

# COMMERCIAL CORNER - ANNUAL LEASE OR LONG TERM GROUND LEASE

## PROPERTY DESCRIPTION

- Approximately 3.2 Acres (139,392 SF)
- Located on the northeast corner of County Road 138 and FM 685 (SH 130 Expy)
- In ETJ of City of Hutto, Williamson County, Texas
- Water on Site; Sewer approximately 2/3 Blocks East on CR 138
- Old house on site to be demolished

## ANNUAL LEASE

- \$1,900 per month for use of the land and small office.
- Multiple commercial uses. Possible BBQ, Taco/ Coffee or ?

## NNN GROUND LEASE TERMS

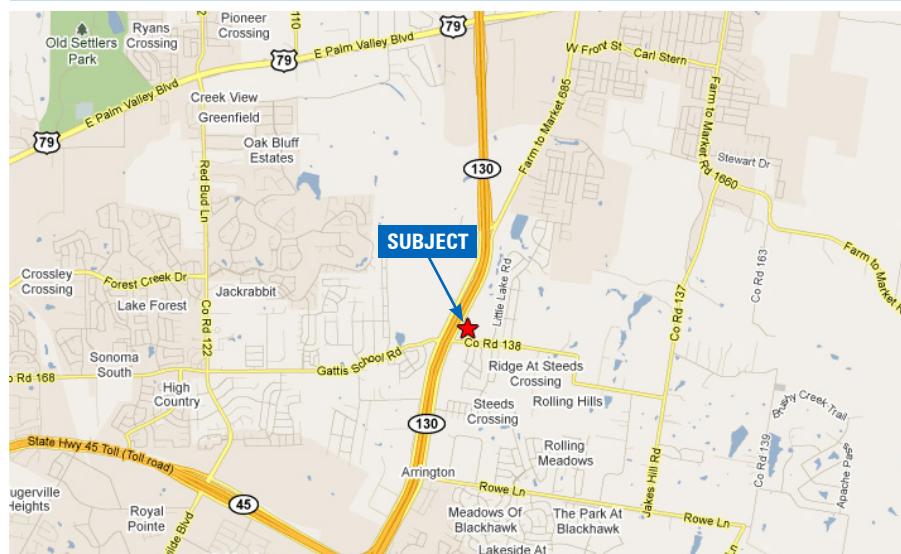
- For 25 to 50 year initial term, plus three (3) ten year extensions
- Land Value: \$12.00 per square foot
- Capitalization Rate: 8.5% = Reduced Annual Rent for first 3 years (see below)
- Security Deposit Prior to Construction: \$25,000 Upon Lease Signing
- Security deposit increases to \$50,000 upon completion of construction
- Approval of Lessor's financial statements and IRS Tax returns for the previous three (3) years will be required prior to further negotiations

## LAND RENT INCREASES

- 5% increase at 3-year intervals for life of lease
- Monthly rent for first 12 months: \$3,000.00 NNN
- Monthly rent for second 12 months: \$7,500.00 NNN
- Monthly rent for third 12 Months: \$9,000.00 NNN
- Monthly rent after first 3 years: \$11,848.00 NNN



## LOCATION





# COMMERCIAL CORNER - ANNUAL LEASE OR LONG TERM GROUND LEASE

