

26410 Oak Ridge Dr

Confidential Offering Memorandum



Houston International Realty

26406 Oak Ridge Dr Ste200 The Woodlands, TX 77380 | 281-363-2845

Birds Professional Center



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Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates - Houston in compliance with all applicable fair housing and equal opportunity laws. This is not intended to be an appraisal of the market value of the property.



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Birds Professional Center is located on the West side of Interstate 45 North in Spring, which is adjacent to The Woodlands, which is a master planned Community, designed as a community where people can live, work and play with out having to commute to the big City.

With over 100,000 people living in the Woodlands and over 40,000 jobs the area has experienced an incredible growth and has seen the need of all types of developments to full fill the needs of the inhabitants.

The site for **Birds Professional Center** was at some point a residential lot with no deed restrictions. The whole area has seen transformation into office buildings in the past 10 years. It's location is convenient to local residents and commuters, offering easy access to major roads, amenities and large Corporate centers such as Exxon, SWN, Anadarko and many more.

The area has been transformed from single family residential dwellings into single and multi-tenant office buildings, with mature trees in most properties and vast parking spaces to keep the streets parking free. **Birds Professional Center** offers a total of 8,000 SqFt of office divided in a single story building. The buildings was built with metal frames, composition roofs and a combination of stucco, brick and metal side walls. Prospect tenants are small Companies or Entrepreneurs, services providers who need professional space at a reasonable price in The Woodlands area.

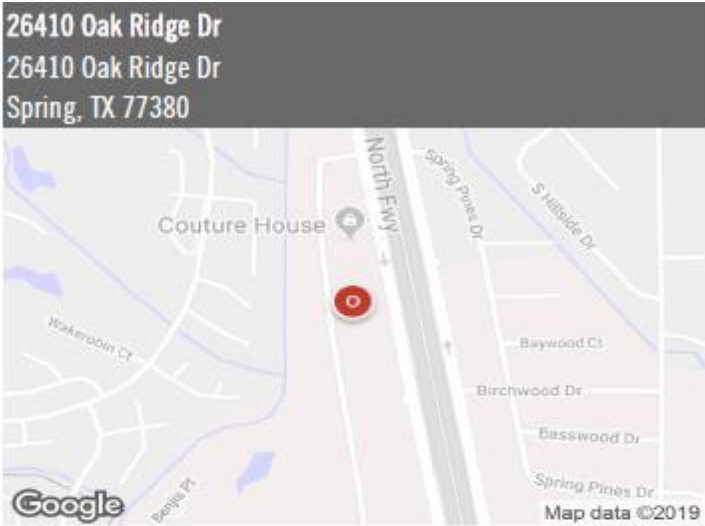
Crown Point Developments has been a pioneer in the redevelopment of this area, with several successful projects built, leased and sold in the past 10 years.

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Property & Investment Highlights

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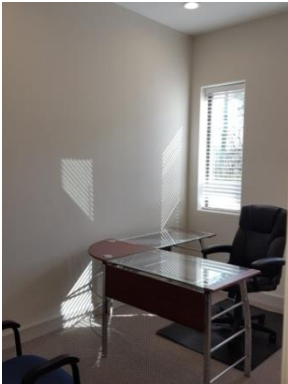
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PROPERTY DATA - Office

| | | | | | |
|------------------------|---------------|-----------|---------------|--------------------|---------------------|
| Building Size | 8,000 SF | # Floors | 1 | Construction Type | Brick |
| Specific Use | Mixed Use | Elevators | | Typical Floor Size | |
| Building Class | B | Condo | No | Parking | / |
| Building Status | Existing | Lot Size | | Owner | |
| Occupancy Type | Single-Tenant | Zoning | | Market Area | CG - Woodlands West |
| Year Built / Renovated | / | APN | 7640-01-10200 | Load Factor | |

The information supplied herein is from sources we deem reliable. Is is provided without representation, warranty or guarantee, expressed or implied to its accuracy. Prospective Buyer should conduct an independent investigation and verification of all matters deemed to be material. Consult your attorney, accountant or other professional advisors.



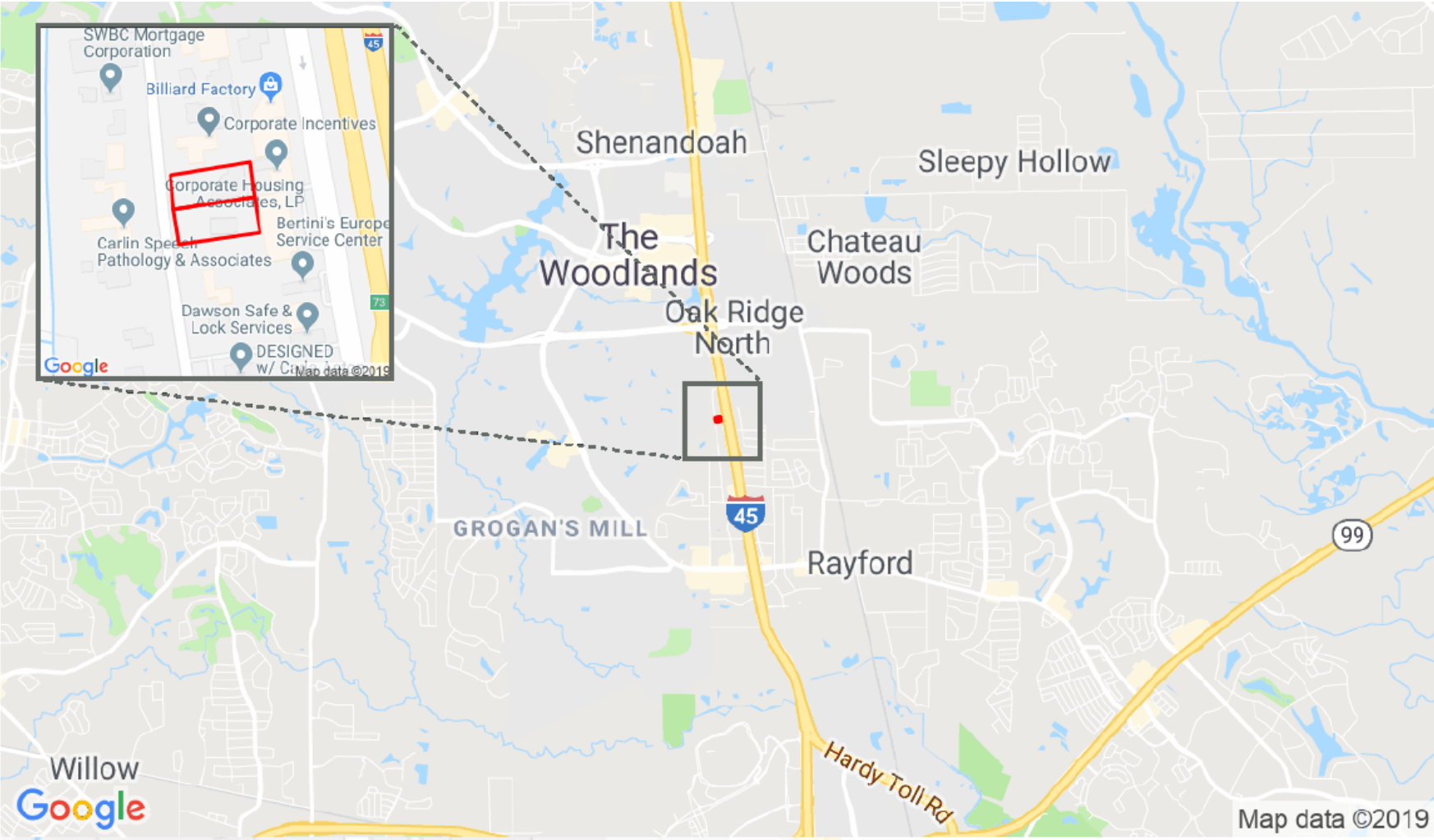


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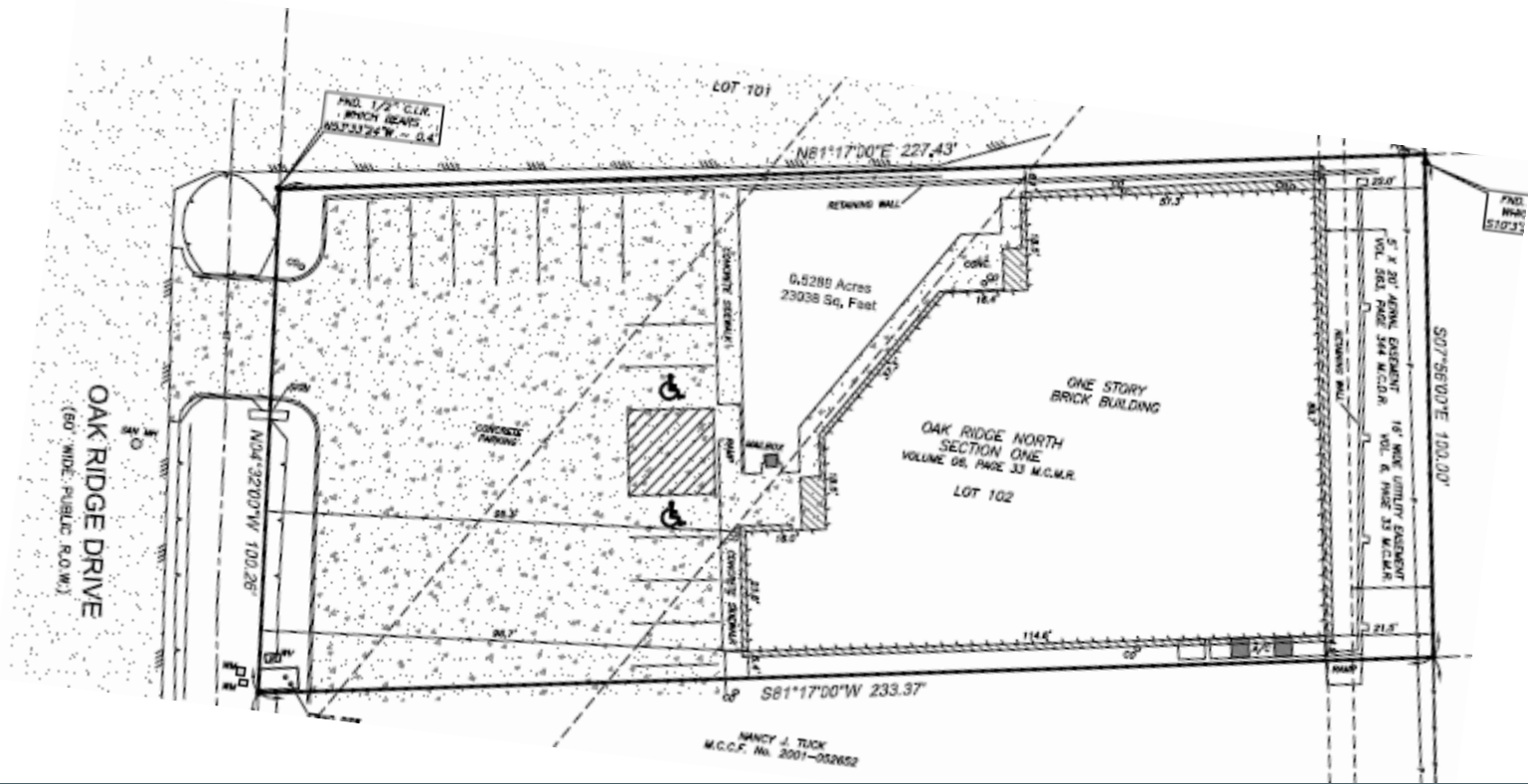
Location Map

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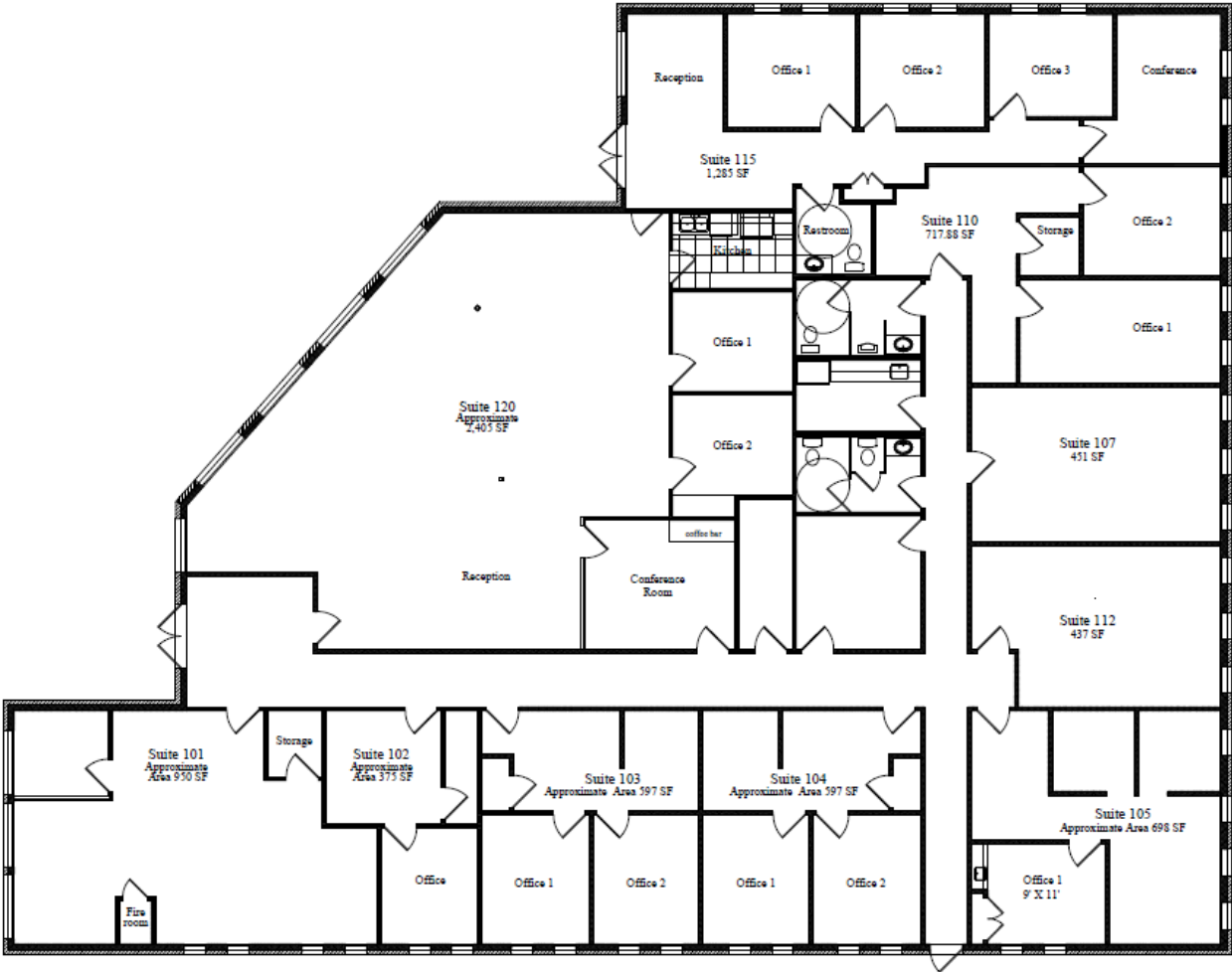


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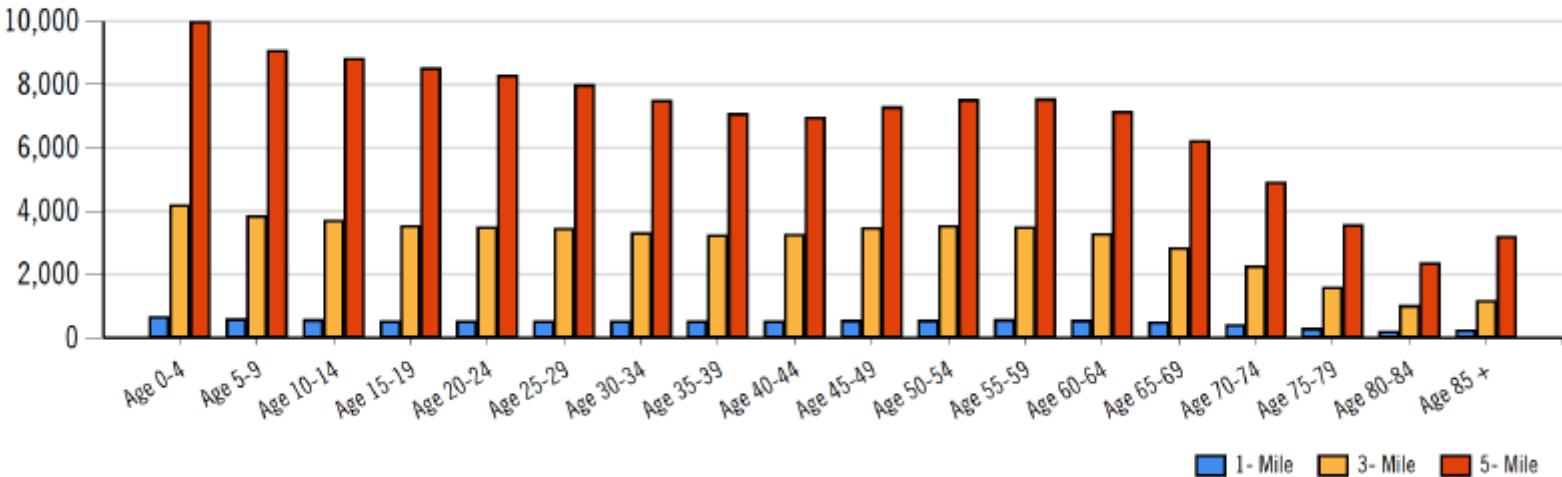
Proforma Income/Expense

| | |
|--|-----------|
| Building SF | 8,000 |
| Sales Price | 2,290,000 |
| Annual rent x SF | 21.00 |
| Annual NNN* x SF | 5.95 |
| Annual rent Income | 168,000 |
| Annual NNN Income | 47,600 |
| Total Income @ 100% Occupancy | 215,600 |
| NNN = Taxes, Insurance, Maintenance | 47,600 |
| Other | 2,000 |
| Total Expenses | 49,600 |
| Annual Income - Expense | 166,000 |
| Annual ROI | 7.2% |
| Estimated Sales Price Year 5 | 2,862,500 |
| Capital Gain on Sale | 572,500 |
| Total Return in 5 years (Rent Income + Capital Gain) | 1,402,500 |
| Total ROI year 5 | 61.24% |
| Average Annual ROI | 12.25% |

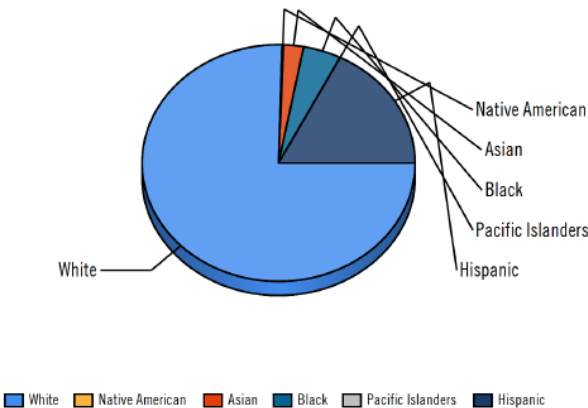
*NNN Is revised and ajusted annualy with most tenants

All data and assumptions regarding financial analysis and performance, including that used for financial modeling purposes, may differ from actual data or performance and do not represent a promise of performance or conditions. Buyer should prepare its own financial projections and analysis.

Population by Distance and Age (2018)



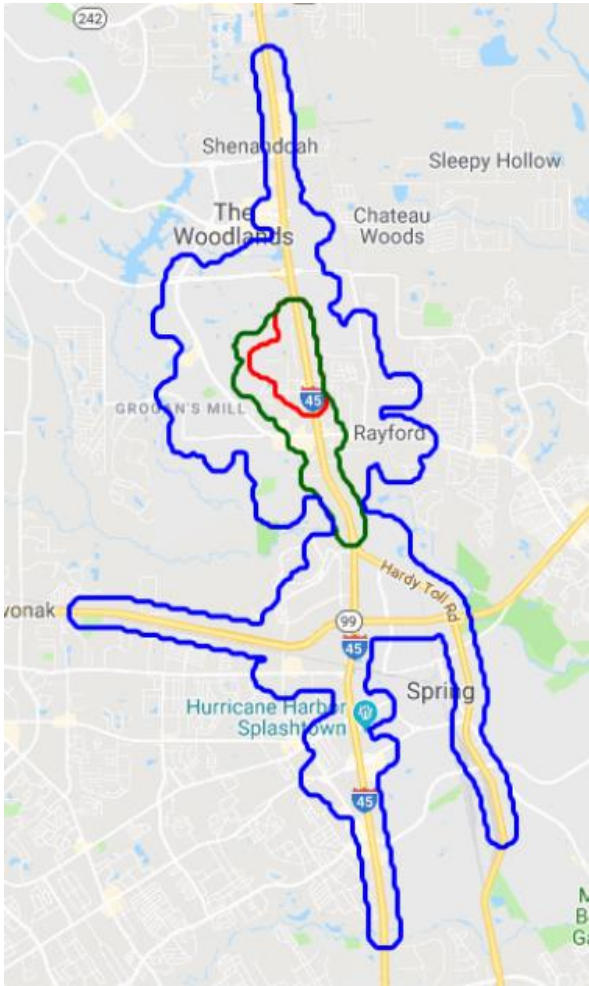
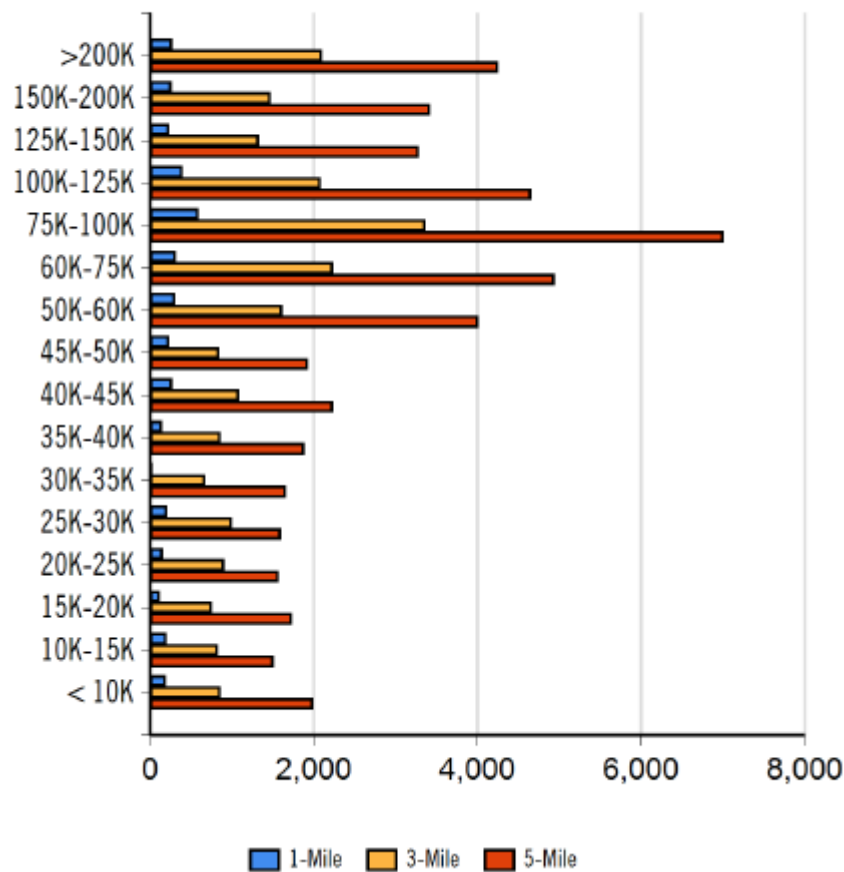
Ethnicity within 5 miles



Employment by Distance

| Distance | Employed | Unemployed | Unemployment Rate |
|----------|----------|------------|-------------------|
| 1-Mile | 4,697 | 169 | 1.61 % |
| 3-Mile | 28,924 | 715 | 1.80 % |
| 5-Mile | 63,822 | 1,471 | 1.87 % |

Household Income





| Radius | Median Household Income |
|--------|-------------------------|
| 1-Mile | \$83,054.13 |
| 3-Mile | \$78,603.70 |
| 5-Mile | \$85,018.74 |

| Radius | Average Household Income |
|--------|--------------------------|
| 1-Mile | \$92,489.38 |
| 3-Mile | \$90,689.43 |
| 5-Mile | \$95,429.68 |

| Radius | Aggregate Household Income |
|--------|----------------------------|
| 1-Mile | \$320,639,090.30 |
| 3-Mile | \$1,935,186,665.87 |
| 5-Mile | \$4,308,553,325.96 |

Education

| | 1-Mile | 3-mile | 5-mile |
|------------------|--------|--------|--------|
| Pop > 25 | 6,207 | 36,206 | 79,502 |
| High School Grad | 1,116 | 6,949 | 16,615 |
| Some College | 1,935 | 10,293 | 21,969 |
| Associates | 322 | 2,608 | 5,885 |
| Bachelors | 1,659 | 8,660 | 17,537 |
| Masters | 404 | 2,277 | 5,096 |
| Prof. Degree | 108 | 746 | 1,588 |
| Doctorate | 15 | 296 | 610 |

Labor & Income

| | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportaion | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|--------|-------------|--------|--------------|---------------|-----------|--------|---------------|-------------|--------------|---------|-------------|-----------|-------|
| 1-Mile | 30 | 201 | 178 | 311 | 262 | 683 | 349 | 49 | 471 | 1,059 | 563 | 65 | 321 |
| 3-Mile | 45 | 1,065 | 1,692 | 2,345 | 1,632 | 4,311 | 2,082 | 386 | 3,069 | 6,452 | 2,482 | 576 | 1,802 |
| 5-Mile | 107 | 2,639 | 3,462 | 5,707 | 3,353 | 8,971 | 4,711 | 885 | 7,571 | 13,667 | 5,146 | 1,463 | 3,648 |

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

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 or counter-offer from the client; and
- 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 the buyer and must place the interests 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 provided to you, when payment will be made and how the payment will be calculated.

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.

| | | | |
|---|-------------|---------------------|--------------|
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| Designated Broker of Firm | License No. | Email | Phone |

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