



FOR SALE

12301 ROJAS DRIVE (A10-A12)

El Paso, Texas



Investment Opportunity

Property Highlights

- Total Net Rentable Area: 5,916 SF
- Year Built: 2021
- Zoning: C-4 SC
- Lease Terms:
 - Lease Type: NNN lease
 - Annual Increases: Three Percent (3%)
 - Tenant: LAT Studios & Texas Creative Careers of Arts - East Campus
 - Initial Term: 120 Months (7 Years Remaining-2021 Commencement)
 - Renewal Term: One (1) 5-Year Renewal Term

- Traffic Counts:

Loop 375:	96,919 VPD
Rojas Drive:	16,664 VPD
Interstate 10:	168,150 VPD

(Source: Texas Department of Transportation AADT 2022)
- Prominent exposure from the Interstate 10 and Loop 375 Interchange
- 2024 NOI: \$97,702.92
- Sales Price: \$1,300,000
- 2023 Real Estate Taxes: \$7,099.20
(Source: City of El Paso Tax Assessor)

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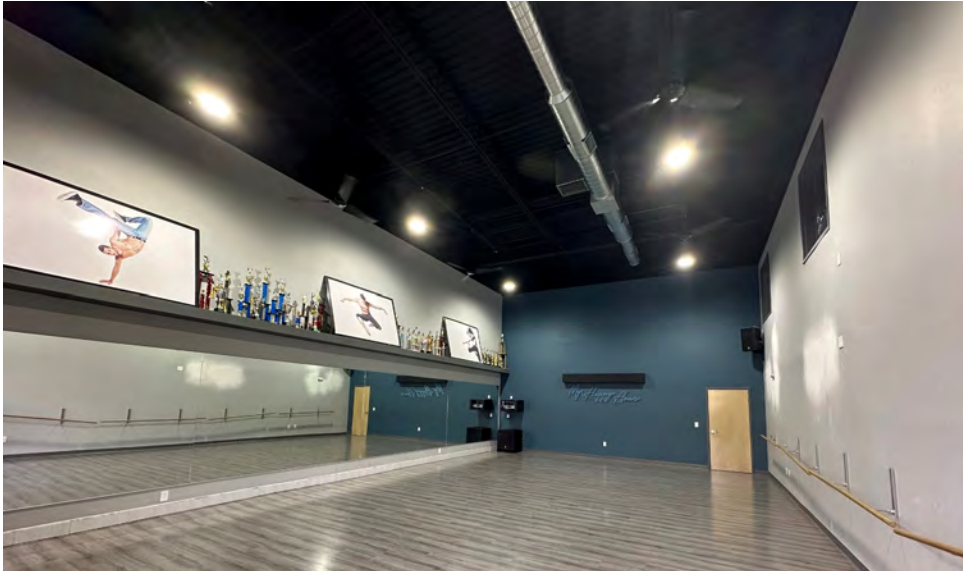
Exterior Photos



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Interior Photos



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Annualized Operating Data

Rent Increase	Term	Column1	Monthly Base Rent	Annual Base Rent	Rent Per SF	Cap Rate
	Months 3 - 6	06/01/21 - 09/30/21	\$4,688.00		\$9.51	
	Months 7 - 12	10/01/21 - 03/31/22	\$7,451.00	\$89,412.00	\$15.11	
3%	Months 13 - 24	04/01/22 - 03/31/23	\$7,674.53	\$92,094.36	\$15.57	
3%	Months 25 - 36	04/01/23 - 03/31/24	\$7,904.77	\$94,857.19	\$16.03	
3%	Months 37 - 48	04/01/24 - 03/31/25	\$8,141.91	\$97,702.91	\$16.52	7.52%
3%	Months 49 - 60	04/01/25 - 03/31/26	\$8,386.17	\$100,633.99	\$17.01	7.74%
3%	Months 61 - 72	04/01/26 - 03/31/27	\$8,637.76	\$103,653.01	\$17.52	7.97%
3%	Months 73 - 84	04/01/27 - 03/31/28	\$8,896.89	\$106,762.60	\$18.05	8.21%
3%	Months 85 - 96	04/01/28 - 03/31/29	\$9,163.80	\$109,965.48	\$18.59	8.46%
3%	Months 97 - 108	04/01/29 - 03/31/30	\$9,438.71	\$113,264.45	\$19.15	8.71%
3%	Months 109 - 120	04/01/30 - 03/31/31	\$9,721.87	\$116,662.38	\$19.72	8.97%

Responsibilities Breakdown

Taxes & Insurance

Paid by Tenant

Tenant Reimburses for all Insurance and Property Taxes

CAMs

Paid by Tenant

Tenant Reimburses for all Common Area Maintenance Charges

HVAC

Paid by Tenant

Tenant Responsible for all Repairs & Replacements

Roof

Paid by Landlord

Landlord Responsibility

Utilities

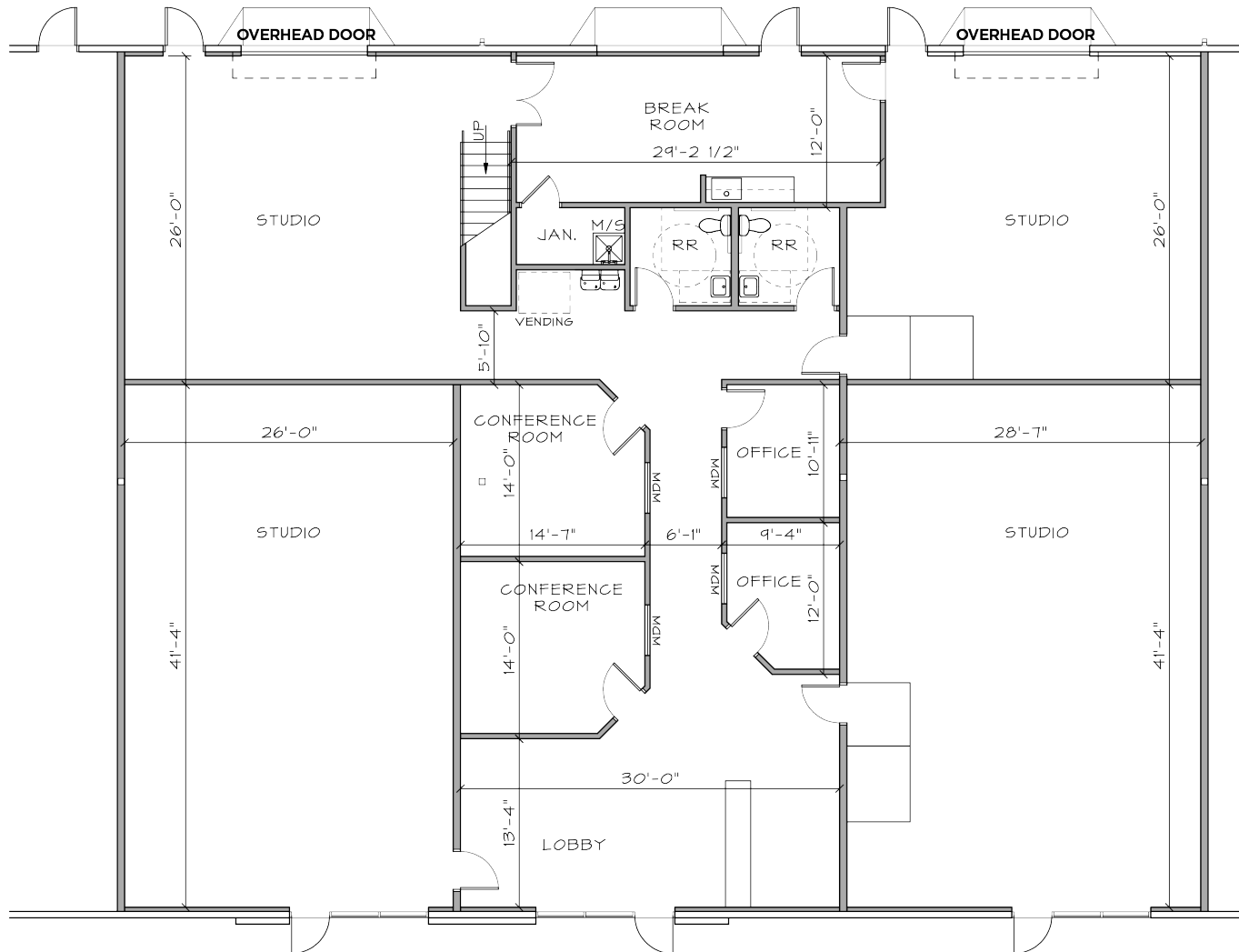
Paid by Tenant

Tenant Responsibility

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Floor Plan - First Floor



LAT STUDIO FIRST FLOOR PLAN

12/17/2020

N.T.S.

Floor Plan - Second Floor



LAT STUDIO SECOND FLOOR PLAN

12/17/2020

N.T.S.

Demographics



	1 MILE	3 MILE	5 MILE
POPULATION			
2028 Summary	4,104	89,737	219,375
2023 Summary	4,045	86,806	214,332
2020 Census	3,955	82,736	207,456
Trends 2023-2028	0.29%	0.67%	0.47%
HOUSEHOLDS			
2028 Summary	1,307	29,463	75,085
2023 Summary	1,265	28,007	72,082
2020 Census	1,224	26,415	68,930
Trends 2023-2028	0.66%	1.02%	0.82%
2023 MEDIAN HOUSEHOLD INCOME	\$81,284	\$57,399	\$54,164
2023 AVERAGE HOUSEHOLD INCOME	\$118,304	\$81,163	\$76,004

Source: U.S. Census Bureau, Census 2020 Summary File 1. Esri forecasts for 2023 and 2028.

Aerial



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MAP



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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