

Marcus & Millichap

COLLEGE OF THE MAINLAND

1411 W MAIN STREET | LEAGUE CITY, TX 77573



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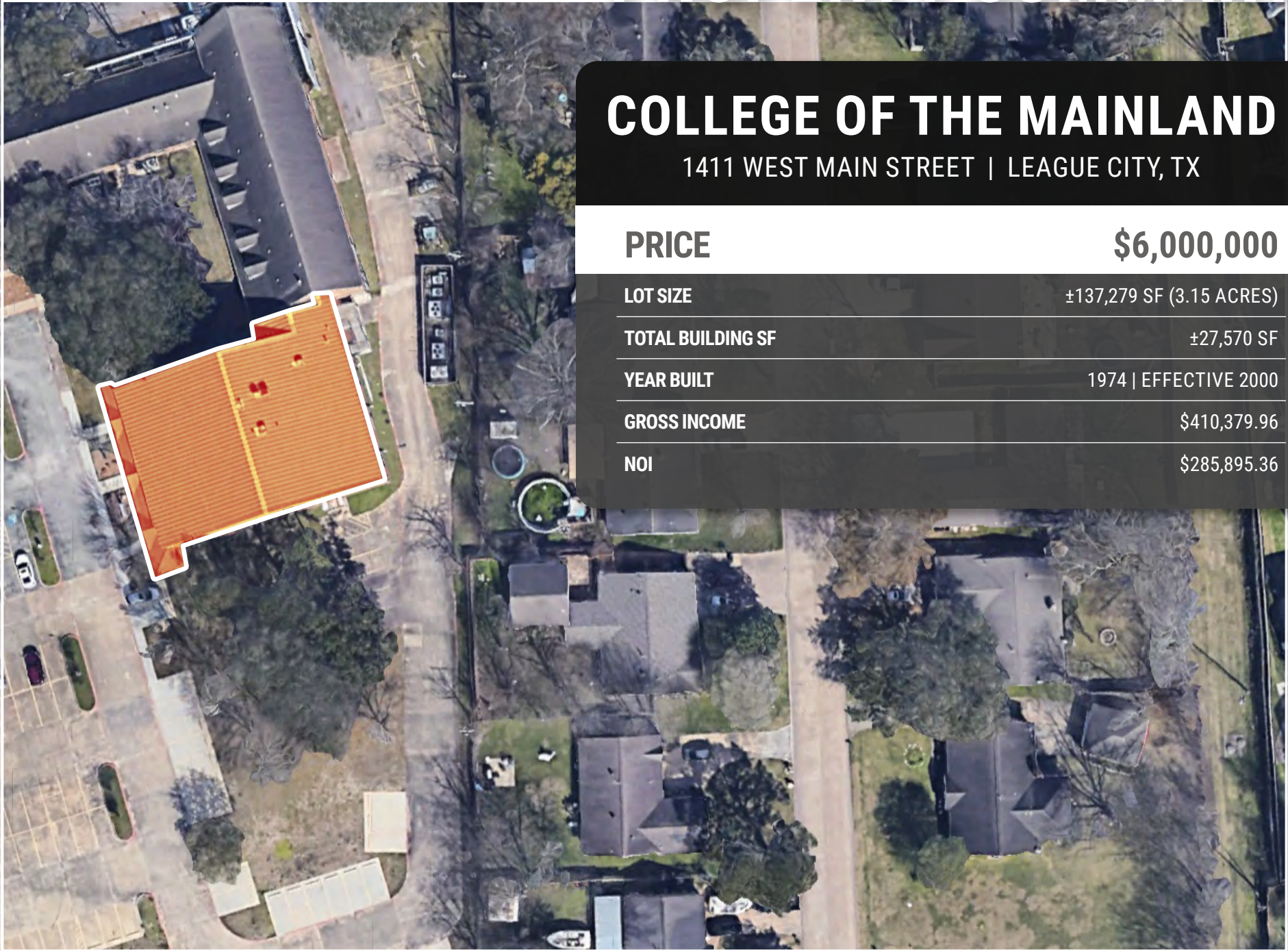
Marcus & Millichap

PROPERTY SUMMARY

COLLEGE OF THE MAINLAND

1411 WEST MAIN STREET | LEAGUE CITY, TX

PRICE	\$6,000,000
LOT SIZE	±137,279 SF (3.15 ACRES)
TOTAL BUILDING SF	±27,570 SF
YEAR BUILT	1974 EFFECTIVE 2000
GROSS INCOME	\$410,379.96
NOI	\$285,895.36



PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

- 100% Occupied
- College of the Mainland- League City
- 7 years remaining on Lease with 2 5-year options with increases
- Hard Corner with lighted intersection
- 0.2 miles from I-45



FINANCIAL SUMMARY



GENERAL

LEASE	10 Years
LAND	137,279 SF (3.15 ACRES)
BUILDING	27,570 SQFT
RENT GROSS	\$31,696.66 Per Month August 2031
LEASE OPTIONS	2 5-Year Options with Increases
TAXES	\$77,000 (Tenant Reimbursement \$30,000)
INSURANCE	\$43,000 (Flood \$3,300 Hurricane \$26,000 Fire \$13,000)

PROFIT & LOSS

INCOME

RENTAL INCOME	\$380,379.96
OTHER - PROPERTY TAX REIMBURSEMENT	\$30,000.00
TOTAL INCOME	\$410,379.96

EXPENSES

INSURANCE	\$42,086.00
REPAIR & MAINTENANCE	\$5,381.09
PROPERTY TAX	\$77,017.51
TOTAL EXPENSES	\$124,484.60

OPERATING INCOME (LOSS) \$285,895.36

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCAL AERIAL



Clear Creek ISD
Challenger Columbia
Stadium

AXIOM
SPACE

Exxon

Academy
SPORTS+OUTDOORS

INTERSTATE
TEXAS
45

DISCOUNT
TIRE

MAIN STREET

**COLLEGE OF
THE MAINLAND**

**WAFFLE
HOUSE**

Walmart
Neighborhood Market

**Ross
Elementary
School**

INTERSTATE
TEXAS
45

REGIONAL AERIAL



BELTWAY
8

HOUSTON

INTERSTATE
45

BELTWAY
8

BELTWAY
8

INTERSTATE
45

**COLLEGE OF
THE MAINLAND**
(24.5 MILES FROM HOUSTON)



MARKET OVERVIEW

HOUSTON

As the fifth-most populous metro area in the United States, Houston houses more than 7.3 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.

▮ METRO HIGHLIGHTS



CORPORATE GROWTH

Houston is a top destination for corporate relocations, due to its business-friendly environment. More than 20 Fortune 500 companies are headquartered in the metro.



HIGHER EDUCATION

Over 40 post-secondary educational institutions are in the metro. Roughly 32 percent of citizens ages 25 and older have a bachelor's degree, with 11 percent also holding a graduate or professional degree.



LOW COST-OF-LIVING, DOING BUSINESS

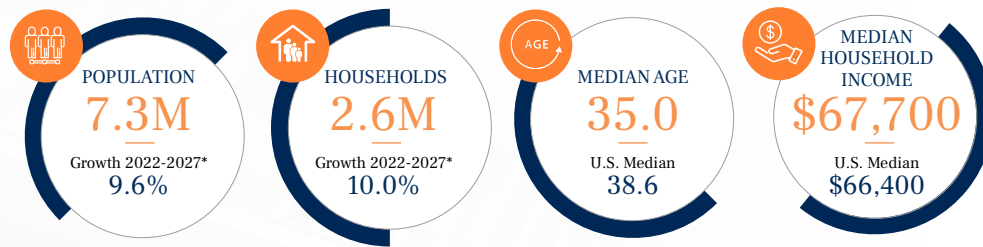
Houston has a lower cost-of-living than many major metros, no state income tax and a median home price below the national level.



MARKET OVERVIEW

DEMOGRAPHICS

- The Houston metro is expected to add 700,800 people through 2027, translating to the formation of roughly 260,000 households, generating demand for housing.
- The homeownership rate of 61 percent trails the national rate of 64 percent. The median home price of roughly \$341,000 is \$44,000 below the U.S. average.
- The metro's median household income exceeds \$67,700, surpassing the national rate by roughly \$1,300.



2022 POPULATION BY AGE



QUALITY OF LIFE

The metropolitan area's favorable location and climate translates to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than 500 local parks and open spaces, various cultural venues and museums. Johnson Space Center is a popular tourist and educational destination. The metropolitan area is also known internationally for its medical community and is home to Texas Medical Center, the largest of its kind in the world. Houston hosts four professional sports teams: the Houston Texans, the Houston Astros, the Houston Rockets and the Houston Dynamo.

SPORTS

- Baseball | **MLB** | HOUSTON ASTROS
- Football | **NFL** | HOUSTON TEXANS
- Basketball | **NBA** | HOUSTON ROCKETS
- Soccer | **MLS** | HOUSTON DYNAMO

EDUCATION

- UNIVERSITY OF HOUSTON
- RICE UNIVERSITY
- TEXAS STATE UNIVERSITY
- HOUSTON COMMUNITY COLLEGE

ARTS & ENTERTAINMENT

- CHILDREN'S MUSEUM OF HOUSTON
- THE MUSEUM OF FINE ARTS, HOUSTON
- LAWNSDALE ART CENTER
- SPACE CENTER HOUSTON

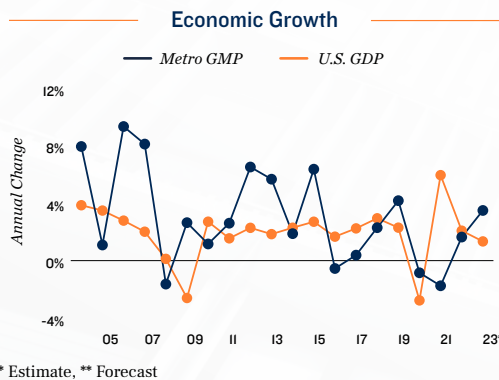
* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

MARKET OVERVIEW

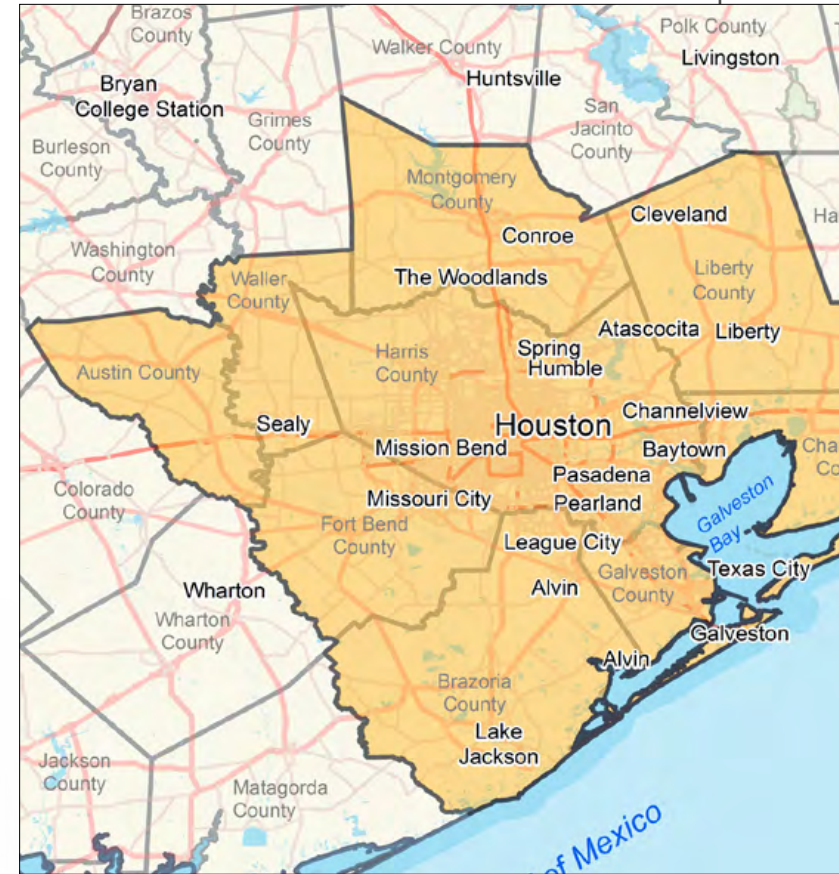
ECONOMY

- The economy is diversifying to include biotechnology, distribution, nanotechnology and logistics. The metro remains the center of energy production.
- Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel and petrochemicals.
- Health care is gaining economic prominence. Specialized medical education and training institutions boost the economy and supply a growing hospital system.
- The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.

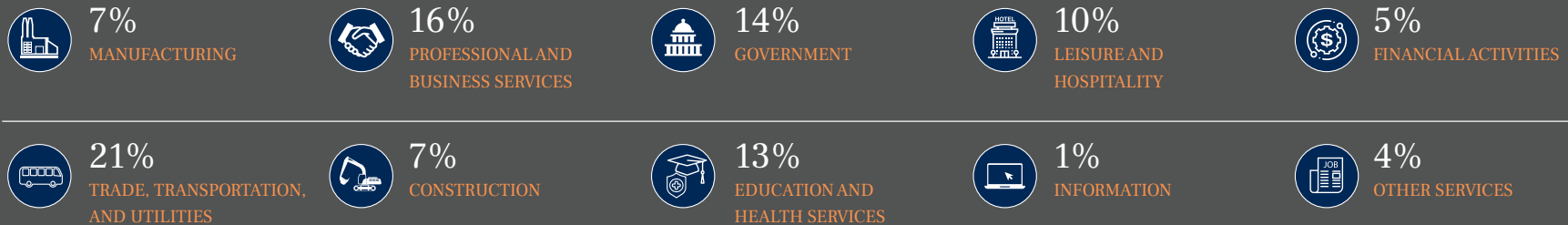


MAJOR AREA EMPLOYERS

- Memorial Hermann Health System
- H-E-B
- The Kroger Co.
- Exxon Mobil Corp.
- Shell Oil Co.
- Houston Methodist Hospital
- United Airlines
- Walmart
- CHI St. Luke's Health
- Schlumberger



SHARE OF 2022 TOTAL EMPLOYMENT



Marcus & Millichap

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