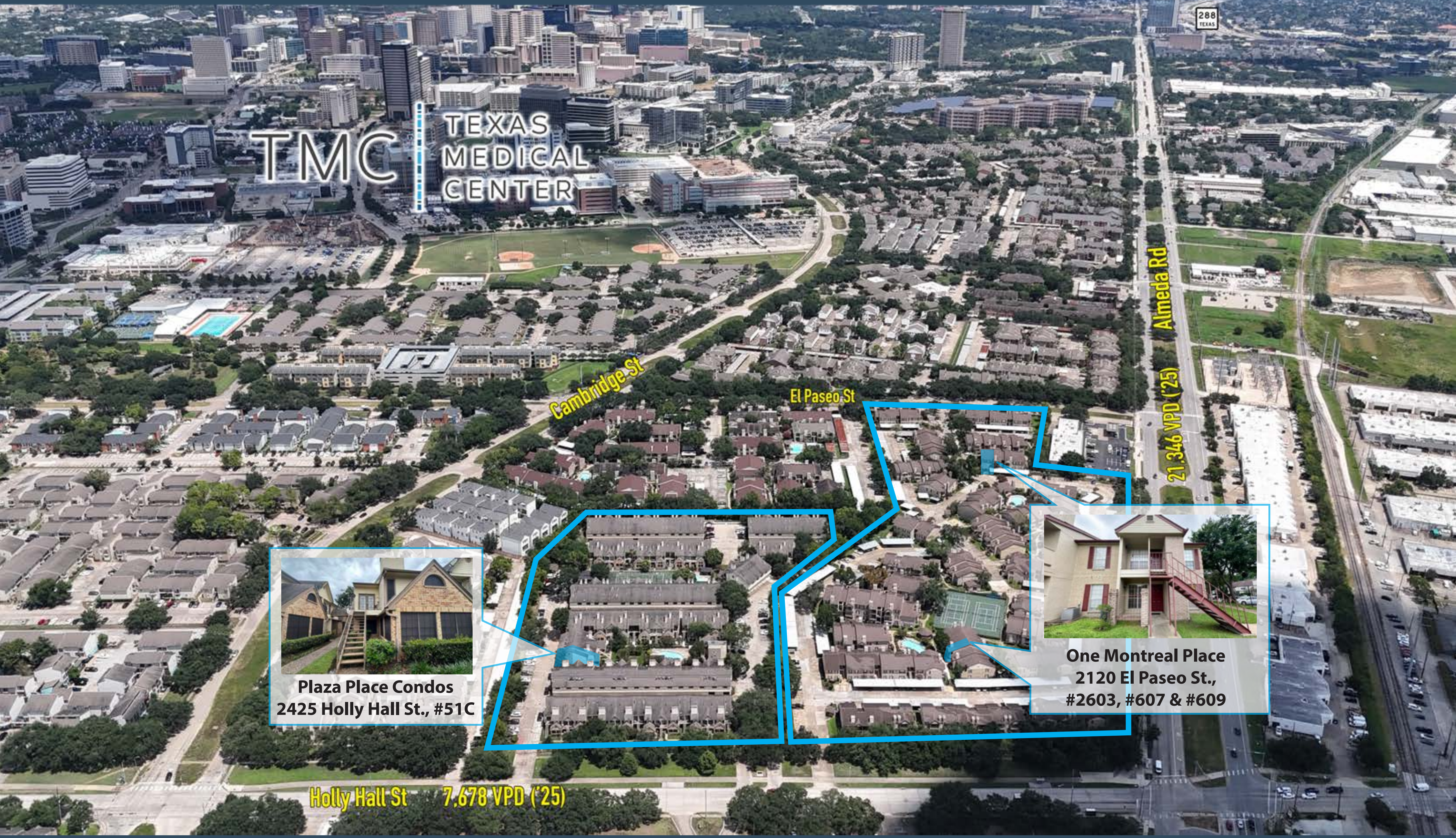
4 – CONDO INVESTOR PORTFOLIO | 100% OCCUPIED

2120 El Paseo St. & 2425 Holly Hall St., Houston, TX 77054 | Medical Center



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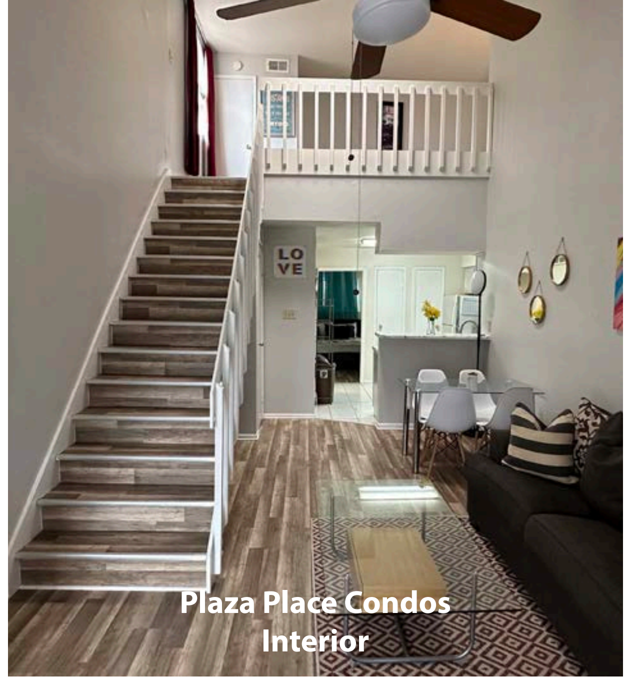
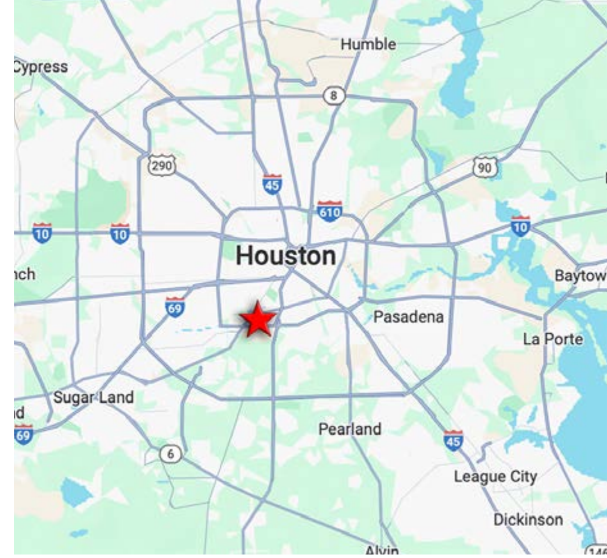
Plaza Place Condos Exterior



Plaza Place Condos Interior



Property Features:

- All Units Fully Furnished
- CAP Rate 6.1%
- Spaces Availabe:
  - 2120 El Paseo St. #607, ± 588 SF
  - 2120 El Paseo St. #609, ± 420 SF
  - 2120 El Paseo St. #2603, ± 789 SF
  - 2425 Holly Hall St. #51C, ± 788 SF
- Call Agent For Pricing

Demographic Summary:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	17,358	140,578	416,541
Households	9,734	63,610	181,684
Average HH Income	$65,598	$90,012	$105,650

One Montreal Place Interior

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	18,074		145,719		430,536	
2024 Estimate	17,358		140,578		416,541	
2020 Census	15,560		128,995		388,946	
Growth 2024 - 2029	4.12%		3.66%		3.36%	
Growth 2020 - 2024	11.56%		8.98%		7.09%	
2024 Population by Age	**17,358**		**140,578**		**416,541**	
Age 0 - 4	1,522	8.77%	10,084	7.17%	27,610	6.63%
Age 5 - 9	772	4.45%	8,462	6.02%	23,593	5.66%
Age 10 - 14	379	2.18%	7,104	5.05%	21,160	5.08%
Age 15 - 19	314	1.81%	7,064	5.02%	22,114	5.31%
Age 20 - 24	1,361	7.84%	10,294	7.32%	30,873	7.41%
Age 25 - 29	2,873	16.55%	13,812	9.83%	38,738	9.30%
Age 30 - 34	3,046	17.55%	14,323	10.19%	39,970	9.60%
Age 35 - 39	2,076	11.96%	11,817	8.41%	34,238	8.22%
Age 40 - 44	1,204	6.94%	9,519	6.77%	29,035	6.97%
Age 45 - 49	724	4.17%	7,727	5.50%	24,366	5.85%
Age 50 - 54	599	3.45%	7,232	5.14%	22,700	5.45%
Age 55 - 59	539	3.11%	7,007	4.98%	21,755	5.22%
Age 60 - 64	529	3.05%	6,853	4.87%	21,128	5.07%
Age 65 - 69	438	2.52%	6,114	4.35%	19,056	4.57%
Age 70 - 74	324	1.87%	4,847	3.45%	15,219	3.65%
Age 75 - 79	220	1.27%	3,538	2.52%	11,154	2.68%
Age 80 - 84	144	0.83%	2,357	1.68%	7,242	1.74%
Age 85+	295	1.70%	2,423	1.72%	6,590	1.58%
Age 65+	1,421	8.19%	19,279	13.71%	59,261	14.23%
Median Age	**32.40**		**34.70**		**35.60**	
Average Age	**33.90**		**36.90**		**37.60**	
2024 Population By Race	**17,358**		**140,578**		**416,541**	
White	4,435	25.55%	40,981	29.15%	147,616	35.44%
Black	4,674	26.93%	54,171	38.53%	126,671	30.41%
Am. Indian & Alaskan	99	0.57%	925	0.66%	3,179	0.76%
Asian	5,369	30.93%	19,526	13.89%	46,100	11.07%
Hawaiian & Pacific Island	7	0.04%	95	0.07%	352	0.08%
Other	2,774	15.98%	24,880	17.70%	92,622	22.24%
Population by Hispanic Origin	**17,358**		**140,578**		**416,541**	
Non-Hispanic Origin	14,773	85.11%	116,174	82.64%	320,588	76.96%
Hispanic Origin	2,585	14.89%	24,404	17.36%	95,953	23.04%
2024 Median Age, Male	**32.50**		**34.30**		**35.50**	
2024 Average Age, Male	**33.30**		**36.00**		**37.00**	
2024 Median Age, Female	**32.30**		**35.10**		**35.70**	
2024 Average Age, Female	**34.40**		**37.70**		**38.10**	

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	**14,618**		**113,509**		**339,736**	
Civilian Employed	10,028	68.60%	68,266	60.14%	213,073	62.72%
Civilian Unemployed	268	1.83%	3,802	3.35%	10,926	3.22%
Civilian Non-Labor Force	4,322	29.57%	41,405	36.48%	115,631	34.04%
Armed Forces	0	0.00%	36	0.03%	106	0.03%
Households by Marital Status						
Married	1,907		17,611		56,304	
Married No Children	1,303		10,750		34,777	
Married w/Children	604		6,861		21,527	
2024 Population by Education	**13,949**		**102,118**		**306,801**	
Some High School, No Diploma	218	1.56%	8,106	7.94%	27,206	8.87%
High School Grad (Incl Equivalency)	909	6.52%	15,922	15.59%	44,543	14.52%
Some College, No Degree	2,708	19.41%	18,662	18.27%	56,870	18.54%
Associate Degree	940	6.74%	4,549	4.45%	15,610	5.09%
Bachelor Degree	4,001	28.68%	24,251	23.75%	79,283	25.84%
Advanced Degree	5,173	37.09%	30,628	29.99%	83,289	27.15%
2024 Population by Occupation	**20,281**		**132,733**		**409,664**	
Real Estate & Finance	334	1.65%	3,624	2.73%	16,479	4.02%
Professional & Management	8,357	41.21%	51,247	38.61%	158,463	38.68%
Public Administration	394	1.94%	2,327	1.75%	6,617	1.62%
Education & Health	5,492	27.08%	27,433	20.67%	66,616	16.26%
Services	1,015	5.00%	9,099	6.86%	26,978	6.59%
Information	192	0.95%	896	0.68%	2,651	0.65%
Sales	1,151	5.68%	10,242	7.72%	36,142	8.82%
Transportation	1,454	7.17%	3,920	2.95%	9,497	2.32%
Retail	129	0.64%	3,818	2.88%	15,185	3.71%
Wholesale	167	0.82%	1,683	1.27%	5,533	1.35%
Manufacturing	140	0.69%	3,033	2.29%	13,147	3.21%
Production	417	2.06%	5,095	3.84%	16,219	3.96%
Construction	79	0.39%	2,837	2.14%	9,914	2.42%
Utilities	357	1.76%	3,064	2.31%	10,333	2.52%
Agriculture & Mining	172	0.85%	1,663	1.25%	7,141	1.74%
Farming, Fishing, Forestry	0	0.00%	45	0.03%	146	0.04%
Other Services	431	2.13%	2,707	2.04%	8,603	2.10%
2024 Worker Travel Time to Job	**9,550**		**61,861**		**189,937**	
<30 Minutes	6,791	71.11%	42,269	68.33%	124,542	65.57%
30-60 Minutes	2,487	26.04%	16,189	26.17%	55,435	29.19%
60+ Minutes	272	2.85%	3,403	5.50%	9,960	5.24%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	**8,796**		**58,479**		**169,101**	
1-Person Households	4,568	51.93%	24,323	41.59%	67,548	39.95%
2-Person Households	2,825	32.12%	17,447	29.83%	51,032	30.18%
3-Person Households	772	8.78%	7,354	12.58%	21,023	12.43%
4-Person Households	409	4.65%	5,368	9.18%	16,347	9.67%
5-Person Households	117	1.33%	2,343	4.01%	7,611	4.50%
6-Person Households	61	0.69%	1,002	1.71%	3,404	2.01%
7 or more Person Households	44	0.50%	642	1.10%	2,136	1.26%
2024 Average Household Size	**1.70**		**2.10**		**2.10**	
Households						
2029 Projection	10,130		65,998		188,105	
2024 Estimate	9,734		63,610		181,684	
2020 Census	8,796		58,478		169,100	
Growth 2024 - 2029	4.07%		3.75%		3.53%	
Growth 2020 - 2024	10.66%		8.78%		7.44%	
2024 Households by HH Income	**9,734**		**63,608**		**181,683**	
<$25,000	2,014	20.69%	16,107	25.32%	36,100	19.87%
$25,000 - $50,000	1,934	19.87%	11,580	18.21%	30,758	16.93%
$50,000 - $75,000	2,746	28.21%	11,357	17.85%	29,289	16.12%
$75,000 - $100,000	1,149	11.80%	6,243	9.81%	19,537	10.75%
$100,000 - $125,000	873	8.97%	4,476	7.04%	14,237	7.84%
$125,000 - $150,000	470	4.83%	2,742	4.31%	10,980	6.04%
$150,000 - $200,000	399	4.10%	3,352	5.27%	12,257	6.75%
$200,000+	149	1.53%	7,751	12.19%	28,525	15.70%
2024 Avg Household Income	**$65,598**		**$90,012**		**$105,650**	
2024 Med Household Income	**$55,794**		**$57,562**		**$70,090**	
2024 Occupied Housing	**9,734**		**63,610**		**181,684**	
Owner Occupied	1,544	15.86%	21,453	33.73%	74,935	41.24%
Renter Occupied	8,190	84.14%	42,157	66.27%	106,749	58.76%
2020 Housing Units	**11,171**		**73,709**		**208,035**	
1 Unit	1,176	10.53%	27,097	36.76%	100,747	48.43%
2 - 4 Units	1,584	14.18%	6,238	8.46%	13,320	6.40%
5 - 19 Units	3,630	32.49%	13,181	17.88%	26,016	12.51%
20+ Units	4,781	42.80%	27,193	36.89%	67,952	32.66%
2024 Housing Value	**1,545**		**21,453**		**74,936**	
<$100,000	168	10.87%	2,730	12.73%	10,838	14.46%
$100,000 - $200,000	881	57.02%	3,668	17.10%	11,760	15.69%
$200,000 - $300,000	305	19.74%	3,463	16.14%	10,146	13.54%
$300,000 - $400,000	125	8.09%	1,990	9.28%	8,425	11.24%
$400,000 - $500,000	16	1.04%	2,258	10.53%	6,428	8.58%
$500,000 - $1,000,000	49	3.17%	4,367	20.36%	15,995	21.34%
$1,000,000+	1	0.06%	2,977	13.88%	11,344	15.14%
2024 Median Home Value	**$168,615**		**$343,492**		**$356,071**	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	**11,170**		**73,941**		**209,135**	
Built 2010+	2,078	18.60%	17,296	23.39%	52,027	24.88%
Built 2000 - 2010	1,317	11.79%	11,123	15.04%	31,988	15.30%
Built 1990 - 1999	1,747	15.64%	8,200	11.09%	22,849	10.93%
Built 1980 - 1989	3,703	33.15%	9,107	12.32%	17,469	8.35%
Built 1970 - 1979	1,547	13.85%	8,063	10.90%	17,693	8.46%
Built 1960 - 1969	493	4.41%	5,115	6.92%	18,985	9.08%
Built 1950 - 1959	89	0.80%	7,192	9.73%	24,253	11.60%
Built <1949	196	1.75%	7,845	10.61%	23,871	11.41%
2024 Median Year Built	**1988**		**1989**		**1990**	

Demographic Trend Report

Description	2020		2024		2029	
Population	**15,560**		**17,358**		**18,074**	
Age 0 - 4	760	4.88%	1,522	8.77%	1,697	9.39%
Age 5 - 9	342	2.20%	772	4.45%	1,344	7.44%
Age 10 - 14	258	1.66%	379	2.18%	839	4.64%
Age 15 - 19	302	1.94%	314	1.81%	491	2.72%
Age 20 - 24	2,217	14.25%	1,361	7.84%	678	3.75%
Age 25 - 29	3,694	23.74%	2,873	16.55%	1,519	8.40%
Age 30 - 34	2,595	16.68%	3,046	17.55%	2,359	13.05%
Age 35 - 39	1,284	8.25%	2,076	11.96%	2,458	13.60%
Age 40 - 44	694	4.46%	1,204	6.94%	1,929	10.67%
Age 45 - 49	543	3.49%	724	4.17%	1,266	7.00%
Age 50 - 54	540	3.47%	599	3.45%	819	4.53%
Age 55 - 59	515	3.31%	539	3.11%	606	3.35%
Age 60 - 64	543	3.49%	529	3.05%	519	2.87%
Age 65 - 69	342	2.20%	438	2.52%	461	2.55%
Age 70 - 74	280	1.80%	324	1.87%	378	2.09%
Age 75 - 79	162	1.04%	220	1.27%	276	1.53%
Age 80 - 84	125	0.80%	144	0.83%	182	1.01%
Age 85+	364	2.34%	295	1.70%	254	1.41%
Age 15+	**14,200**	91.26%	**14,686**	84.61%	**14,195**	78.54%
Age 20+	**13,898**	89.32%	**14,372**	82.80%	**13,704**	75.82%
Age 65+	**1,273**	8.18%	**1,421**	8.19%	**1,551**	8.58%
Median Age	**30**		**32**		**35**	
Average Age	**34.40**		**33.90**		**34.40**	
Population By Race	**15,560**		**17,358**		**18,074**	
White	4,238	27.24%	4,435	25.55%	4,611	25.51%
Black	4,151	26.68%	4,674	26.93%	4,873	26.96%
Am. Indian & Alaskan	71	0.46%	99	0.57%	102	0.56%
Asian	4,898	31.48%	5,369	30.93%	5,584	30.90%
Hawaiian & Pacific Islander	7	0.04%	7	0.04%	8	0.04%
Other	2,177	13.99%	2,774	15.98%	2,898	16.03%

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EQUAL HOUSING OPPORTUNITY

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 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______