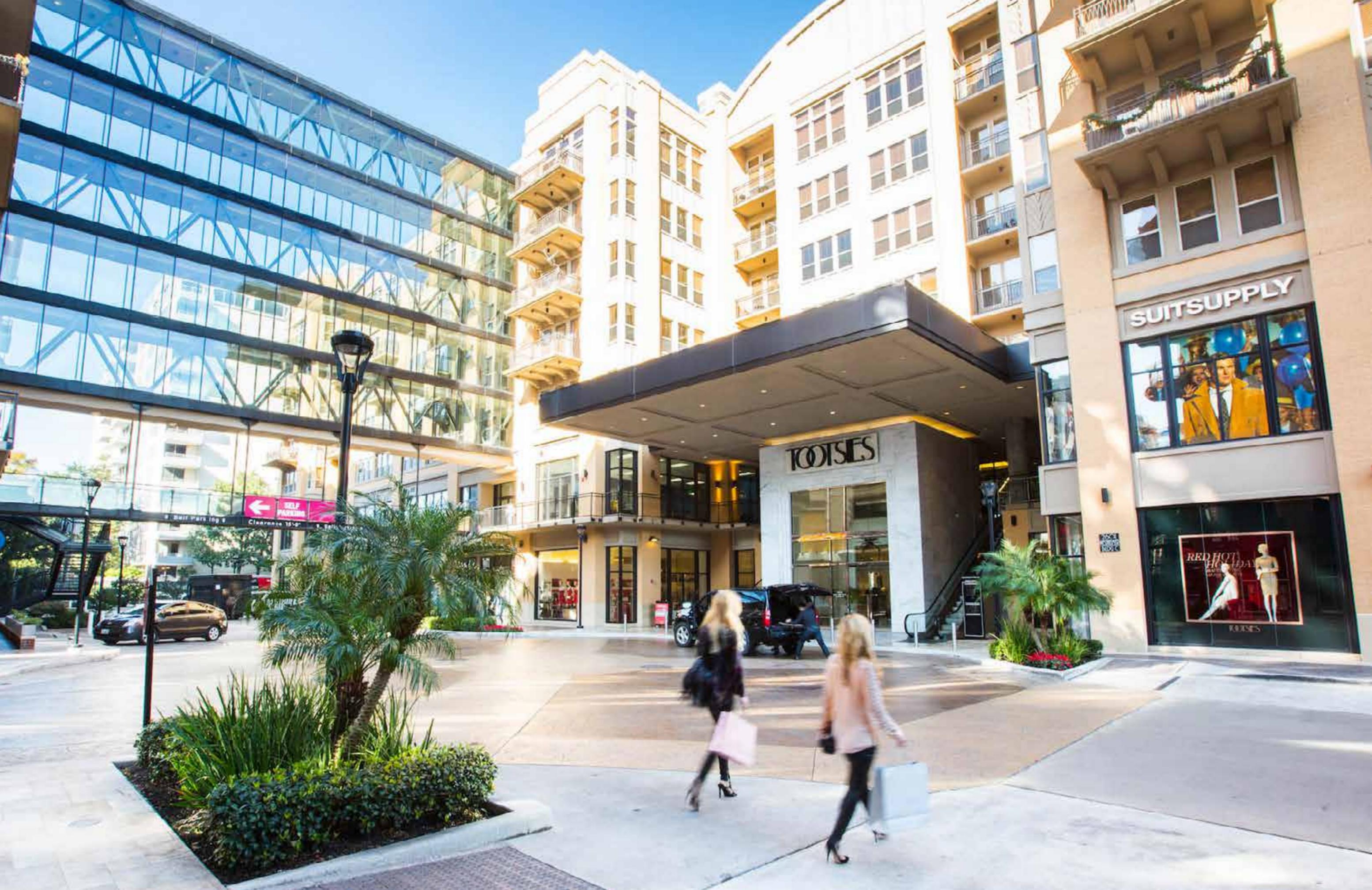


Arrive.
RIVER OAKS®



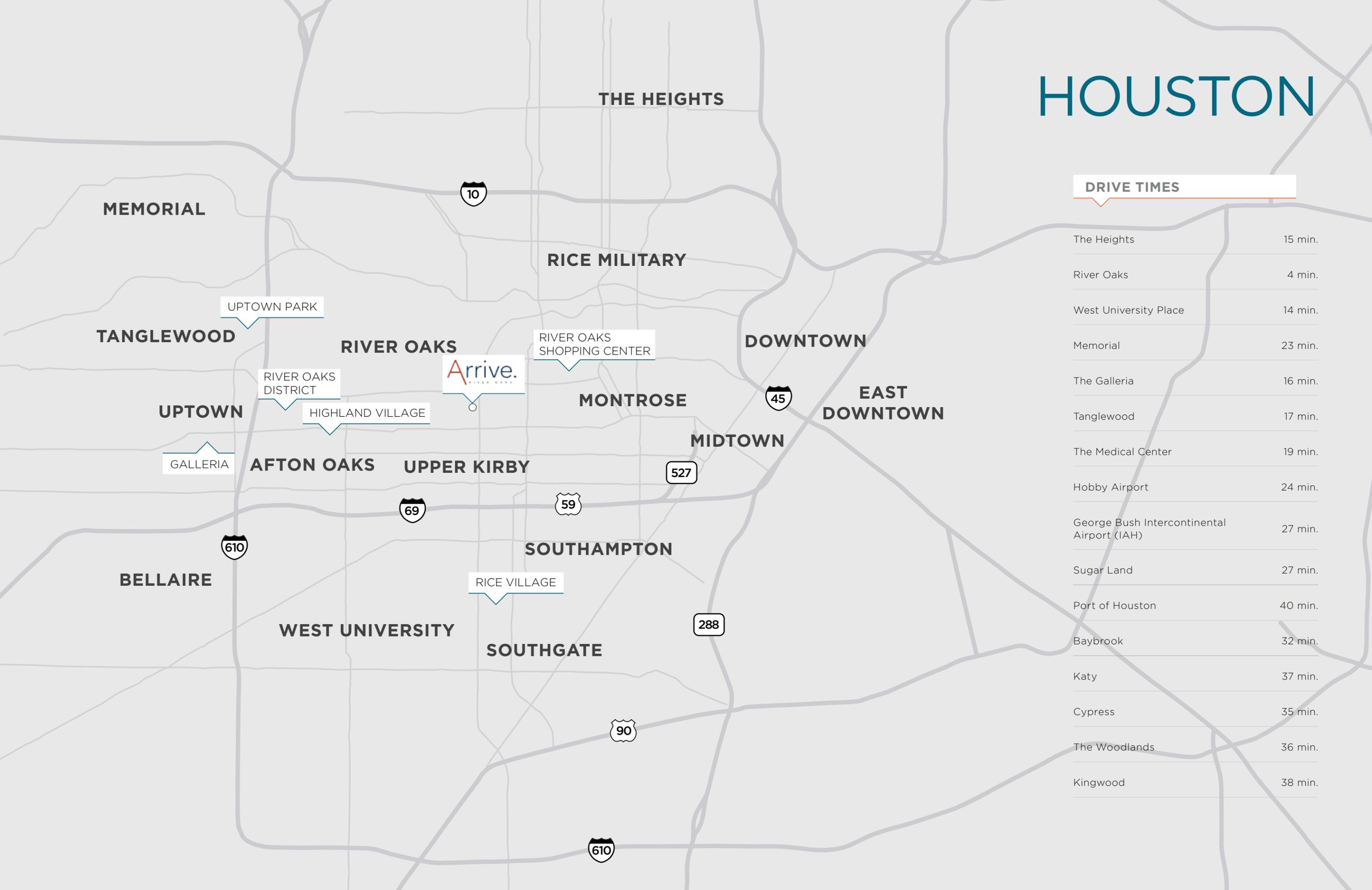
← SELF PARKING
Clearance 15'-0"

TOOTSIES

SUITSUPPLY

RED HOT
WEDNESDAY
TOOTSIES

HOUSTON



DRIVE TIMES

| | |
|--------------------------------------------|---------|
| The Heights | 15 min. |
| River Oaks | 4 min. |
| West University Place | 14 min. |
| Memorial | 23 min. |
| The Galleria | 16 min. |
| Tanglewood | 17 min. |
| The Medical Center | 19 min. |
| Hobby Airport | 24 min. |
| George Bush Intercontinental Airport (IAH) | 27 min. |
| Sugar Land | 27 min. |
| Port of Houston | 40 min. |
| Baybrook | 32 min. |
| Katy | 37 min. |
| Cypress | 35 min. |
| The Woodlands | 36 min. |
| Kingwood | 38 min. |

LOCALE

BAYOU CITY

4TH

Most populous city

7M

People living in metro

5TH

Largest metro

1.13M

New residents gained 2010-2018

TOURISM



Houston Livestock Show and Rodeo broke paid attendance records in 2015 with

1,377,477

attendees

Annual Festivals & Events:

- Chevron Houston Marathon
- Mardi Gras! Galveston
- Bayou City Art Festival
- BP MS 150
- Shell Houston Open
- The Nutcracker Market

ARTS & CULTURE



9.2M

Museum District annual visitors



17TH

Largest museum in the nation — Museum of Fine Arts

500

Institutions devoted to arts, science and history

19

Cultural institutions to explore

POPULATION

7M

People live in the Houston MSA

7.8M

2023 projected population

2.02%

2018-2023 projected population growth



370

Developed municipal parks



2.55M

Houston Zoo visitors in 2016

7,800

Acres of George Bush Park, largest county park in the U.S.

6,000

Animals in residence

HH INCOME



\$64,711

2018 median household income



\$33,140

2018 per capita income



91

Foreign Consulates



145

Different languages spoken

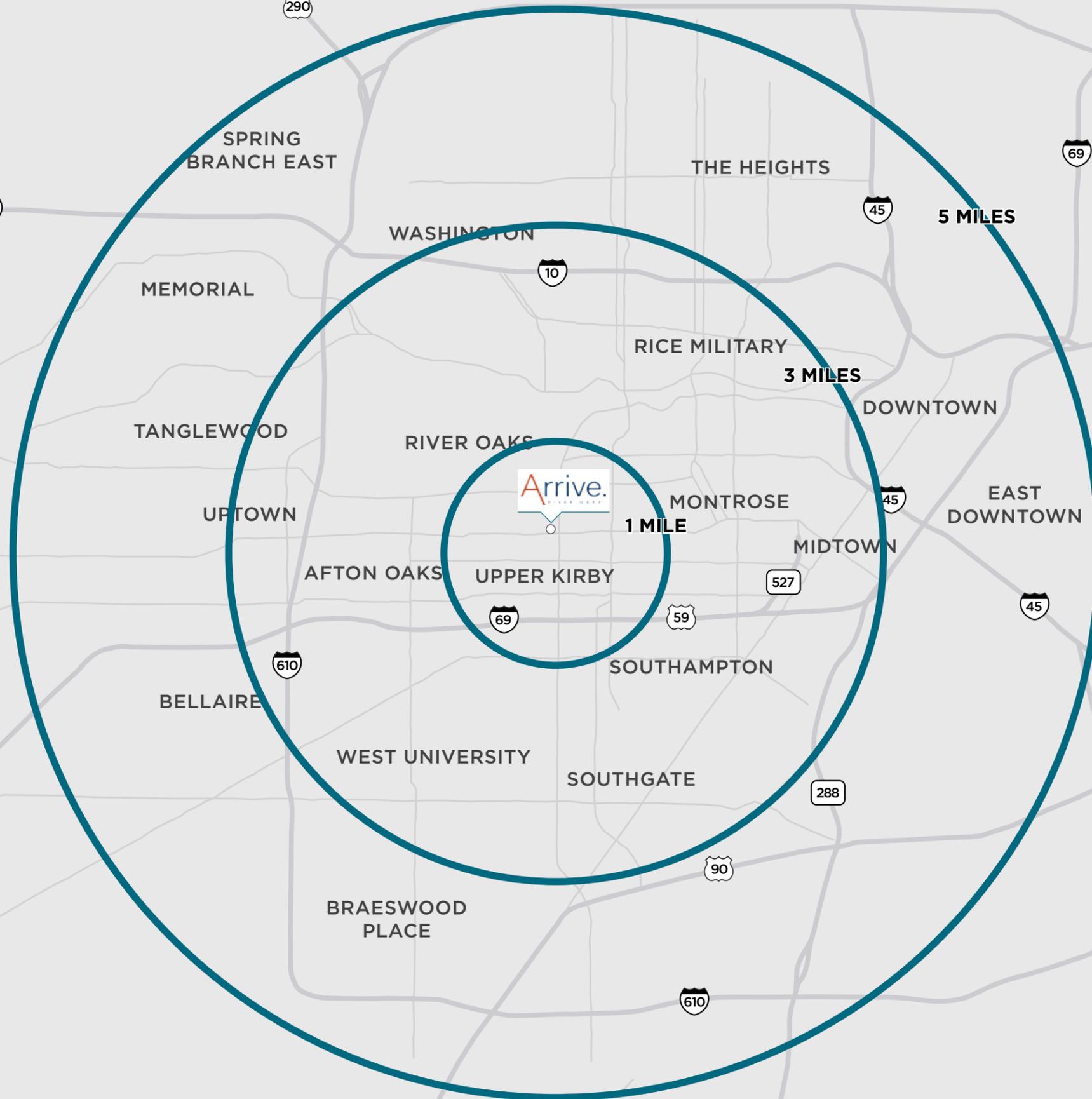


800

Foreign-owned firms



LOCAL



1 Mile 3 Miles 5 Miles

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|-------------|--------|---------|---------|
| 2018 | 23,897 | 203,589 | 534,703 |
| 2023 | 26,501 | 229,708 | 588,505 |

DAYTIME POPULATION

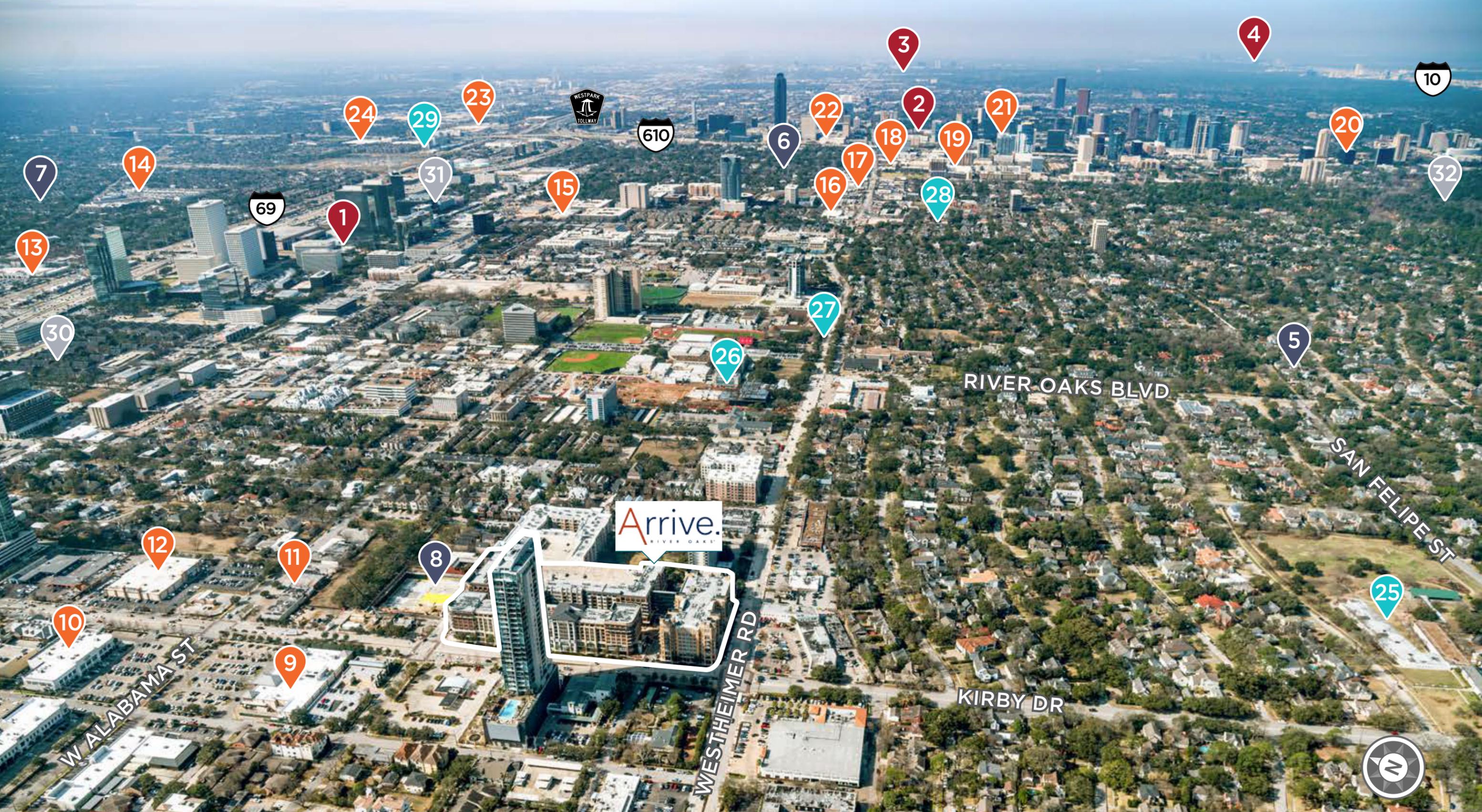
| | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|-----------|
| 2018 | 38,376 | 512,353 | 1,037,208 |
| Workers | 29,405 | 432,720 | 797,455 |

MEDIAN HOME VALUE

| | 1 Mile | 3 Miles | 5 Miles |
|-------------|-----------|-----------|-----------|
| 2018 | \$497,294 | \$464,949 | \$388,037 |
| 2023 | \$503,233 | \$476,376 | \$414,841 |

AVERAGE HH INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|-------------|-----------|-----------|-----------|
| 2018 | \$147,272 | \$147,126 | \$119,770 |
| 2023 | \$160,809 | \$160,869 | \$132,858 |



EMPLOYMENT

- 1 Greenway Plaza
- 2 Galleria Uptown District
- 3 Westchase District
- 4 Energy Corridor

RESIDENTIAL

- 5 River Oaks
- 6 Afton Oaks
- 7 West University Place
- 8 Hanover

RETAIL

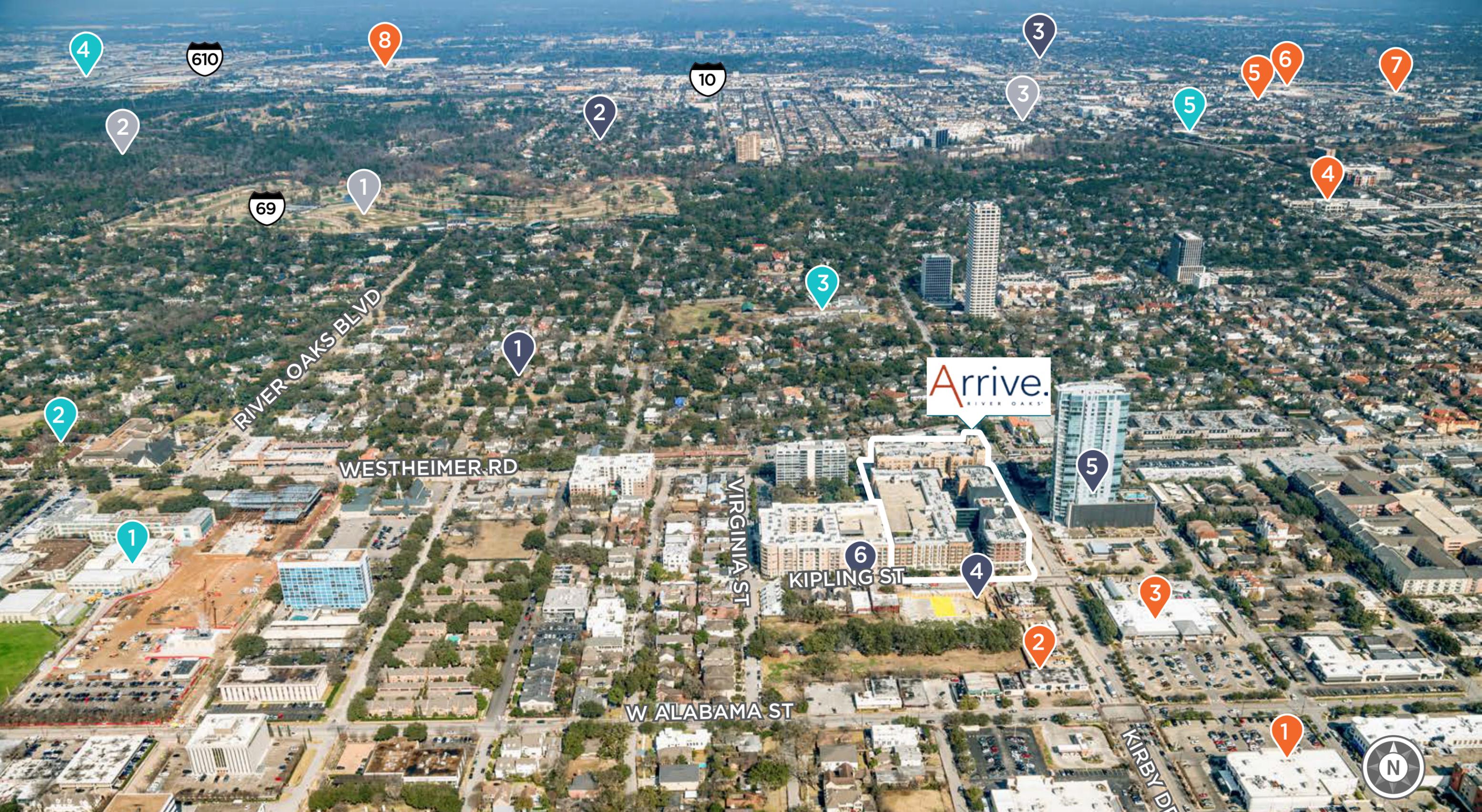
- 9 Whole Foods Market
- 10 Centre at River Oaks
- 11 Future HEB
- 12 Bed Bath & Beyond
- 13 Plaza in the Park
- 14 Wesleyan Plaza
- 15 Greenway Commons
- 16 Central Market
- 17 Highland Village
- 18 River Oaks District
- 19 Target
- 20 Uptown Park
- 21 BLVD Place
- 22 The Galleria
- 23 Walmart Supercenter
- 24 Home Depot

SCHOOLS

- 25 River Oaks Elementary School
- 26 Lamar High School
- 27 St. John's School
- 28 River Oaks Baptist School
- 29 Houston Community College

POINTS OF INTEREST

- 30 Levy Park
- 31 Edwards Greenway Theater
- 32 Memorial Park



RESIDENTIAL

- 1 River Oaks
- 2 Rice Military
- 3 Houston Heights
- 4 Hanover
- 5 2727 Kirby
- 6 Giorgetti

RETAIL

- 1 Centre at River Oaks
- 2 HEB
- 3 Whole Foods Market
- 4 River Oaks Shopping Center
- 5 Walmart Supercenter
- 6 Sprouts Farmer's Market
- 7 Kroger

SCHOOLS

- 8 Houston Design Center
- 1 Lamar High School
- 2 St. John's School
- 3 River Oaks Elementary School
- 4 Awty International School

POINTS OF INTEREST

- 5 St. Thomas High School
- 1 River Oaks Country Club
- 2 Memorial Park
- 3 Washington Ave

TENANTS



SUIT SUPPLY



CASA



PONDICHERI



ISLE PEDI SPA



DOUGLAS ELLIMAN



BRSH DENTAL



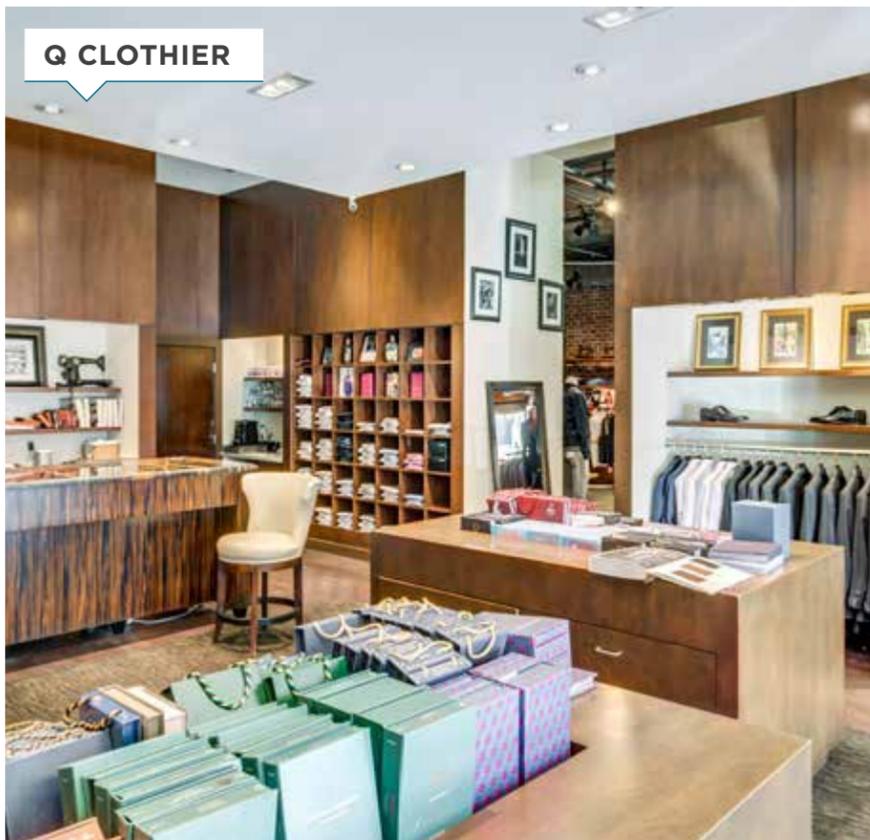
MILK + HONEY



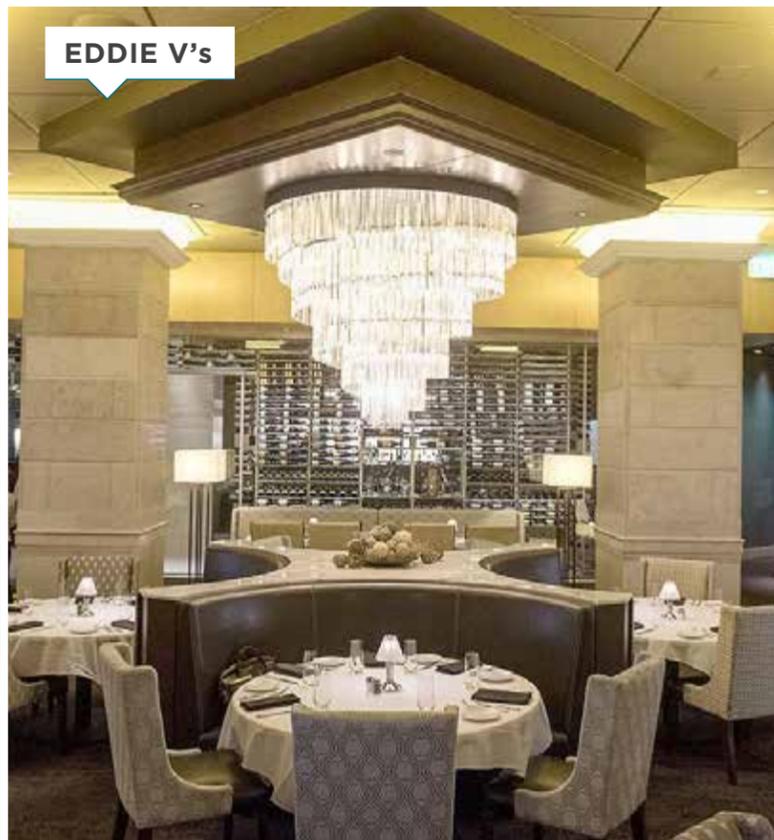
ANN SACKS



RYE 51



Q CLOTHIER



EDDIE V's



TOOTSIE'S

LEVEL 1



LEVEL 2





OFFICE SPACE

AVAILABILITIES

| | | | |
|-------|----------|------------------------------|--------------------------------|
| A-200 | 6,317 sf | Virtual Tour | View Floorplan |
| A-210 | 2,526 sf | Virtual Tour | View Floorplan |

| | |
|-------|----------|
| A-132 | 9,377 sf |
| B-120 | 2,860 sf |

PROPERTY DETAILS

| | |
|-----------------------------|------------------------------------|
| Owner | FPA Multifamily |
| Address | 2800 Kirby Dr Houston, TX 77098 |
| Class | A |
| Total NRA | 194,000 sf |
| Floors | 2 |
| Smallest/Largest Contiguous | 2,526 sf / 6,317 sf |
| Starting Rental Rate | \$30 NNN |

| | |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Operating Expenses | \$21.24 |
| Add-on Factor | 11.23% |
| Parking Ratio & Rate | 3/1,000 Free Garage |
| T.I. Allowance | Negotiable |
| Amenities | High ceilings Floor-to-ceiling windows Restroom & breakroom in each suite Onsite property management Management conference room available 24/7 security Mixed-use with abundant dining & retail |



OUTDOOR SPACES





CRYSTAL ALLEN

Managing Director

713-270-3360

Crystal.Allen@transwestern.com

PAULA MUSA

Vice President

713-231-1630

Paula.Musa@transwestern.com

EVELYN WARD, CCIM, SIOR

Senior Vice President

713-270-3352

Evelyn.Ward@transwestern.com



RED TAIL ACQUISITIONS, LLC
COMMERCIAL REAL ESTATE INVESTMENTS



TRANSWESTERN

REAL ESTATE SERVICES

FPA  MULTIFAMILY
SEARCHING FOR OPPORTUNITY