



2607 Clovis Road, Lubbock, TX



BUILDING SIZE
3808 sf

LAND SIZE
29,028 sf

ZONING
C-4

YEAR BUILT
1965

TAXES
\$1,235

CAP RATE
12% proforma



HIGHLIGHTS

- easy access to Clovis Road
- large lot size
- room to expand or make investment additions
- two current tenants

PURCHASE PRICE:

\$125,000.00

THE WESTAR TEAM

Bill Young, Principal Broker
Barry Comiskey, CCIM
Kevin Watt

Cindy Snell
Donna Currey Barnes, GRI, CLA
Cliff Watt, CCIM

Rob Campbell
Allan Rosen

John Owens
Burl D. Greaves
Blake Truett

4415 71st , Suite 12
Lubbock, TX 79424
806.797.3231 (Office)
806.793.2130 (Fax)

www.westarrealty.com

EVEN though the material in this sales package was gathered from resources deemed reliable, WESTAR COMMERCIAL REALTY, INC. and/or its sales agents, do not take responsibility for any errors or omissions. This sales package is subject to withdrawal or price change without notice.

402_BT_9/07

for additional info contact Blake Truett at 806.787.4947



CAP Rates

<i>APOD-Actual</i>	
Sales Price	\$125,000
Gross Rents	\$12,300
Taxes	\$1,235
Insurance	\$450
Expences	\$1,685
Net	\$10,615
CAP	8.49%

<i>APOD-Proforma</i>	
Sales Price	\$125,000
Gross Rents	\$15,900
Taxes	\$1,235
Insurance	\$450
Expences	\$1,685
Net	\$14,215
CAP	11.37%