

INVESTMENT TEASER – AUSTIN TIMBER COMPANY PROPERTY

Asking Price: \$2,500,000

Asset Type: Industrial | Income-Producing

Lease Type: Triple Net (NNN)

Tenant: Austin Timber Company

EXECUTIVE SUMMARY

This offering presents the opportunity to acquire a stabilized industrial investment leased to Austin Timber Company under a triple-net (NNN) lease. The property delivers strong monthly cash flow, minimal management responsibility, and a clearly defined income stream for the next three (3) years.

FINANCIAL OVERVIEW

Monthly Rent: \$20,000

Annual Rent / NOI: \$240,000

Lease Term Remaining: 3 Years

Implied Cap Rate: ~9.6%

INVESTMENT HIGHLIGHTS

- Immediate cash flow from day one
- Triple-net lease with tenant covering taxes, insurance, and maintenance
- Stabilized operating tenant
- Attractive yield relative to comparable industrial assets
- Predictable income with no near-term vacancy risk

RETURN & RISK PROFILE

The property generates approximately \$240,000 in annual net operating income, equating to roughly \$720,000 in gross rental income over the remaining lease term. The NNN structure significantly reduces operating and capital expenditure risk, making this a low-management, income-focused investment.

EXIT & UPSIDE

Upon lease expiration, the buyer retains full flexibility to renew the lease, re-tenant the property, or reposition the asset, providing long-term optionality and downside protection.

Serious inquiries only. Lease abstract and due diligence materials available upon request.