

# 2602 50th Street Lubbock, Tx



# \$625,000.00

**Total Land Area:** ..... 18,000 SF  
**Building Size:** ..... 5,000 SF  
**Price:** ..... \$625,000.00  
**Zoning:** ..... C-3  
**Taxes:** ..... \$9,737.00  
**CAP Rate:** ..... 8.8 % (Est.)

- New Construction
- 100% Occupied

## The Westar Team

Bill Young, Principal Broker  
Barry Comiskey, CCIM  
Kevin Watt

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# Proforma

Gross Income: .....	\$69,375.00	
CAM Reimbursement: .....	Insurance: .....	\$357.50
	Taxes: .....	\$2,434.25
	Common Area Maintenance: .....	\$940.50

**Total Income: ..... \$73,107.25**

Common Area Maintenance: .....	\$3,762.00
R & M Expenses: .....	\$1,500.00
Utilities: .....	\$1,523.00
Property & Liability Insurance: .....	\$1,430.00
Real Estate Taxes: .....	\$9,737.00

**Total Operating Expenses: ..... \$17,952.00**

**NOI: ..... \$55,155.25**

**Cap Rate @ \$625,000 ..... 8.8%**