

YORK TOWN CROSSING

5537 Hwy 6 N, Houston TX 77084



Presented by
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Property Summary & Pricing

YORK TOWN CROSSING

Address: 5537 Hwy 6 N, Houston TX 77084

YEAR BUILT : 2004

LOT SIZE : 2.58 ACRES

BUILDING SIZE : 22350 SF

Total Gross : \$759942.00

Expense : \$178670.16

NOI : \$581271.84

PRICE : \$8,300,000.00

CAP: 7%

Tenant Summary/Net income

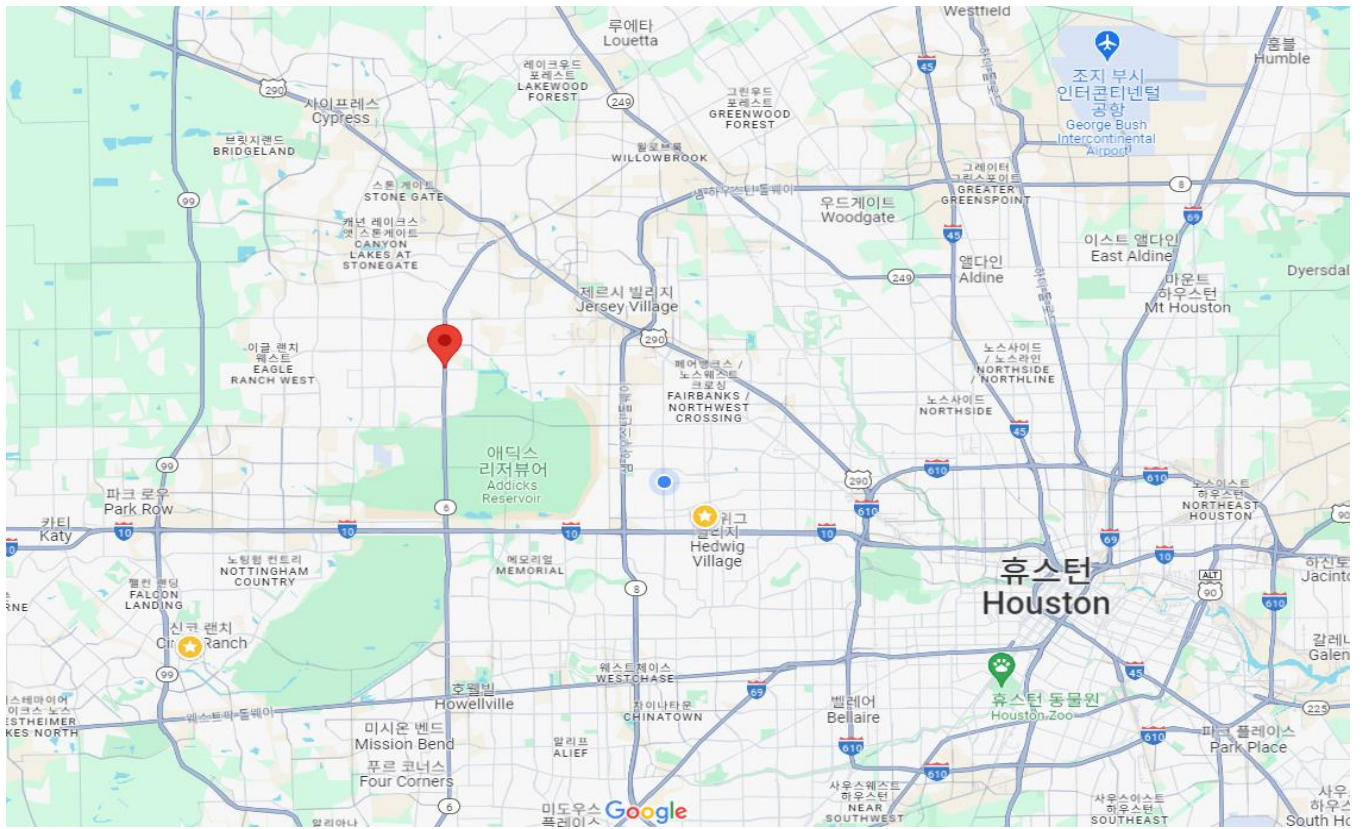
MAJESTIC CLEANERS	2160	8/1/2019	7/31/2027	\$ 3,324.60	\$ 1,887.00	\$ 5,211.60
SEA ZONE	2310	9/1/2024	8/31/2030	\$ 3,342.88	\$ 1,925.00	\$ 5,267.88
MOON TOUCH	1360	9/1/2018	5/31/2030	\$ 2,350.00	\$ 1,123.97	\$ 3,473.97
HERMOSA DENTAL	1610	4/1/2016	8/31/2031	\$ 2,750.00	\$ 1,402.04	\$ 4,152.04
YOGANOW	2000	6/1/2015	10/31/2027	\$ 3,400.00	\$ 1,667.00	\$ 5,067.00
METRO PCS	1400	10/1/2017	9/30/2029	\$ 2,700.00	\$ 1,219.17	\$ 3,919.17
CALI ANTOJOS COLUMBIAN FOOD	2100	2/8/2022	3/31/2027	\$ 2,800.00	\$ 1,828.75	\$ 4,628.75
UNITE STATE OFFICE	1760	7/1/2026	8/27/2031	\$ 6,158.54		\$ 6,158.54
UNITE STATE OFFICE	3150	8/28/2021	8/27/2031	\$ 11,022.38		\$ 11,022.38
THE RED HOT CHILLII BURROW	1200	12/1/2020	2/27/2031	\$ 2,160.00	\$ 1,038.00	\$ 3,198.00
ISLAND SNOWBALL	1300	7/15/2022	11/1/2028	\$ 2,130.92	\$ 1,131.58	\$ 3,262.50
KIMS TEA HOUSE	2000	10/10/2016	2/27/2027	\$ 3,400.00	\$ 1,666.67	\$ 5,066.67
ZIPLINE CHARGING STATION	PARKING	2/24/2026	1/31/2029	\$ 2,750.00		\$ 2,750.00
DONATION BOX	PARKING			\$ 150.00		\$ 150.00
Total	22350			\$ 48,439.32	\$ 14,889.18	\$ 63,328.50

RENT ROLL OPTIONS

Yorktown Cross

TENANT NAME	OPTIONS	TERM START	TERM END	BASE ANNUAL RENT
Seazone	2 (5 Year Options)	Month 73 Month 133	Month 132 Month 192	Market
Cali Antojos Colombian Food	2 (5 Year Options)	Month 63 Month 123	Month 63 Month 123	\$36,708 \$42,546
Island Snowball	1 (3 Year Option)	Month 40 Month 52 Month 64	Month 51 Month 63 Month 75	\$25,571 \$26,338 \$27,131
Kim's Tea House LLC	1 (5 Year Option)	Month 61	Month 120	Market

Property Aerial



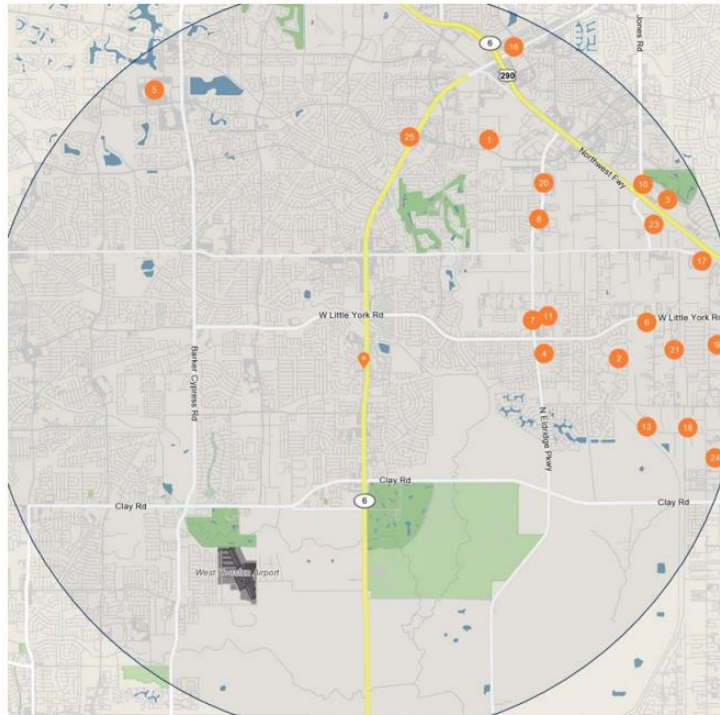


DEMOGRAPHICS

Yorktown Crossing

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	29,297	143,495	333,194
2022 Estimate			
Total Population	27,639	135,242	306,224
2010 Census			
Total Population	24,312	118,884	254,112
2000 Census			
Total Population	14,326	86,574	145,105
Daytime Population			
2022 Estimate	13,878	100,186	262,451
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	10,000	46,753	109,610
2022 Estimate			
Total Households	9,407	43,894	100,702
Average (Mean) Household Size	2.9	3.1	3.0
2010 Census			
Total Households	8,162	38,077	83,034
2000 Census			
Total Households	5,317	28,535	49,460
Occupied Units			
2027 Projection	10,858	49,189	115,656
2022 Estimate	10,187	46,110	106,142
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$150,000 or More	7.8%	13.7%	13.7%
\$100,000-\$149,999	13.0%	17.6%	18.7%
\$75,000-\$99,999	12.9%	14.2%	14.4%
\$50,000-\$74,999	23.9%	20.6%	19.9%
\$35,000-\$49,999	14.0%	12.1%	12.3%
Under \$35,000	28.5%	21.9%	20.9%

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$111,144	\$123,225	\$124,159
Consumer Expenditure Top 10 Categories			
Housing	\$17,596	\$19,239	\$19,485
Transportation	\$12,493	\$13,940	\$14,063
Personal Insurance and Pensions	\$6,803	\$7,653	\$7,766
Food	\$5,809	\$6,011	\$6,128
Healthcare	\$4,774	\$5,557	\$5,440
Entertainment	\$2,489	\$2,680	\$2,749
Cash Contributions	\$1,549	\$1,918	\$1,829
Apparel	\$983	\$1,044	\$1,067
Gifts	\$951	\$1,127	\$1,086
Education	\$897	\$1,068	\$1,077
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	27,639	135,242	306,224
Under 20	31.9%	30.8%	31.9%
20 to 34 Years	22.3%	20.3%	21.3%
35 to 39 Years	7.9%	7.2%	7.7%
40 to 49 Years	14.2%	14.1%	14.2%
50 to 64 Years	16.0%	18.5%	16.7%
Age 65+	7.6%	9.0%	8.2%
Median Age	32.4	34.2	32.9
Population 25+ by Education Level			
2022 Estimate Population Age 25+	16,979	84,613	187,968
Elementary (0-8)	8.8%	7.4%	6.3%
Some High School (9-11)	8.1%	7.4%	6.7%
High School Graduate (12)	28.3%	23.9%	22.7%
Some College (13-15)	21.9%	22.4%	22.9%



Major Employers	Employee
1 Texas Auto Auction Services-Big H Auto Actn/Mnheim Houston	1,616
2 S & B Engineers & Constrs Ltd	1,390
3 Stewart Builders Inc-Keystone Concrete Placement	1,200
4 Toshiba International Corp-Toshiba International	850
5 Lone Star College System-Lone Star College - Cyfair	835
6 University of Texas System	776
7 Drill-Quip Inc-DRIL-QUIP	759
8 Dnow LP-Wilson Exports	750
9 Vetco Gray LLC-GE Oil & Gas	700
10 Pall Corporation	675
11 Varco Shaffer Inc	630
12 Cameron International Corp-Cameron	620
13 Applied Finish Systems Ltd	600
14 Honeywell International Inc-Honeywell	591
15 Automatic Switch Company	541
16 Memorial Hermann Health System-Memorial Hrmann Imging Cntrs- W	534
17 Natural Gas Shions N Amer LLC-Dresser Natural Gas Solutions	529
18 Aqua Pennsylvania Inc-Aqua Source	500
19 Cameron International Corp	500
20 Cypress-Fairbanks Ind Schl Dst-Cypress Ridge High School	452
21 Insulations Incorporated	428
22 Wood Group Kenny Inc-Wood Group Kenny	420
23 W-Industries of Texas LLC	408
24 Quietflex Manufacturing Co LP-Quietflex Manufacturing	400
25 Luxor Staffing Inc	392



11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

HOUSKOR REALTY AND MANAGEMENT LLC	9004129	JYREALTY@HOTMAIL.COM	(713)385-2156
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JOHNNY YUN	587949	JYREALTY@HOTMAIL.COM	(713)385-2156
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

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