

# FOR SALE

## 2218 NORTHPARK DRIVE

Kingwood, Texas 77339

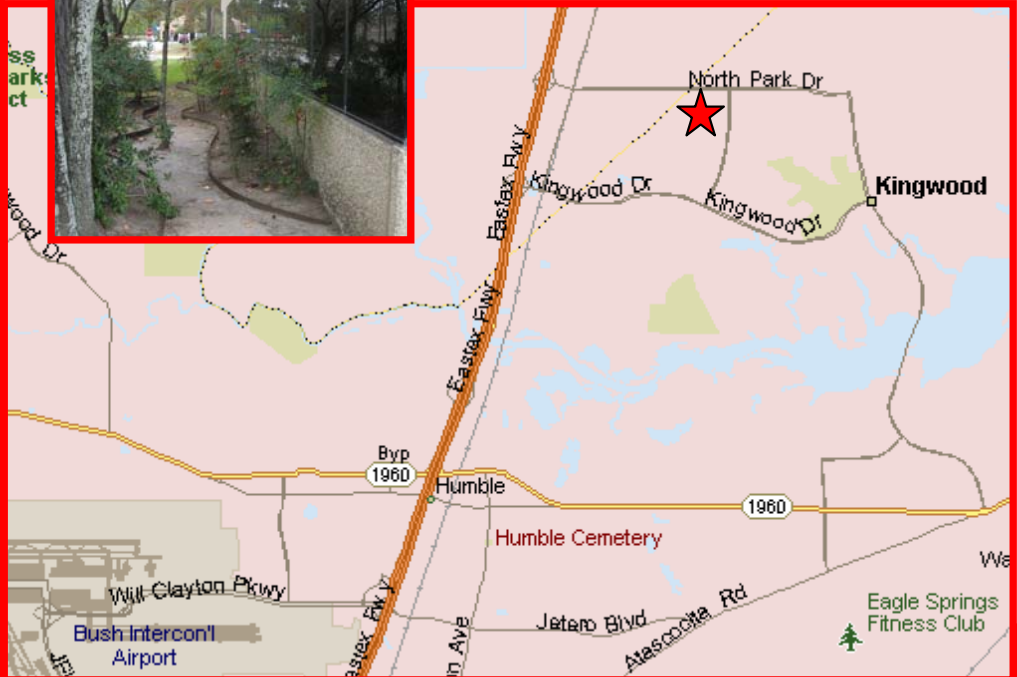
### Investment Summary

- **Price:** \$2,810,000  
(\$100/SF)
- **NOI:** \$196,469
- **Cap Rate:** 7.0% (Actual)
- **Tenancy:** 100% Leased
- **NRA:** 27,965
- **Class:** B
- **Year Built:** 1980
- **Site:** 1.535 Acres
- **Parking:** Surface



### Features

- Located in Kingwood, Texas, a fast growing, heavily wooded, planned community.
- This area offers retail, residential, commercial and hotel amenities.
- Excellent visibility and access offering tenants and visitors an excellent business location.
- Attractive atrium lobby.
- Priced below replacement value.
- Value added opportunity.
- Convenient to Houston Intercontinental Airport.



*Click here to obtain additional property information.*

### Contact Information

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**Economic Overview**

**Side View**

**2007 Proformal Operating Budget**

**Income (2006 Actual)**

Rental \$ 422,645

**Proforma Expenses (2007)**

Property Taxes	\$ 61,420	
Property Mgmt	\$ 18,661	
Maintenance	\$ 16,930	
Janitorial	\$ 25,387	
Landscape	\$ 13,297	
Insurance	\$ 14,331	
Utilities	\$ 76,150	\$ 226,176

**Net Operating Income \$ 196,469**



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