

## Property Details

CONTROL:	Partner	VALUE: \$1,123,000
		LOAN: \$650,000
		EQUITY: \$473,000
TITLE:	Glenmore Shops - Multi-tenant Commercial	
TYPE:	Retail/Commercial	
HAVE:	14,500 sqft retail/office with 10% CAP at closing. Value Add by replacing and upgrading tenants	
ADDRESS:	101 Paint Rock Rd, San Angelo, Texas	
GROSS SCHEDULED INCOME:	\$136,080 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$23,979	
NOI:	\$112,101	
DEBT SERVICE:	\$0	
CASH FLOW:	\$112,101	
CAP RATE:	9.98%	



OWNER:

COUNSELOR:	Justin McElfish	Phone: 5027410952
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