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# Humble Westfield

8717 Humble Westfield  
Building D  
Houston, TX MSA  
**STNL**

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## INVESTMENT SUMMARY

TENANT:	Kilgore Engineering
STREET ADDRESS:	8717 Humble Westfield Building D
CITY:	Houston
STATE:	Texas
ZIP:	77338
GLA:	±5,990 SF
YEAR BUILT:	2016



Established local business that has been operating for several years - very profitable and steadily growing.

Triple Net (NNN) Lease - 3 year

Recent Construction - The building is one of several in a deed restricted business park, constructed in 2016 and features modern stone and stucco store fronts.

Attractive Rental Increase to Hedge Against Inflation - The lease will feature a one time - 3.00% increase halfway through the 3-year term.

Excellent Semi-retail location near US 59 and FM 1960- The subject property has signage rights on busy FM 1960 to provide more of a retail identity.

PURCHASE PRICE

**\$1.095MM**

NOI

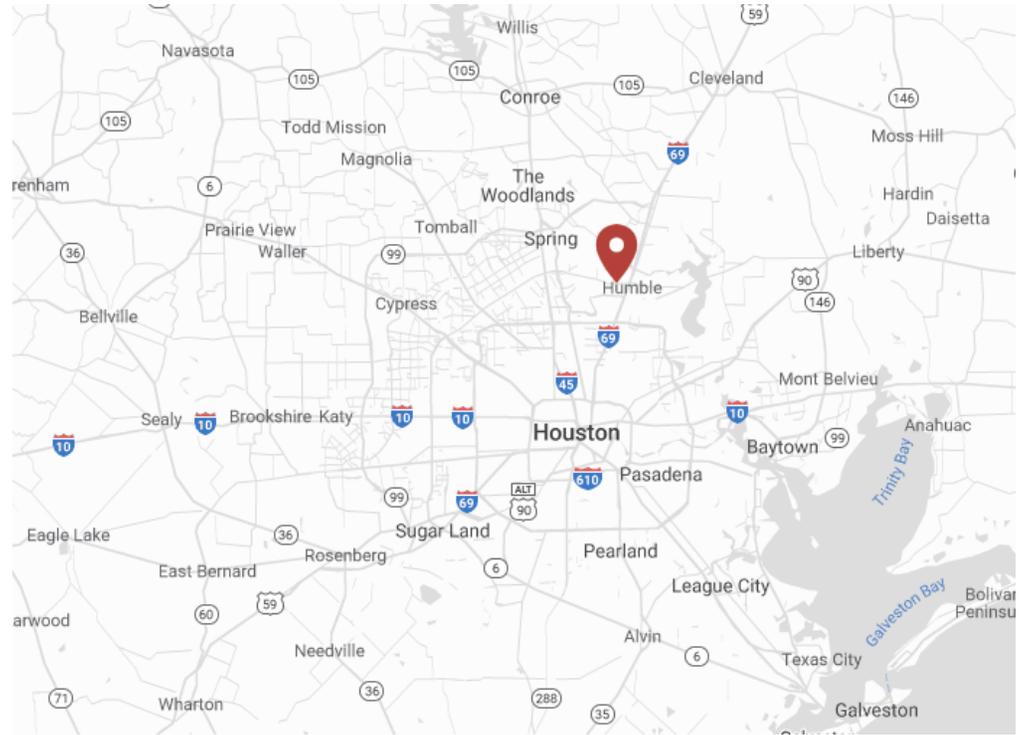
**\$80K**

CAP RATE

**7.3%**

# LEASE SUMMARY

LEASE TYPE:	Triple Net
TYPE OF OWNERSHIP:	Fee Simple
ORIGINAL LEASE TERM:	3 Years
COMMENCEMENT DATE:	04/01/26
LEASE EXPIRATION:	03/31/29
TERM REMAINING:	3 Years
INCREASES:	Varies Each Year
OPTIONS:	No
REAL ESTATE TAXES:	Tenant Responsibility
INSURANCE:	Tenant Responsibility
LEASE GUARANTOR:	Personal Guarantee

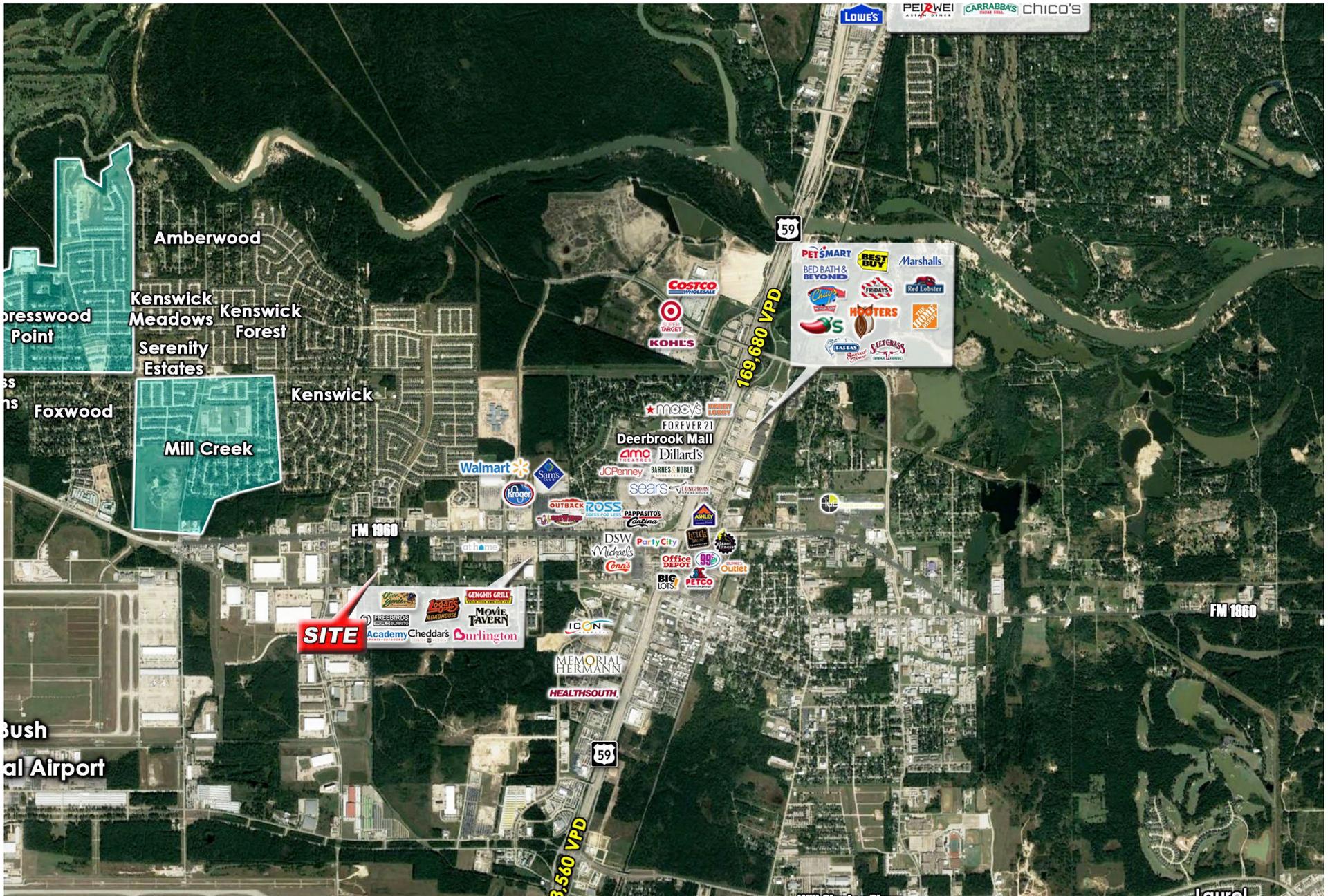


**Houston MSA - The Houston MSA population is the largest of any metropolitan area in the state of Texas and is experiencing explosive population growth in a strong diversified economy.**

**Strategically Located in a Major Retail Corridor - The property is located across from Deerbrook Mall, and in close proximity to many major national retailers.**

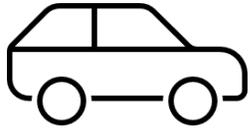
**Minutes Away from IAH Airport.**

# RETAILER AERIAL





# INVESTMENT HIGHLIGHTS



VEHICLES PER DAY

**>20 K**

HUMBLE WESTFIELD RD

**>50 K**

FM 1960



TOTAL POPULATION

**44 K**

3 MILE RADIUS

**126 K**

5 MILE RADIUS



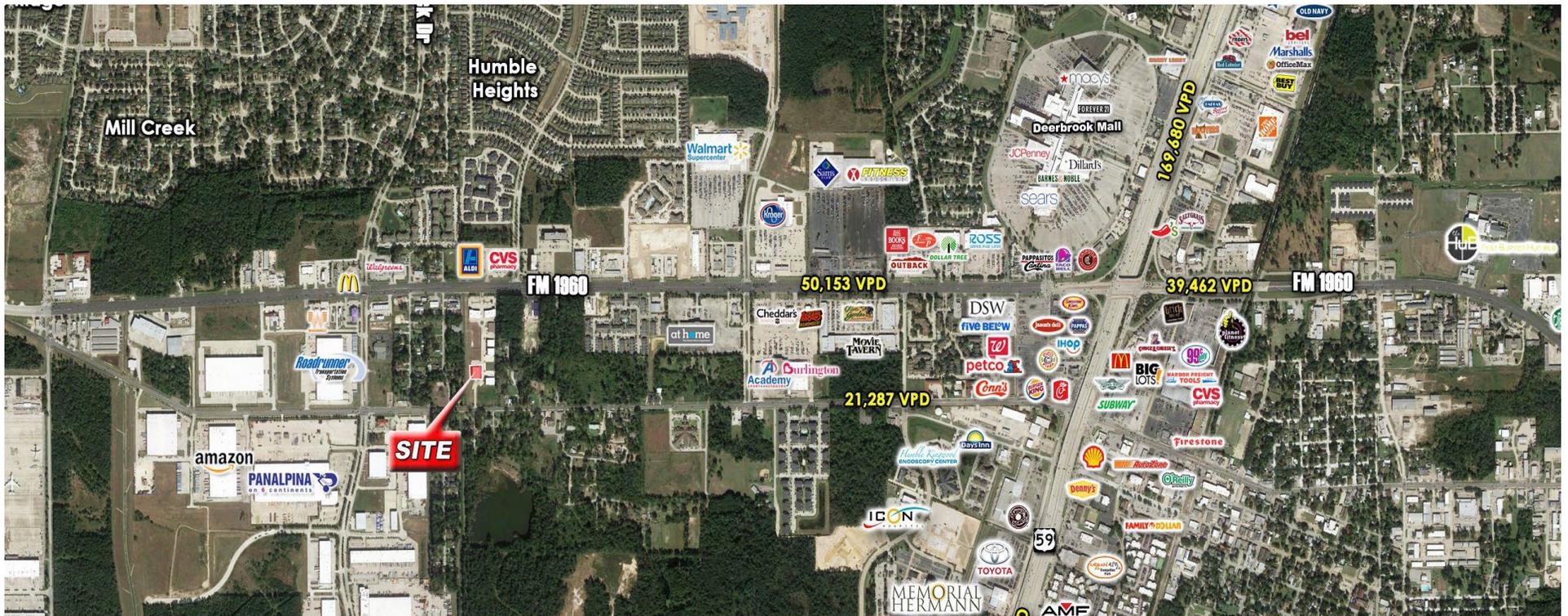
AVG. HOUSEHOLD INCOME

**66 K**

3 MILE RADIUS

**80 K**

5 MILE RADIUS

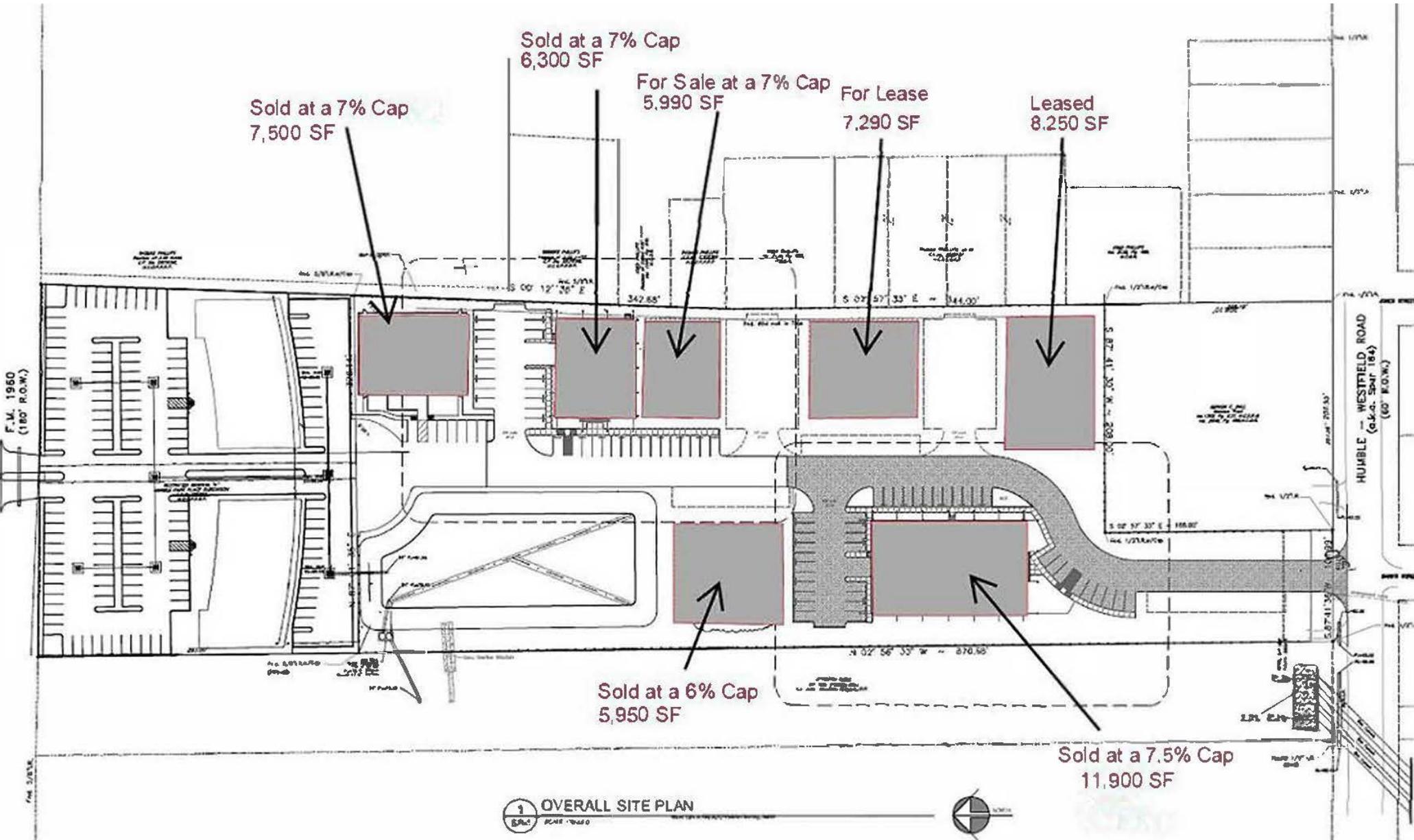


# RENT SCHEDULE

PERIOD	TERM	ANNUAL RENT	MONTHLY RENT	INCREASE	CAP RATE
Year 1	Base Term	\$79,968.00	\$6,664.00	-	7.00%
Year 2	Base Term	\$81,368.00	\$6,780.67	1.75%	7.12%
Year 3	Base Term	\$82,368.00	\$6,864.00	1.23%	7.21%



# SITE PLAN

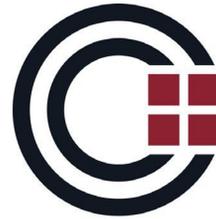


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