



## OFFERING MEMORANDUM

# SHOPS AT ALIANA

18320 WEST AIRPORT BLVD. | RICHMOND, TEXAS 77407





# TABLE OF CONTENTS

1

EXECUTIVE SUMMARY

3

PROPERTY DESCRIPTION

4

MARKET OVERVIEW



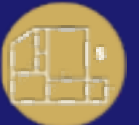
# EXECUTIVE SUMMARY



## INVESTMENT SUMMARY



**\$6,300,000**  
Price



**12,054 SF**  
Square Feet



**100%**  
Occupancy



**1.89 ACRE**  
Land Size



**2018**  
Year Built



**Traffic Counts  
Exceed 19,000  
Per Day**



**65**  
Parking Spaces



**5.5**  
Per 1,000 SF  
Parking Ratio



# EXECUTIVE SUMMARY





# EXECUTIVE SUMMARY





# FINANCIAL ANALYSIS

INCOME	
Annual Rent	\$398,079.60
Expense Reimbursements	\$135,219.00
Total Income	\$533,298.60
EXPENSES	
Taxes:	\$79,385.86
Insurance:	\$14,118.18
Landscape/Maintenance:	\$12,899.98
Management Fee:	\$17,238.39
Utilities:	\$11,576.59
Total Expenses	\$135,219.00
Net Operating Income	\$398,079.60
CAP Rate	6.32%
Price	\$6,300,000

## RENT ROLL

TENANT	LEASE START	LEASE START	LEASE EXPIRES	NET RENT	RENT PER SF	NNN	TOTAL	TENANT RENT INCREASES			
Texas Bay Area Credit Union	3,667	10/09/2018	10/31/2028	\$10,328.72	\$33.80	\$3,846.46	\$14,175.18				
BLVD Dentistry Aliana	2,500	02/24/2019	02/28/2029	\$6,416.00	\$30.80	\$3,085.79	\$9,501.79				
Barbershop	1,217	02/01/2024	01/31/2029	\$2,941.08	\$29.00	\$1,419.83	\$4,259.50	2/1/26	2,991.79	2/1/27	3,042.50
Eye Level	1,170	10/15/2022	01/31/2029	\$3,363.75	\$34.50	\$1,448.80	\$4,812.50	2/1/28	3,093.21		
Thibodeaux Overtime Grill	3,500	12/15/2018	12/31/2028	\$10,123.75	\$34.71	\$4,334.01	\$14,457.76				



# INVESTMENT HIGHLIGHTS



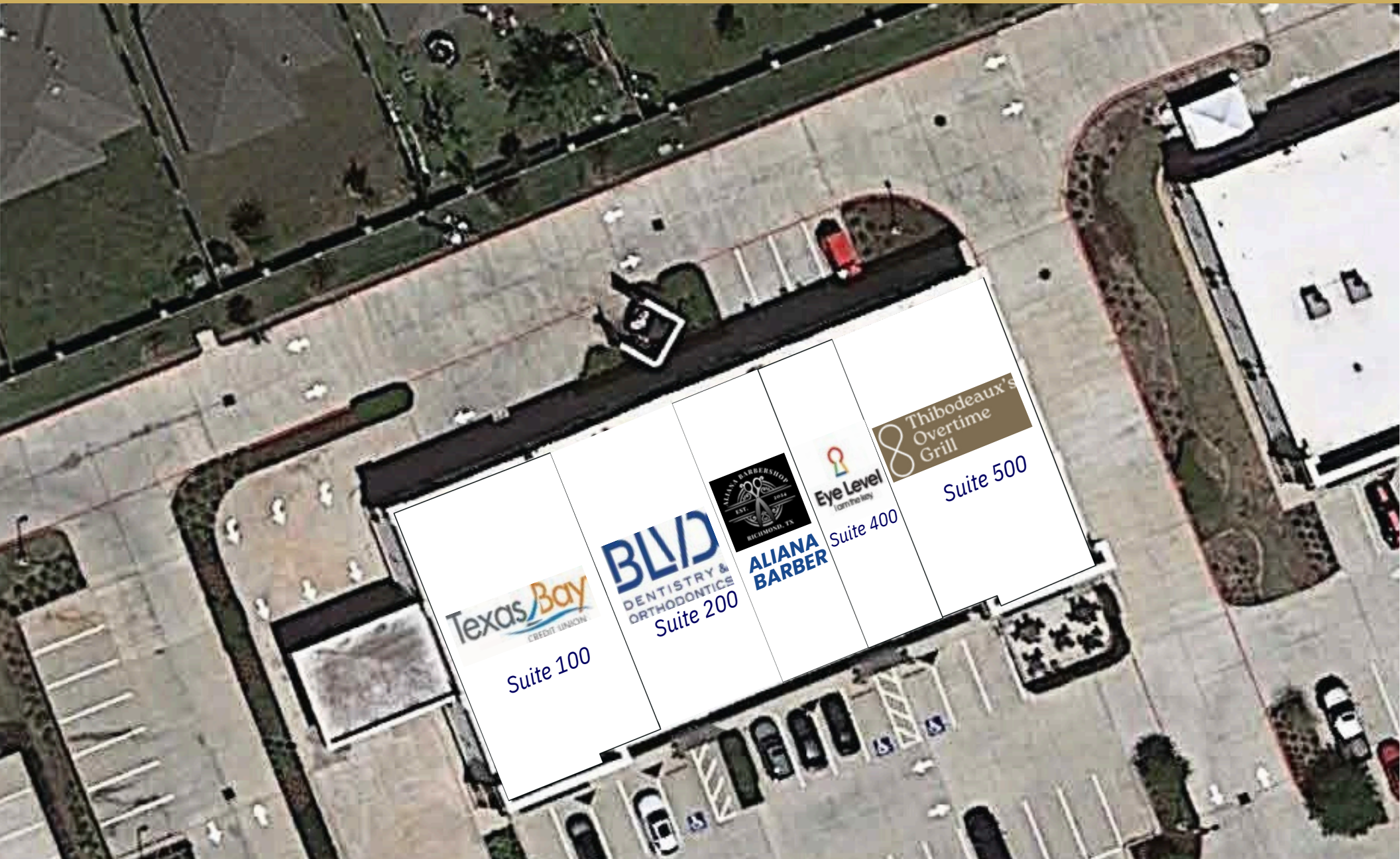
## PROPERTY HIGHLIGHTS

Neighboring new 350 unit West End luxury apartmentss

- High income master planned Communities include : Aliana, Long Meadow Farms, Waterside Estates, and Harvest Green
- Close to the large Amazon Fufillment Center in Richmond
- Easy access to Grand Parkway 99 and FM 1464
- Within close proximity to new restaurants and other enter tainment .

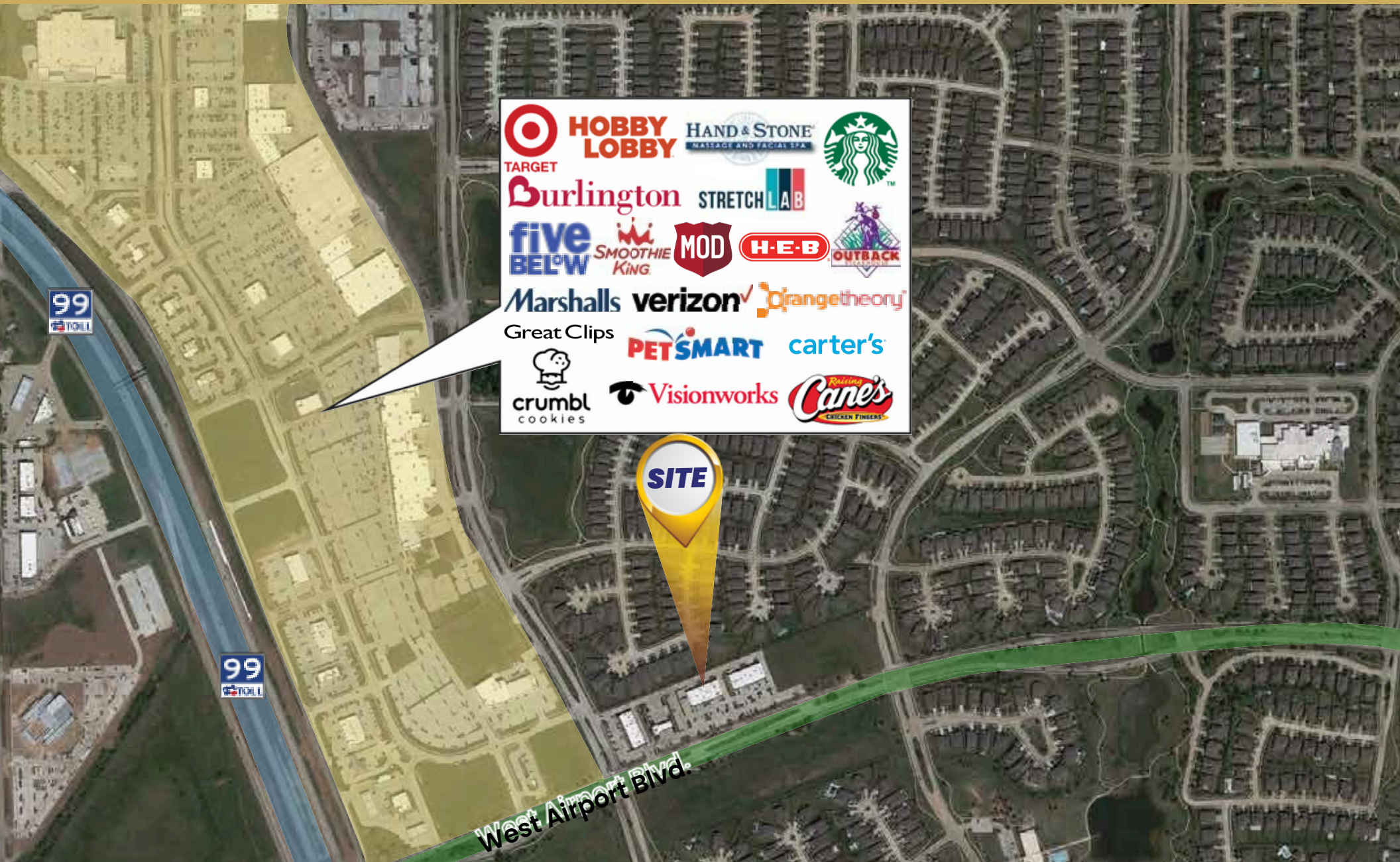


# CLOSE AERIAL





# FAR AERIAL





# MARKET OVERVIEW



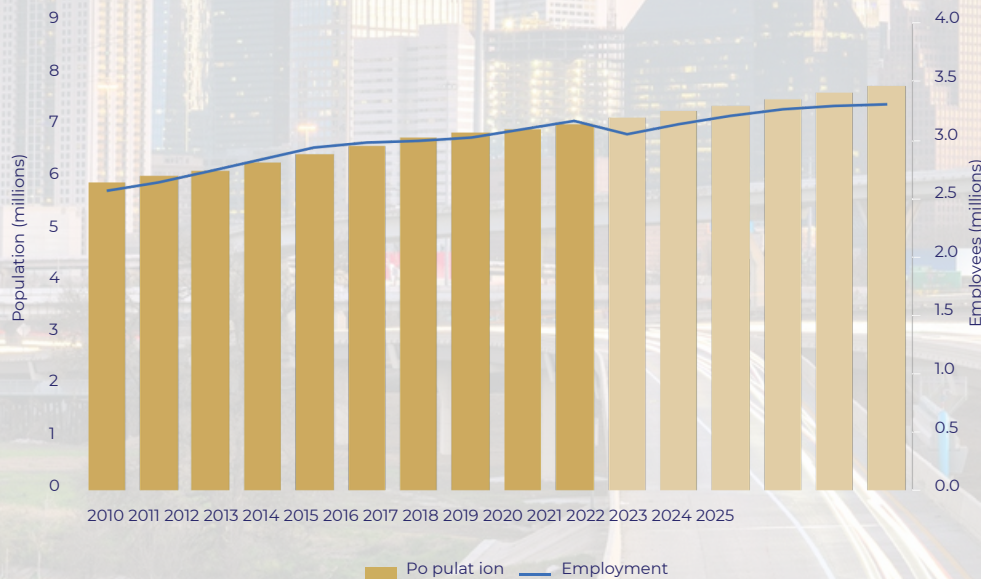


# A GLOBAL MARKETPLACE

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.

**19%**  
POPULATION GROWTH

**2.3%**  
AVG. ANNUAL GROWTH

**124,800+**  
NEW RESIDENTS A YEAR

**342+**  
NEW RESIDENTS A DAY

## HOUSTON BY THE NUMBERS

**#2**

2ND FASTEST  
GROWING MSA

**#4**

LARGEST CITY  
IN THE UNITED STATES

**760+**

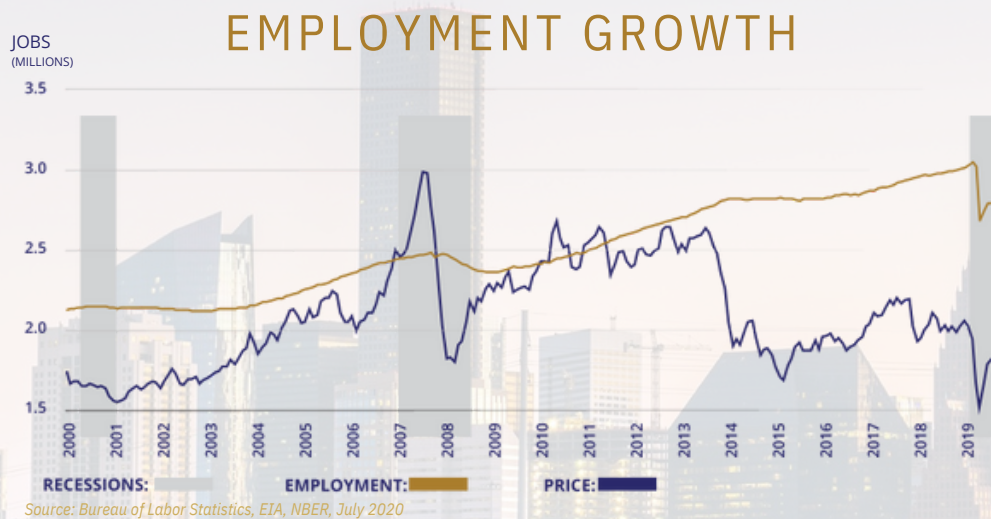
EXPANSION AND  
RELOCATION  
PROJECTS IN THE  
LAST 2 YEARS

**\$490B**

REGIONAL GDP



# EMPLOYMENT GROWTH



**257,740**

JOB FOR ECATED  
BY 2025

**80,500**

JOB A DDED  
FEB 2019 TO FEB 2020

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

NEW YORK-NEWARK-JERSEY CITY, NY-NJ-PA - TOTAL	1,102,060
LOS ANGELES-LONG BEACH-ANAHEIM, CA - TOTAL	569,660
BOSTON-CAMBRIDGE-NEWTON, MA-NH - TOTAL	307,310
DALLAS-FORT WORTH-ARLINGTON, TX - TOTAL	306,730
CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI - TOTAL	286,450
SAN FRANCISCO-OAKLAND-HAYWARD, CA - TOTAL	267,160
HOUSTON-THE WOODLANDS-SUGAR LAND, TX	257,740
PHILADELPHIA-CAMDEN-WILMINGTON, PA-NJ-DE-MD - TOTAL	240,450
WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV - TOTAL	239,650
DETROIT-WARREN-DEARBORN, MI - TOTAL	233,480



# 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.

<b>ROM, LLC</b>	<b>9001771</b>	<b>info@romcp.com</b>	<b>713.237.0000</b>				
<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>
<b>Rafael Melara</b>	<b>496309</b>	<b>rafael@romcp.com</b>	<b>713.237.0000</b>				
<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



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