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

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