TRANQUILITY CENTER

PEARLAND, TX

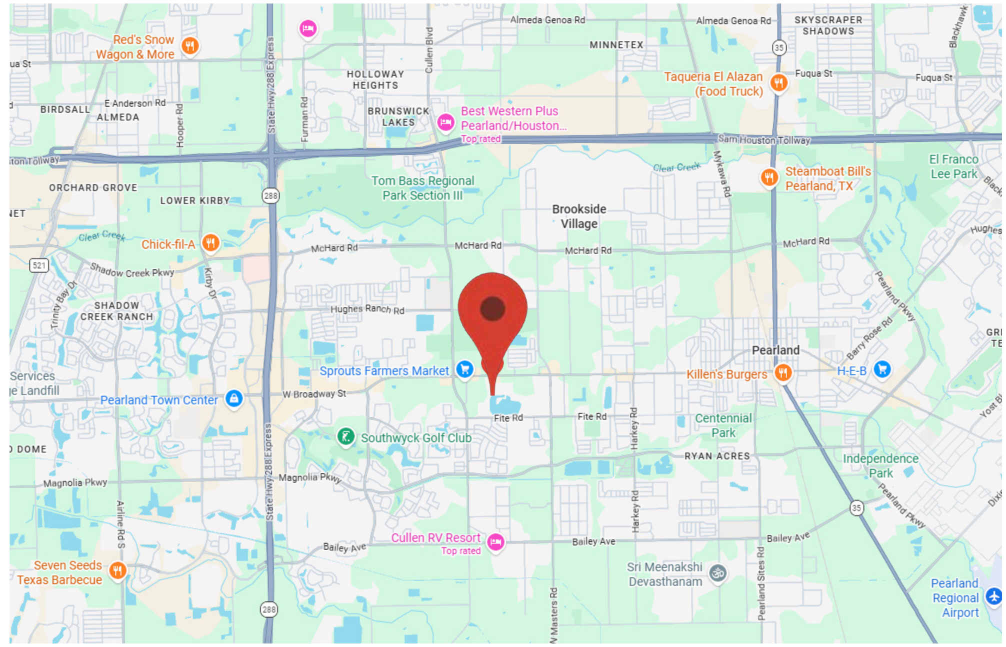
STRIVE

Tranquility Center

7924 W Broadway St
Pearland, TX 77581

OFFERING SUMMARY

Price	$9,510,000
Cap Rate	7.25%
Net Operating Income	$689,212
Price PSF	$252 PSF
Occupancy	95%
Year Built	2003
Gross Leasable Area	37,754 SF
Lot Size	5.44 Acres



PROJECTED INCOME & EXPENSES		CURRENT	PSF
Base Rent - Occupied Space	95.00%	$658,005	$18.30
Base Rent - Dumpster Rent		$4,205	$0.11
GROSS POTENTIAL RENT		$662,210	$17.54
Expense Reimbursements			
Real Estate Taxes		$84,406	$2.24
Insurance		$36,831	$0.98
CAM		$63,095	$1.67
Management Fee		$35,045	$0.93
Annual Other Income		$37,985	$1.01
Total Expense Reimbursements		$257,362	$6.82
GROSS POTENTIAL INCOME		$919,572	$24.36
EFFECTIVE GROSS INCOME		$919,572	$24.36
Operating Expenses			
Real Estate Taxes		($88,631)	($2.35)
Insurance		($38,675)	($1.02)
CAM		($66,254)	($1.75)
Management Fee	4.00%	($36,800)	($0.97)
Total Expenses		($230,360)	($6.10)
NET OPERATING INCOME		**$689,212**	**$18.26**

EXPENSES		CURRENT	PSF
Real Estate Taxes		$88,631	$2.35
Insurance		$38,675	$1.02
Total CAM		$66,254	$1.75
Management Fee	4.00%	$36,800	$0.97
Total Expenses		**$230,360**	**$6.10**

Suite	Tenant	SQ FT	% of SQFT	Start	End	Annual Rent	PSF	Lease Type
7918-102/104	Autism Pediatric	3,653	9.68%	08/14/2024	07/31/2029	$59,179	$16.20	NNN
7918-106	Autism Pediatric	1,817	4.81%	03/01/2025	02/28/2030	$29,435	$16.20	NNN
7918-108	Partners in Care Pediatrics	1,835	4.86%	11/12/2017	10/31/2028	$45,141	$24.60	NNN
7922	Creative Space Learning Center	8,909	23.60%	09/15/2017	09/14/2027	$17,1522	$19.25	NNN
7924-102	Abigail's Care	1,800	4.77%	01/01/2026	12/31/2028	$31,320	$17.40	NNN
7924-104/10	Byman & Associates, PLLC	3,640	9.64%	08/20/2019	12/31/2028	$58,968	$16.20	NNN
7924-108	Vacant	1,800	4.77%	-	-	-	-	-
7930-102/10	The Kahn Law Firm	2,600	6.89%	09/01/2025	08/30/2030	$45,240	$17.40	NNN
7930-106	State Farm Insurance	1,300	3.44%	02/01/2023	11/30/2026	$21,060	$16.20	NNN
7930-108	Pat Cooper CPA	1,300	3.44%	08/01/2020	09/30/2026	$20,280	$15.60	NNN
7930-110	Gutheinz Law Firm	1,300	3.44%	01/16/2023	2/28/2031	$21,060	$16.20	NNN
7930-112/114	Innovative Allergy	2,600	6.89%	09/01/2024	08/31/2027	$45,240	$17.40	NNN
7930-116	Oasis Luxury Med Spa	1,300	3.44%	01/01/2023	12/31/2027	$28,860	$22.20	NNN
7930-118	Living Faith Bible Church	1,960	5.19%	01/01/2023	06/30/2029	$29,400	$15.00	NNN
7930-122	Hildebrand & WIlson Injury Attorney	1,940	5.14%	07/01/2016	06/30/2030	$29,100	$15.00	NNN

Suite	Tenant	SQ FT	% of SQFT	Start	End	Annual Rent	PSF	Lease Type
Billboard	Hildebrand & Wilson Injury Attorney	0	-	09/01/2026	06/30/2030	$11,400	-	NNN
Billboard	Byman & Associates, PLLC	0	-	01/20/2019	12/31/2028	$10,800	-	NNN
	Occupied	**35,954**	**95.232%**			**$658,005**	**$18.30**	
	Vacant	**1,800**	**4.77%**					
	Total	**37,754**	**100%**					

- **37,754 SF Multi-Tenant Medical & Professional Center in Pearland, TX** — 95% occupied, with one suite remaining for lease-up
- **Diversified, Recession-Resistant Tenant Roster of 13 Tenants,** spanning healthcare, professional services, and childcare/education uses
- **Anchored by Creative Space Learning Center,** in occupancy since 2017 and currently expanding with a second location coming to Missouri City, TX
- **Healthcare-Oriented Tenant Base,** with pediatric and medical-use tenants occupying over 25% of GLA
- **Mark-to-Market Opportunity** — below market rents with average base rent at $18.30/SF and roughly 37% of GLA rolling before the end of 2027, ownership will have multiple near-term opportunities to push rents to market
- **High-Traffic, High-Visibility Corridor** — situated along W Broadway St (SH 518) with an estimated 31,269 vehicles per day, directly across from Kroger and in close proximity to national retailers including Sprouts Farmers Market, H-E-B, Walmart, and Home Depot
- **Affluent, Growing Trade Area** — located in Pearland, TX, with a 3-mile trade area population of ~66,000 and average household income of $138,323, situated ~20 minutes south of downtown Houston and the Texas Medical Center along SH 288

SNAPSHOT

31,269
Estimated Vehicle Per Day

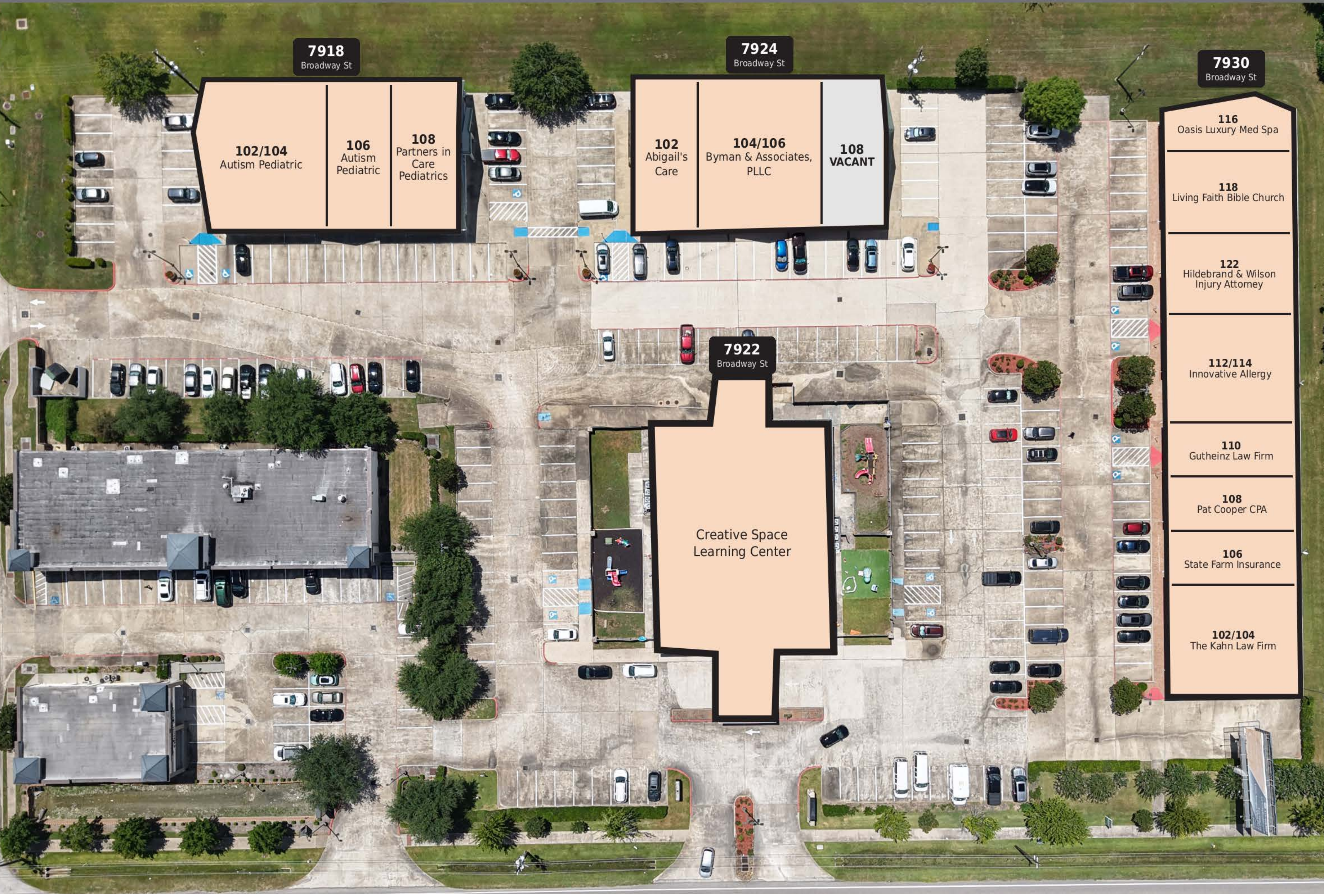
$138,323
Average Household Income

138,323
2025 Population

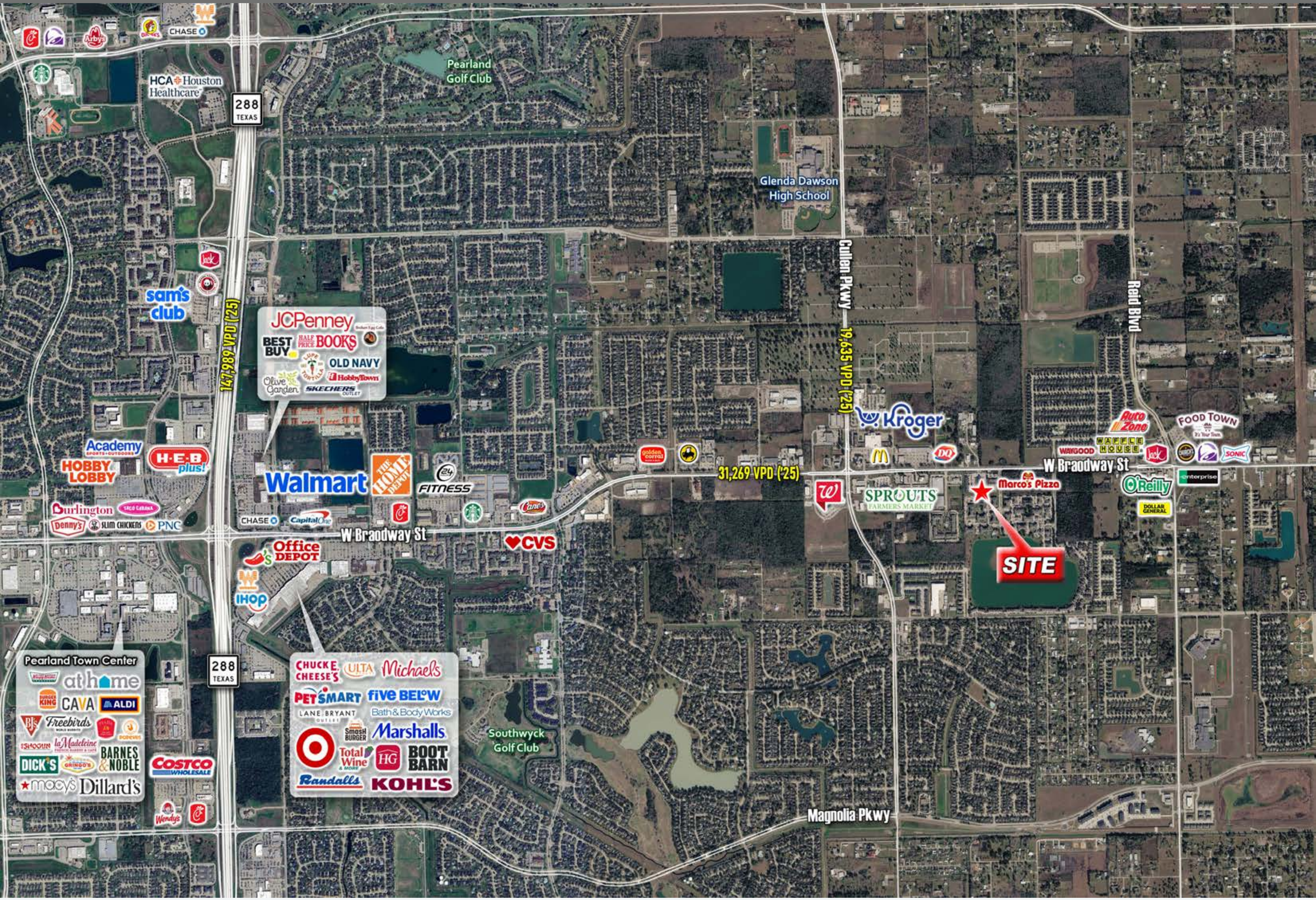

CREATIVE SPACE LEARNING CENTER
A Private Preschool and Childcare Facility
7922

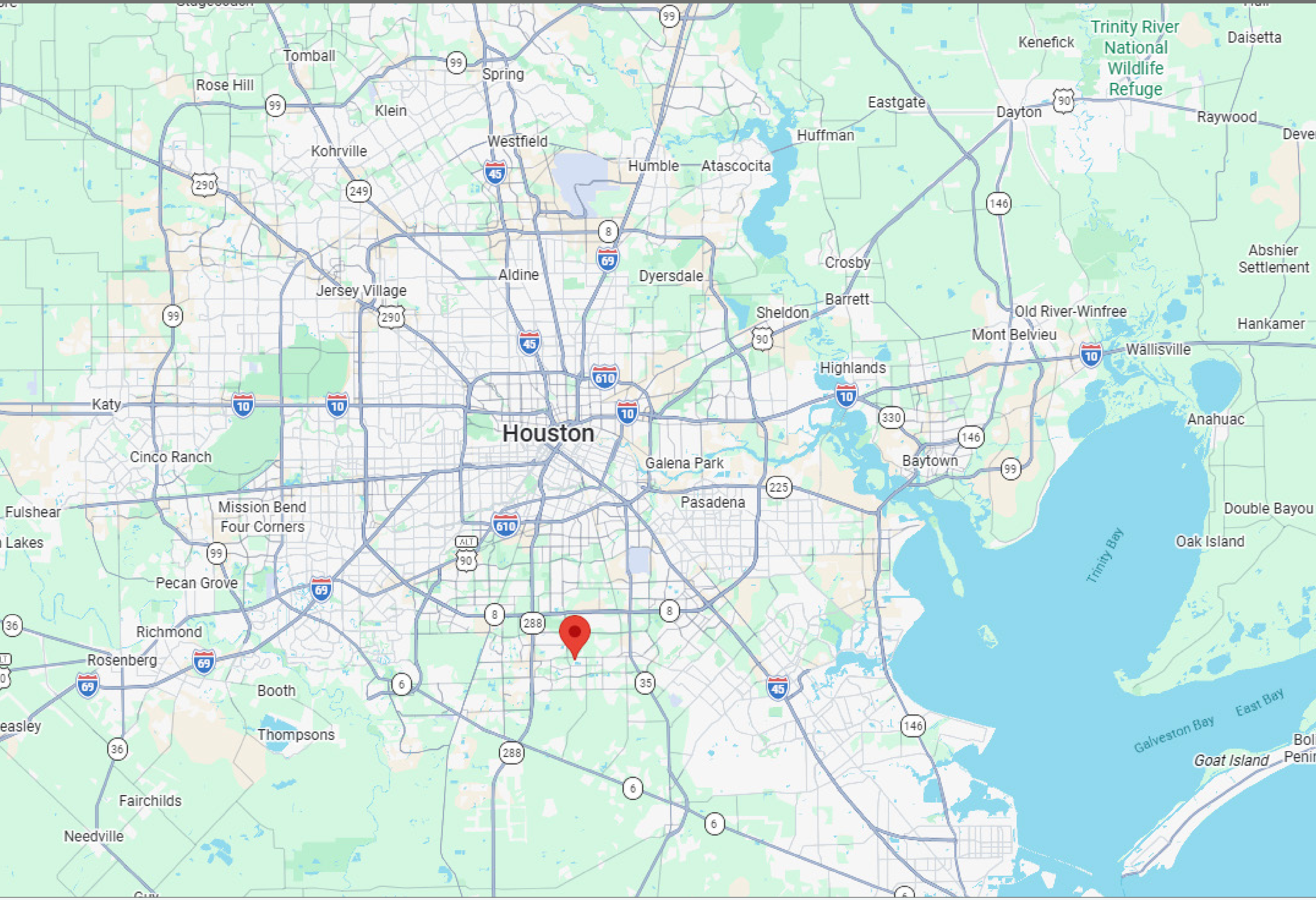

7924


7918
PARTNERS IN CARE PEDIATRICS


7918
Broadway St
102/104
Autism Pediatric
106
Autism
Pediatric
108
Partners in
Care
Pediatrics
7924
Broadway St
102
Abigail's
Care
104/106
Byman & Associates,
PLLC
108
VACANT
7930
Broadway St
116
Oasis Luxury Med Spa
118
Living Faith Bible Church
122
Hildebrand & Wilson
Injury Attorney
112/114
Innovative Allergy
110
Gutheinz Law Firm
108
Pat Cooper CPA
106
State Farm Insurance
102/104
The Kahn Law Firm
7922
Broadway St
Creative Space
Learning Center


Pearland Town Center
31,269 VPD ('25)
19,635 VPD ('25)
Cullen Pkwy
Cullen Pkwy
W Broadway St
SITE
Tranquility Lake Bvd


Pearland Golf Club
HCA Houston Healthcare
288 TEXAS
Glenda Dawson High School
Cullen Pkwy
Reid Blvd
sam's club
147,989 VPD ('25)
JCPenney
BEST BUY
HALF PRICE BOOKS
OLD NAVY
HobbyTown
Olive Garden
SKECHERS
19,635 VPD ('25)
Kroger
Academy
HOBBY LOBBY
H-E-B plus!
Walmart
THE HOME DEPOT
24 FITNESS
golden corral
31,269 VPD ('25)
W Braodway St
DQ
Auto Zone
FOOD TOWN
WAFFLE HOUSE
WAYGOOD
SONIC
Burlington
Denny's
SLIM CHICKENS
PNC
CHASE
Capital One
W Braodway St
CVS
Cane's
SPROUTS FARMERS MARKET
Marco's Pizza
O'Reilly
enterprise
DOLLAR GENERAL
SITE
Office DEPOT
IHOP
Pearland Town Center
at home
CAVA
ALDI
Freebirds
la Madeleine
BARNES & NOBLE
DICK'S
macy's
Dillard's
COSTCO WHOLESALE
288 TEXAS
CHUCK E. CHEESE'S
ULTA
Michaels
PETSMART
five BELOW
LANE BRYANT
Bath & Body Works
Smash Burger
Marshalls
Total Wine & MORE
BOOT BARN
Randalls
KOHL'S
Southwyck Golf Club
Magnolia Pkwy


Tomball
Spring
Rose Hill
Klein
Kenefick
Trinity River National Wildlife Refuge
Daisetta
Eastgate
Dayton
Raywood
Huffman
Westfield
Kohrville
Humble
Atascocita
Crosby
Abshier Settlement
Aldine
Dyersdale
Jersey Village
Barrett
Sheldon
Old River-Winfree
Mont Belvieu
Hankamer
Wallisville
Highlands
Katy
Houston
Anahuac
Cinco Ranch
Galena Park
Baytown
Pasadena
Fulshear
Mission Bend
Four Corners
Double Bayou
Oak Island
Trinity Bay
Pecan Grove
Richmond
Rosenberg
Booth
Thompsons
Galveston Bay
East Bay
Goat Island
Fairchilds
Needville

OVERVIEW

Houston is the most populous city in Texas and the fourth-most populous city in the U.S., with an estimated 2020 population of 2,304,580. The seat of Harris County, Houston is the principal city of the Greater Houston metropolitan area, which is the fifth most populous MSA in the country (2021 population estimate of 7,206,841). Houston has one of the fastest-growing and most diverse populations anywhere in the world. From 2010 to 2018, Houston added 1.1 million new residents, an 18.2 percent increase, the fastest rate of population growth among the 10 most populous U.S. Metros.

The Houston region is made up of 12 unique counties, and the region's geographic location makes it easy to move both goods and people around the globe. Houston's strategic, central location coupled with the infrastructure of four of the country's largest ports, two international airports and major highway and rail service make this a dynamic hub for a large cross-section of industries. As these industries digitize, Houston is a hotbed of rapid technological development thanks to access to customers and expertise.

Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Only New York City is home to more Fortune 500 companies. The city is also home of the Texas Medical Center, the world's largest concentration of health care and research institutions, and NASA's Johnson Space Center. The Port of Houston ranks first in the U.S. in international waterborne tonnage handled and second in total cargo tonnage handled. Houston is ranked third in the entire world in the Financial Times Cities of the Future global rankings. Houston secures the third spot for being "a reputable talent hub," boasting five of the world's Top 500 universities and placing second in the world in business expansion with 53 new projects between 2015 and 2020. Houston has many cultural institutions and exhibits which attract more than 7 million visitors a year to the Houston Museum District. The U.S. Bureau of Economic Analysis (BEA) estimates Houston's gross domestic product (GDP) at $512.2 billion in 2019, ranking it as the nation's seventh largest metro economy. The Houston region has a GDP greater than 37 states and accounts for 27.8 percent of Texas' GDP.

Once predominantly oil and gas focused, today Houston is a diverse, vibrant metro with a dynamic quality of life and a variety of growing industries.

QUICK STATS

1st	Most-Populous City in the State of Texas
3rd	Best Global Cities of the Future (*Financial Times*, 2020)
4th	Most-Populous City in the United States
7th	Largest Metro Economy in the United States
24	Fortune 500 Companies Call Houston Home *(Fortune)*

	3 Miles	5 Miles	10 Miles
Population			
2020 Population	62,875	154,120	696,219
2025 Population	66,191	166,924	764,378
2030 Population Projection	72,192	182,304	829,113
Annual Growth 2020-2025	1.1%	1.7%	2.0%
Annual Growth 2025-2030	1.8%	1.8%	1.7%
Median Age	37.6	36.5	35.9
Bachelor's Degree or Higher	44%	43%	27%
U.S. Armed Forces	92	351	775
Population by Race			
White	23,532	49,688	180,624
Black	14,768	48,849	242,605
American Indian/Alaskan Native	337	1,001	8,604
Asian	10,009	23,226	60,247
Hawaiian & Pacific Islander	25	62	387
Two or More Races	17,520	44,098	271,909
Hispanic Origin	18,014	46,596	318,999
Housing			
Median Home Value	$341,848	$338,559	$270,565
Median Year Built	2000	2004	1993

	3 Miles	5 Miles	10 Miles
Households:			
2020 Households	21,422	52,466	236,728
2025 Households	22,457	56,588	259,773
2030 Household Projection	24,538	61,908	282,229
Annual Growth 2020-2025	2.0%	2.5%	2.4%
Annual Growth 2025-2030	1.9%	1.9%	1.7%
Owner Occupied	18,517	43,625	175,665
Renter Occupied	6,021	18,283	106,564
Avg Household Size	2.9	2.9	2.9
Avg Household Vehicles	2	2	2
Total Consumer Spending	$852.6M	$2B	$8B
Income			
Avg Household Income	$138,323	$130,073	$98,752
Median Household Income	$113,104	$104,675	$73,702
< $25,000	1,742	5,445	41,665
$25,000 - 50,000	2,309	6,420	45,326
$50,000 - 75,000	3,085	8,866	45,178
$75,000 - 100,000	2,671	6,364	32,798
$100,000 - 125,000	2,710	6,411	25,818
$125,000 - 150,000	2,429	5,905	20,730
$150,000 - 200,000	2,976	6,889	22,189
$200,000+	4,533	10,288	26,067

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to STRIVE.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. STRIVE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.

Commercial Disclaimer

STRIVE hereby advises all prospective purchasers of commercial property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, STRIVE has not and will not verify any of this information, nor has STRIVE conducted any investigation regarding these matters. STRIVE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a commercial property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. STRIVE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a commercial property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any commercial property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenants and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenants history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any of the current tenants should default or abandon the property, and the lease terms that Buyer may be able to negotiate with any potential replacement tenants considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:
- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by th e seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

exclusively listed

STRIVE

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