



POST OAK

BOULEVARD

HOUSTON, TEXAS



Executive Summary

THE OPPORTUNITY

JLL Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the loan (the "Loan") secured by the property located at 3040 Post Oak (the "Property"). The Loan matures on February 10, 2025. Discussions are underway between the lender and the cooperative borrower concerning a possible path to title to the Property through the acquisition of the Loan along with a subsequent closing of a pre-negotiated deed-in-lieu of foreclosure.

The 22-story, office building measures 426,009 rentable square feet and is currently 61.4% leased to a diverse collection of tenants for 5.3 years of remaining lease term. 3040 Post Oak is located in the heart of the Galleria submarket, situated along Post Oak Blvd and Hidalgo St. Just moments away from 610 West Loop, the Property presents superior access to Houston's employee base due to the Property's proximity to major thoroughfares, surrounded by high-density luxury multifamily, and an affluent residential base in Tanglewood and River Oaks. Given the current occupancy levels, the owner of the Property will be able to capture significant upside through the lease up of the remaining vacancy, well positioned to benefit from tenants seeking to locate in the Galleria sub-market.

3040 Post Oak represents a unique opportunity to acquire a Class-A value-add asset in Houston's preferred infill submarket at an extremely attractive basis.

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POST OAK
BOULEVARD

426,009

Net Rentable Area

61.4%*

Leased

5.3 Years*

WALT

1982/2016

Year Built / Renovated

±19,500 SF

Typical Floor Size

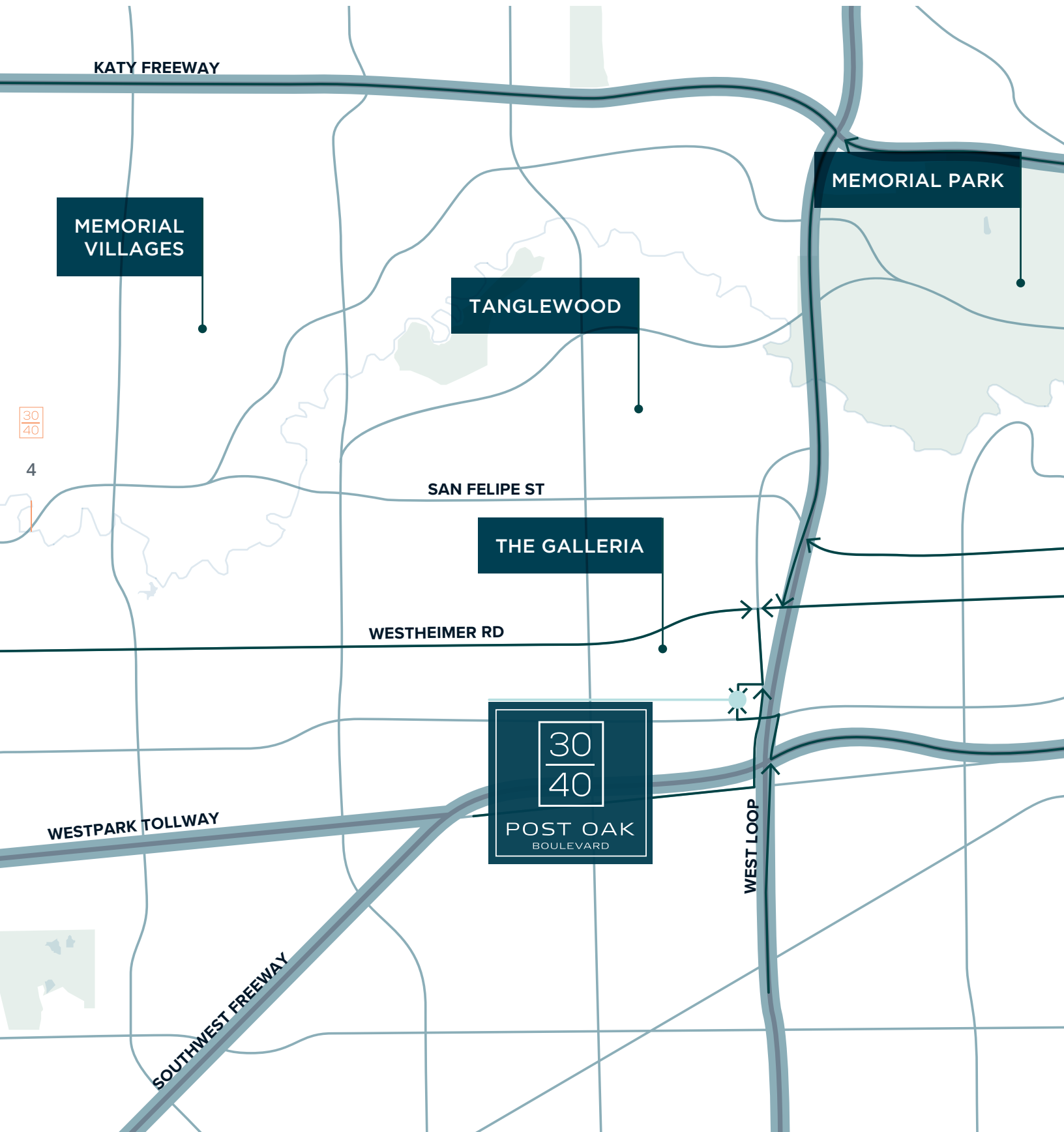
3.0/1,000 SF

Parking Ratio

*Based on the assumed, transferred, or re-negotiated licensing and management agreement with Common Desk



HIGHLY ACCESSIBLE INFILL LOCATION





3040 boasts incredible ingress and egress from all directions given it's immediate proximity to Houston's major roadways.

The Property boasts exceptional accessibility both from the north, via Loop 610, and from the south, via Westpark Tollway and Highway 59. The direct access to major highways connects the Property to the bulk of the work force population in West Houston as well as major decision makers in River Oaks and Tanglewood. Additionally, the Property is easily accessible throughout Houston with Westheimer acting as one of the city's primary east/west thoroughfares for inner loop and nearby West Houston neighborhoods.

Located in the heart of the Galleria and less than twenty minutes from the CBD, 3040 is centrally located among the cities largest employment hubs. Due to the urban-infill location, the property benefits from significant population density. This bullseye location in Houston's urban core represents a generational opportunity to acquire a highly-visible and accessible asset in Houston's leading submarket.

POST OAK BOULEVARD	📍 WALKING
RICHMOND	📍 0.2 MILES
610 LOOP	📍 0.2 MILES
WESTHEIMER	📍 0.5 MILES
INTERSTATE 59	📍 0.5 MILES

DURABLE IN PLACE CASH FLOW WITH SIGNIFICANT UPSIDE POTENTIAL

At 61.6% leased with 5.3 years of weighted average lease term, 3040 Post Oak offers the owner of the Property strong in-place cash flow with additional upside through the lease-up of vacant space. Acquiring the Property through a sale of the loan will provide a qualified investor a well-located Galleria office property at an attractive basis well below replacement cost. Said qualified investor will be able to position the Property to capture the widest tenant audience throughout the market. Additionally, due to the significant capital investment made by current ownership, the Property benefits from a distinct advantage in allowing a larger capital allocation towards lease-up strategy and costs, thus potentially garnering a greater return on capital following stabilization.



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| Floor 20 Vacancy



Micro Market



Common Desk



Common Desk



UNIQUE SIGNAGE OPPORTUNITY FOR ANCHOR TENANCY

Located moments away from 610 West Loop, Highway 59 and just north of Westpark Tollway, 3040 Post Oak boast incredible street and highway visibility. The Property offers favorable signage opportunities for new anchor tenancy, also presenting the owner of the Property the opportunity for an additional revenue stream.

TENANT SIGNAGE

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INSTITUTIONALLY-OWNED, CLASS A OFFICE BUILDING

3040 Post Oak is a well-located, institutional quality Class A office asset. The building has a modern and efficient design featuring efficient floorplans, LEED Silver certification, and ample on-site parking via a connect 7-story parking garage. Additionally, the Property has been the benefactor of superior care and oversight since inception, with current ownership maintaining the Property to the highest quality.

As the office sector continues to redefine the workplace and the return to work movement improves, it has become increasingly clear that employees returning to the office want a fuller, more amenity-rich environment. The Property's thoughtful design and institutional management create a sought-after workplace environment that forward-thinking tenants are focused on. 3040 Post Oak embodies all that employees look for, including premium office space with abundant natural light, tenant focused on-site amenities, ample parking, and easy access to freeways and surrounding amenities.

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Building Exterior



Building Conference Center



First Floor Common Area



Building Conference Center



Lobby

IN THE HEART OF HOUSTON

The Galleria is the ultimate urban lifestyle that showcases the best of Houston on a grand scale. It is one of Houston's key economic engines and has evolved from near rural conditions in the 1960's into one of the nation's premier mixed-use urban centers. Centrally located and spanning approximately 500 acres, the Galleria/Uptown District is approximately ten miles west of downtown Houston. Anchored by Post Oak Boulevard, alongside Memorial Park, and flanked by the world-famous Galleria. The District is home to over 30 million square feet of commercial office space, six million square feet of retail space, 8,400 hotel rooms, more than 100 restaurants, and a booming residential market. More than 200,000 international business professionals, fashionistas, city dwellers and tourists from around the globe converge in the area daily. Defined by its unique blending of prestigious business and residential addresses with the best in shopping, dining, and entertainment, the Galleria/Uptown District is one of the world's leading urban districts and hosts more than 30 million visitors annually.

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OFFICE

- | 15th largest business district in the US
- | 30.6M sf of Commercial office space
- | 2,000+ companies
- | 83,000 employees

RETAIL

- | #1 by leaseable space & sales volume in the city
- | 6.3M sf available to lease
- | 2.4M sf of 400+ restaurants and stores
- | #4 largest retail complex in the country
- | \$3.6B+ in annual retail sales

HOTELS / TOURISM

- | 30M+ visitors from all over the world every year
- | #1 hotel district in Houston
- | 39 hotels and 8,400 rooms

RESIDENTIAL

- | 180K+ residents in a three-mile radius
- | \$1M average home values in surrounding neighborhoods
- | Tanglewood
- | Afton Oaks
- | River Oaks
- | Per Capita Income is higher than Beverly Hills, Buckhead and University Parks

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THE HOUSTON ECONOMY

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit.

The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, & aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.





LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade

FAVORABLE TAX CLIMATE

0% state & local income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time

GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms

CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarter relocations since 2017

MAGNET FOR TOP TALENT IN THE U.S.

Above average income and low cost of living create an attractive employment base

LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

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