

Executive Summary



SALE OVERVIEW

SALE PRICE: \$4,200,000

LOT SIZE: 1.81 Acres

BUILDING SIZE: 30,000 SF

ZONING: Commercial

PROPERTY DESCRIPTION

This property is in the Brownwood Medical District. Hendricks Healthcare just built a new \$5 million surgery center across the street. Hendricks also announced they are building a new \$11 million 20,000 SF medical office building in the area. Another new 10,000 SF medical building is planned down the street and a newly updated VA clinic is located across from this building as well.

New 5 year lease commenced March 1, 2018.

Annual 50% of CPI rental escalations

Brownwood, TX is southwest of Dallas/ Fort Worth and northwest of San Antonio, TX at the edge of the Texas Hill Country.

Additional Photos



Additional Photos



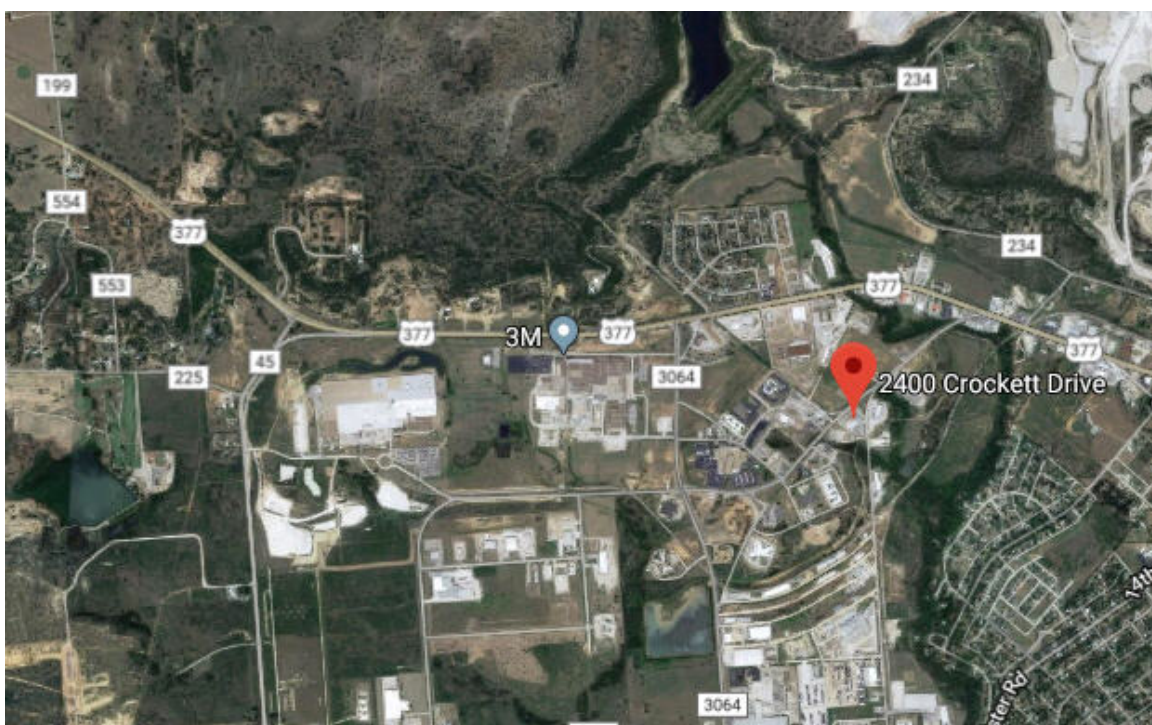
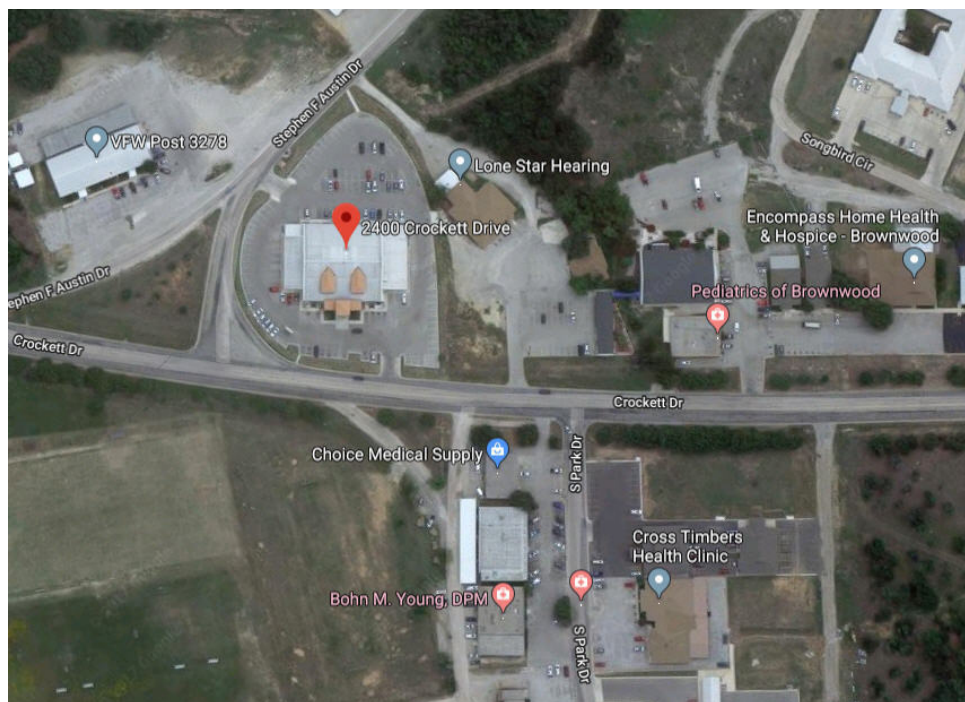
Additional Photos



Additional Photos



Additional Photos



Financial Summary

INVESTMENT OVERVIEW

BROWNWOOD TX HHS - OFFICE

Price	\$4,200,000
Price per SF	\$140.00
CAP Rate	7.1%
Cash-on-Cash Return (yr 1)	5.47 %
Total Return (yr 1)	\$155,763
Debt Coverage Ratio	1.23

OPERATING DATA

BROWNWOOD TX HHS - OFFICE

Gross Scheduled Income	\$446,400
Operating Expenses	\$148,880
Net Operating Income	\$297,520
Pre-Tax Cash Flow	\$54,886

FINANCING DATA

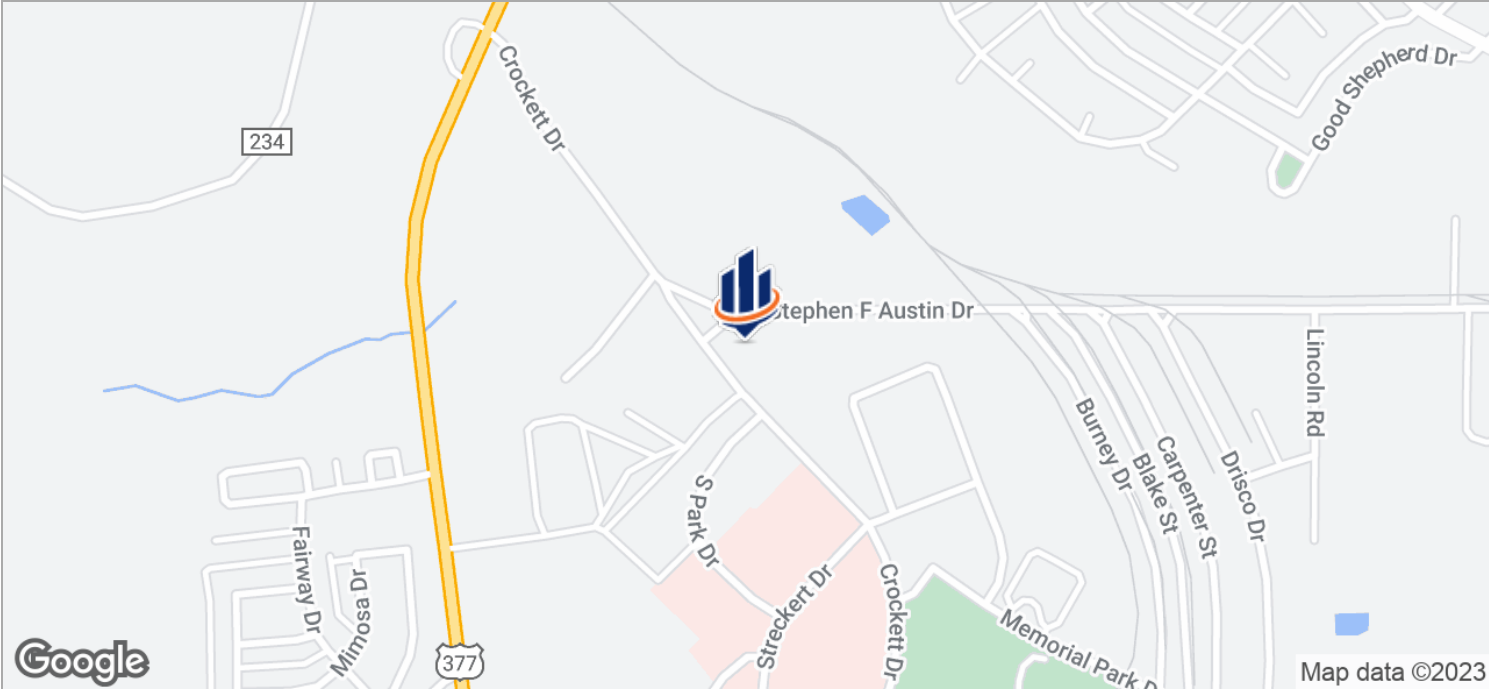
BROWNWOOD TX HHS - OFFICE

Down Payment	\$1,004,000
Loan Amount	\$3,196,000
Debt Service	\$242,634
Debt Service Monthly	\$20,219
Principal Reduction (yr 1)	\$100,877

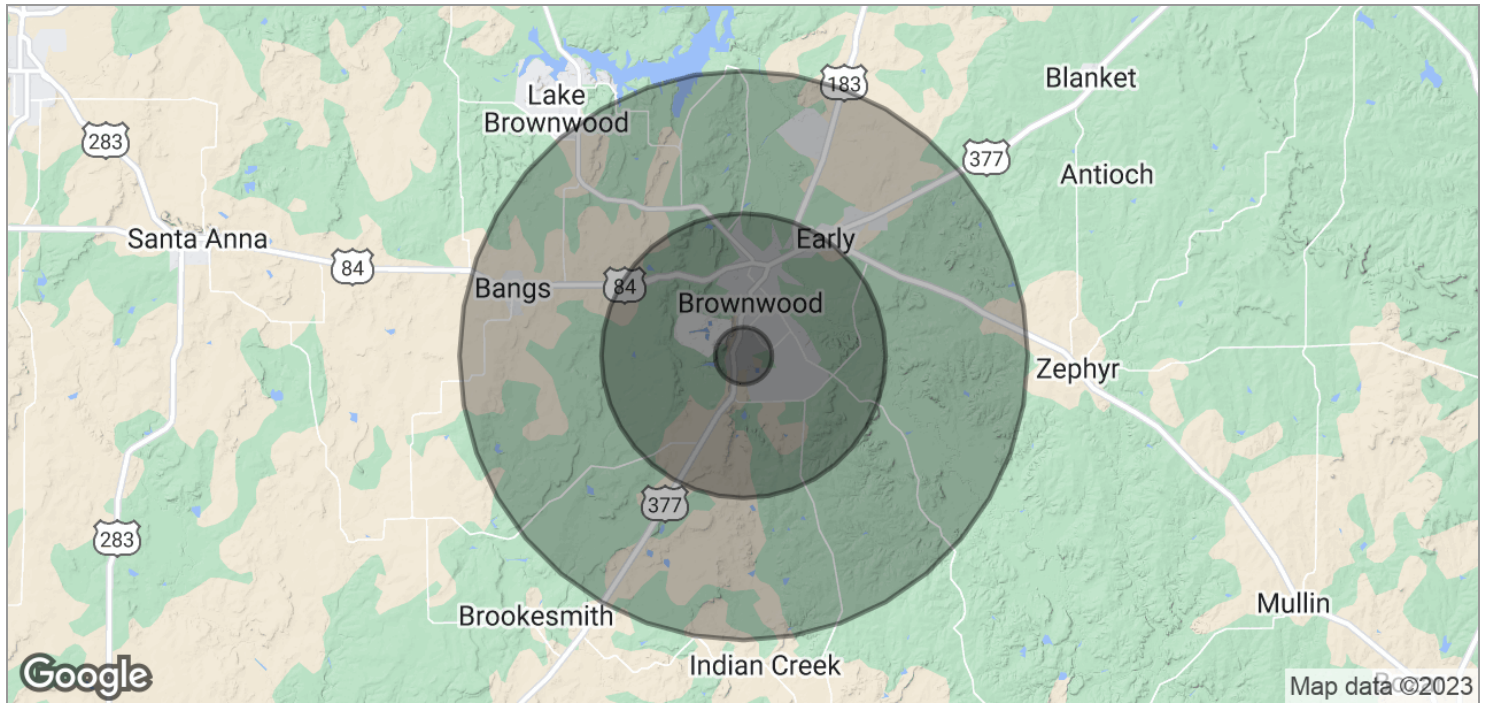
Income & Expenses

INCOME SUMMARY		BROWNWOOD TX HHS - OFFICE
Potential Income		\$446,400
GROSS INCOME		\$446,400
EXPENSE SUMMARY		BROWNWOOD TX HHS - OFFICE
Janitorial		\$18,000
Utilities		\$20,400
Taxes [estimated]		\$79,000
Insurance		\$4,800
Landscape		\$2,400
Pest Control		\$480
R&M		\$6,000
Property Management [estimated]		\$17,800
GROSS EXPENSES		\$148,880
NET OPERATING INCOME		\$297,520

Location Maps



Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,286	22,834	31,287
MEDIAN AGE	37.6	35.1	36.5
MEDIAN AGE (MALE)	36.5	36.0	37.1
MEDIAN AGE (FEMALE)	39.9	36.1	37.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,280	8,410	11,152
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$49,441	\$46,054	\$50,255
AVERAGE HOUSE VALUE	\$89,901	\$94,964	\$94,688