



1318 Paluxy Hwy Property Information

- Current Lease Term 9-1-2024 to 9-30-2029
- Insurance is approximately \$12,000 per year reimbursed via NNN
- Taxes are currently \$7788.00 per year reimbursed via NNN
- Current owner does not have any maintenance costs. Tenant does most repairs. It is unknown if this will continue after the sale.
- Current medical group would remain during term. Current tenant would like to renew lease and keep current medical group in location.
- Parking Lot new in last year
- Roof new in last 2 years

- Lease Amounts:

Year	Annual Rate	Monthly Rent	NNN
1	\$19.00	\$10,001.92	\$2,662.08
2	\$19.38	\$10,201.96	TBD
3	\$19.77	\$10,405.99	TBD
4	\$20.16	\$10,614.11	TBD
5	\$20.57	\$10,826.40	TBD