



OFFERING MEMORANDUM

7003 Harrisburg Plaza

7003 HARRISBURG BOULEVARD | HOUSTON, TX 77011



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EXECUTIVE SUMMARY



ROM Commercial Properties is pleased to present a 100% occupied property with full roster of E-Commerce resistant tenants. This property presently consists of four tenants on a 7000 square foot building located on the east end near downtown Houston.

All Tenants are strong and creditworthy with Metro Houston and PNC Bank consisting of over 50% of the tenant roll. This property is located in front of the Metro light rail and in the highly Chic EaDo section of Houston. The property has easy access to Downtown, Toyota Center, Daikin Park, among other Houston attractions. Ample parking and lighting and well maintained with no deferred maintenance. The property is also located within TIRZ 23 (Tax Reinvestment Zone) with high AVD Traffic counts..

INVESTMENT SUMMARY



\$2,750,000.00

Price



6.80%

Cap Rate



\$186,946.92

NOI



7,000 SF

Square Feet



100%

Occupancy



0.80 AC

Lot Size



2006

Year Built



9,413 VPD

Traffic Counts



40

Parking Spaces



5.71

Per 1,000 SF
Parking Ratio

INVESTMENT HIGHLIGHTS



Stabilized retail center with a dynamic mix of

100 %

E-COMMERCE RESISTANT TENANTS

Located along the
**HARRISBURG METRO
LIGHT RAIL LINE**

SUSTAINABLE IN-PLACE RENTS
AVERAGING
\$24 - \$30
PER SQUARE FOOT

Priced
BELOW
REPLACEMENT COST

INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Property located in the heart of the Eado District
- Easy access to major highways Surrounded by new residential developments
- Prime location in front of Metro Rail station
- Close Proximity to Downtown/Minute Maid Park/Toyota Center

FINANCIAL ANALYSIS

INCOME	
Annual Rent	\$186,946.92
Expense Reimbursements	\$79,866.00
Total Income	\$266,812.92

EXPENSES	
Taxes:	\$38,082.00
Insurance:	\$17,172.00
Landscape/Maint/Utilities	\$14,411.00
Management Fee	\$10,200.00
Total Expenses	\$79,865.00

Net Operating Income	\$186,946.92
CAP Rate	6.80%
Price	\$2,750,000.00

RENT ROLL

Unit #	Tenant Name	Sq Ft	Lease Begins	Lease Expires	Net Rent	Rent Per SF	NNN	Total	Tenant Options
A1	World Finance Corporation	1,520	7/3/2012	9/30/2030	\$3,736.66	\$29.50	\$1,198.26	\$4,934.92	recent 5 year renewal. (1) additional (3) year option
A2	Metro Transit Authority	1,431	8/15/2025	8/31/2028	\$2,981.25	\$25.00	\$1,308.65	\$4,289.90	Two 1 year options for renewal at 3% increase from previous year
B	WIC Grocery Store	1,526	10/8/2007	2/28/2027	\$3,497.08	\$27.50	\$1,202.99	\$4,700.07	
C	PNC BANK	2,523	12/1/2023	11/30/2033	\$5,046.00	\$24.00	\$1,988.96	\$7,665.71	Rent increases to \$5,449.68 years 6-10
Totals		7,000			\$15,578.91		\$5,698.86	\$21,590.60	

TENANT PROFILES

WORLD FINANCE CORPORATION

For the past 50 years, World Finance has been helping people realize their financial goals by offering fixed rate and payment loan solutions. With branches nationwide, they are part of the communities in which they serve. Their branches are staffed with friendly, knowledgeable team members who live and work right in your town. They understand your needs and are available to meet with you one-on-one to discuss your loan options. When you need



World Finance

to borrow money, World Finance is here as a financial neighbor you can rely on and trust. Since 1962, they've been committed to helping their neighbors thrive and grow by supporting their financial needs. With them, you get the strength of a national financial institution and the personal services of local neighborhood branches. It's one of the top reasons millions of customers choose them

PNC BANK

For more than 170 years, we have been committed to providing our clients with great service and powerful financial expertise to help them meet their financial goals. We are proud of our longstanding history of supporting not only our customers but also our communities, employees and shareholders.



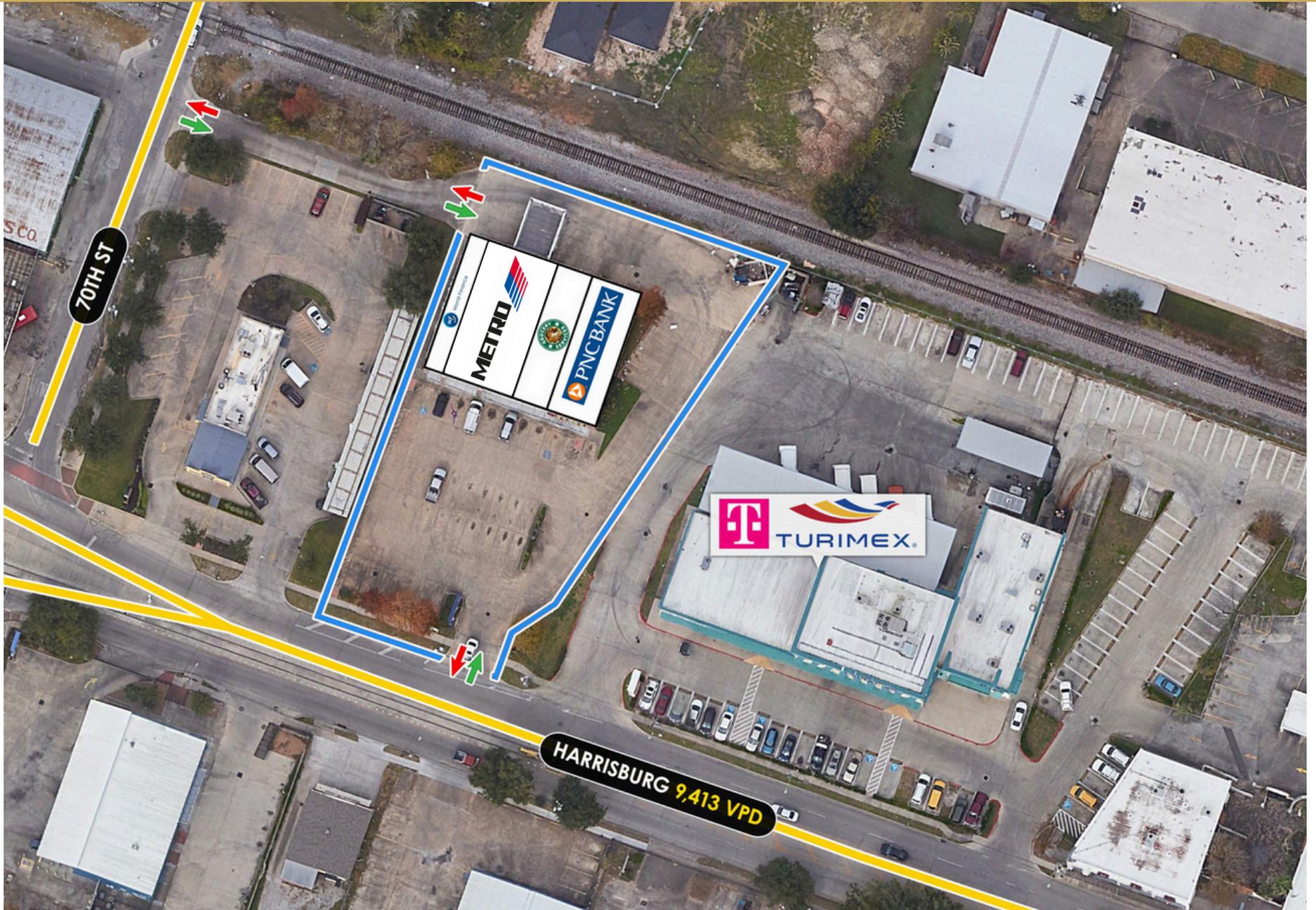
Metro Transit Authority

Metro moves people to jobs, health care, education, recreation and more. Metro's mission is to provide safe, clean, reliable and accessible transportation services to a diverse population. Beyond bus and rail, Metro offer multiple rideshare services – on-demand microtransit in various communities, paratransit in the City of Houston and most of Harris County, and vanpool throughout most of the region.

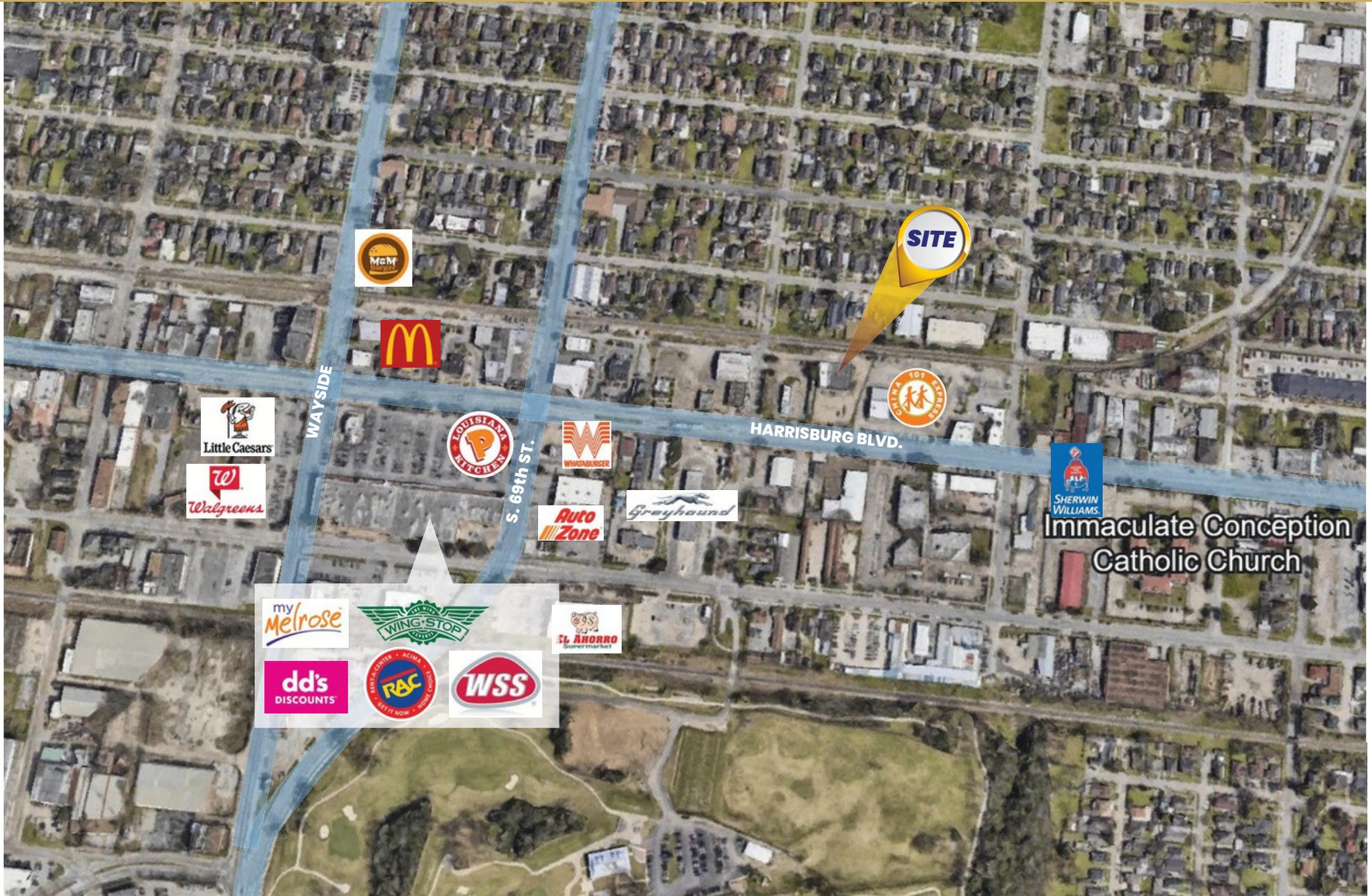


Metro serves the region's major employment centers and residential neighborhoods, and they provide a vital partner in welcoming visitors, promoting safety and helping with natural disasters.

CLOSE AERIAL



FAR AERIAL



MARKET OVERVIEW

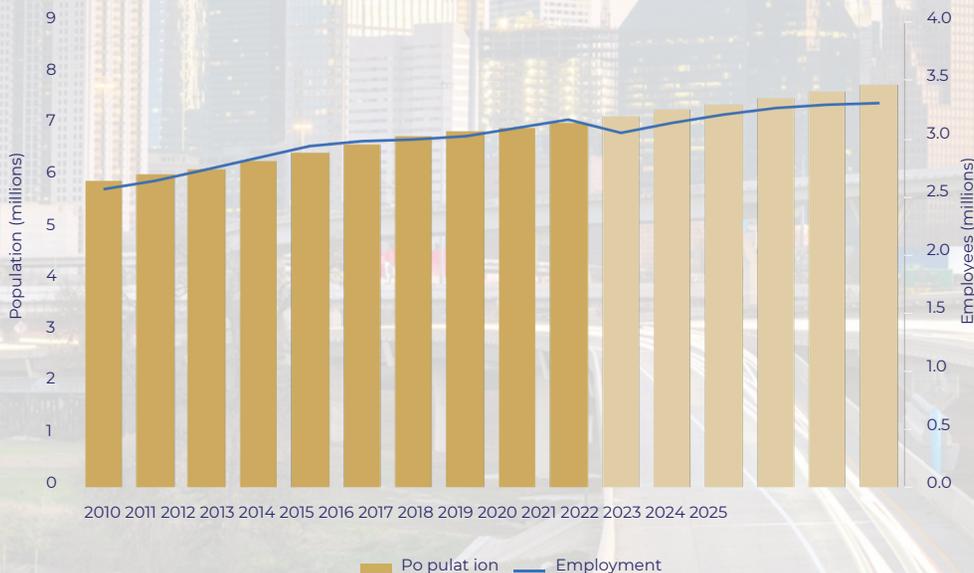


A GLOBAL MARKETPLACE

Houston is firmly established as a primer 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.

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

19%

POPULATION GROWTH

2.3%

AVG. ANNUAL GROWTH

124,800+

NEW RESIDENTS A YEAR

342+

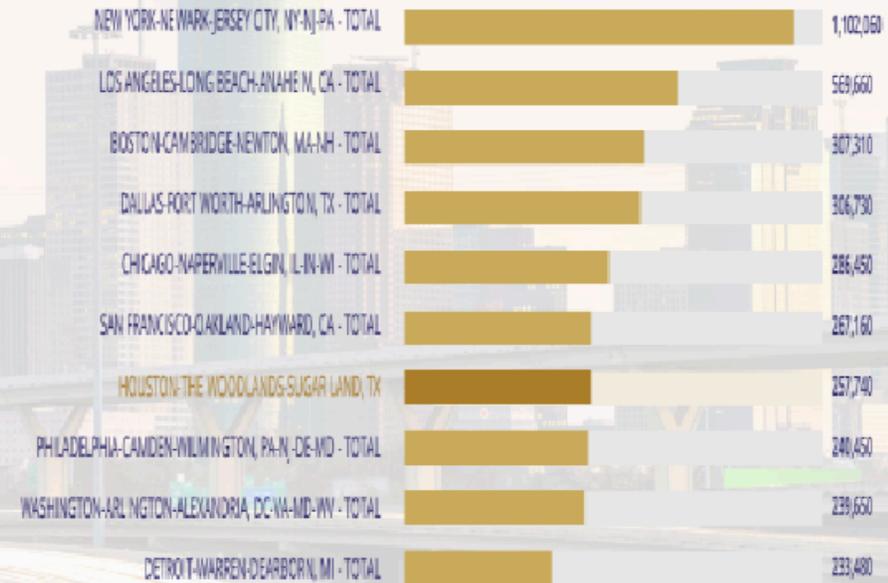
NEW RESIDENTS A DAY

EMPLOYMENT GROWTH

EMPLOYMENT GROWTH



TOP 10 METROS WITH MOST PROJECTED NEW JOBS 2020-2025



257,740

JOBS FORECASTED
BY 2025

80,500

JOBS ADDED
FEB 2019 TO FEB 2020

CONFIDENTIALITY AGREEMENT & DISCLAIMER

The information contained herein is not a substitute for a thorough due diligence investigation. ROM Commercial Properties has supplied information in this brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its improvements, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of any specific property.

ROM Commercial Properties reserves the right to withdraw this solicitation at any time without prior notice. The information contained herein is based upon sources deemed to be reliable, but the accuracy of the information is not guaranteed, nor should the information contained herein be considered all-inclusive.

Statements contained herein that involve matters of opinion, whether or not identified to be that only, are not representations of fact. The price and terms of this offering may be subject to change at any time.

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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.

<u>ROM, LLC</u> <small>Licensed Broker/Broker Firm Name or Primary Assumed Business name</small>	<u>9001771</u> <small>License No.</small>	<u>info@romcp.com</u> <small>Email</small>	<u>713.237.0000</u> <small>Phone</small>	<hr/> <small>Licensed Supervisor of Sales Agent/Associate</small>	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>
<u>Rafael Melara</u> <small>Designated Broker of Firm</small>	<u>496309</u> <small>License No.</small>	<u>rafael@romcp.com</u> <small>Email</small>	<u>713.237.0000</u> <small>Phone</small>	<hr/> <small>Sales Agent/Associate's Name</small>	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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

