

Property Details

CONTROL: Owner VALUE: \$5,850,000
LOAN: \$3,950,000
EQUITY: \$1,900,000

TITLE: Sherwood Oaks Shopping Center
TYPE: Retail/Commercial

HAVE: 23,600 sqft retail center in San Angelo, TX. 100% occupied, long term 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 OWNER: Stable, cash flow, local management and leasing

GROSS SCHEDULED INCOME: \$557,280 Actual
VACANCY LOSS: \$0
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
1207 S Bryant, Ste A Email: brandon@steveeustisrealestate.com
San Angelo, , 76903