



Dessau Ridge
OFFICE CONDOMINIUMS

*Dessau Ridge Office Condominium
Commercial Development
Offering
\$ 1,350,000.00*

CONTACT:
Dan Kurka

Toll Free: (817) 729-5600
Office: (512) 250-5600
Cell: (512) 413-9644

Phase I - 7 completed units

- Seven 1,000 Square Foot units
- 7,000 total square feet completely finished
- Ready for immediate occupancy
- Four units leased
- 15 out of 22 total units already sold
- 86% Occupancy in Phase I



Phase II – 22 Developed Pad sites

- Detention Pond
- 4 Developed Building sites
- All underground utilities
- Water Meters
- Parking lot lighting
- Curb and Gutters
- All interior Light Fixtures in storage
- Fully permitted with 4 active building permits
- Can build 22 units with 1,000 Square Feet per unit
- 22,000 Total Square Feet
- Ready to Pour Foundations and go Vertical
- Approximately \$ 1,000,000 to Build remaining 22 Units
- Chance to make 42.0% Return on Investment





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Investor Proforma

Buy the entire Project

22 developed pad sites

7 unsold units@ 109,900.00

\$ 769,300.00

22 Units @ 114,900.00

\$2,527,800.00

Total Gross Revenue

\$3,297,100.00

Closing Costs To Sell Units 4.0%

Total closing costs

\$131,884.00

Net Income

\$3,165,216.00

Costs to build 22 units

\$1,000,000.00

Purchase Price

\$1,350,000.00

Building costs

\$1,000,000.00

Total Cash Invested

\$2,350,000.00

Gross Profit

\$ 815,216.00

Return on Investment

35.00%



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Visit us online at www.dessauoffice.com

**Dessau Ridge
Available units
Phase I**

		For sale	For Lease Monthly Rent
Building V			
501	Available/Leased	\$109,900.00	
502	Available	\$109,900.00	\$ 995.00
503	Sold		
504	Sold		
Building VI			
601	Available/Leased	\$109,900.00	
602	Sold		
603	Available	\$109,900.00	\$ 995.00
604	Sold		
605	Sold		
606	Sold		
Building VII			
701	Sold		
702	Available	\$109,900.00	\$ 995.00
703	Sold		
704	Available/Leased	\$109,900.00	
705	Available/Leased	\$109,900.00	
706	Sold		
Building VIII			
801	Sold		
802	Sold		
803	Sold		
804	Sold		
805	Sold		
806	Sold		

**Only 3 vacant
units remaining.**