



CONFIDENTIAL EXECUTIVE SUMMARY

WEST LITTLE YORK BUSINESS PARK

THE NORTHWEST INVESTMENT OPPORTUNITY FEATURING PRIME SHALLOW-BAY REAL ESTATE
WITH ADDITIONAL LAND TO DEVELOP



Relationships in Real Estate



INVESTMENT ADVISORY

STEPHEN GHEDI

Vice President

sghedi@moodyrambin.com

713.773.5528

LAWTON ANDERSON

Senior Associate

landerson@moodyrambin.com

713.773.5599

JACK CORDOVA

Analyst

jcordova@moodyrambin.com

713.773.5500



Relationships in Real Estate



INVESTMENT SUMMARY

Moody Rambin, as an exclusive advisor to the owner, is pleased to present for sale West Little York Business Park ("the Property"), a $\pm 15,000$ total square-foot thriving business park featuring 2 additional acres of undeveloped land, all located at the hard corner of Barker Cypress and West Little York.

$\pm 15,000$

RENTABLE SQUARE FOOTAGE

88.57%

AVERAGE OCCUPANCY

2.95 YEARS

WALT

NORTHWEST

MARKET

3.12 ACRES

TOTAL LAND AREA

BELOW MARKET

RENTAL RATES



INVESTMENT SUMMARY

Property	West Little York Business Park
Address	18025 West Little York Rd
City, State Zip	Katy, TX 77449
Construction	Masonry & Metal
Built	1996
# of Buildings	1
RBA	15,000
% Leased	88.57%
# of Tenants (Vacancies)	3 (1)
Clear Height	TBD
Land	3.12 AC



West Little York Business Park
18025 W Little York Rd



INVESTMENT HIGHLIGHTS



VALUE-ADD OPPORTUNITY VIA SIGNIFICANT LEASE MARK-TO-MARKET

Currently averaging 85.00% occupancy, the Property boasts **in-place cash flow with significant upside** potential immediately available via increasing rents to market and converting lease types. The Property offers new ownership the opportunity to capture market rents and capitalize on the robust upside available.



STRATEGIC LOCATION IN NORTHWEST HOUSTON

Within the submarket, the Property is **strategically located at the hard corner of West Little York and Barker Cypress** with high barriers to entry for similar product. As Houston and Katy continue to experience nation leading population growth, the availability of land to develop these types of assets is increasingly scarce.



The Property's strong market positioning offers investors a blended strategy of value-add leasing with additional development potential for unparalleled returns.

INVESTMENT HIGHLIGHTS



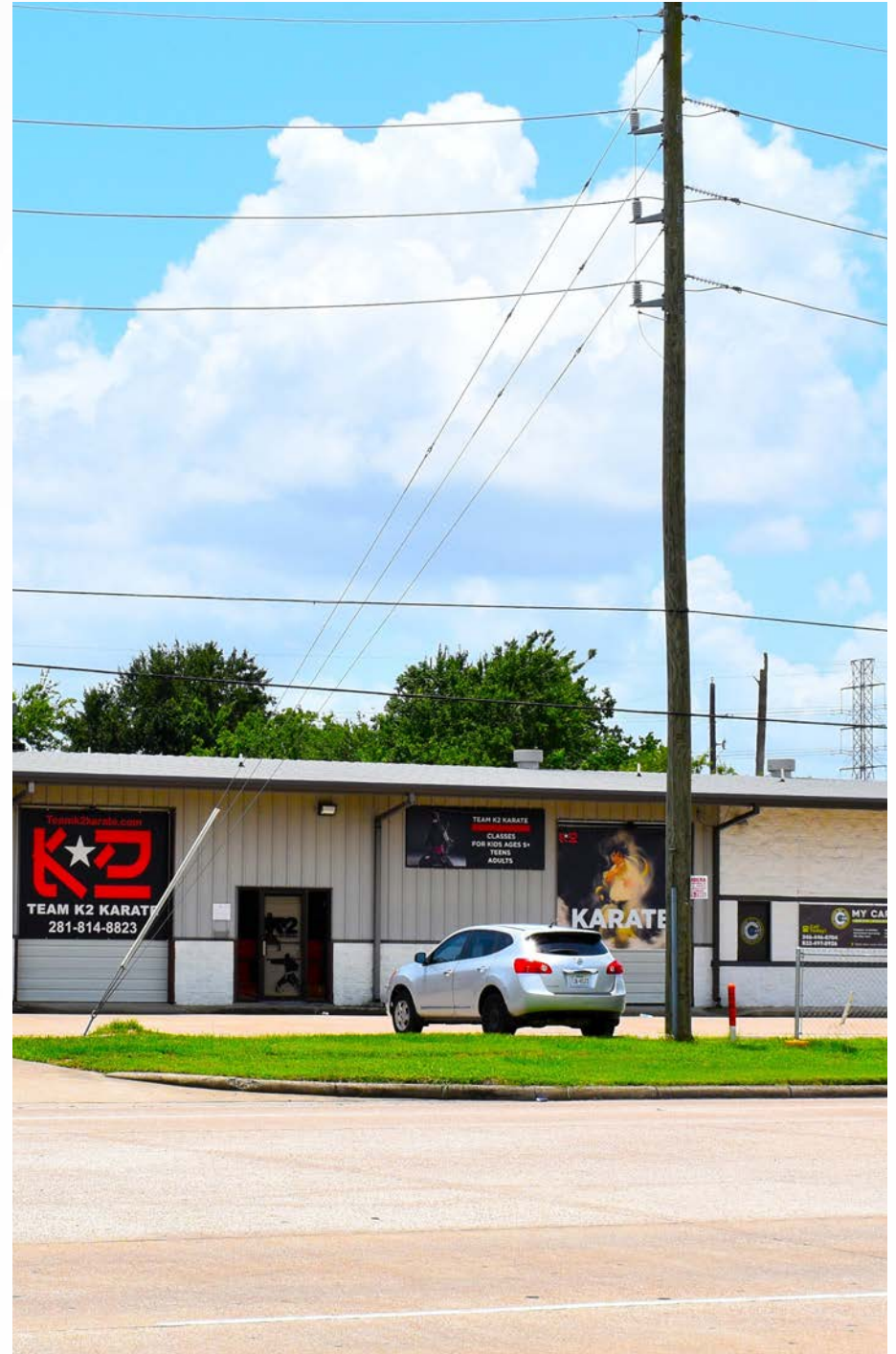
DISCOUNT TO REPLACEMENT COST

The Property is expected to transact at a significant **discount to replacement cost**. The functional industrial product that makes up the offering is nearly impossible to replicate due to the location and the lack of available land for industrial use in the surrounding areas.



ADDITIONAL LAND FOR ADDITIONAL REVENUE STREAMS

Additional 2 AC of undeveloped land for additional improvements and cash flows. Whether developing additional buildings, or simply adding additional outside storage locations for existing tenants to utilize, a new investor could fully optimize the land to increase cash flows and returns.



WEST LITTLE YORK BUSINESS PARK

CONTACT US

STEPHEN GHEDI

Vice President

sghedi@moodyrambin.com

713.773.5528

LAWTON ANDERSON

Senior Associate

landerson@moodyrambin.com

713.773.5599

JACK CORDOVA

Analyst

jcordova@moodyrambin.com

713.773.5500

DISCLAIMER

This Confidential Executive Summary has been prepared by Moody Rambin for use by a limited number of recipients. All information contained herein has been obtained from sources other than Moody Rambin, and neither Owner nor Moody Rambin, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Confidential Executive Summary does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Confidential Executive Summary. All analysis and verification of the information contained in the Confidential Executive Summary is solely the responsibility of the recipient. Moody Rambin and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Confidential Executive Summary.

Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and Moody Rambin each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Confidential Executive Summary or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The recipient ("Recipient") agrees that (a) the Confidential Executive Summary and its contents are confidential information, except for such information contained in the Confidential Executive Summary, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of Moody Rambin and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Confidential Executive Summary or its contents in any fashion or manner detrimental to the interest of the Owner or Moody Rambin or for any purpose other than use in considering whether to purchase the property. The Recipient and the need to know parties agree to keep this Confidential Executive Summary and all confidential information contained herein permanently confidential and further agree to use this Confidential Executive Summary for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Confidential Executive Summary to Moody Rambin.



Relationships in Real Estate