

FOR SALE - Houston, Texas

Sales Price: \$11,400,000



GRUBB & ELLIS.
From Insight to Results

Stable Core Investment Opportunity | 5850 San Felipe @ Augusta



Features

- 101,880 RSF
- 95% Leased
- 9.7% Submarket Vacancy
- Excellent Location
- Garage Parking
- 3.5/1000 Parking Ratio
- Assumable Financing (5.65%)
- 9.6% Cap Rate - Year One
- Excellent Demographics
- Renovated 2004
- Building Signage Available
- \$20.35 Market Rent vs. \$18.55 In-place

EXCLUSIVE ADVISORS

Henry Hagendorf, CCIM, LEED AP
Vice President
713.599.5119 direct
henry.hagendorf@grubb-ellis.com

Beth Young, CCIM, LEED AP
Vice President
713.599.5127 direct
beth.young@grubb-ellis.com

To learn more, please contact:

Grubb & Ellis
1330 Post Oak Blvd., Suite 1400 | Houston, TX 77056
713.626.8888 ph. 713.626.2288 fx.

www.grubb-ellis.com

The information contained herein was obtained from sources believed reliable; however, Grubb & Ellis Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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Stable Core Investment Opportunity | 5850 San Felipe @ Augusta *Interior Photographs*



*5850 San Felipe
Building Lobby*

5850 San Felipe Demographics	
Average Household Income	
1 mile radius	\$127,187
3 mile radius	\$108,426
5 mile radius	\$98,681



*5850 San Felipe
Suite 500 Common Area*

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5851 San Felipe
96% Leased

San Felipe Plaza
93% Leased
\$39.00 SF

FINANCIAL SNAPSHOT (12/31/10 PROJECTED WITH NO NEW LEASING)

Snapshot	
Income	\$1,963,170
Expenses	\$860,934
NOI	\$1,102,236
CAP RATE	9.67%

Income Detail	
Base Rent	\$1,832,074
Exp. Recovery	\$35,702
Roof Top	\$27,600
Parking	\$67,794
Total Income	\$1,963,170

Expense Detail	
R & M	\$124,246
Janitorial	\$89,474
Utilities	\$272,473
Mgmt. Fees ⁽¹⁾	\$58,895
Payroll ⁽¹⁾	\$75,000
Taxes	\$220,950
Insurance	\$19,896
Total Operating Exp.	\$860,934

(1) Adjusted to market expenses

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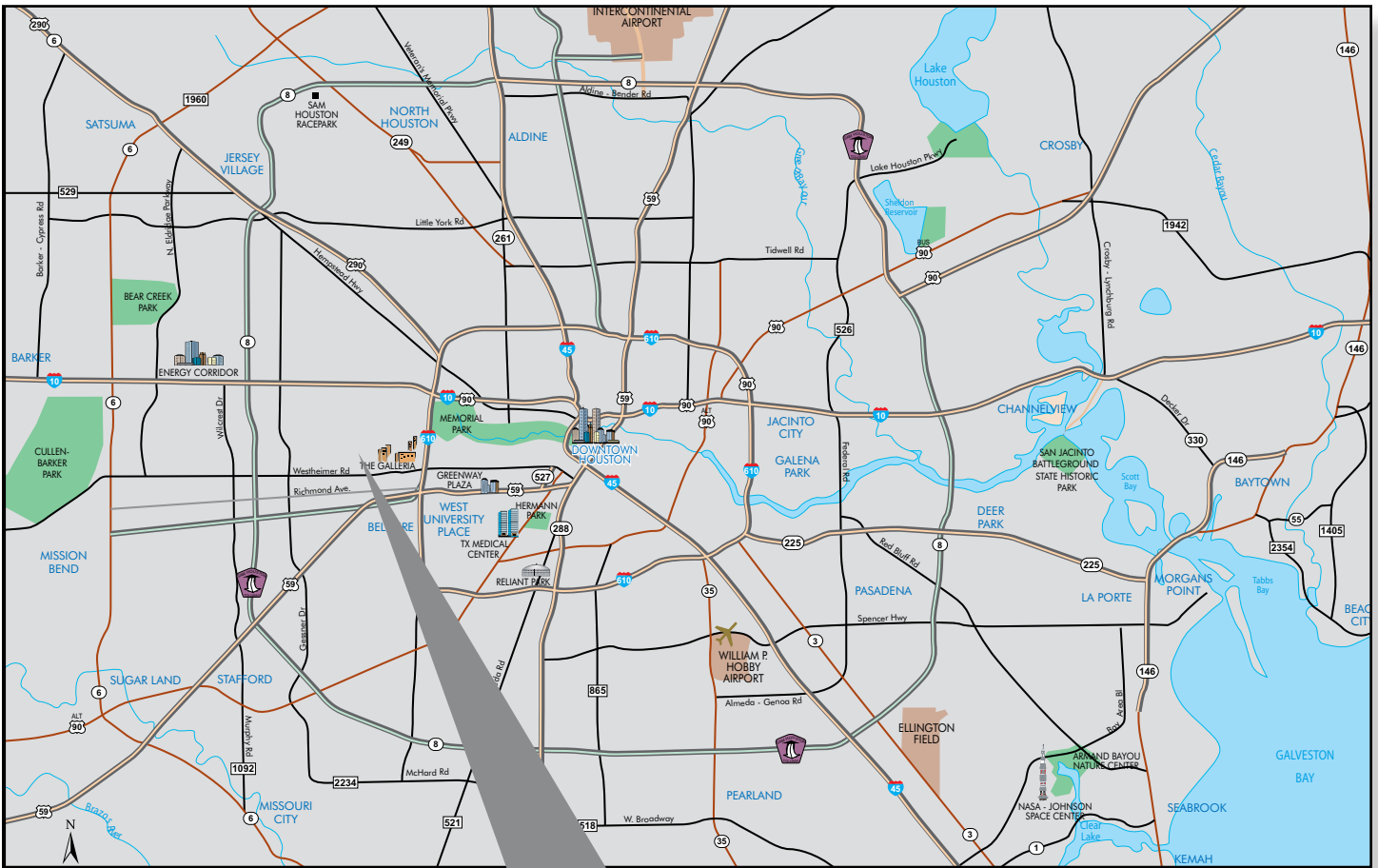
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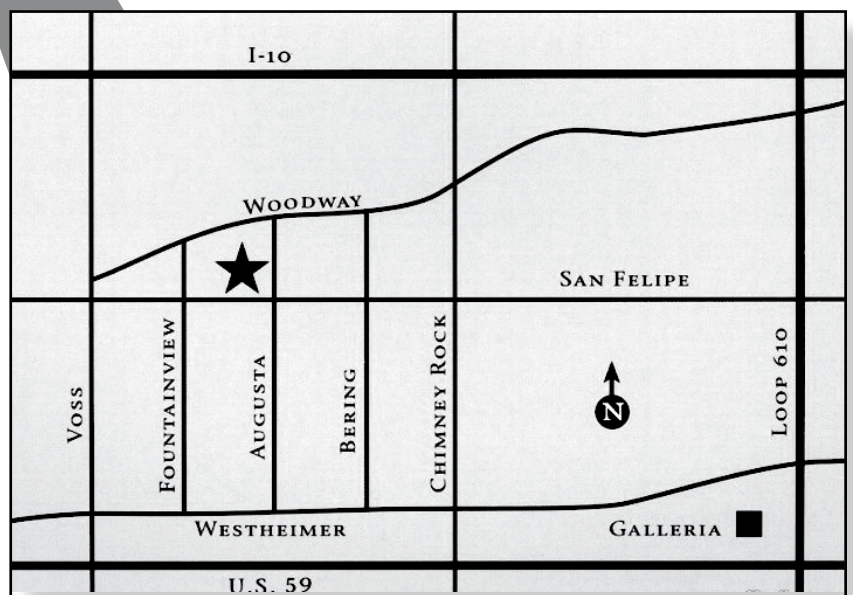
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