

# Property Details

CONTROL: Partner VALUE: \$5,950,000  
LOAN: \$1,500,000  
EQUITY: \$4,450,000

TITLE: STNL LONG TERM TEXAS INDUSTRIAL  
TYPE: Industrial  
114,991 sft on 9.24 AC leased to strong regional credit tenant leased thru  
HAVE: Jan 2031 with annual bumps and 2-5 year options. Masonry construction,  
2020 TPO Roof w warranty. 15 docks. 24 ft clears. Sprinklered.  
ADDRESS: 234 West Avenue L, San Angelo, Texas  
BENEFITS TO NEW OWNER: Passive, strong real estate, good market, great tenant w/ 3% annual bumps.  
Newer roof, new LEDs. Financeable.

GROSS SCHEDULED INCOME: \$448,464 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$448,464  
DEBT SERVICE: \$112,368  
CASH FLOW: \$336,096  
CAP RATE: 7.54%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,500,000	\$9,364	6%	01/12/2027	No

BENEFITS SOUGHT: Exchange into one or multiple. \$6-10M total exchange.

MOTIVATION: Happy to own long term but wasn't the business plan.

CAN ADD: Signature, cash from new loans, ask?

REMARKS: LL responsible for roof and structure. Roof has warranty thru 2030 (replaced in 2020). 60 mi. TPO.  
8.6% Blended Cap Over Primary Term. ~5 AC adjacent land included. Appraised at \$6.15M in July 2025.

OWNER: TP San Angelo, LLC

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