75 - 84	135	6.3%	118	6.2%	144	7.4%	186	9.6
85+	38	1.8%	54	2.8%	48	2.5%	54	2.8
Base and Bullian		nsus 2010		nsus 2020	Maritimo	2024	None bear	20
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Perce
White Alone	2,034	94.9%	1,664	86.8%	1,670	85.8%	1,638	84.6
Black Alone	13	0.6%	7	0.4%	7	0.4%	7	0.4
American Indian Alone	25	1.2%	25	1.3%	28	1.4%	28	1.4
Asian Alone	4	0.2%	6	0.3%	6	0.3%	6	0.3
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0
Some Other Race Alone	25	1.2%	38	2.0%	42	2.2%	47	2.4
Two or More Races	43	2.0%	178	9.3%	194	10.0%	211	10.9

DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

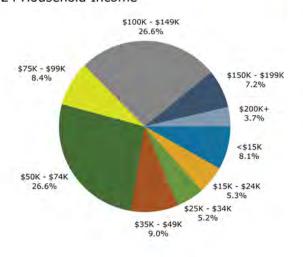
Trends 2024-2029



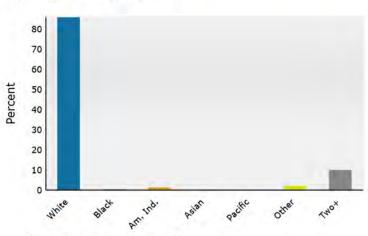
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 9.2%

Source: Esri forecasts for 2024 and 2029, U.S. Census Bureau 2020 decennial Census in 2020 geographies.

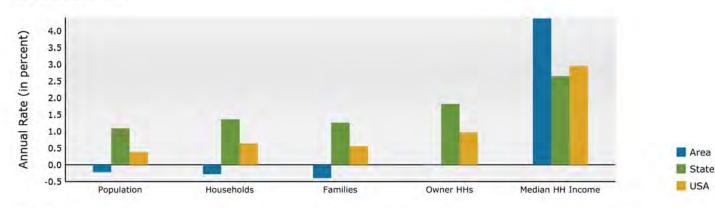


DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

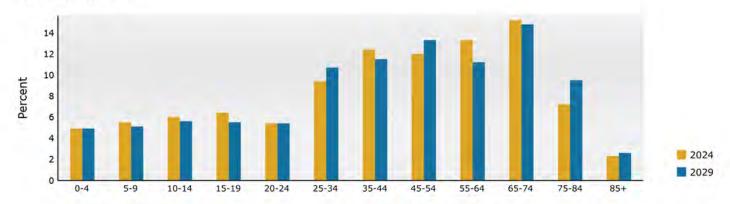
Summary		Census :		Census 20		2024		2029
Population			1,853	4,3		4,335		4,287
Households		1	1,973	1,8	53	1,822		1,797
Families		1	1,424	1,2	69	1,211		1,187
Average Household Size			2.45	2.	35	2.38	Q.	2,38
Owner Occupied Housing Units			1,707	1,6	07	1,593		1,592
Renter Occupied Housing Units			266	2	46	229		205
Median Age			43.3	44	.8	45.0		46.0
Trends: 2024-2029 Annual Rate			Area			State		Nationa
Population			-0.22%		1	.09%		0.38%
Households			-0.28%		1	.36%		0.64%
Families			-0.40%		1	.26%		0.569
Owner HHs			-0.01%		1	.82%		0.979
Median Household Income			4.37%		2	.65%		2.959
						2024		202
Households by Income				Nu	mber Pe	rcent	Number	Percer
<\$15,000					123	6.8%	102	5.79
\$15,000 - \$24,999						4.7%	58	3.29
\$25,000 - \$34,999					102	5.6%	71	4.09
\$35,000 - \$49,999						9.1%	122	6.89
\$50,000 - \$74,999						5.4%	435	24.29
\$75,000 - \$99,999						8.7%	167	9.39
\$100,000 - \$149,999						8.4%	558	31.19
\$150,000 - \$199,999						7.6%	200	11.10
\$200,000+						3.9%	85	4.79
4200/2007						*	-	
Median Household Income				\$73	2,898		\$90,269	
Average Household Income					1,638		\$105,604	
Per Capita Income					3,554		\$44,316	
Ter capita freeme	Ce	nsus 2010	Cer	sus 2020	,,554	2024	444,510	2029
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percen
0 - 4	296	6.1%	209	4.8%	212	4.9%	209	4.9%
5 - 9	324	6.7%	246	5.6%	239	5.5%	217	5.19
10 - 14	332	6.8%	294	6.7%	261	6.0%	238	5.69
15 - 19	297	6.1%	281	6.5%	277	6.4%	237	5.59
20 - 24	221	4.6%	176	4.0%	233	5.4%	231	5.49
25 - 34	533		435			9.4%	457	10.79
35 - 44		11.0%		10.0%	406			
77.10.40	504	10.4%	552	12.7%	539	12.4%	494	11.5%
45 - 54	772	15.9%	465	10.7%	520	12.0%	571	13.39
55 - 64	754	15.5%	700	16.1%	578	13.3%	480	11.29
65 - 74	442	9.1%	632	14.5%	659	15.2%	636	14.89
75 - 84	294	6.1%	262	6.0%	311	7.2%	406	9.59
85+	85	1.8%	107	2.5%	100	2.3%	112	2.69
	Ce	nsus 2010	Cer	sus 2020		2024		202
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percer
White Alone	4,573	94.2%	3,729	85.6%	3,667	84.6%	3,572	83.39
Black Alone	27	0.6%	19	0.4%	20	0.5%	20	0.59
American Indian Alone	55	1.1%	65	1.5%	71	1.6%	71	1.79
Asian Alone	14	0.3%	17	0.4%	18	0.4%	20	0.59
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.09
Some Other Race Alone	89	1.8%	110	2.5%	118	2.7%	130	3.09
Two or More Races	96	2.0%	415	9.5%	440	10.2%	474	11.19
Hispanic Origin (Any Race)	350	7.2%	421	9.7%	452	10.4%	498	11.6

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

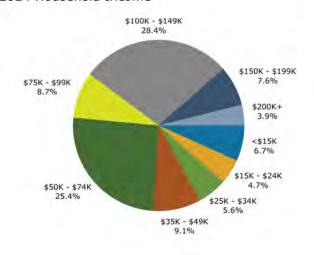
Trends 2024-2029



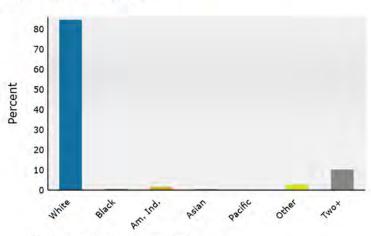
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 10.4%

Source: Esri forecasts for 2024 and 2029, U.S. Census Bureau 2020 decennial Census in 2020 geographies.



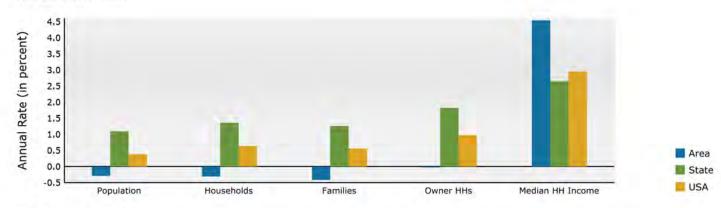
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary		Census 2		Census 20	4.5	2024		202
Population			5,231	4,6		4,640		4,57
Households			2,145	2,0		1,971		1,94
Families		1	,553	1,3	78	1,312	5	1,28
Average Household Size			2.43		33	2.35		2.3
Owner Occupied Housing Units		1	,850	1,7		1,716		1,71
Renter Occupied Housing Units			294		74	255		22
Median Age			43.6	44	1.8	45.1		46.
Trends: 2024-2029 Annual Rate			Area			State		Nationa
Population			-0.29%		- 1	1.09%		0.389
Households			-0.31%			1.36%		0.649
Families			-0.42%			1.26%		0.56
Owner HHs			-0.03%			1.82%		0.97
Median Household Income			4.54%			2.65%		2.95
						2024		202
Households by Income				Nu	mber P	ercent	Number	Perce
<\$15,000					136	6.9%	111	5.79
\$15,000 - \$24,999					90	4.6%	61	3.1
\$25,000 - \$34,999					108	5.5%	75	3.9
\$35,000 - \$49,999					178	9.0%	132	6.8
\$50,000 - \$74,999					491	24.9%	460	23.7
\$75,000 - \$99,999					172	8.7%	181	9.3
\$100,000 - \$149,999					546	27.7%	590	30.4
\$150,000 - \$199,999					170	8.6%	235	12.1
\$200,000+					81	4.1%	97	5.0
Median Household Income				\$73	3,721		\$92,025	
Average Household Income				\$93,170			\$107,166	
Per Capita Income					9,049		\$44,888	
	Cer	sus 2010	Cen	sus 2020		2024		202
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Perce
0 - 4	317	6.1%	224	4.8%	225	4.8%	221	4.8
5 - 9	346	6.6%	267	5.7%	256	5.5%	230	5.0
10 - 14	360	6.9%	316	6.7%	281	6.1%	254	5.6
15 - 19	314	6.0%	301	6.4%	297	6.4%	254	5.6
20 - 24	239	4.6%	188	4.0%	247	5.3%	246	5.4
25 - 34	571	10.9%	466	9.9%	430	9.3%	485	10.6
35 - 44	543	10.4%	595	12.7%	577	12.4%	525	11.5
45 - 54	846	16.2%	502	10.7%	557	12.0%	611	13.4
55 - 64	814	15.6%	762	16.2%	624	13.4%	514	11.2
65 - 74	477	9.1%	674	14.4%	705	15.2%	683	14.9
75 - 84	314	6.0%	285	6.1%	333	7.2%	430	9.4
85+	92	1.8%	115	2.5%	108	2.3%	121	2.6
33.		sus 2010		sus 2020	100	2024		202
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Perce
White Alone	4,925	94.2%	4,013	85.5%	3,922	84.5%	3,807	83.2
Black Alone	29	0.6%	20	0.4%	22	0.5%	22	0.5
American Indian Alone	59	1.1%	72	1.5%	77	1.7%	76	1.7
Asian Alone	15	0.3%	19	0.4%	20	0.4%	22	0.5
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0
Some Other Race Alone	100	1.9%	122	2.6%	129	2.8%	141	3.1
Two or More Races	103	2.0%	446	9.5%	470	10.1%	505	11.0
						13. SA		17.7
Hispanic Origin (Any Race)	377	7.2%	460	9.8%	488	10.5%	536	11.7

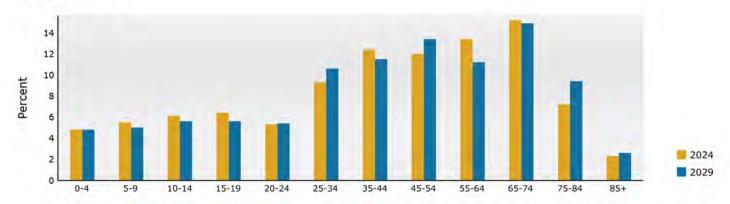
Jeff@UCRETexas.com

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

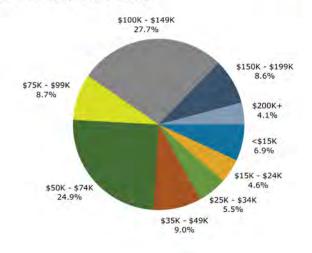
Trends 2024-2029



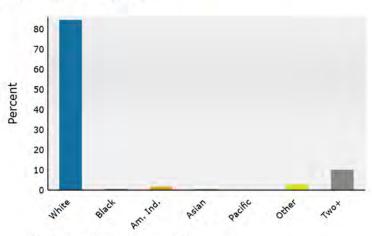
Population by Age



2024 Household Income

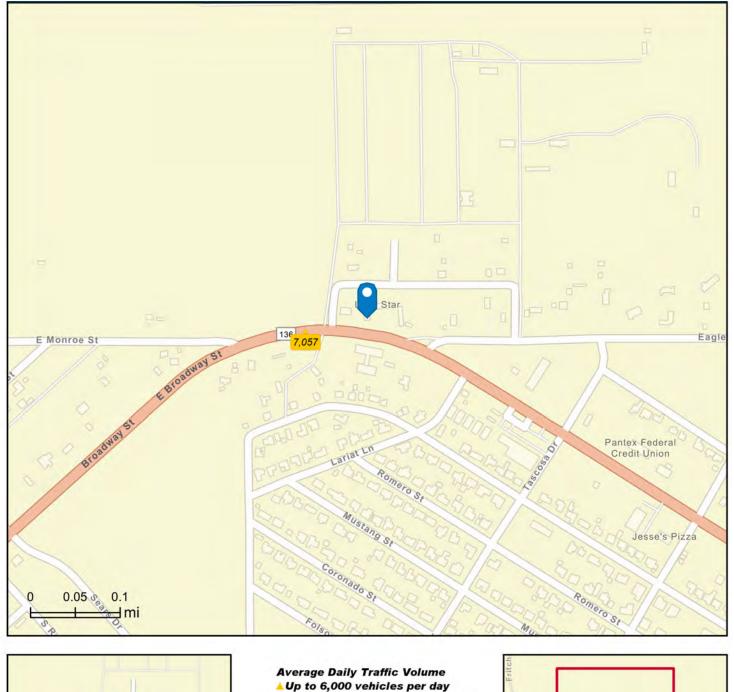


2024 Population by Race



2024 Percent Hispanic Origin: 10.5%

Source: Esri forecasts for 2024 and 2029, U.S. Census Bureau 2020 decennial Census in 2020 geographies.





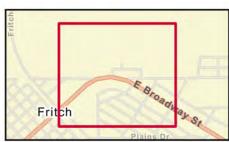
Source: ©2024 Kalibrate Technologies (Q3 2024).

A6,001 - 15,000

▲15,001 - 30,000 ▲30,001 - 50,000

▲50,001 - 100,000

▲More than 100,000 per day





AREA LOCATION MAP



LONE

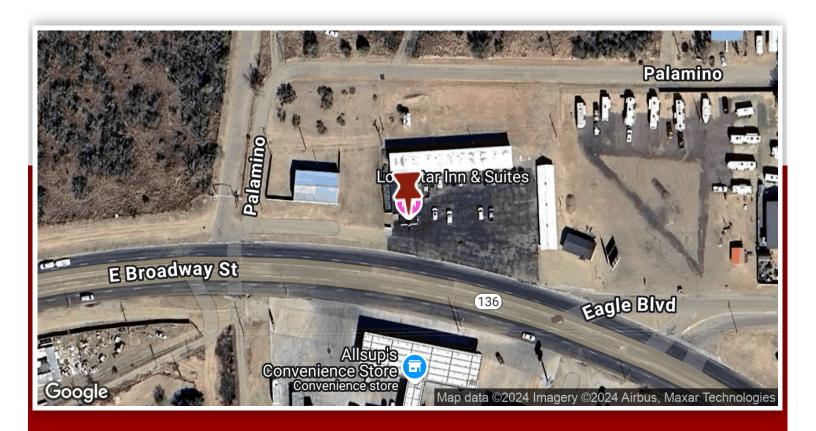
STAR MOTEL

205 E Broadway Street Fritch, TX, 79036





AERIAL ANNOTATION MAP

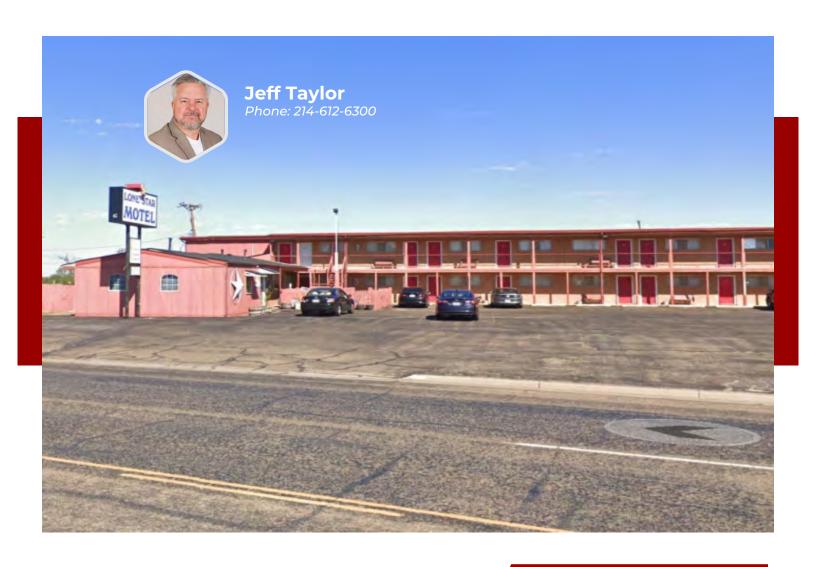


LONE

STAR MOTEL

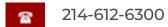
205 E Broadway Street Fritch, TX, 79036

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CONTACT





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