

116 Slaton Hwy
116 Slaton Hwy, Lubbock, TX 79404



NET LEASED INVESTMENT GROUP



\$3,750,000 | 9.6% Cap - Proforma

- 160,130 Sq Ft Warehouse
- Multi-tenant (3) Warehouse

- Master Franchisee Lease Ends April 2018
- Proforma Rents - 9.6% Cap Rate - \$23.42/Sq Ft

NET LEASED INVESTMENT GROUP

LUBBOCK OFFICE

4924 S. Loop 289
Lubbock, TX 79414
806.793.0888

CBCNetLeasedGroup.com

Exclusively Offered By:

JEF CONN, CCIM
Industrial & Office Specialist
806.784.3216
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Executive Summary



PROPERTY SUMMARY

Sale Price:	\$3,750,000
Lot Size:	6.64 Acres
Building Size:	160,130 SF
Year Built:	1965
Zoning:	M-1
# Tenants	3

PROPERTY OVERVIEW

Large 3-tenant warehouse available for sale in southeast Lubbock, near the I-27, Loop 289 and Slaton Hwy intersections. Property boasts 3 tenants with future proforma income of approx \$315,000/year annually.

Property is under a master franchisee lease until the end of April 2018. After this, building will revert back to the real state owner who can renegotiate the the leases to keep the tenants in place. Incredible upside potential in just a short amount of time.

3 Tenants: Veritiv, Danhill Containers and Mattress Firm Distribution Warehouse

Property is located in Lubbock, TX between I-27 and SE Loop 289 in the warehouse district with frontage along Slaton Highway. Direct access to all parts of Lubbock and West Texas via Slaton Hwy, Loop 289 and Interstate 27.

Master Franchise pays owner of building \$39,538/year (\$3,294.83/mo) on an absolute triple net (NNN) basis until the end of April 2018. At that time, the master franchise expires and the building converts back to the owner of the real estate who can realize the profits from the lease.

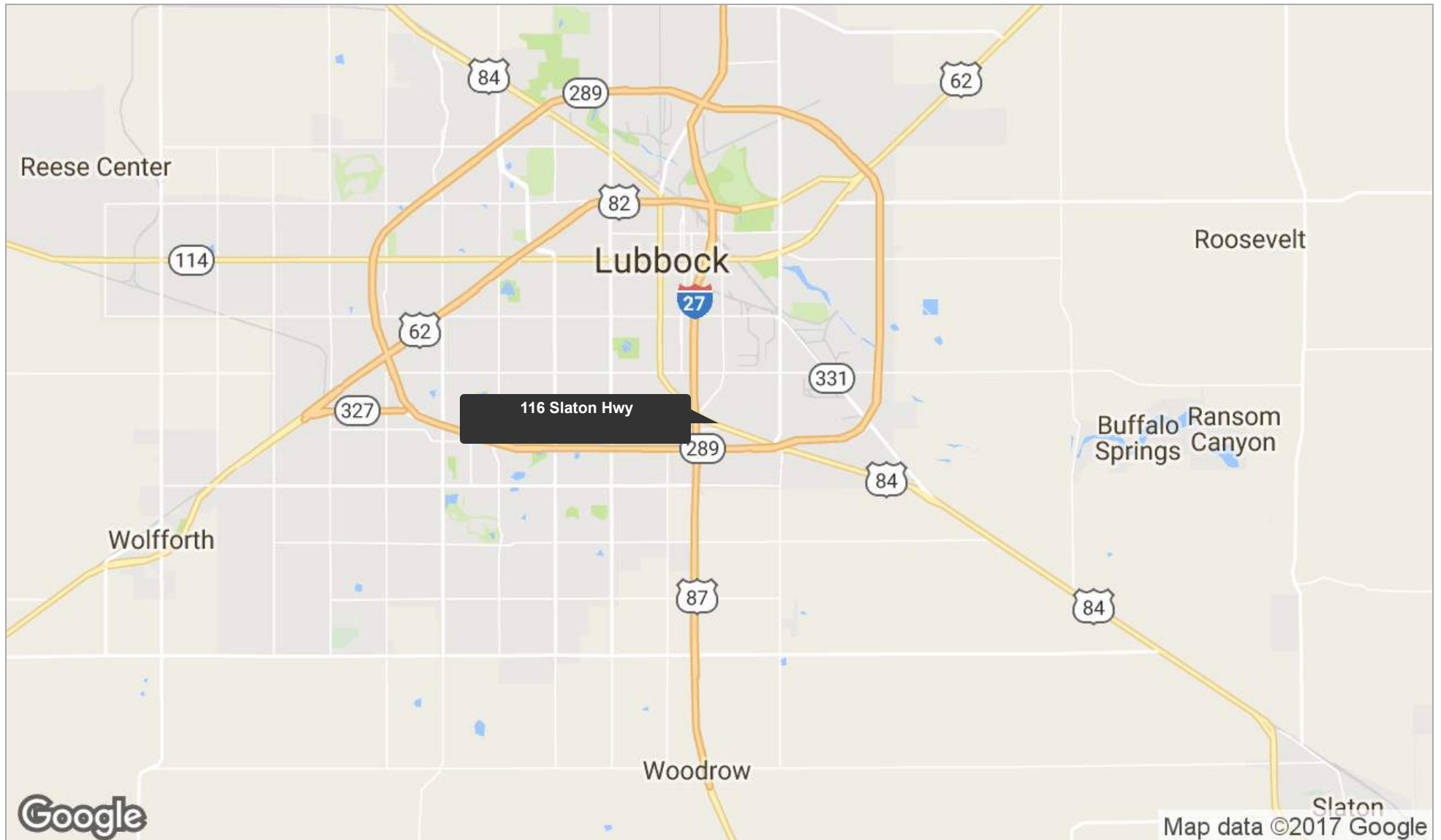
PROPERTY HIGHLIGHTS

- 3 tenant property
- Priced below replacement value at just \$23.42/sq ft
- Proforma cap rate at 9.6% cap rate

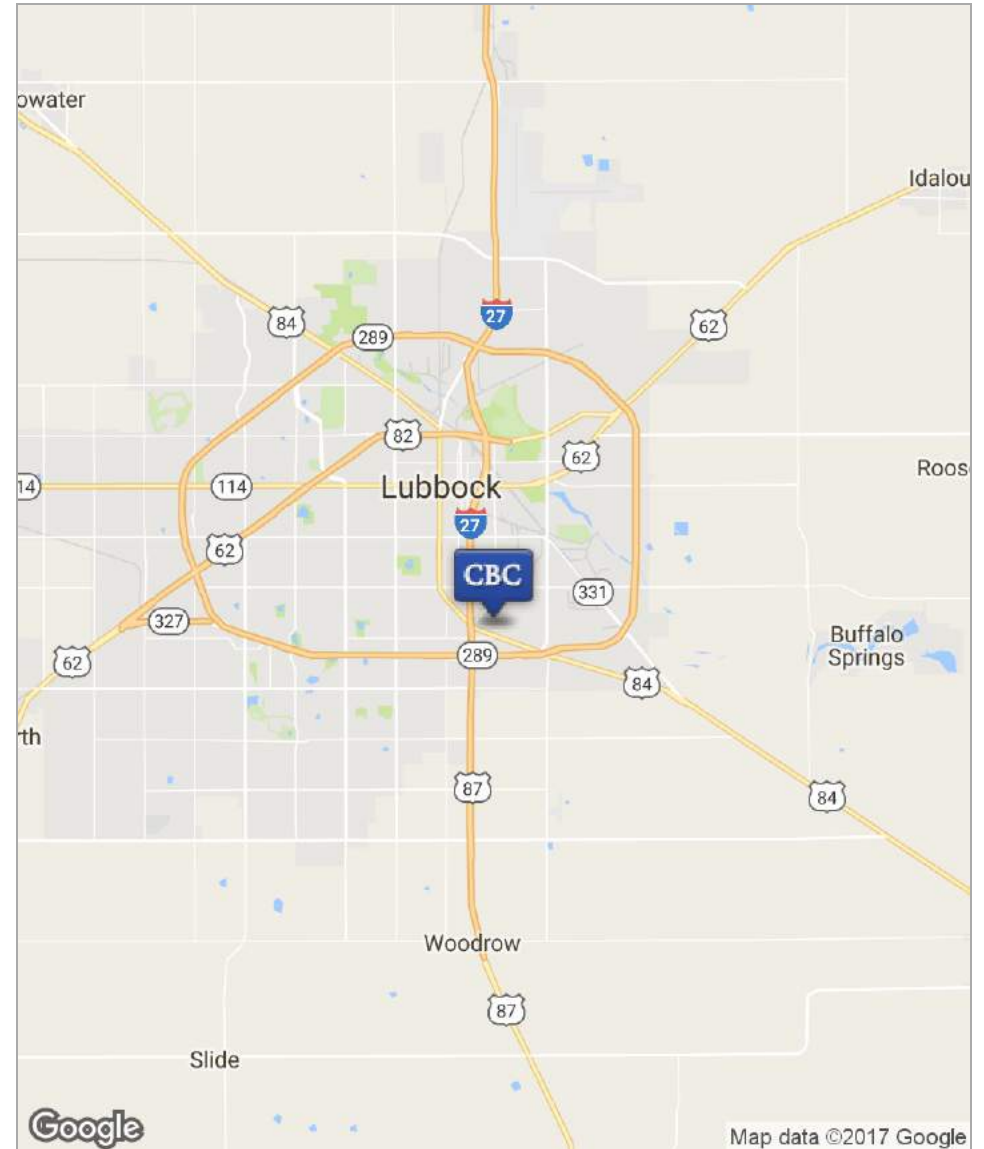
Additional Photos



Regional Map



Location Maps



Aerial Map



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Google

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Veritiv Corporation (NYSE: VRTV)



Veritiv Corporation (NYSE: VRTV) is an American paper, fulfillment and logistics provider. It was formed in 2014 as the result of a merger between International Paper's xpedx and Unisource Worldwide. It has approximately 8,800 employees with around 180 distribution centers worldwide, and it is headquartered in Atlanta, Georgia.

VERITIV™ CORPORATION IS A FULL-SERVICE STRATEGIC DISTRIBUTION COMPANY OFFERING BUSINESS-TO-BUSINESS SOLUTIONS INCLUDING PACKAGING, PRINT AND PAPER, PUBLISHING, FACILITY SOLUTIONS AND LOGISTICS.

TENANT HIGHLIGHTS

- NYSE: VRTV
- 170 locations globally
- 8,800 employees
- Fortune 500 Company

Mattress Firm



ABOUT MATTRESS FIRM With more than 3,500 company-operated and franchised stores across 49 states, Mattress Firm has the largest geographic footprint in the United States among multi-brand mattress retailers. Founded in 1986, Houston-based Mattress Firm is the nation's leading specialty bedding retailer with over \$3.5 billion in pro forma sales in 2015. In September 2016, the company was acquired by Steinhoff International for \$3.8 billion, and Mattress Firm now operates as a subsidiary of Steinhoff. The company, through its brands including Mattress Firm, Sleepy's and Sleep Train, offers a broad selection of both traditional and specialty mattresses, bedding accessories and other related products from leading manufacturers, including Serta, Simmons, Tempur-Pedic, Sealy, Stearns & Foster, King Coil and Hampton & Rhodes.

TENANT HIGHLIGHTS

- Nation's Premier Specialty Bedding Retailer
- Subsidiary of Steinhoff International
- Location used as distribution warehouse

Danhil Containers

Danhil Containers is a state of the art manufacturer of corrugated boxes and packing materials.

Founded in 1985, Danhil Containers has grown to include 6 manufacturing locations and 12 distribution centers in the United States and Mexico.

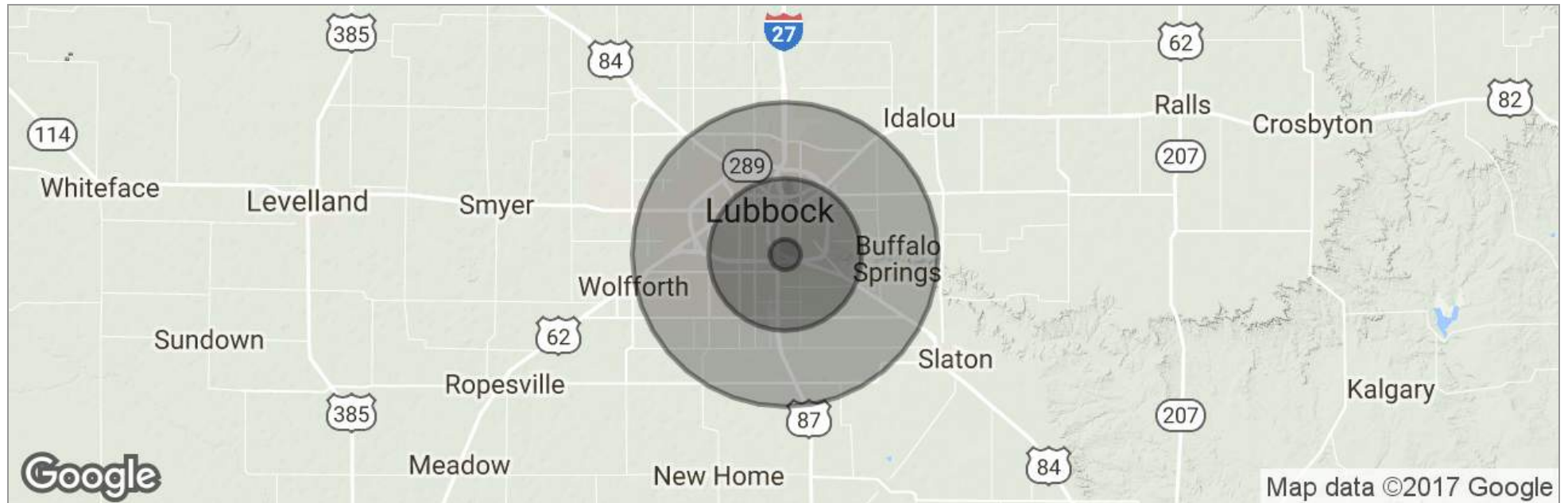
Danhil Containers manufactures the highest quality of corrugated boxes and packing materials and custom bids jobs to clients needs.



TENANT HIGHLIGHTS

- 6 locations in United States and Mexico
- State of Art Manufacturer of Corrugated Boxes & Packing Materials
- 12 Distribution Centers

Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	4,184	124,885	266,505
Population Density	1,332	1,590	848
Median Age	30.8	31.9	31.6
Median Age (Male)	30.4	30.6	30.6
Median Age (Female)	30.8	33.4	32.8
Total Households	1,513	48,393	102,328
# of Persons Per HH	2.8	2.6	2.6
Average HH Income	\$40,046	\$51,633	\$57,654
Average House Value	\$94,831	\$137,563	\$141,847

Advisor Bio & Contact



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BACKGROUND

Jef is an industrial, office and investment specialist at Coldwell Banker Commercial Rick Canup, REALTORS. He is a graduate of the Rawls College of Business at Texas Tech University, 2009 & 2010. Jef, a well-respected commercial real estate industry agent, has earned numerous distinctions throughout his career in real estate. Jef has served as the Chairman of the Lubbock Association of REALTORS Commercial Services, 2012, sat on the Board of Directors, 2013-current, and currently serves as the President-Elect for the association as well as the Chairman of the NextGen Committee. Jef consistently ranked in the top brokers city-wide and has been the top Industrial broker for 5 of the last 7 years. Jef's clients have ranged from individuals needing small shop space to large Industrial parks taking up hundreds of thousands of square feet. Jef achieved the Certified Commercial Investment Member (CCIM) designation in 2010.

PRIMARY SPECIALTY

Brokerage & Leasing Specialist: Industrial, Office, and Investments

EDUCATION & AWARDS

Texas Tech University, Lubbock, TX, 2009
Finance, Accounting, Economics
Masters of Business Administration (MBA) 2010
2 time Mentor/Protégé of the Year Globally for Coldwell Banker Commercial Commercial, 2008, 2012

DESIGNATIONS

Certified Commercial Investment Member (CCIM)

NOTABLE CLIENTS — Current & Previous

- TireCenters, LLC
- Zions First National Bank
- East West Bank
- Bayview Financial
- Gicon Pumps,LTD Tigris
- Centennially Bank
- Porter Manufacturing
- ATNI, Inc.
- Star Care of Lubbock
- Texas General Land Office
- Michellin
- Loomis
- Holdings, LLC
- CBRE
- McKesson



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