

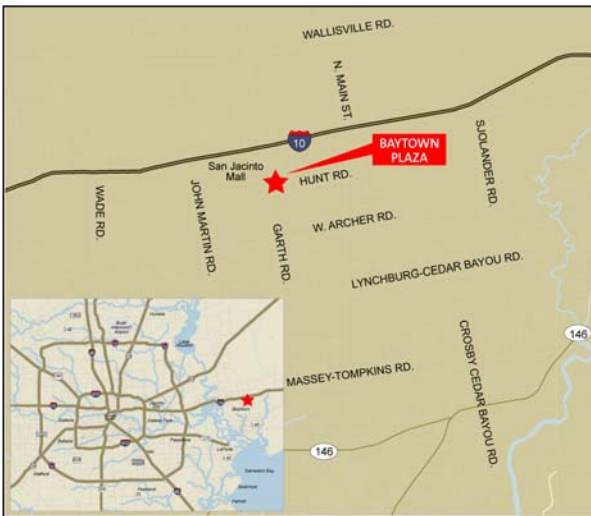
For Sale

Baytown Plaza

Garth Road at Independence Boulevard, Baytown (Houston), Texas



Fully Leased Neighborhood Shopping Center



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+/-63,245 Total GLA

\$8,740,000

8.25% Cap Rate

NOI \$720,994

Investment Highlights

- ♦ 100% leased with national tenants accounting for 92% of the center's GLA
- ♦ Recent additions of Kohl's, Olive Garden and Buffalo Wild Wings (under construction) are testimony to the strength of the location
- ♦ Frontage on high traffic Garth Road, Baytown's prominent retail corridor
- ♦ Projected population growth of 18.73% in the one-mile radius over next five years
- ♦ Institutional level management and maintenance
- ♦ 5.37% assumable loan maturing 9/1/2015
- ♦ \$2,950,000 equity required to assume loan (10.42% cash-on-cash return)

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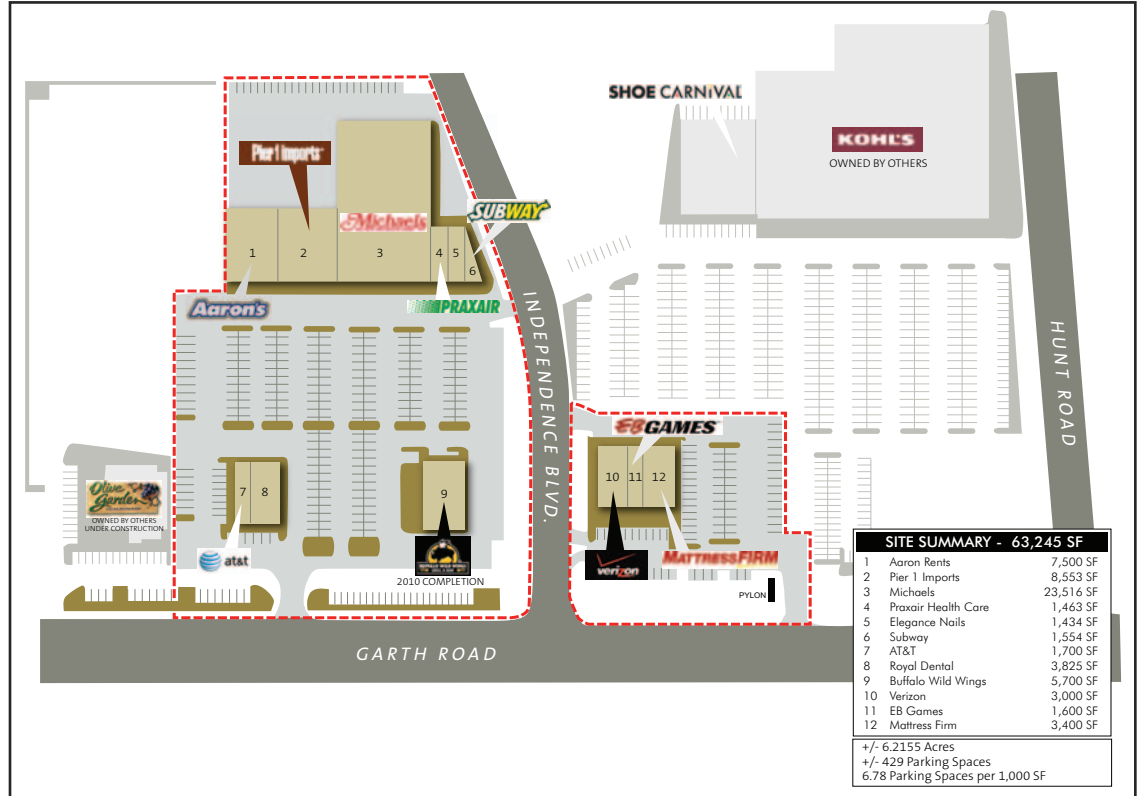
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GRUBB & ELLIS
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