

3211 Cypress Creek Parkway Income as of 7/27/26

5 rental spaces and 4 of them are leased. All triple-net leases. None have scheduled increases.

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.

(Fully equipped with restaurant equipment)

1000 sq ft, \$1,200/ month

Leased begins August 1, 2026 for one year

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 is 7,900 per month x 12+ \$94,800 Plus operational income from carwash
Potential of 30-40k per month from carwash. Experienced personnel is open to remaining with property

