

FOR SALE

NOT A PART

SAGEMONT PLAZA

11504 Hughes Road Houston, TX 77089



SAGEMONT PLAZA



Sale Price \$2,700,000.00

PSF To Building \$103.00 PSF

PSF To Land \$31.85 PSF

Total Land Sq. Ft.: 83,195 SF

Property Highlights

- Excellent visibility
- Well located in desirable Subdivision
- 30 minutes Southeast of Houston CBD
- 121 Parking spaces {4.62 spaces per 1,000 SF Leased}
- 518 ft on Beltway Fwy
- Priced below replacement value



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PROPERTY INFORMATION

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Income:	ACTUAL	PROFORMA
Annual Rent	\$226,144.80	\$268,624.92
Expense Reimbursements	\$102,444.20	\$112,369.20
Total Income:	\$324,044.12	\$380,994.12

	ACTUAL	PROFORMA
Net Operating Income:	\$196,033.12	\$ 268,624.92
PRICE:	\$2,700,000.00	\$2,700,000.00
CAP Rate:	7.18%	9.44%

Expenses: Budget	ACTUAL	PROFORMA
Taxes:	\$69,603.00	\$69,603.00
Insurance:	\$36,735.00	\$36,735.00
Landscape/Maint:	\$12,584.00	\$12,584.00
Management Fee	\$9,830.00	\$9,830.00
Utilities:	\$6,309.00	\$6,309.00
Total Expenses:	\$135,061.00	\$135,061.00



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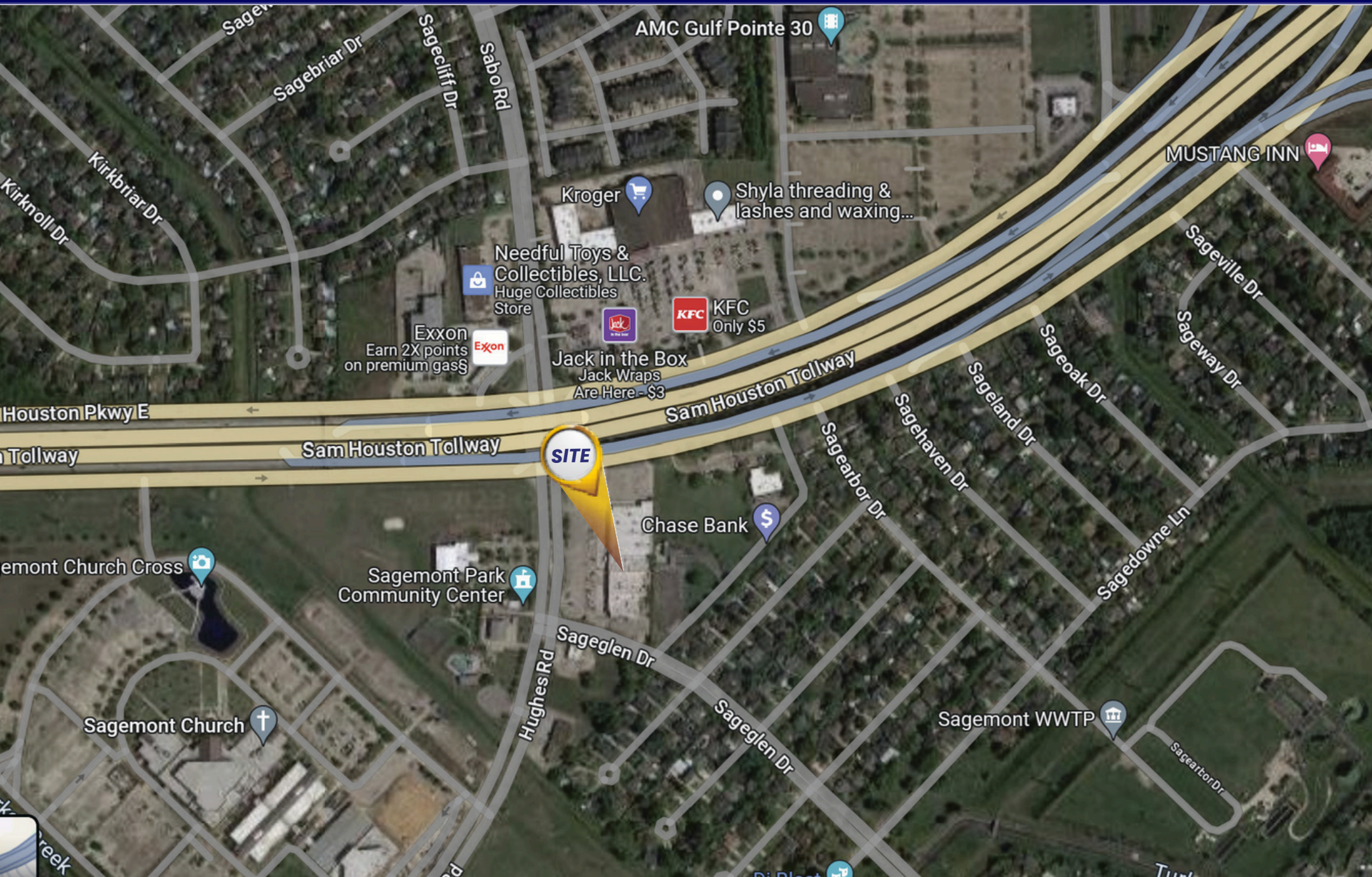
PROPERTY INFORMATION

RENT ROLL

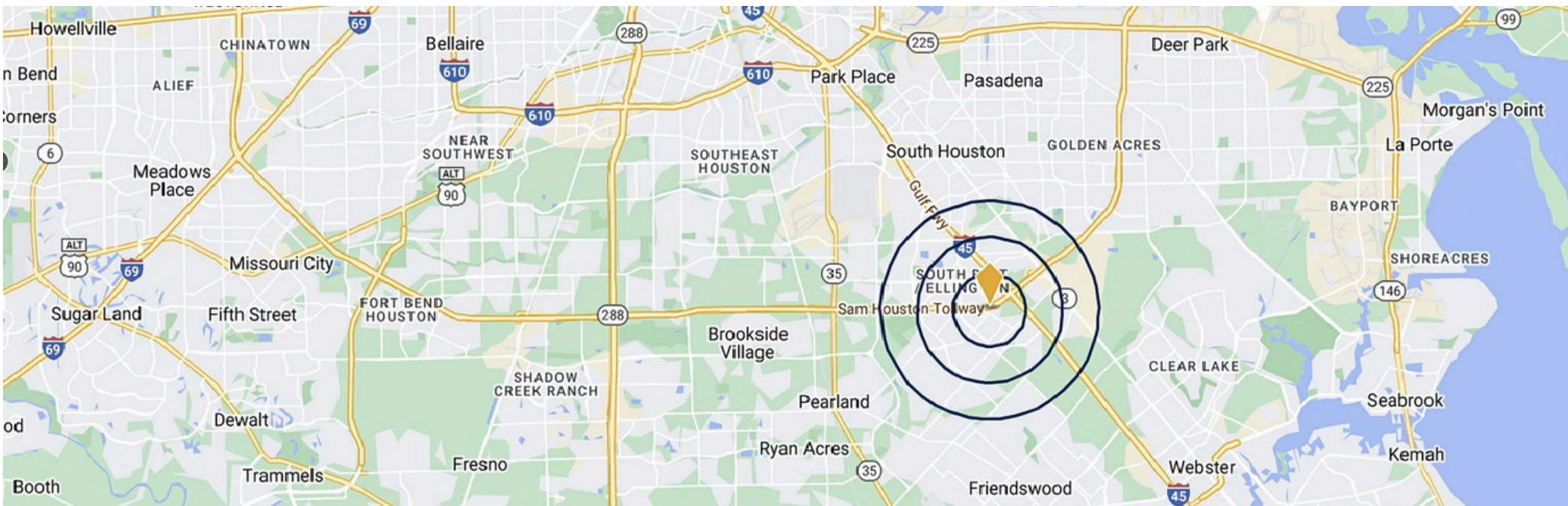
TENANT NAME	UNIT #	SF	LEASE BEGINS	LEASE EXPIRES	NET RENT	RENT PER SF	NNN	TOTAL
PET SPA	11211	1,600	4/1/2024	8/31/2027	\$2,000.00	\$15.00	\$401.34	\$2,400.00
NAIL SALON	11502	915	1/1/2013	M2M	\$1,146.49	\$15.00	GROSS	\$1,146.49
ELITE GYMNASSTICS	11514	10,400	4/1/2014	10/31/2029	\$7,132.67	\$8.23	\$4,360.27	\$11,492.94
3D discovery kids	11590	7,555	7/1/1999	M2M	\$5,666.25	\$9.00	\$3,167.49	\$8,333.74
Vacant	11504	940						
Vacant	11506	1,200						
Vacant	11508	1,200						
MELODY HAIR SALON	11512	2,400	4/1/2025	3/31/2028	\$2,200.00	\$11.00	\$650.00	\$2850.00
Watermill Express		PAD	7/1/1999	M2M	\$700			\$700
TOTALS		26,210			\$18,845.4		\$8,579.10	\$27,424.51



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Population

	2 mile	5 mile	10 mile
2010 Population	53,970	232,357	783,739
2023 Population	54,765	238,672	839,603
2028 Population Projection	54,191	237,098	841,097
Annual Growth 2010-2023	0.1%	0.2%	0.5%
Annual Growth 2023-2028	-0.2%	-0.1%	0%
Median Age	34.4	34.5	35
Bachelor's Degree or Higher	19%	22%	23%
U.S. Armed Forces	31	125	638

Households

	2 mile	5 mile	10 mile
2010 Households	18,313	77,655	263,037
2023 Households	18,432	79,607	282,580
2028 Household Projection	18,208	79,059	283,233
Annual Growth 2010-2023	0.5%	0.6%	0.9%
Annual Growth 2023-2028	-0.2%	-0.1%	0%
Owner Occupied Househo...	11,504	49,366	178,868
Renter Occupied Househo...	6,704	29,693	104,366
Avg Household Size	2.9	3	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer ...	\$572.9M	\$2.5B	\$9B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$86,577	\$87,536	\$88,432
Median Household Income	\$69,050	\$68,550	\$66,626
< \$25,000	2,485	11,801	47,395
\$25,000 - 50,000	3,803	16,691	58,483
\$50,000 - 75,000	3,700	14,829	51,745
\$75,000 - 100,000	2,503	11,304	35,809
\$100,000 - 125,000	2,157	8,231	27,712
\$125,000 - 150,000	1,187	5,519	19,312
\$150,000 - 200,000	1,788	6,735	22,499
\$200,000+	810	4,497	19,629



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LOCATION MAP



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.

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 our counter-offer from the client;
- 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:
 - ◊ 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

ROM, LLC	900177	info@romcp.com	713.237.0000
<small>Licensed Broker/Broker Firm Name or Primary Assured Business name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Rafael Melara	496309	rafael@romcp.com	713.237.0000
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

_____ <small>Licensed Supervisor of Sales Agent/Associate</small>	_____ <small>License No.</small>	_____ <small>Email</small>	_____ <small>Phone</small>
_____ <small>Sales Agent/Associate's Name</small>	_____ <small>License No.</small>	_____ <small>Email</small>	_____ <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

