

OFFERED
FOR SALE

HARRIS PROFESSIONAL PAVILION

4600 Fairmont Pkwy, Pasadena (Houston), Texas 77504



**Subject
Property**

LISTED BY:

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NNN Retail Advisors
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Dallas, Texas 75252

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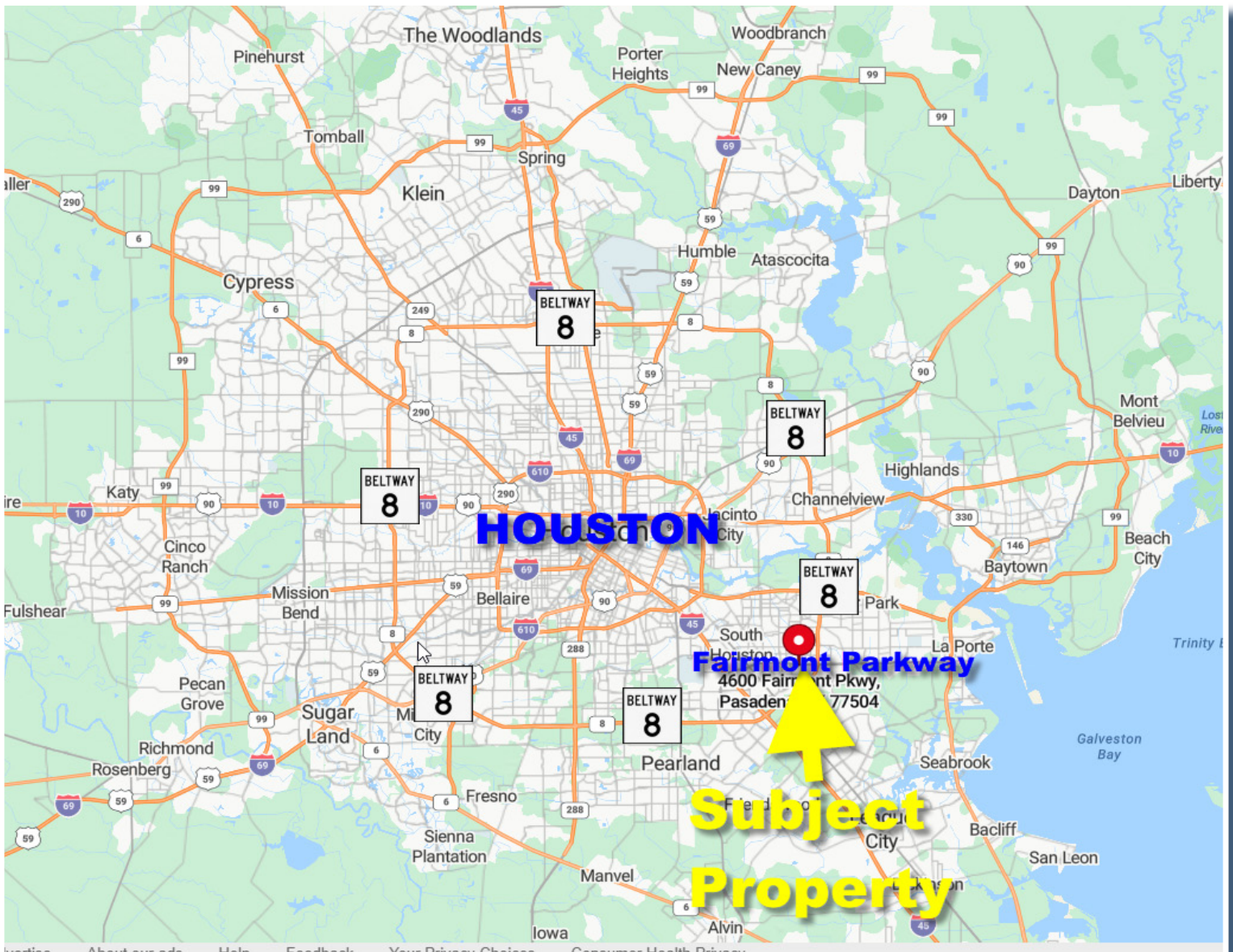
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PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**







LOCATION MAPS



AERIAL MAP



RENT ROLL

| TENANT NAME | SQ FT | ANNUAL RENT | RENT PSF | ORIGINAL LEASE DATE | CURRENT LEASE EXPIRATION | OPTIONS/ INCREASES |
|--|---------------|------------------|----------|---------------------|--------------------------|---|
| Advanced Dental Associates Suite #100 | 4,409 | \$90,384 | \$19.50 | 8/1/2018 | 11/1/2028 | 2-5 Year Options at Market Rent |
| Success on the Spectrum (SOS) Suite #107 | 4,409 | \$81,510 | \$18.50 | 6/20/2022 | 8/31/2026 | Rent Increase in August, 2025 to \$19 PSF, No Options |
| HCA Health-care: Women's Associates (OBGYN) Suite #200 | 4,409 | \$96,998 | \$22.00 | 11/1/2009 | 11/30/2026 | 12/1/2025 - 11/30/2026 \$22.55 |
| ProActive Physical Therapy Suite #205 | 2,610 | \$50,895 | \$19.50 | 6/4/2003 | 2/28/2026 | Rent Increase in March of 2025 to \$20 PSF |
| Vacant Suite #205B | 1,799 | \$0 | \$0 | N/A | N/A | N/A |
| SUBTOTAL | 17,636 | \$319,788 | | | | |

OFFERING SUMMARY



Price: \$3,738,000

CAP: 8.00% CAP

PROFORMA CAP: 8.85% CAP

Year Built: 2000

GLA: 17,636 SF

Price/SF: \$242

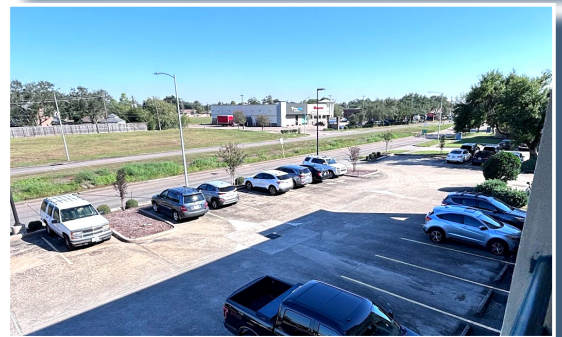
Occupancy: 89.80%

Lot Size: 1.31 Acres



INVESTMENT HIGHLIGHTS

- Sought after medical office opportunity in Houston, Texas. Harris Professional Pavilion fronts Fairmont Parkway with daily traffic count exceeding 23,500 cars.
- Established tenant mix includes: Advanced Dental Associate, Proactive Physical Therapy Centers, HCA Healthcare (Women's Associates OBGYN), and Success on the Spectrum
- Dense infill Houston, Texas location. The population in a one mile radius exceeds 15,600 people, with an average income of \$79,000.
- Triple net lease leases with rent increases in primary terms and options
- Upside to lease remaining 1,800 sf vacancy
- Attractively priced at \$242 per square foot



FINANCIAL SUMMARY

CURRENT INCOME

INCOME

| | |
|---------------------|------------------|
| Base Rent | \$319,787 |
| Reimbursements | \$185,300 |
| Gross Income | \$505,115 |

EXPENSES

| | |
|----------------------------------|------------------|
| Taxes | \$84,469 |
| Insurance | \$25,400 |
| CAM | \$82,813 |
| Management | \$13,948 |
| Total Expenses | \$206,000 |
| Net Operating Income: | \$299,115 |



FINANCIAL SUMMARY

PROFORMA INCOME

INCOME

| | |
|---------------------|------------------|
| Base Rent | \$359,276* |
| Reimbursements | \$206,000 |
| Gross Income | \$565,276 |

EXPENSES

| | |
|------------------------------|------------------|
| Taxes | \$84,469 |
| Insurance | \$25,400 |
| CAM | \$82,813 |
| Management | \$13,948 |
| Total Expenses | \$206,000 |
| 5% Vacancy | \$28,263 |
| Net Operating Income: | \$331,013 |



*Assumes leasing existing vacancy at \$18/psf and current tenant rent increases in 2025

AERIAL MAP



LOCATION MAPS

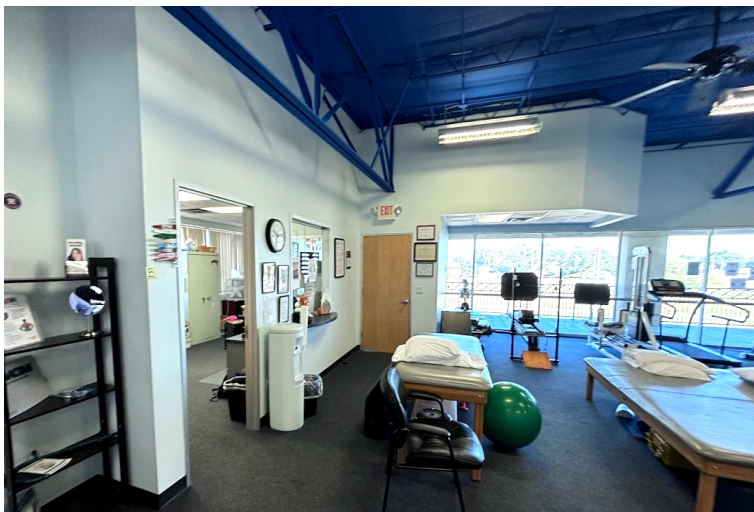


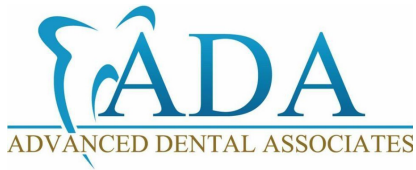


| | |
|--------------------|------------------------------------|
| NAME: | ProActive Physical Therapy Centers |
| SUITE # | 120 |
| SQUARE FOOTAGE | 2,610 |
| RENT PSF | \$19.50 |
| LEASE START | 6/4/2003 |
| CURRENT EXPIRATION | 2/28/2026 |
| INCREASES | 3/2025- \$20.00 |
| OPTIONS | No Options |

ProActive Physical Therapy Centers was founded in March of 2000. It operates three Houston metro locations: Pearland, Clearlake, and Pasadena.

Welcome to ProActive Physical Therapy Centers, your trusted destination for expert physical therapy care and rehabilitation services. At our clinics, we are dedicated to helping you regain your mobility, alleviate pain, and achieve your highest level of physical function. Whether you're recovering from an injury, surgery, or seeking proactive care to enhance your overall well-being, our team of highly skilled and compassionate physical therapists is here to guide you on your journey to recovery.





| | |
|--------------------|------------------------------------|
| NAME: | Advanced Dental Associates |
| SUITE # | 100 |
| SQUARE FOOTAGE | 4,409 |
| RENT PSF | \$19.50 |
| LEASE START | 8/1/2018 |
| CURRENT EXPIRATION | 11/1/2028 |
| INCREASES | Market Options |
| OPTIONS | 2-Five Year Options at Market Rent |

We are a dental practice devoted to restoring and enhancing the natural beauty of your smile using conservative, state-of-the-art procedures that will result in beautiful, long lasting smiles!

A standard of excellence in personalized dental care enables us to provide the quality dental services our patients deserve. We provide comprehensive treatment planning and use restorative and cosmetic dentistry to achieve your optimal dental health. Should a dental emergency occur, we make every effort to see and care for you as soon as possible.





NAME: HCA Healthcare
Women's
Associates OBGYN

SUITE # 200

SQUARE
FOOTAGE 4,409

RENT PSF \$22.00

COM-
MENCE-
MENT 11/1/2009

EXPIRATION 11/30/2024*

INCREASES 12/1/2025-*\$23.00

OPTIONS None

* 2 Year Lease Renewal Pending

HCA Healthcare is dedicated to giving people a healthier tomorrow. As one of the nation's leading providers of healthcare services, HCA Healthcare is comprised of 186 hospitals and approximately 2,400 sites of care in 20 states and the United Kingdom.

Women's Associates OBGYN provides a full range of women's health services, including: Infertility and primary care, Pre-conceptual counseling, Prenatal care, Gynecology, Infertility, Urinary incontinence, 3D Ultrasound, Minimally Invasive Gynecologic Surgery, Robotic Surgery, Laparoscopic Hysterectomy, Operative Hysteroscopy, Endometrial Ablation, Trans-Obturator Sub-Urethral Sling, Essure® Hysteroscopic Sterilization, Bio-Identical Hormone Replacement Therapy for Women, and Surgical Procedures





NAME: Shaping to
Success- Success on
the Spectrum

| | |
|----------------|------------------|
| SUITE # | 107 |
| SQUARE FOOTAGE | 4,409 |
| RENT PSF | \$18.50 |
| COM-MENCE-MENT | 6/20/2022 |
| EXPIRATION | 8/31/2026 |
| INCREASES | 8/2025 - \$19.00 |
| OPTIONS | None |

Success On The Spectrum was founded in Houston, Texas in 2015. In 2018, Success On The Spectrum became the first Autism Treatment Franchise in the US. Success On The Spectrum was awarded as the Top ABA Service Provider in 2024 by Healthcare business Review.

SOS offers ABA therapy, Speech Therapy, and Occupational therapy to children with Autism. SOS combines the most effective methods of science, a fun environment, community outings, safety, and high parent involvement to help our clients make the most progress possible.

We give one-on-one instruction to children who are not currently learning like their peers. We teach children HOW to learn, then gradually reduce or eliminate the individualized support.



Demographic Summary Report

Harris Professional Pavilion

4600 Fairmont Pky, Pasadena, TX 77504

Building Type: **Class B Office** Total Available: **1,800 SF**
 Class: **B** % Leased: **89.79%**
 RBA: **17,636 SF** Rent/SF/Yr: **\$18.00**
 Typical Floor: **8,681 SF**



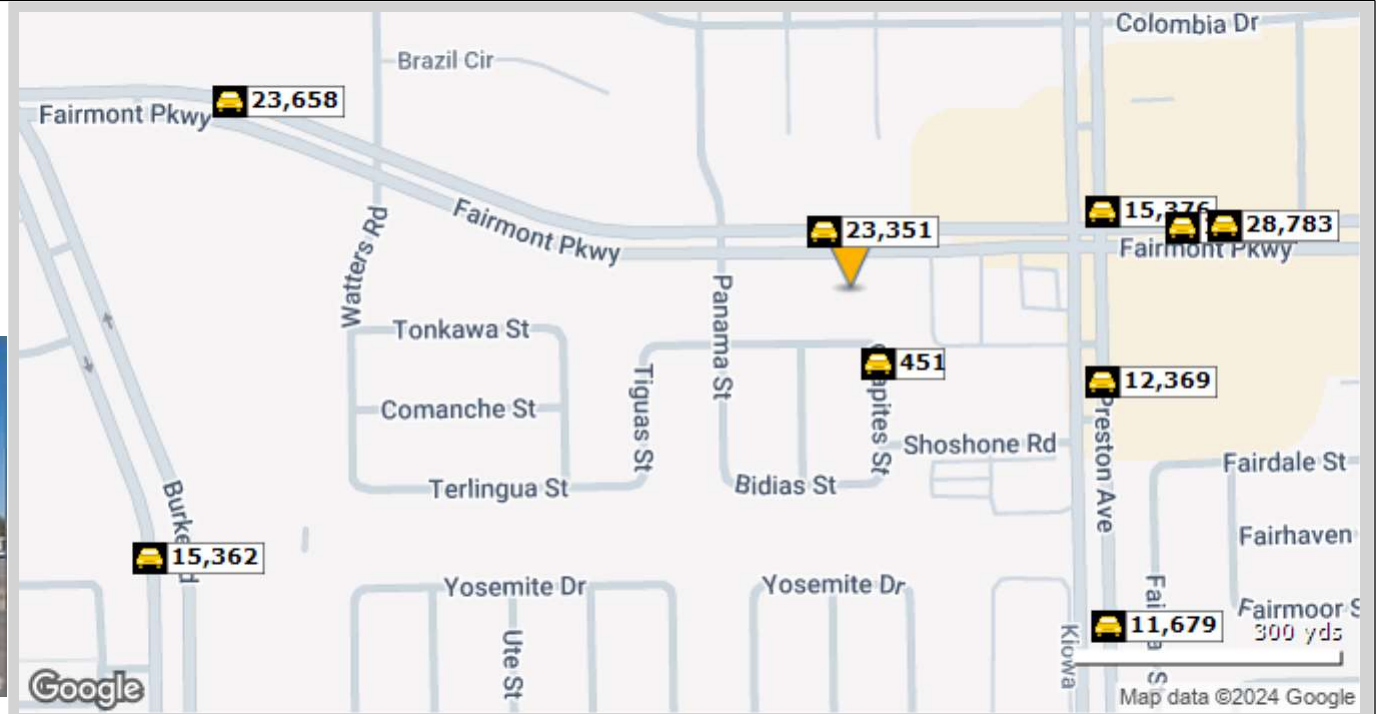
| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|-----------------|-----------------|-----------------|
| Population | | | |
| 2029 Projection | 15,955 | 109,353 | 302,274 |
| 2024 Estimate | 15,692 | 107,005 | 296,175 |
| 2020 Census | 16,071 | 106,700 | 297,436 |
| 2024 Population by Hispanic Origin | | | |
| 2024 Population | 8,755 | 72,687 | 194,080 |
| White | 7,352 46.85% | 39,455 36.87% | 104,004 35.12% |
| Black | 728 4.64% | 5,281 4.94% | 20,685 6.98% |
| Am. Indian & Alaskan | 183 1.17% | 1,650 1.54% | 4,539 1.53% |
| Asian | 537 3.42% | 3,001 2.80% | 11,962 4.04% |
| Hawaiian & Pacific Island | 7 0.04% | 54 0.05% | 165 0.06% |
| Other | 6,884 43.87% | 57,564 53.80% | 154,820 52.27% |
| U.S. Armed Forces | 0 | 18 | 151 |
| Households | | | |
| 2029 Projection | 6,177 | 36,672 | 100,747 |
| 2024 Estimate | 6,083 | 35,910 | 98,719 |
| 2020 Census | 6,300 | 36,088 | 99,544 |
| Owner Occupied | 3,124 51.36% | 18,706 52.09% | 52,915 53.60% |
| Renter Occupied | 2,959 48.64% | 17,204 47.91% | 45,805 46.40% |
| 2024 Households by HH Income | | | |
| Income: <\$25,000 | 983 16.16% | 7,349 20.47% | 18,651 18.89% |
| Income: \$25,000 - \$50,000 | 1,617 26.58% | 8,712 24.26% | 22,882 23.18% |
| Income: \$50,000 - \$75,000 | 965 15.86% | 6,233 17.36% | 18,105 18.34% |
| Income: \$75,000 - \$100,000 | 797 13.10% | 4,666 12.99% | 13,171 13.34% |
| Income: \$100,000 - \$125,000 | 776 12.76% | 2,895 8.06% | 8,456 8.57% |
| Income: \$125,000 - \$150,000 | 267 4.39% | 2,371 6.60% | 6,103 6.18% |
| Income: \$150,000 - \$200,000 | 443 7.28% | 2,340 6.52% | 6,472 6.56% |
| Income: \$200,000+ | 235 3.86% | 1,343 3.74% | 4,879 4.94% |
| 2024 Avg Household Income | \$79,193 | \$75,157 | \$79,359 |
| 2024 Med Household Income | \$59,767 | \$56,669 | \$60,172 |

Traffic Count Report

Harris Professional Pavilion

4600 Fairmont Pky, Pasadena, TX 77504

Building Type: **Class B Office**
 Class: **B**
 RBA: **17,636 SF**
 Typical Floor: **8,681 SF**
 Total Available: **1,800 SF**
 % Leased: **89.79%**
 Rent/SF/Yr: **\$18.00**



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|------------------|---------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | Fairmont Pkwy | Panama St | 0.07 W | 2022 | 23,351 | MPSI | .04 |
| 2 | Coapites St | Anacacho St | 0.01 N | 2022 | 451 | MPSI | .05 |
| 3 | Preston Ave | Fairmont Pkwy | 0.01 S | 2018 | 15,376 | MPSI | .17 |
| 4 | Preston Ave | Shoshone Rd | 0.04 S | 2022 | 12,369 | MPSI | .17 |
| 5 | Fairmont Parkway | Yuma Trl | 0.05 E | 2022 | 27,534 | MPSI | .22 |
| 6 | Fairmont Pkwy | Yuma Trl | 0.05 E | 2022 | 28,783 | MPSI | .25 |
| 7 | Preston Ave | Shoshone Rd | 0.12 N | 2022 | 11,679 | MPSI | .27 |
| 8 | Fairmont Pkwy | Watters Rd | 0.10 SE | 2022 | 23,466 | MPSI | .42 |
| 9 | Fairmont Pkwy | Watters Rd | 0.10 SE | 2021 | 23,658 | MPSI | .42 |
| 10 | Burke Rd | Burkeshire Ln | 0.01 S | 2022 | 15,362 | MPSI | .48 |



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 or counter-offer from the client; and
- 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 provided to you, when payment will be made and how the payment will be calculated.

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.

| | | | |
|--|-------------|-----------------------------|--------------|
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| Gavin M Kam | 493003 | gavin@netrealtyadvisors.com | 972 661 8476 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date