

# Property Details

CONTROL: Partner VALUE: \$6,000,000  
LOAN: \$1,500,000  
EQUITY: \$4,500,000

TITLE: STNL LONG TERM TEXAS INDUSTRIAL  
TYPE: Industrial  
114,991 sft on 9.24 AC leased to strong regional credit tenant leased thru  
HAVE: Jan 2031 with annual bumps and 2-5 year options. Masonry construction,  
2020 TPO Roof w warranty. 15 docks. 24 ft clears. Sprinklered.  
ADDRESS: 234 West Avenue L, San Angelo, Texas  
BENEFITS TO NEW OWNER: Passive, strong real estate, good market, great tenant. Newer roof, new LEDs. Financeable.

GROSS SCHEDULED INCOME: \$448,464 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$448,464  
DEBT SERVICE: \$112,368  
CASH FLOW: \$336,096  
CAP RATE: 7.47%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,500,000	\$9,364	6%	01/12/2027	No

BENEFITS SOUGHT: Exchange into one or multiple. \$6-10M total exchange.

MOTIVATION: Happy to own long term but wasn't the business plan.

CAN ADD: Adjacent ~4 AC parcel (\$500K). Signature, cash from new loans, ask?

REMARKS: LL responsible for roof and structure. Roof has warranty thru 2030 (replaced in 2020). 60 mi. TPO. NOI figure is based on Feb 2026 rent (Seller credit at closing for difference). 8.6% Blended Cap Over Primary Term.

OWNER: TP San Angelo, LLC

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