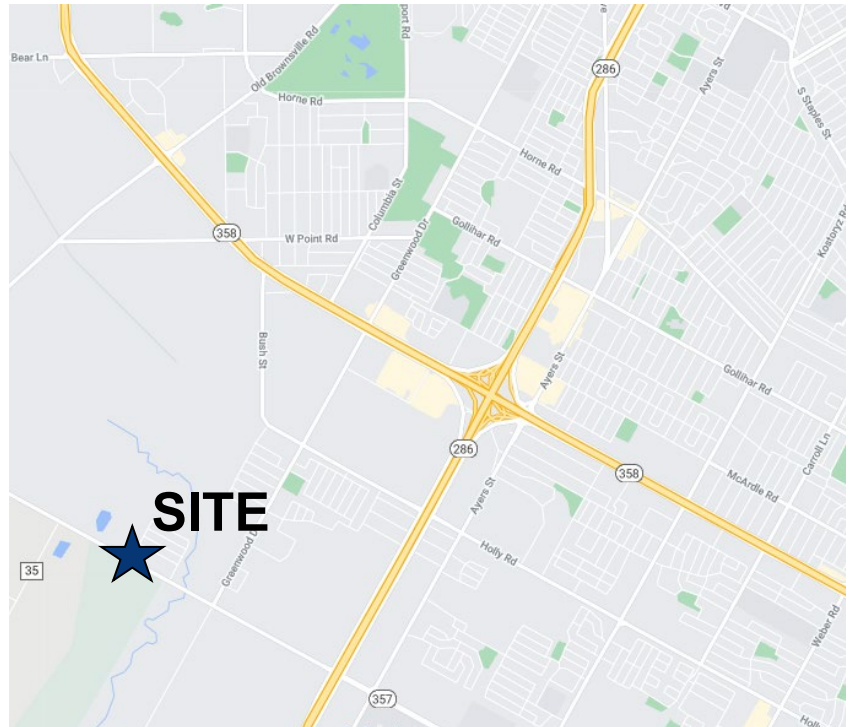




### **PROPERTY SUMMARY**

- Approx. 15,800 Total SF
  - Approx. 11,000 SF Main Building
    - Approx. 2,000 SF Office
    - Approx. 9,000 SF Warehouse
  - Approx. 4,800 SF 2nd Building
- Approx. 2.18 Acres
- 10 Overhead Doors
- Partially Stabilized, Fenced and Gated
- Easy Access to Saratoga & Crosstown
- Zoned CG2 - General Commercial
  - Special Use Exception, Outside Storage
- Current Lease through April 2028

***\$985,000, Asking Price***  
**CURRENT ANNUAL INCOME: \$78,000**  
**Current Cap Rate: 7.92%**



THE GAINES ORGANIZATION, INC.  
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401  
361-442-2825 – Office 361-442-2961 – Fax  
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**GAINES**  
ORGANIZATION

**1302 SARATOGA BLVD**  
**CORPUS CHRISTI, TX**



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## **LEASE INFORMATION**



- **Tenant** – Dealmart Service, LLC – *“Dealmart Service, LLC is founded on trust, integrity, and respect. We are proud to offer these values in our sales and business practices, so our customers keep coming back. The vehicles on our lot have the best prices and quality in the area. DealerMart is a pre-owned buy-here pay-here auto dealership with a great selection of used cars for sale, as well as used trucks, vans, and SUVs.”* Taken from [www.DealerMart.com](http://www.DealerMart.com)
- **Rate** – Current Base Rent is \$6,500 per month through April 2024 with 3% increase at Year 4 and 5% increase at Year 6.
- **Commencement Date** – Tenant has leased property since May 1, 2021.
- **Term Remaining** – Primary Term expires on April 30, 2028.
- **Lease Structure** – Lease is structured on a NNN basis where Landlord is responsible for the foundation, exterior walls and roof. Tenant is responsible for taxes, insurance, and all other repairs including HVAC replacement.
- **ROFR** – Tenant holds a Right of First Refusal that must be exercised within 10 days after receipt of a bonified offer.



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