

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.steveeustisrealestate.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
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