

## Property Details

CONTROL: Owner VALUE: \$650,000  
LOAN: \$0  
EQUITY: \$650,000

TITLE: Midland TX Industrial Drill Mama Drill  
TYPE: Industrial  
YOC 1996, Fully renovated 2025. 7500 ft industrial. office warehouse with 1 br apartment for overnight employees. 2,000 feet of office. 17-20 ft ceilings. 14 ft overhead door. Located on 1.53 acres all usable and partially fenced.

HAVE:

WEBSITE URL: <https://www.crex.com/properties/1726157/texas-main-officewarehouse-2nd-shop-apartment>

ADDRESS: 3612 SCR 1198, Midland, Texas

BENEFITS TO NEW OWNER: Financeability, Depreciation, Leverage into Larger Property, Path to Cash

GROSS SCHEDULED INCOME: \$75,000 Projected  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$75,000  
DEBT SERVICE: \$0  
CASH FLOW: \$75,000  
CAP RATE: 11.54%



BENEFITS SOUGHT: Cashflow, Value Add Upside, Development Upside

MOTIVATION: Upside in next project, JV with you in project, Keep life simple, Cashflow.

CAN ADD: \$350,000 F/C leased restaurant, \$108,000 First mortgage at 7% Some limited Cash, financial.

REMARKS: Purchased to add value and completed rehab in March 2025. Listed with TX broker, Josh Tardy.

OWNER: 3612 Midland LLC

COUNSELOR: Ted Blank Cell: 303-748-9998  
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