

# Free Download Investment Sale



## INVESTMENT SALE



For Further Information Call:  
 Primary Broker:  
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 Cleveland, Ohio 44128

Local Broker:  
 Allen Gump  
 Colliers International  
 214.796.6027  
[allen.gump@colliers.com](mailto:allen.gump@colliers.com)

### Northern Tool & Equipment

<b>BUILDING SUMMARY</b>		<b>FINANCIAL SUMMARY</b>	
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	<b>Options:</b>	Three (3), five (5) year options with a 7.5% increase every five (5) years
Year Built:	2006	<b>NOI (option):</b>	Years 16-20 \$426,264.00
<b>LEASE SUMMARY</b>			Years 21-25 \$446,890.00
Tenant:	Northern Tool & Equipment		Years 26-30 \$491,578.00
Initial Lease:	15 Years	<b>Existing Debt:</b>	\$2,954,422.18
Lease Type:	NNN	<b>Maturity:</b>	11.1.2016
Years Left on Lease:	7 1/2 years (May 31, 2021)	<b>Financial Summary:</b>	Revenue \$ 325,755.20
<b>Sale Price:</b>	<b>\$5,500,000.00</b>		Debt \$ 2,954,422.18
			CFADS \$ 117,336.48

Information provided is obtained from sources deemed to be reliable, but is not guaranteed.



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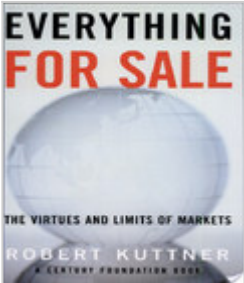
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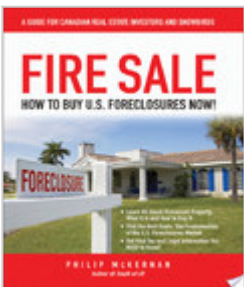
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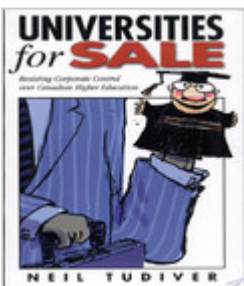
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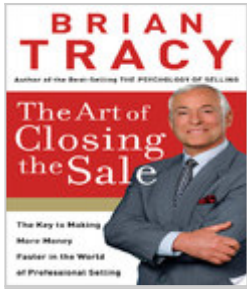
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