

# CEDAR VILLAGE SHOPPING CENTER



**OFFERING MEMORANDUM PRESENTED BY: OAR Realty Partners**

# TENANT SUMMARY

## CEDAR VILLAGE SHOPPING CENTER

May-2025

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Monthly Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type	Expense Reimbursements
				Comm.	Exp.					
TOTAL from Verizon	A	2,400	23.5%	6/1/25	5/31/28	\$0.73	\$1,752	\$21,024	NNN	\$8,316
Kenneth Limbscombe	B	2,000	19.6%	7/1/23	4/30/26	\$0.93	\$1,850	\$22,200	Gross	\$0
GMET Communications	C	1,000	9.8%	7/1/23	9/30/26	\$1.25	\$1,250	\$15,000	Gross	\$0
Jan Dornak	D	2,200	21.6%	7/1/23	8/31/25	\$0.43	\$950	\$11,400	Gross	\$0
Cristal Malek	E	1,300	12.7%	7/1/23	8/31/25	\$0.69	\$900	\$10,800	Gross	\$0
Pharmacy	F	1,300	12.7%	11/1/24	6/30/28	\$1.23	\$1,599	\$19,188	NNN	\$4,504
Total		10,200				\$0.81	\$8,301	\$99,612		\$12,820

# FINANCIAL ANALYSIS

## CEDAR VILLAGE SHOPPING CENTER

Income	Year 1		Per SF	Year 2		Per SF
Scheduled Base Rental Income	99,612		9.77	99,612		9.77
Expense Reimbursement Income						
CAM	8,735		0.86	8,735		0.86
Insurance	4,085		0.40	4,085		0.40
Total Reimbursement Income	\$12,820	36.3%	\$1.26	\$12,820	36.3%	\$1.26
Potential Gross Revenue	112,432		11.02	112,432		11.02
General Vacancy	(2,988)	3.0%	(0.29)	0		0.00
Effective Gross Revenue	\$109,444		\$10.73	\$112,432		\$11.02
Operating Expenses	Year 1		Per SF	Year 2		Per SF
Common Area Maintenance (CAM)						
Utilities	780		0.08	780		0.08
Repairs & Maintenance	1,365		0.13	1,365		0.13
Real Estate Taxes	16,234		1.59	16,234		1.59
Landscaping	900		0.09	900		0.09
Property Management	4,800		0.47	4,800		0.47
Insurance	11,263		1.10	11,263		1.10
Total Expenses	\$35,342		\$3.46	\$35,342		\$3.46
Expenses as % of EGR	32.3%			31.4%		
Net Operating Income	\$74,102		\$7.26	\$77,090		\$7.56



# CEDAR VILLAGE SHOPPING CENTER



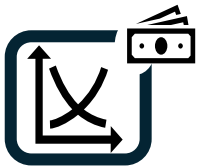
**PRICE**  
\$1,000,000.00



**CAP RATE**  
7.41 %



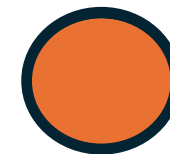
**NOI**  
\$74,102



**PRICE PER SF**  
\$ 98.04



**TERMS**  
Value-Add  
Opportunity



**OCCUPANCY**  
100%



**GLA | LAND AREA**  
10,150 SF

OAR REALTY PARTNERS

# TENANT SUMMARY PRO-FORMA

## CEDAR VILLAGE SHOPPING CENTER

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Monthly Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Lease Type	Expense Reimbursements
				Comm.	Exp.					
TOTAL from Verizon	A	2,400	23.5%	6/1/25	5/30/28	\$0.73	\$1,752	\$21,024	NNN	\$8,316
Kenneth Limbscombe	B	2,000	19.6%	7/1/23	4/30/26	\$1.00	\$2,000	\$24,000	NNN	\$6,929
GMET Communications	C	1,000	9.8%	7/1/23	9/30/26	\$1.25	\$1,250	\$15,000	NNN	\$3,465
Jan Dornak	D	2,200	21.6%	7/1/23	8/30/25	\$1.00	\$2,200	\$26,400	NNN	\$7,623
Cristal Malek	E	1,300	12.7%	7/1/23	8/31/25	\$1.00	\$1,300	\$15,600	NNN	\$4,504
Pharmacy	F	1,300	12.7%	11/1/24	6/30/28	\$1.23	\$1,599	\$19,188	NNN	\$4,504
Total		10,200				\$0.99	\$10,101	\$121,212		\$35,341

# FINANCIAL ANALYSIS Pro-Forma

## CEDAR VILLAGE SHOPPING CENTER

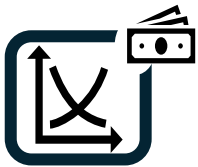
Income	Year 1		Per SF	Year 2		Per SF
Scheduled Base Rental Income	121,212		11.88	121,212		11.88
Expense Reimbursement Income						
CAM	24,080		2.36	24,080		2.36
Insurance	11,261		1.10	11,261		1.10
Total Reimbursement Income	\$35,341	100.0%	\$3.46	\$35,341	100.0%	\$3.46
Potential Gross Revenue	156,553		15.35	156,553		15.35
General Vacancy	(3,636)	3.0%	(0.36)	0		0.00
Effective Gross Revenue	\$152,917		\$14.99	\$156,553		\$15.35
Operating Expenses	Year 1		Per SF	Year 2		Per SF
Common Area Maintenance (CAM)						
Utilities	780		0.08	780		0.08
Repairs & Maintenance	1,365		0.13	1,365		0.13
Real Estate Taxes	16,234		1.59	16,234		1.59
Landscaping	900		0.09	900		0.09
Property Management	4,800		0.47	4,800		0.47
Insurance	11,263		1.10	11,263		1.10
Total Expenses	\$35,342		\$3.46	\$35,342		\$3.46
Expenses as % of EGR	23.1%			22.6%		
Net Operating Income	\$117,575		\$11.53	\$121,211		\$11.88



# CEDAR VILLAGE SHOPPING CENTER



**PRICE**  
\$1,000,000



**PRICE PER SF**  
\$ 98.04



**GLA | LAND AREA**  
10,150 SF



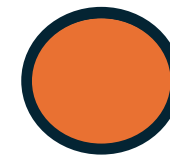
**CAP RATE**  
**PRO-FORMA**  
11.76%



**TERMS**  
Value-Add  
Opportunity



**NOI**  
**PRO-FORMA**  
\$117,575.00



**OCCUPANCY**  
100%



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