

CAROLE TAM

LOCAL EXPERTISE, GLOBAL KNOWLEDGE



Moving from LA to DFW?

CALL ME NOW!

DALLAS: 469.999.8746
LOS ANGELES: 626.272.8067

Dollar General

Purchase price \$ 1,269,000



713 E. Northeast Loop 323
Tyler, TX 75708

Building size: 9,026 sqft

Lot size: 1.7 acres

NOI \$82,528.08

10% increase on 16th year \$7,565.07

Monthly rental income \$6,877.34

15 years flat

6.5% cap rate

