

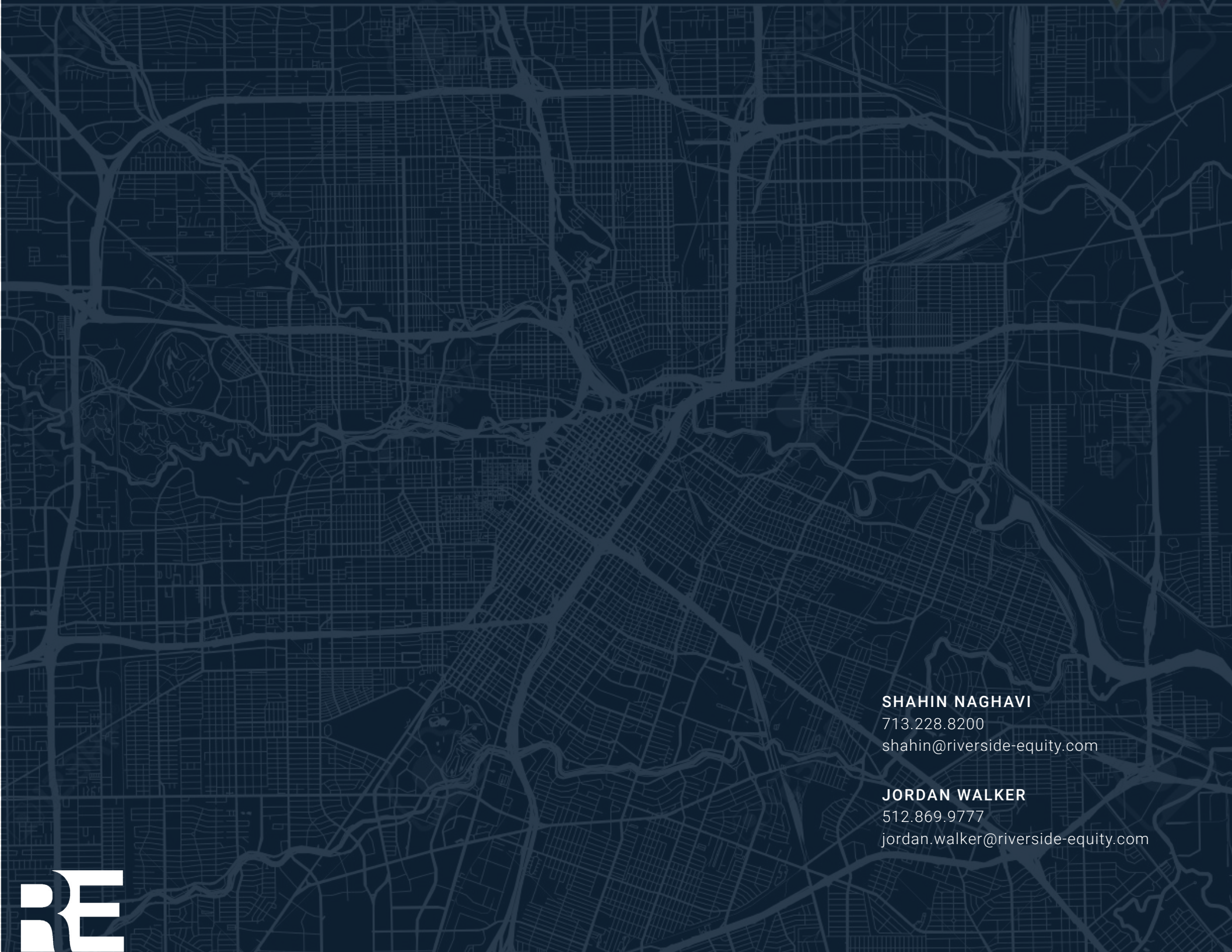
MIXED USE INVESTMENT OPPORTUNITY

15,000 SF | Historic Houston Heights



RE

832 Yale Street
Houston, TX 77007



SHAHIN NAGHAVI

713.228.8200

shahin@riverside-equity.com

JORDAN WALKER

512.869.9777

jordan.walker@riverside-equity.com





CONTENTS

Property Overview 04

Area Overview 13

Sponsorship 17



PROPERTY
OVERVIEW

RE

832 Yale Street

Riverside Equity Group is pleased to offer the rare opportunity to acquire or lease, 832 Yale Street, a 15,000-square foot, 4-story property situated in the heart of the historic Houston Heights neighborhood. 832 Yale Street features 5-bedrooms with 4 full and 3 half baths, full-size kitchen, living room, dining area and study/conference area. There two spiral staircases and elevator provide access to floors 1-4 and roof top views include full views of the Downtown skyline.

832 Yale Street features an attached garage with an apartment connecting, providing an additional income stream for the potential investor. The drive-thru parking area is accessed directly off Yale Street, extending below the residence to a larger concrete lot for additional overflow capacity. Located within walking distance to The Heights' most popular restaurants and retail establishments and just a short drive to major employment centers makes this property ideal for single tenant or multi-tenant use.



Property Address	832 Yale Street, Houston, TX 77007
Year Built	2014
Building Size	15,000 sf
Unit Mix	5 Bedroom / 4 Full & 3 Half Bath
Garage	Attached
Land Area	0.15 acres
Traffic Counts along Yale	18,738 cars per day
Elevator	Elevator Access
Amenities	Movie theater, study/conference area, drive-thru parking
Security	Rod iron gate

Source: har.com; esri business analyst, hcad.org

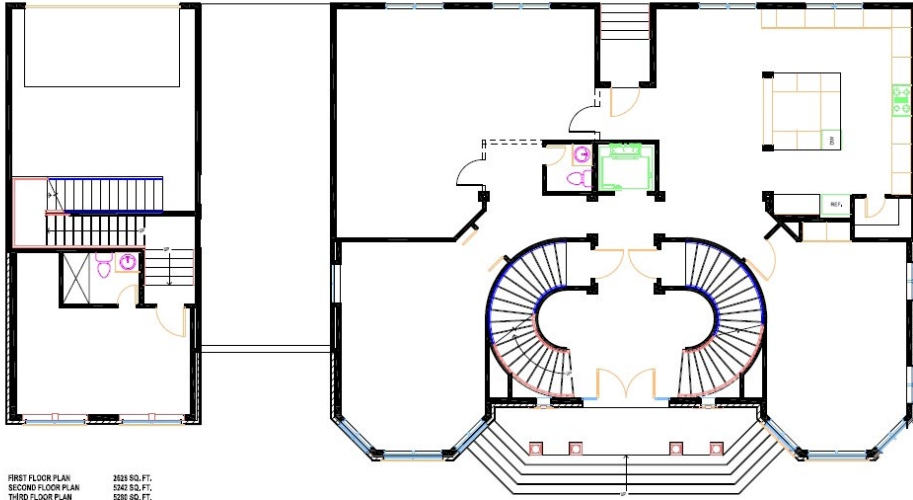


832



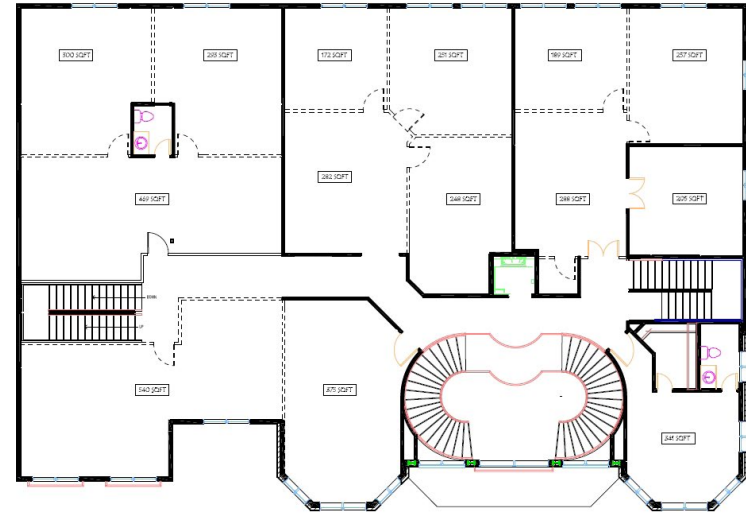
FLOOR PLANS

Floor 1

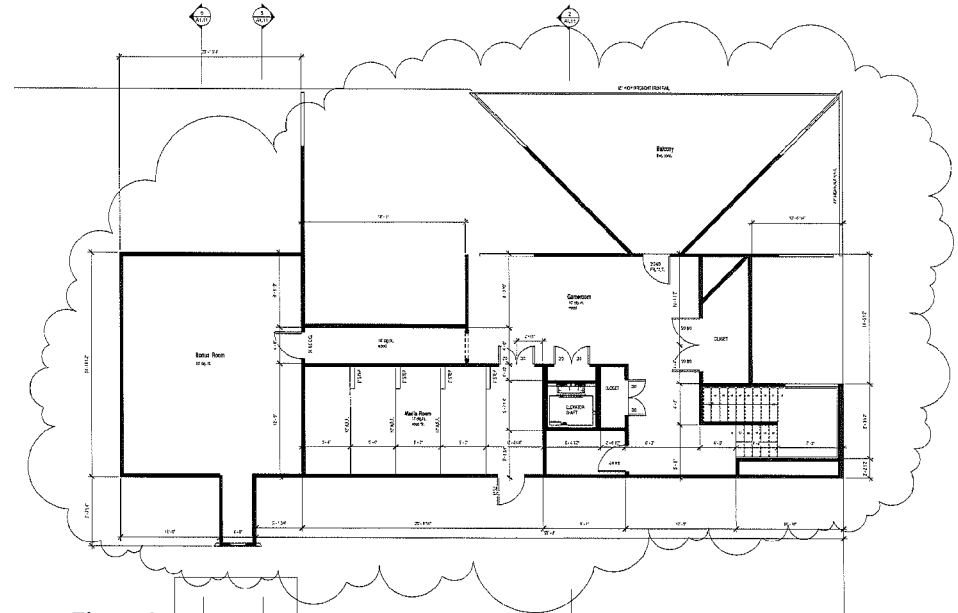


FIRST FLOOR PLAN 2024 SQ. FT.
 SECOND FLOOR PLAN 1242 SQ. FT.
 THIRD FLOOR PLAN 5286 SQ. FT.
 GARAGE/ APT. 437 SQ. FT.
 TOTAL: 11987 SQ. FT.

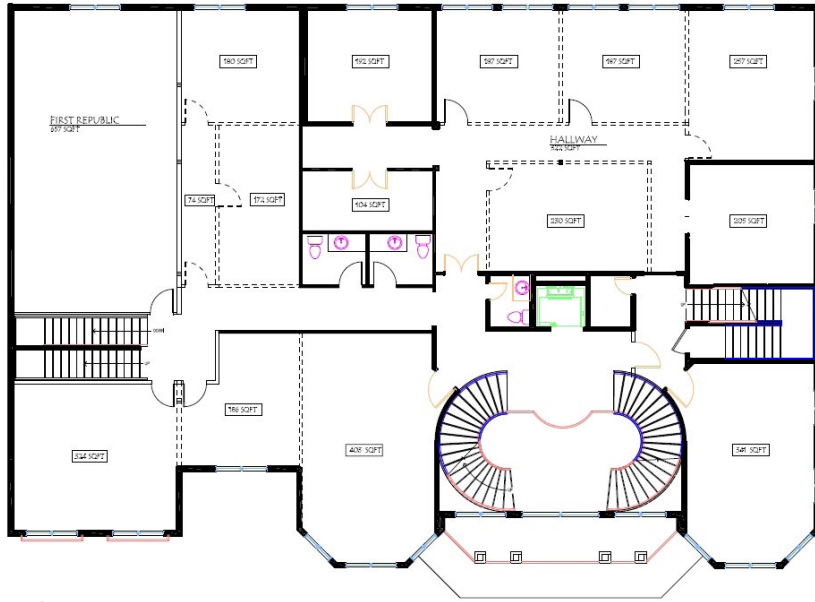
Floor 3



THIRD FLOOR

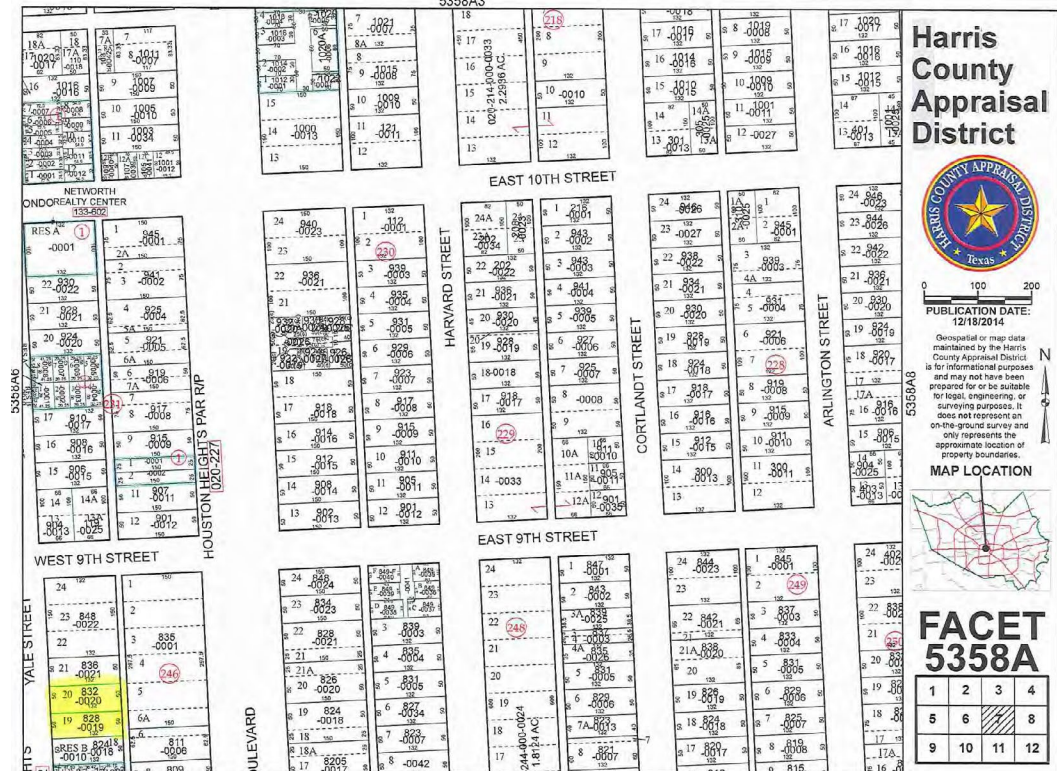
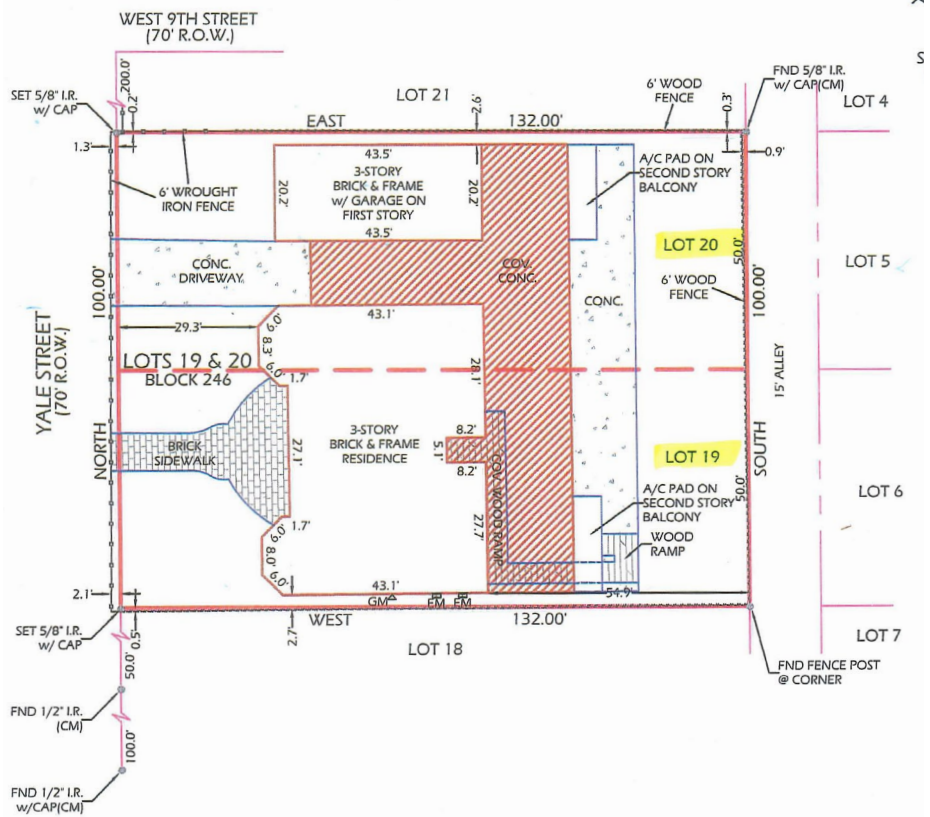


Floor 2



Floor 4

SURVEY



Harris County Appraisal District



PUBLICATION DATE: 12/18/2014
 Geographical or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.



FACET 5358A

1	2	3	4
5	6	7	8
9	10	11	12

AREA MAP

HWY 290

610

832 YALE STREET



I-10

Katy Fwy

Washington Corridor

I-45

North Fwy

Gulf Fwy

East Fwy

MEMORIAL PARK

BUFFALO BAYOU

Houston

Downtown

I-69

East Fwy

River Oaks

Montrose

Midtown

East Downtown



SHOPPING

- 1 lululemon
- 2 Aesop
- 3 Favor the Kind
- 4 Forth and Nomad
- 5 Lemon Laine
- 6 Revival Market
- 7 Bungalowom
- 8 Montrose Skate Shop
- 9 Hello Lucky Life
- 10 Buchanan's Native Plants
- 11 Bicycle Speed Shop
- 12 Davis Hardware & Picture
- 13 Petco
- 14 Big Lots
- 15 Kroger
- 16 Ross Dress for Less
- 17 Houston Piano Company
- 18 H-E-B
- 19 Retropolis
- 20 Eclectic Home
- 21 AG Antiques
- 22 Thread
- 23 Vinal Edge Records
- 24 Walgreens
- 25 CVS
- 26 Blue Line Bike Lab
- 27 The Wilde Collection
- 28 Main Ace Hardware
- 29 Target
- 30 PetSmart
- 31 Staples
- 32 Arne's Warehouse
- 33 Total Wine & More
- 34 Ulta Beauty
- 35 Party Boy
- 36 Sprouts Farmers Market
- 37 Cost Plus World Market
- 38 Walmart
- 39 Guitar Center
- 40 Tuesday Morning
- 41 Warby Parker
- 42 Chubbies
- 43 Marine Layer
- 44 Outdoor Voices
- 45 Pedego Electric Bikes
- 46 BurdLite

EATERIES

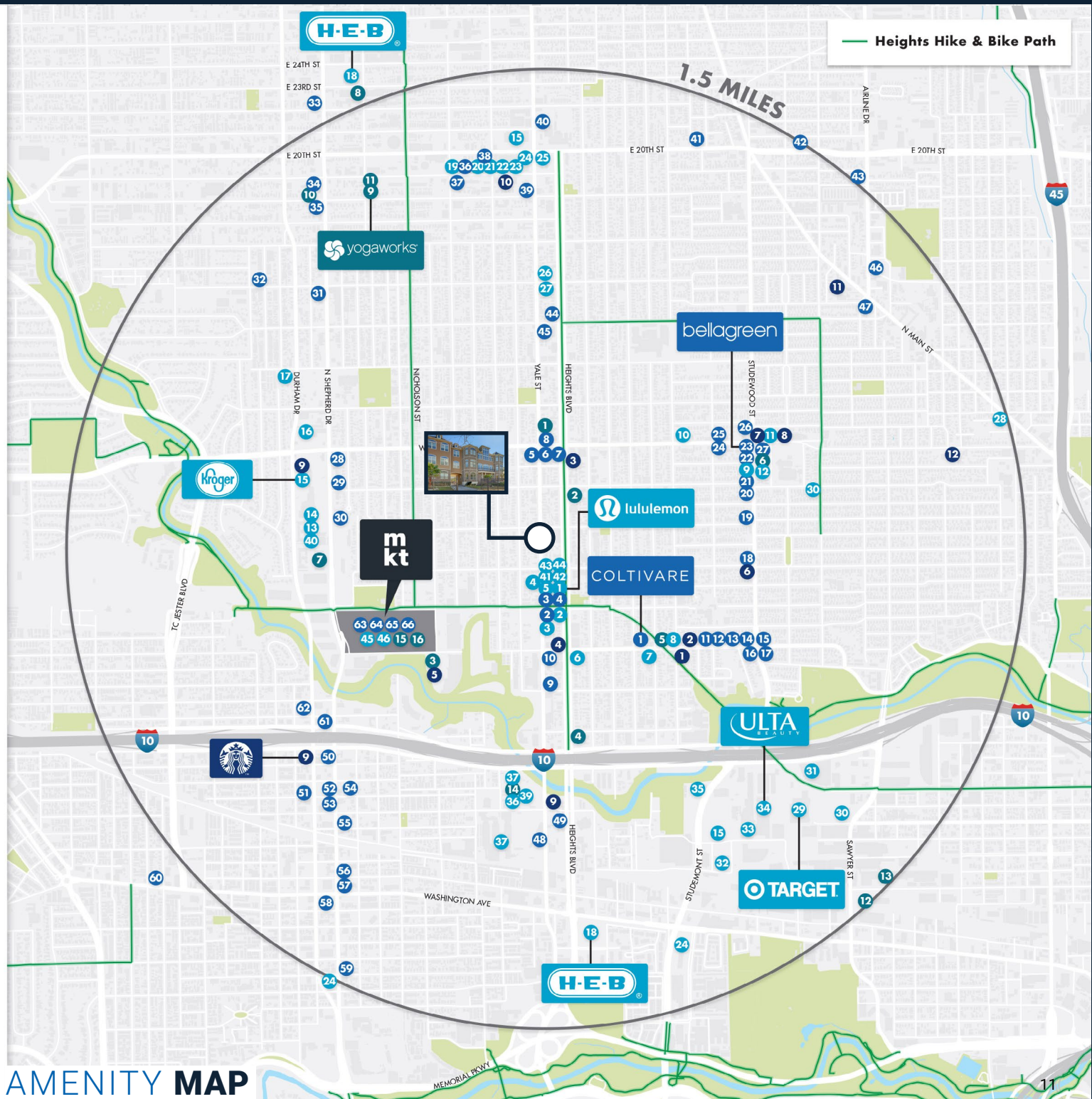
- 1 Collivare Pizza & Garden
- 2 Postino Heights
- 3 Local Foods
- 4 Melange Crêperie
- 5 Eight Row Flint
- 6 Dish Society
- 7 Kolache Shoppe
- 8 Lola
- 9 La Vibra Tacos
- 10 Better Luck Tomorrow
- 11 Pho Binh
- 12 Tacos A Go Go
- 13 Christian's Tailgate
- 14 Public House Heights
- 15 Ritual
- 16 BB's Tex-Orleans
- 17 Little Woodrow's Heights
- 18 Sonoma Houston
- 19 Good Dog
- 20 BCK
- 21 Maison Pucha Bistro
- 22 Red Dessert Dive
- 23 bellagreen
- 24 Berry Hill Grill
- 25 Field & Tides
- 26 Helen in the Heights
- 27 Liberty Kitchen
- 28 Blackbird Izakaya
- 29 Taqueria El Angels
- 30 Taquerias Arandas
- 31 Heights Bier Garten
- 32 Fluff Bako Bar
- 33 Alma Mexican Fajitas & Ritass
- 34 Cane Rosso
- 35 Snooze, an A.M. Eatery
- 36 Jeni's Splendid Ice Creams
- 37 Torchy's Tacos
- 38 The Rice Box
- 39 Down House
- 40 Yale Street Grill
- 41 Chilosos Taco House
- 42 Street Food Thai Market
- 43 Chicago Italian Beef & Pizza
- 44 Pinks Pizza
- 45 Savoir
- 46 Pinkerton's Barbecue
- 47 Spanish Flowers
- 48 Luna Pizzeria
- 49 Barnaby's Cafe
- 50 Saltgrass Steak House
- 51 Überrito
- 52 Jax Grill Shepherd
- 53 Lupe Tortilla
- 54 Ginger & Fork
- 55 Pluckers Wing Bar
- 56 FM Kitchen and Bar
- 57 MAX's Wine Dive
- 58 Velvet Taco
- 59 Federal American Grill
- 60 El Tiempo Cantina
- 61 Raising Cane's
- 62 Nourish Juice Bar
- 63 Da Gama Canteen
- 64 Mendocino Farms
- 65 Heights Ice House
- 66 Elite Meals

CAFES

- 1 Golden Bagels & Coffee
- 2 Onion Creek Cafe
- 3 EQ Heights
- 4 Common Bond Cafe
- 5 Lola Savannah
- 6 Antidote
- 7 Dacapo's Pastry Cafe
- 8 A 2nd Cup
- 9 Starbucks
- 10 Boomtown Coffee
- 11 Morningstar
- 12 El Gato Coffeehouse







FITNESS

- 1 Anytime Fitness
- 2 Citizen Pilates
- 3 H-town Elite Gymnastics
- 4 Boost Pilates
- 5 Black Swan Yoga
- 6 District H Strength & Fitness
- 7 O Athletic
- 8 Facet Seven Fitness
- 9 YogaWorks
- 10 SWEAT 1000
- 11 RIDE Indoor Cycling
- 12 Orangetheory Fitness
- 13 CYCLEBAR
- 14 LA Fitness
- 15 Huemn
- 16 Unionstudio.Yoga





Investment Highlights

-  Recent construction 15,000 SF property ideal for single tenant or multi-tenant use
-  Available for sale or lease
-  Located in the heart of the vibrant and historic Houston Heights within minutes of wildly successful mixed-use developments with best-in-class national retailers and popular local concepts
-  Unparalleled demographic profile with 457,700 residents and an average household income of over \$110,000 within the five-mile radius
-  Immediate visibility and access from Yale Street, one of the The Height's main arterial roads with traffic counts of 18,738 cars per day
-  Direct Access to a Tremendous Employment Base of Downtown, Greenway Plaza, Energy Corridor, Texas Medical Center and The Galleria



AREA
OVERVIEW



The Heights

832 Yale Street is situated within the heart of the historic Houston Heights, a popular area located within Houston's "Inner Loop" between I-10 and the 610 Loop. Known as a diverse community where families and businesses thrive, The Heights is one of the most desirable Inner Loop neighborhoods that offer residents a unique subculture filled with an assortment of local shops, art galleries, historic architecture, upscale dining venues and trendy cafes and coffee shops.

The popularity of Heights living has drawn major retail and residential developers to the submarket. Redevelopment of older homes and buildings has proven to be a popular investment model with significant private/public capital investments having transformed the surrounding area into one of Houston's most active live-work-play destinations.

	1-Mile	3-Mile	5-Mile
Population			
2019	22,375	179,459	457,738
2024	25,080	200,649	501,384
Median Age			
2019	38.4	36.9	36.3
2024	37.9	36.7	36.5
Households			
2019	10,817	83,916	199,520
2024	12,041	94,010	220,780
Avg Home Value			
2019	\$547,903	\$475,153	\$511,252
2024	\$562,448	\$493,977	\$534,823
Avg Household Income			
2019	\$118,574	\$119,531	\$110,242
2024	\$133,754	\$133,273	\$123,664
Education			
Bachelor's Degree or Higher	69.40%	59.20%	50.30%

457,738
DENSITY

9.5%
2019-2024 EST
POPULATION
GROWTH

220,780
HOUSEHOLDS

50.3
BACHELORS
DEGREE

\$110,242
INCOME

21.0%
2010-2019
POPULATION
GROWTH

36.5
MEDIAN AGE

\$511,252
HOME
VALUE



REVIVAL MARKET



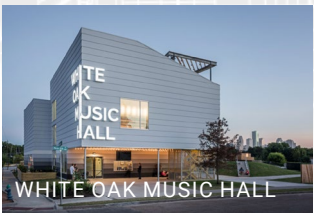
LIBERTY KITCHEN



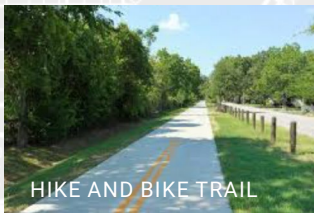
HEIGHTS MERCANTILE



M-K-T



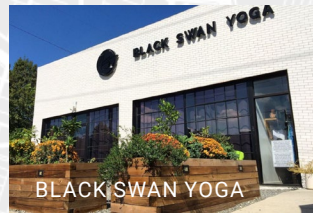
WHITE OAK MUSIC HALL



HIKE AND BIKE TRAIL



COLTIVARE



BLACK SWAN YOGA



Heights Mercantile	<1 mile
M-K-T	<1 mile
Coltivare	<1 mile
Black Swan Yoga	<1 mile
Revival Market	<1 mile
Liberty Kitchen	1.0 mile
White Oak Music Hall	2.4 miles
Downtown	4.1
Galleria	6.3
Greenway Plaza	9.8
Texas Medical Center	10 miles

Houston MSA

The Houston MSA covers nearly 10,000 square miles, 10 counties and is home to over 2.8 million jobs. It is a global gateway city, boasting a consistent history of

impressive GDP, population and employment growth. Its storied history of entrepreneurship has led to the creation of the largest medical center in the world,

the largest U.S. export port, a globally renowned arts and culture hub and the most diverse city in the nation.

7M

RESIDENTS

5th

**LARGEST
METRO**

1.1M

**NEW RESIDENTS IN
THE LAST 10 YEARS**

1 in 4

**Houstonians are
FOREIGN BORN**

22

**FORTUNE 500
HQs**

1st

**FOREIGN
WATERBORNE
TONNAGE**



SPONSOR
OVERVIEW

RE



Riverside Equity Group

Established Investment Platform

Founded by Shahin Naghavi in 2008, Riverside Equity Group is an experienced investor/operator actively targeting strategically located residential, retail, industrial, multi-family and land assets. Riverside Equity Group's property portfolio is predominantly located in the highest growth metro regions of the southern U.S. with a large footprint in Texas and is actively seeking growth opportunities in various West Coast markets.

Riverside Equity Group concentrates their growth in the areas they currently serve, allowing the firm to effectively lease and manage assets through their corporate office hubs. This focused regional knowledge allows them to stay up-to-date on evolving demographics and development trends, carefully curating a tenant-mix that focus on products and services desired in each community. Through this individualized approach, the Riverside Equity Team is also able to establish creative capital improvement projects that keep their properties looking fresh from decade to decade.

Riverside Equity Group has led the development and investment of projects with gross values totaling \$300 million. Their innovative practices for both new development and acquisitions projects have earned Riverside Equity Group the reputation as one of the leading-edge real estate investment groups in the region.

Comprehensive Operating Strategy

- » Investment and Development
- » Property Management
- » Brokerage and Advisory Services
- » Tenant Representation
- » Project and Development Services

Leadership Team



SHAHIN NAGHAVI

Principal

LEADS long-term strategic direction and growth, establishing company culture, and raising/broadening investment capital resources. Current Founder and Managing Broker at award winning Madison Fine Properties - Ranked Residential Top 1% nationally by Zillow 2018 & 2019 & 2020 and Top 5 Team in Texas 2019 & 2020 by Real Trends.

FORMER Development Director where he oversaw the financial underwriting of all new acquisitions, established and maintained relationships with joint venture partners, and managed financial projects on development and redevelopment opportunities. Created Riverside Equity Group in 2008 with the aim of building a long-standing legacy in Houston and contributing positively to his hometown's future growth; Founder/Owner of local fitness concepts Texas Strength and EaDo Fitness, Puppy & Pals and Offix Worx; Actively involved in his community as Chairman of the EaDo Management District and Vice Chairman at the Houston Livestock Show and Rodeo™; Former Board Member for Independence Heights Redevelopment Council.

CLIENT EXPERIENCE Sherwin Williams, Vivint Technologies, GoBrands and more.

EDUCATION B.A from Texas A&M University in College Station, Texas and licensed Texas Real Estate Broker.

Leadership Team



JORDAN WALKER

Vice President

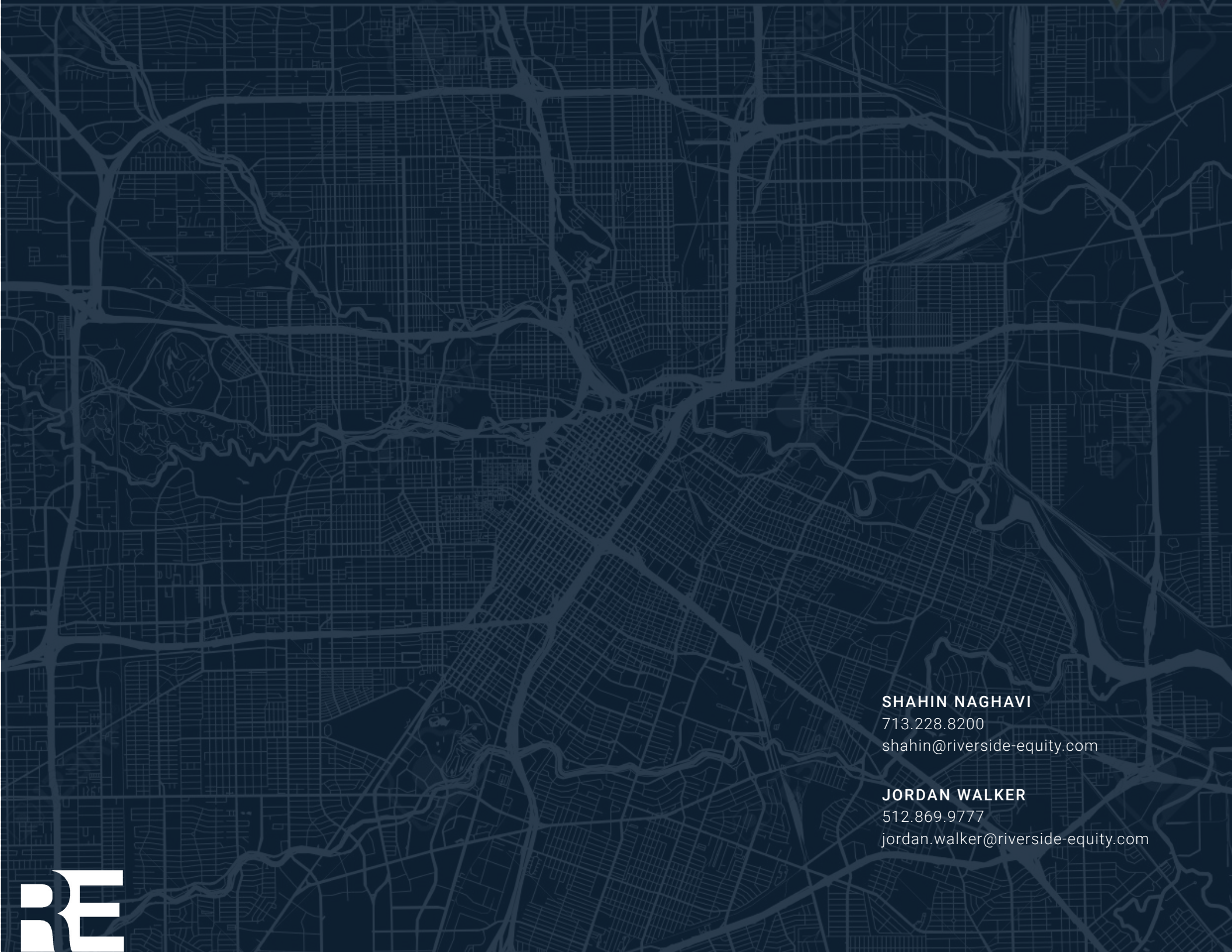
LEADS the sourcing and bidding for new acquisitions as well as the execution of the investment strategy for each property acquired. This strategy includes a reposition of the asset through programmatic improvements to the property along with systematic upgrades while maximizing annual cash flow from operations as well as long-term value creation.

FORMER Vice President at CBRE where he increased the company's industrial portfolio by nearly 1-million sf within one year by expanding his client base and maintaining strong relationships across the U.S; former lead of HPI Real Estate Services & Investments in Austin/San Antonio where he represented over 20+ institutional owners for sale and leasing transactions as well as leased over 2+ million sf along the Austin and San Antonio corridor; Recognized as Central Texas Heavy Hitter since 2014 for outstanding achievements and sales records; Associate Broker at NAI Partners where he assisted clients with every step of the leasing process: needs analyses, survey, tour, lease review, negotiations and lease executions

CLIENT EXPERIENCE Amazon, General Motors, TA Realty, Colony Capital, JW Marriot, Hillwood Partners and more.

EDUCATION B.A from the University of Texas in Austin, Texas and licensed Texas Real Estate Sales Agent.





SHAHIN NAGHAVI

713.228.8200

shahin@riverside-equity.com

JORDAN WALKER

512.869.9777

jordan.walker@riverside-equity.com

