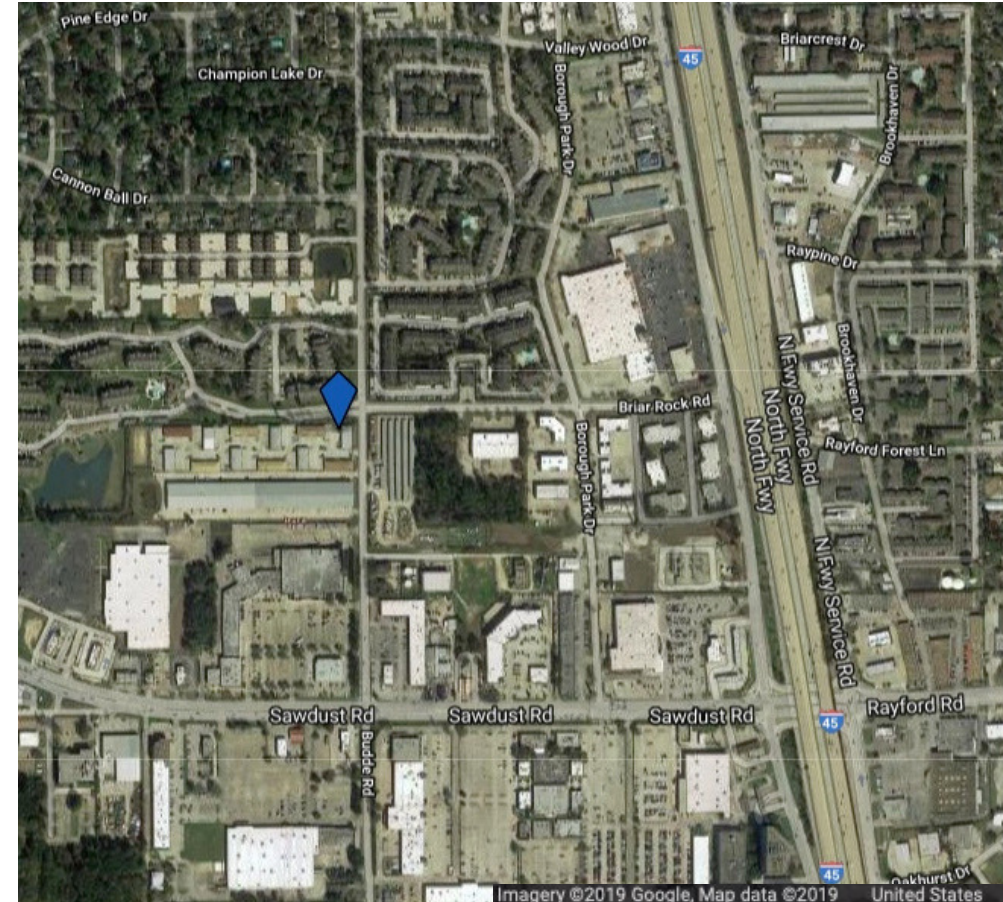


A Retail & Office Lease Opportunity

# 25329 Budde Rd

25329 Budde Rd, Spring, TX 77380



## PROPERTY SUMMARY

Available SF:	4,900 SF
Sales Price:	\$999,999
Building Size:	4,900 SF
Market:	The Woodlands
Cross Streets:	Sawdust Rd & Budde Rd

## PROPERTY OVERVIEW

Amazing opportunity to earn income and owner occupy a lovely 4 unit office condo with easy access to I-45. Great for any professional office users. Best value in the complex. Cash flow on 3 other units and expand over time as needed.



PRESENTED  
BY:

**APURVA SANGHAVI**  
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	1 MILE	3 MILE	5 MILE
Total Population	9,403	61,324	173,855
2010 Population	9,426	52,199	128,459
2024 Population	10,435	69,150	195,962
Employees	11,784	53,340	92,935
Total Businesses	1,646	4,582	8,398
Average Household Income	\$78,633	\$111,275	\$115,780
Median Household Income	\$56,188	\$83,260	\$89,925
Total Consumer Spending	\$87.54M	\$725.8M	\$2B
Median Age	33.6	37.2	36.3
Households	3,712	24,947	64,272
Percent College Degree or Above	18%	24%	24%
Average Housing Unit Value	\$260,241	\$321,159	\$280,301



# 25329 Budde Rd

25329 Budde Rd, Spring, TX 77380

## Proforma Rent Roll

Unit #	Unit Type	Tenant	Lease Start	Lease End Date	Last Increase	Security Deposit	Rent	CAM	HOA	Total Gross	Taxes	Insurance	NOI
101	Office Space	SIA Truck Insurance Agency	4/1/2019	4/30/2022		\$2,100	\$2,200.00	\$100.00	\$225.00	\$30,300.00	\$5,900.21	\$1,256.25	\$23,143.54
102	Office Space	SIG/F & M Insurance Group, LLC	4/1/2015	5/31/2020	5/1/2019	\$2,167.50	\$2,200.00	\$100.00	\$225.00	\$30,300.00	\$5,900.21	\$1,256.25	\$23,143.54
103	Office Space	Lion Consulting	1/1/2019	1/30/2020		\$2,000	\$2,200.00	\$100.00	\$225.00	\$30,300.00	\$5,900.21	\$1,256.25	\$23,143.54
104	Office Space		7/1/19	7/31/2020		\$2,200	\$2,200.00	\$100.00	\$225.00	\$30,300.00	\$5,900.21	\$1,256.25	\$23,143.54
							\$8,800.00	\$400.00	\$900.00	\$121,200.00	\$23,600.84	\$5,025.00	\$92,574.16
										<b>Asking Price:</b>	\$999,999	<b>CAP RATE:</b>	9.25%

## Rent Roll

Unit #	Unit Type	Tenant	Lease Start	Lease End Date	Last Increase	Security Deposit	Rent	CAM	HOA	Total Gross	Taxes	Insurance	NOI
101	Office Space	SIA Truck Insurance Agency	4/1/2019	4/30/2022		\$2,100	\$2,041.66	\$100.00	-\$225.00	\$22,999.92	\$5,900.21	\$1,256.25	\$15,843.46
102	Office Space	SIG/F & M Insurance Group, LLC	4/1/2015	5/31/2020	5/1/2019	\$2,167.50	\$2,066.66	\$100.00	\$225.00	\$28,699.92	\$5,900.21	\$1,256.25	\$21,543.46
103	Office Space	Lion Consulting	1/1/2019	1/30/2020		\$2,000	\$2,000.00	\$125.00	-\$225.00	\$22,800.00	\$5,900.21	\$1,256.25	\$15,643.54
104	Office Space						\$0.00	\$0.00	-\$225.00	-\$2,700.00	\$5,900.21	\$1,256.25	-\$9,856.46
							\$6,108.32	\$325.00	-\$450.00	\$71,799.84	\$23,600.84	\$5,025.00	\$43,174.00
										<b>Asking Price:</b>	\$999,999.00	<b>CAP ACTUAL:</b>	4.32%