

WEST HOUSTON RETAIL PORTFOLIO



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WEST HOUSTON RETAIL PORTFOLIO

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WEST HOUSTON RETAIL PORTFOLIO

LOCATION MAP



WEST HOUSTON RETAIL PORTFOLIO

PORTFOLIO HIGHLIGHTS

Fairfield Village: 15050 Fairfield Village Dr., Cypress, Texas

- 100% occupied 5,200 SF retail center with 5 tenants.
- Located in NW Houston suburb of Cypress.
- Adjacent to brand new Kroger development, and within 1 mile of Fairfield Town Center and Houston Premium Outlets.
- On Mason Road entrance to award winning Fairfield master planned community.
- Less than 2 miles from the Grand Parkway.

Fairfield Country Shops II: 15202 Mason Rd., Cypress, Texas

- 100% occupied 12,020 SF retail center with 7 tenants.
- Located in NW Houston suburb of Cypress (1/4 mile north of Fairfield Village) within Fairfield master planned community.
- Excellent visibility on Mason in densely populated area.

Greatwood Country Shops I: 1480 Crabb River Rd., Richmond, Texas

- 86% occupied 7,217 SF retail center with 5 tenants and 1 vacancy.
- Located in SW Houston suburb of Richmond.
- Rapidly growing area directly along one of the next expansion phases of the Grand Parkway.

Cinco Ranch Pad: 3333 S. Mason, Katy, Texas

- 100% occupied 6,000 SF single tenant office building.
- Located in W Houston suburb of Katy.
- Pad site to large Kroger development in the affluent neighborhood of Cinco Ranch.
- Approximately 1 mile from intersection of Grand Parkway and Westheimer Parkway.

Fairfield Village & Fairfield Country Shops II

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,940	39,917	74,513
Avg. Household Income	\$125,128	\$127,627	\$130,396

Greatwood Country Shops I

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	11,032	47,703	109,576
Avg. Household Income	\$124,284	\$141,484	\$139,956

Cinco Ranch Pad

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	11,909	111,772	223,896
Avg. Household Income	\$172,540	\$136,259	\$127,532



WEST HOUSTON RETAIL PORTFOLIO

PORTFOLIO SUMMARY

OFFERING SUMMARY

PRICE	\$9,900,000
TOTAL PORTFOLIO GLA	30,437 SF
TOTAL PORTFOLIO LAND SIZE	+/-165,522 SF (3.8 Acres)
COST / BUILDING SF	\$325
COST / LAND SF	\$59
NOI	\$644,784
CAP RATE	6.50%



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WEST HOUSTON RETAIL PORTFOLIO

PORTFOLIO SUMMARY

<u>PROPERTY</u>	<u>ADDRESS</u>	<u>GLA</u>	<u>PARCEL SIZE</u>	<u>OCCUPANCY</u>	<u>NOI</u>
Fairfield Village	15050 Fairfield Village, Cypress, Texas 77433	5,200 SF	+/- 31,835 SF	100%	\$109,428
Fairfield Country Shops II	15202 Mason Road, Cypress, Texas 77433	12,020 SF	+/- 66,106 SF	100%	\$290,150
Greatwood Country Shops I	1480 Crabb River Rd., Richmond, Texas 77469	7,217 SF	+/- 31,718 SF	86%	\$113,206
Cinco Ranch Pad	3333 S. Mason Rd., Katy, Texas 77450	6,000 SF	+/- 35,863 SF	100%	\$132,000
<u>TOTAL PORTFOLIO</u>		<u>30,437 SF</u>	<u>+/- 165,522 SF</u>	<u>97%</u>	<u>\$644,784</u>



FAIRFIELD VILLAGE – CYPRESS, TEXAS

INVESTMENT SUMMARY

OFFERING SUMMARY

OCCUPANCY	100%
BASE RENT	\$109,428
NNN	\$50,607
GROSS RENT	\$160,035
TAXES	\$20,285
INSURANCE	\$2,994
CAM	\$27,328
VACANCY	N/A
NOI	\$109,428



PROPERTY SUMMARY

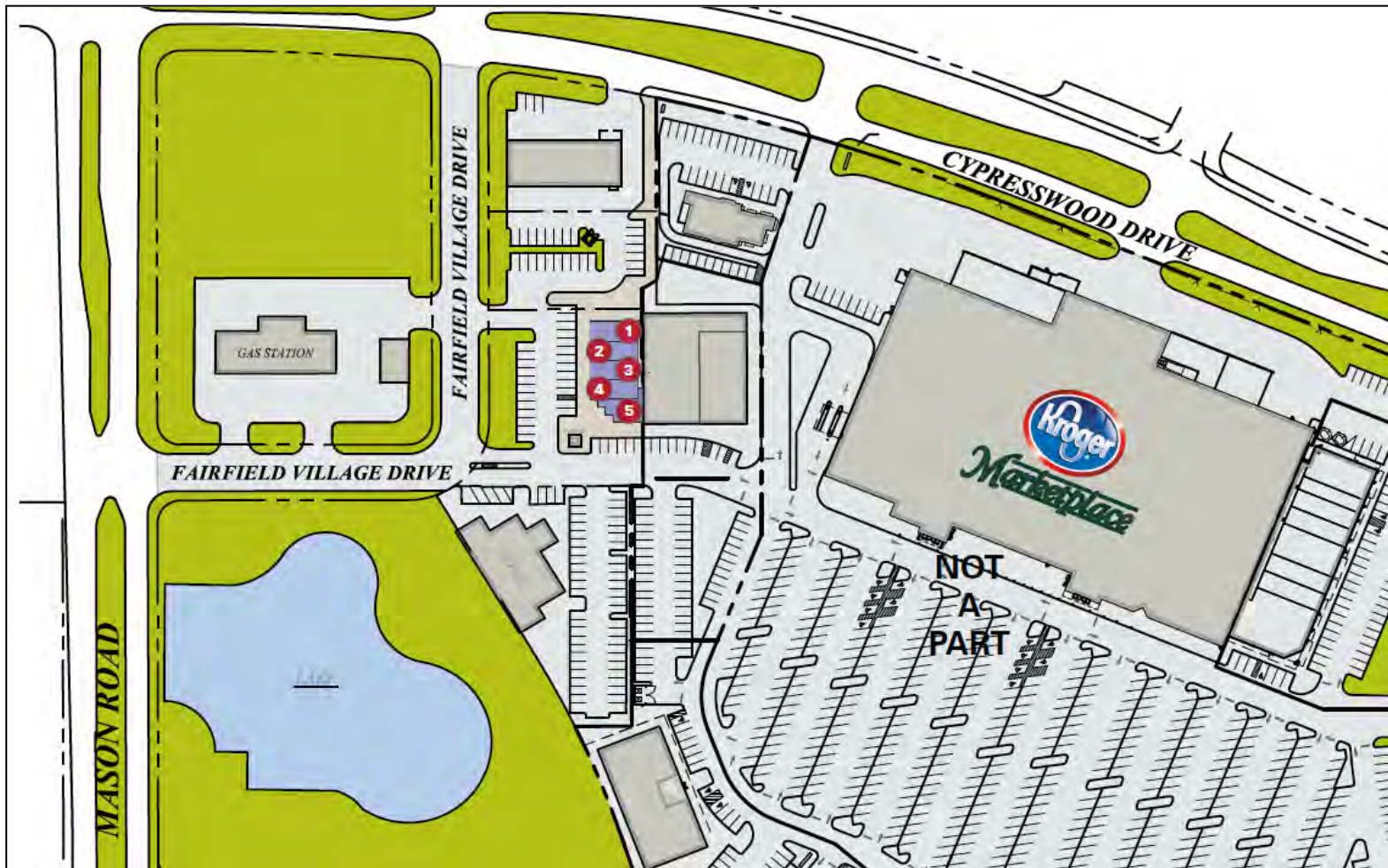
ADDRESS	15050 Fairfield Village Cypress, Texas 77433
COUNTY	Harris
BUILDING AREA	5,200 SF
LAND AREA	+/-31,835 SF
BUILT	1991



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FAIRFIELD VILLAGE – CYPRESS, TEXAS

SITE PLAN



1) PROSPERITY BANK	1,075 SF
2) RE/MAX	1,000 SF
3) GARY COOPER, CPA	1,050 SF
4) DELUXE CLEANERS	1,000 SF
5) GAMBINO'S PIZZA	1,075 SF

FAIRFIELD VILLAGE – CYPRESS, TEXAS

AERIAL IMAGERY

***FAIRFIELD
VILLAGE***

FAIRFIELD COUNTRY SHOPS II – CYPRESS, TEXAS

INVESTMENT SUMMARY

OFFERING SUMMARY

OCCUPANCY	100%
BASE RENT	\$290,150
NNN	\$124,865
GROSS RENT	\$415,015
TAXES	\$67,525
INSURANCE	\$6,415
CAM	\$50,925
VACANCY	N/A
NOI	\$290,150



PROPERTY SUMMARY

ADDRESS	15202 Mason Road Cypress, Texas 77433
COUNTY	Harris
BUILDING AREA	12,020 SF
LAND AREA	+/-66,106 SF
BUILT	2004

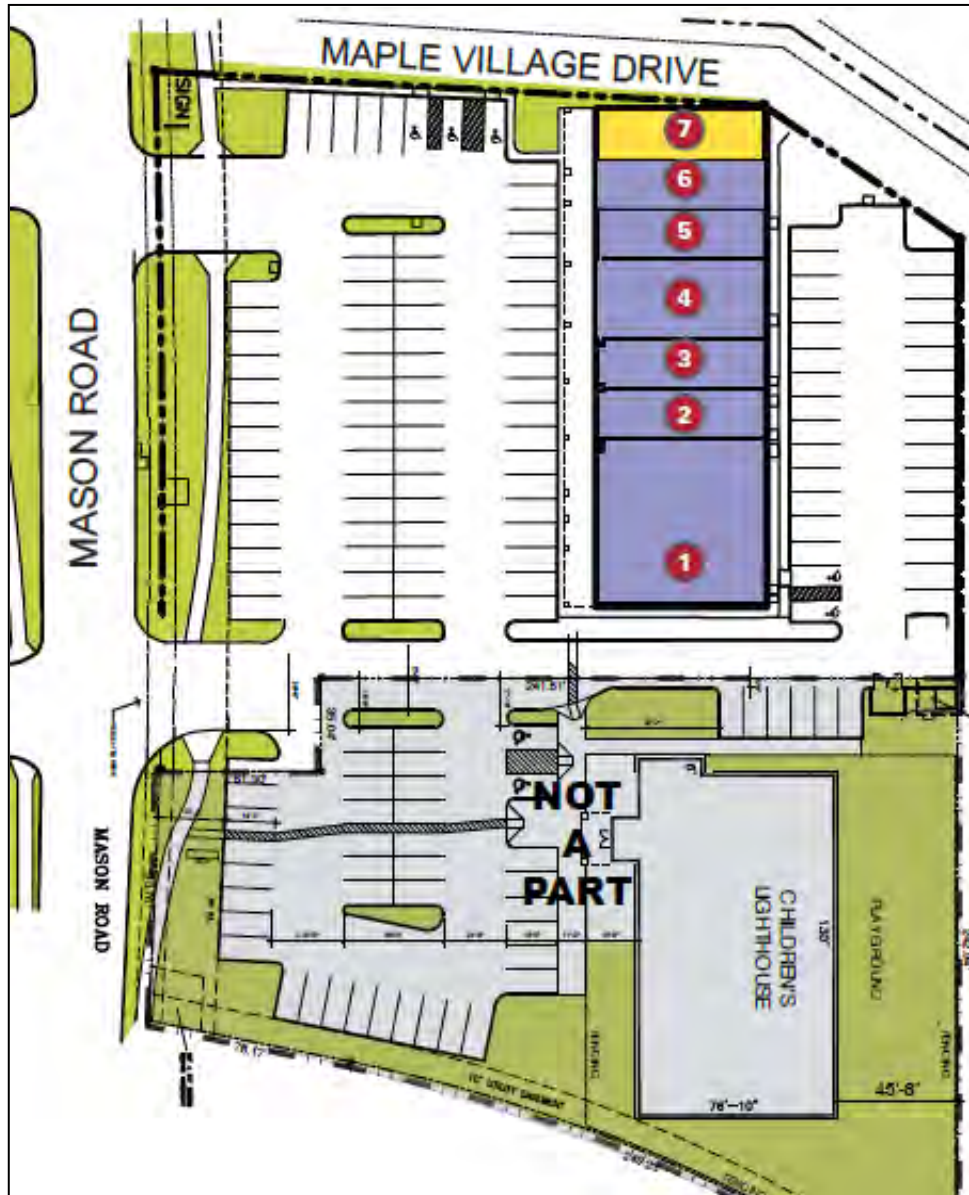


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FAIRFIELD COUNTRY SHOPS II – CYPRESS, TEXAS

SITE PLAN



1) LAS MANANITAS	4,000 SF
2) FAIRFIELD HAIR STUDIO	1,200 SF
3) GOLDEN CHINA	1,200 SF
4) KUMON	2,000 SF
5) PIZZA HUT	1,200 SF
6) REVI'S GRILL	1,170 SF
7) CIVIC LIQUOR & WINE	1,250 SF

12,020 TOTAL GLA

FAIRFIELD COUNTRY SHOPS II – CYPRESS, TEXAS

AERIAL IMAGERY

***FAIRFIELD
COUNTRY
SHOPS II***

FAIRFIELD VILLAGE & FAIRFIELD COUNTRY SHOPS II – CYPRESS, TEXAS

AREA RETAIL MAP

FAIRFIELD TOWN CENTER



99 Grand Parkway

H-E-B

Walgreens



HOUSTON
PREMIUM
OUTLETS®



FAIRFIELD COUNTRY
SHOPS II
15202 MASON RD.

FAIRFIELD VILLAGE
15050 FAIRFIELD
VILLAGE DR.

GREATWOOD COUNTRY SHOPS I – RICHMOND, TEXAS

INVESTMENT SUMMARY

OFFERING SUMMARY

OCCUPANCY	86%
BASE RENT	\$123,946
NNN	\$65,665
GROSS RENT	\$189,611
TAXES	\$23,758
INSURANCE	\$3,801
CAM	\$38,106
VACANCY (1,000 SF @\$10.74)	\$10,740
NOI	\$113,206



PROPERTY SUMMARY

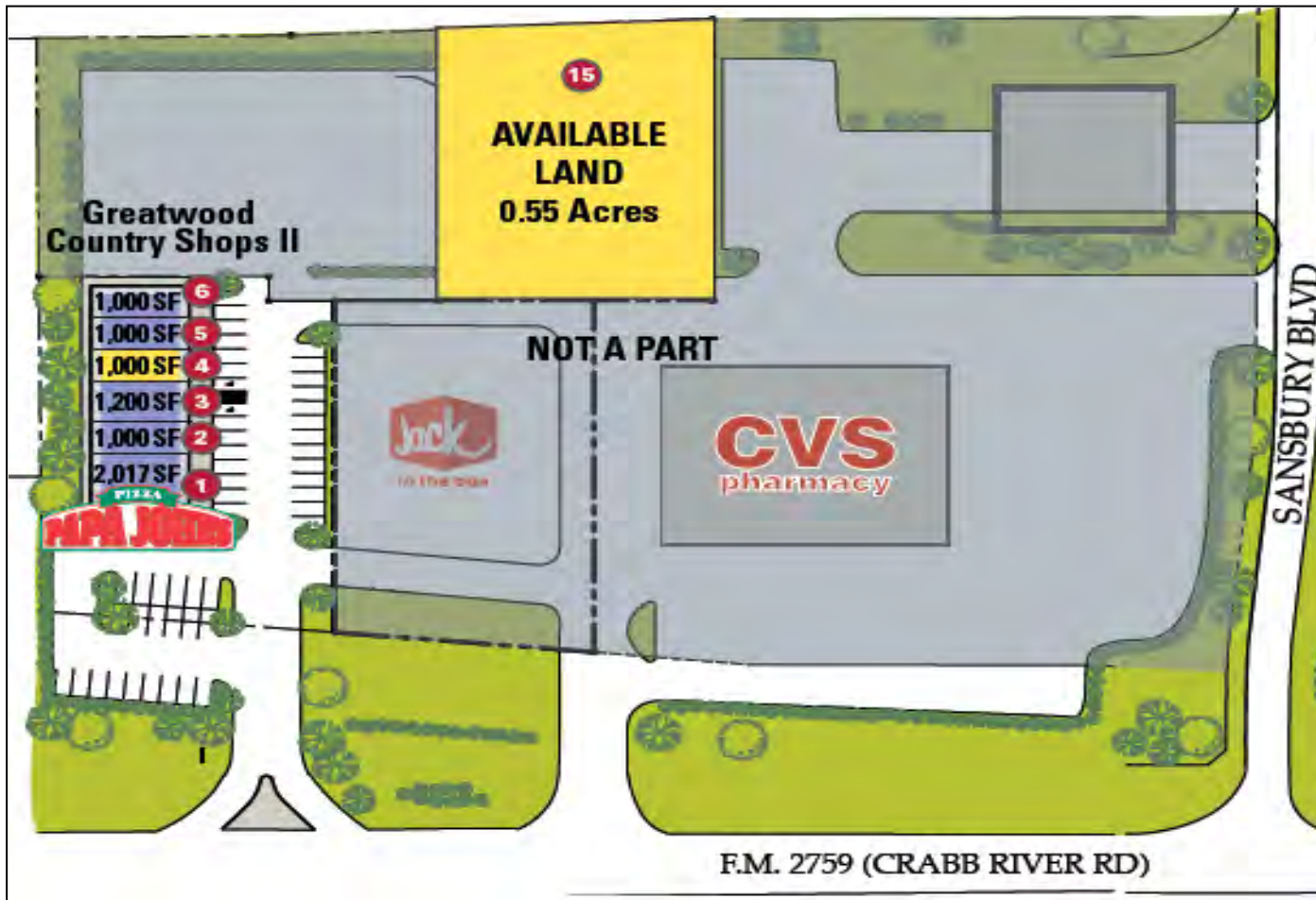
ADDRESS	1480 Crabb River Rd Richmond, Texas 77469
COUNTY	Fort Bend
BUILDING AREA	7,217 SF
LAND AREA	+/-31,718 SF
BUILT	2005



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GREATWOOD COUNTRY SHOPS I – RICHMOND, TEXAS

SITE PLAN



- | | |
|--------------------|----------|
| 1) PAPA JOHN'S | 2,017 SF |
| 2) PLUS CLEANERS | 1,000 SF |
| 3) PANDA BISTRO | 1,200 SF |
| 4) VACANT | 1,000 SF |
| 5) ALL STAR CUTS | 1,000 SF |
| 6) NAIL SENSATIONS | 1,000 SF |

GREATWOOD COUNTRY SHOPS I – RICHMOND, TEXAS

AERIAL IMAGERY

***GREATWOOD
COUNTRY
SHOPS I***



GREATWOOD COUNTRY SHOPS I – RICHMOND, TEXAS

AREA RETAIL MAP



CINCO RANCH PAD – KATY, TEXAS

INVESTMENT SUMMARY

OFFERING SUMMARY

OCCUPANCY	100%
BASE RENT	\$132,000
NNN	\$45,144
GROSS RENT	\$177,144
TAXES	\$24,522
INSURANCE	\$2,783
CAM	\$17,839
VACANCY	N/A
NOI	\$132,000



PROPERTY SUMMARY

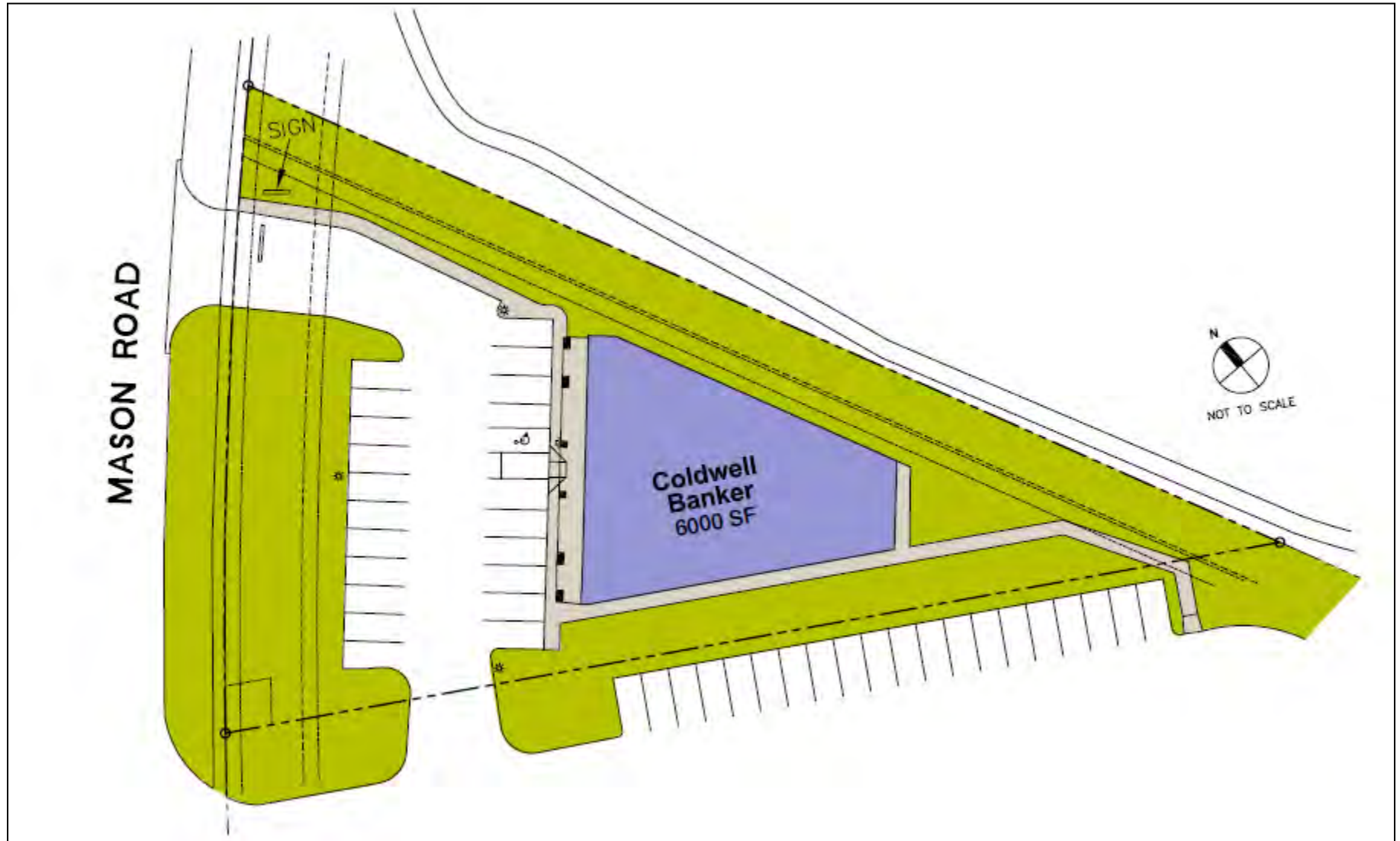
ADDRESS	3333 S. Mason Road Katy, Texas 77450
COUNTY	Fort Bend
BUILDING AREA	6,000 SF
LAND AREA	+/-35,863 SF
BUILT	2004



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CINCO RANCH PAD – KATY, TEXAS

SITE PLAN



CINCO RANCH PAD – KATY, TEXAS

AERIAL IMAGERY



CINCO RANCH PAD – KATY, TEXAS

AREA RETAIL MAP



WEST HOUSTON RETAIL PORTFOLIO

MARKET PROFILES

Houston, Texas

Houston is the most populous city in Texas with more than 2.2 million people, and the 4th largest city in the United States, behind only New York, Los Angeles, and Chicago. Houston is home to the corporate headquarters of 24 Fortune 500 companies, which is the 3rd most of any metro area in the U.S. Houston is recognized worldwide for its energy industry, which has helped the city top rankings for job creation in recent years, but the economy of the city has become widely diversified amongst healthcare, manufacturing, aeronautics, transportation, finance, information technology, and trade. The Port of Houston is the top ranked port in the U.S. for international tonnage and is the largest container port along the entire Gulf Coast, making it a major economic driver for Houston and the surrounding region.

Houston is the most diverse city in Texas and has been described as the most diverse city in the U.S., thanks to a large and growing international community. The Museum District is home to a multitude of cultural institutions which attract over 8 million visitors annually.

Even with the adjustment in oil prices starting in late 2014, the Houston metro area added more jobs from July 2014 to July 2015 than any other metro area in America. The Houston population has grown by nearly 740,000 people since 2010, and projections indicate that Houston will overtake Chicago as the 3rd largest city in the U.S. within the next decade.

Cypress, Texas

Cypress is located approximately 25 miles northwest of downtown Houston, and has experienced massive population growth since commercial development in the area began in the 1980's. The close proximity to heavily trafficked Highway 290 allows for accessibility from all parts of Houston. The recent expansion of the Grand Parkway, creating a 180+ mile loop around the most heavily populated Houston suburbs, has further enhanced the Cypress area and spurred large amounts of commercial and residential development. The award winning Cypress-Fairbanks Independent School District and master planned communities of Bridgeland and Fairfield continue to attract people to this vibrant Houston suburb.



TownMapsUSA.com



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MARKET PROFILES



Katy, Texas

Katy is located approximately 25 miles due west of downtown Houston. The area is home to many affluent master planned communities, such as Cinco Ranch, Cross Creek Ranch, Firethorne, and many more. Katy has experienced rapid population growth as commercial developments have taken shape along Interstate 10 and the Grand Parkway. The Katy Independent School District is nationally acclaimed and has some of the best schools in the entire city of Houston.

The Cinco Ranch area of Katy is highly desirable because of the strong income demographics, excellent schools, accessibility to Houston via the Westpark Tollway, Grand Parkway, and Interstate 10, and new high quality retail developments that have taken shape to accommodate the number of people flooding the region. Cinco Ranch has been one of the fastest growing suburban communities in the U.S., with a growth rate of over 600% from 2000 – 2010.



Richmond, Texas

Richmond is located approximately 24 miles to the southwest of downtown Houston. The area is in the direct path of Houston's growth, and just outside of Sugar Land, which has been routinely ranked as one of the best places to live in Texas. The Grand Parkway will have a direct and heavily positive impact on Richmond, providing much easier access from the surrounding suburban areas that are also experiencing strong growth. The amount of new commercial and residential development in the area is a great indicator for the future success of the Richmond submarket. The area has superb income demographics and the population is projected to increase by 15% in the next 5 years.

A Charming Past. A Soaring Future.



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