

La Quinta

OFFERING MEMORANDUM

3470 Joe Battle Blvd Hotel - El Paso
El Paso, TX 79938



La Quinta

CONTENTS

01 Executive Summary
Investment Summary

02 Location
Location Summary
Local Business Map

03 Property Description
Property Features
Property Images

04 Financial Analysis
Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics
OM_Normalized_PnL_2024_2025_Combined

05 Demographics
General Demographics
Race Demographics

06 Company Profile
Company Bio

07 Cover Page Title
IABS 1-1 - Seller

Exclusively Marketed by:

Majid Radaei
Rad Capital Group LLC
Managing Broker and
lender
(818) 334-2111
majid@radcre.com
02126758

Brian Brockman
Bang Realty-Texas Inc
(513) 898-1551
bor@bangrealty.com
701472



Brokerage License No.: 02126758
www.radcre.com

LA QUINTA

01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	3470 Joe Battle Blvd Hotel - El Paso El Paso TX 79938
BUILDING SF	44,898 SF
TOTAL ROOMS	83
LAND SF	96,703 SF
YEAR BUILT	2023
APN	H806-999-0040-01C0

FINANCIAL SUMMARY

PRICE	\$12,350,000
PRICE PER KEY	\$148,795
PRICE PSF	\$275.07
NOI (CURRENT)	\$1,169,917
NOI (Pro Forma)	\$1,767,173
RRM (CURRENT)	4.50
RRM (Pro Forma)	3.38
CAP RATE (CURRENT)	9.47%
CAP RATE (Pro Forma)	14.31%
CASH ON CASH (CURRENT)	13.13%
CASH ON CASH (Pro Forma)	32.48%
REV PAR (CURRENT)	\$91
REV PAR (Pro Forma)	\$120

PROPOSED FINANCING

SBA 504	
LOAN TYPE	Amortized
DOWN PAYMENT	\$3,087,500
LOAN AMOUNT	\$9,262,500
INTEREST RATE	6.70%
LOAN TERMS	25
ANNUAL DEBT SERVICE	\$764,459
LOAN TO VALUE	75%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	19,771	124,403	221,758
2025 Median HH Income	\$65,415	\$75,934	\$72,703
2025 Average HH Income	\$82,237	\$94,767	\$91,271

PROPERTY VIDEO

Investment Highlights



Welcome to the prime investment opportunity at 3470 Joe Battle Blvd Hotel in El Paso! This hospitality property is a beacon of potential, This property is President Award winner for 2023 and 2024, ranked top 5% out of all LQ with 30 rooms kitchenette, it delivers promising lucrative returns for savvy investors looking to capitalize on the booming hotel industry. With its strategic location and impressive amenities, this property is a golden ticket to maximizing ROI in the competitive commercial real estate market.

- Step into a world of untapped potential where every detail is designed to elevate the guest experience and drive profitability. From the inviting lobby to the well-appointed guest rooms, every inch of this hotel exudes charm and sophistication. The property's impeccable reputation and strong track record of occupancy rates make it a solid investment choice for those seeking a reliable income stream.
- Imagine the possibilities of owning a hospitality property that not only meets but exceeds the expectations of modern travelers. With a focus on delivering exceptional service and amenities, this hotel sets the standard for luxury accommodation in El Paso. The potential for revenue growth is limitless, making it a smart choice for investors who value quality and excellence in their portfolio.

- Embrace the opportunity to own a piece of El Paso's hospitality landscape and reap the rewards of a well-managed and profitable investment. Whether you're a seasoned investor or a newcomer to the commercial real estate market, this property offers the perfect blend of stability and growth potential. Don't miss out on the chance to secure your financial future with this exceptional hospitality property at 3470 Joe Battle Blvd Hotel.
- The time to invest in this thriving hospitality property is now. Seize the opportunity to own a piece of El Paso's hospitality industry and watch your investment flourish. With its prime location, impeccable reputation, and strong revenue-generating potential, this property is a wise choice for investors who are passionate about maximizing ROI and building a successful real estate portfolio.

LA QUINTA

02

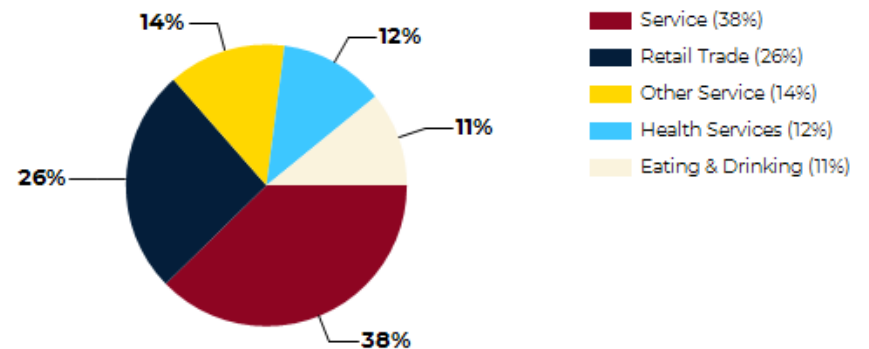
Location

Location Summary

Local Business Map

- (Nearby Businesses): The property is located in a commercial area with various businesses such as shopping centers, restaurants, and service providers. Examples include The Fountains at Farah shopping mall and various fast-food chains like McDonald's and Taco Bell.
- (Proximity to Major Roads): The property is situated close to major roads like Joe Battle Blvd, offering easy access for customers and employees. This accessibility can potentially increase foot traffic and visibility for the commercial property.
- (Residential Neighborhoods): Nearby residential neighborhoods provide a potential customer base for businesses in the area. Residents may frequent the commercial establishments for shopping, dining, or other services.
- (Economic Activity): The area may experience significant economic activity due to the presence of businesses and consumer traffic. This can create a favorable environment for commercial ventures seeking to attract customers.
- (Development Opportunities): Depending on the area's zoning regulations and future development plans, there may be opportunities for growth and expansion of the commercial property or adjacent developments. Stay informed about any upcoming projects or changes that could impact the property's value and potential.

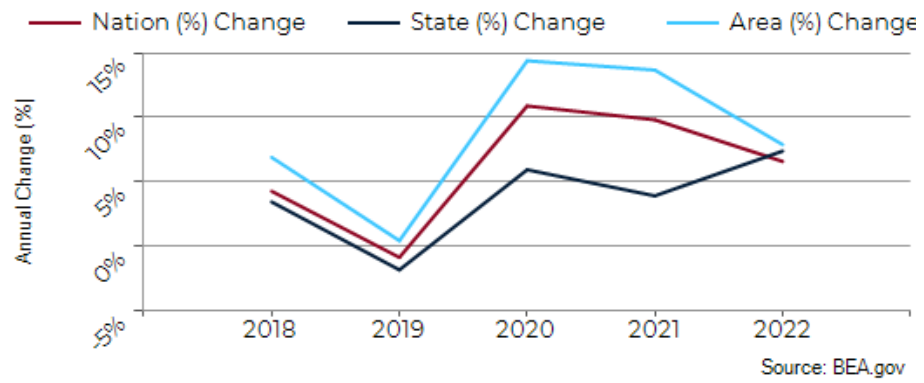
Major Industries by Employee Count

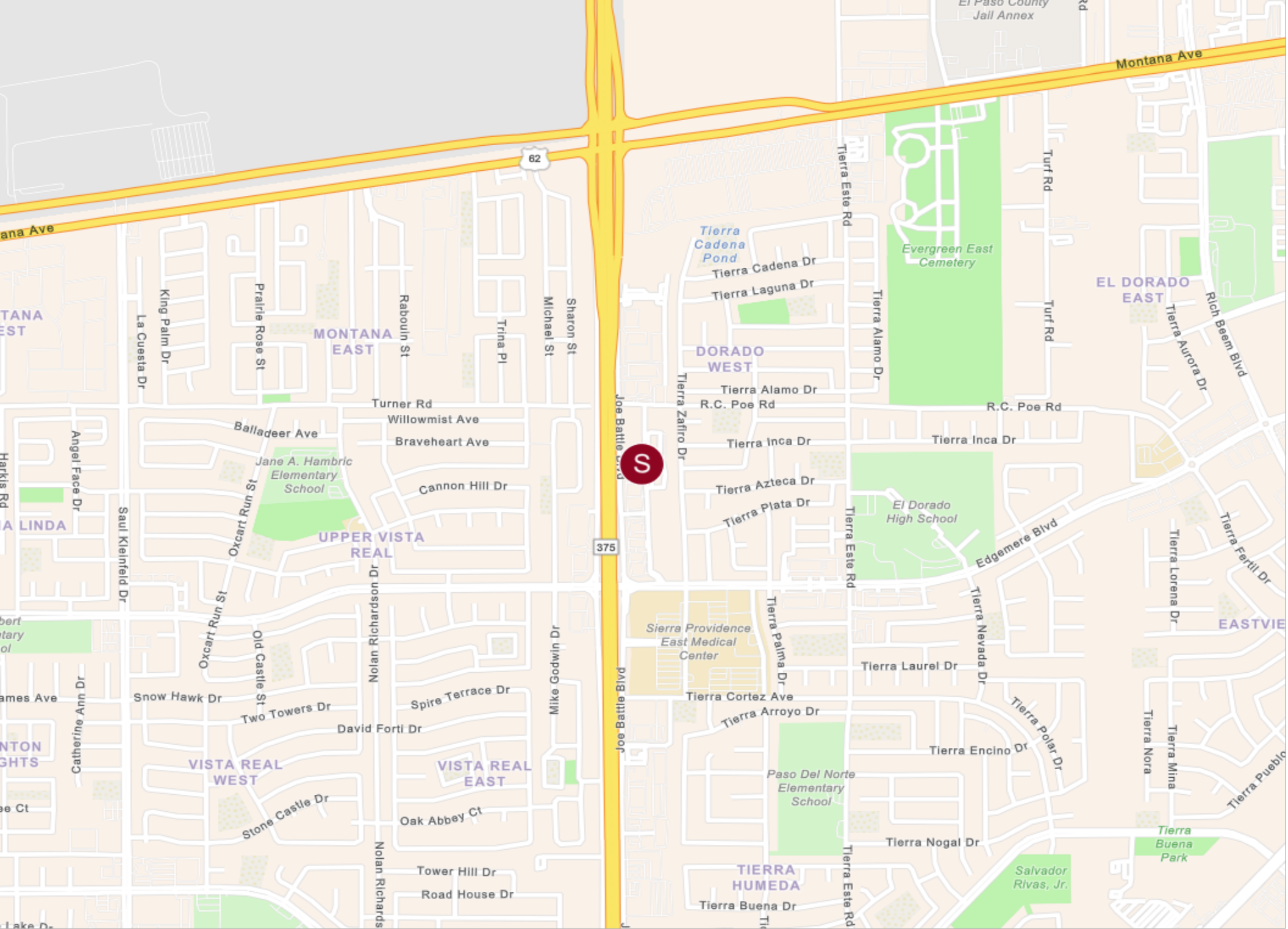


Largest Employers

Fort Bliss	47,628
El Paso Independent School District	7,875
Socorro Independent School District	7,195
City of El Paso	6,840
T&T Staff Management	6,187
Ysleta Independent School District	6,022
The Hospitals of Providence	5,300
University of Texas at El Paso	3,170

El Paso County GDP Trend





LA QUINTA

03 Property Description

Property Features

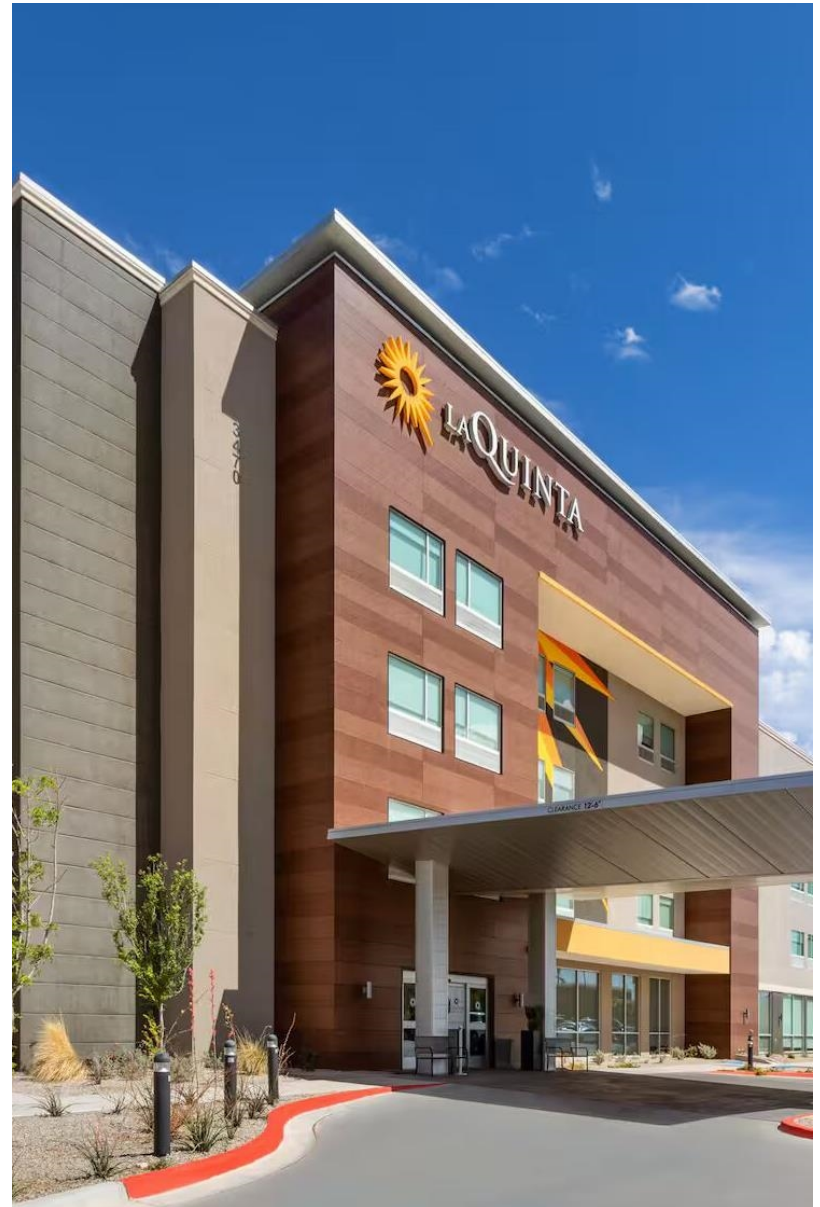
Property Images

PROPERTY FEATURES

TOTAL ROOMS	83
BUILDING SF	44,898
LAND SF	96,703
YEAR BUILT	2023
NUMBER OF STORIES	4
PARKING RATIO	1.04

AMENITIES

POOL	1
COMPLIMENTARY BREAKFAST	1
ICE/VENDING MACHINES	1
BUSINESS CENTER	1
WIFI	1
RESTAURANT	1













04 Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

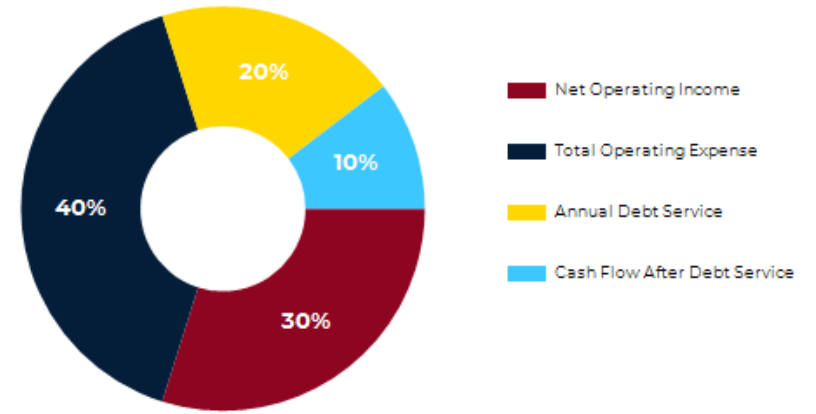
Financial Metrics

OM_Normalized_PnL_2024_2025_Combined

REVENUE ALLOCATION

CURRENT

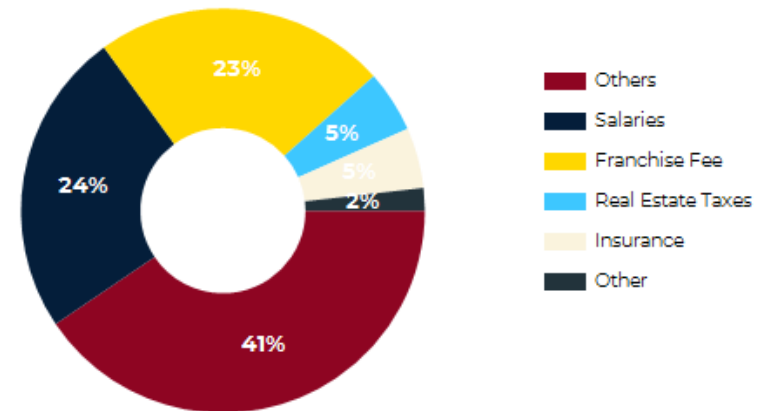
INCOME	CURRENT	PRO FORMA		
Room Revenue	\$2,747,017	\$3,650,000		
Total Operating Revenue	\$2,747,017	\$3,650,000		
Less Expenses	\$1,577,100	57.41%	\$1,882,827	51.58%
Net Operating Income	\$1,169,917	\$1,767,173		
Annual Debt Service	\$764,459	\$764,459		
Cash flow	\$405,459	\$1,002,715		
Debt Coverage Ratio	1.53	2.31		



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$77,967	\$77,967
Insurance	\$76,286	\$76,286
Franchise Fee	\$369,715	\$369,715
Salaries	\$385,369	\$385,369
Repairs & Maintenance	\$25,990	\$25,990
Landscaping	\$2,500	\$2,500
Others	\$639,273	\$945,000
Total Operating Expense	\$1,577,100	\$1,882,827
Annual Debt Service	\$764,459	\$764,459
Expense / SF	\$35.13	\$41.94
% of EGI	57.41%	51.58%

DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL

Price	\$12,350,000
MillageRate	0.63000%

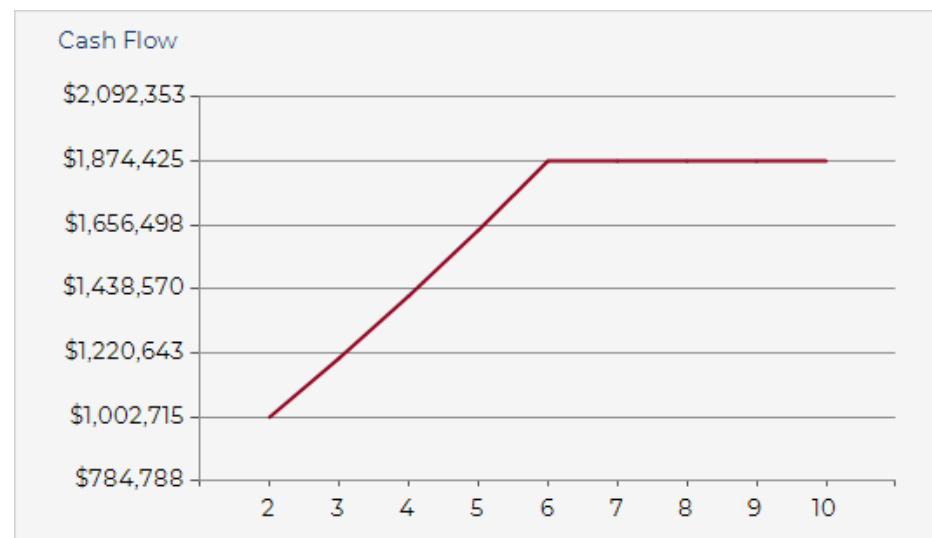
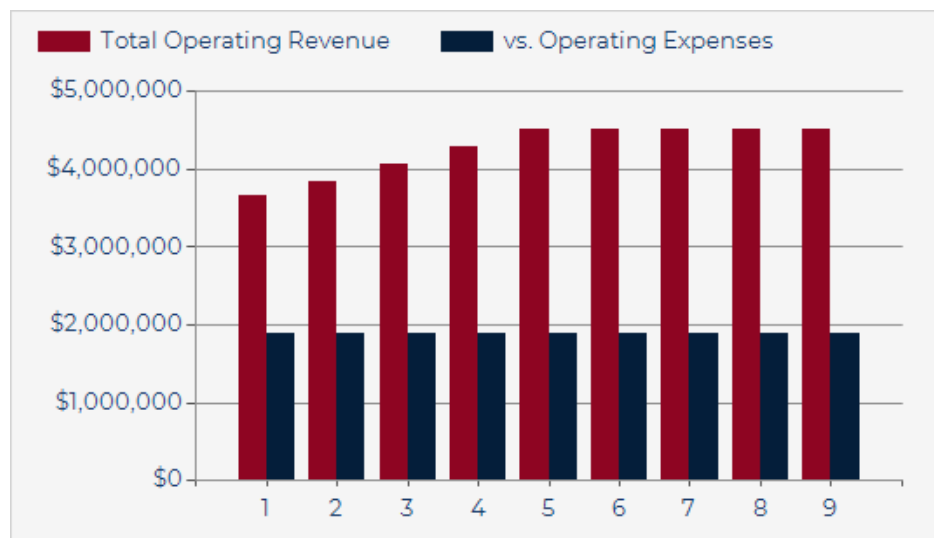
PROPOSED FINANCING

SBA 504	
Loan Type	Amortized
Down Payment	\$3,087,500
Loan Amount	\$9,262,500
Interest Rate	6.70%
Loan Terms	25
Annual Debt Service	\$764,459
Loan to Value	75%
Amortization Period	25 Years

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

INCOME - Growth Rates	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Room Revenue	5.50%	5.50%	5.50%	5.50%				

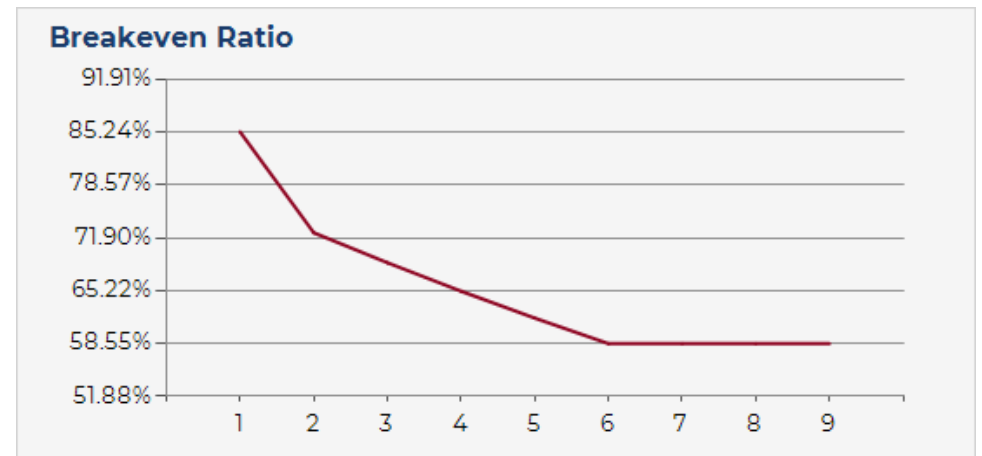
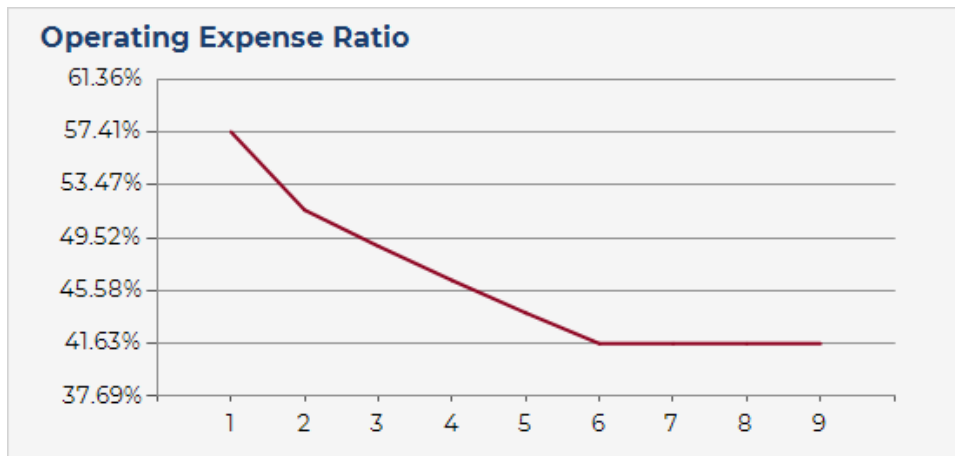
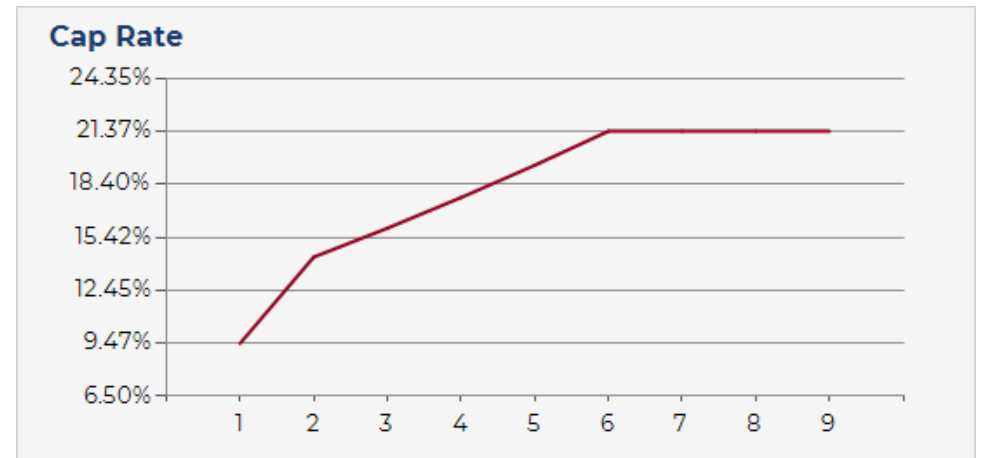
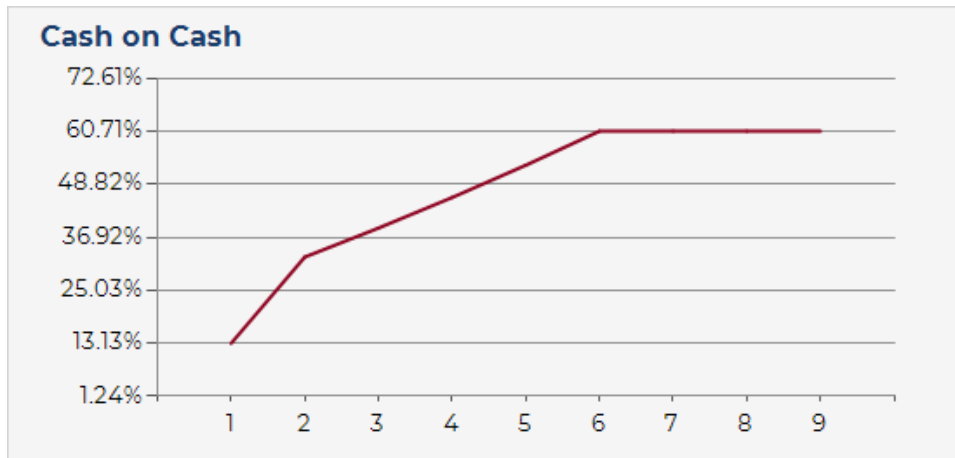
Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Operating Revenue										
RevPar	\$90.68	\$120.48	\$127.11	\$134.10	\$141.47	\$149.26	\$149.26	\$149.26	\$149.26	\$149.26
Room Revenue	\$2,747,017	\$3,650,000	\$3,850,750	\$4,062,541	\$4,285,981	\$4,521,710	\$4,521,710	\$4,521,710	\$4,521,710	\$4,521,710
Total Operating Revenue	\$2,747,017	\$3,650,000	\$3,850,750	\$4,062,541	\$4,285,981	\$4,521,710	\$4,521,710	\$4,521,710	\$4,521,710	\$4,521,710
Operating Expenses										
Real Estate Taxes	\$77,967	\$77,967	\$77,967	\$77,967	\$77,967	\$77,967	\$77,967	\$77,967	\$77,967	\$77,967
Insurance	\$76,286	\$76,286	\$76,286	\$76,286	\$76,286	\$76,286	\$76,286	\$76,286	\$76,286	\$76,286
Franchise Fee	\$369,715	\$369,715	\$369,715	\$369,715	\$369,715	\$369,715	\$369,715	\$369,715	\$369,715	\$369,715
Salaries	\$385,369	\$385,369	\$385,369	\$385,369	\$385,369	\$385,369	\$385,369	\$385,369	\$385,369	\$385,369
Repairs & Maintenance	\$25,990	\$25,990	\$25,990	\$25,990	\$25,990	\$25,990	\$25,990	\$25,990	\$25,990	\$25,990
Landscaping	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Others	\$639,273	\$945,000	\$945,000	\$945,000	\$945,000	\$945,000	\$945,000	\$945,000	\$945,000	\$945,000
Total Operating Expense	\$1,577,100	\$1,882,827	\$1,882,827	\$1,882,827	\$1,882,827	\$1,882,827	\$1,882,827	\$1,882,827	\$1,882,827	\$1,882,827
Net Operating Income	\$1,169,917	\$1,767,173	\$1,967,923	\$2,179,714	\$2,403,154	\$2,638,883	\$2,638,883	\$2,638,883	\$2,638,883	\$2,638,883
Annual Debt Service	\$764,459	\$764,459	\$764,459	\$764,459	\$764,459	\$764,459	\$764,459	\$764,459	\$764,459	\$764,459
Cash Flow	\$405,459	\$1,002,715	\$1,203,465	\$1,415,256	\$1,638,696	\$1,874,425	\$1,874,425	\$1,874,425	\$1,874,425	\$1,874,425



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	13.13%	32.48%	38.98%	45.84%	53.08%	60.71%	60.71%	60.71%	60.71%	60.71%
CAP Rate	9.47%	14.31%	15.93%	17.65%	19.46%	21.37%	21.37%	21.37%	21.37%	21.37%
Debt Coverage Ratio	1.53	2.31	2.57	2.85	3.14	3.45	3.45	3.45	3.45	3.45
Operating Expense Ratio	57.41%	51.58%	48.89%	46.34%	43.92%	41.63%	41.63%	41.63%	41.63%	41.63%
RRM	4.50	3.38	3.21	3.04	2.88	2.73	2.73	2.73	2.73	2.73
Loan to Value	74.98%	73.81%	72.50%	71.15%	69.69%	68.13%	66.46%	64.67%	62.75%	60.70%
Breakeven Ratio	85.24%	72.53%	68.75%	65.16%	61.77%	58.55%	58.55%	58.55%	58.55%	58.55%
Price / SF	\$275.07	\$275.07	\$275.07	\$275.07	\$275.07	\$275.07	\$275.07	\$275.07	\$275.07	\$275.07
Income / SF	\$61.18	\$81.29	\$85.76	\$90.48	\$95.46	\$100.71	\$100.71	\$100.71	\$100.71	\$100.71
Expense / SF	\$35.12	\$41.93	\$41.93	\$41.93	\$41.93	\$41.93	\$41.93	\$41.93	\$41.93	\$41.93
Rev Par	\$90.68	\$120.48	\$127.11	\$134.10	\$141.47	\$149.26	\$149.26	\$149.26	\$149.26	\$149.26

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



Normalized / Adjusted P&L; – 2024 vs 2025

Metric	2024	2025 (TTM Oct 31)
Total Revenue	\$3,485,760.93	\$2,747,017.01
Reported Expenses	\$2,867,335.74	\$2,927,211.07
Less: Interest Expense	(\$708,853.17)	(\$789,706.38)
Less: Depreciation Expense	(\$252,502.81)	(\$448,440.33)
Less: Management Fees	(\$94,846.42)	(\$99,755.54)
Less: Partner Guaranteed Payments	(\$12,000.00)	(\$10,000.00)
Normalized Operating Expenses	\$1,799,133.34	\$1,579,308.82
Net Operating Income (NOI)	\$1,686,627.59	\$1,167,708.19
NOI Margin	48.4%	42.5%

LA QUINTA

05

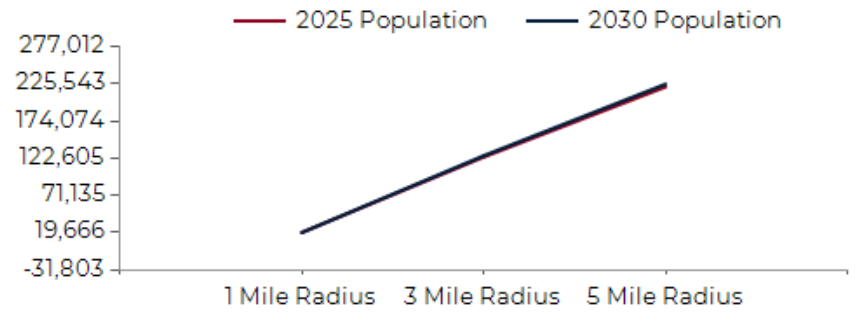
Demographics

General Demographics

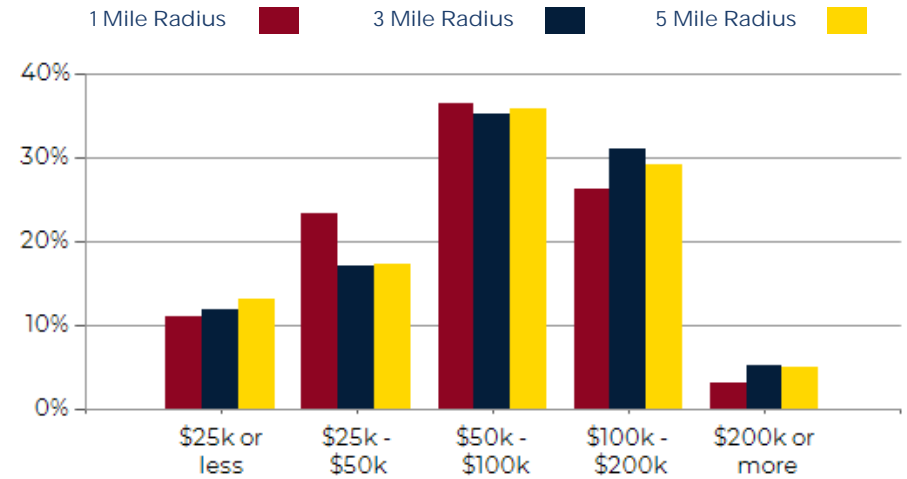
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,077	57,820	130,946
2010 Population	21,511	102,168	182,839
2025 Population	19,771	124,403	221,758
2030 Population	19,666	126,231	225,543
2025 African American	690	5,523	9,296
2025 American Indian	222	1,255	2,384
2025 Asian	214	1,752	3,035
2025 Hispanic	17,505	104,988	187,098
2025 Other Race	4,712	26,824	46,769
2025 White	6,391	41,865	74,640
2025 Multiracial	7,500	46,858	85,074
2025-2030: Population: Growth Rate	-0.55%	1.45%	1.70%

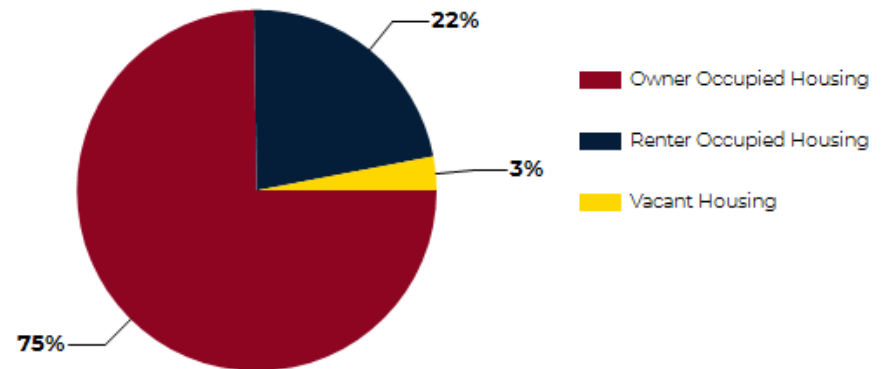
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	444	2,893	5,548
\$15,000-\$24,999	246	1,970	4,397
\$25,000-\$34,999	490	2,460	5,017
\$35,000-\$49,999	974	4,492	8,217
\$50,000-\$74,999	1,464	8,349	16,292
\$75,000-\$99,999	821	6,017	11,043
\$100,000-\$149,999	1,199	7,882	14,241
\$150,000-\$199,999	438	4,759	7,970
\$200,000 or greater	197	2,112	3,799
Median HH Income	\$65,415	\$75,934	\$72,703
Average HH Income	\$82,237	\$94,767	\$91,271



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

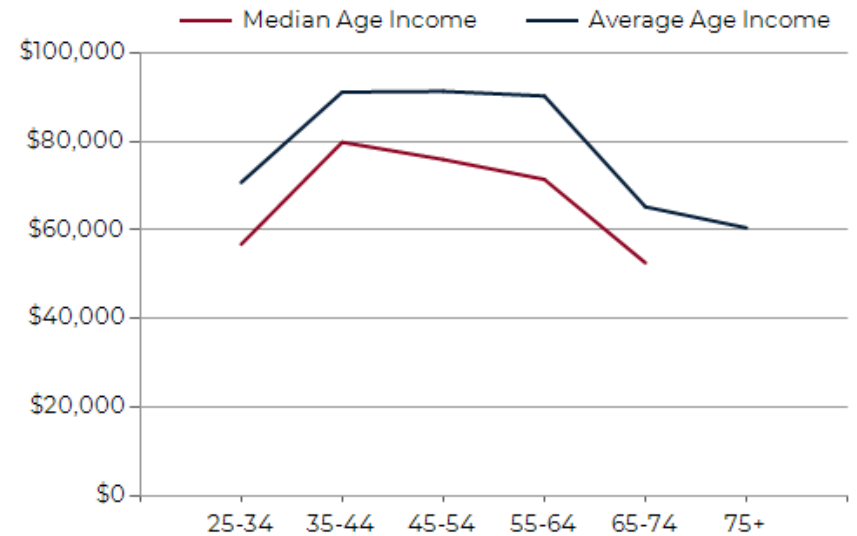
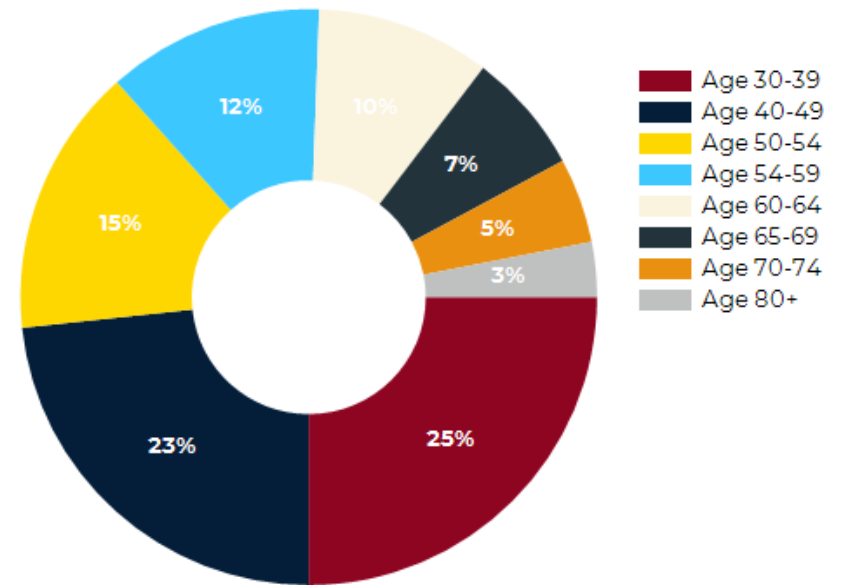


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,405	9,786	17,459
2025 Population Age 35-39	1,188	8,716	15,739
2025 Population Age 40-44	1,132	8,604	14,974
2025 Population Age 45-49	1,284	7,874	13,415
2025 Population Age 50-54	1,567	8,067	13,653
2025 Population Age 55-59	1,260	6,966	11,978
2025 Population Age 60-64	1,013	6,165	11,179
2025 Population Age 65-69	706	5,077	9,782
2025 Population Age 70-74	494	3,561	7,444
2025 Population Age 75-79	320	2,228	5,066
2025 Population Age 80-84	180	1,151	2,735
2025 Population Age 85+	152	864	2,299
2025 Population Age 18+	15,172	94,018	168,137
2025 Median Age	33	34	34
2030 Median Age	34	35	36

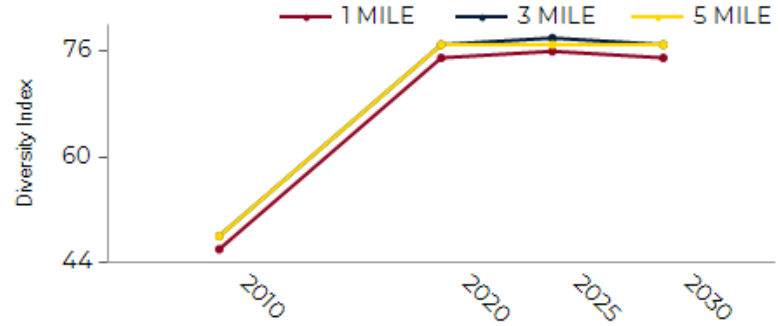
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,789	\$67,865	\$67,703
Average Household Income 25-34	\$70,788	\$87,337	\$85,838
Median Household Income 35-44	\$79,884	\$93,232	\$88,138
Average Household Income 35-44	\$91,239	\$110,385	\$105,991
Median Household Income 45-54	\$75,984	\$91,672	\$88,505
Average Household Income 45-54	\$91,401	\$106,765	\$104,957
Median Household Income 55-64	\$71,475	\$77,664	\$76,013
Average Household Income 55-64	\$90,340	\$96,111	\$93,693
Median Household Income 65-74	\$52,597	\$59,036	\$58,367
Average Household Income 65-74	\$65,279	\$77,997	\$75,503
Average Household Income 75+	\$60,518	\$61,783	\$62,875

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	75	77	77
Diversity Index (current year)	76	78	77
Diversity Index (2020)	75	77	77
Diversity Index (2010)	46	48	48

POPULATION DIVERSITY



POPULATION BY RACE

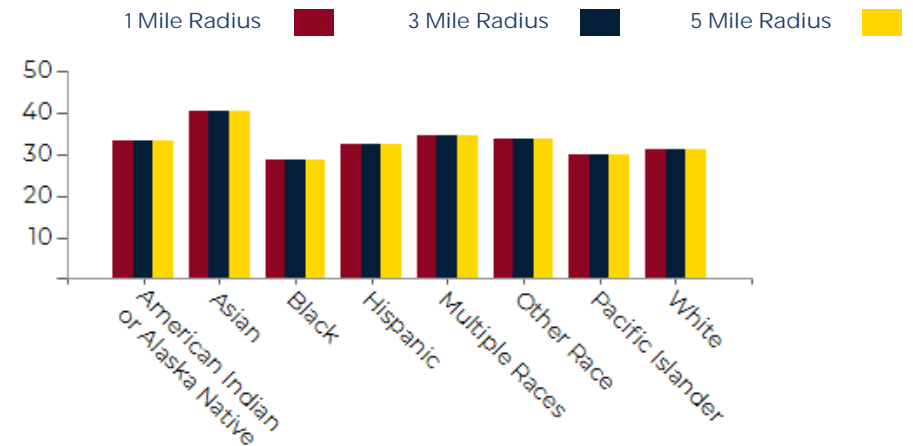


2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	36	37
Median Asian Age	40	36	37
Median Black Age	29	31	32
Median Hispanic Age	33	33	34
Median Multiple Races Age	34	35	36
Median Other Race Age	34	34	35
Median Pacific Islander Age	30	29	29
Median White Age	31	32	33

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	2%	2%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	47%	46%	46%
Multiracial	20%	20%	21%
Other Race	13%	12%	11%
White	17%	18%	18%

2025 MEDIAN AGE BY RACE



LA QUINTA

06 Company Profile
Company Bio



Our SERVICES

Rad Hospitality Group is a boutique hotel realty group with over 15 years of hospitality experience in closing and financing over \$200 million in transactions.

Our clients are institutional investors, family-based offices, high-net-worth individuals, and hotel portfolio owners across America, Dubai, China and Singapore.

Services include:

BUYER REPRESENTATION

We work with over 40 clients nationwide to acquire and identify the right asset that matches their acquisition criteria. Our specialization is working with clients in 1031 exchange.

SELLER REPRESENTATION

We offer exclusive or non-exclusive seller representation for six months or shorter. We often sell properties off the market to our network of highly qualified buyers and exchange clients with the solid financial capability to close the transaction.

LEASING SERVICES

Our leasing services offer clients favorable terms. We also upgrade hotels with our own capital investment for five to 10 years.

HOTEL MANAGEMENT

Our comprehensive hotel management capabilities involve various services, including operations management, sales plans, accounting, budgeting, marketing, and HR.

HOTEL ACQUISITION

Our financial analyst team helps our clients to acquire more hotel opportunities and grow their portfolios.

DEBT AND EQUITY FINANCING

We facilitate debt financing and equity financing to close transactions smoothly, with a 100% success rating

DEBT REFINANCING OR RESTRUCTURING

We assist our clients in refinancing or restructure their debt and reposition their equity after stabilizing properties.

Please register your info for hotel opportunities and buying criteria on our website below or if you are looking to sell or lease or finance:

www.radhospitalitygroup.com

www.radcapgroup.com



07 Cover Page Title
IABS 1-1 - Seller

LA QUINTA



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Rad Capital Group LLC and it should not be made available to any other person or entity without the written consent of Rad Capital Group LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Rad Capital Group LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Rad Capital Group LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rad Capital Group LLC has not verified, and will not verify, any of the information contained herein, nor has Rad Capital Group LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Majid Radaei

Rad Capital Group LLC
Managing Broker and lender
(818) 334-2111
majid@radcre.com
02126758

Brian Brockman

Bang Realty-Texas Inc
(513) 898-1551
bor@bangrealty.com
701472



Brokerage License No.: 02126758
www.radcre.com