



## OFFERING MEMORANDUM

# 7003 Harrisburg Plaza

7003 HARRISBURG BOULEVARD | HOUSTON, TX 77011



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# EXECUTIVE SUMMARY



## INVESTMENT SUMMARY



**\$2,700,000**  
Price



**6.89%**  
Cap Rate



**\$186,054**  
NOI



**7,000 SF**  
Square Feet



**100 %**  
Occupancy



**0.80 AC**  
Lot Size



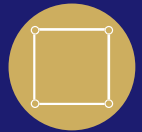
**2006**  
Year Built



**9,413 VPD**  
Traffic Counts



**40**  
Parking Spaces



**5.71**  
Per 1,000 SF  
Parking Ratio

TENANT	UNIT #	SQUARE FEET	LEASE START	LEASE EXPIRES	% OF SF	RENT PERSF	TOTAL
World Finance Corporation	A1	1,520	7/3/2012	9/30/2025	21.71%	\$27.50	\$41,800.00
Master Lease	A2	1,431	1/1/2025	12/31/2025	20.44%	\$26.50	\$37,921.50
WIC Store ( Grocery Services Inc.)	B	1,526	10/8/2007	2/28/2027	21.80%	\$30.00	\$45,780.00
PNC Bank	C	2,523	11/1/2023	10/30/2033	36.04%	\$24.00	\$60,552.00
<b>Total</b>		<b>7,000</b>			<b>100%</b>		<b>\$186,054</b>

# INVESTMENT HIGHLIGHTS



Stabilized retail center with a dynamic mix of

**100 %**

**E-COMMERCE RESISTANT TENANTS**

Located along the  
**HARRISBURG METRO  
LIGHT RAIL LINE**

**SUSTAINABLE IN-PLACE RENTS  
AVERAGING**

**\$24 - \$30**

**PER SQUARE FOOT**

Priced

**BELOW**

**REPLACEMENT COST**

# INVESTMENT HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Property located in the heart of the Eado District
- Easy access to major highways Surrounded by new residential developments
- Prime location in front of Metro Rail station
- Close Proximity to Downtown/Minute Maid Park/ Toyota Center

# FINANCIAL ANALYSIS

<b>INCOME</b>	
<b>Base Rent Revenue</b>	<b>\$186,054.00</b>
<b>NNN Revenue</b>	<b>\$83,235.00</b>
<b>Total Income</b>	<b>\$269,289.00</b>

<b>EXPENSES</b>	
<b>Taxes:</b>	<b>\$37,750.00</b>
<b>Insurance:</b>	<b>\$19,500.00</b>
<b>CAM/Utilities:</b>	<b>\$15,785.00</b>
<b>Management Fee:</b>	<b>\$10,200.00</b>
<b>Total Expenses</b>	<b>\$83,235.00</b>

<b>Net Operating Income</b>	<b>\$186,054.00</b>
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# RENT ROLL

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# TENANT PROFILES

## **WORLD FINANCE CORPORATION**

For the past 50 years, World Finance has been helping people realize their financial goals by offering fixed rate and payment loan solutions. With branches nationwide, they are part of the communities in which they serve. Their branches are staffed with friendly, knowledgeable team members who live and work right in your town. They understand your needs and are available to meet with you one-on-one to discuss your loan options. When you need to borrow money, World Finance is here as a financial neighbor you can rely on and trust. Since 1962, they've been committed to helping their neighbors thrive and grow by supporting their financial needs. With them, you get the strength of a national financial institution and the personal services of local neighborhood branches. It's one of the top reasons millions of customers choose them



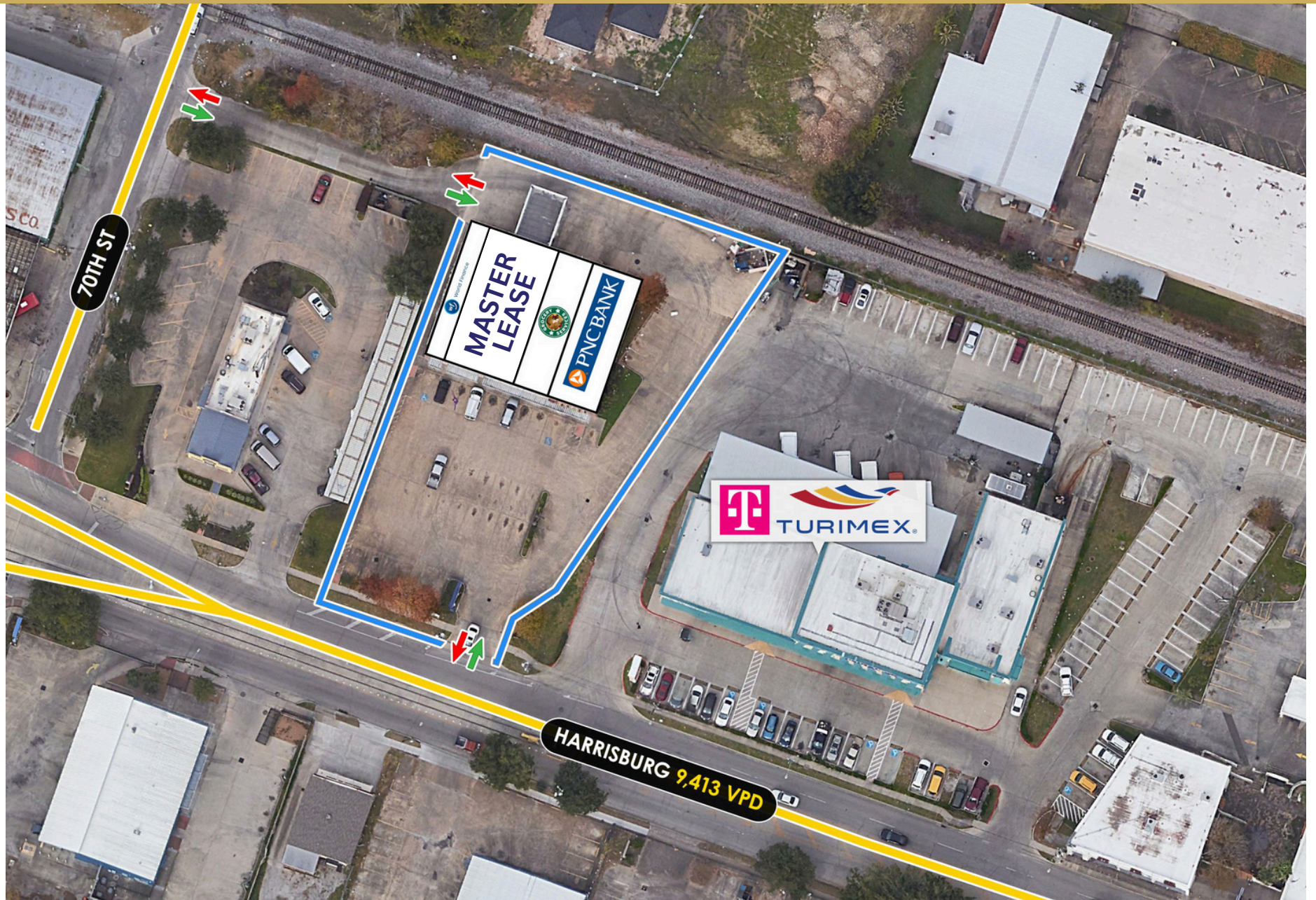
## **PNC BANK**

For more than 170 years, we have been committed to providing our clients with great service and powerful financial expertise to help them meet their financial goals. We are proud of our longstanding history of supporting not only our customers but also our communities, employees and shareholders.

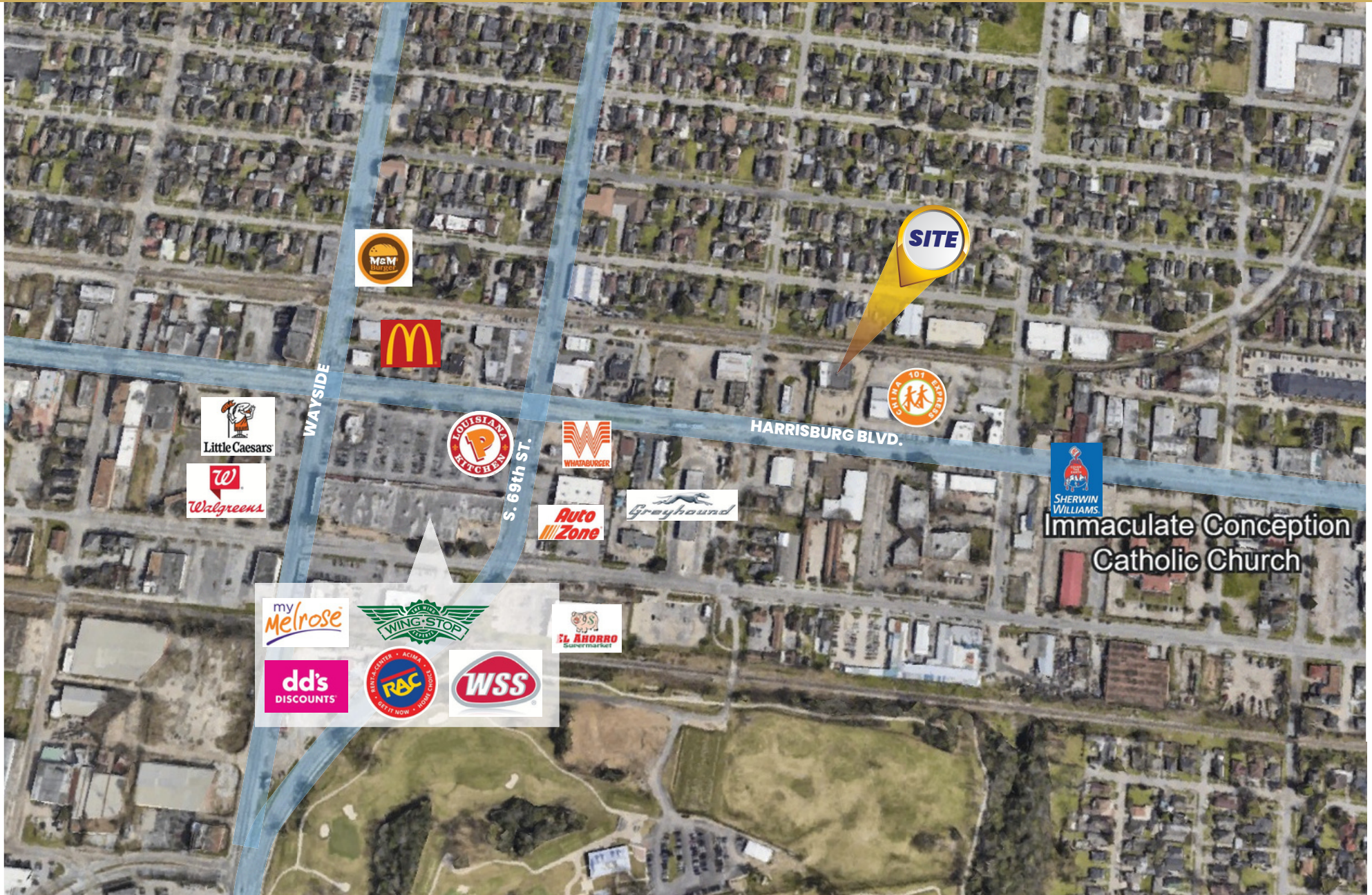




# CLOSE AERIAL



# FAR AERIAL



# MARKET OVERVIEW

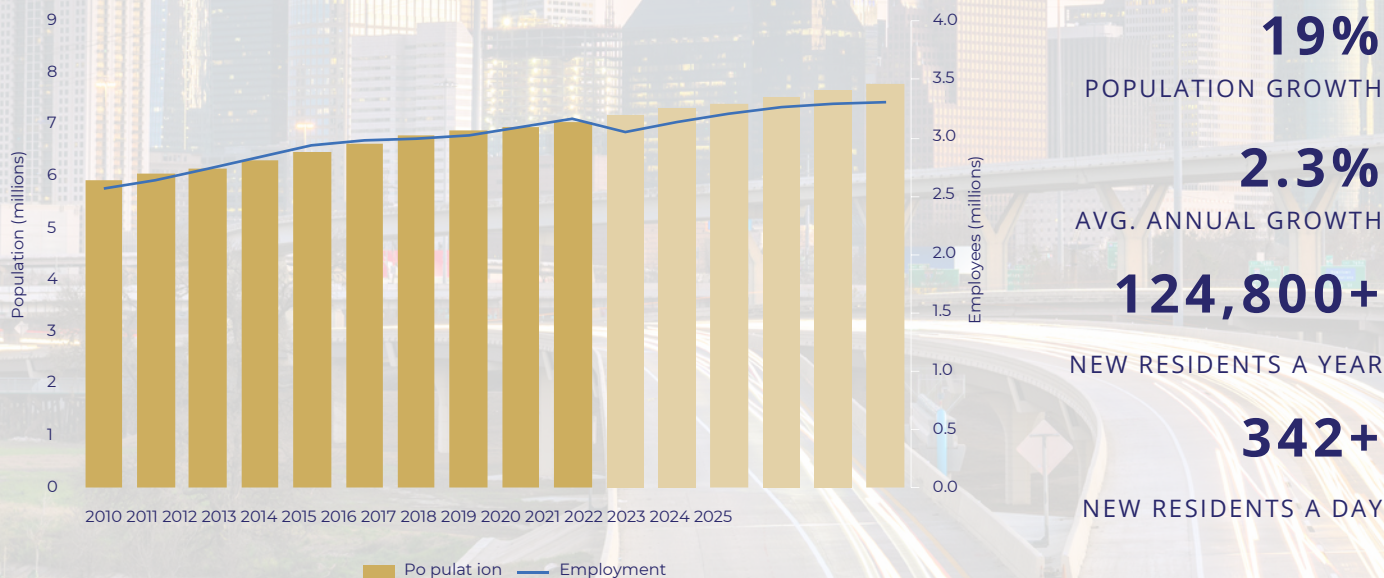


# A GLOBAL MARKETPLACE

Houston is firmly established as a premier global city and is a leading destination for investment by all capital sources due to its unique combination of stability and dynamic growth. Houston combines its position as the “Energy Capital of the world with a significant depth in the healthcare, technology and distribution industries to create an economic composition that serves as a buffer to national economic trends and provides stability and continued growth.

Houston is internationally known as home to NASA Johnson Space Center and Texas Medical Center, the worlds largest medical complex. Also, the Port of Houston is ranked first in the U.S. for foreign tonnage and is the largest Gulf Coast container Port. The Gross Area Product in the Houston region is expected to grow at an average annual rate of 3.1% from 2020 to 2045, according to The Perryman Group. If Houston were a country, it would rank as the 27th largest economy in the world - exceeding Austria’s and Iran’s GDP.

Houston’s population has increased over 19.1% (1.1 M) since 2010. Of the top 20 most populated markets in the U.S. Houston has seen the highest percent population growth in the past decade



Source: Oxford Economics, US Census Bureau of Labor Statistics, 2020.

## HOUSTON BY THE NUMBERS

**#2**

2ND FASTEST  
GROWING MSA

**#4**

LARGEST CITY  
IN THE UNITED STATES

**760+**

EXPANSION AND  
RELOCATION  
PROJECTS IN THE  
LAST 2 YEARS

**\$490B**

REGIONAL GDP

**19%**

POPULATION GROWTH

**2.3%**

AVG. ANNUAL GROWTH

**124,800+**

NEW RESIDENTS A YEAR

**342+**

NEW RESIDENTS A DAY

# EMPLOYMENT GROWTH

## EMPLOYMENT GROWTH

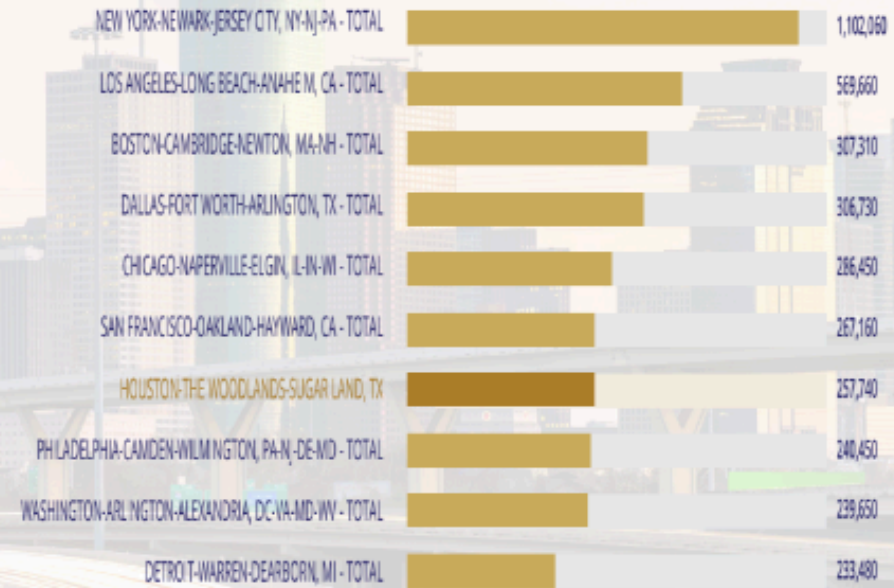


Source: Bureau of Labor Statistics, FIA, NBER, July 2020

**257,740**  
**JOBS FORECASTED  
 BY 2025**

**80,500**  
**JOBS ADDED  
 FEB 2019 TO FEB 2020**

## TOP 10 METROS WITH MOST PROJECTED NEW JOBS 2020-2025



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

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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 our counter-offer from the client;
- 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. Please acknowledge receipt of this notice below and retain a copy for your records

**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.

<u>ROM, LLC</u>	<u>9000029</u>	<u>info@romcp.com</u>	<u>713.237.0000</u>	_____	_____	_____	_____
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Rafael Melara</u>	<u>496309</u>	<u>rafael@romcp.com</u>	<u>713.237.0000</u>	_____	_____	_____	_____
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____				_____			
<small>Buyer/Tenant/Seller/Landlord Initials</small>				<small>Date</small>			

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

