
Houston, Texas – Market Overview

Houston is the fourth-largest city in the United States and one of the fastest-growing major metros, supported by a diversified economy, population growth, and long-term housing demand. Key drivers include energy, healthcare, logistics, manufacturing, and port-related industries.

The city benefits from:

- Consistent in-migration and population growth
- A business-friendly environment with no state income tax
- Strong renter demand driven by workforce mobility
- Long-term housing undersupply relative to demand

Houston's scale, economic diversity, and affordability continue to support stable residential rental performance across cycles.

Submarket Overview – East / Inner Houston Area

The Claremont properties are located in an established inner-Houston residential submarket characterized by steady rental demand, proximity to employment centers, and accessibility to major roadways.

Submarket characteristics include:

- Strong demand for affordable single-family and small-multifamily rentals
- Proximity to downtown Houston and major employment corridors
- Continued reinvestment and redevelopment in surrounding neighborhoods
- Favorable renter demographics supporting long-term occupancy

This submarket has historically demonstrated resilience due to its location, affordability, and accessibility.

Rental Market Fundamentals

- Consistent tenant demand for workforce housing
- Limited new supply of comparable small residential inventory
- Rent growth supported by population and job growth
- Strong absorption for well-maintained, income-producing properties

In-place rents at the Claremont Income Portfolio reflect stabilized, market-supported performance rather than aggressive projections.

Investment Context

The Houston market and surrounding submarket provide a stable foundation for long-term residential investment. The Claremont Income Portfolio benefits from:

- Established rental demand
- Infill location within a major metro
- Scalability and liquidity for small portfolio investors

Market conditions support both income stability and long-term appreciation.

Market information is provided for informational purposes only. Buyers are encouraged to conduct independent market analysis during due diligence.