

FOR SALE
GOVERNMENT SEIZED
PROPERTY

REDEVELOPMENT
OPPORTUNITY

Owned by: United
States of America

817 BAKER STREET

Fort Worth, TX 76104

PRESENTED BY:

ELIUD SANGABRIEL, CCIM

O: 972.839.0590

eliud.sangabriel@svn.com



PROPERTY SUMMARY



FOR INVESTORS OR DEVELOPERS

SALE PRICE	\$110,000
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OFFERING SUMMARY

LOT SIZE:	12,000 SF
PRICE / ACRE:	\$399,300
ZONING:	"ER" Neighborhood Commercial Restricted
LEGAL DESC:	RYAN SOUTHEAST ADDITION Block 61 Lot 17 & 18

PROPERTY OVERVIEW

Government Seized Property For Sale
Redevelopment land
Near Retail, Medical, and Neighborhood Services
Next to 1-35 and Barry St

For instructions on submitting offers, the Buyer must follow the USMS (US Marshals Services) instructions

PROPERTY HIGHLIGHTS

- Redevelopment opportunity
- Teardown building

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HIGH TRAFFIC AREA

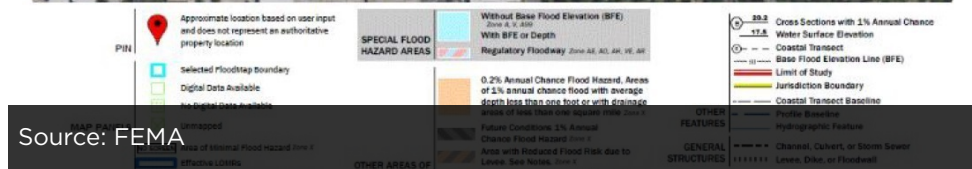
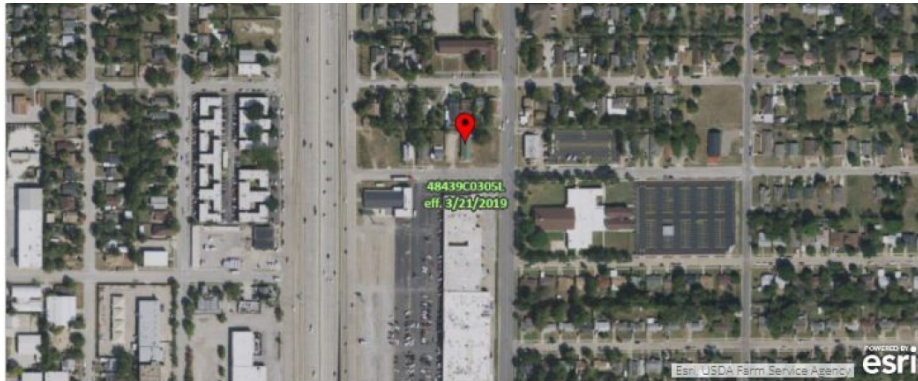


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COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	REDEVELOPMENT OPPORTUNITY
STREET ADDRESS	817 Baker Street
CITY, STATE, ZIP	Fort Worth, TX 76104
COUNTY	Tarrant

BUILDING INFORMATION

- 817 Baker Street is a previously developed property seized by the United States of America.
- Due to the current condition of the building, it might not be restored.
- The subject property is surrounded by 813 Baker St vacant land and 825 Baker St vacant land, both lots are owned by different entities (not a part).
- 817 Baker Street is fenced in the front and back but not fenced on both sides.
- The property is being sold "As Is", special contract addenda will be provided by the Seller

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DEMOGRAPHICS MAP & REPORT

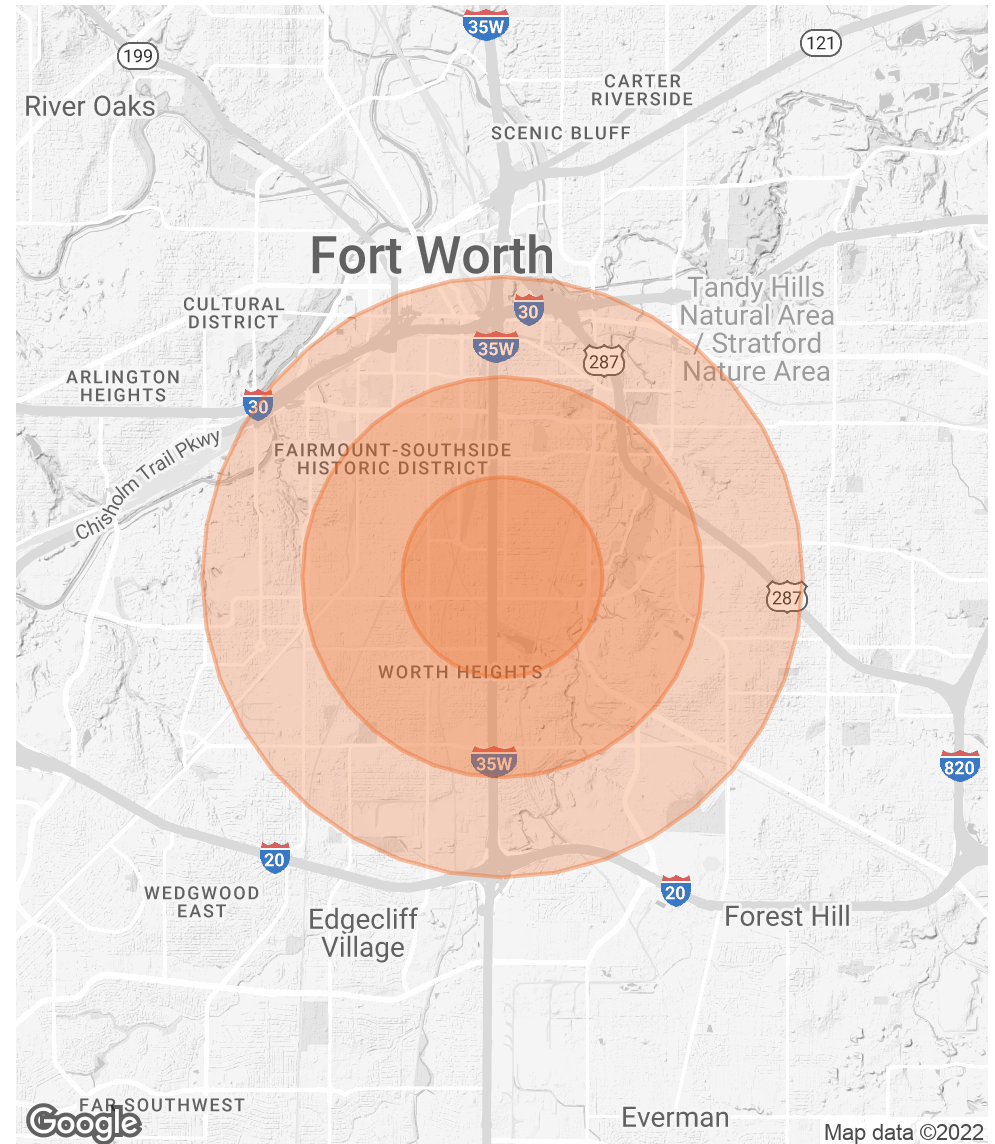
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	10,572	44,949	96,787
AVERAGE AGE	31.9	31.9	31.4
AVERAGE AGE (MALE)	33.5	32.4	31.7
AVERAGE AGE (FEMALE)	31.7	33.0	31.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,916	16,737	34,736
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$43,680	\$54,148	\$56,347
AVERAGE HOUSE VALUE	\$220,908	\$231,765	\$226,474

* Demographic data derived from 2020 ACS - US Census



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DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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BUYER CHECKLIST

18-DEA-635507 – 817 Baker St., Fort Worth, TX 76104

This checklist is provided to all Buyers so that they understand the sale process. Before submitting an Offer, a Buyer must sign and date below acknowledging that they understand the process and forms required. No Offers will be accepted without a signed Buyer Checklist.

1. This Property is owned by the United States of America (Seller). The Property was taken in a criminal forfeiture proceeding.
2. This is NOT an Auction sale.
3. We are working on behalf of the asset manager who was hired by the Seller to manage the process and sell the Property. When the Offers come in, the asset manager will make recommendations to the Seller. There is no guarantee that the seller will accept the recommendations of the Asset Manager, or that the Seller will accept any provided Offers.
4. All Offers to be presented (if applicable) with the following documents signed and dated:
 - a. Earnest Money Acknowledgement and Asset Purchaser Disclosure Survey (attached). (May be provided after initial Offer, if selected by Seller to continue into Escrow).
 - b. Forfeited Property Sales Certification (May be provided after initial Offer, if selected by Seller to continue into Escrow).
 - c. USMS Contract Addendum EXHIBIT A. This ADDENDUM governs the sale. Whatever form of Offer is used DOES NOT DICTATE PROCESS. This Addendum governs deposits, pass through of deposits, due diligence, financing, and other terms of the sale.
 - d. Proof of Funds.
 - e. Seller recommends Buyer submit Letter of Intent with the following terms:
 - i. Due diligence period of 20 days
 - ii. Financing contingency (if any) no to exceed 30 days from the execution of purchase agreement
 - iii. Closing shall occur no later than 10 days after the expiration of Due diligence period/or financing contingency
 - iv. Earnest Money: No less than 5% of acquisition price.
5. The following items are important to understand:
 - a. The Earnest Money Deposit should only be deposited once the Seller has indicated that Buyer's Offer is being selected to continue into Escrow. It must be delivered within 24 hours. Once funds are in Escrow, Acceptance of the Offer by the Seller is still contingent upon the Seller agreeing to sign the Offer. Seller may elect to not sign the Offer, at which point, the funds will be returned to the Buyer. The Deposit MAY pass through to Seller per the Addendum. If Buyer backs out of the transaction and is entitled to retain deposit through the contract, ONLY THEN will deposit be returned.
 - b. These sales are handled on a national basis. It may be the case that one or more Title/Escrow Companies are holding deposits. These issues will be addressed in an Escrow Instructions document, which will spell out the roles of each entity.

UNITED STATES MARSHALS SERVICE (USMS)

BUYER CHECKLIST

- c. Please pay attention to the language in the Addendum regarding Title Insurance. A preliminary Title Report will be presented to the Buyer before or within the Escrow period.
 - d. If you plan to purchase a Property in a Special Purpose Entity (SPE) or in any way plan to assign the Escrow, you will need written permission from the Seller during Escrow. This may only be assigned to a related entity, and requires permission for such transfer, which is entirely at the discretion of Seller.
 - e. USMS does not have property insurance.
6. Please pay special attention to the Closing Costs and Adjustments section of Exhibit A.
 7. The Property is sold "as-is". If you wish to inspect the Property prior to submitting an Offer, we will work to accommodate you.
 8. The USMS is not a typical seller. If a Buyer comes back looking for a discount at the end of the due diligence process, there is high probability that the Seller will terminate escrow and accept a different Offer. Please do not approach this escrow as an opportunity to renegotiate.
 9. Property access without Listing Broker's presence is strictly prohibited, tours may be scheduled in advance and during business hours only; more than one prospect buyer may tour at the same time, any violation might disqualify a prospect buyer.
 10. If Buyer is being represented by a Real Estate Broker/Agent, Buyer must clearly identify such agent when submitting offer to purchase (LOI), if seller fails to disclose representation at that time, then Buyer will be solely and entirely responsible for any agency representation fees and liabilities.
 11. Listing Broker does not have any additional information other than documentation provided by Seller. Preferred method of communication: eliud.sangabriel@svn.com

Agreed to and Accepted By:

Signature

Printed Name

Date

Title

Initial _____

BUYER CHECKLIST



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:
 - 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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	817-288-5524
Designated Broker of Firm	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	407418
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eliud Sangabriel	589027	eliud.sangabriel@svn.com	972-839-0590
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

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