

Megacenter Willowbrook Business Park



±210,409 SF **INDUSTRIAL & SELF-STORAGE**
HOUSTON, TX



7075 FM 1960, 77066, HOUSTON TX



PROPERTY HIGHLIGHTS



High Quality Industrial & Self Storage Asset



Tremendous Value-add with low In-Place rents



Well Below Replacement Cost



Wide array of Warehouse Sizes, Loading docks & climate control options



Infill Location close to High Income Residential & Major Highways



~6AC of Excess Land



Houston National Leading Growth



±210,409 sf

Gross Leasable Area



97% Occupancy



NOI In-Place: \$ 960,756
Y2 NOI: \$ 1,204,884
Y5 NOI: **\$ 1,681,171**



±6.68\$ PSF

Avg In-place Rents



±85\$* PSF

Well below replacement cost

*Guidance



13 Warehouse Tenants
233 Self-Storage Tenants
56 Office Tenants



±6 AC Excess Land

±28.4 AC Total Land



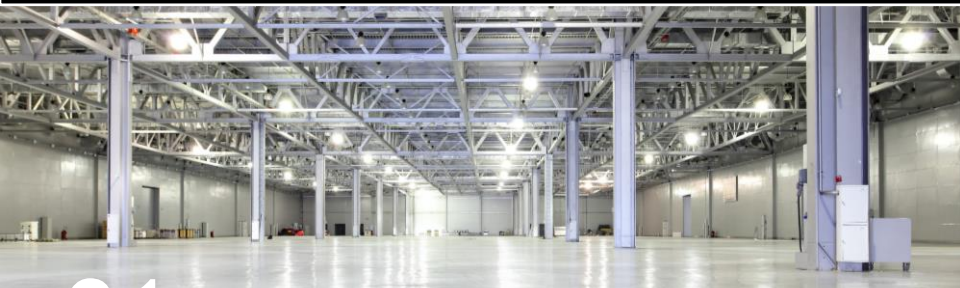
Investment Summary

Texas Management Partners together with Megacenter US is pleased to offer qualified investors the opportunity to acquire Megacenter Willowbrook LLC, a **210,409 SF** Light Industrial and Self-Storage State of the Art Facility consisting of **179,889 S.F.** of Warehouse, **20,996 S.F Self-Storage** and **9,524 S.F. of Mini Office suites**, in Houston's growing North West Submarket.

The project is currently 97% leased at well below market rents (**6.68\$/sf/yr** Avg), leaving significant room for new ownership to Add Value through Rent optimization, converting gross leases into triplenet and increasing physical occupancy.

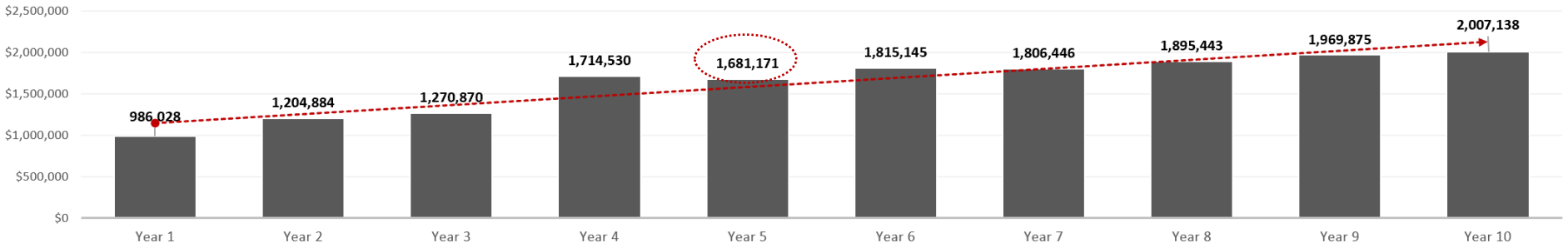
With approximately ~28 Acres, the project allows new ownership for growth through future development of excess land (~ 6 AC excess land).

Size GLA	210,409 SF
GLA Split By Asset	- 179,889 SF Warehouse - 20,996 SF Self-Storage - 9,524 SF Office
USE	Industrial & Self storage
PRICE	Market.-
Occupancy	97%
Loading Configuration	Front and Rear Load
Loading Docks	27, Dock High & Grade Level
Clear height	19' - 17'
WALT	3.24 Years
Office Finish	~15% for typical Office Warehouse.
Average Unit Size	Small Warehouse: 4000 - 7000 SF Large Warehouse (HVAC): 40,000 - 50,000 SF Mid Size (HVAC): 25,000 SF



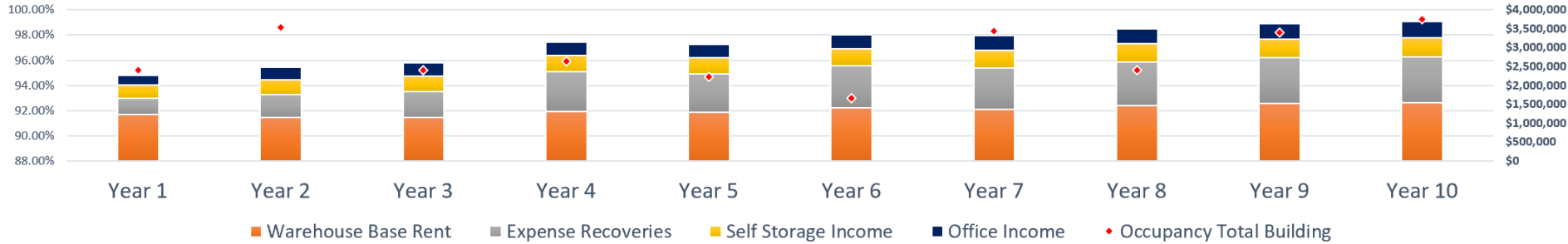
NOI (PROFORMA)

Total Property Net Operating Income (Proforma)

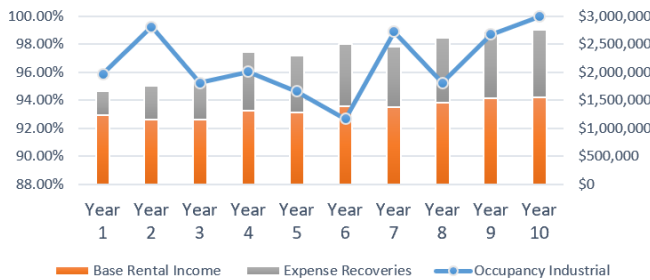


REVENUES & OCCUPANCY (By Source)

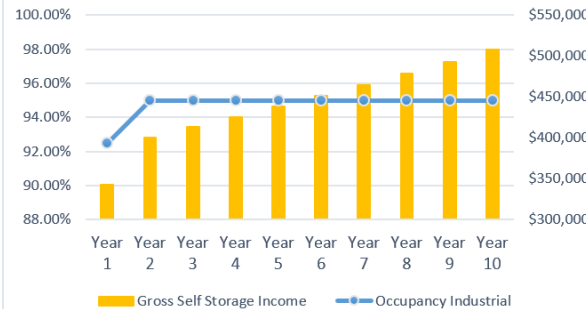
Average Occupancy & Gross Income Proforma



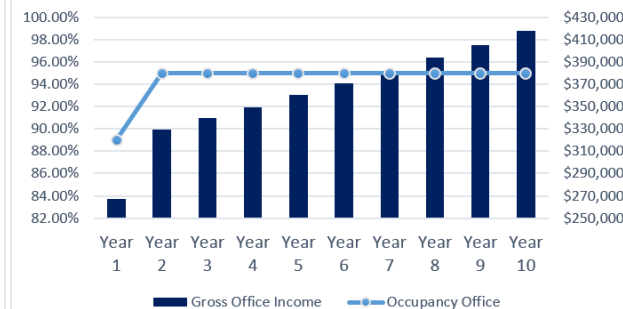
WAREHOUSE Occupancy & Base Rent + Recoveries



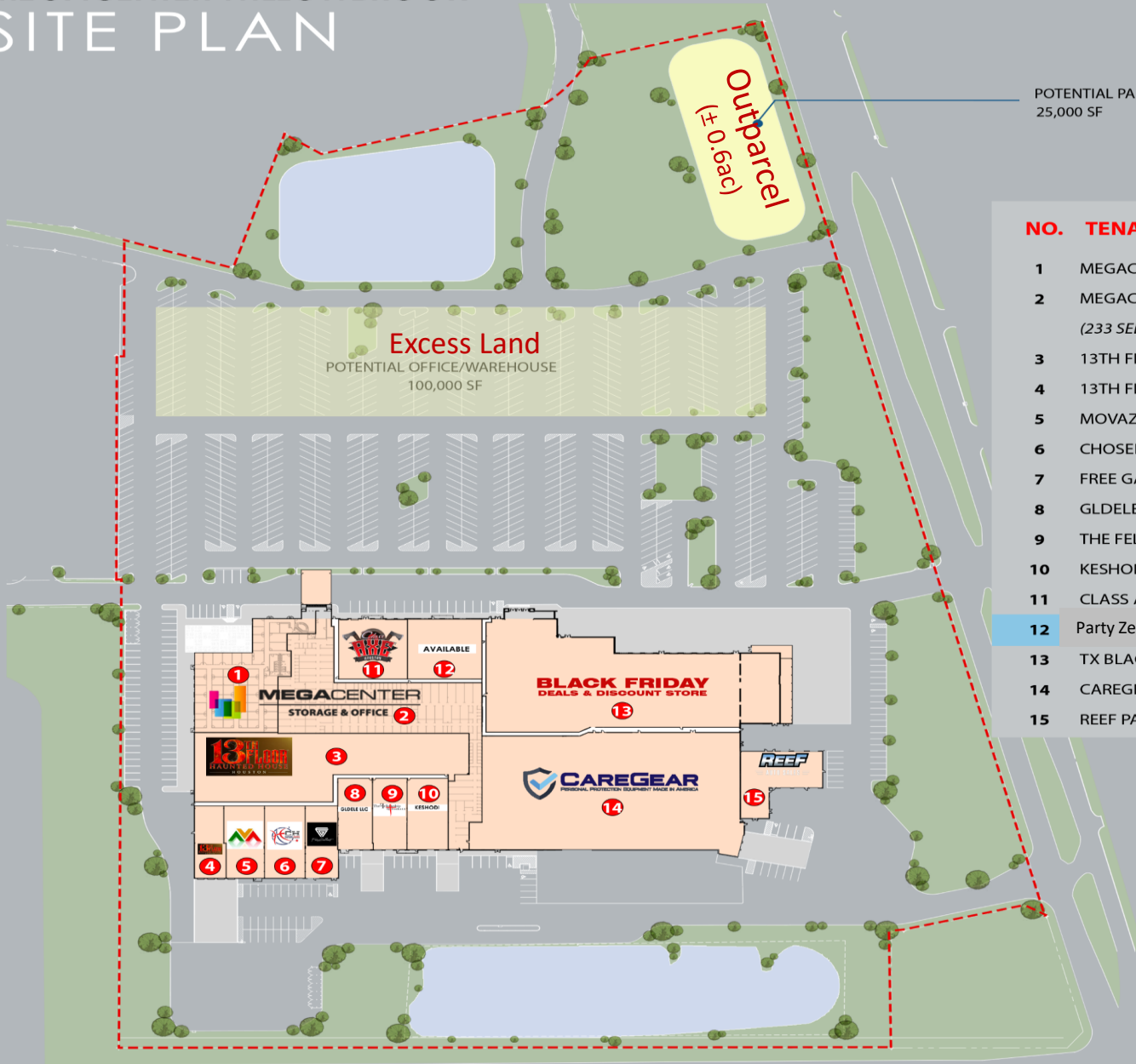
SELF-STORAGE Occupancy & Gross Income



OFFICE Occupancy & Gross Income



MEGACENTER WILLOWBROOK SITE PLAN



POTENTIAL PAD SITE
25,000 SF

NO.	TENANT	SF
1	MEGACENTER OFFICE	15,131
2	MEGACENTER STORAGE <i>(233 SELF STORAGE UNITS 20,996 TOTAL SF)</i>	27,894
3	13TH FLOOR HAUNTED HOUSE HOUSTON	26,338
4	13TH FLOOR HAUNTED HOUSE HOUSTON	3,700
5	MOVAZ TECH	4,900
6	CHOSEN HOOPS	5,048
7	FREE GALLANT	4,250
8	GLDELE LLC	4,337
9	THE FELLOWSHIP OF TOMBALL	4,358
10	KESHODI	5,112
11	CLASS AXE HOUSTON	7,395
12	Party Zebra	8,436
13	TX BLACK FRIDAY	42,278
14	CAREGEAR	56,346
15	REEF PARTNERS OF TEXAS	6,070

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MEGACENTER
STORAGE & OFFICE



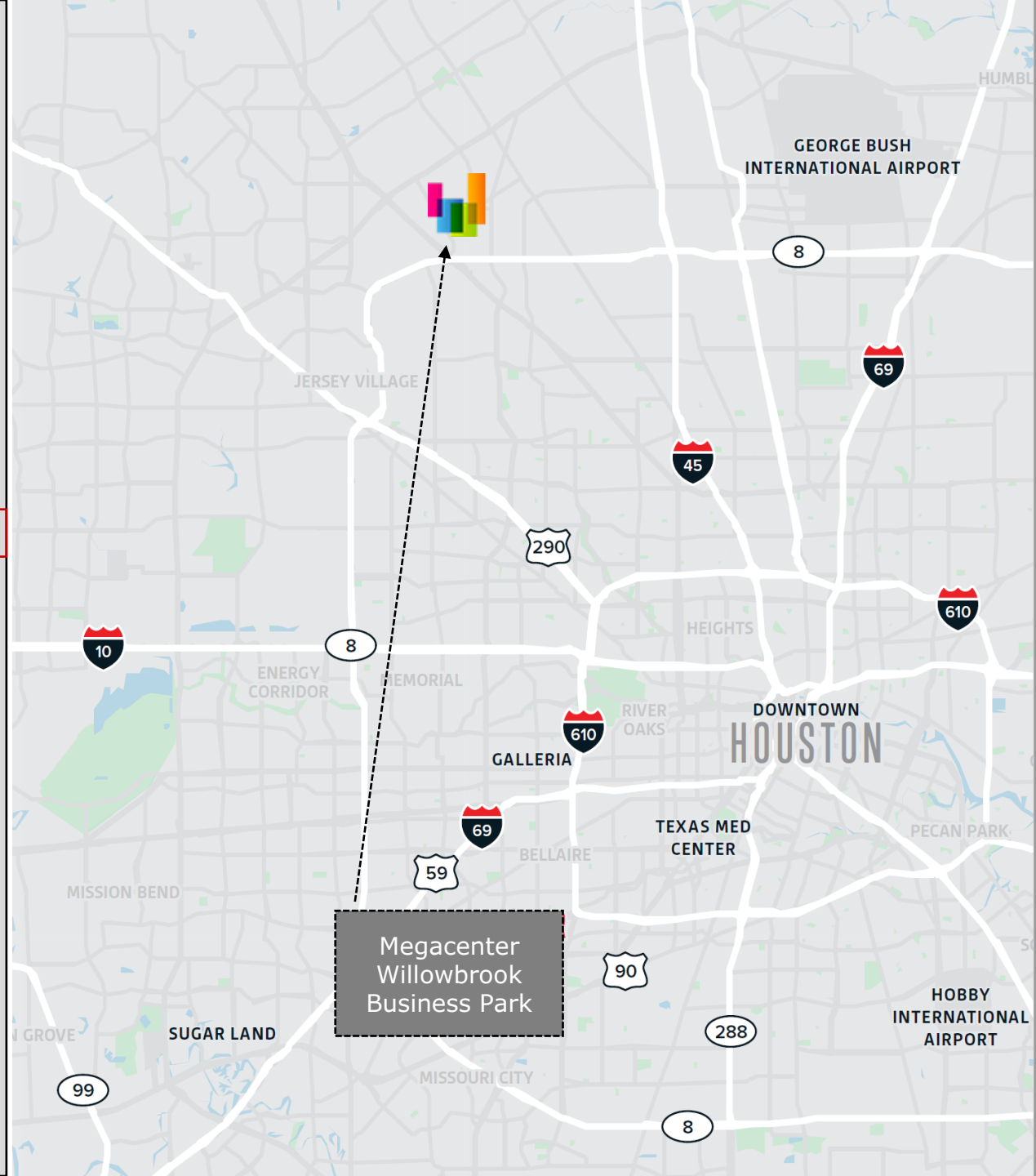
LOCATION

Location & Drivetimes

The property is strategically located close to high income residential, major highways and in close proximity to George Bush International Airport, one of the busiest airports in the country. Median household income ranges north of 90,000\$/yr with double digit demographic growth.

Drive Times

- Beltway 8: 7 Minutes
- Grand Parkway: 10 Minutes
- Texas Medical Center 25 Minutes
- Houston CBD 24 Minutes
- IAH Airport 20 Minutes





Hosuton
CBD

Houston
Med
Center

Beltway 8

+200k sf Class
A Distribution

Willowbrook
Industrial Park

Office Condos

LOCATION

Aerial Map



oleRRelo

JCPenney

H.M. FOREVER 21 SHOEMACE
ALDO WINDSOR
LOLLI & POPP bella terra COSMETICS
SEPHORA

DICK'S

Dillard's

rack OLD NAVY
VICTORIA'S SECRET
AÉROPOSTALE GREAT AMERICAN COOKIES
TILLYS

sears HOME SERVICES

Right MOVS STORAGE

HOME MASTERS OF TEXAS

WILLOW CENTER DR 3,750 VPD

~6AC
Excess Land
Fits +-100,000 SF
Industrial Building



PROPERTY OVERVIEW

INTERNAL

Major Tenants Overview



Caregear Manufacturing: 56,346 SF

Care Gear is a US based manufacturer of High Quality PPE for the medical industry. Caregear supplies Nationwide hospitals as well as government contractors. Caregear is Committed to providing the medical industry timely and reliable PPE in sufficient quantities with its proprietary automated PPE Manufacturing Process.



Thirteenth Floor Entertainment Group: 29,303sf

Thirteenth Floor Entertainment Group is the world's largest Halloween themed entertainment company. With over 15 locations and counting. 13Floor Entertainment Group brings a premier haunted house experience to markets all across the country. www.thirteenthfloor.com



Texas Black Friday Deals: 42,278 sf

Texas Blackfriday LLC is a large distributor of discount consumer goods. The company owns warehouse facilities in multiple states and has expanded recently in the Houston Market. With 7075 FM196 being their 2nd location in Texas, Texas Blackfriday operates a tremendous volume of consumer good discounts in addition to furniture outlet stores.



Megacenter Self-Storage & Office: 30,520 SF

Currently operated by the Landlord, the Self Storage (including mini Office Suites) present an opportunity for new ownership to sublease or outsource operations to Larger Operators of Self Storage and Executive Office suites in the marketplace.



Class Axe Houston: 7,395 SF

With axe throwing venues over 10 locations nationwide Class Axe Houston offers a venue for corporate events, team building and entertainment for all age groups. www.classaxethrowing.com



Reef Partners of Texas: 6,070 SF

With years of experience serving the area, Reef Partners dealership is dedicated to offering high-quality, pre-owned vehicles to our customers. The company specializes in general automotive services including car sales. www.reefautosales.com



Free Gallant LLC: 4,250 SF

Free Gallant LLC is a full-service brand, marketing, and communications agency working with people who are fueled by their passions to advance the world. Main services include: Brand Strategy, Digital Marketing, Creative Content & Design. www.gallantculture.com



Chosen Hoops
5,048 SF

Sports Training facility

GLDELE LLC
4,337 SF

Printing service

Fellowship of
Tomball: 4,358 SF
Cultural services

Keshodi LLC
5,112 SF
Warehouse

Movaz Tech LLC
4,900 SF
Warehouse



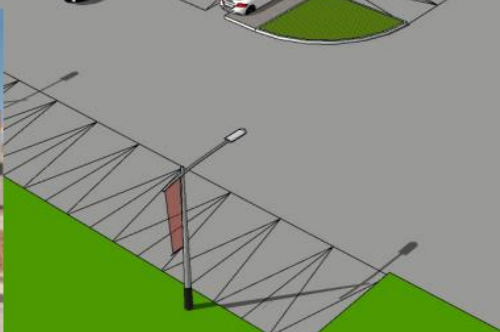
PROPERTY OVERVIEW

INTERNAL

Excess Land - Potential 100,000sf Warehouse



EXISTING BUILDING



NEW BUILDING

AXE THROWING

7075
FM 1960 Rd.
Suite 1




INDIVIDUALS OR FRIENDS
CORPORATE TEAM BUILDING
PARTIES
DATE NIGHT
www.classaxethrowing.com

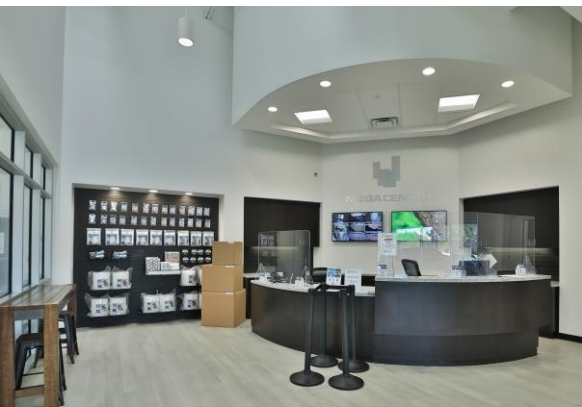
RESERVED PARKING
CLASS AXE THROWING


INDIVIDUALS OR FRIENDS
CORPORATE TEAM BUILDING
PARTIES
DATE NIGHT
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RESERVED PARKING
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PGE VENDOR
FOR
LEASE





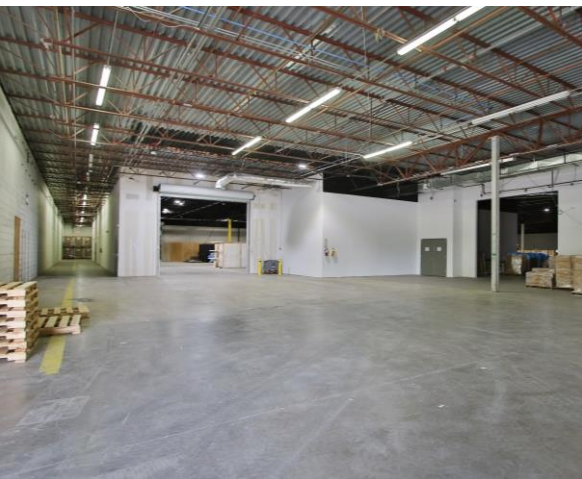
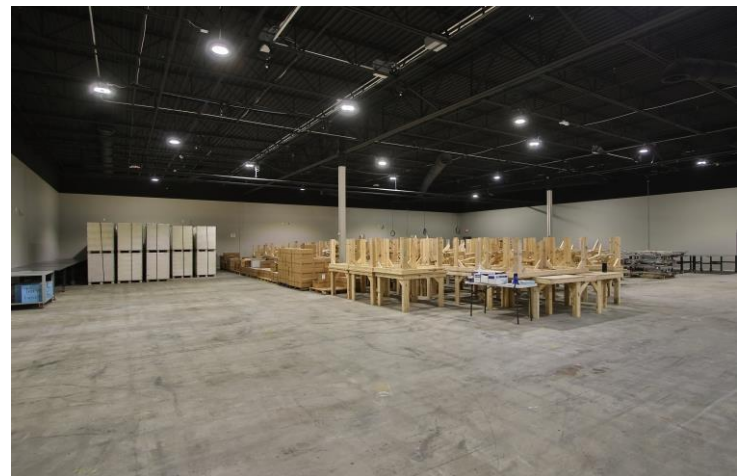




MEGACENTER









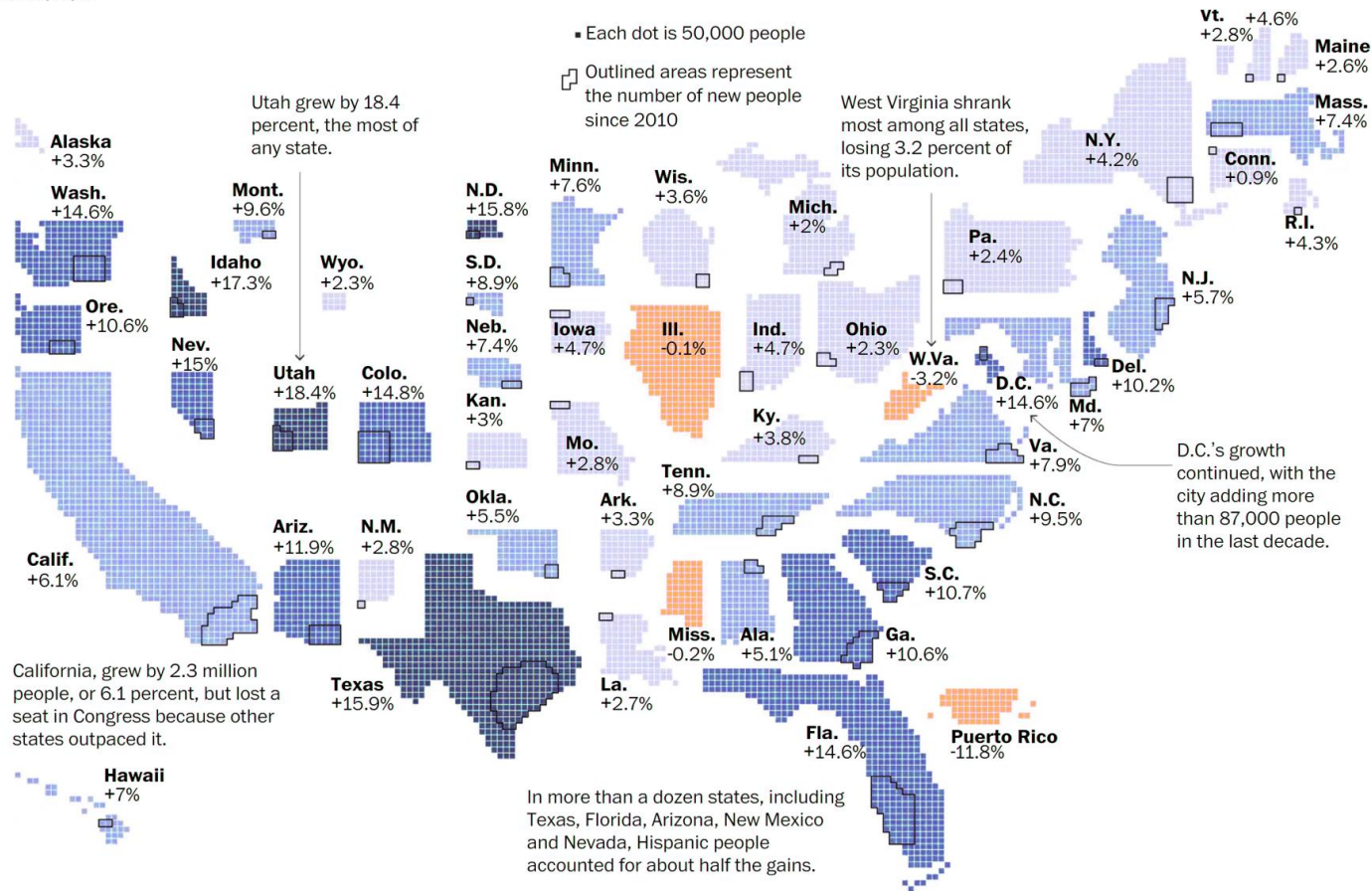
Market Fundamentals

TEXAS STRONG DEMOGRAPHIC GROWTH

Change in population since 2010



Each dot is 50,000 people



SOURCE: US Census



Market Fundamentals

SUBMARKET

HOUSTON - TX SUBMARKET SNAPSHOT

Submarket	Inventory (SF)	Completions* (SF)	Asking Rent (\$/SF NNN)	Occupancy
FM 1960/I-45	4,860,443	66,113	\$14.90	93.8%

*Completions include trailing 4 quarters

Source: Costar, 3rd Quarter 2021

FM 1960/I-45 Submarket

Important characteristics of the FM 1960/I-45 retail market are summarized below:

FM 1960/I-45 RETAIL SUBMARKET

Year Ending	Inventory (SF)	Completions (SF)	Occupied Stock (SF)	Occupancy	Asking Rent (\$/SF NNN)	Asking Rent Change	Net Absorption (SF)	Transaction Price Per Area (SF)
2011	4,199,800	10,378	3,641,293	86.7%	\$11.91	0.72%	-33,270	\$0.00
2012	4,258,330	58,530	3,606,424	84.7%	\$12.05	1.18%	-34,869	\$421.57
2013	4,265,895	7,565	3,607,736	84.6%	\$12.39	2.86%	1,312	\$90.58
2014	4,265,895	0	3,663,915	85.9%	\$12.87	3.89%	56,179	\$276.78
2015	4,318,613	52,718	3,736,706	86.5%	\$13.17	2.33%	72,791	\$101.69
2016	4,505,113	186,500	4,007,908	89.0%	\$13.46	2.19%	271,202	\$124.97
2017	4,528,015	22,902	4,007,130	88.5%	\$13.76	2.24%	-778	\$227.24
2018	4,578,859	50,844	4,209,161	91.9%	\$14.18	3.03%	202,031	\$94.55
2019	4,590,127	11,268	4,255,787	92.7%	\$14.36	1.26%	46,626	\$91.68
2020	4,851,869	261,742	4,494,058	92.6%	\$14.47	0.79%	239,114	\$0.00
2021 Q1	4,859,369	7,500	4,480,835	92.2%	\$14.49	0.18%	-13,223	\$136.00
2021 Q2	4,860,443	1,074	4,510,394	92.8%	\$14.63	0.95%	29,559	\$254.63
2021 Q3	4,860,443	0	4,557,758	93.8%	\$14.90	1.80%	47,364	\$209.59
2021 Q4*	4,882,263	21,820	4,573,511	93.7%	\$15.05	1.01%	15,753	\$0.00
2022*	4,911,763	29,500	4,633,084	94.3%	\$15.74	4.64%	59,306	\$0.00
2023*	4,978,864	67,101	4,702,170	94.4%	\$16.36	3.92%	68,464	\$0.00
2024*	5,046,865	68,001	4,763,951	94.4%	\$16.69	2.01%	61,137	\$0.00
2025*	5,110,100	63,235	4,817,936	94.3%	\$16.87	1.07%	53,345	\$0.00

*Future Projected Data according to Costar

Source: Costar, 3rd Quarter 2021

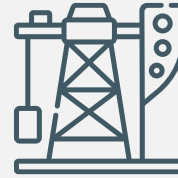
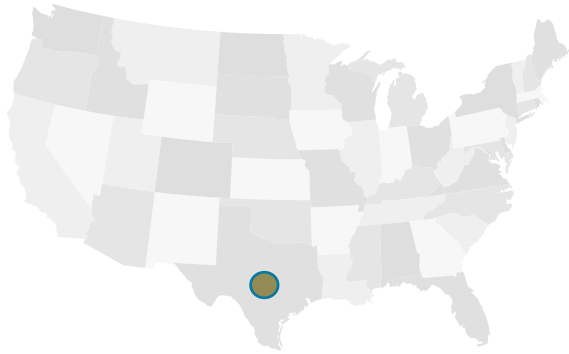
- The submarket achieved average asking rent of **\$14.90** per square foot, which indicates an increase from the previous quarter's asking rent of \$14.63 per square foot, and an increase from the asking rent of \$14.47 per square foot from last year.
- The submarket's current asking rent of **\$14.90** per square foot is below the overall market asking rent of \$21.03 per square foot.

SOURCE: Costar

Market Fundamentals

HOUSTON LEADING GROWTH

4th US Largest US City, 26TH Largest Economy In The World



Energy Capital of the World



#1 USA Port Panama Channel



NASA
+150 companies



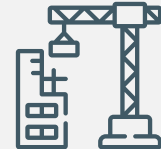
World's **largest**
medical complex



+7MM Consumers



3# Fortune 1000
Companies



760+ Expansion
projects



+6,063
manufacturers



US fastest growth
population rate



2# US Metro lowest
living cost



#1 in retaining
college graduates.



\$51,910
per capita income



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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.

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 the 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.