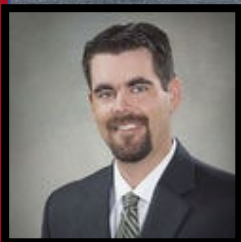


# 101 Paint Rock Rd

14,500 sqft Retail Center

101 Paint Rock Rd  
San Angelo, TX



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OFFERING MEMORANDUM

# Summary

- Property
  - 14,500+/- sqft renovated Multi-Tenant Shopping Center located at the signalized intersection of Christoval Road and Paint Rock Road. The property was upgraded in 2023 with improved parking lot, new paint, facade with new LED lights, etc.
- Location Highlights
  - Near Goodfellow Air Force Base, along Paint Rock Road just West of Bell Street.

# 101 Paint Rock

- Price \$1,123,000
- Sale Type Investment
- Cap Rate 9.00%
- Lot Size 0.9 Acres
- Building Size 14,122
- Parking Ratio 3/1,000

**\*\*\*Seller offering 10% CAP\*\*\***

## Highlights:

- Value-Add Investment opportunity within 1 mile of Goodfellow Air Force Base
- Several Leases below market rates, increases at renewal
- High Occupancy – **Seller will leaseback existing vacancy for a 1-year term**
- Renovation of parking, lighting, signage and Façade complete 2023

# 101 Paint Rock

RENT ROLL

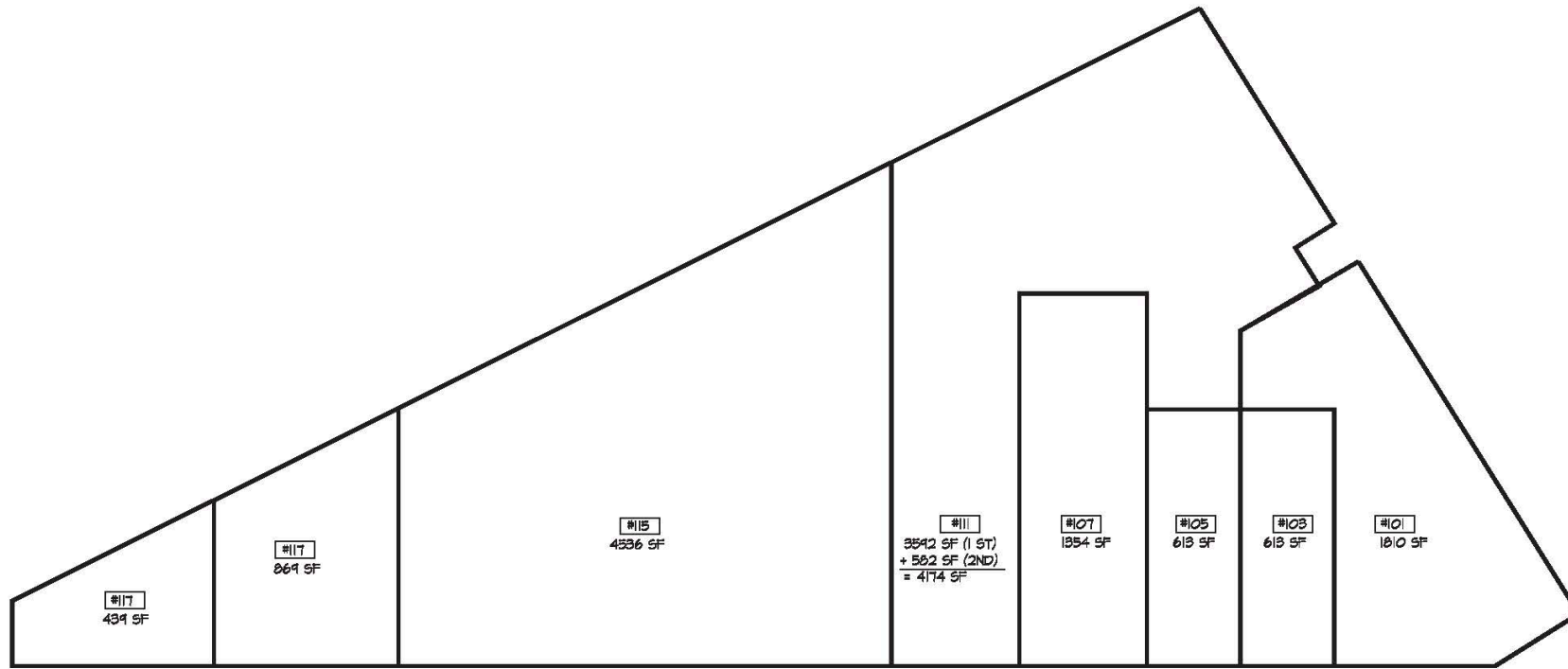
Unit	Tenant	Type	Lease Start	Lease End	Sqft	Monthly Rent	PSF	%	CAM	PSF	Total Monthly
101	Vacant				1810	\$1,508.00	\$10.00	12.72	\$286.00	\$1.90	\$1,794.00
103	Salon 1220	Hair Salon	8/1/2023	7/31/2026	613	\$495.00	\$9.69	4.31	\$97.00	\$1.90	\$592.00
105	Sammy's Barber Shop	Barber	8/1/2023	7/31/2024	613	\$425.00	\$8.32	4.31	\$97.00	\$1.90	\$522.00
107	Vacant				1354	\$1,128.00	\$10.00	9.52	\$214.00	\$1.90	\$1,342.00
111	Madison Ave	Resale/Hobby	7/1/2023	6/30/2024	4174	\$750.00	\$2.16	29.34	\$661.00	\$1.90	\$1,411.00
115	Pour House Pub	Bar	7/1/2023	6/30/2025	4536	\$3,433.00	\$9.46	30.62	\$689.00	\$1.90	\$4,122.00
117	Reptile Rescue	Pet Store and Grooming	10/1/2024	8/1/2023	869	\$850.00	\$11.74	6.11	\$138.00	\$1.90	\$988.00
119	Vacant				439	\$500.00	\$13.67	3.09	\$69.00	\$1.90	\$569.00
Totals					14408	\$9,089.00			\$2,251.00		\$11,340.00

# 101 Paint Rock

Trailing 12 months as of 9/2024			
Income Summary		Trailing 12 - As of 9/2024	Proforma 2025
Base Rent		\$87,813.00	109068
NNN Reimbursement		\$13,911.00	27012
Total Income		\$101,724.00	136080
Expense Summary			
Electric		\$587.90	1141.2
Trash/Dump Fee		\$2,501.51	2563.92
Water/sewer		\$980.16	745.08
Landscape/Porter		\$590.00	0
Tax		\$7,414.50	6966.36
Insurance		\$2,661.21	2700
Repairs/Maint		\$1,656.69	521.52
Cleaning		\$250.00	0
Pest Control		\$97.43	0
Management Fee		\$7,800.00	7800
Total Expense		\$24,539.40	\$22,438.08
NOI		\$77,184.60	\$113,641.92
**Does not include any Make Ready or Cap X repairs			
**2025 Proforma includes Seller leaseback of vacancy up to 1 year			

# 101 Paint Rock

- Layout/Floor Plan



# 101 Paint Rock



# 101 Paint Rock

PICTURES





# 101 Paint Rock



# 101 Paint Rock



# 101 Paint Rock



# 101 Paint Rock

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,267	90,466	103,379
Average Age	42.6	35.9	36.6
Average Age (Male)	38.2	34.0	35.2
Average Age (Female)	47.1	37.4	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,842	36,474	42,636
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$44,309	\$62,319	\$65,386
Average House Value	\$87,268	\$137,831	\$147,476

\* Demographic data derived from 2020 ACS - US Census

