

## Property Details

CONTROL: Owner  
VALUE: \$8,558,400  
LOAN: \$3,926,244  
EQUITY: \$4,632,156

TITLE: 2-Story Medical Office - 100% Leased  
TYPE: Office Building  
HAVE: 26,000 sq' Medical Office building, 100% leased. Strong tenant mix and well-managed property  
ADDRESS: 151 S Stagecoach Trl, San Marcos, Texas

GROSS SCHEDULED INCOME: \$747,368 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$193,640  
NOI: \$553,728  
DEBT SERVICE: \$338,495  
CASH FLOW: \$215,233  
CAP RATE: 6.47%

MOTIVATION: Medium - Looking to utilize equity in other projects.

CAN ADD: 2 acres of adjacent, developable land, with detention already in place.

REMARKS: 100% Occupied, great tenant mix and well managed property. Tenants anchored by Baptist Health along with other, multi-location tenants.

OWNER:

COUNSELOR: Justin McElfish Phone: 5027410952  
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