

3211 Cypress Creek Parkway Income as of 7/2/26

5 rental spaces and 3 of them are leased. All triple-net leases. None have scheduled increases. Owner has been paying himself \$19,000 per month for several years for this location

1) EL TIO TRIO TIRES.

3600 sq ft, \$2,500/ Month

2 year lease. Expires 5/31/2028

2) RUDYS TRANSMISSION.

3,400 sq ft, \$3,000/ month

2 year lease. Approx 1 year left on lease.

3)TACO MIO. (Vacant)

(Fully equipped with restaurant equipment)

1000 sq ft, \$1,200/ month

Tenant had to close last month due to health issues.

4) HAIR SALON.

600 sq ft, \$600/ month

2 year lease. Approx 1.5 years left on lease.

5) OFFICE. (Vacant)

400sq ft, \$600/month

(Small office with private restroom)

Vacant

At 100% occupancy with 19k to owner income is \$26,900 per month x 12+ \$322,800

Current occupancy and income is \$25,100 x 12 = 301,200 is a 13.69 cap rate

