

# Property Details

CONTROL: Owner VALUE: \$2,894,569  
LOAN: \$1,107,321  
EQUITY: \$1,787,248

TITLE: Value Add Investment Opportunity  
TYPE: Retail/Commercial

HAVE: Value-add investment opportunity in Abilene, Texas. This strip center boasts high visibility, positioned on a primary arterial road with a traffic flow of approximately 21,000 vehicles per day.

ADDRESS: 3202 N 1st Street, Abilene, Texas

GROSS SCHEDULED INCOME: \$316,093 Projected

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$84,527

NOI: \$231,566

DEBT SERVICE: \$9,955

CASH FLOW: \$221,611

CAP RATE: 8.00%

REMARKS: Currently in negotiations with LOI to fill remaining vacancy.

OWNER:

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