

20 28 ½ St, Texas City, TX 77590 – Estimated CAP Rate for Investor Sale

Projected Annual Expenses w/ Tenant in Place -

Property Taxes 2024 per CAD	\$9,626.00
Estimated Insurance (probably could be cheaper)	\$5,000.00
Total Projected Annual Expenses	\$14,626.00

(PROFORMA) Projected Annual Income after Expenses w/ Tenant in Place –

Base Rent @ \$0.80 per sq. ft. a mo. + NNN	\$43,154.00
***Tenant pays \$0.27 a mo. NNN for taxes/ins	
Plus all maintenance less Roof/Slab/WDI***	
Total Projected Annual Income	\$43,154.00 (see below Estimated NOI/CAP)

(PROFORMA) NOI/CAP RATE ESTIMATE -

\$43,154.00 Net Operating Income divided by

\$395,000.00 Asking Price = 10.9% CAP Rate