



CASE STUDY

INVESTMENT SALE - MAIN HOUSTON INDUSTRIAL COMPLEX -

THE CHALLENGE:

TO OVERCOME LENDER CONSTRAINTS AND PURCHASE A 1950'S METAL BUILDING COMPLEX CONTAINING MULTIPLE LOCAL CREDIT TENANTS WITH OUTSIDE STORAGE. TO STABILIZE SHORT TERM LEASES AND OPERATING EXPENSE REIMBURSEMENTS.

THE RESULTS:

BECAUSE OF OUR LOCAL IN DEPTH MARKET KNOWLEDGE WE BELIEVED THERE WAS VALUE FOR THIS DEAL. THE LACK OF TRUE GRADE LEVEL LOADING AND OUTSIDE STORAGE IN GSW ALLOWED US TO BUMP THE RENTS SIGNIFICANTLY. AT CLOSING THE GROSS ANNUAL INCOME WAS \$427,024.80, WITHIN 12 MONTHS WE INCREASED THE GROSS INCOME 17% TO \$515,288.50.

PROJECTED IRR PRIOR TO CLOSING = 35%

INVESTOR IRR 12 MONTHS AFTER = 44%

TRANSACTION SUMMARY

ADDRESS: MAIN HOUSTON, GRAND PRAIRIE, TX
SQUARE FOOTAGE: 102,877

