

5615 RUFÉ SNOW

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



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Year Before Tax**

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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

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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



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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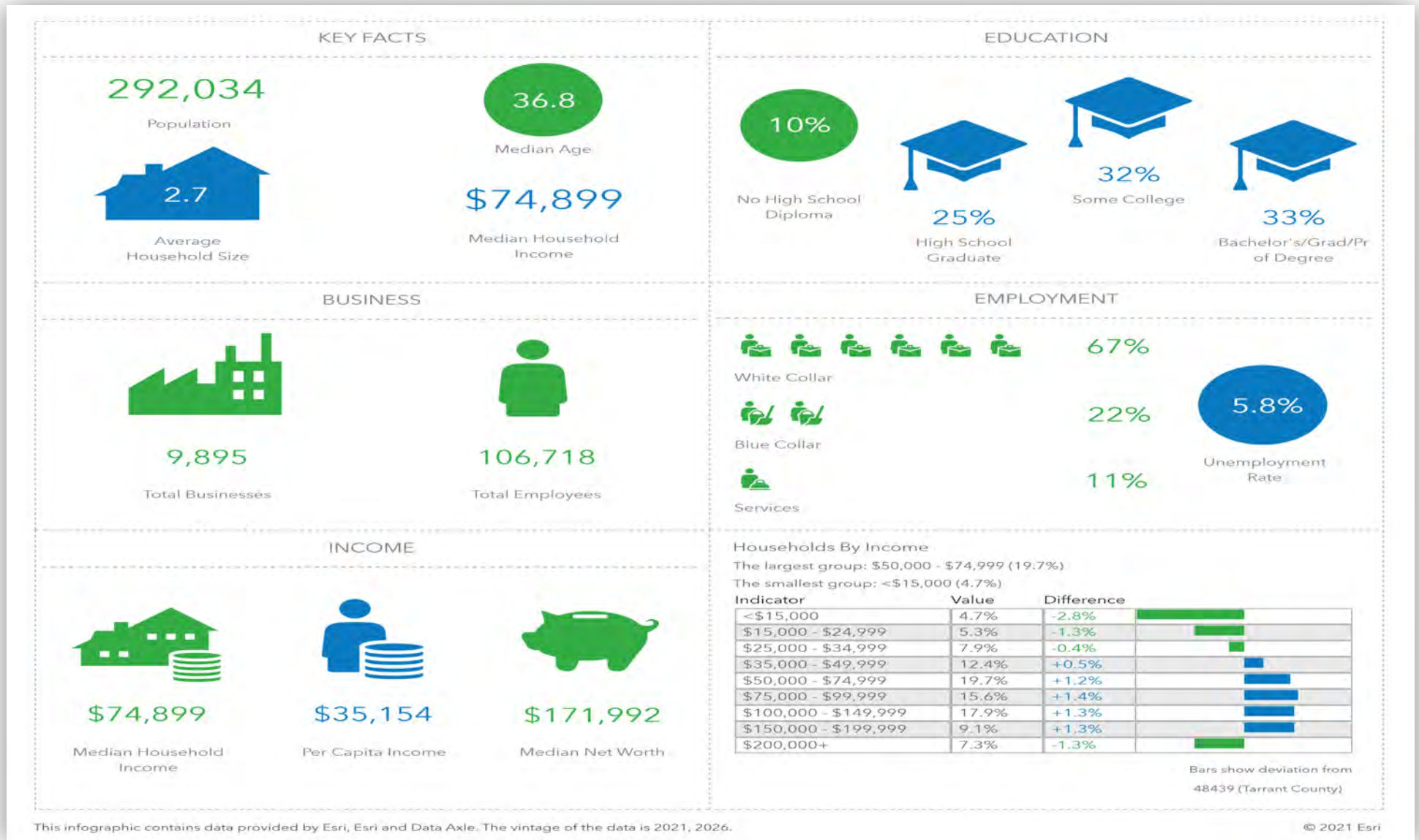
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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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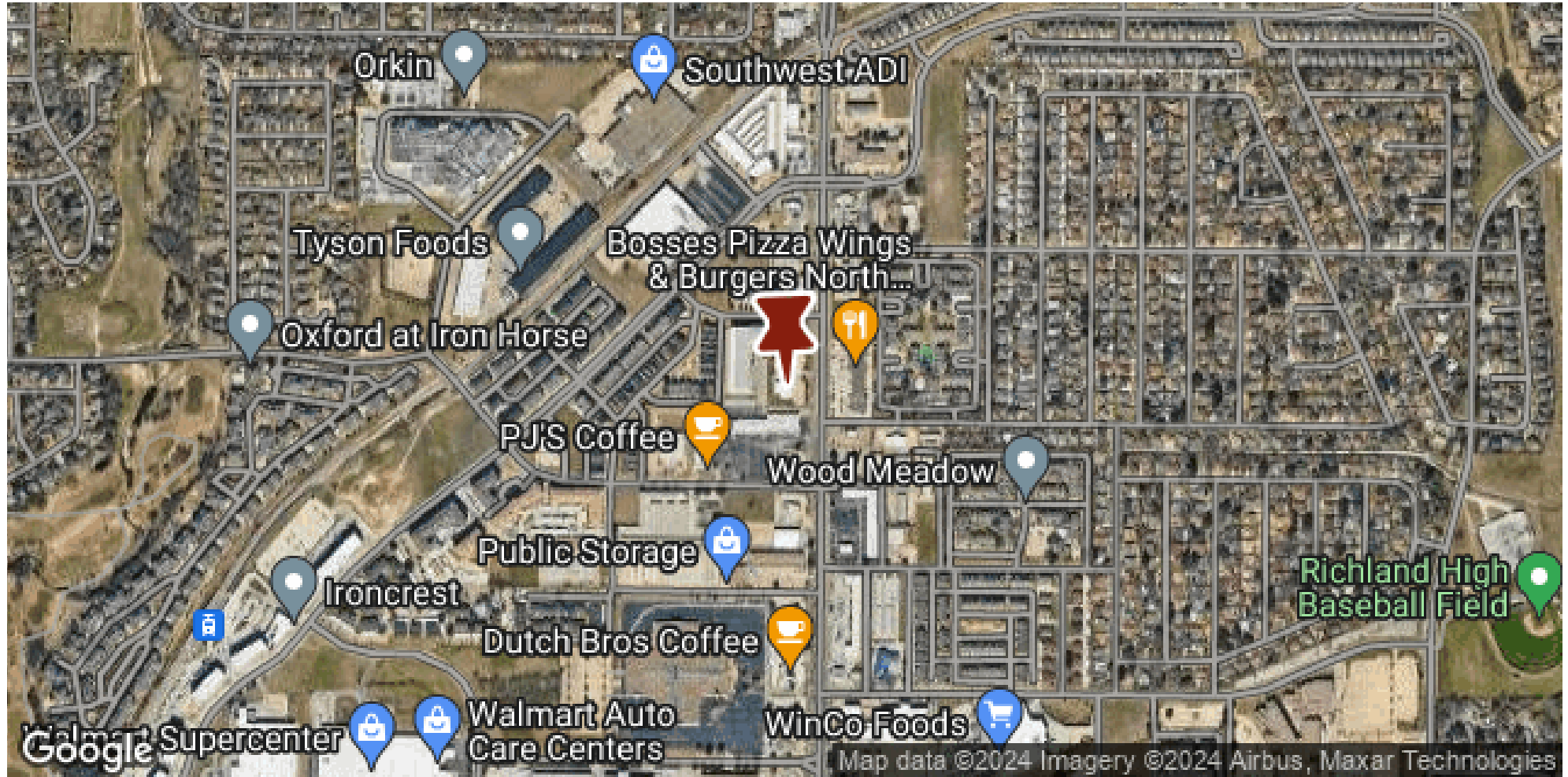
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AERIAL ANNOTATION MAP



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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

1ST LIEN

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

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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%	6.54%	6.54%	6.54%	6.54%	6.54%	6.54%	6.54%	6.54%	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Before Tax Impact of Leverage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Equity Multiple	1.02	1.09	1.15	1.22	1.28	1.35	1.41	1.48	1.54	1.61
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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%
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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

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