## **Property Details**

CONTROL: Owner VALUE: \$675,000

LOAN: \$316,426 EQUITY: \$358,574

TITLE: NNN Cash flowing Industrial- TX

TYPE: Industrial

Fully renovated 3,070 SF Ind property in Odessa, TX. Crane-ready

HAVE: warehouse, new office buildout, electrical & HVAC systems, and fresh

asphalt millings on a 0.609-acre corner lot. NO deferred maintenance, 18'

clear height. 3YR NNN tenant with 3% annual inc

WEBSITE URL: https://drive.google.com/file/d/1CnMMrWquwyz0Ukf39j9a0ucGpqYHLMO8/

view?usp=drive link

ADDRESS: 8126 N County Rd., Odessa, Texas

BENEFITS TO NEW Partner/JV, Leverage into Larger Property, Path to Cash

OWNER:

GROSS SCHEDULED INCOME: \$54,000 Actual

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$54,000
DEBT SERVICE: \$30,816
CASH FLOW: \$23,184
CAP RATE: \$8.00%

## ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$316 \$2,568 8% 03/30/2030 Yes

MOTIVATION: Medium-Equity Locked

REMARKS: Prime location with immediate access to I-20 and regional logistics hubs, this turnkey asset is

ideally positioned in one of the nation's most dynamic energy and industrial markets.

OWNER:

COUNSELOR: Eli Weisblum Phone: 646-561-9885

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