

Property Details

CONTROL: Exclusive VALUE: \$2,350,000
LOAN: \$0
EQUITY: \$2,350,000

TITLE: Former Credit World
TYPE: Retail/Commercial
HAVE: 16,800 sqft well maintained retail building. Front building roughly 11,000 sqft open showroom primarily, large display windows and warehouse. 2nd building is 4800 sqft with 2 auto bays and small showroom.

WEBSITE URL: [Www.steveeustisrealstate.com](http://www.steveeustisrealstate.com)
ADDRESS: 4248 Sherwood Way, San Angelo, Texas
BENEFITS TO NEW OWNER: Well maintained property, great frontage, could divide or hold for STNL

GROSS SCHEDULED INCOME: \$235,200 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$235,200
DEBT SERVICE: \$0
CASH FLOW: \$235,200
CAP RATE: 10.01%



BENEFITS SOUGHT: Path to cash, down and out. Will consider cash and something.

MOTIVATION: 6-7, retired, work towards a path to cash

CAN ADD: We can talk about cash

REMARKS: Wants to be completely passive as much as possible, not looking for value add

OWNER: James Hughes Family Trust

COUNSELOR: Brandon Sanders Phone: 3256531489
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