

# SALE 100% OCCUPIED MULTI-TENANT INDUSTRIAL INVESTMENT

12309 Cr 2300 Lubbock, TX 79423



## PROPERTY DESCRIPTION

For Sale - 100% Occupied Multi-Tenant Industrial Flex building for sale. The property features nine (9) 1,250 sq ft shops, each with a man door, overhead door and private bathroom. The seller will lease back units 5-9 for 12-24 months (open to negotiation) at \$1,000/mo per unit for his own use. Tenant will allow new owner the right to ask him to move out with 30 days notice, if they want to use the space or lease it to someone else. The property sits on 2.548 acres of land with room to add additional units for additional income.

## PROPERTY HIGHLIGHTS

- 100% occupied - multi-tenant property
- Land to build more units (2.548 acres)
- Seller will lease back 5 units for 12-24 months.
- Ownership includes individuals licensed by the Texas Real Estate Commission

## OFFERING SUMMARY

Sale Price:	\$1,550,000
Number of Units:	9 - 1,250 SF each with bathroom
Lot Size:	2.548 Acres
Building Size:	11,250 SF
NOI:	\$132,978.00
Cap Rate:	8.58%
Zoning:	Outside City limits
APN:	R162933, R162934

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6	1,097	1,623
Total Population	11	2,289	3,240
Average HH Income	\$72,432	\$39,488	\$45,599

**Jef Conn, CCIM, SIOR**  
806 787 4779  
TX #572358



**COLDWELL BANKER  
COMMERCIAL**  
CAPITAL ADVISORS

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### INVESTMENT OVERVIEW

Price	\$1,550,000
Price per SF	\$138
Price per Unit	\$172,222
GRM	11.23
CAP Rate	8.58%
Cash-on-Cash Return (yr 1)	6.99%
Total Return (yr 1)	\$46,691
Debt Coverage Ratio	1.32

### OPERATING DATA

Gross Scheduled Income	\$138,000
Total Scheduled Income	\$138,000
Gross Income	\$138,000
Operating Expenses	\$5,022
Net Operating Income	\$132,978
Pre-Tax Cash Flow	\$32,488

### FINANCING DATA

Down Payment	\$465,000
Loan Amount	\$1,085,000
Debt Service	\$100,490
Debt Service Monthly	\$8,374
Principal Reduction (yr 1)	\$14,203

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### INCOME SUMMARY

Gross Scheduled Rents (@ 100% Occ.)	\$138,000
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Other Income	\$0
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Vacancy Cost	\$0
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<b>GROSS INCOME</b>	<b>\$138,000</b>
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### EXPENSES SUMMARY

Mowing	\$400
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Property Taxes	\$406
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Property Insurance	\$4,216
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<b>OPERATING EXPENSES</b>	<b>\$5,022</b>
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<b>NET OPERATING INCOME</b>	<b>\$132,978</b>
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MONTHLY RENT / SF	ANNUAL RENT	LEASE START	LEASE END
1-4	Gamerroom	5,000 SF	44.44%	\$15.60	\$1.30	\$78,000	-	-
5-9	RK (Owner) - Lease Back After Closing	6,250 SF	55.56%	\$9.60	\$0.80	\$60,000	Upon Sale	12-24 mo (To be Negotiated)
<b>TOTALS</b>		<b>11,250 SF</b>	<b>100%</b>	<b>\$25.20</b>	<b>\$2.10</b>	<b>\$138,000</b>		
<b>AVERAGES</b>		<b>5,625 SF</b>	<b>50%</b>	<b>\$12.60</b>	<b>\$1.05</b>	<b>\$69,000</b>		

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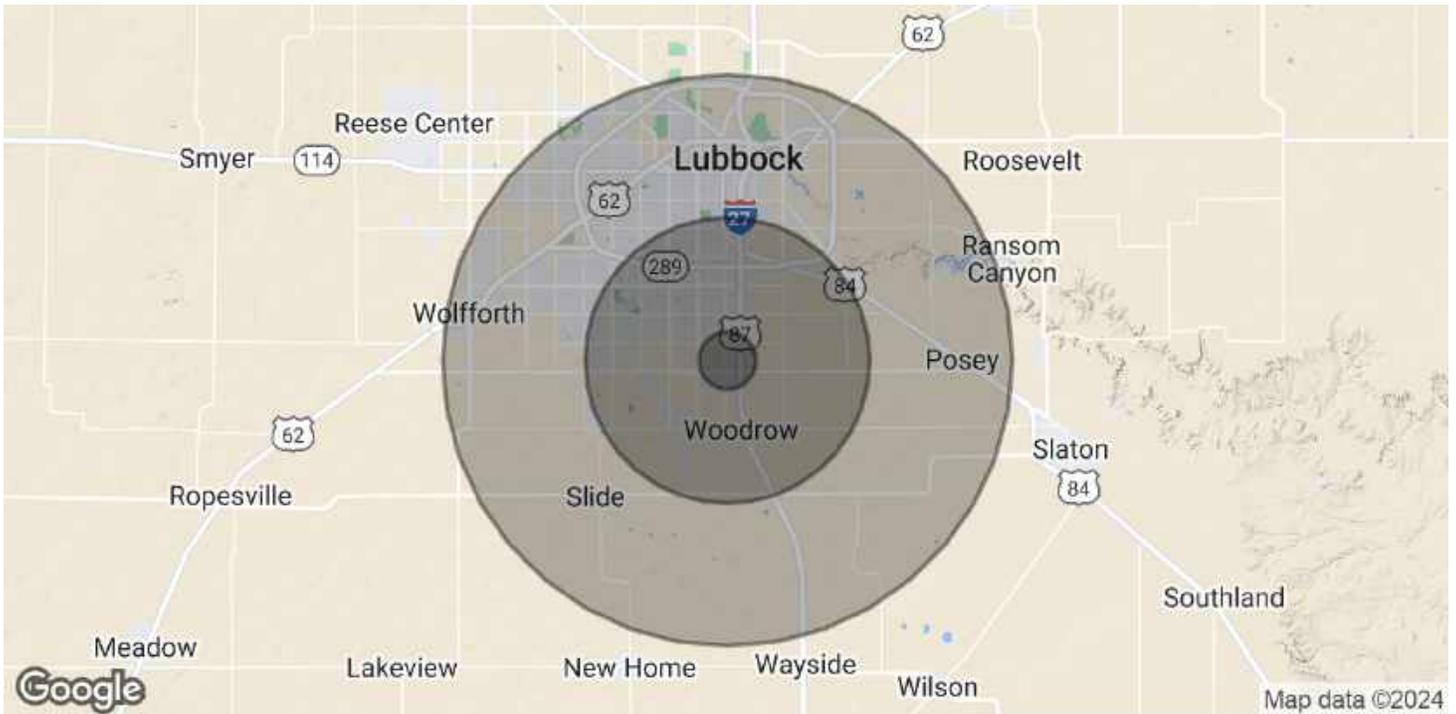


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	11	2,289	3,240
Average Age	41.5	30.8	34.1
Average Age (Male)	51.2	31.7	35.9
Average Age (Female)	40.3	30.4	33.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	6	1,097	1,623
# of Persons per HH	1.8	2.1	2
Average HH Income	\$72,432	\$39,488	\$45,599
Average House Value	\$215,567	\$63,836	\$92,692

\* Demographic data derived from 2020 ACS - US Census

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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Designated Broker of Firm	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Jef Conn</u> Sales Agent/Associate's Name	<u>572358 TX</u> License No.	<u>JConn@CBCWorldwide.com</u> Email	<u>806-784-3216</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date