

SOUTHWEST LUBBOCK INVESTMENT

5202 82nd Street, Lubbock, TX 79424



OFFERING SUMMARY

SALE PRICE:	\$2,599,990
BUILDING SIZE:	6,630 SF
CAP RATE:	6.85%

PROPERTY OVERVIEW

The Powell Group is pleased to offer a triple-net investment opportunity in Southwest Lubbock. This 6,630 square foot medical urgent care sits on the corner of 82nd Street and Slide road a high traffic area with approximately 33,000 VPD. The tenant is Covenant Hospital on an original five-year lease with two years remaining, discussions of extending the term to resume at end of 2022. Covenant is one of the largest hospitals serving West Texas. Southwest Lubbock is experiencing a boom in residential real estate with multiple new developments in the surrounding area. This property will be sold as a leasehold estate. Showings by appointment only. Hipaa regulations enforced must contact agent for showings.

PROPERTY HIGHLIGHTS

- 33,000 VPD
- Lubbock's Growing Southwest Area
- Strong National Tenant

KW COMMERCIAL
10210 Quaker Avenue
Lubbock, TX 79424

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Year	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
April	\$20,759.38	\$21,174.57	\$21,598.06	\$22,030.02	\$22,470.62	\$22,920.03
May	\$20,759.38	\$21,174.57	\$21,598.06	\$22,030.02	\$22,470.62	\$22,920.03
June	\$20,759.38	\$21,174.57	\$21,598.06	\$22,030.02	\$22,470.62	\$22,920.03
July	\$20,759.38	\$21,174.57	\$21,598.06	\$22,030.02	\$22,470.62	\$22,920.03
August	\$20,759.38	\$21,174.57	\$21,598.06	\$22,030.02	\$22,470.62	\$22,920.03
September	\$20,759.38	\$21,174.57	\$21,598.06	\$22,030.02	\$22,470.62	\$22,920.03
October	\$20,759.38	\$21,174.57	\$21,598.06	\$22,030.02	\$22,470.62	\$22,920.03
November	\$20,759.38	\$21,174.57	\$21,598.06	\$22,030.02	\$22,470.62	\$22,920.03
December	\$20,759.38	\$21,174.57	\$21,598.06	\$22,030.02	\$22,470.62	\$22,920.03
January	\$20,759.38	\$21,174.57	\$21,598.06	\$22,030.02	\$22,470.62	\$22,920.03
February	\$20,759.38	\$21,174.57	\$21,598.06	\$22,030.02	\$22,470.62	\$22,920.03
March	\$20,759.38	\$21,174.57	\$21,598.06	\$22,030.02	\$22,470.62	\$22,920.03
Gross Income	\$249,112.56	\$254,094.81	\$259,176.71	\$264,360.24	\$269,647.45	\$275,040.40
Expenses						
Landscaping/Maintenance	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00
Land Lease	\$81,182.41	\$82,806.06	\$84,462.18	\$86,151.43	\$87,874.45	\$89,631.94
Net Income	\$164,330.15	\$167,688.75	\$171,114.53	\$174,608.81	\$178,173.00	\$181,808.46

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OFFICE FOR SALE

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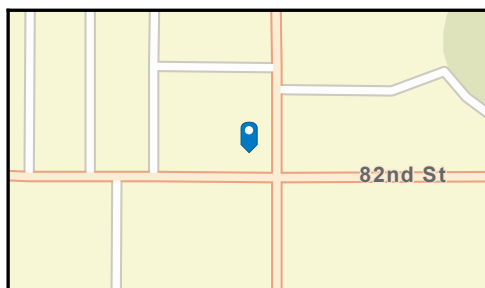
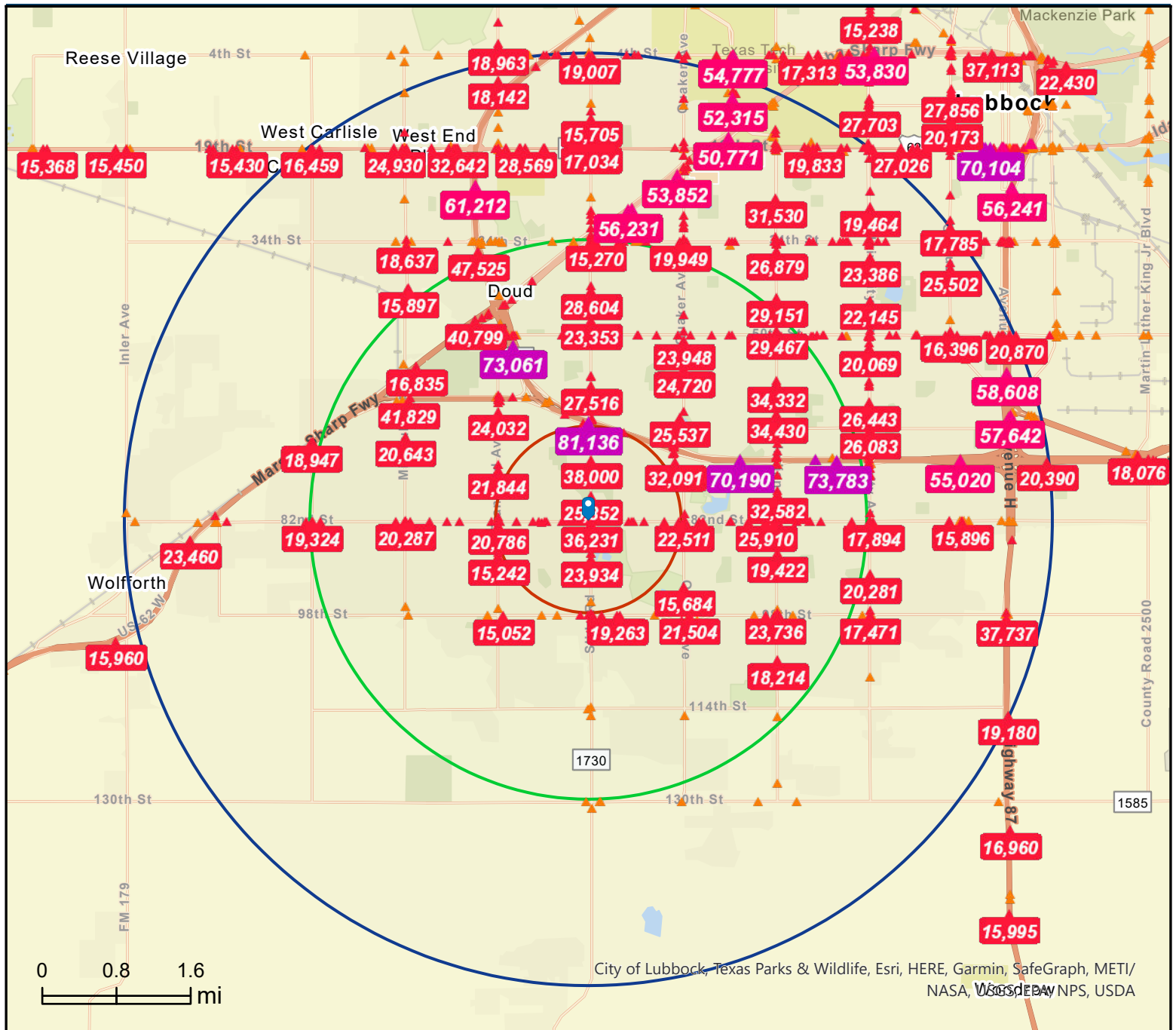


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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

