

**CONFIDENTIAL OFFERING
MEMORANDUM**

**FM529 Retail Shopping Center
Cypress, Texas**



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EXECUTIVE SUMMARY

THE OFFERING

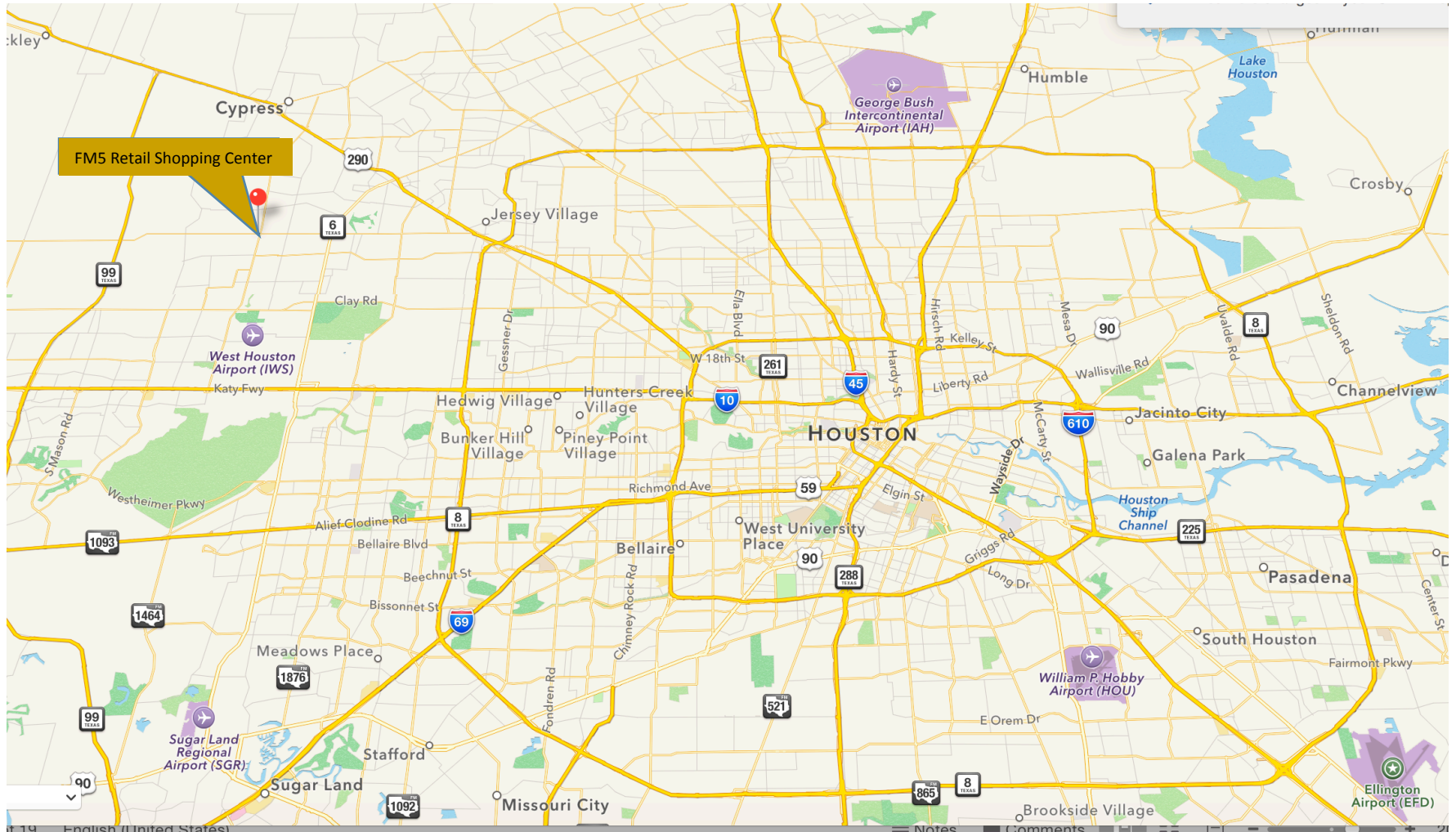
CIVET Real Estate presents the opportunity to acquire a NNN-leased retail center located at 18039 FM 529 Road in Cypress, Texas. This site has great visibility and signage fronting FM 529. The 9,759 SF site sits on 0.92 acres and is currently 100% occupied with 3 tenants. All tenants have recently executed 3 to 5-year leases and are responsible for their proportionate shares of taxes, insurance and CAM.

This property is located across the street from Kroger, Kohl's, and LA Fitness. It is situated near residential communities and other retail centers/entertainment in an ideal location between I-10 Katy FWY and HWY 290 West, West of Houston, TX.

INVESTMENT SUMMARY	
Size	±9759 SF / ±2.9217 acres
Occupancy	100%
In-Place NOI	2017 \$ 126,144
Year Built	2008
Parking	110 (5:1000 SF)
Price	\$1,975,000.00
Offer Due Date	11/30/17



REGIONAL MAP



FINANCIAL SUMMARY

ASSUMPTIONS CASH FLOW PROJECTIONS

18039 FM529 2018 Proforma

Tenant Rent	144,440.00
Tenant NNN *	<u>57,841.00</u>
TOTAL REVENUE	202,281.00

Expenses	
Landscape/Pkg lot clean	2,100.00
Utility/Water	2,700.00
Trash	2,436.00
Electricity	1,500.00
Repairs & Maint	3,300.00
Insurance	10,608.00
Property Tax	<u>37,333.00</u>
TOTAL EXPENSES	59,977.00

NOI **\$142,304.00**

* Cam Rec will result in increase to tenants

Rent Roll

Tenant A	4,583 sf	\$20.15 psf
Tenant B	1,283 sf	\$16.70 psf
Tenant C	982 sf	\$16.70 psf
Tenant D	1,433 sf	\$15.00 psf

Proforma Cap Rate

Sales Price: \$1,895,000

Cap Rate: 7.51%