

# 717 Cedar Bayou Rd

8,735 SF | 100% Leased | Office Building | Baytown, TX  
 \$1,479,000 (\$169/SF)



Purchase Price		\$	1,490,000	\$	1,490,000	
Offered Cap Rate			7.0%		7.3%	
			Current Monthly Rent	Market Monthly Rent	Lease End	
	Office	\$	5,500	\$	6,000	
Apartment	Unit 1/2	\$	650	\$	695	9/29/2022
Apartment	Unit 3	\$	695	\$	695	5/30/2022
Duplex Half	Unit 4	\$	865	\$	950	12/30/2021
Duplex Half	Unit 5	\$	950	\$	950	6/29/2022
Single Family	Unit 6	\$	950	\$	950	6/29/2022
Single Family	Unit 7	\$	950	\$	950	5/30/2022
Single Family	Unit 8	\$	950	\$	950	9/29/2022
Totals		\$	11,510	\$	12,140	
			Current	Market		
Annual Residential Rev.		\$	72,120	\$	73,680	
Annual Office Rev.		\$	66,000	\$	72,000	
Total Annual Rev.		\$	138,120	\$	145,680	
Annual NOI		\$	103,590	\$	109,260	