BUBELA
REAL ESTATE

CONFIDENTIAL PRIVATE OFFERING

FLATONIA CITY HOSPITAL & OPERA HOUSE

Historic Mixed-Use Investment & Owner-User Opportunity

109 W. South Main Street | Downtown Flatonia, Texas

$1,100,000	8,330 SF	5 units	1897
OFFERING PRICE	TWO STORIES	RESIDENTIAL MIX	COMPLETED

A recorded Texas historic landmark with income in place, flexible commercial space, and a distinctive downtown presence.

Offered privately through Bubela Real Estate. Qualified inquiries only.

THE OPPORTUNITY

A rare downtown asset with multiple paths forward

Historic character, existing residential income, and owner-user or lease-up flexibility in one 8,330-square-foot property.

Investment highlights

- Four occupied second-floor apartments: two 2-bedroom/1-bath units and two 1-bedroom/1-bath units.
- First-floor east-side 2-bedroom flex apartment currently produces $1,000 per month; the occupant has announced a planned September 2026 move.
- Two ground-floor storefronts plus rear flex space support retail, office, studio, service, hospitality, or residential concepts, subject to approvals.
- Unit 2 has access to adjacent second-floor office space and may offer a path to a third bedroom, subject to measurement, code, permitting, and buyer verification.
- Recorded Texas Historic Landmark designation and an authentic story as Flatonia's former city hospital and opera house.
- Private offering at approximately $132.05 per building square foot.

Property snapshot

Attribute	Offering information
Property	Flatonia City Hospital & Opera House
Address	109 W. South Main Street, Flatonia, Texas 78941
Building	Two stories; approximately 8,330 SF total / 4,165 SF per floor
Site	Approximately 0.1435 acre / 6,250 SF; reported 50 x 125 feet
Legal	City of Flatonia (400), Lots 3-4, Block 21
Use profile	Commercial storefront/flex space with five residential units
Historic status	Completed 1897; Recorded Texas Historic Landmark (1983)

Address note: Fayette CAD abbreviates the situs as 109 S Main. Buyers should confirm the preferred postal, title, utility, and emergency-service address.

INCOME IN PLACE

Current residential schedule

Existing rent provides an income foundation while the commercial and flex areas create the principal repositioning opportunity.

Second-floor apartments

Unit	Configuration	Monthly	Annual
1	2 BR / 1 BA	$1,000	$12,000
2	2 BR / 1 BA + office access; potential 3 BR	$1,000	$12,000
3	1 BR / 1 BA	$800	$9,600
4	1 BR / 1 BA	$800	$9,600
Upstairs total	4 apartments	$3,600	$43,200

Current residential income summary

Location	Status	Monthly	Annualized
Second floor	Four occupied apartments	$3,600	$43,200
First-floor east flex	2 BR; planned September 2026 move	$1,000	$12,000
Current total	Five residential units	$4,600	$55,200

Buyer underwriting notes

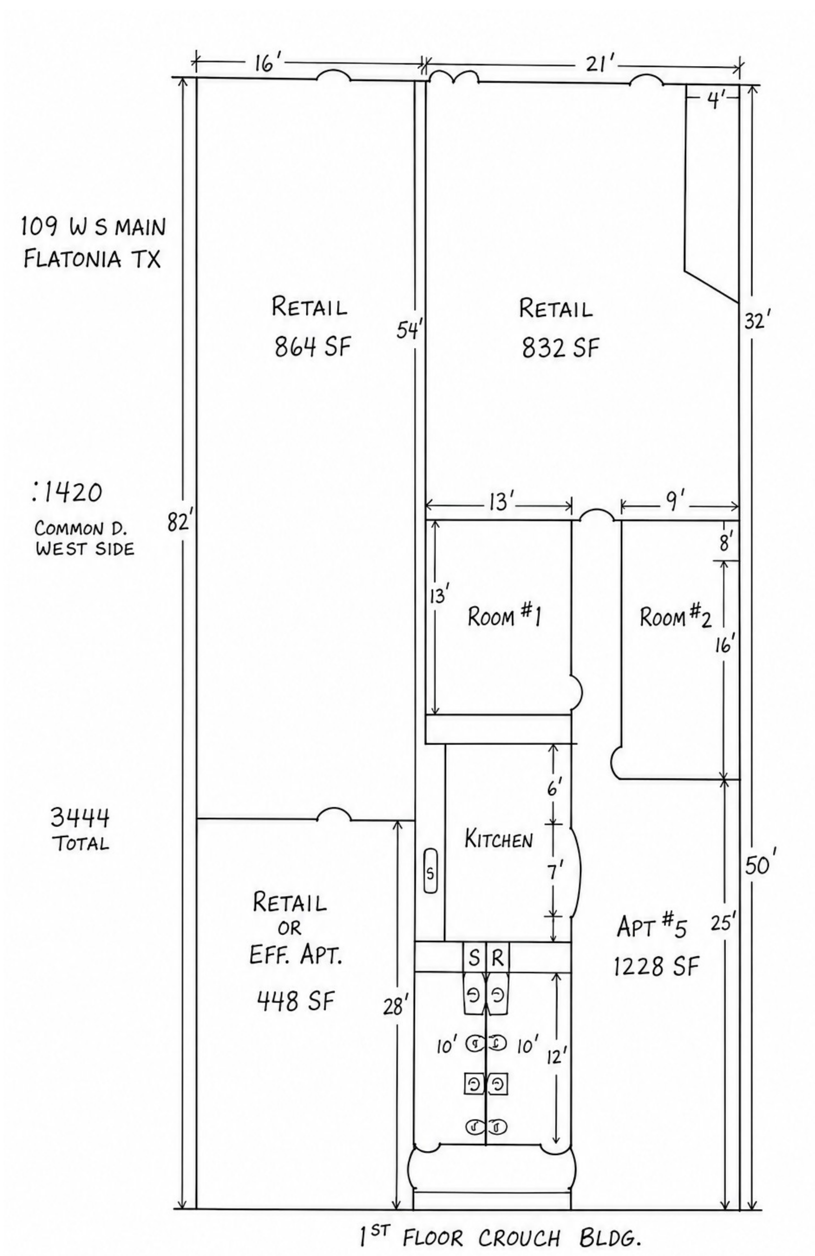
- Four upstairs apartments are currently occupied. Full leases or occupancy agreements, deposits, payment history, utility responsibility, and transfer terms should be reviewed during diligence.
- The first-floor two-bedroom tenant has announced a planned September 2026 move, creating an upcoming lease-up or owner-user decision point.
- Quoted figures are scheduled gross rent. They exclude vacancy, concessions, taxes, insurance, utilities, repairs, reserves, management, and other operating expenses.

Additional financial records and supporting documents may be provided to qualified prospects following confidentiality procedures.

GROUND FLOOR

Flexible storefront, residential, and service space

Conceptual layout based on the seller-supplied sketch; all dimensions and uses require independent verification.



GROUND-FLOOR PROGRAM

West storefront
864 SF | Retail / office / studio

West rear flex
448 SF | Flex / retail extension / possible efficiency

East storefront
832 SF | Retail / office / service

East-side apartment
1,228 SF | 2 BR / kitchen / full bath

Other / common / utility
793 SF | Reconciles to CAD floor total

Total ground floor
4,165 SF

Conceptual illustration only - not to scale. Room locations, walls, doors, dimensions, square footage, accessibility, occupancy, zoning, code compliance, and permitted uses must be independently measured and verified.

VALUE CREATION

Illustrative stabilized gross-income scenarios

The examples retain the current $3,600 monthly upstairs rent and apply a blended rent to 3,372 square feet of specifically described ground-floor space.

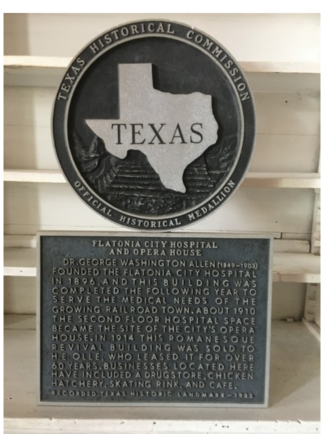
Scenario	Ground-floor assumption	Total monthly gross	Annual gross	Gross yield
Conservative	$0.85/SF/month	$6,466	$77,592	7.05%
Base	$1.00/SF/month	$6,972	$83,664	7.61%
Upside	$1.15/SF/month	$7,478	$89,736	8.16%

Gross yield shown at the $1,100,000 offering price. These figures are planning illustrations only and are not cap rates, an appraisal, a rent opinion, or a representation of achievable income. Operating expenses and vacancy are not included.

Potential business plans

- Income expansion: lease the storefronts and rear flex areas while retaining the residential units.
- Owner-user strategy: occupy one commercial space and use in-place residential rent to offset ownership costs.
- Residential optimization: re-lease the first-floor two-bedroom unit after the announced move and evaluate Unit 2's office-access expansion.
- Historic adaptive reuse: explore hospitality, food and beverage, professional, creative, event, or community-oriented concepts consistent with applicable approvals.
- Long-term preservation play: steward a scarce downtown landmark while improving the income mix over time.

Historic significance



Completed in 1897, the building first served the medical needs of a growing railroad town. Around 1910, the second floor became Flatonia's opera house. Recorded landmark history notes later uses including a drugstore, chicken hatchery, skating rink, and cafe.

PRIVATE OFFERING PROCESS

Qualified inquiries invited

The seller has elected a discreet sale process brokered by Bubela Real Estate.

How to engage

Step	Buyer action	What follows
1	Contact Chip Bubela and identify the prospective buyer and intended use.	Initial property discussion and fit review.
2	Provide proof of funds or lender capacity and execute requested confidentiality documentation.	Access to additional financial and diligence materials, as available.
3	Schedule a private tour through Bubela Real Estate.	Coordinated access designed to limit disruption to occupants and operations.
4	Submit a written proposal with price, financing, diligence, and closing terms.	Seller review and confidential negotiation.

Offering contact

BUBELA
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Important notice