

EXECUTIVE SUMMARY

Multi-Tenant Office / Flex Investment Opportunity



OFFERING SUMMARY

Asking Price:

\$1,890,000

Building Size:

12,100 SF

Lot Size:

0.95 Acres (41,380 SF)

Building Type:

Office / Flex

Current Occupancy:

100% (Owner-Occ. Vacates at Sale)

Current NOI:

\$144,730 / year

Pro Forma NOI:

\$144,730 – \$156,730 / yr

Current Cap Rate:

7.7%

Pro Forma Cap Rate:

7.7% – 8.3%

PROPERTY OVERVIEW

12,100 SF multi-tenant office/flex complex on 0.95 acres (41,380 SF) with 40+ parking spaces.

Currently 100% occupied by three tenants:

Asset Protection / Mandel Homes — A&B (4,600 SF) \$5,000/mo

M Salon — Suite C (1,500 SF) at \$2,250/mo

The Pooch Pad — Suite D (6,000 SF) at \$7,500/mo

Owner-occupant (Suites A & B) will vacate at closing. Market rent for A&B: \$5,000–\$6,000/mo.

Tenants pay all utilities — NNN-lite structure minimizes owner operating burden.

Located one block from S. Staples St in the high-growth south side of Corpus Christi.

Current NOI of \$144,730/yr — 7.7% cap rate at asking price with upside to 8.3%.

TENANT SUMMARY

Suite	Tenant	Size (SF)	Rent/Mo	Rent/Yr	Lease Term
Suites A & B	Asset Protection*	4,600	\$5,000	\$60,000	Vacates at Sale
Suite C	M Salon	1,500	\$2,250	\$27,000	2 Yrs (New)
Suite D	The Pooch Pad	6,000	\$7,500	\$90,000	3 Yrs (New)
TOTAL		12,100	\$14,750	\$177,000	

*Owner-occupant (Asset Protection / Mandel Homes) will vacate Suites A & B at closing. Market rent: \$5,000–\$6,000/mo.

FINANCIAL HIGHLIGHTS

CURRENT IN-PLACE (ALL 3 TENANTS)

Asset Protection (A&B)	\$60,000/yr
M Salon (Suite C)	\$27,000/yr
The Pooch Pad (Suite D)	\$90,000/yr
Gross Income	\$177,000/yr
Less: Expenses	(\$32,270/yr)
NET OPERATING INCOME	\$144,730/yr

PRO FORMA (A&B RE-LEASED)

Suites A & B (Market)	\$60,000 – 72,000/yr
M Salon (Suite C)	\$27,000/yr
The Pooch Pad (Suite D)	\$90,000/yr
Gross Income	\$177,000 – 189,000/yr
Less: Expenses	(\$32,270/yr)
NET OPERATING INCOME	\$144,730 – 156,730/yr

INVESTMENT HIGHLIGHTS

Currently 100% occupied – \$177,000/yr gross income with three tenants in place.

Current NOI of \$144,730/yr represents a 7.7% cap rate at asking price.

Owner-occupant vacates at sale; A&B re-lease at market validates \$5K–\$6K/mo rent.

Upside to 8.3% cap rate by re-leasing Suites A & B at \$6,000/mo.

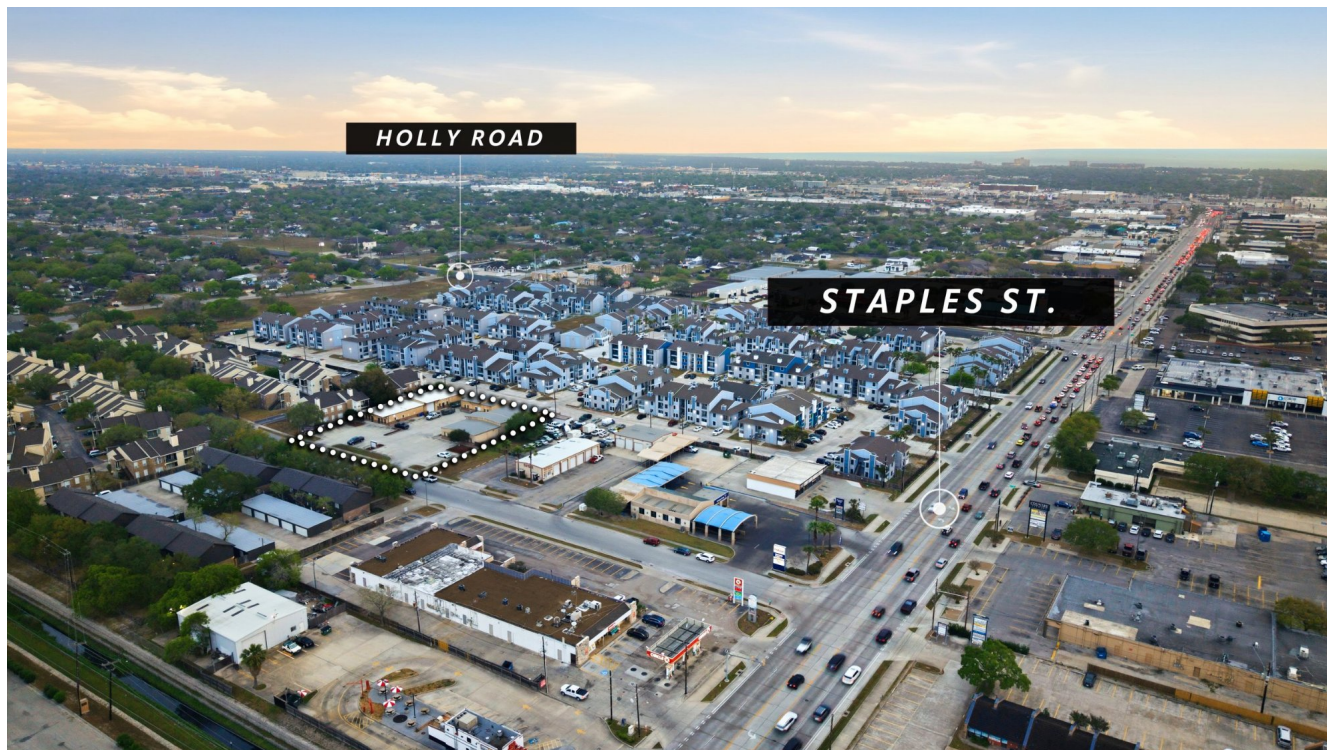
Diverse tenant mix: office, salon, and pet services (boarding/grooming).

New long-term leases (2 and 3 years) on Suites C & D provide income stability.

Tenants responsible for all utilities, reducing owner operating expenses.

Located one block from S. Staples St, the primary commercial artery in south CC.

LOCATION OVERVIEW



AREA HIGHLIGHTS

One block from S. Staples Street — the highest-traffic corridor on the south side.

Surrounded by dense multifamily housing (Summer House Apartments adjacent).

Near Holly Road & Staples intersection, a major retail and commercial node.

Proximity to Walmart, H-E-B, Alamo Drafthouse, and dozens of national tenants.

South side is the fastest-growing submarket in Corpus Christi.

PROPERTY DETAILS

Building Size:
12,100 SF

Lot Size:
0.95 Acres (41,380 SF)

Zoning:
Commercial

Parking:
40+ Surface Spaces

Construction:
Masonry / Metal

Utilities:
All City Services

HVAC:
Individual Units per Suite

AERIAL SITE VIEW



SUITE BREAKDOWN

- **Suites A & B — 4,600 SF** Asset Protection* (Vacates at Sale)
- **Suite C — 1,500 SF** M Salon (New 2 Yr Lease)
- **Suite D — 6,000 SF** The Pooch Pad (New 3 Yr Lease)

PROPERTY PHOTOS — EXTERIOR



Front Entrance — Suite A



Street View from Burnham Drive



Front Building Elevation — Suites A & B (left) & Suite C (middle)



Front Building Elevation — Suite C (middle) & Suite D (right)

PROPERTY PHOTOS — ADDITIONAL VIEWS



Parking Area



Aerial — South View with Boundary



Aerial — Southwest View with Property Boundary



Aerial — Southeast View with Property Boundary

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Corpus Christi Realty Group