

Property Details

CONTROL: Exclusive VALUE: \$3,250,000
LOAN: \$3,040,000
EQUITY: \$210,000

TITLE: Must Sell Today! HIGHLY MOTIVATED - 26,000 SF Building in League City
TYPE: Retail/Commercial
HAVE: A 25,851 SF building south of Houston near I-45, owned since 1999 by
prom and wedding dress retailers with roughly \$1.2MM in inventory,
previously selling to Neiman's and overseas, now seeking to reinvest
proceeds into growth.

WEBSITE URL: www.brockwaycommercial.com
ADDRESS: 451 Landing Blvd, League City, Texas

GROSS SCHEDULED INCOME: \$516,942 Projected
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$129,177
NOI: \$387,765
DEBT SERVICE: \$0
CASH FLOW: \$387,765
CAP RATE: 11.93%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,660,450	\$20,000	14%	09/01/2025	No
LOAN 2	\$420,000	\$0	14%	09/01/2025	No

OWNER:

COUNSELOR: James Brockway Phone: 2816846482
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League City, ,
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