



**HighStreet**  
NET LEASE GROUP  
*Net Lease Expertise*

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### OFFERING SUMMARY

PRICE	\$2,142,857
COST/ BUILDING SF	\$488
COST/ LOT SF	\$228
NOI	\$150,000
CAP RATE	7.00%

### PROPERTY SUMMARY

ADDRESS	320 Branard Street Houston, Texas 77006
COUNTY	Harris
BUILDING AREA	+/-4,386 SF
LAND AREA	+/- 9,375 SF (0.215 acres)
BUILT	1938, Renovated in 2010

### RENT ROLL

TENANT NAME	SIZE		MONTHLY RENT			LEASE TERM				
	SQUARE FOOTAGE	% OF PROPERTY	MONTHLY RENT	BASE \$ / SF	% OF TOTAL	INCREASE DATES	RENTAL INCREASES	LEASE BEGIN	LEASE END	OPTIONS
The Price Center for the Healing Arts & Sciences, PLLC	4,386	100%	\$12,500.00	\$34.20	100%	6/1/2028 & Renewal Option	10%	5/7/2022	5/31/2033	One 5-year options
OCCUPIED SF	4,386	100%	\$12,500.00	\$34.20	100%					
VACANT SF	0	0.00%	0	0	0.00%					
TOTAL / WTD AVG	4,386	100%	\$12,500.00	\$34.20	100%					



# CENTER FOR THE HEALING ARTS & SCIENCES – Houston, Texas

## Investment Overview



THE CENTER  
for the Healing Arts & Sciences, PLLC

- **4,386 SF building that is 100% occupied by The Center for the Healing Arts & Sciences (thecenterforhas.com).**
- **Core Houston location in highly sought after Montrose area.**
- **Lease Type: NNN (zero Landlord responsibilities).**
- **Tenant generating strong revenue with an established and growing medical practice offering multiple patient services.**
- **Located in close proximity to Spur 527 and Southwest Freeway, minutes from the Ion District, Midtown, Downtown, the Museum District, and Texas Medical Center.**
- **Continued population growth in this inner loop area of Houston, with multiple new upscale multifamily development projects within ½ mile of Property.**
- **Average household income of \$118K within 1-mile radius and \$124K within 3-mile radius.**
- **High occupancy in the area and lack of comparable available product creates investor security.**



DEMOGRAPHICS	1 - MILE	3 - MILE	5 - MILE
POPULATION ESTIMATE	34,364	226,358	508,297
AVERAGE H.H. INCOME	\$118,054	\$124,406	\$117,475





## LEASE SUMMARY

LEASE TERM	+/-8.5 years remaining
TENANT	The Price Center for the Healing Arts & Sciences, PLLC
PREMISES	4,386 SF building on approximately 0.22 acres of land.
LEASE COMMENCEMENT	May 7, 2022
LEASE EXPIRATION	May 31, 2033
RENEWAL OPTIONS	One 5-year option
INCREASE DATES	10.00% on 6/1/2028 10.00% on 6/1/2033 (Renewal Option)
LEASE TYPE	NNN
INSURANCE	Paid by Tenant
PARKING LOT MAINTENANCE	Paid by Tenant
PROPERTY TAXES	Paid by Tenant
ROOF & STRUCTURE	Paid by Tenant
UTILITIES	Paid by Tenant

## ESTIMATED OPERATING INFORMATION

INCOME	
GROSS POTENTIAL RENT	\$150,000
EXPENSE REIMBURSEMENT	_____ NNN
EFFECTIVE GROSS INCOME	\$150,000
LESS EXPENSES	_____ NNN
NET OPERATING INCOME	\$150,000





# CENTER FOR THE HEALING ARTS & SCIENCES – Houston, Texas

Aerial Photo



THE CENTER  
for the Healing Arts & Sciences, PLLC



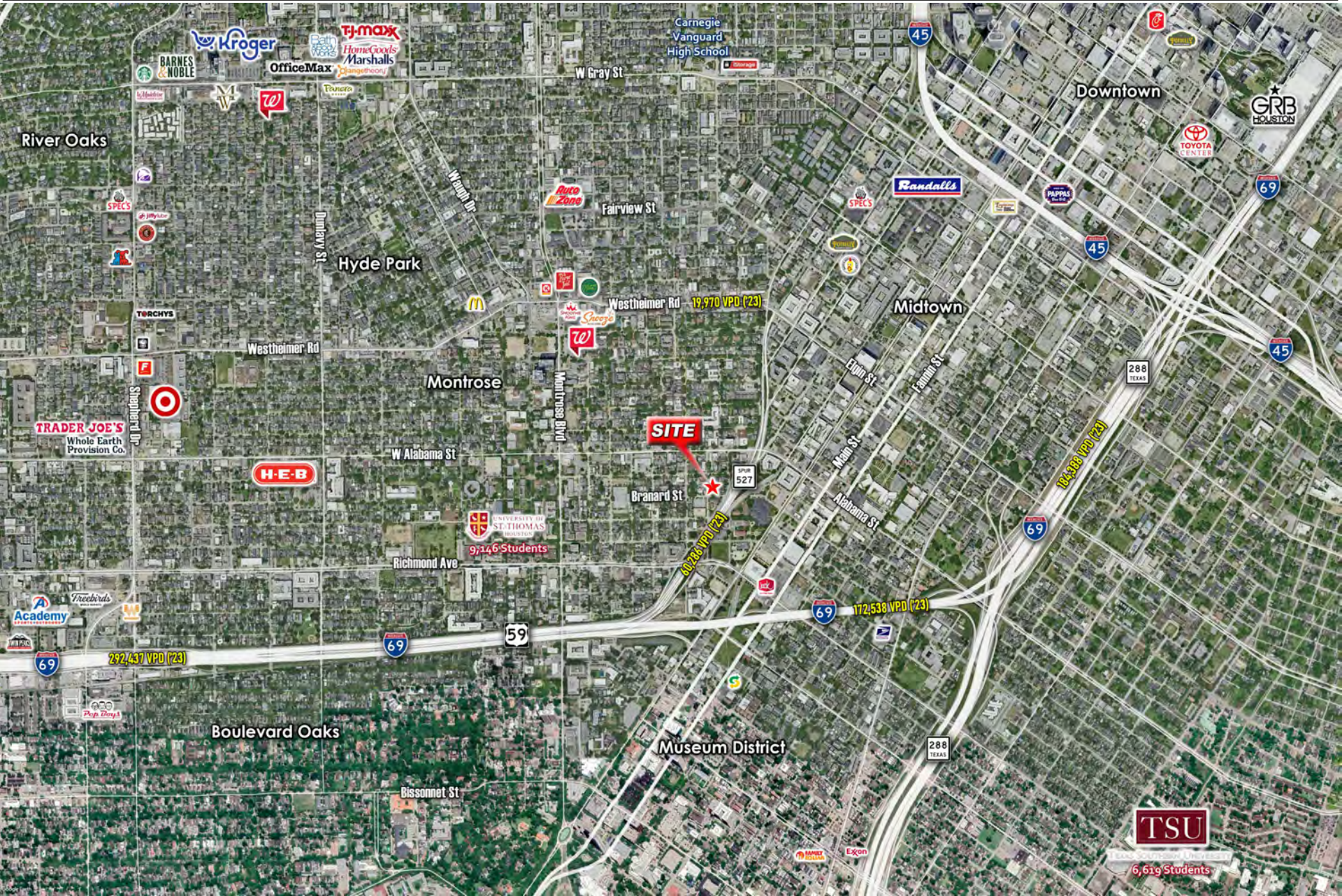


# CENTER FOR THE HEALING ARTS & SCIENCES – Houston, Texas

Location Map



THE CENTER  
for the Healing Arts & Sciences, PLLC





# CENTER FOR THE HEALING ARTS & SCIENCES – Houston, Texas

Aerial Looking West



THE CENTER  
for the Healing Arts & Sciences, PLLC



The Galleria

Uptown

 UNIVERSITY OF  
ST. THOMAS  
HOUSTON  
9,146 Students



The Menil Collection

 la Colombe  
d'Or  
 HANOVER  
Montrose

Montrose

 oasis

Branard St

Sul Ross St

Bute St

**SITE**



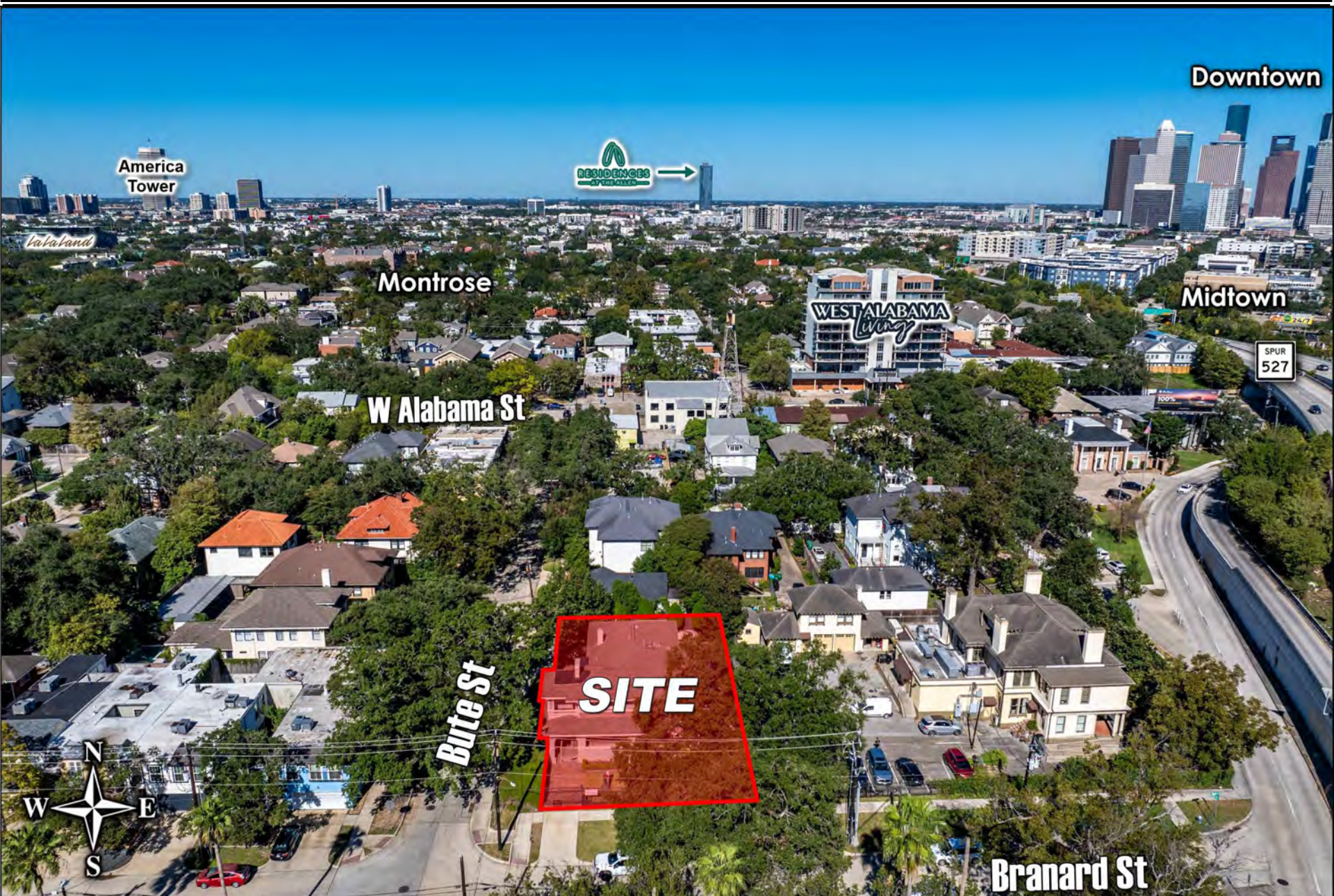


# CENTER FOR THE HEALING ARTS & SCIENCES – Houston, Texas

Aerial Looking North



THE CENTER  
for the Healing Arts & Sciences, PLLC



Downtown

America  
Tower



Galatland

Montrose

Midtown

WEST ALABAMA  
Living

SPUR  
527

W Alabama St

Bute St



SITE



Branard St



# CENTER FOR THE HEALING ARTS & SCIENCES – Houston, Texas

Aerial Looking South



THE CENTER  
for the Healing Arts & Sciences, PLLC



ION DISTRICT



172,538 VPD ('23)

Museum District

TMC TEXAS MEDICAL CENTER



Main St

SPUR 527

60,286 VPD ('23)

oasis HOUSTON

Branard St



SITE

Pulte St



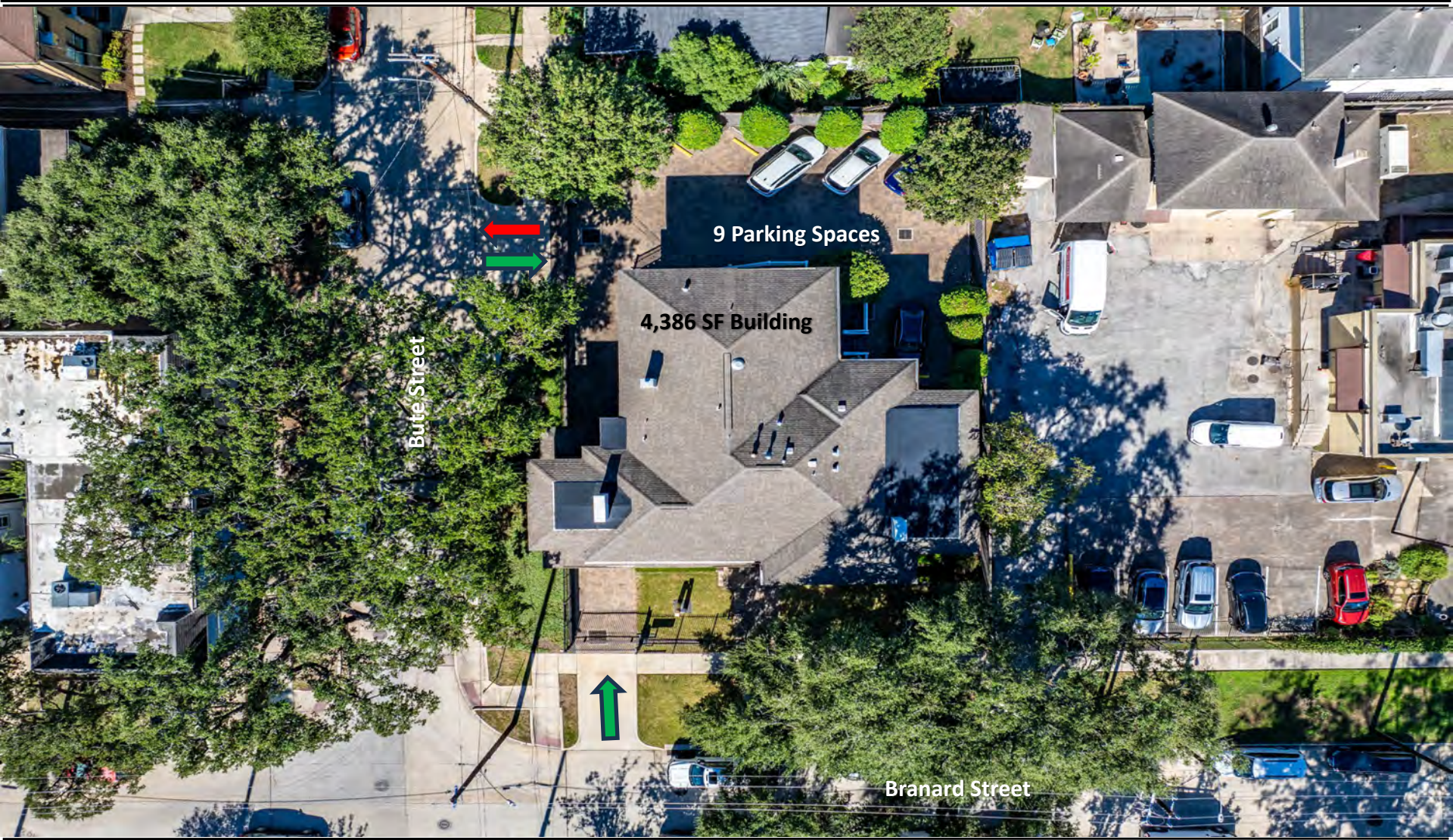


# CENTER FOR THE HEALING ARTS & SCIENCES – Houston, Texas

Site Plan



THE CENTER  
for the Healing Arts & Sciences, PLLC



9 Parking Spaces

4,386 SF Building

Bute Street

Branard Street



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## THE CENTER

for the Healing Arts & Sciences, PLLC

The Center for the Healing Arts & Sciences is a Houston based psychotherapy, acupuncture, yoga therapy, and mindfulness center that offers an integrated wellness approach. The Center uses holistic healing to treat the root causes of any issues with a combination of ancient healing wisdom with modern evidence-based practices.

The Center for the Healing Arts & Sciences has been featured in numerous publications since opening in 2022, and continues to gain momentum with their mission of caring for each patient's mind, body, and spirit.







### Houston, Texas

Houston is the most populous city in Texas with more than 2.33 million people, and the 4th largest city in the United States, behind only New York, Los Angeles, and Chicago. Houston is home to the 2<sup>nd</sup> largest concentration of Fortune 500 companies in the country with 22, behind only New York. Houston is recognized worldwide for its energy industry, which has helped the city top rankings for job creation in recent years, but the economy of the city has become widely diversified amongst healthcare, manufacturing, aeronautics, transportation, finance, information technology, and trade. The Port of Houston is the top ranked port in the U.S. for international tonnage and is the largest container port along the entire Gulf Coast, making it a major economic driver for Houston and the surrounding region.

Houston is the most diverse city in Texas and has been described as the most diverse city in the U.S., thanks to a large and growing international community. More than 145 different languages are spoken in Houston. The Museum District is home to a multitude of cultural institutions which attract over 8 million visitors annually.

The Montrose area of Houston is a vibrant, eclectic neighborhood known for its diverse culture, artistic scene, and historic charm. Located just west of downtown Houston, Montrose offers a mix of old and new, with tree-lined streets, historic homes, and modern apartment buildings. The neighborhood is a hub for creative expression, with art galleries, independent theaters, and a lively music scene. Montrose is also famous for its inclusivity and LGBTQ+ community, making it one of the most open-minded and progressive areas in the city. It has a variety of trendy cafes, restaurants, bars, and shops, appealing to both locals and visitors. The area is home to several cultural landmarks, including the Menil Collection, a renowned art museum, and the Rothko Chapel, known for its contemplative atmosphere.

The neighborhood also features green spaces such as the nearby Hermann Park and Buffalo Bayou Park, providing residents and visitors with outdoor recreational opportunities. Montrose blends a relaxed, bohemian vibe with the energy of urban living, making it one of Houston's most dynamic and sought-after areas.







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