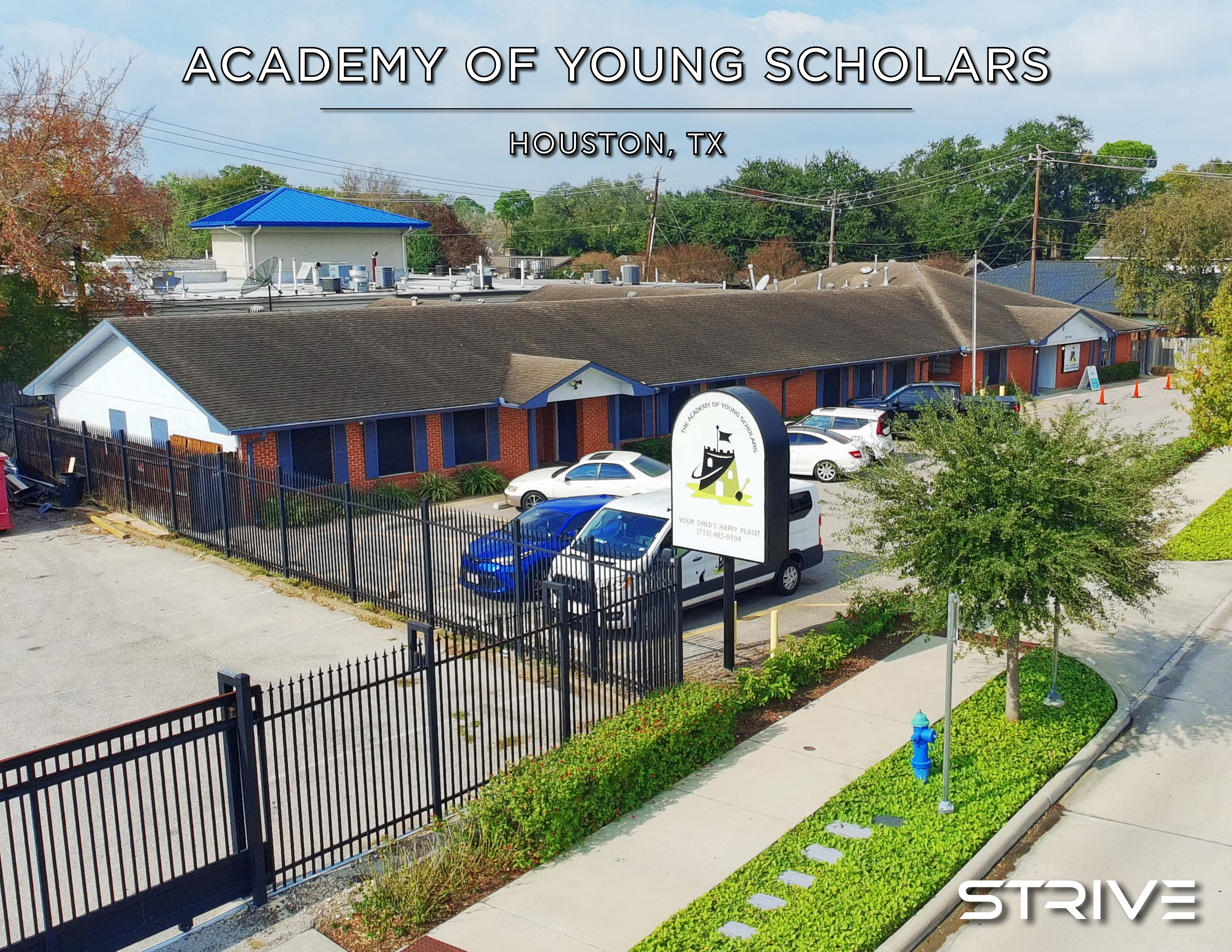
ACADEMY OF YOUNG SCHOLARS

HOUSTON, TX



STRIVE

Academy of Young Scholars

2526 Walnut Bend
Houston, TX 77042

OFFERING SUMMARY

Price	$2,470,000
Cap Rate	8.00%
Net Operating Income (NOI)	$197,215
Year Built / Renovated	1985 / 2023
Gross Leasable Area (GLA)	7,520 SF
Lot Size	0.51 Acres

LEASE SUMMARY

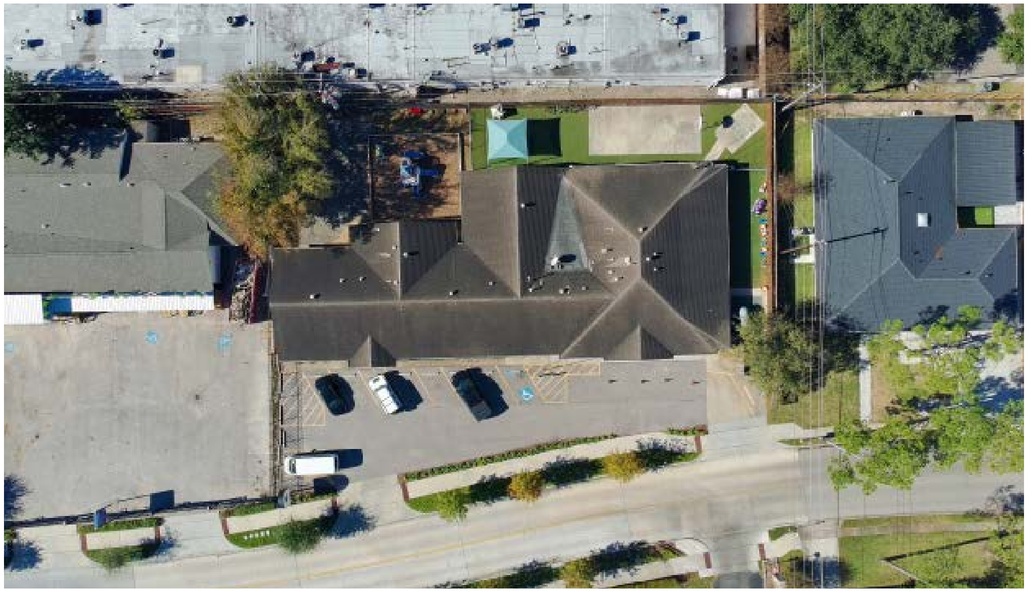
Lease Term	10 Years
Lease Commencement	09/01/2023
Lease Expiration	10/01/2033
Remaining Term	8 Years
Lease Type	NNN
Roof & Structure	Tenant
Increases	3% Annually
Guarantor	Corporate
Options	2 x 5 year

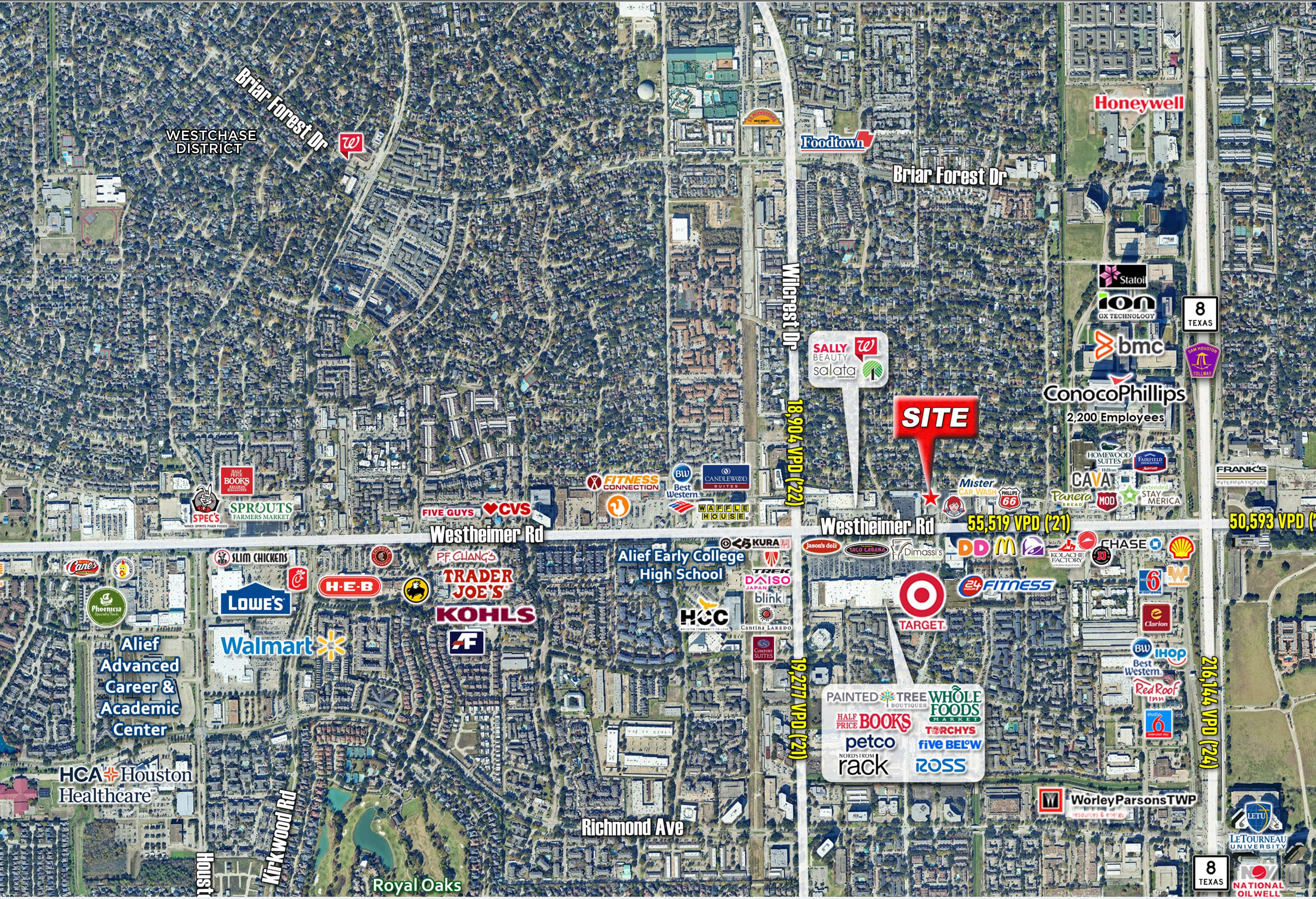
For Additional Info Please Contact: **STRIVE TEAM HERE**

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1	09/01/2023	$180,480	-
2	09/01/2024	$185,894	3.00%
3	09/01/2025	$191,471	3.00%
4	09/01/2026	$197,215	3.00%
5	09/01/2027	$203,132	3.00%
6	09/01/2028	$209,226	3.00%
7	09/01/2029	$215,503	3.00%
8	09/01/2030	$221,968	3.00%
9	09/01/2031	$228,627	3.00%
10	09/01/2032	$235,485	3.00%
NET OPERATING INCOME		$197,215	

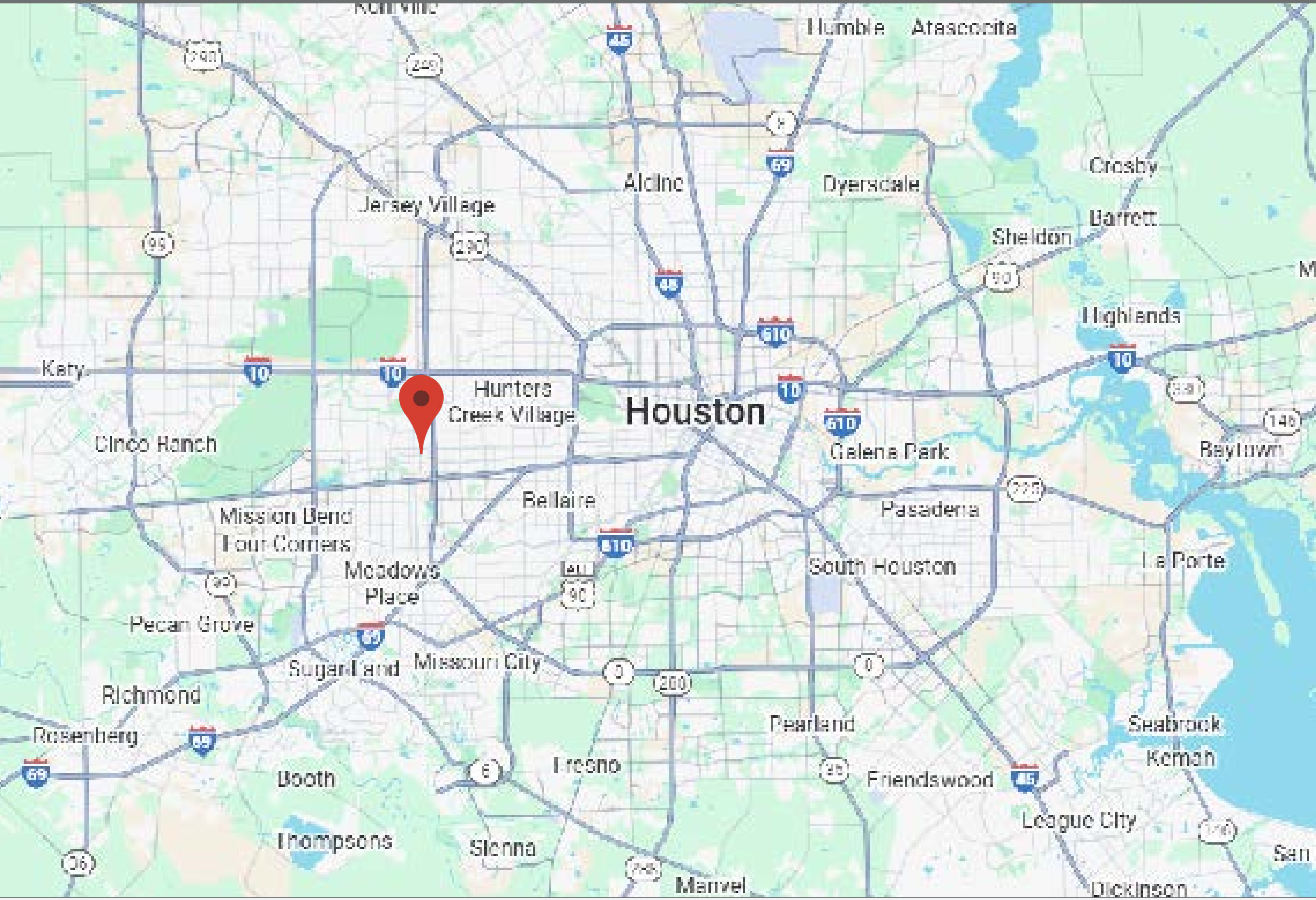
- **8+ Years Remaining** on Primary Term with Two 5-Year Renewal Options
- **3% Annual Rent Increases** Throughout Base Term and Options, Noi Growth Hedge
- **NNN Lease** Structure with Landlord Responsibilities Limited to Roof & Structure
- **Personal Guaranty** From Experienced Daycare Ownership Group
- **Proximity to Three Elementary Schools** Totaling 2,700+ Students Nearby
- **Surrounded by Apartment Communities** with 2,000+ Units within Immediate Area
- **Dense Residential Trade Area** with 538,000+ Residents within 5 Miles
- **Adjacency to Westchase Power Center** Anchored by Target, Whole Foods, Walmart, H-E-B




WESTCHASE DISTRICT
Briar Forest Dr
Foodtown
Briar Forest Dr
Honeywell
Wilcrest Dr
Statoil
ion GX TECHNOLOGY
8 TEXAS
bmc
ConocoPhillips
2,200 Employees
SALLY BEAUTY
salata
SITE
18,904 VPD ('22)
HALF PRICE BOOKS
SPROUTS FARMERS MARKET
SPECS
FIVE GUYS
CVS
FITNESS CONNECTION
Best Western
CANDLEWOOD SUITES
WAFFLE HOUSE
Mister CAR WASH
66
CAVA
Panera BREAD
MOD
Extended STAY AMERICA
HOMEWOOD SUITES
FAIRFIELD
FRANK'S INTERNATIONAL
Westheimer Rd
Westheimer Rd
55,519 VPD ('21)
50,593 VPD
SLIM CHICKENS
P.F. CHANG'S
TRADER JOE'S
KOHLS
H-E-B
LOWE'S
Walmart
Alief Early College High School
KURA
jason's deli
TACO CABANA
Dimassi's
CHASE
KOLACHE FACTORY
TREK
DAISO JAPAN
blink
HCC
Cantina Laredo
Comfort SUITES
TARGET
24 FITNESS
6
Clarion
Best Western
IHOP
Red Roof Inn
6
Phoenicia
Alief Advanced Career & Academic Center
HCA Houston Healthcare
Kirkwood Rd
Royal Oaks
Richmond Ave
19,277 VPD ('21)
PAINTED TREE BOUTIQUES
WHOLE FOODS MARKET
HALF PRICE BOOKS
TORCHYS
petco
five BELOW
NORDSTROM rack
ROSS
WorleyParsonsTWP
216,144 VPD ('24)
LETU LETOURNEAU UNIVERSITY
8 TEXAS
NATIONAL OILWELL


CITY CENTER
DOWNTOWN HOUSTON
WESTCHASE DISTRICT
SAM HOUSTON TOLLWAY
planet fitness
REGIONS
Office DEPOT
DOLLAR TREE
TARGET
WESTHEIMER
TACO CABANA
Walgreens
NORDSTROM rack
petco
jason's deli
WHOLE FOODS
TORCHYS


Walnut Bend


Humble
Atascocita
Crosby
Aldine
Dyersdale
Jersey Village
Barrett
Sheldon
Highlands
Katy
Hunters Creek Village
Houston
Galena Park
Baytown
Cinco Ranch
Bellaire
Pasadena
Mission Bend
Four Corners
La Porte
Meadows Place
South Houston
Pecan Grove
Sugar Land
Missouri City
Richmond
Pearland
Seabrook
Rosenberg
Kemah
Booth
Fresno
Friendswood
League City
Thompsons
Sienna
Manvel
Dickinson

OVERVIEW

Houston is the most populous city in Texas and the fourth-most populous city in the U.S., with an estimated 2020 population of 2,304,580. The seat of Harris County, Houston is the principal city of the Greater Houston metropolitan area, which is the fifth most populous MSA in the country (2021 population estimate of 7,206,841). Houston has one of the fastest-growing and most diverse populations anywhere in the world. From 2010 to 2018, Houston added 1.1 million new residents, an 18.2 percent increase, the fastest rate of population growth among the 10 most populous U.S. Metros.

The Houston region is made up of 12 unique counties, and the region's geographic location makes it easy to move both goods and people around the globe. Houston's strategic, central location coupled with the infrastructure of four of the country's largest ports, two international airports and major highway and rail service make this a dynamic hub for a large cross-section of industries. As these industries digitize, Houston is a hotbed of rapid technological development thanks to access to customers and expertise.

Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Only New York City is home to more Fortune 500 companies. The city is also home of the Texas Medical Center, the world's largest concentration of health care and research institutions, and NASA's Johnson Space Center. The Port of Houston ranks first in the U.S. in international waterborne tonnage handled and second in total cargo tonnage handled. Houston is ranked third in the entire world in the Financial Times Cities of the Future global rankings. Houston secures the third spot for being "a reputable talent hub," boasting five of the world's Top 500 universities and placing second in the world in business expansion with 53 new projects between 2015 and 2020. Houston has many cultural institutions and exhibits which attract more than 7 million visitors a year to the Houston Museum District. The U.S. Bureau of Economic Analysis (BEA) estimates Houston's gross domestic product (GDP) at $512.2 billion in 2019, ranking it as the nation's seventh largest metro economy. The Houston region has a GDP greater than 37 states and accounts for 27.8 percent of Texas' GDP.

Once predominantly oil and gas focused, today Houston is a diverse, vibrant metro with a dynamic quality of life and a variety of growing industries.

QUICK STATS

1st Most-Populous City in the State of Texas

3rd Best Global Cities of the Future (*Financial Times*, 2020)

4th Most-Populous City in the United States

7th Largest Metro Economy in the United States

24 Fortune 500 Companies Call Houston Home *(Fortune)*

	1 Mile	3 Mile	5 Mile
Population			
2020 Population	26,717	190,469	533,581
2024 Population	27,626	191,145	538,990
2029 Population Projection	28,389	195,369	551,563
Annual Growth 2020-2024	0.90%	0.1%	0.30%
Annual Growth 2024-2029	0.6%	0.4%	0.5%
Median Age	34.5	36.3	35.5
Bachelor's Degree or Higher	41%	41%	35%
U.S. Armed Forces	43	293	613
Population by Race			
White	7,606	61,380	150,210
Black	9,619	40,349	102,889
American Indian/Alaskan Native	265	2,288	8,818
Asian	2,109	24,715	70,080
Hawaiian & Pacific Islander	9	91	303
Two or More Races	8,018	62,321	206,690
Hispanic Origin	8,301	66,314	226,218
Housing			
Median Home Value	$315,018	$339,777	$292,513
Median Year Built	1985	1981	1981

	1 Mile	3 Mile	5 Mile
Households:			
2020 Households	12,570	80,145	210,709
2024 Households	12,880	79,956	212,194
2029 Household Projection	13,226	81,694	217,175
Annual Growth 2020-2024	0.60%	0.90%	1.00%
Annual Growth 2024-2029	0.50%	0.40%	0.50%
Owner Occupied	2,830	27,910	70,601
Renter Occupied	10,396	53,784	146,574
Avg Household Size	2.1	2.3	2.5
Avg Household Vehicles	1	2	2
Total Consumer Spending	$299.6M	$2.1B	$5.5B
Income			
Avg Household Income	$74,663	$83,726	$78,898
Median Household Income	$50,148	$51,775	$49,974
< $25,000	2,590	17,316	49,201
$25,000 - 50,000	3,833	21,584	56,940
$50,000 - 75,000	2,344	12,745	35,250
$75,000 - 100,000	1,264	7,295	21,157
$100,000 - 125,000	735	5,413	13,957
$125,000 - 150,000	497	3,735	8,220
$150,000 - 200,000	919	4,155	9,311
$200,000+	695	7,712	18,157

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to STRIVE.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. STRIVE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.

Commercial Disclaimer

STRIVE hereby advises all prospective purchasers of commercial property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, STRIVE has not and will not verify any of this information, nor has STRIVE conducted any investigation regarding these matters. STRIVE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a commercial property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. STRIVE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a commercial property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any commercial property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenants and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenants history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any of the current tenants should default or abandon the property, and the lease terms that Buyer may be able to negotiate with any potential replacement tenants considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.

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.

EQUAL HOUSING OPPORTUNITY

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 th e 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 a written 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 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.

exclusively listed

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