Property Details

CONTROL: Owner VALUE: \$5,850,000

LOAN: \$3,950,000 EOUITY: \$1,900,000

TITLE: Sherwood Oaks Shopping Center

TYPE: Retail/Commercial

23,600 sqft retail center in San Angelo, TX. 100% occupied, long term

HAVE: tenants and slightly below market rent, all NNN. New roof, exterior paint.

Upside as leases roll over and potential out parcel development.

ADDRESS: 4509 Sherwood Way, San Angelo, Texas

BENEFITS TO NEW Stable, cash flow, local management and leasing

OWNER:

VACANCY LOSS:

GROSS SCHEDULED INCOME: \$557,280 Actual

GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$130,144
NOI: \$427,136
DEBT SERVICE: \$303,601
CASH FLOW: \$123,535
CAP RATE: 7.30%



ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$3,950,000 \$25,305 5% 05/31/2027 No

BENEFITS SOUGHT: Dissolve partnership

MOTIVATION: 5 - would prefer to cash out but not in strain.

CAN ADD: Expertise

OWNER: Sherwood Capital LLC

COUNSELOR: Brandon Sanders Phone: 3256531489

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