

General Information - 430 County Road 266, Bertram, TX 78605

- 4 Commercial/Industrial Buildings
- +/- 3.0 Acre Lot, 29,220 Sq. Ft. Total Leasable Space
- 50" Loading Doc
- Hwy 29 Road Frontage
- Rear Access to County Road 266

Building 1

- 2 Units
- 7,200 Sq. Ft., 3,600 Sq. Ft. per side including a 625 Sq. Ft. Office per side
- Four, 12'x12' Overhead Doors (2 Front, 2 Rear), Grade Level
- 14' Side Walls, 17' Peak with 2 on 12 Roof Pitch

Building 2

- 2 Units
- 7,200 Sq. Ft., 3,600 Sq. Ft. per side including a 625 Sq. Ft. Office per side
- Four, 12'x12' Overhead Doors (2 Front, 2 Rear), Grade Level
- 16' Side Walls, 21' Peak with 2 on 12 Roof Pitch
- Unit 2A Includes Spray Foam Insulation
- Unit 2A Includes a 625 Sq. Ft. Mezzanine with a 30LBS/Ft. Load Capacity

Building 3

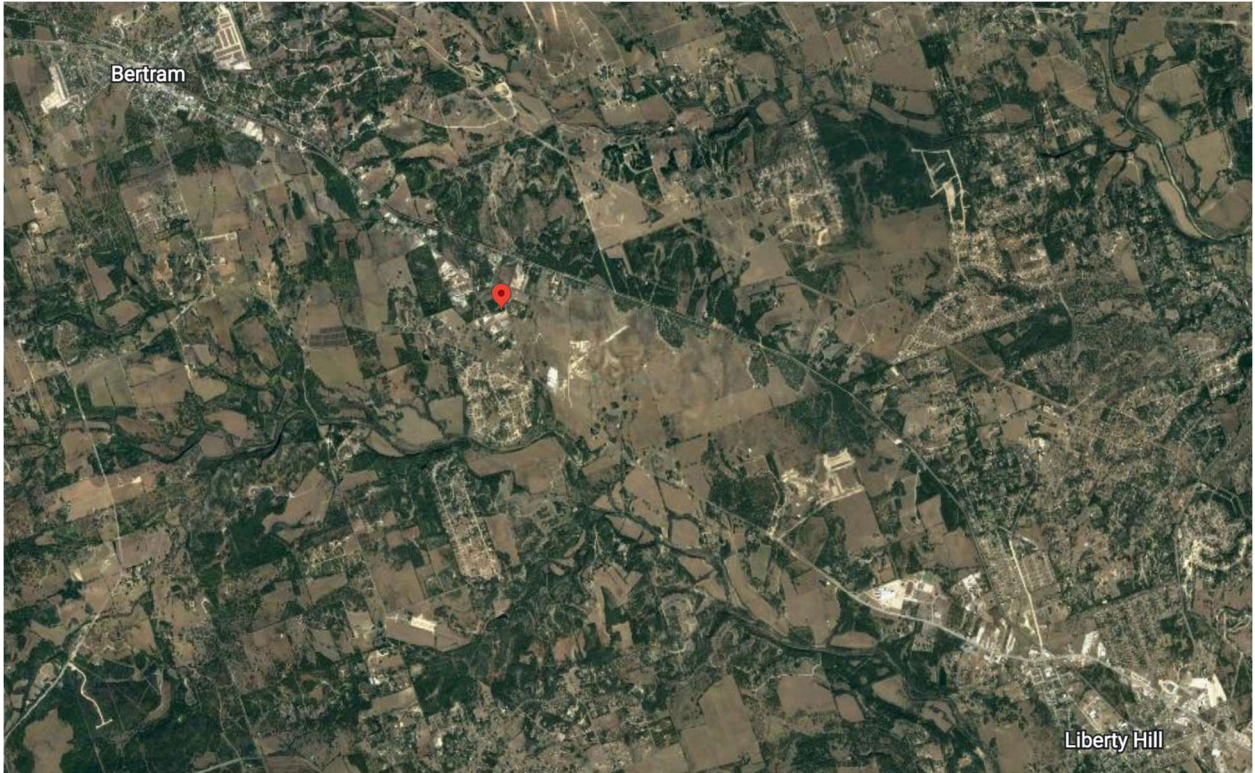
- 2 Units
- 7,620 Sq. Ft. Total
 - Unit A – 5,040 Sq. Ft.
 - Unit B – 2,580 Sq. Ft.
- Four, 12'x12' Overhead Doors (2 Front, 2 Rear), Grade Level
- 16.5' side walls, 25' peak, 4 on 12 pitch
- Both Units Include Spray Foam Insulation

Building 4

- 2 Units
- 7,200 Sq. Ft., 3,600 Sq. Ft. per side including a 625 Sq. Ft. Office per side
- Four, 12'x12' Overhead Doors (2 Front, 2 Rear), Grade Level
- 16' Side Walls, 21' Peak with 2 on 12 Roof Pitch
- Recently Installed Two, 5-Ton A/C Units
- Both Units Include Spray Foam Insulation
- Both Units Include a 625 Sq. Ft. Mezzanine with a 30LBS/Ft. Load Capacity



*Building 3 not pictured at time of photo



	<u>Monthly</u>	<u>Annually</u>
Rental Income	\$ 24,875.00	\$ 298,500.00
Insurance Expense	\$ (833.33)	\$ (10,000.00)
Common Area Maintenance Expense	\$ (300.00)	\$ (3,600.00)
Property Tax Expense	\$ (1,250.68)	\$ (15,008.21)
Property Management Expense	\$ (1,492.50)	\$ (17,910.00)
NOI	\$ 20,998.48	\$ 251,981.79

Annual NOI	\$ 251,981.79
Asking Price	\$ 3,750,000.00
Projected Cap Rate	6.72%