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INVESTMENT SALE



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PLB & Associates, LLC
 4423 Renaissance Pkwy
 Cleveland, Ohio 44128

Local Broker:
 Allen Gump
 Colliers International
 214.796.6027
allen.gump@colliers.com

Northern Tool & Equipment

BUILDING SUMMARY	FINANCIAL SUMMARY
Address: 2801 Airport Freeway, Bedford, Texas 76021	Current NOI: \$225,755.20
Building Size: 25,426 Square Feet	6.1.14-6.31.21: \$269,206.20
Acres: 2.5 Acres	
Year Built: 2006	Options: Three (3), five (5) year options with a 7.5% increase every five (5) years
	NOI (option):
	Years 16-20: \$426,264.00
	Years 21-25: \$446,890.00
	Years 26-30: \$491,578.00
	Existing Debt: \$2,954,022.10
	Maturity: 11.1.2016
	Financial Summary:
	Revenue: \$ 325,755.20
	Debt: \$ 288,188.00
	CFADS: \$ 37,567.20

Sale Price: \$5,500,000.00

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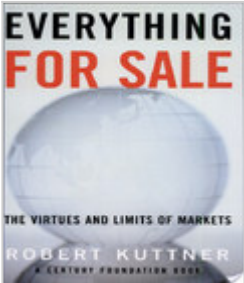
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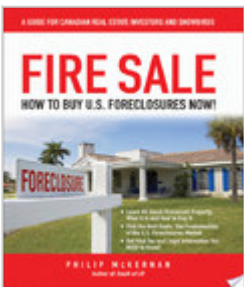
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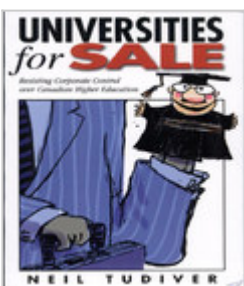
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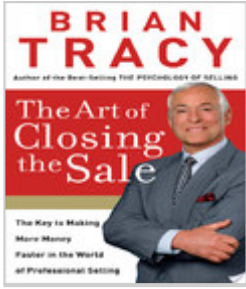
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