

11345 Eastex Freeway Rent Roll and Expenses

Building has approx 9000sf rentable. Approx 6000sf occupied by 4 tenants

Tenant	Lease Expires	Monthly Rent	Monthly Maintenance	Annual
Sign Company	1-May-21	\$2,200.00	\$75.00	\$27,300.00
Church	1-Oct-22	\$1,700.00	\$100.00	\$21,600.00
Paving Company	1-Apr-21	\$1,000.00	\$75.00	\$12,900.00
Salon	1-May-22	\$1,320.00	\$75.00	\$16,740.00
Tenant 5 occupies approx 3,000sf, easily divided into 2 suites.		\$1,000.00	\$75.00	\$12,900.00
They are family of the current owners and are only paying \$1000/month plus \$75				

Billboard company has agreed to new lease beginning Jan 2021. Lease calls for 20% of sign revenue.	Estimated to be:	\$20,000.00
	Total Income:	\$111,440.00

Expenses, Annually

Septic System	\$300.00	
Water Well	\$420.00	
Property Lawn	\$600.00	
Property Taxes	\$22,368.00	
Annual Expenses	\$23,688.00	
		Estimated NET Income \$87,752.00 with new billboard lease

These figures are furnished by the owners and not guaranteed by the Auction Company.