

FOR SALE

Available for Occupancy

190 TC Jester Blvd, Houston, TX 77007
Owner Occupant Purchase Opportunity

partners

EXECUTIVE SUMMARY

Why rent when you can own and build equity? The opportunity at 190 TC Jester offers a buyer the unique chance to own a Class A commercial office building while occupying up to 8,300 square feet at no cost. Here's how it works:

- Revenue Generation: The building will be 100% occupied at the time of purchase, generating gross revenues exceeding \$1.1 million annually.
- Tenant Income Offset: The rental income from other tenants in the building will be sufficient to cover the buyer's financing and operating costs, effectively allowing the buyer to occupy space rent-free.

This setup makes it an attractive opportunity for a business owner who needs office space but also seeks to invest in income-generating real estate. By leveraging tenant revenues, the buyer can reduce or eliminate occupancy costs. Over time, the buyer will create significant equity in the asset which will generate a windfall upon sale. Great location, great walkable amenities, great access! 190 TC Jester boasts an excellent location with convenient amenities and easy access:

- Prime Location: Situated just south of Interstate 10 and one block north of Washington Avenue, this property offers a central location for your business.
- Walkable Amenities: Employees can take advantage of numerous restaurants, cafes, and shops along Washington Avenue, making for a vibrant and convenient work environment.
- Easy Commute: With close proximity to major highways, commuting to and from the office will be hassle-free for your team.
- Gated Surface Parking: A gated parking lot located just steps from the building entrance ensures secure and easy access for both visitors and employees.

This combination of prime location, walkability, and accessibility makes 190 TC Jester a desirable choice for businesses seeking a great setting for their business.

Turn-key space is available for immediate move in!

The third floor of 190 TC Jester offers a highly improved and functional space ideal for immediate occupancy:

- Flexible Layout: The space features a combination of open work areas and private offices, catering to various workspace needs and promoting productivity.
- "Plug and Play" Ready: The office can be offered fully equipped with furniture (available for separate purchase), enabling a quick and seamless move-in with minimal downtime.
- Modern and Functional Design: The improvements ensure the space is both aesthetically pleasing and fully functional, supporting a dynamic and efficient work environment.

This turnkey office solution allows a new owner to move in quickly and focus on business operations from day one.

190 TC
JESTER
BLVD
HOUSTON
TEXAS

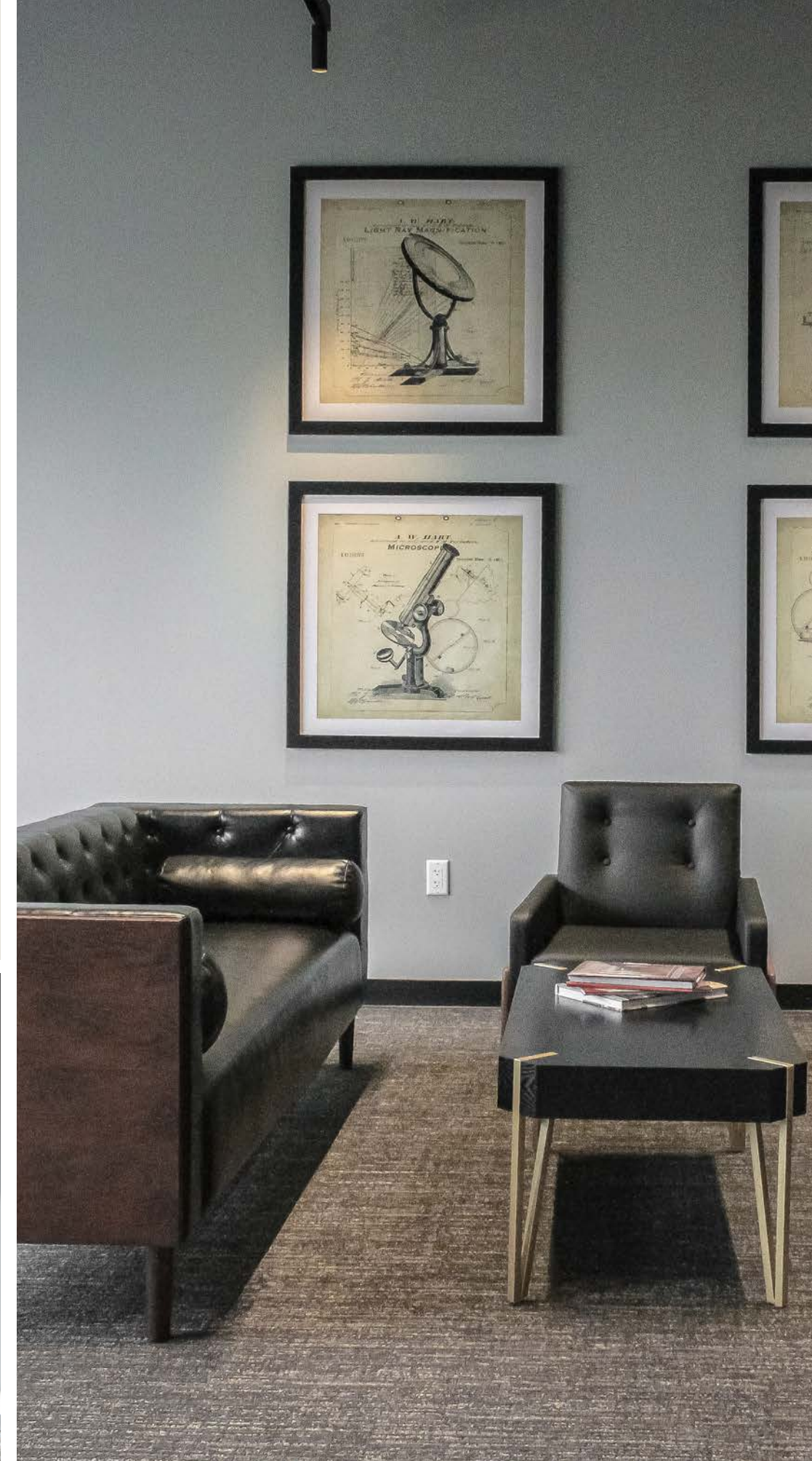


PROPERTY HIGHLIGHTS

32,519-square-foot Class A mid-rise office building situated on 1.18 Acres in the desirable Rice Military neighborhood of Houston's Inner Loop.

Ideal infill location near Interstate 10 & Loop 610, boasting strong demographics including an average household income of \$155,000+ within a 2-Mile radius, and is surrounded by other affluent neighborhoods including Memorial, River Oaks, Camp Logan, the Greater Houston Heights, Galleria/Uptown, and the Upper Kirby District.

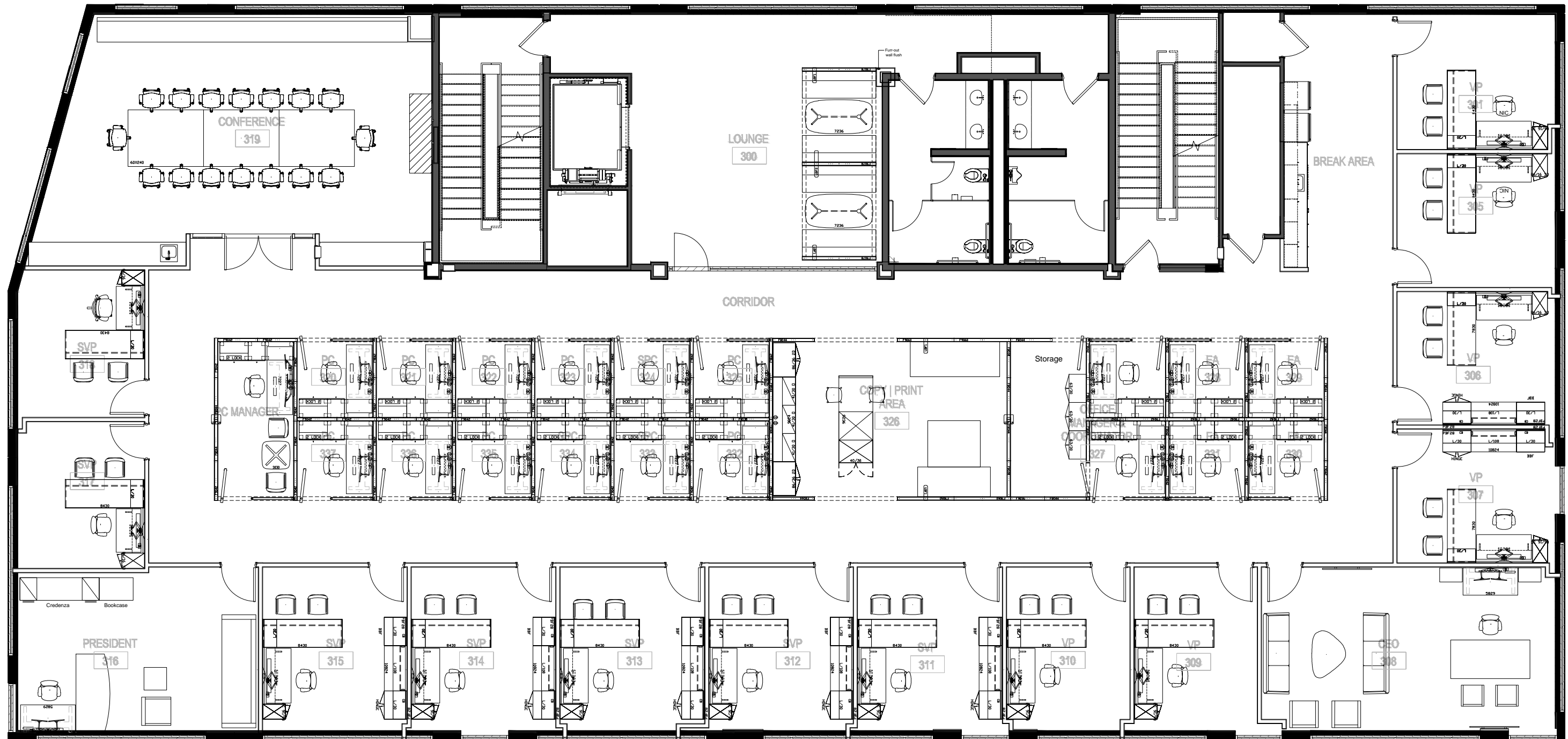
Highly Improved move-in ready space available for owner occupancy.



SITE PLAN



FLOOR PLAN - 3RD FLOOR - AVAILABLE FOR OCCUPANCY



INTERIOR PHOTOS



EXTERIOR PHOTOS



FINANCIAL OVERVIEW

Annual Cost of Occupancy-3rd floor Purchaser/Occupant

Net Rental Income (other tenants)	\$808,280.00
Operating Expense Reimbursements (other tenants)	\$323,914.00
Total Income	\$1,132,194.00
Less: Building Operating Expenses	\$431,855.00
Net Operating Income	\$700,339.00
Less: Debt Service	\$690,218.00
Net Cash Flow from Ownership*	\$10,121.00

*Purchaser/Occupant occupies entire 3rd floor paying no rent or operating expenses.





FINANCIAL DETAILS

Price Summary

Price	\$14,500,000
Price Per SqFt	\$445.89
Occupancy	100%

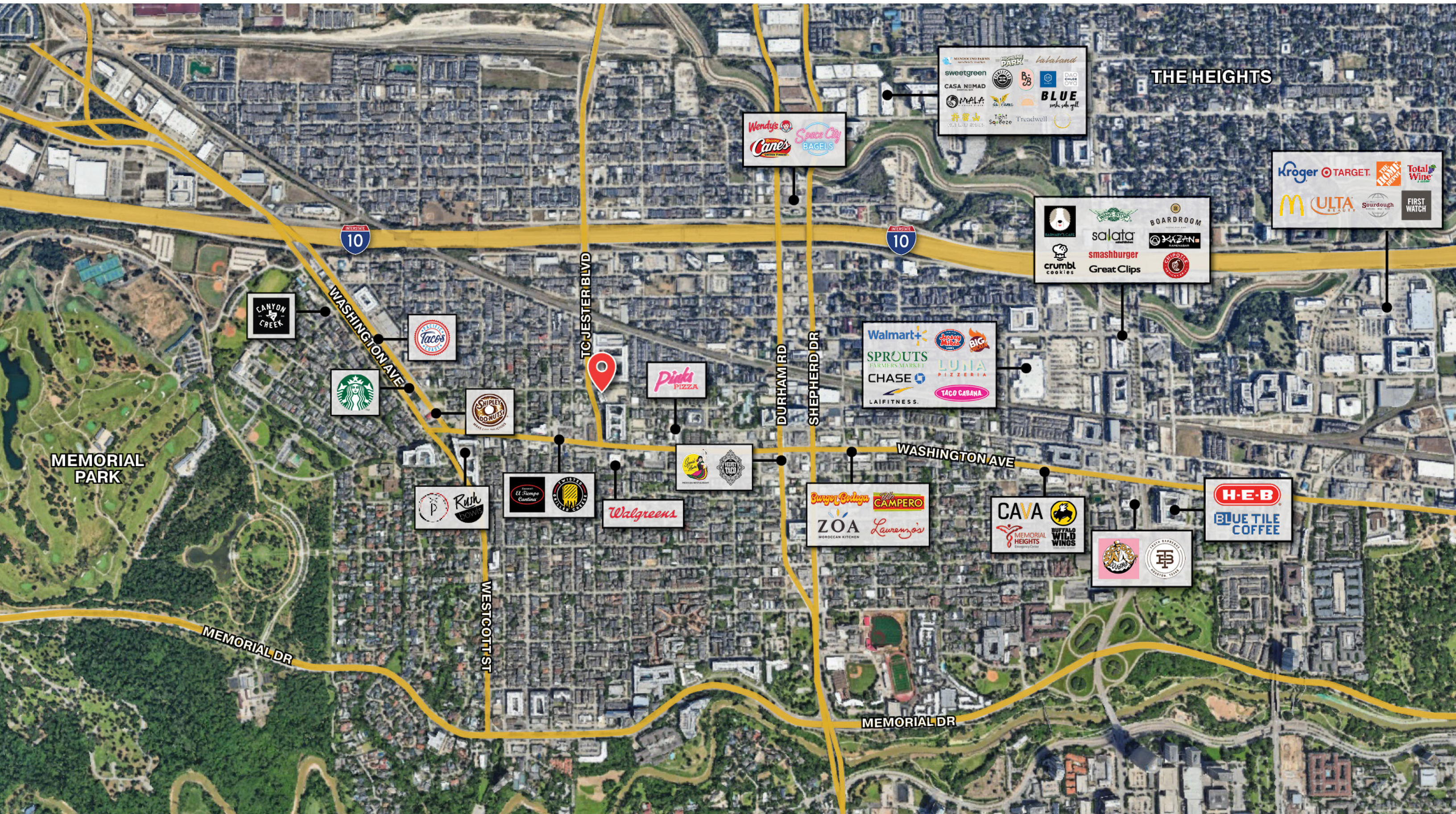
Occupancy Cost

Debt	\$9,425,000.00
Interest Rate	6.50%
Amortization Term	30
Annual Debt Payment	\$714,868.93
LESS: NOI	\$700,309
Net Cost Of Occupancy	\$14,560
Net Cost Of Occupancy (Per SF)	\$1.75

Financing Assumptions 1st Loan

Loan Amount (65% LTV)	\$9,425,000
Loan Type	New
Interest Rate	6.50%
Amortization	30 Years
Term	5 Years

LOCATION OVERVIEW



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DAN BOYLES

Partner | Office Tenant Representation
tel 713 985 4625
dan.boyles@partnersrealestate.com
Lic. #411086

WYATT HUFF

Vice President | Investment Sales
tel 713 316 7010
mobile 713 542 5665
wyatt.huff@partnersrealestate.com
Lic. #718870

HUNTER STOCKARD

Vice President | Investment Sales
tel 713 316 7026
mobile 832 622 7596
hunter.stockard@partnersrealestate.com
Lic. #718870

BRENT BISHOP

Associate | Office Tenant Representation
tel 713 275 9645
mobile 832 516 2884
brent.bishop@partnersrealestate.com
Lic. #741885

partners

1360 Post Oak Blvd, Ste 1900
Houston, TX 77056
www.partnersrealestate.com

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