



HOUSTON INVESTMENT CORNER #EC 340-05

DolEx Building 6706 Canal St. Houston, Tx 77011

Purchase Price	\$615,000
NOI	\$50,455
Cap Rate	8.20%
Lease Type	Absolute NNN
Lease Term	New 7 years term
Option	2.5 years to renew
Guarantee	DolEx Corporation
Property type	Office building
No of units	1
# of Buildings	1
Occupancy	100%
Price per SQFT	\$165.95
Property SQFT	3706
Lot SQFT	N/A
Stories	1
Year Built	1965
Year Renovated	2000
Buildings Class	B
Parking Spaces	5



Property Highlights

DolEx DollarExpress Inc. ("DolEx") will sell and lease back the property on Absolute NET terms with an initial lease term of 7 years and 2, 5 year options to renew.

New exterior paint, new signage and new HVAC.

Annual rent escalations.

Year 1 Cash on Cash return over 11% and 8% cap rate.

Corporate Guaranty.

Absolute NNN lease.

For more information call Eli Gilath at: 832-962-3035 or Email eli@hichomes.com

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