

INVESTMENT OPPORTUNITY FOR SALE

7408 82nd Street, Lubbock, TX 79424

EXECUTIVE SUMMARY



SALE PRICE

\$432,812

PROPERTY OVERVIEW

Investment opportunity for sale, just off 82nd Street with easy access to Marsha Sharp Freeway & Loop 289.

OFFERING SUMMARY

Cap Rate: 8.0%

NOI: \$34,625

Year Built: 2004

Building Size: 2,090 SF

Price / SF: \$207.09

PROPERTY HIGHLIGHTS

- Asking price \$432,812
- Built in 2004
- 2,090 total SF
- 8.0% cap rate

Presented By:



BRITTANY DOYLE, CCIM
806.382.5631
brittanv@thomasonscott.com



ANDREA REINERT, CCIM
806.674.5857
reinertrealestate@gmail.com

T/S
THOMASON
SCOTT

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ADDITIONAL PHOTOS



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RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE END	MONTHLY RENT	% OF GLA
Pride Motorplex of Texas	2,090	7/31/2019	\$3,650	100.0
Totals/Averages	2,090		\$3,650	

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$432,812
Price per SF	\$207.09
CAP Rate	8.0%
Cash-on-Cash Return (yr 1)	8.0 %
Total Return (yr 1)	\$34,625
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$43,800
Other Income	-
Total Scheduled Income	\$43,800
Vacancy Cost	\$0
Gross Income	\$43,800
Operating Expenses	\$9,175
Net Operating Income	\$34,625
Pre-Tax Cash Flow	\$34,625

FINANCING DATA

Down Payment	\$432,812
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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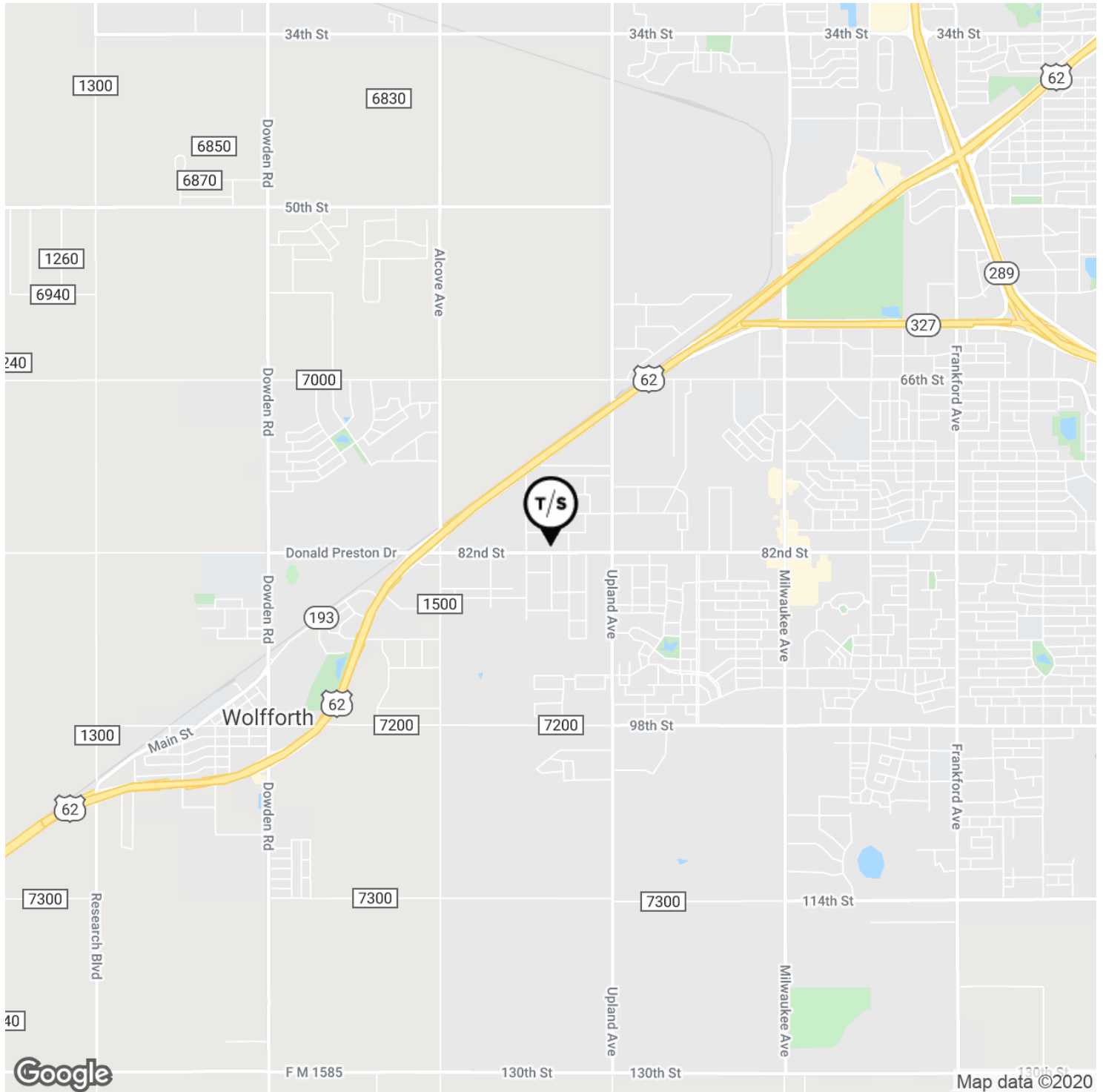
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LOCATION MAPS



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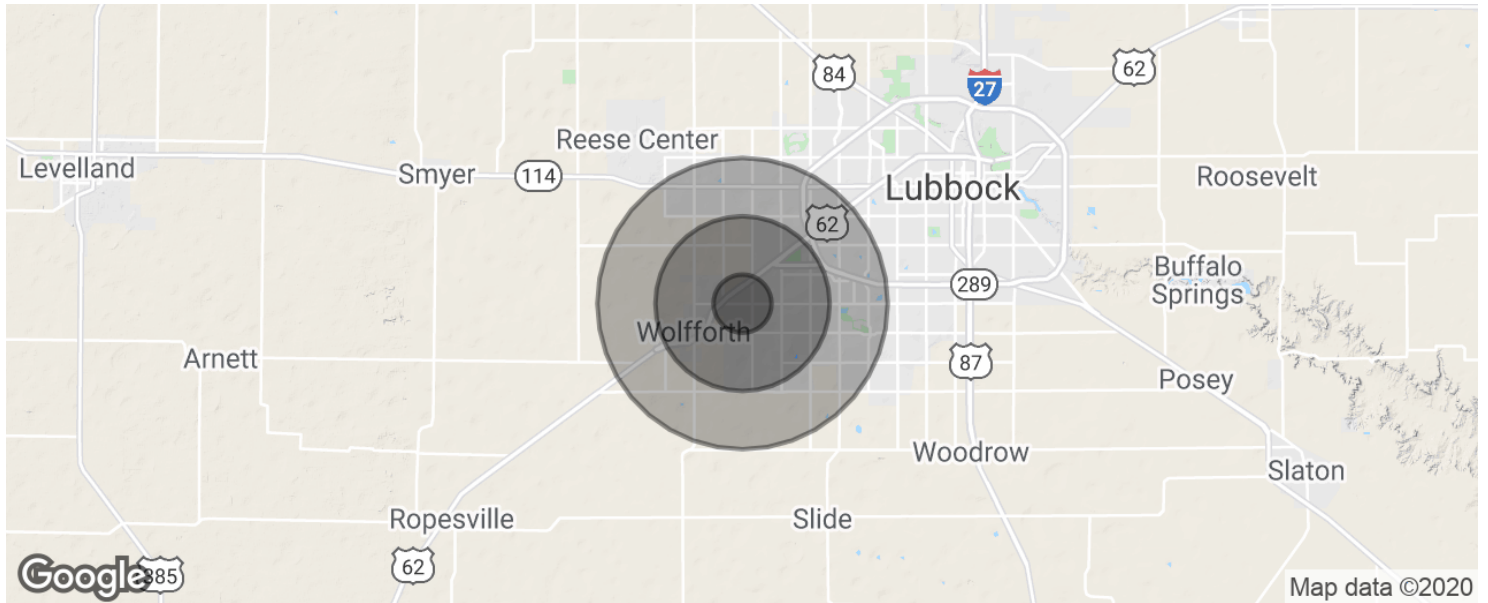
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,590	20,145	78,864
Median age	31.9	33.4	33.7
Median age (Male)	32.3	33.4	32.8
Median age (Female)	31.2	33.1	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,587	7,568	32,517
# of persons per HH	2.9	2.7	2.4
Average HH income	\$99,437	\$83,663	\$69,658
Average house value	\$196,467	\$175,455	\$147,611

* Demographic data derived from 2010 US Census

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