

# Property Details

CONTROL: Partner VALUE: \$1,123,000  
LOAN: \$650,000  
EQUITY: \$473,000

TITLE: Glenmore Shops - Multi-tenant Commercial  
TYPE: Retail/Commercial  
HAVE: 14,500 sqft retail/office with 10% CAP at closing. Value Add by replacing and upgrading tenants  
ADDRESS: 101 Paint Rock Rd, San Angelo, Texas

GROSS SCHEDULED INCOME: \$136,080 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$23,979  
NOI: \$112,101  
DEBT SERVICE: \$0  
CASH FLOW: \$112,101  
CAP RATE: 9.98%



OWNER:

COUNSELOR: Justin McElfish Phone: 5027410952  
4350 Brownsboro Rd Email: justin@onlyepic.com  
Louisville, , 40207