

MULTI-FAMILY / DEVELOPMENT PROJECT

2719 CANFIELD

2719 CANFIELD STREET, HOUSTON, TX 77004



Texas, AC +/-



Boundary

Clara Mattox
P: 7138050510

MULTI-FAMILY / DEVELOPMENT PROJECT

KW COMMERCIAL, HOUSTON



Each Office Independently Owned and Operated

PRESENTED BY:

MANUEL CHAVEZ

Commercial Professional

O: (713) 461-9393

C: (281) 662-4546

manuelchavez@mctxcre.com

Broker Lic.# 900862, Agent Lic.# 718357

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



2719 CANFIELD STREET

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

2719 CANFIELD STREET



OFFERING SUMMARY

| | |
|-------------------------|----------------|
| PRICE: | Call Broker |
| NUMBER OF UNITS: | 10 |
| PRICE / UNIT: | TBD |
| BUILDING SF: | 7,304 Combined |
| PRICE / SF: | TBD |
| OCCUPANCY: | Fully |
| LOT SIZE: | 25,000 SF |
| YEAR BUILT: | 1930 |
| ACCESS: | 2 |
| ZONING: | Commercial |

PROPERTY OVERVIEW

Great Investment opportunity located in the Heart of Houston, TX, near the University of Houston with a lot of New Development happening in the area. This can be an excellent opportunity for property investors who are looking to capitalize on the growth and development of the area. This property you're interested in has potential for both continued use as an investment property or redevelopment. This gives you more flexibility in your investment strategy and allows you to consider multiple options when evaluating the property.

- 1 Block from Scott St.
- 2 Miles from University of Houston
- 1/2 Mile from Interstate 45
- 10 Units Fully Occupied
- Out of Flood Zone
- 7 Miles from Hobby Airport
- 4 Miles from the Houston Zoo
- 2 Miles from Downtown Houston

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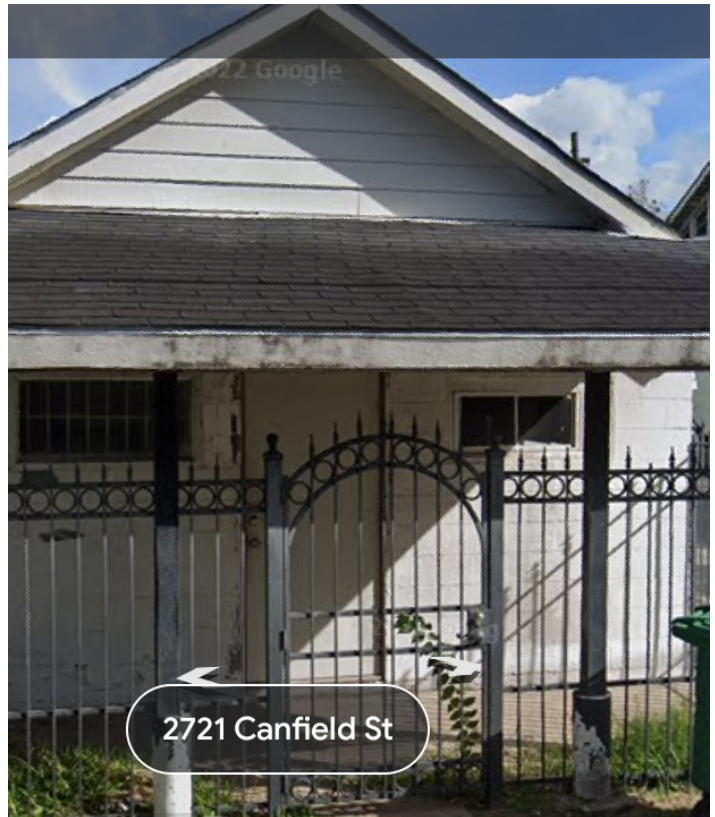
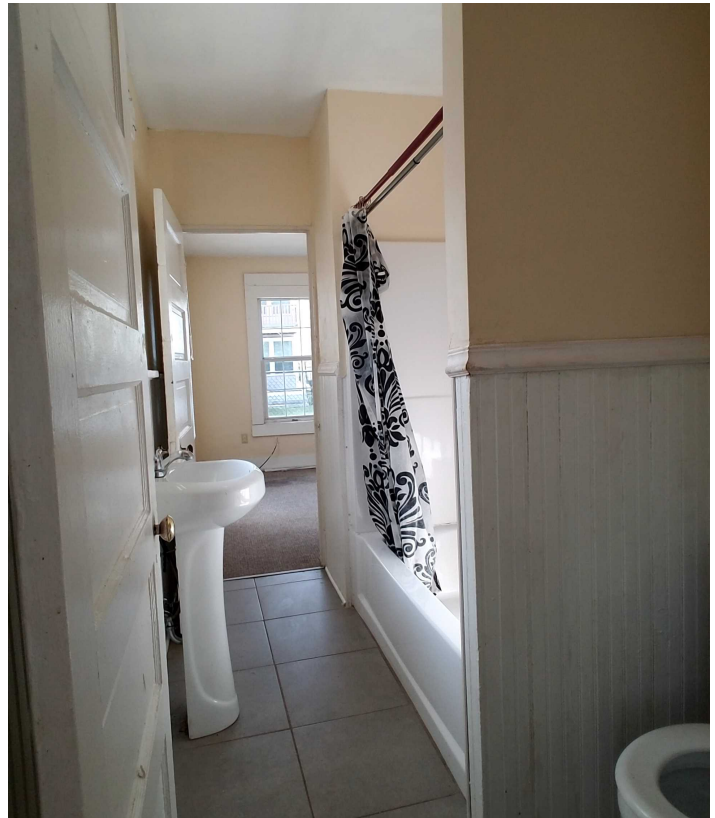
C: (281) 662-4546

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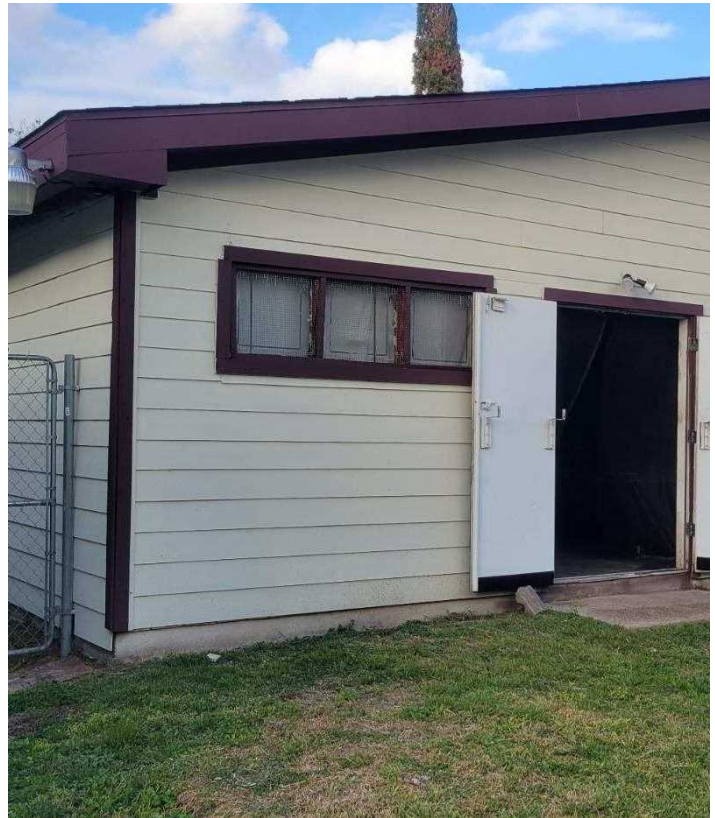
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cm/claramattox@kwceec.com 950 Corbindale Rd Ste 100A



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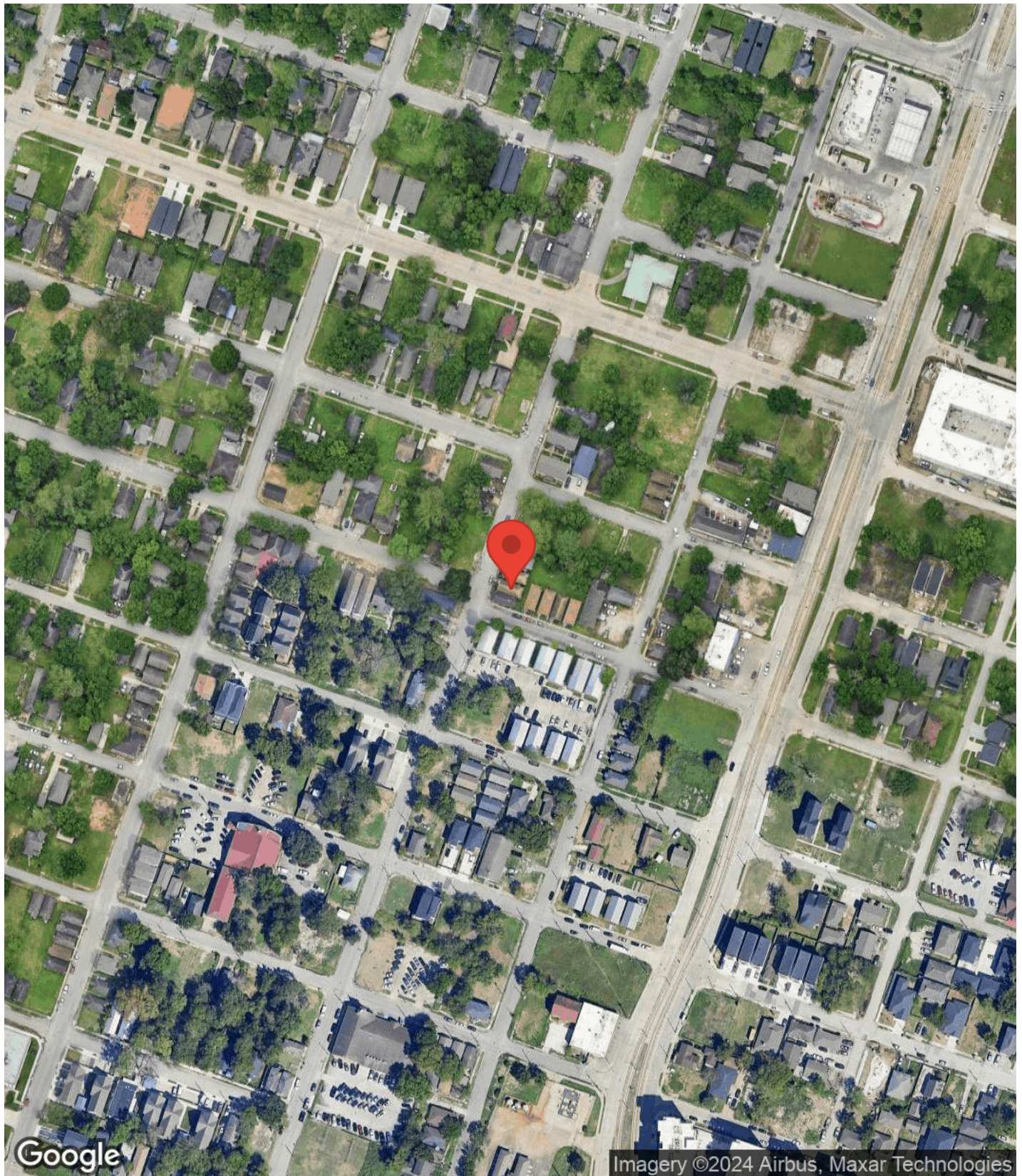
LOCATION INFORMATION

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AERIAL MAP

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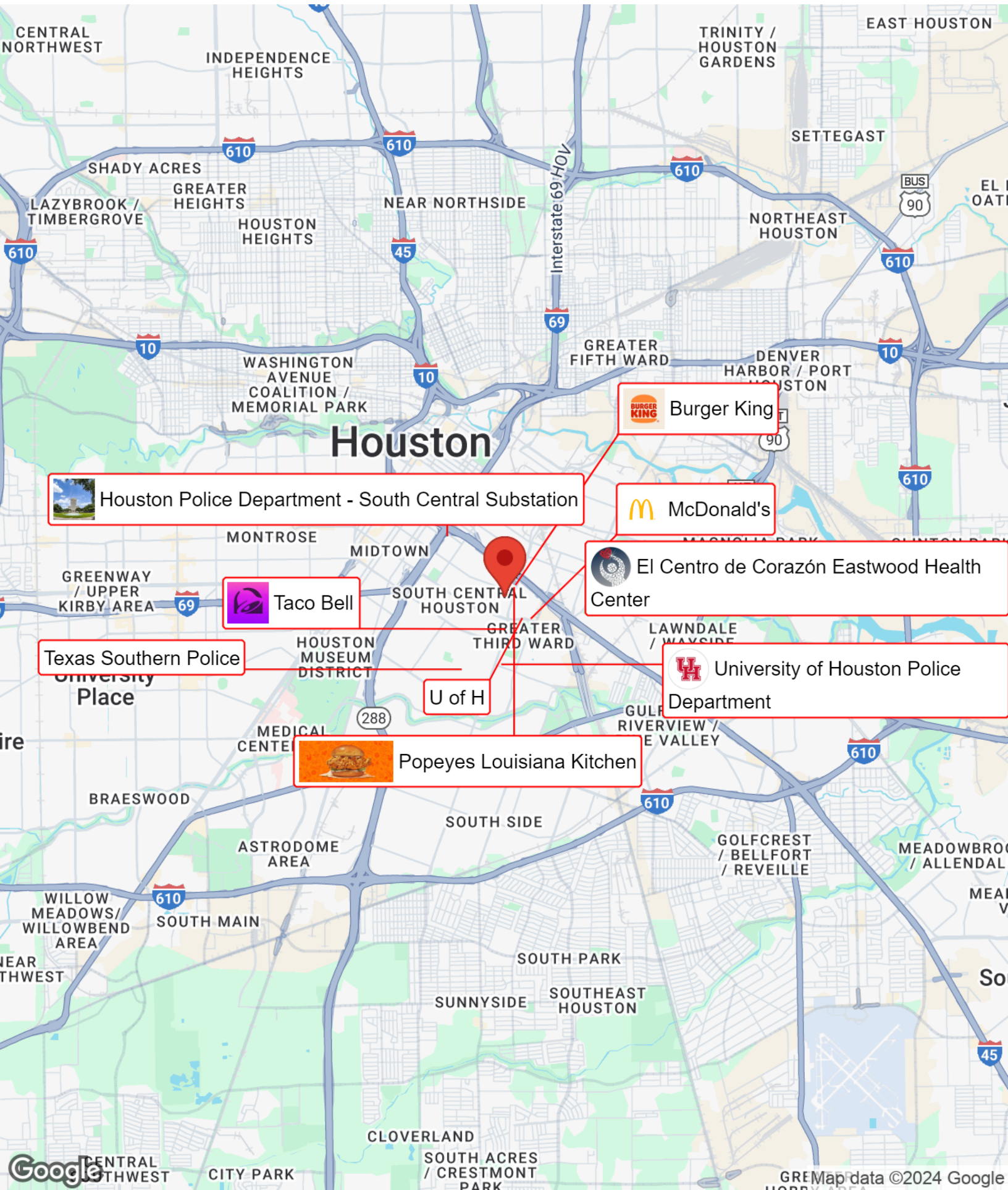
C: (281) 662-4546

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BUSINESS MAP

2719 CANFIELD STREET



Houston Police Department - South Central Substation



Burger King



McDonald's



El Centro de Corazón Eastwood Health Center



University of Houston Police Department



Taco Bell

U of H

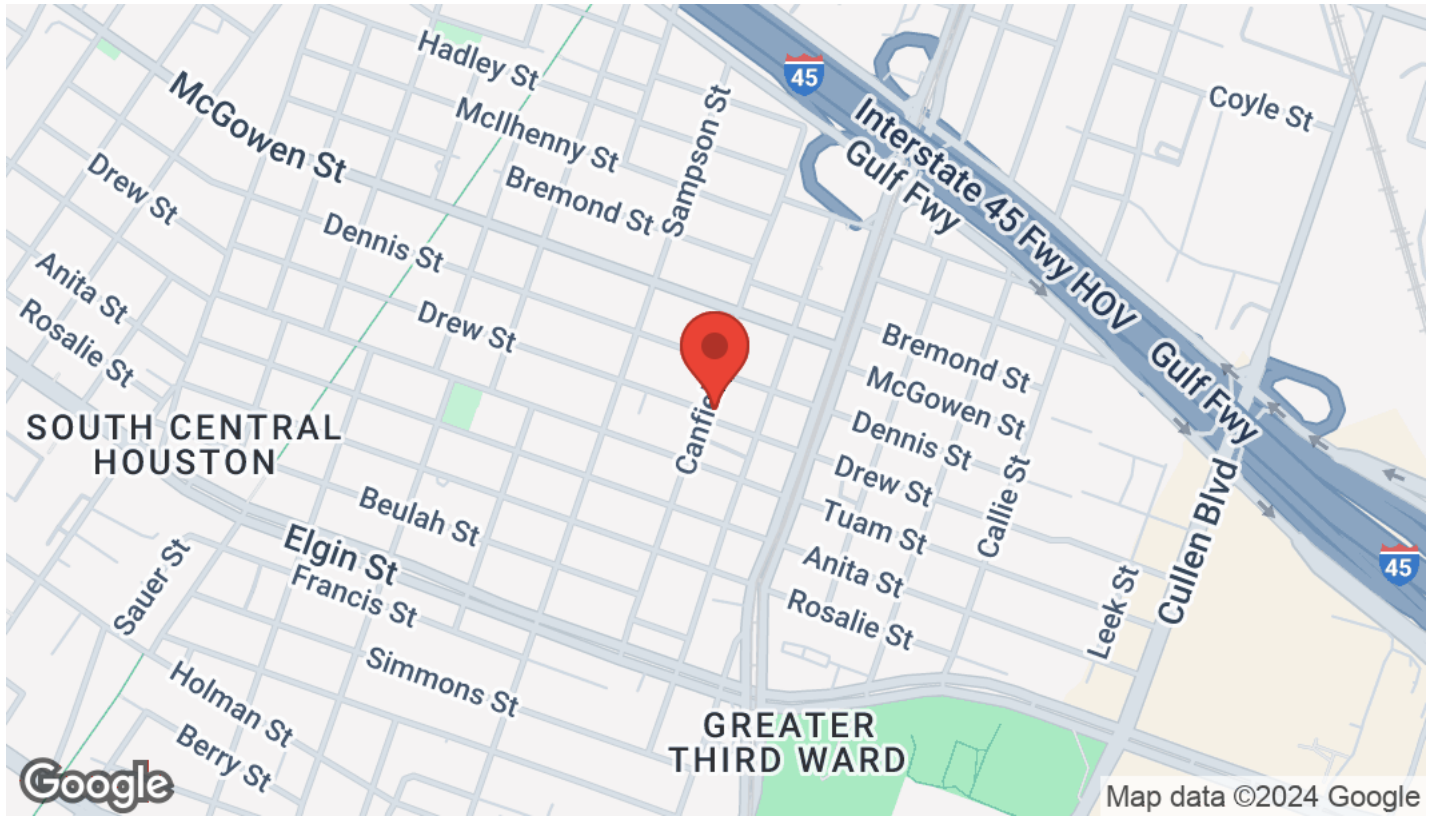
Texas Southern Police



Popeyes Louisiana Kitchen

LOCATION MAPS

2719 CANFIELD STREET



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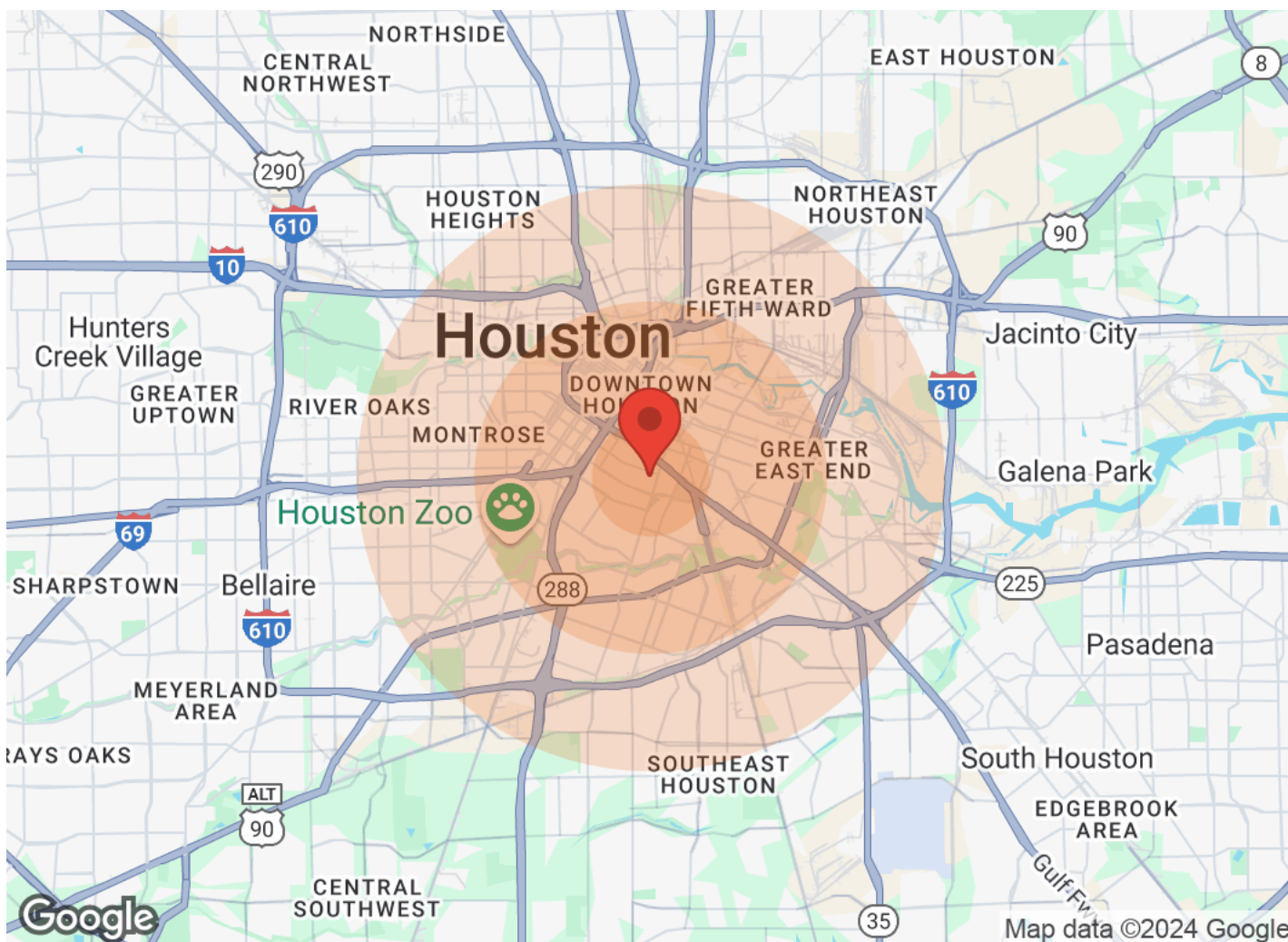
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DEMOGRAPHICS

2719 CANFIELD STREET



| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Population | | | | Income | | | |
| Male | 7,210 | 74,339 | 214,768 | Median | \$25,526 | \$38,632 | \$38,148 |
| Female | 7,716 | 70,559 | 213,702 | < \$15,000 | 1,999 | 11,787 | 31,123 |
| Total Population | 14,926 | 144,898 | 428,470 | \$15,000-\$24,999 | 618 | 6,714 | 21,017 |
| | | | | \$25,000-\$34,999 | 484 | 6,037 | 19,141 |
| Age | | | | \$35,000-\$49,999 | 560 | 6,904 | 21,680 |
| Ages 0-14 | 2,660 | 24,698 | 85,206 | \$50,000-\$74,999 | 441 | 8,083 | 25,467 |
| Ages 15-24 | 1,845 | 14,759 | 48,786 | \$75,000-\$99,999 | 226 | 4,692 | 15,307 |
| Ages 25-54 | 7,401 | 65,244 | 191,594 | \$100,000-\$149,999 | 238 | 4,913 | 14,793 |
| Ages 55-64 | 1,320 | 17,125 | 47,956 | \$150,000-\$199,999 | 121 | 2,253 | 6,671 |
| Ages 65+ | 1,700 | 23,072 | 54,928 | > \$200,000 | 44 | 2,607 | 11,887 |
| | | | | | | | |
| Race | | | | Housing | | | |
| White | 4,037 | 68,885 | 226,980 | Total Units | 7,086 | 68,510 | 201,424 |
| Black | 8,429 | 49,152 | 105,697 | Occupied | 5,326 | 56,740 | 173,460 |
| Am In/AK Nat | 20 | 164 | 515 | Owner Occupied | 1,670 | 21,341 | 72,878 |
| Hawaiian | N/A | 3 | 7 | Renter Occupied | 3,656 | 35,399 | 100,582 |
| Hispanic | 3,877 | 56,352 | 192,535 | Vacant | 1,760 | 11,770 | 27,964 |
| Multi-Racial | 3,534 | 45,636 | 152,538 | | | | |

KW COMMERCIAL, HOUSTON

KW COMMERCIAL^{MTD}
REALTY GROUP
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GF NO. 16-262331-PO CAPITAL TITLE
 ADDRESS: 2719 CANFIELD STREET
 HOUSTON, TEXAS 77004
 BORROWER: BARTON W. FAIR

**LOTS 7, 8, 9, 10 AND
 FRACTIONAL LOT 6, BLOCK 8
 HOUSTON CITY ST. RAIL WAY
 ADDITION NO. 4**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 58, PAGE 539 OF THE DEED RECORDS
 OF HARRIS COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)



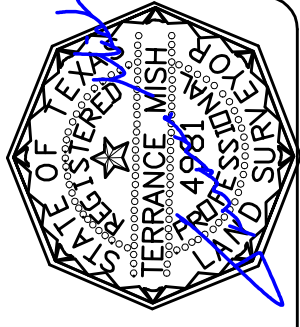
THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48201C 0980 L
 MAP REVISION: 06/18/2007
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: F.C. NO. 630008 H.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4987
 JOB NO. 16-08231
 JULY 11, 2016



DRAWN BY: MM

SCALE: 1" = 30'



PRECISION
 surveyors



Capital Title
 Another Shadlock Company
ESSMARIE MORRIS
 713-547-4747



1-800-LANDSURVEY
 www.precisionurveyors.com
 281-496-1586 FAX 281-496-1867 210-829-4941
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700

ATTACHMENT 2

2719 CANFIELD STREET



RENT ROLL FOR 2719 CANFIELD

10 Units (8 residential and 2 commercial)

2715 Canfield, Houston, TX 77004 LEASE EXPIRES:02/28/2024 @ \$650/month

2717 Canfield, Houston, TX 77004 LEASE EXPIRES:11/30/2023 @ \$650/month

2719 Canfield, Houston, TX 77004 LEASE EXPIRES:02/28/2024 @ \$650/month

2721 Canfield, Houston, TX 77004 LEASE EXPIRES:05/31/2023 @ \$700/month

3435 Drew, Houston, TX 77004 LEASE EXPIRES:07/31/2023 @ \$575/month

3437 Drew, Houston, TX 77004 LEASE EXPIRES:08/31/2023 @ \$650/month

3439 Drew, Houston, TX 77004 LEASE EXPIRES:03/31/2024 @ \$800/month

3441 Drew, Houston, TX 77004 LEASE EXPIRES:06/30/2023 @ \$600/month

2714 Napoleon, Houston, TX 77004 LEASE EXPIRES:08/31/2023 @ \$650/month

2722 Napoleon, Houston, TX 77004 LEASE EXPIRES:02/28/2028 @ \$1500/month

TOTAL ANNUAL RENT: \$89,100

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Information About Brokerage Services

11-2-2015

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 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:
 - 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 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.

| | | | |
|---|-------------|---------------------------|----------------|
| Keller Williams Realty Memorial | 9000862 | klrw10@kw.com | (713) 461-9393 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Michael Bossart | 588215 | michaelb@kw.com | (713) 461-9393 |
| Designated Broker of Firm | License No. | Email | Phone |
| Mitch Rainey | 601107 | Compliance@kwMemorial.com | (713) 470-2176 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Manuel Chavez | 0718357 | manuelchavez@kwcec.com | (281) 662-4546 |
| 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
TAR 2501

PROFESSIONAL BIO

2719 CANFIELD STREET



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Manuel, a Houston native, transitioned into Commercial Real Estate, bringing 20+ years of diverse industry experiences. With a Business Management Education from the University of Houston, Texas Accredited Commercial Specialist 1, 2, 3 Certifications. Certified from the Commercial Real Estate Investit Academy and has Completed Advanced Courses in 1031 Exchange Education.

Known for his dedicated customer service, Manuel leverages his extensive background, including entrepreneurship, franchise ownership, construction and land development, to excel in Commercial Real Estate. His expertise includes navigating complex transactions, negotiating favorable deals, and offering strategic guidance to clients.

Beyond work, Manuel prioritizes personal growth, staying informed about industry trends, and maintaining physical fitness and spiritual well being. He believes these aspects, along with strong faith and family support, are vital for success in this demanding field.

With Manuel's experience, commitment, and dedication to delivering results, he's a valued partner for clients seeking commercial real estate expertise, providing insights and market savvy to achieve their objectives.

DISCLAIMER

2719 CANFIELD STREET



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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