

FOUR TENANT BUILDING - INVESTMENT OPPORTUNITY

7412 82nd Street, Lubbock, TX 79424

EXECUTIVE SUMMARY



SALE PRICE

\$552,950

PROPERTY OVERVIEW

Four tenant building on 82nd Street, with easy access to Marsha Sharp Freeway & Loop 289.

OFFERING SUMMARY

Cap Rate: 8.0%

NOI: \$44,236

Year Built: 1986

Building Size: 4,944 SF

Price / SF: \$111.84

PROPERTY HIGHLIGHTS

- Built in 1986
- 4,944 total SF
- 9.0% cap rate
- Currently at 100% occupancy

Presented By:



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T/S
THOMASON
SCOTT

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LOCATION MAPS



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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MONTHLY RENT
Lubbock Sight, Sound & Security	A	1,648	4/1/2018	3/31/2020	\$1,375
Mission Rehab Services	B	824	3/1/2017	2/29/2020	\$720
Dahlmar Insurance	C	824	2/1/2017	1/31/2020	\$765
Heritage Construction	D	1,648	6/1/2018	5/31/2019	\$1,850
Totals/Averages		4,944			\$4,710

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$552,950
Price per SF	\$111.84
CAP Rate	8.0%
Cash-on-Cash Return (yr 1)	8.0 %
Total Return (yr 1)	\$44,236
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$56,520
Other Income	-
Total Scheduled Income	\$56,520
Vacancy Cost	\$0
Gross Income	\$56,520
Operating Expenses	\$12,283
Net Operating Income	\$44,236
Pre-Tax Cash Flow	\$44,236

FINANCING DATA

Down Payment	\$552,950
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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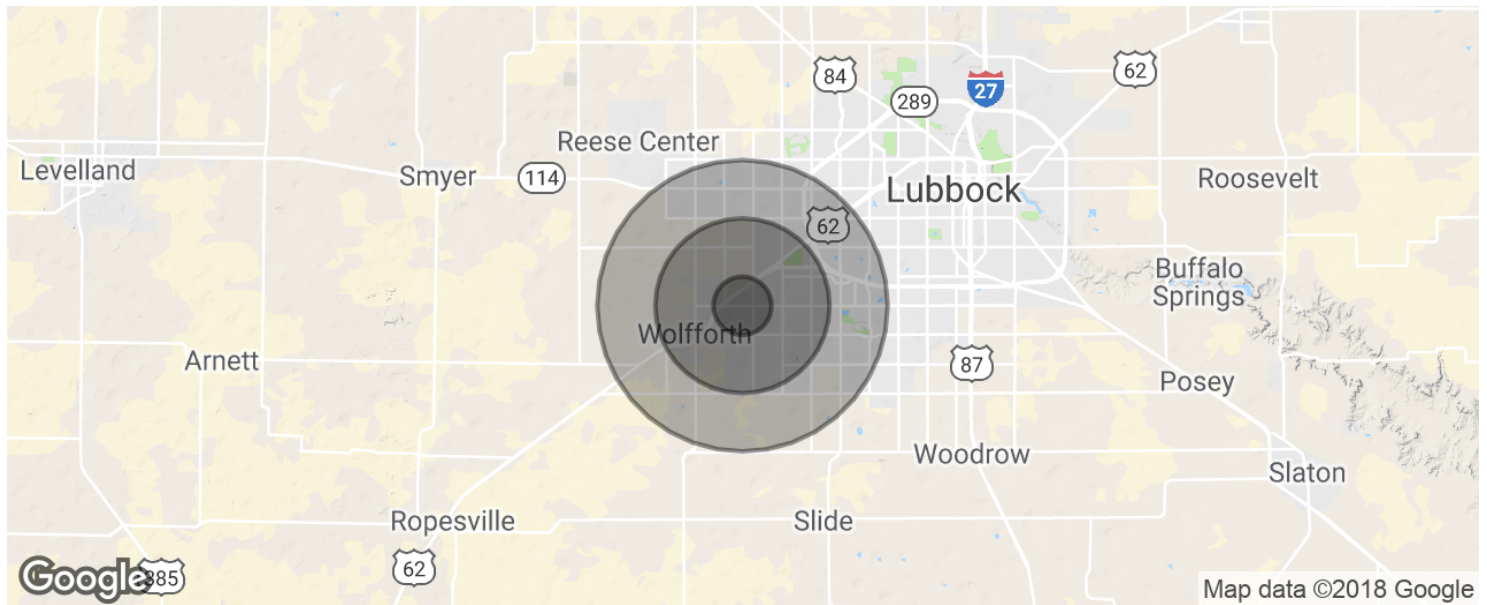
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,534	20,098	75,314
Median age	31.9	33.5	33.7
Median age (Male)	32.2	33.4	32.8
Median age (Female)	31.2	33.2	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,563	7,542	31,014
# of persons per HH	2.9	2.7	2.4
Average HH income	\$99,641	\$83,942	\$69,694
Average house value	\$196,186	\$175,972	\$148,082

** Demographic data derived from 2010 US Census*

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