

# Property Details

CONTROL: Owner  
VALUE: \$675,000  
LOAN: \$316,426  
EQUITY: \$358,574

TITLE: NNN Cash flowing Industrial- TX  
TYPE: Industrial

HAVE: Fully renovated 3,070 SF Ind property in Odessa, TX. Crane-ready 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](https://drive.google.com/file/d/1CnMMrWquwyz0Ukf39j9a0ucGpqYHLMO8/view?usp=drive_link)

ADDRESS: 8126 N County Rd., Odessa, Texas

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

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:

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