

“FORTUNE 500”
SINGLE – TENANT INVESTMENT
!! 9% CAP !!



- Location:** 1405 Ave. T (NE corner of 113th St. & Ave. T), Grand Prairie, TX. Minutes to SH 360!
- Tenant:** *Progressive* Casualty Insurance Company - **Progressive ranks 159 in the 2007 Fortune 500 list!** Tenant is responsible for: taxes, insurance, CAM and routine maintenance of the interior plumbing and HVAC units. Landlord is responsible for: roof, structural, parking lot, plus, interior plumbing and HVAC maintenance over \$600/event.
- Building:** 18,442 SF (+ 2nd floor bonus +/-4,000 SF that's not being utilized).
100% A/C: 4,000 SF office and 14,248 of warehouse with 24' clear!
ENTIRE ROOF TO BE REPLACED THIS YEAR!
- Cap Rate:** 9.0%
- Price:** \$1,178,000 (\$52.48/gross SF).
- Term:** One of only 3 “drop-off” points for *Progressive* (in the Metroplex) for automobile damage appraisal. Lease commenced May 1st, 2003. Tenant is in the first year of two, 2-year Options to renew.

For further information contact: Rich Muller



Vintage Realty

2980 Long Prairie Rd., Suite D

Flower Mound, TX 75022

972/355-0669 or Fax 972/355-5477

Email: Rich@VintageRealty.net or, www.VintageRealty.net