

FOR SALE



7011 Harrisburg Plaza

7011 Harrisburg Boulevard, Houston, Texas 77011





Sale Price **\$2,500,000.00**

Cap Rate: **6.00%**

Proforma Cap Rate: **10.15%**

Total Sq. Ft.: **14,359 SF**

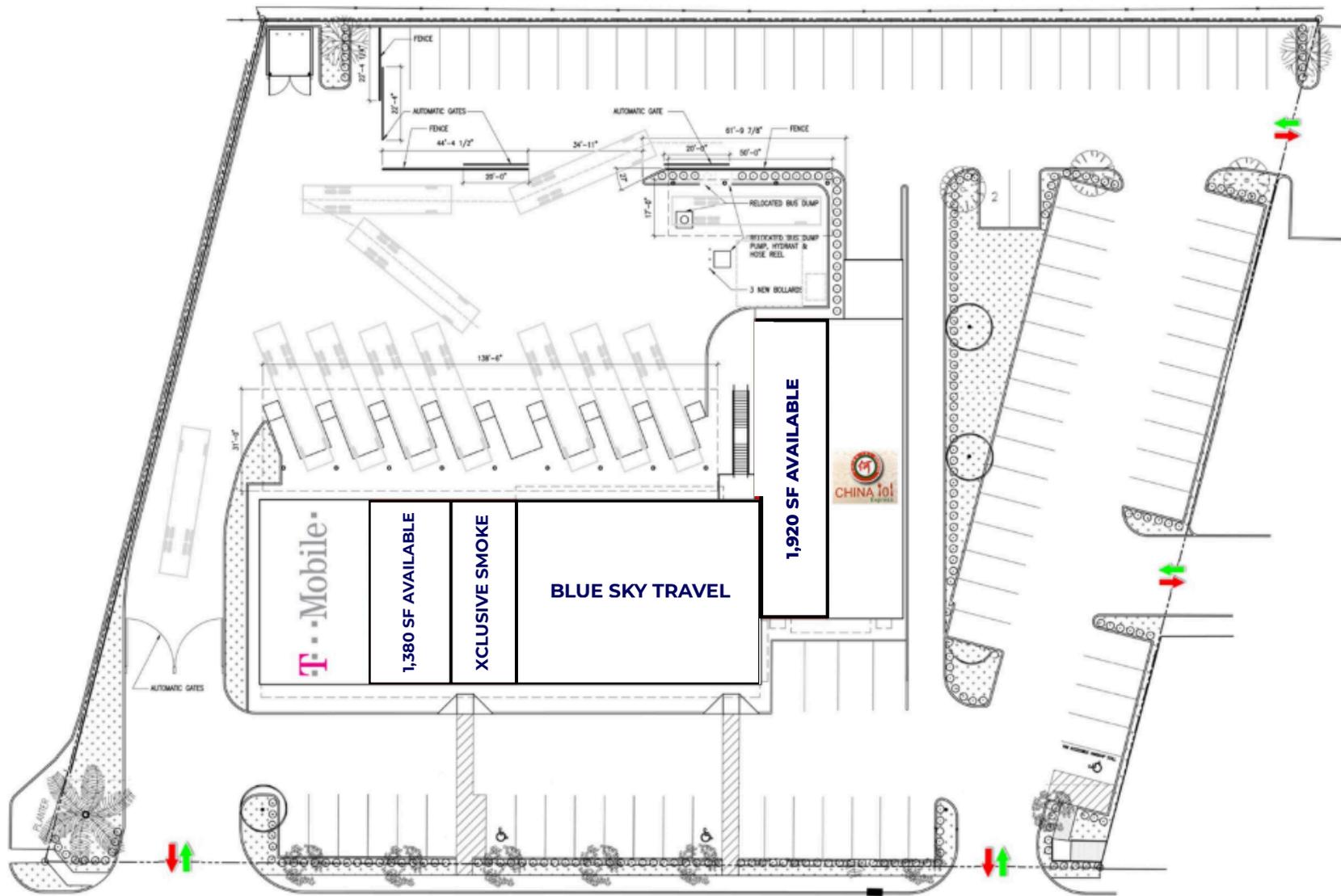
Property Highlights

- Excellent visibility
- Located on the highly dense Eado District of Houston
- Located in Opportunity Zone
- Centrally located between two major employment hubs
- Excellent access to major thoroughfares including Hwy 90 Alt, 610 Loop, US-59 & I-45



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PROPERTY INFORMATION



RENT ROLL

TENANT NAME	UNIT #	SF	LEASE BEGINS	LEASE EXPIRES	NET RENT	RENT PER SF	NNN	TOTAL	RENT INCREASES
Blue Sky Travel	100	6,000	6/1/2025	6/30/2029	\$6,000.00	\$10.00	\$4,500.00	\$9,500.00	6/01/2026 \$10,500.00
T-Mobile	200	1,870	11/1/2011	10/31/2027	\$4,828.43	\$31.00	\$50 Water fee	\$4,878.43	1/01/2027 - \$4,973.29
Vacant	260	1,380							
Xclusive Smoke	280	1,081	2/1/2026	4/30/2030	\$2,162.00	\$24.00	\$626.98	\$2,788.98	
China 101 Express	300	2,128	3/1/2018	2/29/2028	\$4,078.67	\$23.00	\$1,892.32	\$5,970.99	
Vacant	500	1,920							
TOTALS		14,359			\$17,069.10		\$7,019.30	\$20,299.42	



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Rent Roll

Income:	<u>ACTUAL</u>	<u>PROFORMA</u>
Annual Rent	\$192,829.20	\$270,829.20
Expense Reimbursements	\$84,231.60	\$107,199.60
Total Income:	\$277,060.80	\$378,028.80

Expenses: Budget		
Taxes:	\$59,485.27	\$59,485.27
Insurance:	\$20,507.34	\$20,507.34
Landscape/Maint/Utilities	\$34,945.01	\$34,945.01
Management Fee	\$12,000.00	\$12,000.00
Total Expenses:	\$126,937.62	\$126,937.62

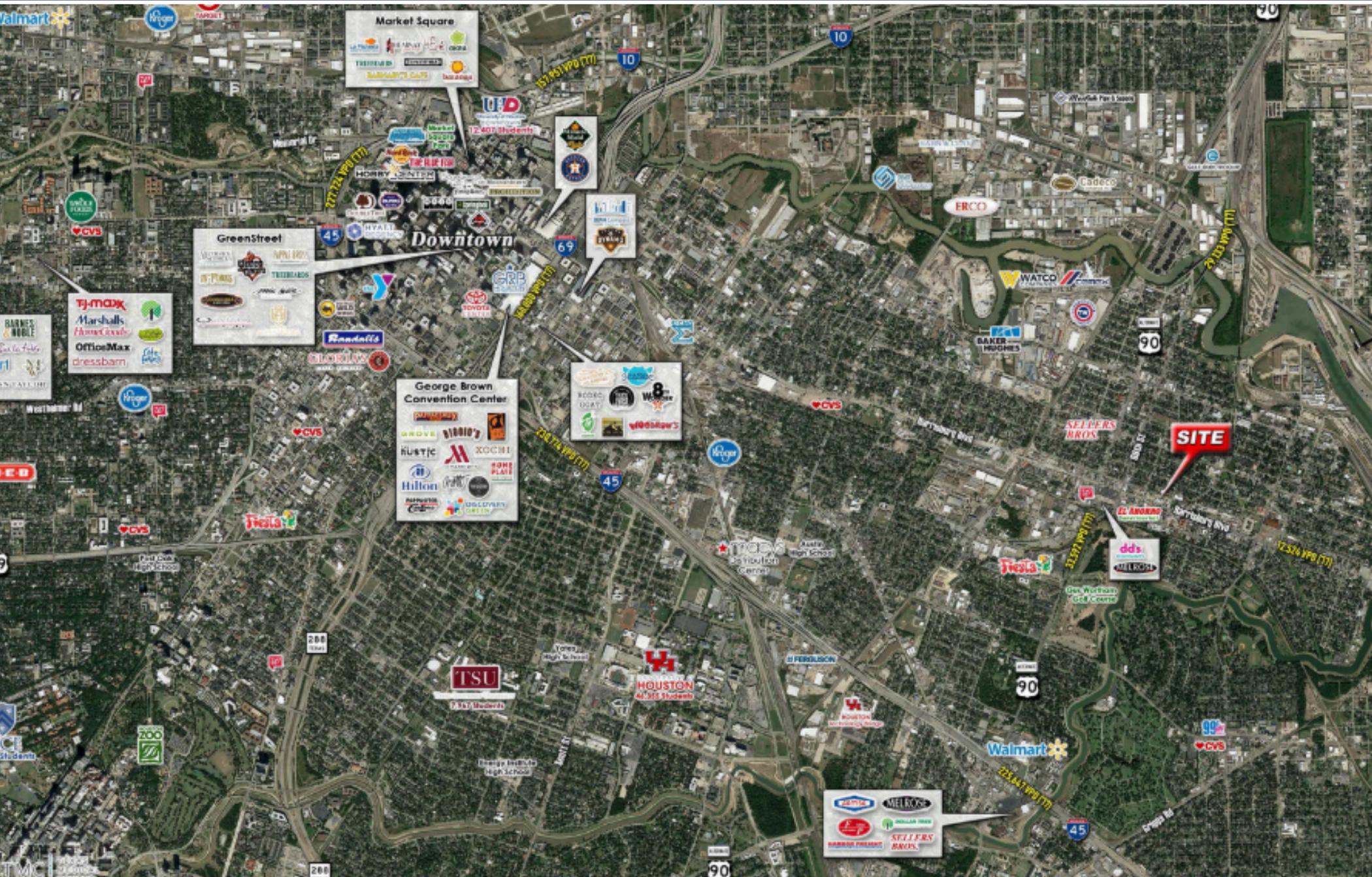
Net Operating Income:	\$150,123.18	\$251,091.18
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Price:	\$2,500,000.00	\$2,500,000.00
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CAP Rate:	6.00%	10.04%
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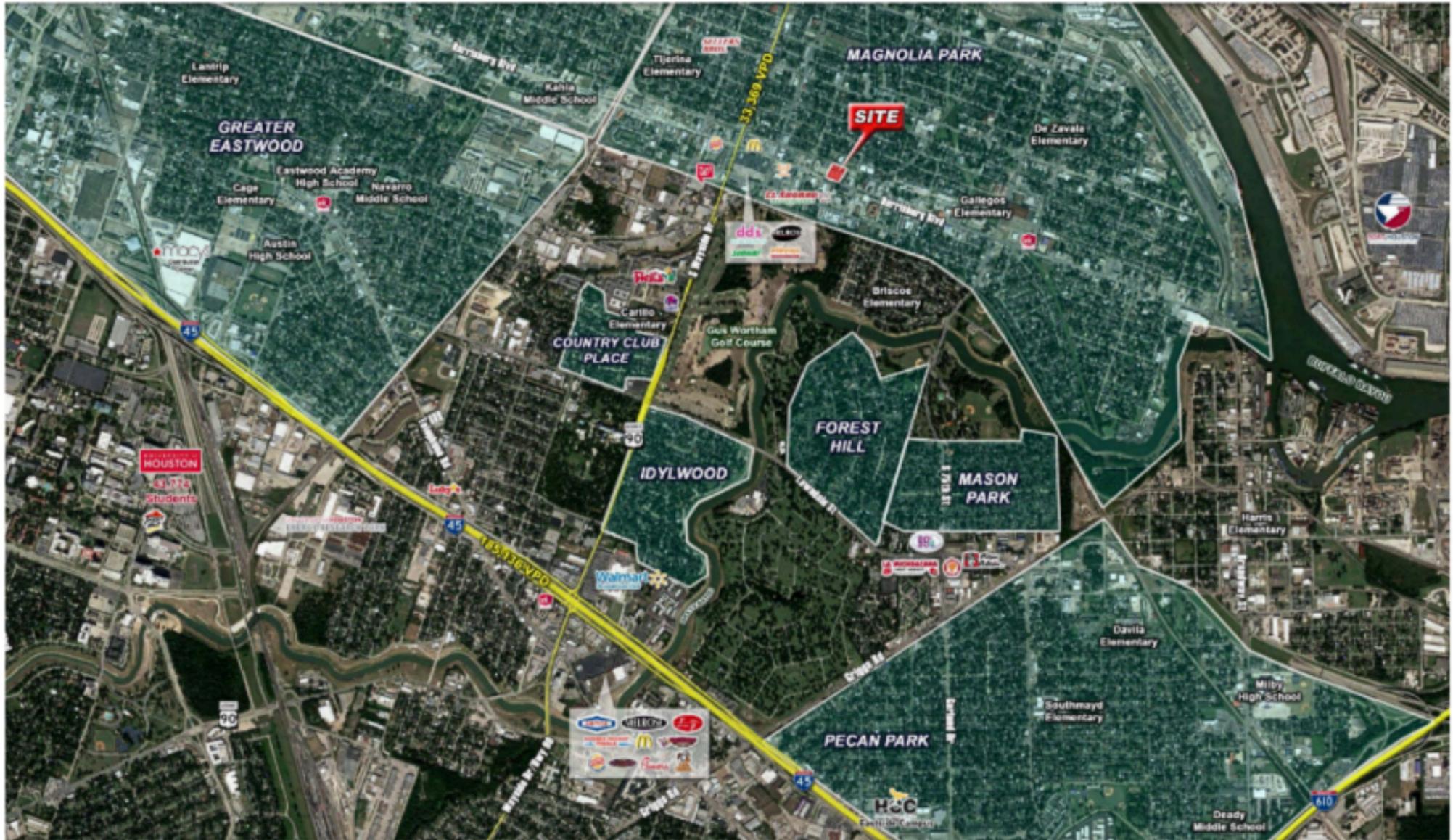


2018 Population
(3 mi Radius)
123,390

Average HH Income
(3 mi Radius)
\$49,196

Households
(3 mi Radius)
37,464

2023 Population
(3 mi Radius)
127,830



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DEMOGRAPHICS



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 awritten 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 teh buyer and must place the intrests 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.

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

Regulated by the Texas Real Estate Commision

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

