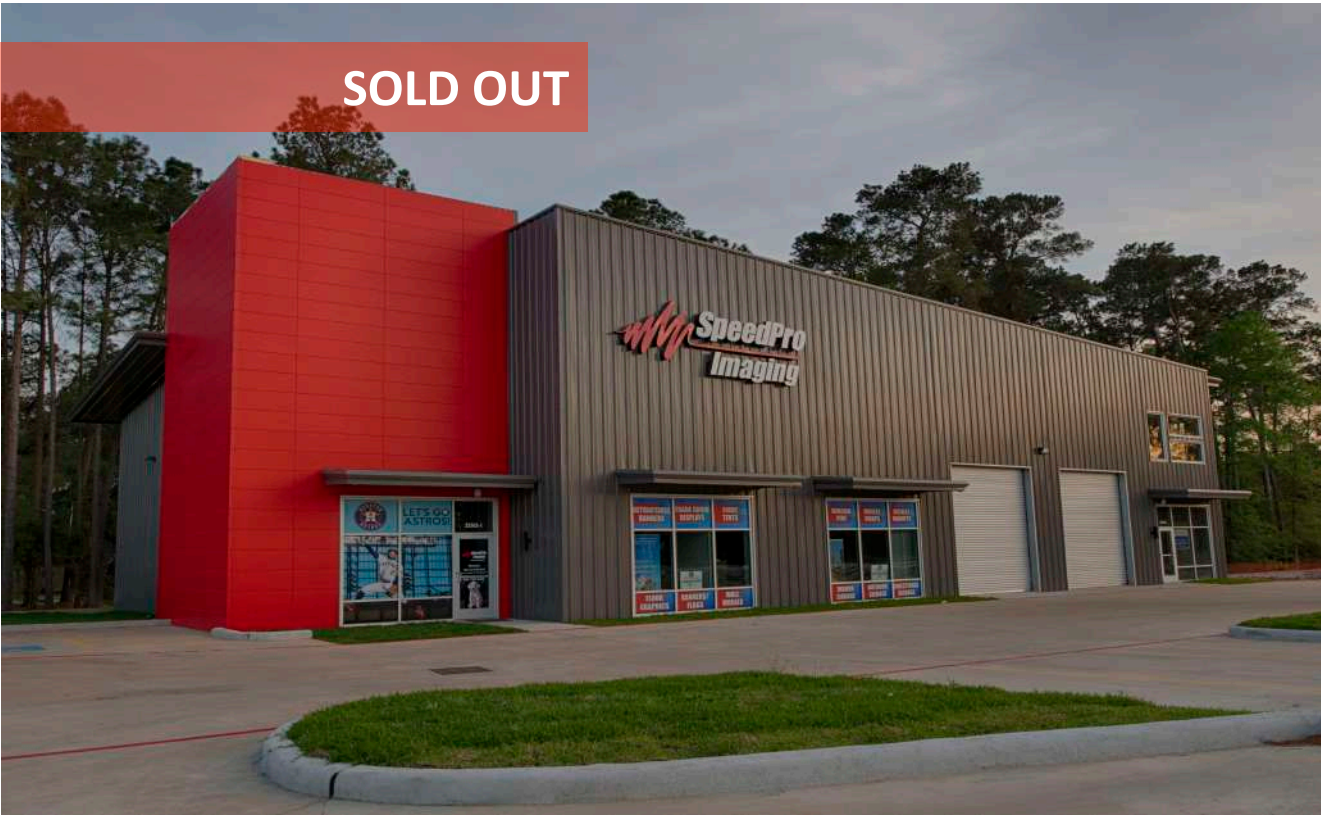




PLAZA CITY LLC
CONSTRUCTION COMPANY

1310 RAYFORD PARK RD, SUITE 111, SPRING, TX 77386
WWW.PLAZACITY.NET +1.281.259.7888

SOLD OUT



PONDEROSA

Investment

Land 40,000SF	\$	495,000
Construction:	\$	1,895,000
Building 1 5,500SF		
Building 2 10,000SF		
Building 3 4,500SF		

Multifunctional flex warehouse designed and build for retail, Located in 32507 Tamina Rd

Total Cost	\$	2,390,000
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Annual Rent Income	\$	387,360
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Annual Operative Expenses and Property Taxes	\$	36,000
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Net Income	\$	351,360
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Lease ROI	14.70%
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Rented before erected, this project offers 3 buildings.

The first 5.500SF building vis a Large Format Printing facility leased to a National Printing Franchise. The second building (10,000SF) is under construction. It is already leased to a place for children parties.

The third 4,500SF building will be an Office Suites Building, with a total of 23 furnished and ready to use spaces.

- Warehouse size: 3,544 SF

We support our customers and investors throughout the investment cycle of real estate assets in the area.

We offer a comprehensive solution that addresses all points of the investment process, as well as guidance and contact with experts in every field.

- Search and analysis of Real State opportunities.
- Conceptualize and design of Architectural and Engineering projects.
- Permits submitting.
- Cost estimate of all construction divisions.
- Siteworks attached to Civil Engineering Design.
- Complete construction from 0 to 100%
- Lease or sell your property.

Our commitment to you is to provide a quality cost effective building project and build a long-term relationship of dependability and trust. We will strive to not only meet, but surpass your expectations.

**Building smart is what we do.
Let us show you how easy
it can be for you.**

ABOUT US