

Property Details

CONTROL: Exclusive VALUE: \$2,495,000
LOAN: \$0
EQUITY: \$2,495,000

TITLE: Texas Warehouses Income plus Upside
TYPE: Industrial
HAVE: Recently renovated 41,360 SF industrial facility situated on 2.7 acres in Odessa, Texas. Two warehouse buildings (19.8K & 21.4K sft) and fully fenced. New roof coating in '24 w 10 year warranty. Bldg 1 - \$157K NOI, 4 years left.

ADDRESS: 4519 Brazos Ave, Odessa, Texas
BENEFITS TO NEW OWNER: Leverage Into Larger Property

GROSS SCHEDULED INCOME: \$285,000 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$0
NOI: \$285,000
DEBT SERVICE: \$0
CASH FLOW: \$285,000
CAP RATE: 11.42%

BENEFITS SOUGHT: Use this equity as a downstroke for larger property, or a path to cash to use for the next project.

MOTIVATION: Deal Fatigue, ready for next opportunity.

CAN ADD: Property, Cash, Signature, Expertise

REMARKS: NOI on leased building is \$157K. Building #2 listed at \$5.95/sf, or \$128K. Combined NOI \$285K once leased, worth nearly \$3.2M at a 9% cap. Tons of upside! Could go into \$3-10M for right deal (industrial/office/retail pref)

OWNER: BRN

COUNSELOR: Tyler Nepote Phone: 913-638-1626
125 N Market Ste 1735 Cell: 913-638-1626
Wichita, Kansas, 67202 Email: tnepote@wedgewoodcp.com