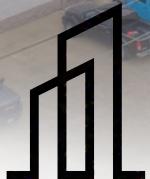


5615 Rufe Snow

5615 Rufe Snow Dr., North Richland Hills, TX 76182



PORTFOLIO
COMMERCIAL

Dustin Wright

Portfolio Commercial
817-761-7678
License: 0647681
Dustin@dfwportfolio.com

Matt Muraki

Portfolio Commercial
817-761-7678
License: 0704836
Matt@dfwportfolio.com

5615 RUFÉ SNOW

2

**Property Info &
Disclaimer**

3

Property Description

4

Property Photos

8

Demographic Analysis

9

Aerial & Location Report

10

**Investment Analysis - 10
Year Before Tax**



The information herein is from believed sources, however Portfolio Commercial Group assumes no liability for its absolute completeness or accuracy. This property presentation is subject to potential errors, alterations in price or conditions, prior sale or lease, or withdrawal without prior notice.

5615 Rufe Snow



PROPERTY INFORMATION

PURCHASE PRICE
\$1,750,000.00

PROPERTY ADDRESS
5615 Rufe Snow Dr.
North Richland Hills, TX 76182

PROPERTY SIZE
8,588 Sq. Ft.

LAND SIZE
39,788.00 Sq. Ft.

5615 Rufe Snow Dr. North
Richland Hills, TX 76182

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

The information herein is from believed sources, however Portfolio Commercial Group assumes no liability for its absolute completeness or accuracy. This property presentation is subject to potential errors, alterations in price or conditions, prior sale or lease, or withdrawal without prior notice.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.



PROPERTY OVERVIEW

Located in a thriving high traffic area, offering exceptional visibility and easy access to major roads. Its strategic position ensures a steady flow of traffic and a vibrant mix of neighboring businesses, residential neighborhoods, and utility services.

Currently 100% leased, the property provides a stable income stream, making it a particularly attractive option for investors aiming for a reliable asset. With its exceptional location and solid tenancy, this property is a noteworthy choice in the dynamic North Richland Hills commercial real estate market.

Excellent triple net investment opportunity:

- Base rent is 120,000/yr
- Term expires 3/3/2027
- Tenant pays all expenses
- 6.67%+ CAP Rate



5615 Rufe Snow

5615 Rufe Snow Dr., North Richland Hills, TX 76182

The information herein is from believed sources, however Portfolio Commercial Group assumes no liability for its absolute completeness or accuracy. This property presentation is subject to potential errors, alterations in price or conditions, prior sale or lease, or withdrawal without prior notice.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.



PROPERTY PHOTOS



5615 Rufe Snow

5615 Rufe Snow Dr., North Richland Hills, TX 76182

The information herein is from believed sources, however Portfolio Commercial Group assumes no liability for its absolute completeness or accuracy. This property presentation is subject to potential errors, alterations in price or conditions, prior sale or lease, or withdrawal without prior notice.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.



PROPERTY PHOTOS



5615 Rufe Snow

5615 Rufe Snow Dr., North Richland Hills, TX 76182

The information herein is from believed sources, however Portfolio Commercial Group assumes no liability for its absolute completeness or accuracy. This property presentation is subject to potential errors, alterations in price or conditions, prior sale or lease, or withdrawal without prior notice.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.



PROPERTY PHOTOS



5615 Rufe Snow

5615 Rufe Snow Dr., North Richland Hills, TX 76182

The information herein is from believed sources, however Portfolio Commercial Group assumes no liability for its absolute completeness or accuracy. This property presentation is subject to potential errors, alterations in price or conditions, prior sale or lease, or withdrawal without prior notice.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.



PROPERTY PHOTOS



5615 Rufe Snow

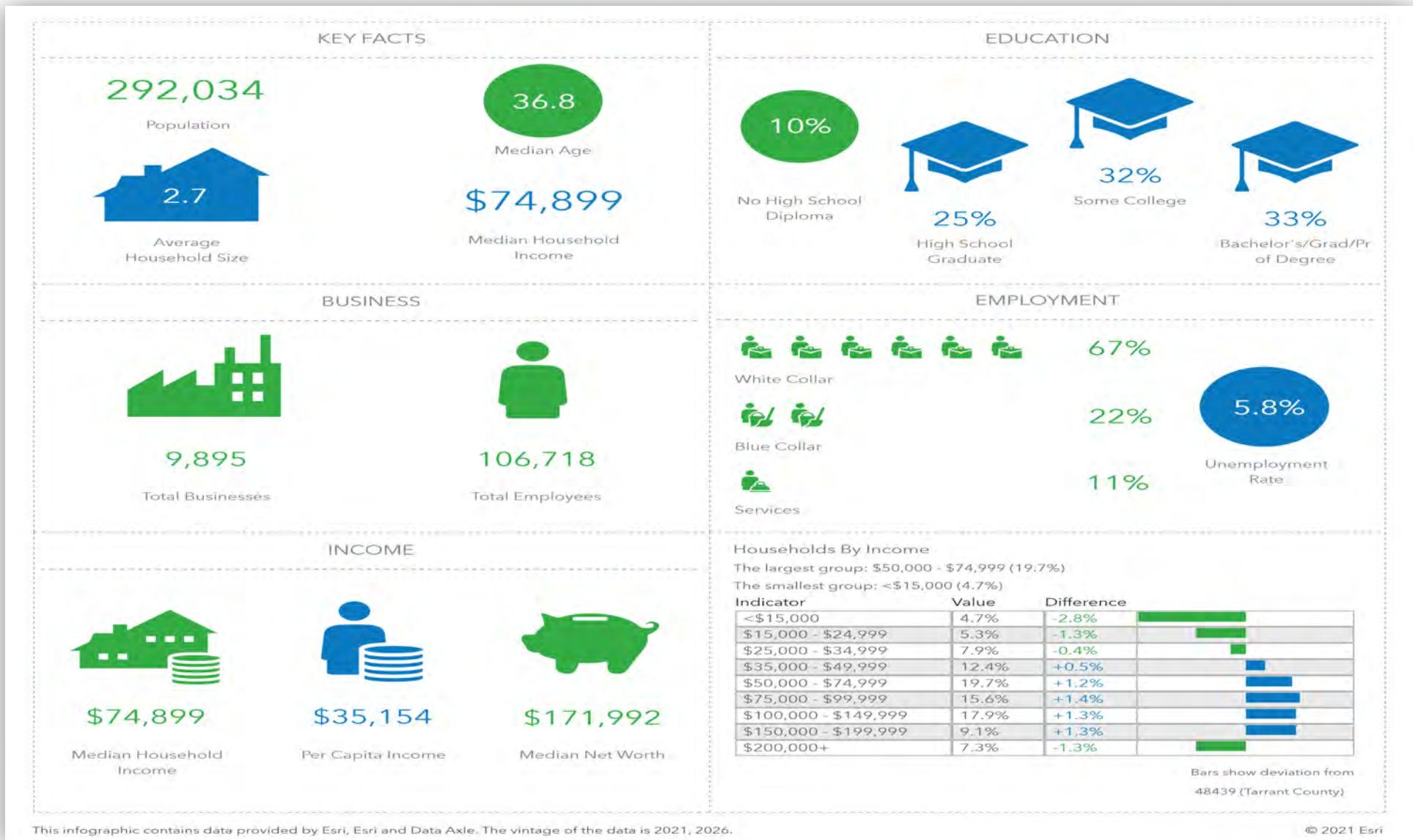
5615 Rufe Snow Dr., North Richland Hills, TX 76182

The information herein is from believed sources, however Portfolio Commercial Group assumes no liability for its absolute completeness or accuracy. This property presentation is subject to potential errors, alterations in price or conditions, prior sale or lease, or withdrawal without prior notice.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



5615 Rufe Snow

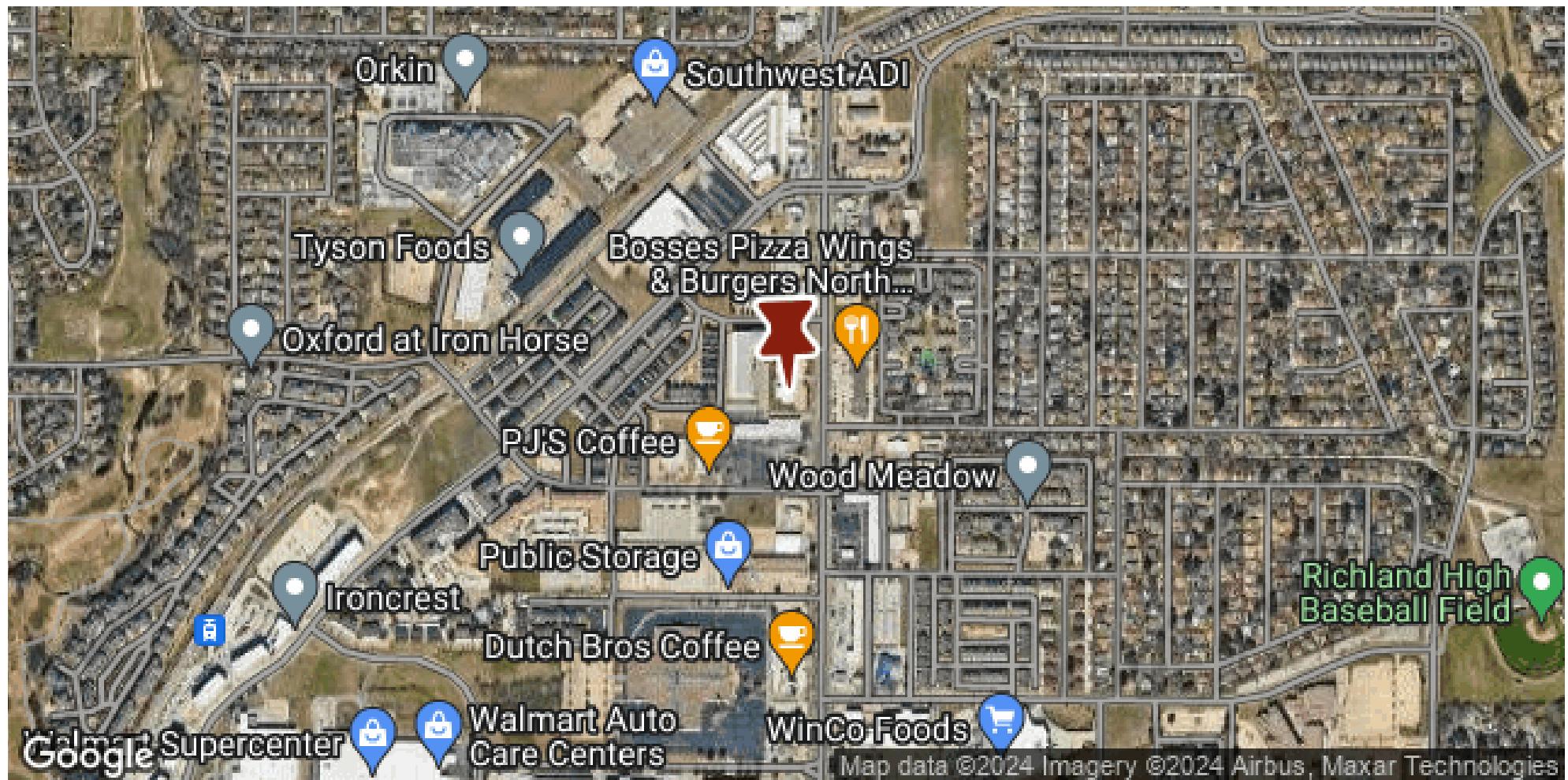
5615 Rufe Snow Dr., North Richland Hills, TX, 76182

The information herein is from believed sources, however Portfolio Commercial Group assumes no liability for its absolute completeness or accuracy. This property presentation is subject to potential errors, alterations in price or conditions, prior sale or lease, or withdrawal without prior notice.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.



AERIAL ANNOTATION MAP



5615 Rufe Snow

5615 Rufe Snow Dr., North Richland Hills, TX, 76182

The information herein is from believed sources, however Portfolio Commercial Group assumes no liability for its absolute completeness or accuracy. This property presentation is subject to potential errors, alterations in price or conditions, prior sale or lease, or withdrawal without prior notice.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

10-YEAR CASH FLOW ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$1,800,000
+ Acquisition Costs	\$36,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$1,836,000

MORTGAGE DATA

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

CASH FLOW

For the Year Ending	Year 1 May-2025	Year 2 May-2026	Year 3 May-2027	Year 4 May-2028	Year 5 May-2029	Year 6 May-2030	Year 7 May-2031	Year 8 May-2032	Year 9 May-2033	Year 10 May-2034
POTENTIAL RENTAL INCOME (PRI)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
- Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
+ Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
- Operating Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Net Operating Income (NOI)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CASH FLOW BEFORE TAXES	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Sales Proceeds	1	2	3	4	5	6	7	8	9	10
Sale Price Per Square Foot	\$214.95	\$214.95	\$214.95	\$214.95	\$214.95	\$214.95	\$214.95	\$214.95	\$214.95	\$214.95
Sales Price	\$1,846,000	\$1,846,000	\$1,846,000	\$1,846,000	\$1,846,000	\$1,846,000	\$1,846,000	\$1,846,000	\$1,846,000	\$1,846,000
- Sales Expenses	\$92,300	\$92,300	\$92,300	\$92,300	\$92,300	\$92,300	\$92,300	\$92,300	\$92,300	\$92,300
- Mortgage Balance 1st Lien	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales Proceeds Before Tax	\$1,753,700	\$1,753,700	\$1,753,700	\$1,753,700	\$1,753,700	\$1,753,700	\$1,753,700	\$1,753,700	\$1,753,700	\$1,753,700

5615 Rufe Snow

5615 Rufe Snow Dr, North Richland Hills, TX, 76182

DISCLAIMER: All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. The information herein is from believed sources, however Portfolio Commercial Group assumes no liability for its absolute completeness or accuracy. This property presentation is subject to potential errors, alterations in price or conditions, prior sale or lease, or withdrawal without prior notice.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.



MEASURES OF INVESTMENT PERFORMANCE ANALYSIS

Acquisition CAP Rate	6.67%
Cost of Sale upon Disposition	5.00%
Purchase Price per Square Foot	\$209.59

Combined LTV at Acquisition	0.00%
Combined DSCR at Acquisition	0.00

Summary of Investment Measures

For the Year Ending	Year 1 May-2025	Year 2 May-2026	Year 3 May-2027	Year 4 May-2028	Year 5 May-2029	Year 6 May-2030	Year 7 May-2031	Year 8 May-2032	Year 9 May-2033	Year 10 May-2034
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Combined Lien Loan-to-Value (LTV)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
DSCR - 1st Lien	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Combined DSCR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Return on Equity	6.84%	6.84%	6.84%	6.84%	6.84%	6.84%	6.84%	6.84%	6.84%	6.84%
Before Tax Cash on Cash	6.54%									
Year Property Sold	1	2	3	4	5	6	7	8	9	10
Before Tax Unleveraged Property Yield (IRR)	2.05%	4.34%	5.12%	5.50%	5.74%	5.89%	6.00%	6.08%	6.15%	6.20%
Effective Annual Cost of Borrowed Funds	N/A									
Before Tax Impact of Leverage	N/A									
Equity Multiple	1.02	1.09	1.15	1.22	1.28	1.35	1.41	1.48	1.54	1.61
Before Tax EQUITY Yield (IRR)	2.05%	4.34%	5.12%	5.50%	5.74%	5.89%	6.00%	6.08%	6.15%	6.20%

5615 Rufe Snow
5615 Rufe Snow Dr., North Richland Hills, TX, 76182

DISCLAIMER: All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. The information herein is from believed sources, however Portfolio Commercial Group assumes no liability for its absolute completeness or accuracy. This property presentation is subject to potential errors, alterations in price or conditions, prior sale or lease, or withdrawal without prior notice.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.



10-YEAR CASH FLOW ANALYSIS

ASSUMPTION / INPUTS

Purchase Price	\$1,800,000
Year 1 Potential Income	\$120,000
Vacancy & Credit Loss	0.00%
Year 1 Expenses	0.00%
Acquisition CAP Rate	6.67%
Sale Price - CAP Rate	6.50%

Acquisition Costs (% of Purchase Price)	2.00%
Annual Income Increase	0.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%

10-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 10-year Yield		& Effective Rate		Cash Flow & 10-year Yield	
N	\$	N	\$	N	\$
0	(\$1,836,000)	0	\$0	0	(\$1,836,000)
1	\$120,000	1	\$0	1	\$120,000
2	\$120,000	2	\$0	2	\$120,000
3	\$120,000	3	\$0	3	\$120,000
4	\$120,000	4	\$0	4	\$120,000
5	\$120,000	5	\$0	5	\$120,000
6	\$120,000	6	\$0	6	\$120,000
7	\$120,000	7	\$0	7	\$120,000
8	\$120,000	8	\$0	8	\$120,000
9	\$120,000	9	\$0	9	\$120,000
10	\$1,873,700	10	\$0	10	\$1,873,700

Property IRR/Yield = 6.20%

Effective Loan Rate = N/A

Equity IRR / Yield = 6.20%

Neutral Leverage - The Equity Yield Remained the SAME with Leverage

5615 Rufe Snow

5615 Rufe Snow Dr., North Richland Hills, TX, 76182

DISCLAIMER: All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. The information herein is from believed sources, however Portfolio Commercial Group assumes no liability for its absolute completeness or accuracy. This property presentation is subject to potential errors, alterations in price or conditions, prior sale or lease, or withdrawal without prior notice.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.





5615 RUFÉ SNOW

5615 Rufe Snow Dr.
North Richland Hills,
TX 76182



The information herein is from believed sources, however Portfolio Commercial Group assumes no liability for its absolute completeness or accuracy. This property presentation is subject to potential errors, alterations in price or conditions, prior sale or lease, or withdrawal without prior notice.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.



817-761-7678

Dustin@dfwportfolio.com

2106 E State Hwy 114 Suite 101,
Southlake, TX 76092 United States