

# INVESTMENT SALE STNL RETAIL

3227 FM 1960  
Humble, TX



## The Investment

Well positioned sale-leaseback retail investment located along FM 1960 in Humble, TX. The property benefits from strong visibility, 40,000 vehicles per day and proximity to other national quick service retail including McDonald's and Starbucks. With a long-term tenant in place, this property offers investors a stabilized asset with strong returns in an establish retail corridor.

**Alejandro Garza**

Brokerage Services

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Brownsville, TX 78526

**INVESTMENT SALE  
RETAIL CENTER**

**ICO**  
Real Estate Advisors

## RENT ROLL SUMMARY

### Rent Roll Summary

Suite	Tenant Name	SF	% of Total SF	Begin	End	Rmn. Term	5/1/26	
							Current Rent	Exp. Reimb.
Suite 1	Pinkis	7,056	100%	10/1/22	9/30/37	12 Yr.	\$ 18.32	\$ 6.77
<b>Total / Average</b>		7,056	100%			WALT 11.5 Yr.	\$ 18.32	\$ 6.77
<b>Rental Revenue</b>							\$ 129,250	
<b>Expense Reimbursement</b>							47,769	6.77
<b>Parking</b>								
<b>Other Income</b>								
<b>Potential Gross Income</b>							\$ 177,019	
<b>Effective Gross Income</b>							\$ 177,019	
<b>Operating Expenses - RECOVERABLE</b>							\$ / SF	
Ad Valorem Tax							\$ 32,573.00	
Insurance							\$ 5,292.00	
CAM							\$ 3,528.00	
Management Fee							3.58% \$ 6,344.42	
<b>Total Operating Expenses</b>							\$ 6.77	\$ 47,737
<b>Net Operating Income</b>							\$ 129,281	

- 15 Year Original Term
- 10 Year Remaining
- CPI Adjustments Every 5Yr
- Sale/Lease Back
- Lease Type - NNN

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# LOCATION MAP



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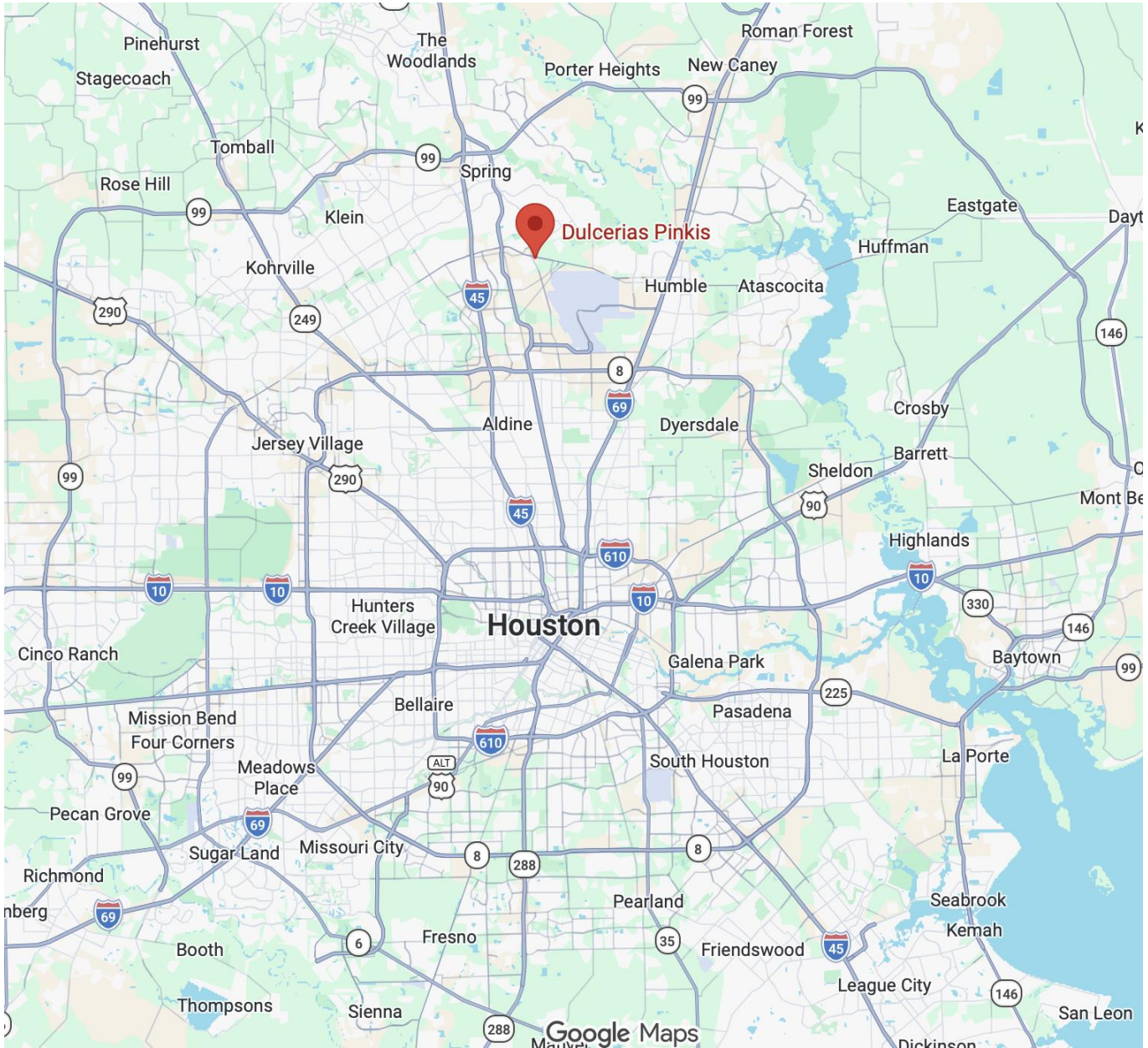
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