

Office Building For Sale



625, 629, 633 West Centerville - Garland, TX

\$3,300,000

Rentable Square Footage: 37,742
Year Built: 1985
Acreage: 5.391

Proforma

Gross Scheduled Income: \$576,074 Projected
Vacancy Loss: \$46,086
Gross Effective Income: \$529,988
Expenses: \$251,125
NOI: \$278,863
Debt Service: \$166,188
Cash Flow: \$112,675
Cap Rate: 8.45%

Encumbrances

Balance: \$2,400,000
Payment: \$13,849
Int. Rate: 5.91%

- Loan is interest only for next four years (\$12,214/Mo).
- Assumable ten year loan based on thirty (30) year amortization for qualified buyer.

The Weststar Team

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Map Location

