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
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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