

LUBBOCK OFFICE BUILDING/ WAREHOUSE

CLASS C OFFICE SPACE
4414 AVENUE A
LUBBOCK, TX 79404

FOR SALE/ FOR LEASE

real

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PROPERTY SUMMARY

Class C Office Space

4414 Avenue A | Lubbock, TX 79404



Property Summary

Building Class:	Class C
Building SF:	7,132
Lease Rate:	\$6.50 Annual/SF
Rent Esc. Type:	Annual Percentage
Rent Esc. Desc.:	3% annual escalations
Lease Terms:	36-60 months
Lease/Expense Type:	NNN
Price:	\$420,000
Year Built:	1993
Zoning:	.C4
Size:	0.522317 Acres

Property Overview

3,132 SF Office & 4,000 SF Barn - w/2 Overhead Doors, Ideal location on Avenue A & 45th St. Includes 5 Offices, showroom floor, kitchen/breakroom, 2 Bathrooms, 1,000+ SF Garage/Shop with Overhead door. Gated Access, Newly Paved Parking (Storefront), Dual Entrance to Quonset Barn, Sitting on 0.23 Acre Lot. Major supply-chain, lumber and industrial sales corridor, easy access to Interstate 27.

PROPERTY PHOTOS

Class C Office Space

4414 Avenue A | Lubbock, TX 79404



PROPERTY PHOTOS

Class C Office Space

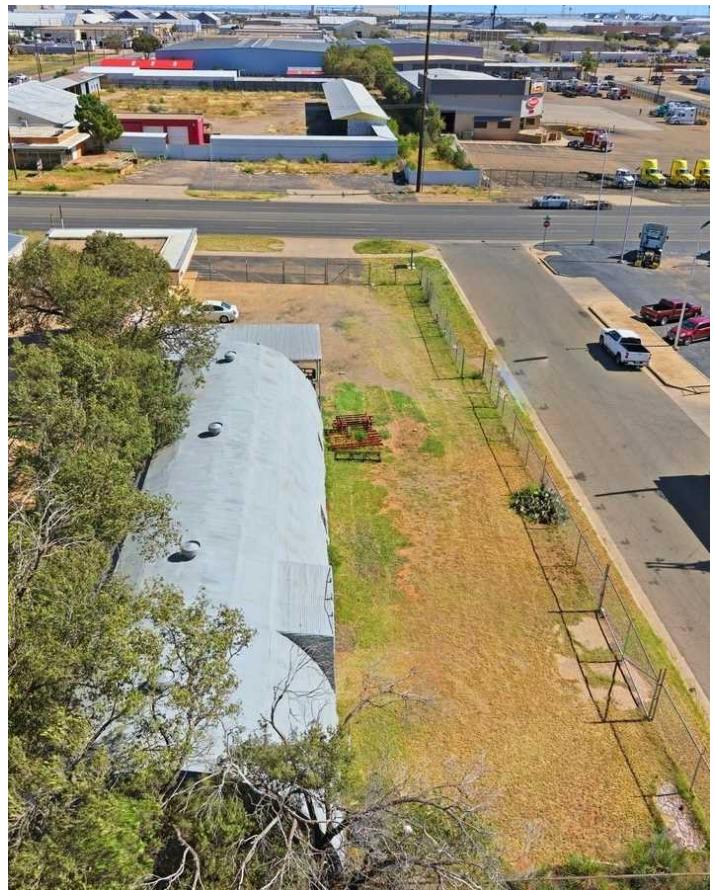
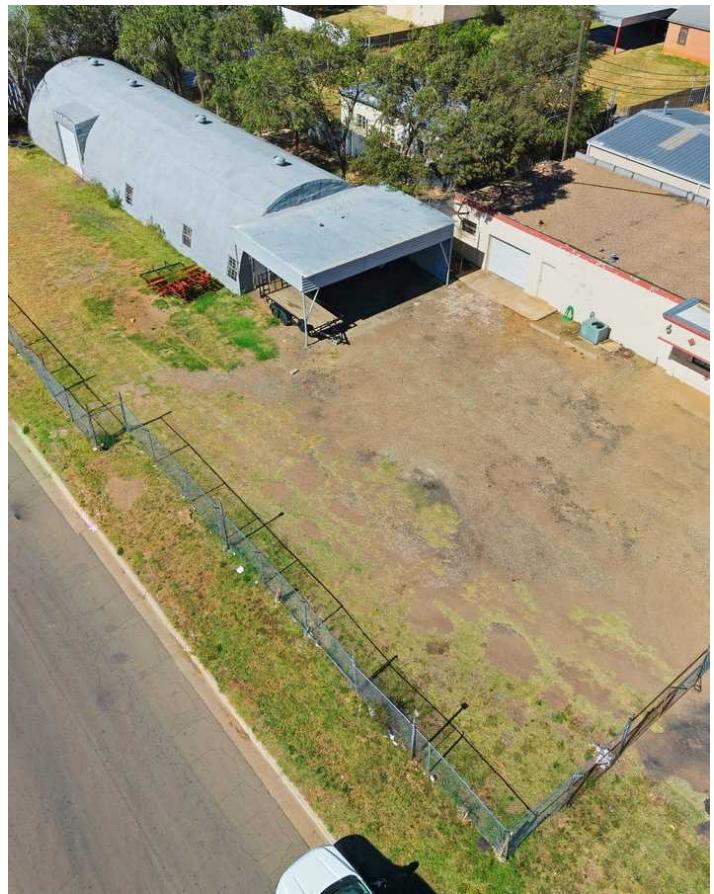
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INTERNAL RATE OF RETURN ANALYSIS

Class C Office Space

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Before Tax IRR	Cash Flows	After Tax IRR	Cash Flows
Initial Investment	(\$420,000)	Initial Investment	(\$420,000)
09/2026	\$42,648	09/2026	\$42,648
09/2027	\$43,927	09/2027	\$43,927
09/2028	\$45,245	09/2028	\$45,245
09/2029	\$46,602	09/2029	\$46,602
09/2030*	\$516,899	09/2030*	\$516,899
IRR = 12.52%	* (\$48,000 + \$468,899)	IRR = 12.52%	* (\$48,000 + \$468,899)

INVESTMENT DETAILS

Class C Office Space
4414 Avenue A | Lubbock, TX 79404

Analysis

Analysis Date

October 2025

Property

Property Type	Office
Property	Class C Office Space
Address	4414 Avenue A
City, State	Lubbock, TX 79404
Year Built	1993

Purchase Information

Purchase Price	\$420,000
Fair Market Value	\$420,000
Tenants	1
Total Rentable SF	7,132
Lot Size	10,200 sf
Resale Valuation	3.50% (Annual Appreciation)
Resale Expenses	6.00%

Income & Expense

Gross Operating Income	\$46,356
Monthly GOI	\$3,863
Total Annual Expenses	(\$3,708)
Monthly Expenses	(\$309)

Financial Information

All Cash	
Discount Rate	6.00%

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs

CASH IN CASH OUT

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Description Year Ending	Year 1 09/2026	Year 2 09/2027	Year 3 09/2028	Year 4 09/2029	Year 5 09/2030
Income					
Rental Income	\$46,356	\$47,747	\$49,179	\$50,654	\$52,174
Gross Scheduled Income	\$46,356	\$47,747	\$49,179	\$50,654	\$52,174
Gross Operating Income	\$46,356	\$47,747	\$49,179	\$50,654	\$52,174
Expenses					
Property Management Fee	(\$3,708)	(\$3,820)	(\$3,934)	(\$4,052)	(\$4,174)
Total Operating Expenses	(\$3,708)	(\$3,820)	(\$3,934)	(\$4,052)	(\$4,174)
Operating Expense Ratio	8.00%	8.00%	8.00%	8.00%	8.00%
Net Operating Income	\$42,648	\$43,927	\$45,245	\$46,602	\$48,000
Debt Service					
Loan Interest	\$0	\$0	\$0	\$0	\$0
Principal Payments	\$0	\$0	\$0	\$0	\$0
Before-Tax Cash Flow	\$42,648	\$43,927	\$45,245	\$46,602	\$48,000
Projected Property Value	\$434,700	\$449,915	\$465,662	\$481,960	\$498,828
Resale Expenses	(\$26,082)	(\$26,995)	(\$27,940)	(\$28,918)	(\$29,930)
Proceeds Before Debt Payoff	\$408,618	\$422,920	\$437,722	\$453,042	\$468,899
Loan Principal Balance	\$0	\$0	\$0	\$0	\$0
Net Proceeds From Sale	\$408,618	\$422,920	\$437,722	\$453,042	\$468,899
Before Tax IRR	7.44%	10.63%	11.69%	12.22%	12.52%

* Cash Flow IRR based upon net cash flow and principal payments

PRO FORMA SUMMARY

Class C Office Space

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Investment Summary

Price	\$420,000
Year Built	1993
Tenants	1
RSF	7,132
Price/RSF	\$58.89
Lot Size	10,200 sf
Floors	1
Cap Rate	10.15%

Tenant Annual Scheduled Income

Tenant	Actual	Market
	\$46,356	\$0
Totals	\$46,356	\$0

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$46,356	\$0
- Less: Vacancy	\$0	\$0
Effective Gross Income	\$46,356	\$0
- Less: Expenses	(\$3,708)	\$0
Net Operating Income	\$42,648	\$0

Annualized Expenses

Description	Actual	Market
Property Management Fee	\$3,708	\$0
Total Expenses	\$3,708	\$0
Expenses Per RSF	\$0.52	\$0.00

INVESTMENT RETURN ANALYSIS

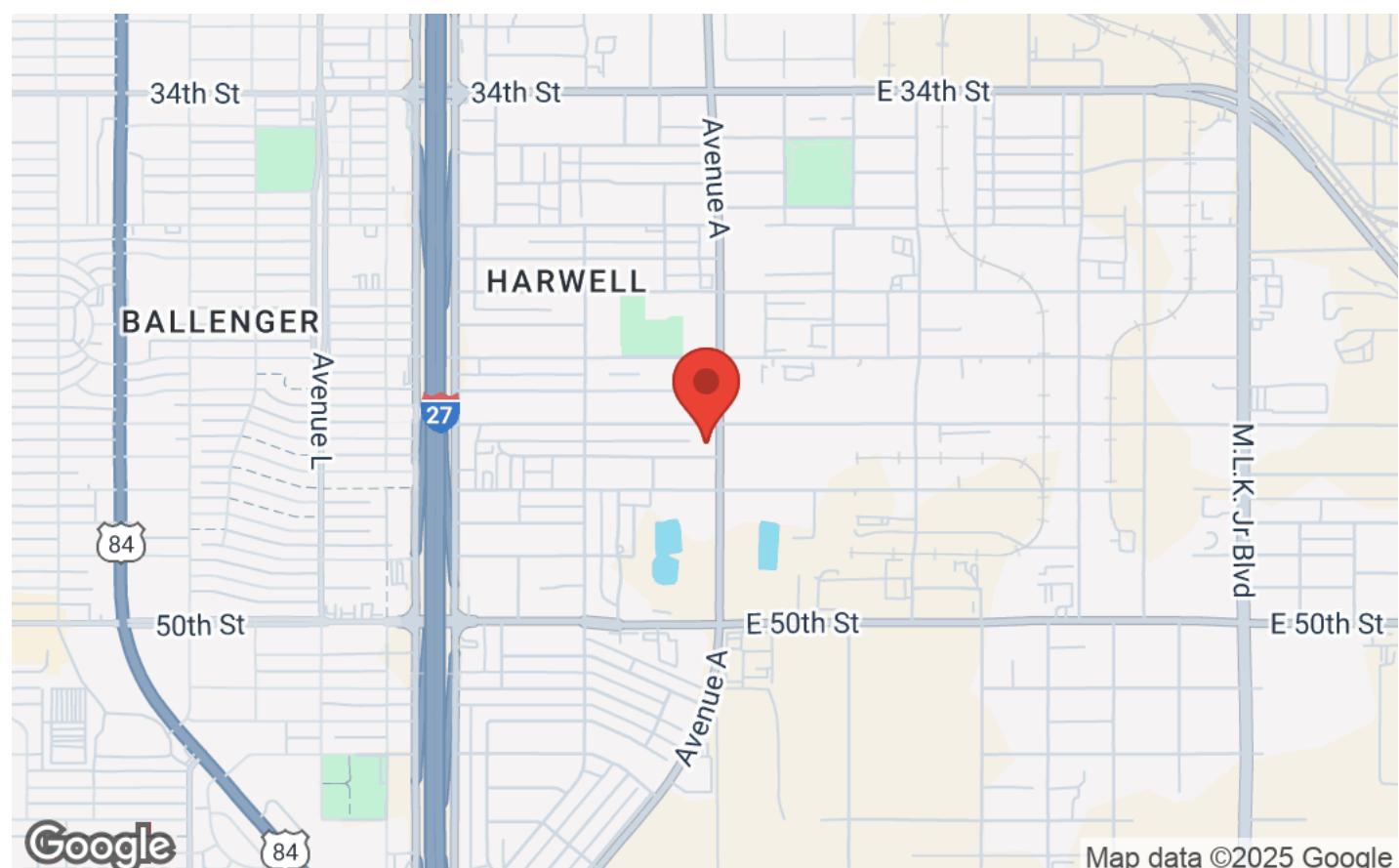
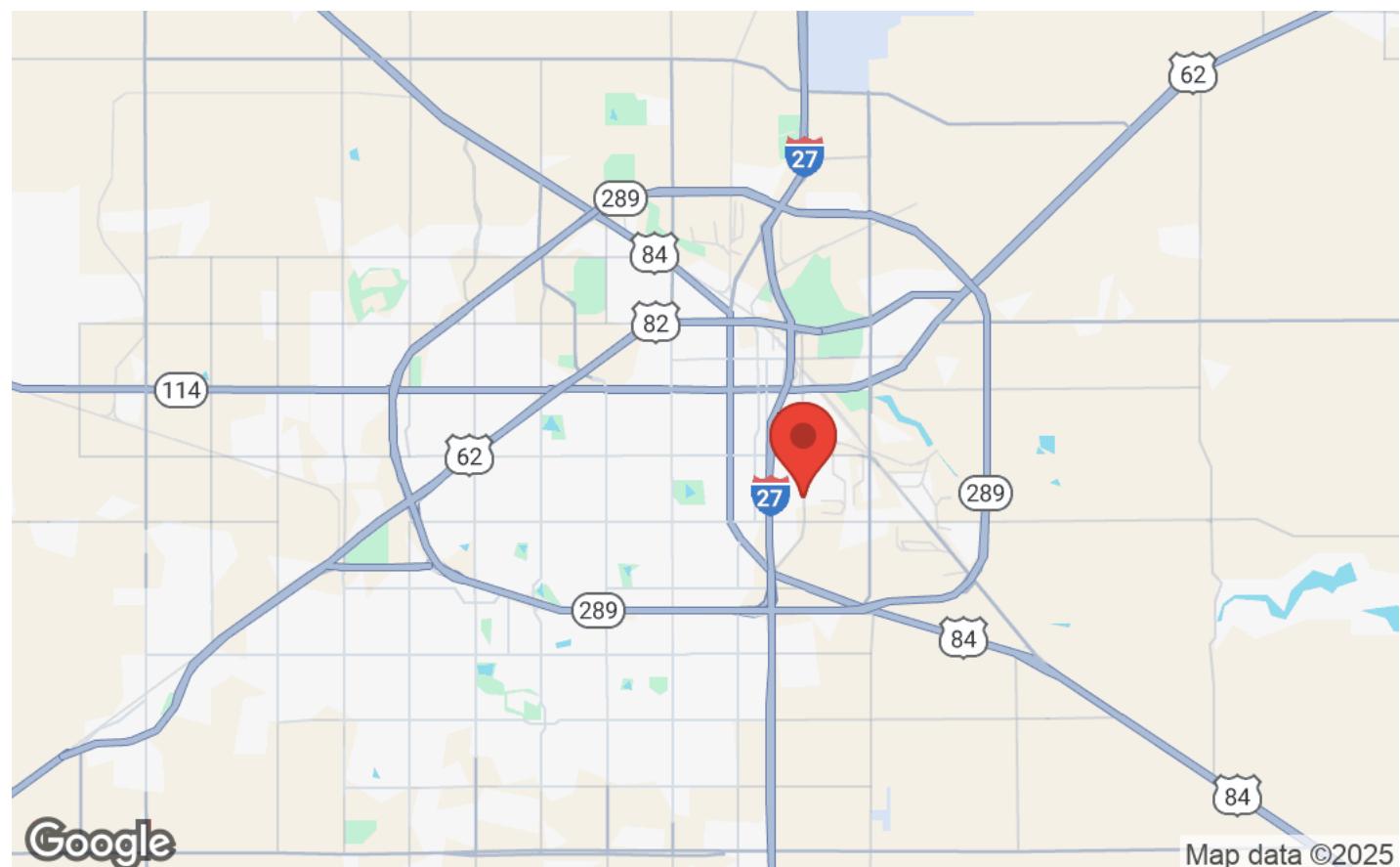
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Description Year Ending	Year 1 09/2026	Year 2 09/2027	Year 3 09/2028	Year 4 09/2029	Year 5 09/2030
Cash Flow - To Date	\$42,648	\$86,574	\$131,819	\$178,421	\$226,421
Net Resale Proceeds	\$408,618	\$422,920	\$437,722	\$453,042	\$468,899
Invested Capital	(\$420,000)	(\$420,000)	(\$420,000)	(\$420,000)	(\$420,000)
Net Return on Investment	\$31,266	\$89,494	\$149,541	\$211,463	\$275,320
Before Tax Calculations					
PV (NOI + reversion)	\$421,743	\$447,619	\$472,470	\$496,334	\$519,252
After Tax Calculations					
IRR	7.44%	10.63%	11.69%	12.22%	12.52%
Modified IRR	7.44%	10.46%	11.28%	11.56%	11.64%
NPV	\$1,743	\$27,619	\$52,470	\$76,334	\$99,252

LOCATION MAPS

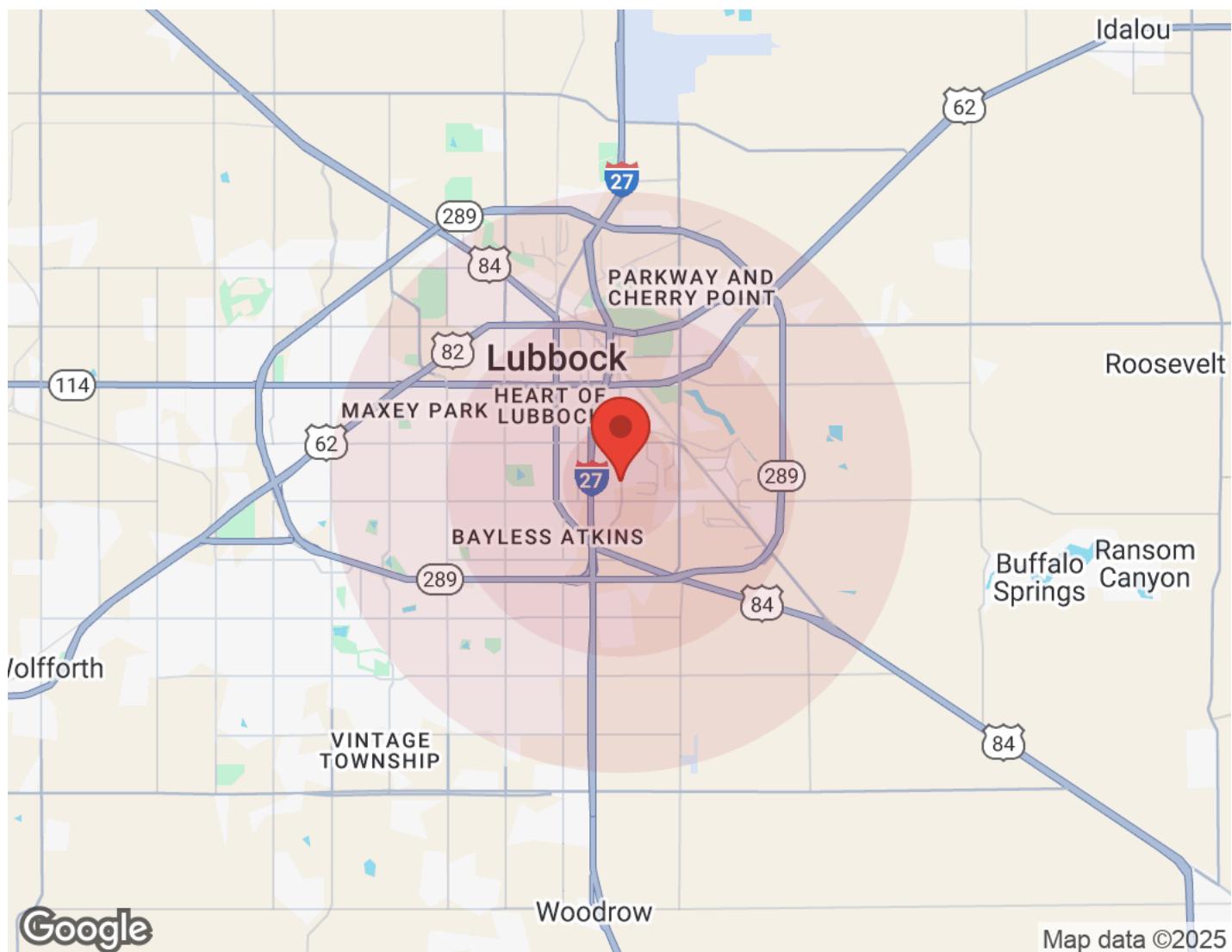
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,029	37,191	77,738	Median	\$45,902	\$48,242	\$53,784
Female	3,119	28,548	68,753	< \$15,000	314	3,991	8,175
Total Population	6,149	65,739	146,491	\$15,000-\$24,999	161	1,903	4,627
Age	1 Mile	3 Miles	5 Miles	\$25,000-\$34,999	330	2,721	5,512
Ages 0-14	1,275	10,870	25,643	\$35,000-\$49,999	318	3,302	7,496
Ages 15-24	1,101	19,581	35,582	\$50,000-\$74,999	341	4,856	10,303
Ages 25-54	2,509	23,252	53,047	\$75,000-\$99,999	364	2,415	6,545
Ages 55-64	615	5,571	13,516	\$100,000-\$149,999	230	2,521	7,529
Ages 65+	648	6,466	18,705	\$150,000-\$199,999	51	652	2,388
				> \$200,000	6	626	2,737
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	1,330	23,567	63,299	Total Units	2,511	27,592	65,487
Black	501	10,367	17,491	Occupied	2,116	22,989	55,311
Am In/AK Nat	10	348	557	Owner Occupied	1,068	9,476	25,863
Hawaiian	N/A	33	59	Renter Occupied	1,048	13,513	29,448
Hispanic	4,247	27,689	58,421	Vacant	395	4,603	10,177
Asian	18	2,695	4,468				
Multi-Racial	41	828	1,846				
Other	2	210	366				