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Specialty Multi-Tenant

Retail Investment

House Hahl Road

16634 House Hahl Rd
Cypress, TX 77433

Presented By:

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INVESTMENT SUMMARY

TENANTS:	Fins Swim School, and Ollin Athletics
STREET ADDRESS:	16634 House Hahl Road
CITY:	Cypress
STATE:	Texas
ZIP:	77433
GLA:	±14,250 SF
YEAR BUILT:	2015

Fins is an established local business that has been operating since 2000 with multiple locations - very profitable and steadily growing, this is their best performing location.. Triple Net (NNN) Lease - 10 years (2 years remaining) with (2) 5-year options.

Ollin is a reputable sports medicine clinic catering to professional and elite athletes in the Houston area. 1 Year remaining on the lease.

Recent Construction - The building is one of several in a complex offering multiple family services. It was constructed in 2015 and features an indoor pool, large gym, and outdoor football/soccer field.

Excellent retail location near US 290 and Grand Parkway with a captive audience being at the "backdoor" to Bridgelands, Towne Lake, and Blackhorse master planned communities. The subject property has signage rights on House Hahl to provide more visibility.



PURCHASE PRICE

\$5.6MM

NOI

\$328k

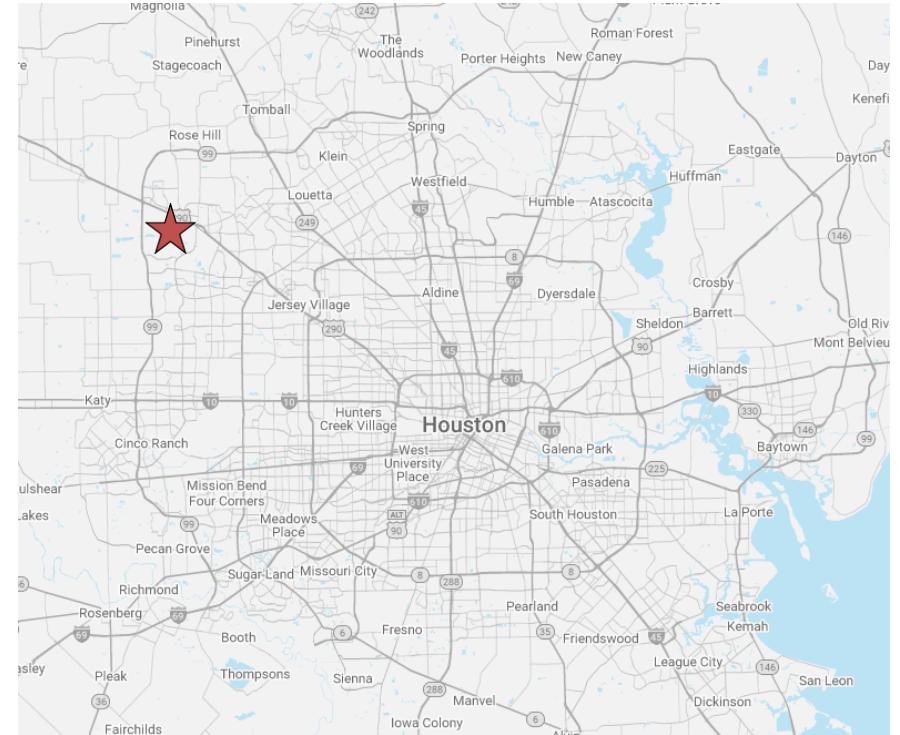
CAP RATE

5.86%

LEASE SUMMARY

Tenant	Commence	Expires	Rent/Month	OPEX
Finns	7/2/2017	*6/30/2027	\$13,840	NNN
Ollin	7/1/2015	6/30/2026	\$13,503	NNN
NOI			\$328,116	

*** Two (5) Year Options**



Houston MSA - The Houston MSA population is the largest of any metropolitan area in the state of Texas and is experiencing explosive population growth in a strong diversified economy.

Strategically Located in the booming Cypress Area, the property is located on House Hahl Road, nestled between major high demographic master planned communities of Bridgeland, Towne Lake, and Black Horse Ranch.

Well-placed among multiple family services, including Cypress Academy Gymnastics, InSPIRE Rock Climbing Gym, Team Tooke Martial Arts, and Steppin' Time Performing Arts Center.

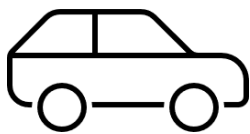
AERIAL- RETAILERS AND MASTER PLANNED COMMUNITIES



AERIAL



INVESTMENT HIGHLIGHTS



VEHICLES PER DAY

>5 K

HOUSE HAHL RD

>30 K

FRY RD



TOTAL POPULATION

26 K

2 MILE RADIUS

175 K

5 MILE RADIUS



AVG. HOUSEHOLD INCOME

150 K

2 MILE RADIUS

144 K

5 MILE RADIUS



SITE AERIAL



SITE AERIAL



PHOTOS



FOR INQUIRIES

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