

FINANCIAL OVERVIEW

5426 Antoine Drive | Houston, Texas

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|---------------------------------------|--|
| Asking Price | \$2,100,000 |
| Lot Size | 25,000 SF |
| Asset Type | Freestanding Restaurant (Real Estate, Business & FF&E) |
| | |
| Gross Operating Income (Annualized) | \$405,577 |
| Total Operating Expenses (Annualized) | \$211,870 |
| Net Operating Income (NOI) | \$193,707 |
| In-Place Cap Rate | 9.22% |
| | |
| Projected Year 5 NOI | \$236,600 |
| Stabilized Cap Rate (Yr 5) | 11.3% |

Investment Notes

- Financials derived from actual operating statements and general ledger records.
- Vendor-level detail intentionally excluded to protect seller confidentiality.
- Pro forma assumptions supported by nearby residential development and population growth.
- NOI excludes financing costs, depreciation, and owner-specific expenses.