



**Navarro Central
Appraisal District**
1250 N 45th St
Corsicana TX 75110

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2025 1st Quarter Cap Rates from Realityrates.com

Property Type	Min.	Max	Avg.
Apartments			
All Types	4.66	13.42	9.47
Garden/Suburban Townhouse	4.66	12.22	8.06
Hi-Rise/Urban Townhouse	4.66	13.42	8.6
Student Housing	4.66	12.82	8.33
Golf Course & Country Clubs			
All Types	9.02	21.44	15.85
Public Daily Fee	9.02	20.84	14.34
Semi-Private Club	9.02	21.44	14.61
Private Clubs	9.02	20.24	14.07
Healthcare & Senior Housing			
All Types	7.29	16.69	12.46
Acute Care Facilities	7.49	16.69	11.63
Out Patient Care	7.29	15.49	10.98
Congregate Care	7.39	16.09	11.3
Assisted Living	7.34	15.79	11.14
Industrial			
All Types	6.6	14.94	11.19
Warehouses & Distribution	6.6	13.74	9.81
Flex R&D	6.8	14.94	10.46
Climate Controlled Manufacturing	6.7	14.34	10.14
Lodging			
All Types	7.28	17.93	13.14
Full Service	7.28	16.73	11.53
Limited Service	7.48	17.93	12.18
Golf/Gaming/Resort	7.38	17.33	11.86
Rv/Camp Grounds - MH Parks			
All Types	7.3	17.2	12.74
Manufactured Housing	7.3	16	11.21
Mobile Home Park	7.4	16.6	11.54
Rv Parks & Camp Grounds	7.5	17.2	11.86
Offices			
All Types	7.1	15.24	11.57
Suburban	7.1	14.04	10.22
Central Business District	7.3	15.24	10.87
Medical	7.2	14.64	10.54
Restaurants			
All Types	9.96	19.6	15.26
Full Service	10.16	19.6	14.41
Fast Food	9.96	18.4	13.76
Retail			
All Types	7.35	16.63	12.45
Anchored Centers	7.35	15.43	10.99
Un-Anchored Centers	7.55	16.63	11.64
Convenience Store/Gas Station	7.45	16.03	11.31
Free-Standing	7.3	15.88	11.16
Self Storage			
All Types	7.28	14.17	11.07
Climate Controlled	7.48	14.17	11.07
Mini-Storage	7.28	12.97	9.84
Special Purpose			
All Types	9.9	20.83	15.91
School & Daycare Centers	9.9	19.63	14.28
Church/Temples/Synagogues	10.1	20.83	14.93

RealtyRates.com INVESTOR SURVEY - 1st Quarter 2025*			
EQUITY DIVIDEND RATES			
Property Type	Min.	Max.	Avg.
Apartments	4.66%	13.42%	9.47%
Garden/Suburban TH	4.66%	12.22%	8.06%
Hi-Rise/Urban TH	4.66%	13.42%	8.60%
Student Housing	4.66%	12.82%	8.33%
Golf	9.02%	21.44%	15.85%
Public Daily Fee Courses	9.02%	20.84%	14.34%
Semi-Private Clubs	9.02%	21.44%	14.61%
Private Clubs	9.02%	20.24%	14.07%
Health Care/Senior Housing	7.29%	16.69%	12.46%
Acute Care Facilities	7.49%	16.69%	11.63%
Out-Patient Care Facilities	7.29%	15.49%	10.98%
Congregate Care Facilities	7.39%	16.09%	11.30%
Assisted Living Facilities	7.34%	15.79%	11.14%
Industrial	6.60%	14.94%	11.19%
Warehouse/Distribution	6.60%	13.74%	9.81%
R&D/Flex	6.80%	14.94%	10.46%
Climate Controlled/Manufacturing	6.70%	14.34%	10.14%
Lodging	7.28%	17.93%	13.14%
Full Service Facilities	7.28%	16.73%	11.53%
Limited Service Facilities	7.48%	17.93%	12.18%
Golf/Gaming/Resort	7.38%	17.33%	11.86%
Mobile Home/RV Park/Camping	7.30%	17.20%	12.74%
Manufactured Housing	7.30%	16.00%	11.21%
Mobile Home Parks	7.40%	16.60%	11.54%
RV Parks/Campgrounds	7.50%	17.20%	11.86%
Office	7.10%	15.24%	11.57%
Suburban	7.10%	14.04%	10.22%
CBD	7.30%	15.24%	10.87%
Medical	7.20%	14.64%	10.54%
Restaurants	9.96%	19.60%	15.26%
Full Service	10.16%	19.60%	14.41%
Fast Food	9.96%	18.40%	13.76%
Retail	7.35%	16.63%	12.45%
Anchored	7.35%	15.43%	10.99%
Un-Anchored	7.55%	16.63%	11.64%
Convenience/Gas	7.45%	16.03%	11.31%
Free Standing	7.30%	15.88%	11.16%
Self-Storage	7.28%	14.17%	11.07%
Climate Controlled	7.48%	14.17%	10.57%
Mini Storage	7.28%	12.97%	9.84%
Special Purpose	9.90%	20.83%	15.91%
Schools/Day Care Centers	9.90%	19.63%	14.28%
Churches/Temples/Synagogues	10.10%	20.83%	14.93%
All Properties	4.66%	21.44%	11.84%

*4th Quarter 2024 Data

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