

# GRANBROOK PLAZA SHOPPING CENTER



*13331 KUYKENDALL RD*

HOUSTON, TX 77090

# Cranbrook plaza

## PROJECT PROPOSAL

Visual structural upgrade with new monuments anchoring corners, new paint and finish, and columns with stone face for 3 feet.

# Pre - Renovation

BUILDING 1

Wash the top/bottom & hallways

Install Stone in 28 columns, from the ground 3 ft. up

Repair top band of the building

Scrape and paint the top, bottom and the hallways (only face of building)

Install band on top to match the existing one



## Pre - Renovation

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# Pre - Renovation

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# Pre - Renovation



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# Post - Renovation

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# Post - Renovation



# Post - Renovation

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# Post - Renovation

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# Post - Renovation



Purchased at 9 CAP

Total SFT: 36,905

31,494 leased

% Leased : 85%

In place NOI: \$334,089.97

Cost of Renovations: \$65,000

Current Occupancy: 100%

Current NOI \$412,421.84