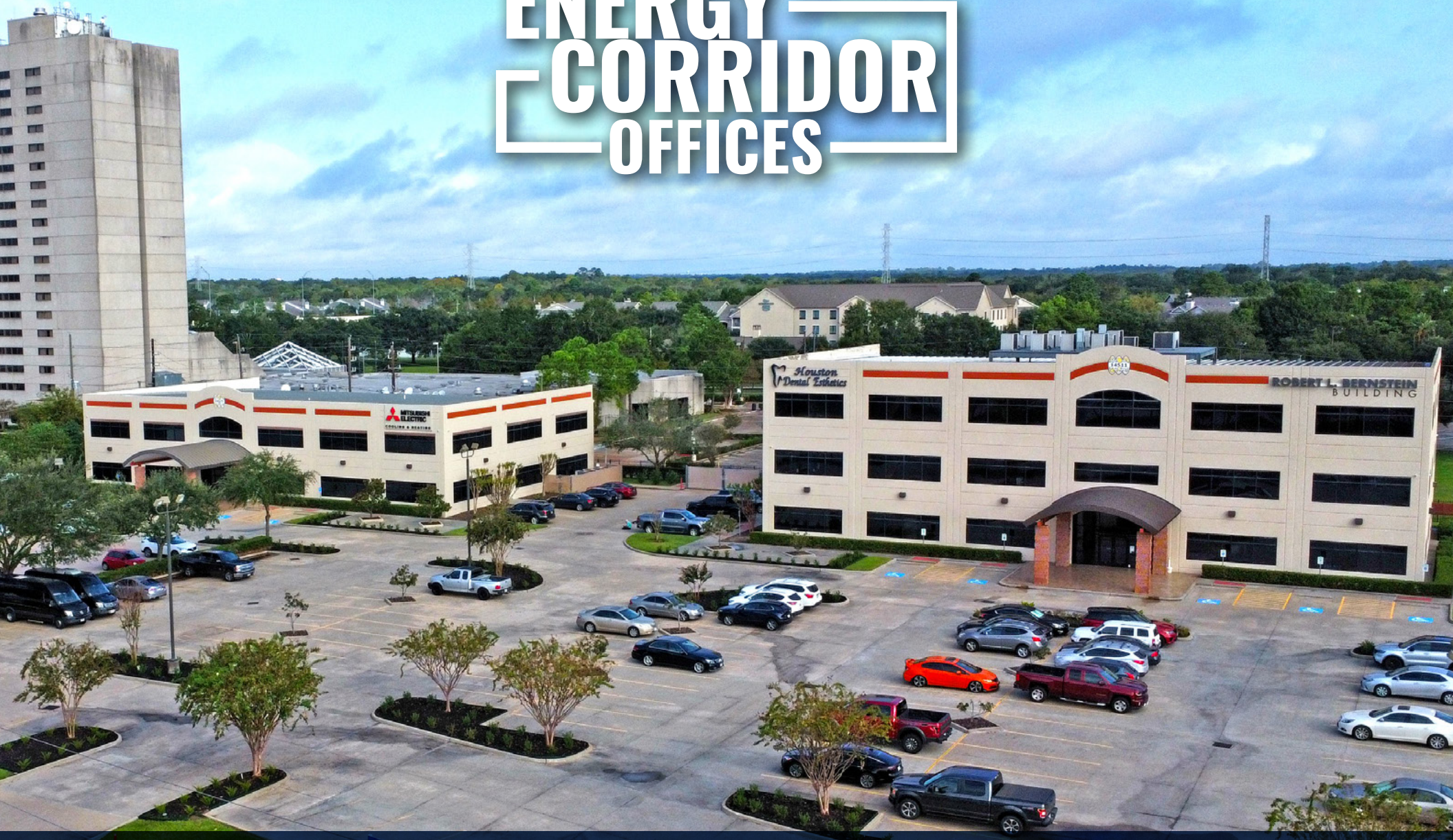


ENERGY CORRIDOR OFFICES



14521 OLD KATY RD, HOUSTON, TEXAS 77079

Marcus & Millichap
LAGOS RETAIL GROUP

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

YOUR DEDICATED *Advisors*

The Lagos Retail Group specializes in the sale of multi-tenant retail centers and Single-Tenant Net-Leased Investments in Greater Houston and across South Central and the Mid-Atlantic United States. The Lagos Retail Group has over forty years of experience selling retail properties.

Along with selling shopping centers, The Lagos Retail Group has extensive experience selling freestanding retail buildings, pad-sites, and retail-oriented land for nationally and locally recognized investors, users, franchisees, and developers.

The Lagos Retail Group prioritizes the needs of their clients by taking an active, collaborative approach in the creation of plans and solutions for their clients. This is one of the many reasons why the Group boasts a phenomenal account of 97% repeat business.

Our extensive experience, having sold over 400 retail properties, ensures that you are working with Best in Class agents, who can navigate your deal to a successful close, no matter what obstacle is encountered.

Learn more about the Lagos Retail Group by visiting LagosRetail.com.



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ACQUISITION FINANCING

MMCC - our fully integrated, dedicated financing arm - is committed to providing superior capital markets expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

Our significant size and transaction volume give us the scale to clear the market quickly. We leverage our prominent capital markets relationships with commercial banks, life insurance companies, credit unions, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

We offer unparalleled depth of experience in both debt and equity placement for ground up development, value-add, and stabilized projects across all property types. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all pieces in the capital stack for a seamless transaction maximizing the certainty of execution.

We recognize that competitive financing, speed, and certainty of execution are critical to our clients' success. Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



JAMIE SAFIER

Managing Director, Capital Markets
Loan Origination (MMCC)
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Please see a snapshot of our MMCC Texas team's success in 2022:



65 RETAIL
TRANSACTIONS CLOSED



92 CAPITAL PROVIDERS
FOR CLOSED DEALS



\$2B FINANCING
VOLUME NATIONWIDE



NATIONAL PLATFORM
WITHIN THE FIRM'S
82 BROKERAGE OFFICES



OPTIMUM FINANCING
SOLUTIONS TO
ENHANCE VALUE

ConocoPhillips



ADDICKS PARK & RIDE

KATY FREEWAY

208,144
VPD

ENERGY 10 WEST
OFFICE PARK

SUBJECT
PROPERTY



TEAK
TEAK LIVING
APARTMENTS

ENERGY
CROSSING
OFFICE
PARK

Bassett

Fairfield
BY MARRIOTT

extended
STAY
AMERICA

Mercedes Benz

TOPGOLF

26,512
VPD

WAFLE
HOUSE

BW Best Western

Tailgate
BAR & GRILL

HIGHWAY 6

ADDICKS SATSUMA ROAD

HOMWOOD
SUITES
Hilton

208,144
VPD

KATY FREEWAY

39,815
VPD

ENERGY
10 WEST
OFFICE
PARK

SUBJECT
PROPERTY

TEAK

TEAK LIVING
APARTMENTS

KOREAN CENTRAL
PRESBYTERIAN
CHURCH OF HOUSTON

4.5 ACRE TRACT FOR SALE SEPARATELY

PARK AND RIDE DRIVE

ADDICKS PARK & RIDE

ENERGY CORRIDOR OFFICES

14511-14521 OLD KATY ROAD, HOUSTON, TEXAS 77079



PRICE
\$6,700,000



**DAY ONE
CAP RATE**
10.96%



**PRO FORMA
CAP RATE**
12.20%



PRICE PER SF
\$106.37



**DAY ONE
NET OPERATING
INCOME**
\$734,315



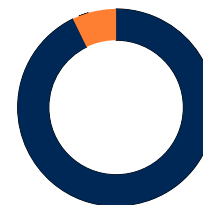
**PRO FORMA
NET OPERATING
INCOME**
\$817,509



GLA 63,000 SF
LAND AREA
3.73 AC
162,337 SF



YEAR BUILT
2008



OCCUPANCY
93%

OFFERING SUMMARY

ENERGY CORRIDOR OFFICES



INVESTMENT *Highlights*

- Irreplaceable 3.73 Acre Tract in Houston's Energy Corridor
- Nearby Properties are Positioning for Major Development Projects
- **Beautiful, Well-Maintained Office Buildings:** Excellent for an Owner-User Purchaser or Investor
- Multiple Access Points With Connection to Katy Freeway's Westbound Feeder Road and Highway 6 North
- Visibility on Interstate 10 (Katy Freeway) With **200,000-250,000 Vehicles Per Day**

Marcus & Millichap is pleased to exclusively offer for sale two Class A, boutique office buildings totaling 63,000 square feet, located at the Northeast Quadrant of Interstate 10 and Highway 6 North in Houston, Texas.

This Energy Corridor offering allows an investor to purchase an irreplaceable parcel in one of Houston's most desirable submarkets. The exclusive offering is located adjacent to the Addicks Park & Ride, a 28-acre tract, which is positioned for a major community development.

The office buildings are stabilized with approximately 93 percent of its units leased. An investor may increase current revenues by increasing below-market rents and filling vacancies. Notable tenants include Mitsubishi (with a long-term lease through 2032), Columbia Brands USA, and many tenants in the oil & gas, engineering, and medical fields. The property's high-quality tenants are stable, quiet, and not overly represented by any one tenant, which diversifies investor risk.

The Energy Corridor is the second-largest employment center in the region, with nearly 100,000 employees and over 300 companies present in the submarket. Many energy sector companies have major operations in the Energy Corridor, including BP America, Citgo, ConocoPhillips, Nouryon and Shell Oil Company. Non-energy firms also have a presence: Sysco and Gulf States Toyota Distributors are both headquartered in the district.

DEMOGRAPHICS

ENERGY CORRIDOR OFFICES



POPULATION

1-MILE	12,404
3-MILE	86,931
5-MILE	265,715



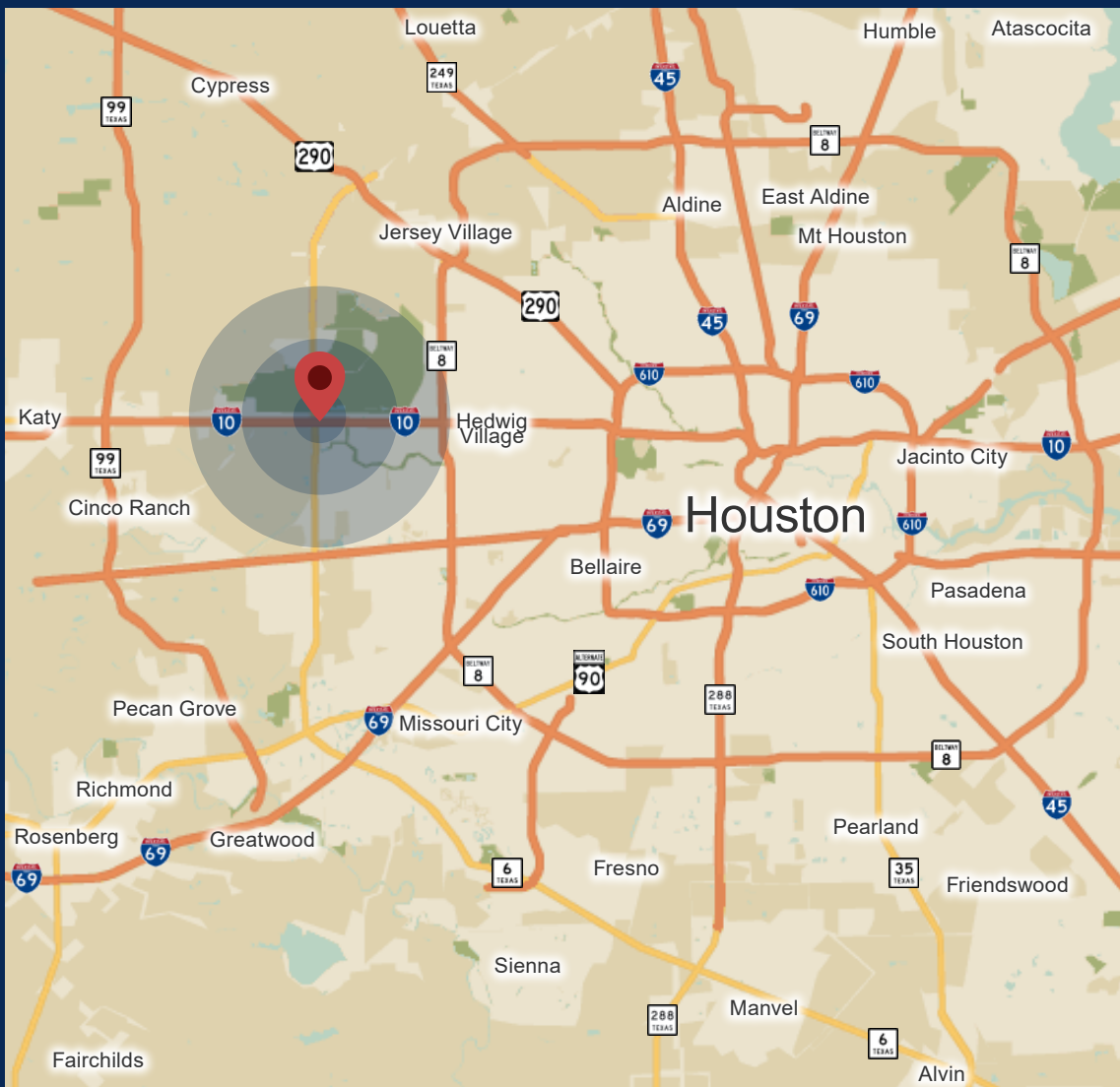
AVERAGE HH INCOME

1-MILE	\$94,046
3-MILE	\$126,391
5-MILE	\$106,263



MEDIAN HOUSING VALUE

1-MILE	\$227,558
3-MILE	\$335,391
5-MILE	\$290,690



DEMOGRAPHIC SUMMARY

ENERGY CORRIDOR OFFICES



2023 TOTAL POPULATION

1-MILE	12,404
3-MILE	86,931
5-MILE	265,715



MEDIAN AGE

1-MILE	35.7
3-MILE	39.8
5-MILE	37.0



AVERAGE HH INCOME

1-MILE	\$94,046
3-MILE	\$126,391
5-MILE	\$106,263

POPULATION	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	12,404	86,931	265,715

2023 PROJECT. POPULATION	13,007	92,296	280,329
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GROWTH 2023 - 2028	4.9%	6.2%	5.5%
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2023 MEDIAN AGE	35.7	39.8	37.0
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POPULATION BY RACE - 5 MILE RADIUS

WHITE	55.4%
BLACK	17.0%
ASIAN/NATIVE HAWAIIAN/OTHER PACIFIC ISLANDER	12.8%
AMERICAN INDIAN OR ALASKA NATIVE	0.5%
OTHER/TWO OR MORE RACES	14.3%
HISPANIC	32.8%

POPULATION BY AGE - 5 MILE RADIUS

0 to 4	15,975	6.7%
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5 to 14	31,479	13.1%
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15 to 19	15,061	6.3%
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20 to 24	14,412	6.0%
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25 to 34	37,214	15.5%
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35 to 44	33,994	14.2%
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45 to 54	30,825	12.9%
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55 to 64	29,978	12.5%
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65 to 74	19,679	8.2%
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75 to 84	8,211	3.4%
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85+	3,028	1.3%
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HOUSEHOLDS BY INCOME - 5 MILE RADIUS

\$0 - \$14,999	7,587	8.0%
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\$15,000 - \$24,999	7,137	7.5%
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\$25,000 - \$34,999	8,689	9.1%
---------------------	-------	------

\$35,000 - \$49,999	11,609	12.2%
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\$50,000 - \$74,999	17,658	18.6%
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\$75,000 - \$99,999	11,594	12.2%
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\$100,000 - \$149,999	13,618	14.3%
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\$150,000 +	17,074	18.0%
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AVERAGE HOUSEHOLD INCOME	\$106,369
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MEDIAN HOUSEHOLD INCOME	\$67,178
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PER CAPITA INCOME	\$42,126
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MARKET OVERVIEW

ENERGY CORRIDOR OFFICES



As the fifth-most populous metro area in the United States, Houston houses more than 7.3 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty, and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.

Houston, Texas

- **5th Most Populous Metro in the Nation:** The Houston MSA covers 9,444 square miles, an area larger than five states, including New Hampshire, New Jersey, Connecticut, Delaware, and Rhode Island.
- **Corporate Growth:** Houston will remain a top destination for corporate relocations due to its business-friendly environment. Twenty-four *Fortune 500* companies are headquartered in the metropolitan area, ranking third among metro areas.
- **Higher Education:** Over 40 post-secondary educational institutions are located in the metropolitan area. Roughly 32 percent of residents have attained a bachelor's degree, with 11 percent also holding a graduate or professional degree.
- **Low Cost of Living, Doing Business:** Houston has a lower cost of living than many major metros, no state income tax, as well as a median home price below the national level.
- **A Wonderful Place to Work and Live:** There are 3.3 million jobs in the Houston MSA. The health, education, business, and professional services industries account for over one in four jobs in the region.

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 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

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Designated Broker of Firm

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