

# For Sale

Convenience Store with Gas / Retail Land

**Owner Financing Available at 8% with 30% Down**

1642 North Austin St.  
Seguin, TX 78155



Address: 1642 North Austin St.  
Seguin, TX 78155

Price: \$425,000  
Cap Rate: 11.47%  
Net Operating Income: \$48,747

Property Type: Retail / Land

Total SF: 4,760 per owner

Price / SF: \$89.28

Terms: Third Party Financing

Details: The convenience store has been in business uninterrupted for more than 25 years. The barbershop has been in the same location for 19 years. The C-store sells gas (two tanks on the property). The garage is under renovation (adding a bathroom, rebuilding the interior) for retail use. The owner will guarantee the rent on this building for one year from closing.

Seguin is growing rapidly and in the immediate area there is a Wal-Mart, new Home Depot, and several new residential subdivisions. This property could accommodate additional retail buildings or a small strip center.

Current convenience store lease expires in 2015. **Tenant has 1 five year extension option at \$3,500 monthly for the c-store.** All buildings have been renovated and painted in 2008.

#### C-Store Sales Info

Inside Sales \$60,000 to \$70,000 per month  
Gas 25,000 to 30,000 gallons per month  
Loto \$20,000 - \$25,000 per month  
Check cashing \$400,000 to \$500,000 per month

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<b>Property Income (rental from tenants)</b>	
Convenience Store	\$ 3,000
Barber Shop	\$ 450
House	\$ 500
Garage	\$ 500 *
Total Rental Income	\$ 4,450
Total Rental Income Per Year	\$ 53,400
<b>Expenses</b>	
Real Estate Taxes (annual) <i>Tenants pay all other expenses directly</i>	\$ 4,653 **
Net Income	\$ 48,747
Proposed Purchase Price	\$ 425,000
Cap Rate	11.46%
* Owner will guarantee the rent for up to six months for the small garage.	
** For all four lots.	