



403-405-407-409 Cottingham Drive Temple, Texas 76504

Property Highlights

- 4 Tenants
- 6400 SF/ 400 SF Office Space for each unit
- 4 Grade Level Doors

Property Overview

The property is located half a block north of Airport Road, on the east side of Cottingham Drive, in a subdivision of commercial flex and warehouse properties. It is situated 0.60 mile from the Interstate 35 and Airport Road intersection.

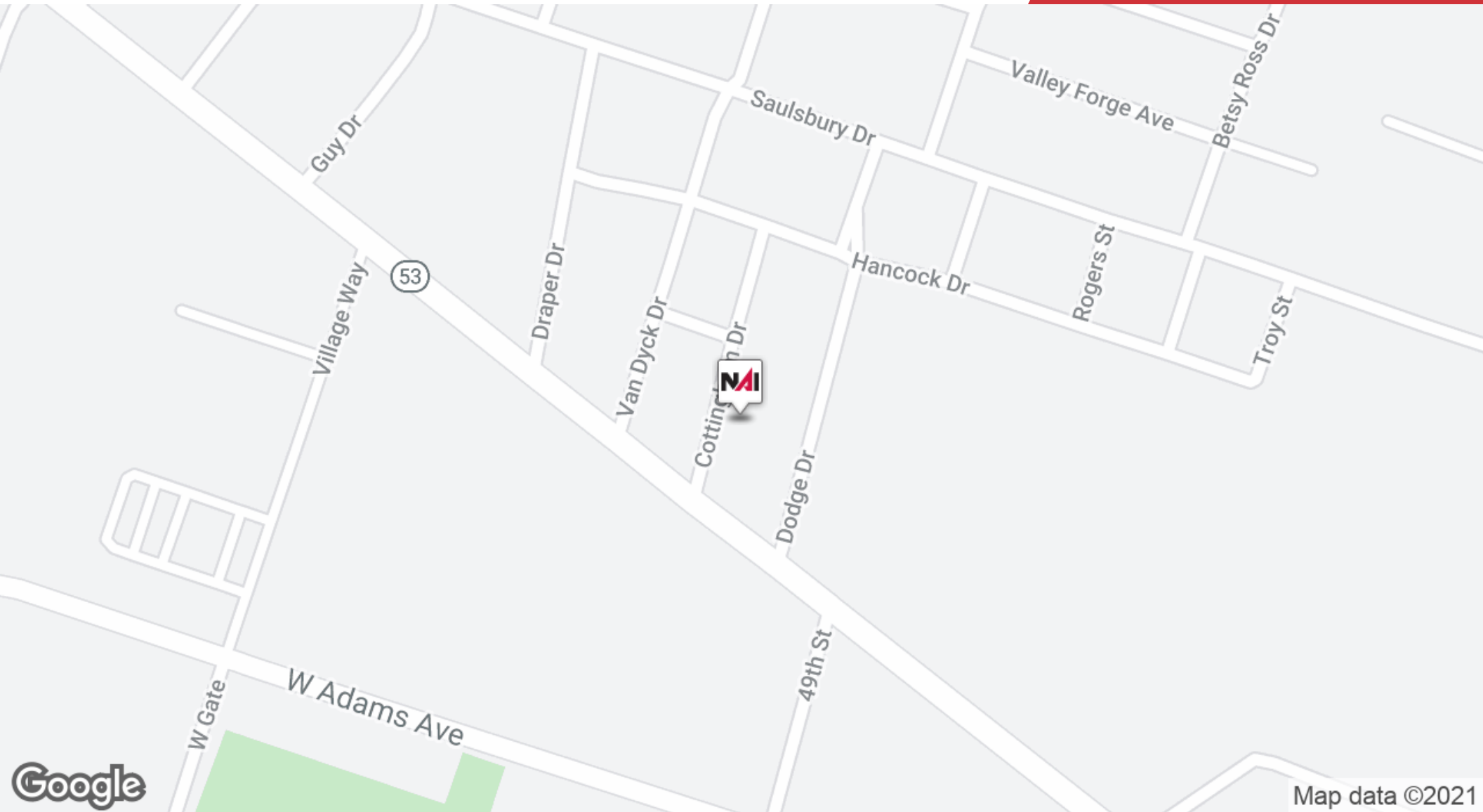
Offering Summary

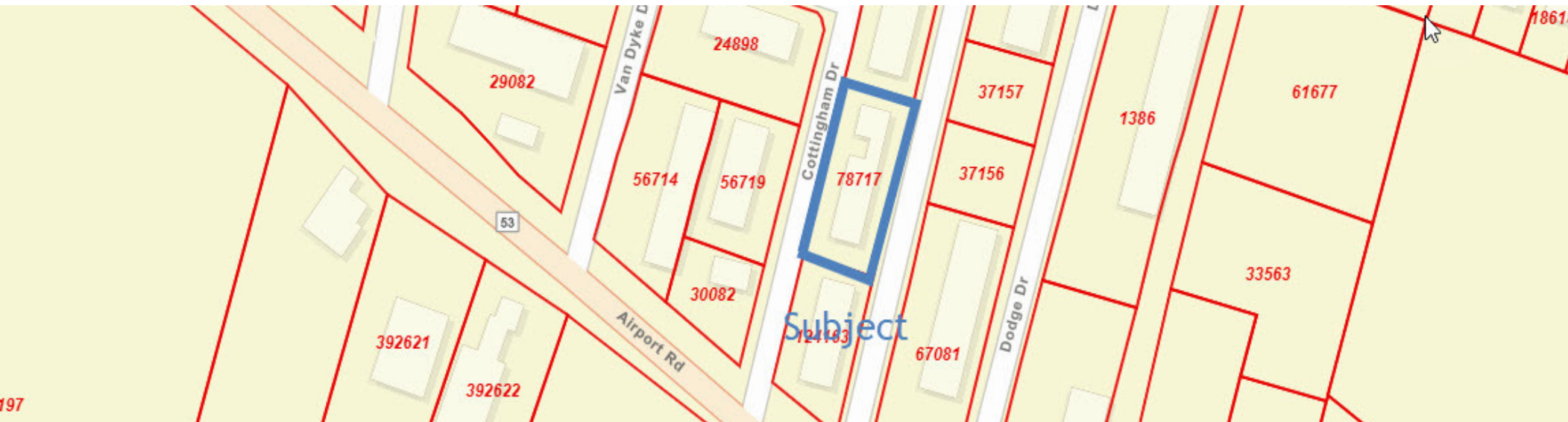
Sale Price:	\$365,000
Building Size:	6,400 SF
Available SF:	
Lot Size:	0.413 Acres

For More Information

Lloyd Thomas

O: 254 773 4901
althomas@aldrich-thomas.com







We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

18 North 3rd Street
Temple, TX 76501
254 773 4901 tel
naiglobal.com

COTTINGHAM ZONING



COTTINGHAM UTILITIES MAP



2F - CUP	MF-2 - PD	O-2 - PD	GR - PD	C - PD	HI - PD	MU	SD-V	T6-E
2F - PD	MF-3 - PD	NS	GR - CUP, PD	C - CUP, PD	AG	MU - CUP	T4	T6-E - CUP
MF-1	O-1	NS - CUP	CA	LI	AG - CUP	SD-C	T4 - PD	T6-E - PD
MF-1 - CUP	O-1 - CUP	NS - PD	CA - CUP	LI - CUP	AG - PD	SD-C - CUP	T4 - CUP	NO BASE
MF-1 - PD	O-1 - PD	NS - CUP, PD	CA - PD	LI - PD	MH	SD-H	T5-C	CUP
MF-2	O-2	GR	C	LI - CUP, PD	MH - CUP	SD-H - CUP	T5-C - CUP	PD
MF-2 - CUP	O-2 - CUP	GR - CUP	C - CUP	HI	MH - PD	SD-T	T5-C - PD	Parcels

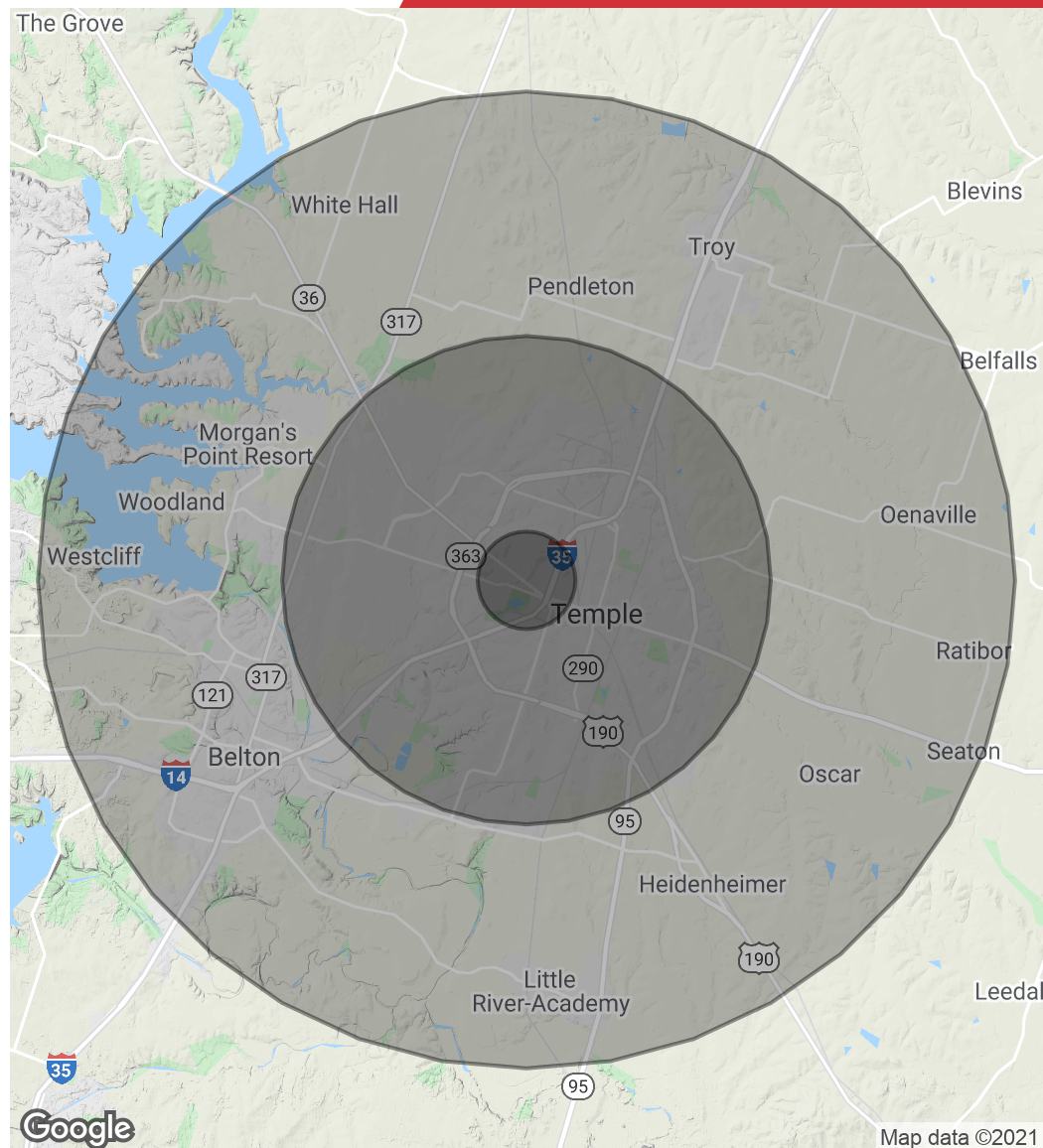
EXPRESSWAY	MINOR ARTERIAL	Main	PRIVATE
MAJOR ARTERIAL	PRIVATE	Potable Water	Gravty Main
COLLECTOR	RAMP	Reclaimed Water	Pressurized Main
LOCAL STREET	Railroad Labels	Hydrant	Manhole
	Street Labels	CITY	

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Population	1 Mile	5 Miles	10 Miles
Total Population	4,229	64,498	108,273
Average age	34.8	38.3	37.3
Average age (Male)	35.3	37.4	36.0
Average age (Female)	33.3	38.6	38.0

Households & Income	1 Mile	5 Miles	10 Miles
Total households	1,490	24,080	38,709
# of persons per HH	2.8	2.7	2.8
Average HH income	\$54,422	\$64,980	\$66,788
Average house value	\$132,662	\$149,102	\$157,405

* Demographic data derived from 2010 US Census



Investment Overview

Price	\$365,000
Price per SF	\$57.03
CAP Rate	8.54%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

Operating Data

Gross Scheduled Income	43,200
Other Income	-
Total Scheduled Income	43,200
Vacancy Cost	-2,160
Gross Income	41,040-
Operating Expenses	-9,873
Net Operating Income	\$31,167
Pre-Tax Cash Flow	\$31,167

Financing Data

Down Payment	-
--------------	---

Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-