



419 Emancipation Avenue • Houston, Texas 77003

OFFERING SUMMARY

<div><div><div>\$</div><div>•</div><div>Total Price</div></div><div>For sale or lease</div></div>	
Gross Square Feet	70,647 SF
Year Built (Primary Building)	1957
Year Built (Rear Building)	2004
Year Renovated	2018
Lot Size	2.08 Acres

LEASE SUMMARY

Lease Commencement	6/13/2018
Lease Expiration	7/30/2025
Annual Rent Per SqFt	\$20.13
Base Rent Per Month	\$99,367
Base Rent Per Year	\$1,192,404
Lease Type	Tripple Net



Health & Human Services Funded Domiciliary

419 Emancipation Avenue • Houston, Texas 77003

The property at 419 Emancipation Avenue in Houston, Texas has a history of serving the local community in times of need. In the past the building has had several tenants, including an organization named Star of Hope that aims to rehabilitate the homeless and those addicted to drugs. Star of Hope was established in Houston in 1907 as a Christian-based rehabilitation center for men, but has since opened its doors to people of all walks of life.

Star of Hope vacated the property in 2016, moving to a larger shelter in Houston. The building was since used in 2017 by the Federal Emergency Management Agency (FEMA) as a shelter for victims of Hurricane Harvey, where 300 people were sheltered during the aftermath of the devastating storm.

The Department of Health and Human Services recently invested approximately \$3.5M in improvements to the facility which has been utilized as a domiciliary, providing food, shelter, health services, and education for unaccompanied minors between the ages of 16 and 17. The property has been able to house 240 short-term residents. Lease expires July 31, 2025.

INVESTMENT HIGHLIGHTS

- Located directly east of downtown Houston and right off of the Metro light-rail, across from the new Houston Dynamo Stadium
- 80 private apartments with 4 beds in each room, lockers, full bathroom, controlled HVAC, observation/break-free windows
 - Large, fully operational commercial kitchen with large mess hall/common space/rec room
- 15,000 sq. ft. administration area with board rooms, cubicles, kitchen/break room, printer rooms
- Medical clinic and patient intake (Harris County Medical Clinic previously occupied property)
 - 4 Commercial Laundry facilities
 - Dock-high sorting rooms
- Ample security: high barbed wire fences, video surveillance, security guard shack, concrete building
- 17,000 sq. ft. learning facility, built in 2004, complete with computer lab, elevator, bathrooms, learning rooms, administrative offices
 - Large, gated courtyard with children's playground



PRICING DETAILS // *Health & Human Services Funded Domiciliary*

PRICE	Call for Offers
Down Payment	N/A
Down Payment %	100%
Number of Suites	1
Price Per SqFt	N/A
Rentable Built Area (Primary Building)	53,647 SF
Rentable Built Area (Rear Building)	17,000 SF
Rentable Built Area (Combined)	70,647 SF
Lot Size	2.08 Acres
Year Built (Primary Building)	1957
Year Built (Rear Building)	2004
Year Renovated	2018

INCOME	CURRENT
Scheduled Base Rental Income	\$1,192,404
Total Reimbursement Income	\$173,555
Potential Gross Revenue	\$1,356,959
Effective Gross Revenue	\$1,356,959
Less: Operating Expenses	(\$223,697)
Net Operating Income	\$1,133,262
OPERATING EXPENSES	CURRENT
CAM	\$0
Insurance	\$16,055
Real Estate Taxes	\$157,500
Management Fee	\$50,142
Total Expenses	\$223,697

OPERATING DATA // *Health & Human Services Funded Domiciliary*

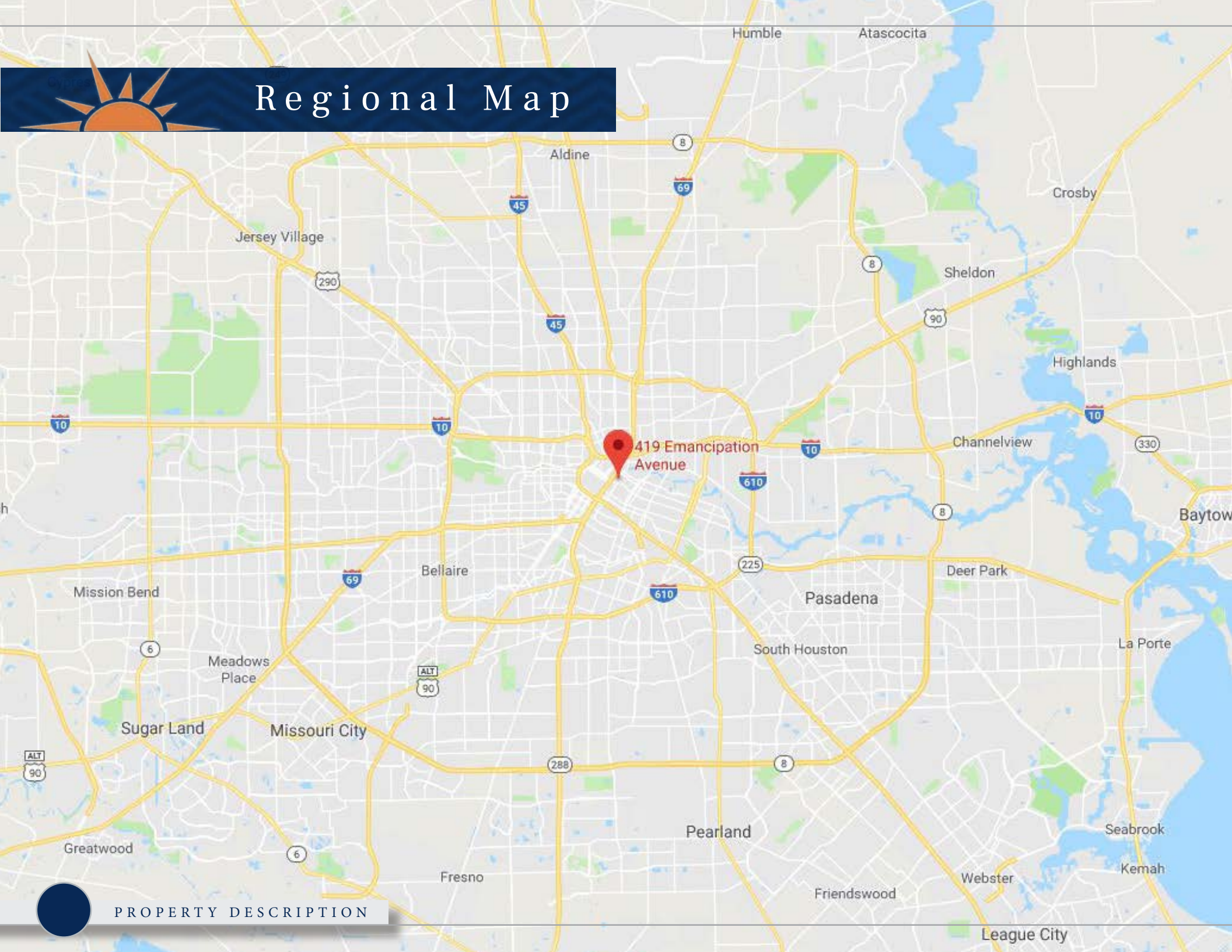
INCOME	CURRENT	PER SF	NOTES
Scheduled Base Rental Income	\$1,192,404	\$20.13	
Expense Reimbursement Income			
Net Lease Reimbursement			
Insurance	\$16,055	\$0.30	
Real Estate Taxes	\$157,000	\$2.94	
Total Reimbursement Income	\$173,555	\$3.24	
Effective Gross Revenue	\$1,356,959	\$30.84	
OPERATING EXPENSES	CURRENT	PER SF	NOTES
Insurance	\$16,055	\$0.30	
Real Estate Taxes	\$157,500	\$2.94	
Management Fee	\$50,142	\$0.93	
Total Expenses	\$223,697	\$4.17	
Net Operating Income	\$1,133,262	\$19.20	

NOTES TO OPERATING DATA

- Tenant is directly responsible for paying water, sewer, gas, heat, electricity/power, telephone, cable, and any communication services of any kind.

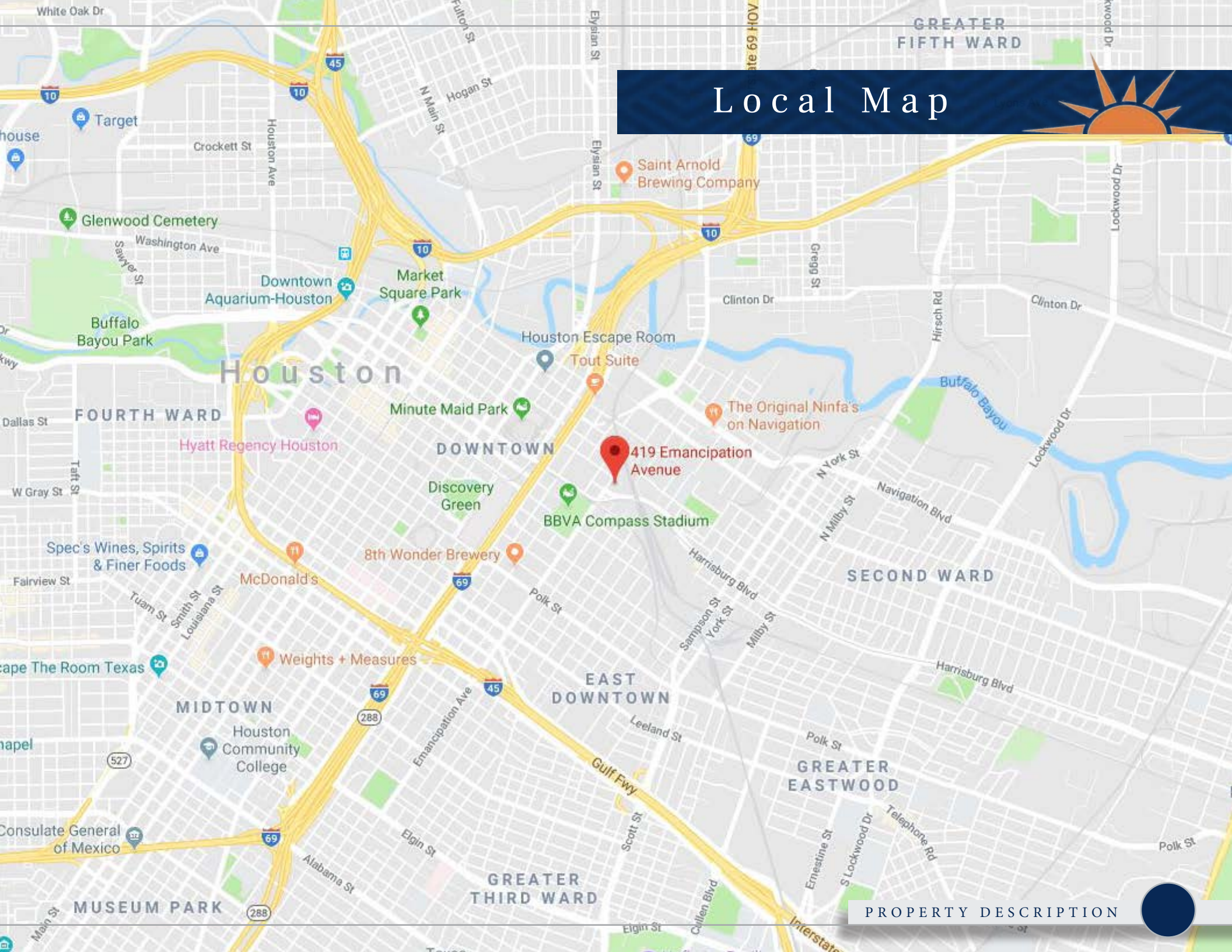


Regional Map



PROPERTY DESCRIPTION

Local Map





Aerial Map



Greenway Plaza

Warehouse Live

BBVA Compass Stadium

Central Business District

Minute Maid Park

DOWNTOWN

East Downtown

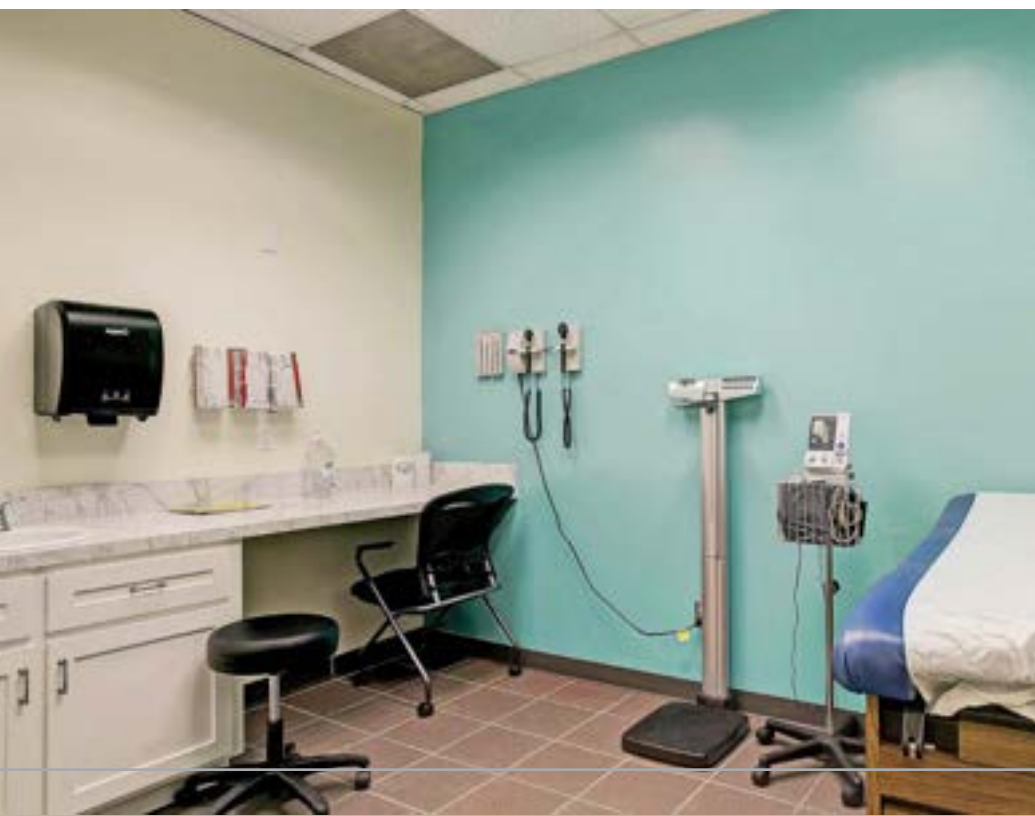
Site

National Oilwell Varco

National Oilwell Varco









Houston Texas

POPULATION (2017)
2,313,000

Demographics

Population Profile	1 Mile	3 Miles	5 Miles
Population By Age			
2017 Estimate Total Population	25,213	171,953	426,421
Under 20	13.76%	21.17%	22.24%
20 to 34 Years	41.81%	32.72%	29.57%
35 to 39 Years	9.80%	8.04%	8.00%
40 to 49 Years	16.54%	13.38%	13.29%
50 to 64 Years	15.01%	16.75%	17.17%
Age 65+	3.07%	7.94%	9.72%
Median Age	32.74	33.02	34.04
Population 25+ by Education Level			
2017 Estimate Population Age 25+	18,382	117,364	294,988
Elementary (0-8)	10.98%	11.72%	11.23%
Some High School (9-11)	17.49%	12.61%	10.77%
High School Graduate (12)	26.93%	19.70%	18.68%
Some College (13-15)	16.01%	16.23%	15.62%
Associate Degree Only	5.25%	4.10%	4.08%
Bachelor Degree Only	12.75%	18.74%	20.23%
Graduate Degree	8.46%	14.26%	16.76%

Population	1 Mile	3 Miles	5 Miles
2022 Projection			
Total Population	26,443	174,867	431,551
2017 Estimate			
Total Population	25,213	171,953	426,421
2010 Census			
Total Population	21,723	150,931	377,460
2000 Census			
Total Population	17,713	147,787	377,280
Current Daytime Population			
2017 Estimate	194,934	505,688	917,801
Households	1 Mile	3 Miles	5 Miles
2022 Projection			
Total Households	6,511	69,625	178,207
2017 Estimate			
Total Households	5,585	65,051	168,987
Average Household Size	2.01	2.24	2.32
2010 Census			
Total Households	4,416	55,950	147,482
2000 Census			
Total Households	2,577	49,412	135,679
Households By Income	1 Mile	3 Miles	5 Miles
2017 Estimate			
\$200,000 or More	5.93%	6.50%	9.49%
\$150,000 - \$199,999	5.77%	4.92%	5.77%
\$100,000 - \$149,999	11.13%	10.33%	10.58%
\$75,000 - \$99,999	7.77%	8.23%	8.81%
\$50,000 - \$74,999	11.73%	13.49%	13.83%
\$35,000 - \$49,999	9.34%	12.08%	11.91%
\$25,000 - \$34,999	9.20%	9.66%	9.77%
\$15,000 - \$24,999	11.67%	12.90%	12.09%
Under \$15,000	21.87%	16.96%	13.94%
Average Household Income	\$73,140	\$75,391	\$90,722



Houston // *Overview*

As the fifth most populous metro area in the U.S., Houston houses nearly 6.9 million people in southeastern Texas. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the south-east, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and healthcare. Many companies provide goods and services for the large population growth, which has sprawled, primarily to the north and west. The city of Houston is the largest in the metro with 2.3 million residents.



Corporate Growth

Houston will remain a top destination for corporate relocations due to its business-friendly environment. Twenty Fortune 500 companies are headquartered in the metro.



Higher Education

Over 40 post-secondary educational institutions are located in the metro. Nearly 30 percent of residents have attained a bachelor's degree, with 11 percent also holding a graduate or professional degree.

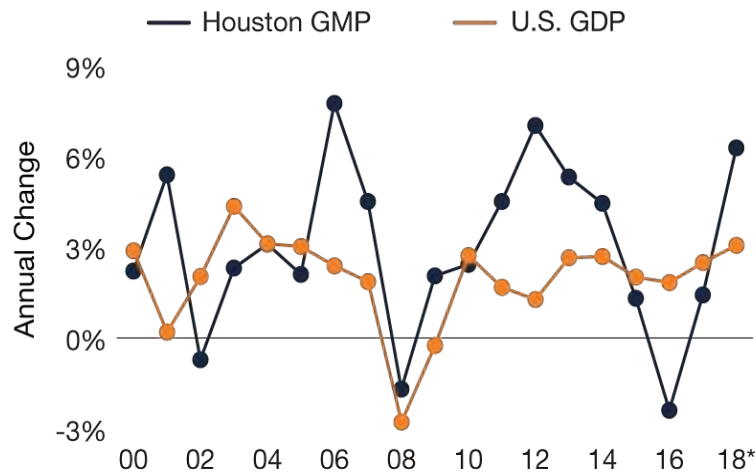


Lower Cost of Living, Doing Business

Houston has a lower cost of living than many major metros, no state income tax and a median home price below the national level.

Houston // *Economy*

Economic Growth



Major Area Employers

Memorial Hermann Healthcare System

University of Texas

The Kroger Co.

Exxon Mobil Corp.

Shell Oil Co.

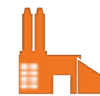
Houston Methodist

United Continental Holdings

Baker Hughes Inc.

CHI St. Luke Health

Hewlett Packard Enterprises



8%
Manufacturing



16%
Professional &
Business Services



14%
Government



10%
Leisure & Hospitality



5%
Financial Activities



20%
Trade, Transport,
& Utilities



7%
Construction



13%
Education &
Health Services



4%
Information &
Other Services



3%
Natural Resources
& Mining



Tenant Overview // *Southwest Key Programs*

The Southwest Key Programs (SKP) mission is opening doors to opportunity so individuals can achieve their dreams. A national, nonprofit organization, SKP is committed to keeping kids out of jails and prisons and in homes with their families, in their communities. SKP achieves this through three areas of programming: youth justice alternatives, immigrant children's shelters, and education. SKP also seeks to create opportunities for families to become self-sufficient by offering programming in adult education, community building and workforce development. The inspiring kids and families that work with SKP are seeking the American dream—equality, education, and a healthier quality of life.

Program Highlights

Founded: 1987

Legal Status: Nonprofit, charitable 501(c)(3) social service, education and community development organization.

Mission: Opening doors to opportunity so individuals can achieve their dreams.

Programming Areas:

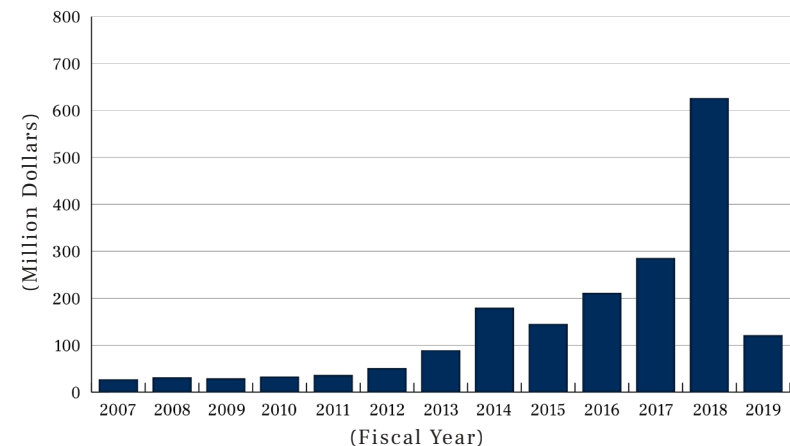
- Youth Justice Alternatives to Detention or Incarceration
- Immigrant Children's Shelters
- Education
- Community Building
- Workforce Development

National Headquarters: Austin, Texas

Number of Programs: 87

Program Locations: Arizona, California, Colorado, Florida, Georgia, New York, Texas, and Wisconsin.

Funding: Shelters are funded by contracts with the U.S. Office of Refugee Resettlement, under the U.S. Department of Health and Human Services. All other Southwest Key programming is funded by grants and contracts from federal, state, and local governments, foundations, corporations and private contributions.







MARKET OVERVIEW

