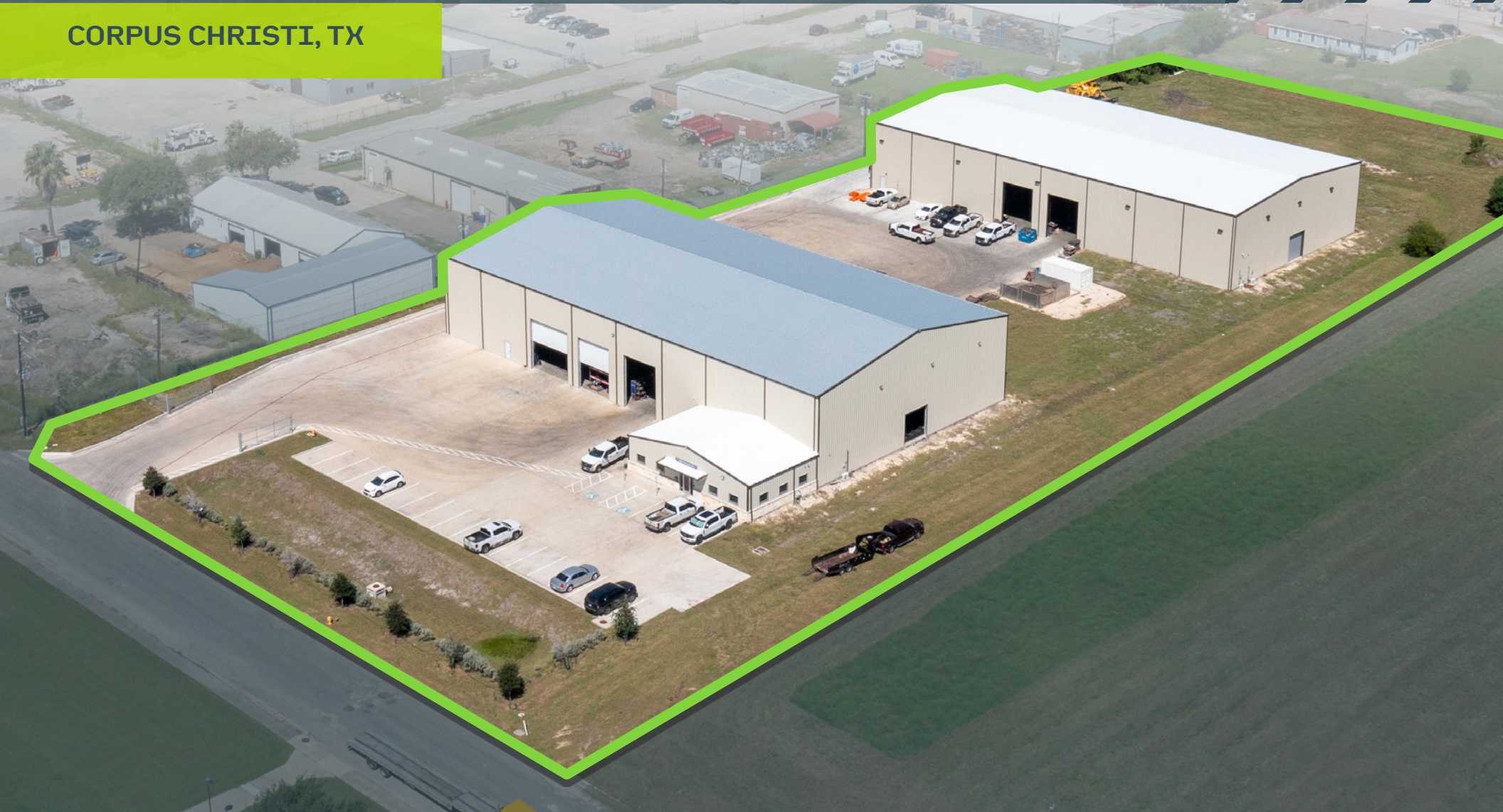


4202 SANTA ELENA ST

CORPUS CHRISTI, TX



**100%
LEASED**

**10-YEAR ABSOLUTE
NET LEASE**

**CRANE SERVED
INDUSTRIAL FACILITY**



Building Features



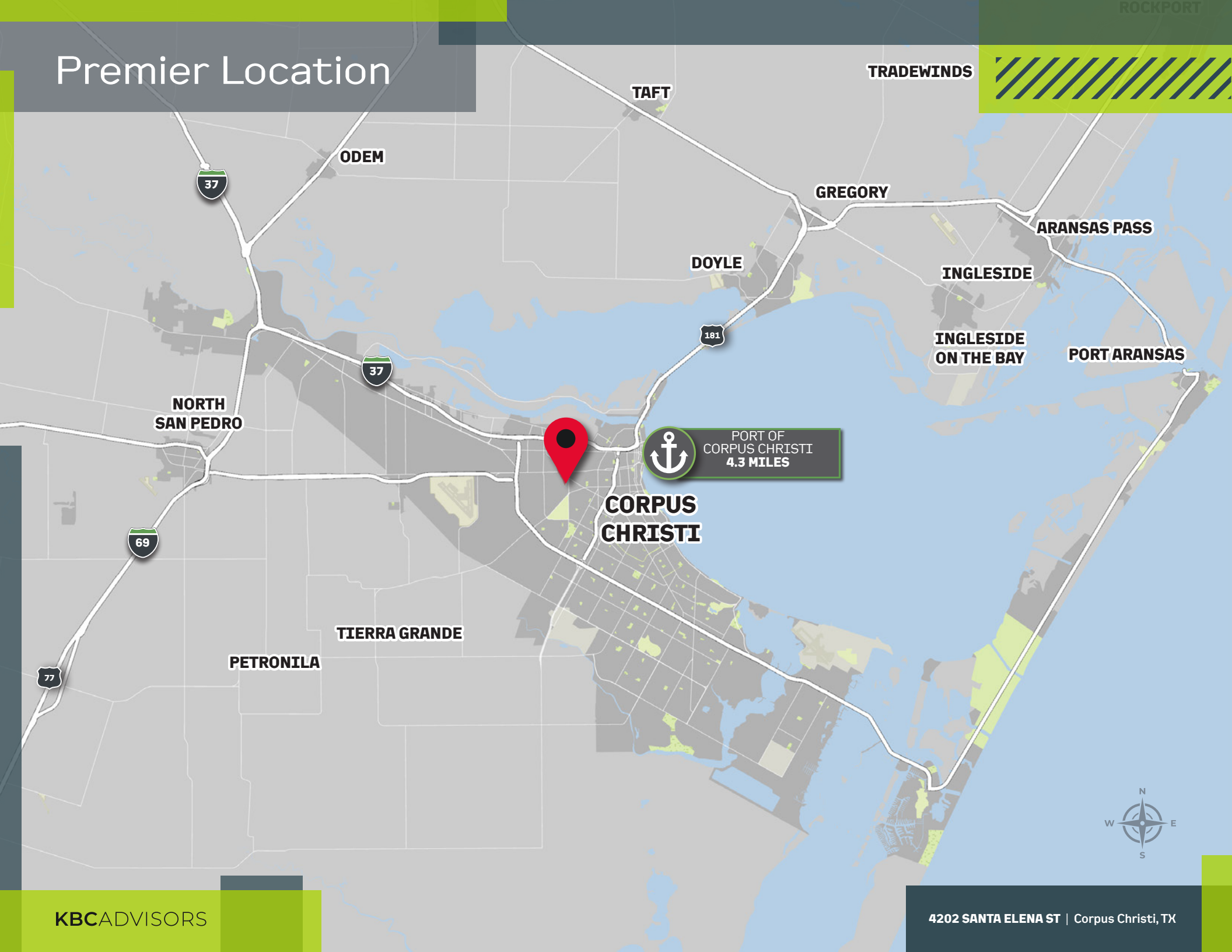
Investment Overview	Bldg 1	Bldg 2	Total / Weighted Average
Address	4202 Santa Elena I	4202 Santa Elena II	4202 Santa Elena I & II
Tenant	WeldFit	WeldFit	WeldFit
Rentable SF	20,846	19,000	39,846
Land Size (AC)	2.00	1.83	3.83
Year Built	2021	2023	

Purchase Price	\$10,500,000
Cap Rate	8.50%
Year 1 NOI	\$892,500
Annual Escalations	3.0%
Term	10-Years
Structure	Absolute Net Lease



Weld-Fit will restructure the lease terms to align both buildings with a coterminous lease and extend the term to 10 years as part of the sale agreement.

Premier Location





Capital Markets

Anna Josephson

+1 310 745 8601

anna.josephson@kbcadvisors.com

Local Expert

John Ferruzzo

+1 713 501 7999

john.ferruzzo@kbcadvisors.com

Jack Ferruzzo

+ 1 713 304 5911

jack.ferruzzo@kbcadvisors.com

Blue Brooks

+1 210 366 1400

bbrooks@naiaexcel.com

© 2024 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.



KBCADVISORS.COM