

6308 Iola Ave. - Lubbock, Tx



\$1,250,000.00

Total Land Area: 1.673 AC
Building Size: 12,160 SF
Price: \$1,250,000
Zoning: C-2
Year Built: 2004
CAP Rate: 8.9%
Taxes: \$20,340
APOD: on reverse

The Westar Team
Bill Young, Principal Broker
Barry Comiskey, CCIM
Kevin Watt
Cindy Snell
Donna Currey Barnes, GRI, CLA
Cliff Watt, CCIM
David Powell
Rob Campbell
Allan Rosen
John Owens
Burl Greaves
Blake Truett
David Pearson

- Located in Southwest Lubbock in the Iola Business Park just off Spur 327
- Currently 100% Occupied

409_BY_09/08

806.797.3231

4415 71st, Suite 12
Lubbock, TX 79424
806 797-3231 (Office)
806 793-2130 (Fax)

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Additional Photos / Aerial



APOD

Gross Income:.....	\$156,864.00
Less Vacancy & Credit Loss (5%):	\$7,843.20
Total Income:	\$149,020.80

Administrative Expenses:	\$5,623.71
Supplies & Equipment:	\$265.59
Repairs & Maintenance:	\$2,765.56
Contract Services:	\$3,364.04
Utilities:	Tenant Pays
Property & Liability Ins.:	\$4806.83
Real Estate Taxes:	\$20,340.00

Total Expenses:	\$37,166.73
NOI:	\$111,854.08
CAP Rate:	8.9%

(9 months annualized expenses)
except - Taxes & Income - Actual