

Apartments @ Jensen Drive

84 Units ■ New Class A Construction ■ Completion January 2024



The Offering

Apartments at Jensen Dr. | 7506 Jensen Dr. | Houston, TX 77093

OVERVIEW

Total Units:	84
Avg Mkt Rent/Unit:	\$1,252
Avg Mkt Rent/SF:	\$1.56
Avg Unit SF:	803
Date Built:	U/C
Date Renovated:	N/A
Total SF:	67,412
Total Acreage:	3.07
Occupancy:	N/A
Class:	A
Terms:	All Cash

PRICING

ASKING PRICE	MARKET
Stabilized NOI	\$801,460

FOR INFORMATION PLEASE CONTACT

HASHIR SALEEM

Broker/Senior Associate

hashir@ketent.com

713-355-4646 ext 106



KET ENTERPRISES INCORPORATED

1770 St. James Place | Suite 382 | Houston, TX 77056

www.ketent.com

Broker License #406902

INVESTMENT HIGHLIGHTS

- ◆ New construction, currently under construction
- ◆ Completion is scheduled for November 2023
- ◆ Certificate of Occupancy expected in October 2023
- ◆ Excellent close-in location just north of Downtown Houston
- ◆ Easy access to the Hardy Tollroad, Loop 610 and I-69/Hwy 59
- ◆ The project will consist of 58% 1B-1B and 42% 2B-2B
- ◆ Possible phase II facing Crosstimbers
- ◆ Interior finishes will consist of
 - Stainless steel appliances
 - Granite countertops
 - Faux wood flooring
 - Washers and dryers in all units
- ◆ 9 foot ceilings in all units
- ◆ Property does not appear to be located in a flood zone
- ◆ Property located in an Opportunity Zone
- ◆ Located in the Greater Northside Mgmt District



Design Sample of Similar Construction

Apartments @ Jensen Drive

Apartments @ Jensen Drive is an 84 unit, 3 story, Class A multifamily asset under construction located between I-69/Hwy 59 and the Hardy Tollroad. There is easy access to the 610 Loop and is only ten minutes away from downtown.

Completion is expected November 2024. The asset will feature top of the line features, such as stainless steel appliances, granite countertops, faux wood flooring, washers and dryers in each unit, 9 foot ceilings, large walk-in closets, patios and balconies, 90 resident parking spaces, 21 visitor parking spaces with 5 handicap spaces. There will be 58% 1B-1B and 42% 2B-2B units.

Apartments @ Jensen Drive is located in the Eastex-Jensen neighborhood. This is a large neighborhood known for its affordability. The neighborhood has rental options at various price points including affordable apartments and houses. Eastex-Jensen has several shops, bars, and locally owned restaurants. Dodson Lake Park and Shady Lane Park provide green spaces with playgrounds and trails, ensuring ample recreational opportunities for locals. Eastex-Jensen is located about seven miles north of Downtown Houston, making it a great option for commuters seeking convenience and more affordable rental options.



84
units



U/C
year built



N/A
rehabbed



N/A
occupancy



Current Street Rent with a 5% Increase	1,325,050	\$110,421 / Mo		
Estimated Gross Scheduled Income	1,325,050	\$110,421 / Mo	Number of Units	84
Estimated Loss to Lease (2% of Total Street Rent)	(26,501)	2%	Avg Unit Size	803
Estimated Vacancy (2% of Total Street Rent)	(26,501)	2%		
Estimated Concessions and Other Rental Losses (2% of Total Street Rent)	(26,501)	2%	Net Rentable Area	67,412
Estimated Utilities Income	81,984	\$976 / Unit / Yr	Land Area (Acres)	3.07
Estimated Other Income (rent premiums, garages, etc)	21,000	\$250 / Unit / Yr	Units per Acre	27.335
Estimated Total Rental Income	1,348,531			
ESTIMATED TOTAL PRO-FORMA INCOME	1,348,531	\$112,378 / Mo		

EXPENSE	ESTIMATED FIXED EXPENSES	
Fixed Expenses	Fixed Expenses	

Utilities	Utilities	
Electricity	\$24,360	\$290 per Unit
Water/Sewer	\$67,200	\$800 per Unit
Trash	\$10,920	\$130 per Unit

General & Admin & Marketing	\$29,400	\$350 per Unit
Repairs & Maintenance	\$21,000	\$250 per Unit
Labor Costs	\$100,800	\$1,200 per Unit
Contract Services	\$6,300	\$75 per Unit

Total Operating Expense	<u>\$534,471</u>	\$6,363 per Unit	<u>\$ per Unit</u>
Reserve for Replacement	\$12,600	\$150 per Unit	\$ per Unit
Total Expense	<u>\$547,071</u>	\$6,513 per Unit	\$ per Unit

Net Operating Income (Actual Underwriting)	\$801,460
Asking Price	MARKET

DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt the accuracy of the information, but we have not verified it and make no warranty, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. We have not determined whether the property complies with deed restrictions or any city licensing or ordinances including life safety compliance or if the property lies within a flood plain. **THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME OR EXPENSE AND PERFORM OR HAVE PERFORMED ANY INSPECTIONS TO VERIFY POSSIBLE CONTAMINATION BY ASBESTOS, LEAD PAINT, MOLD OR ANY OTHER HAZARDOUS SUBSTANCES.** The owner reserves the right to withdraw this listing or change the price at anytime without notice during the marketing period. **THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL.** This represents an estimated sales price for this property. It is not the same as an opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development or an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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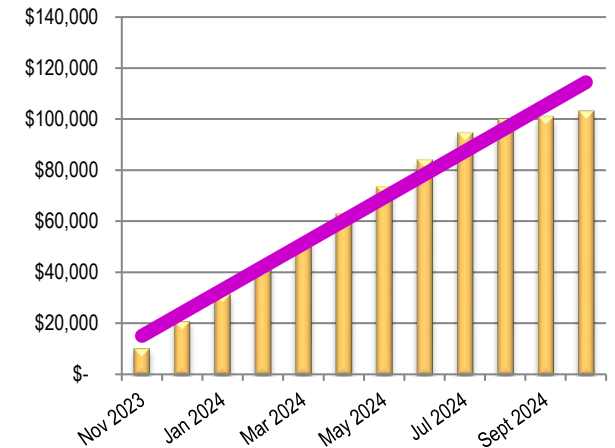
PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - HARRIS COUNTY	
Age:	U/C	# of Stories:	3	Mortgage Balance	unknown	Account No: 1448610010001	
Rehabbed:	N/A	Buildings:	1	Amortization		Houston ISD	\$1.037200
		Units/Acre	27.33	P & I		Harris County	\$0.343730
Elec Meter:	Indiv	Open Parking:	Yes	Type		Harris County Flood Control	\$0.030550
A/C Type:	HVAC	Covered Parking:	No	Assumable		Port of Houston Authority	\$0.007990
Water:	RUBS	Garage Parking:	No	Monthly Escrow		Harris County Hospital District	\$0.148310
Gas:	N/A			Origination Date		Harris County Education Dept	\$0.004900
EWG:		Construction Quality:	A	Due Date		Houston Community College	\$0.095569
		Submarket:	I-69 North	Interest Rate		City of Houston	\$0.533640
Wiring:	Copper (?)						
Roof:	Pitched	Concessions:	Currently there are no leasing concessions	Yield Maintenance			
Materials:	Masonry/Wood			Transfer Fee		2022 Tax Rate/\$100	\$2.201889
Paving:	Concrete					2023 Tax Assessment	\$6,357,168
Resident pays for E(Elec); W(Water);G(Gas)						HCAD Improvement Sq.Ft.	86,000

COLLECTIONS

Avg Mo Collections \$ 64,763

Estimated Lease-up Collections

Nov 2023	\$	10,516	12 Mo Avg	\$	64,763
Dec 2023	\$	21,033			
Jan 2024	\$	31,549			
Feb 2024	\$	42,065	9 Mo Avg	\$	79,339
Mar 2024	\$	52,581			
Apr 2024	\$	63,098			
May 2024	\$	73,614	6 Mo Avg	\$	92,718
Jun 2024	\$	84,130			
Jul 2024	\$	94,646			
Aug 2024	\$	99,905	3 Mo Avg	\$	101,307
Sept 2024	\$	100,956			
Oct 2024	\$	103,059			

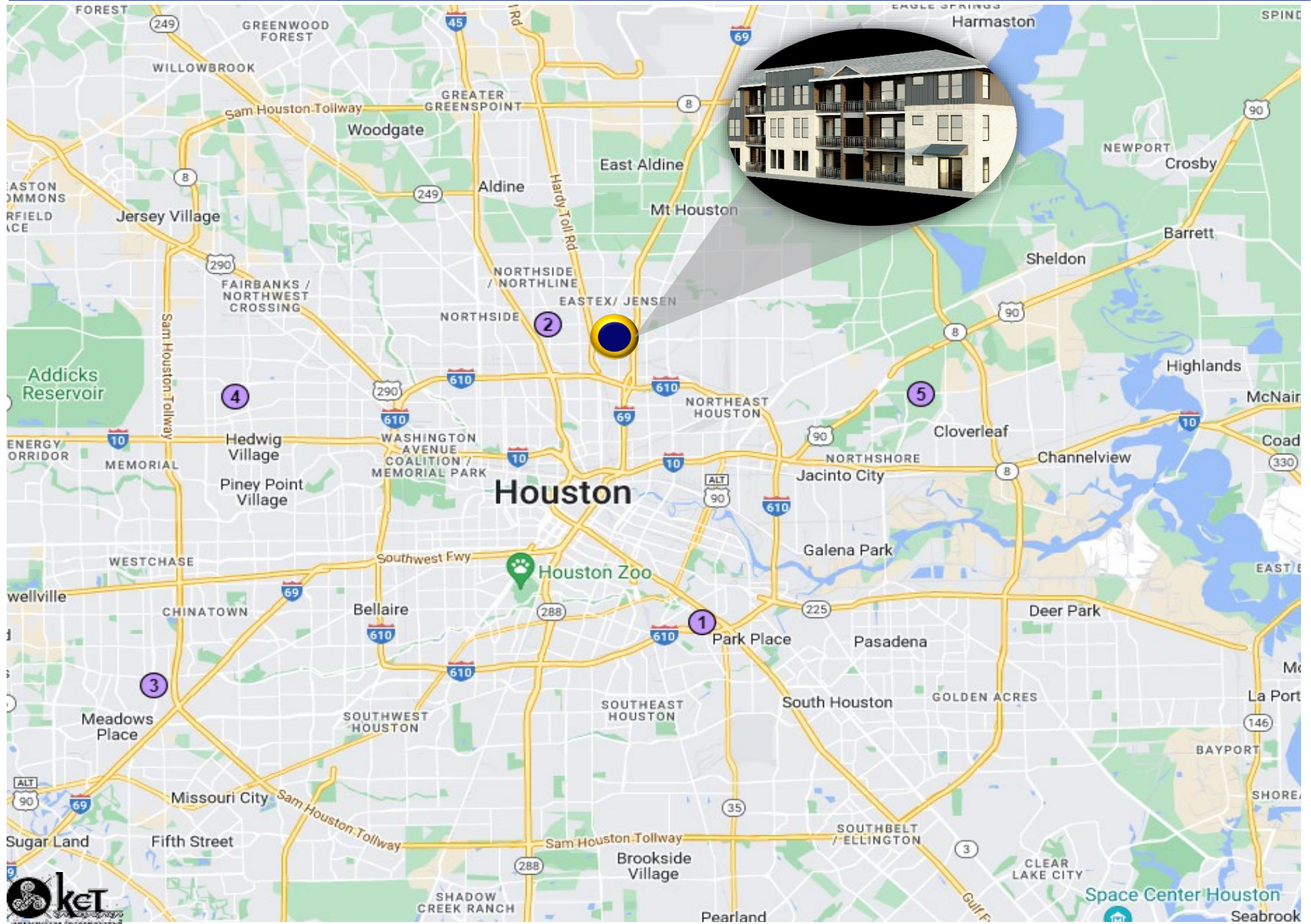


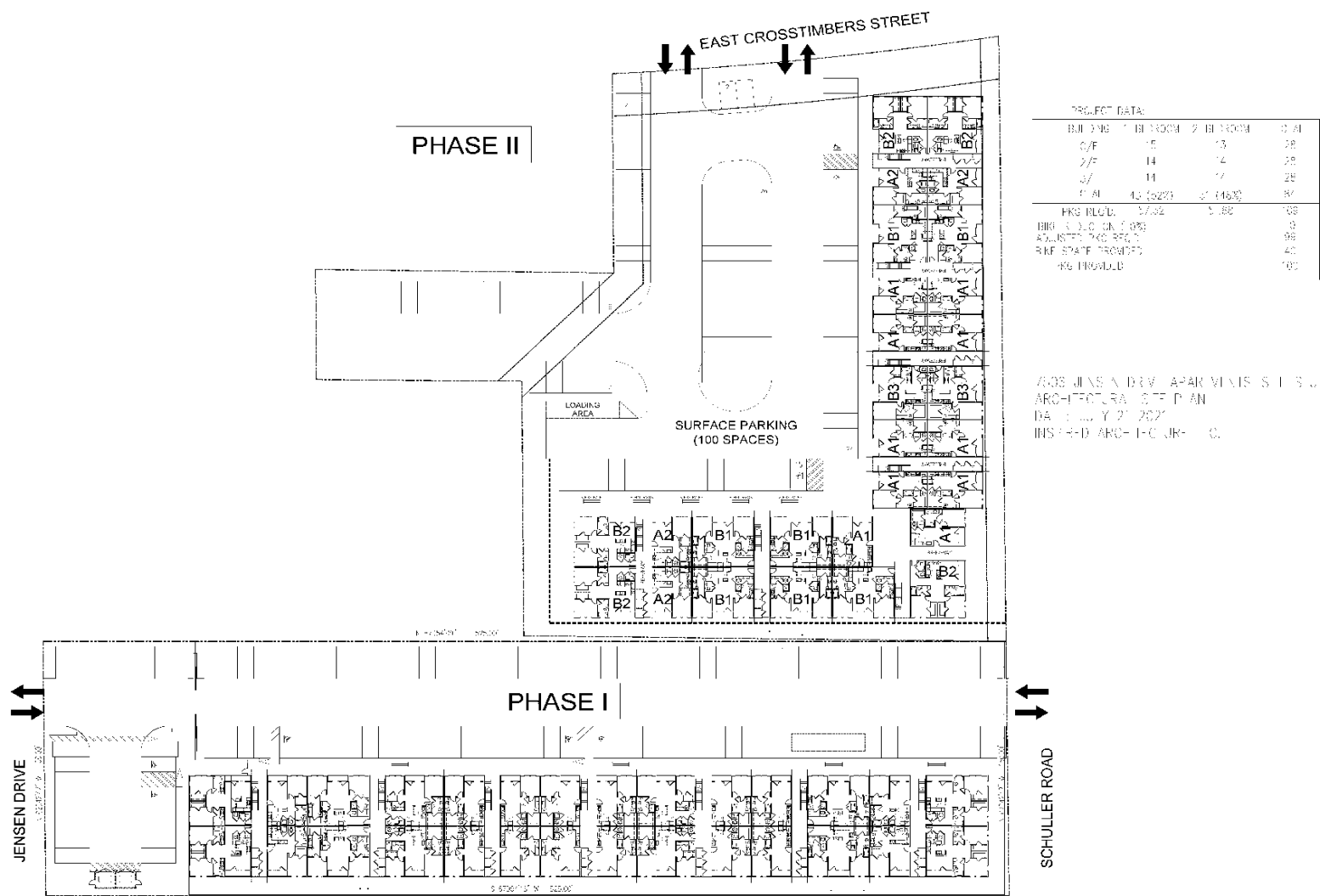
FINANCIAL HIGHLIGHTS

2023 KET RENT COMPARABLE TAX ANALYSIS

Property	Address	Yr Built	Units	Impr Sq.Ft.	Impr Value	Impr Value/Unit	Impr Value/Sq.Ft.
Smart Living at Garden Oaks 1352040010001	450 E Rogers St.	2018	149	69,066	\$9,096,960	\$61,053	\$131.71
The Apex 1365850010001	8520 Madie Dr.	2016	78	79,260	\$8,440,202	\$108,208	\$106.49
Edge at Independence Heights 1090410000034	7020 Stuebner Airline	2015	111	61,503	\$10,399,274	\$93,687	\$169.09
Lincoln Heights 0670450120001	700 W Cavalcade St.	2019	290	67,720	\$12,300,033	\$42,414	\$181.63
Reserve at Garden Oaks 1398960010001	3405 N Shepherd Dr.	2012	166	67,464	\$12,200,512	\$73,497	\$180.84
Apts @ Jensen Dr.	7605 Jensen Dr.	U/C	84	86,000	\$6,357,168	\$75,681	\$73.92
Averages		2016	146	71,836	\$9,799,025	\$75,757	\$153.95

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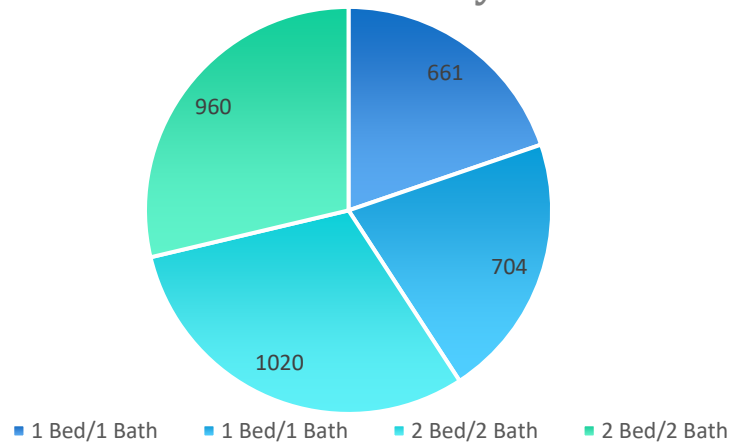




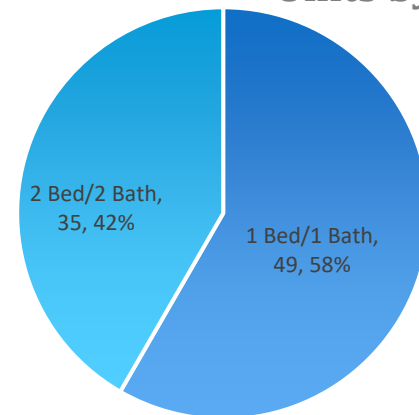
UNIT MIX

Floorplan	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
Flat	1 Bed/1 Bath	36	661	23,796	\$1,031	\$37,122	+EW	\$1.56
Flat	1 Bed/1 Bath	12	661	7,932	\$1,031	\$12,374	+EW	\$1.56
Flat	1 Bed/1 Bath	1	704	704	\$1,098	\$1,098	+EW	\$1.56
Flat	2 Bed/2 Bath	12	1,020	12,240	\$1,591	\$19,094	+EW	\$1.56
Flat	2 Bed/2 Bath	11	1,020	11,220	\$1,591	\$17,503	+EW	\$1.56
Flat	2 Bed/2 Bath	12	960	11,520	\$1,498	\$17,971	+EW	\$1.56
Owner's 9/28/20 Unit Mix		84	803	67,412	\$1,252	\$105,163	+EW	\$1.56
TOTALS AND AVERAGES		Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EW	Average Rent/SF

Units by Size



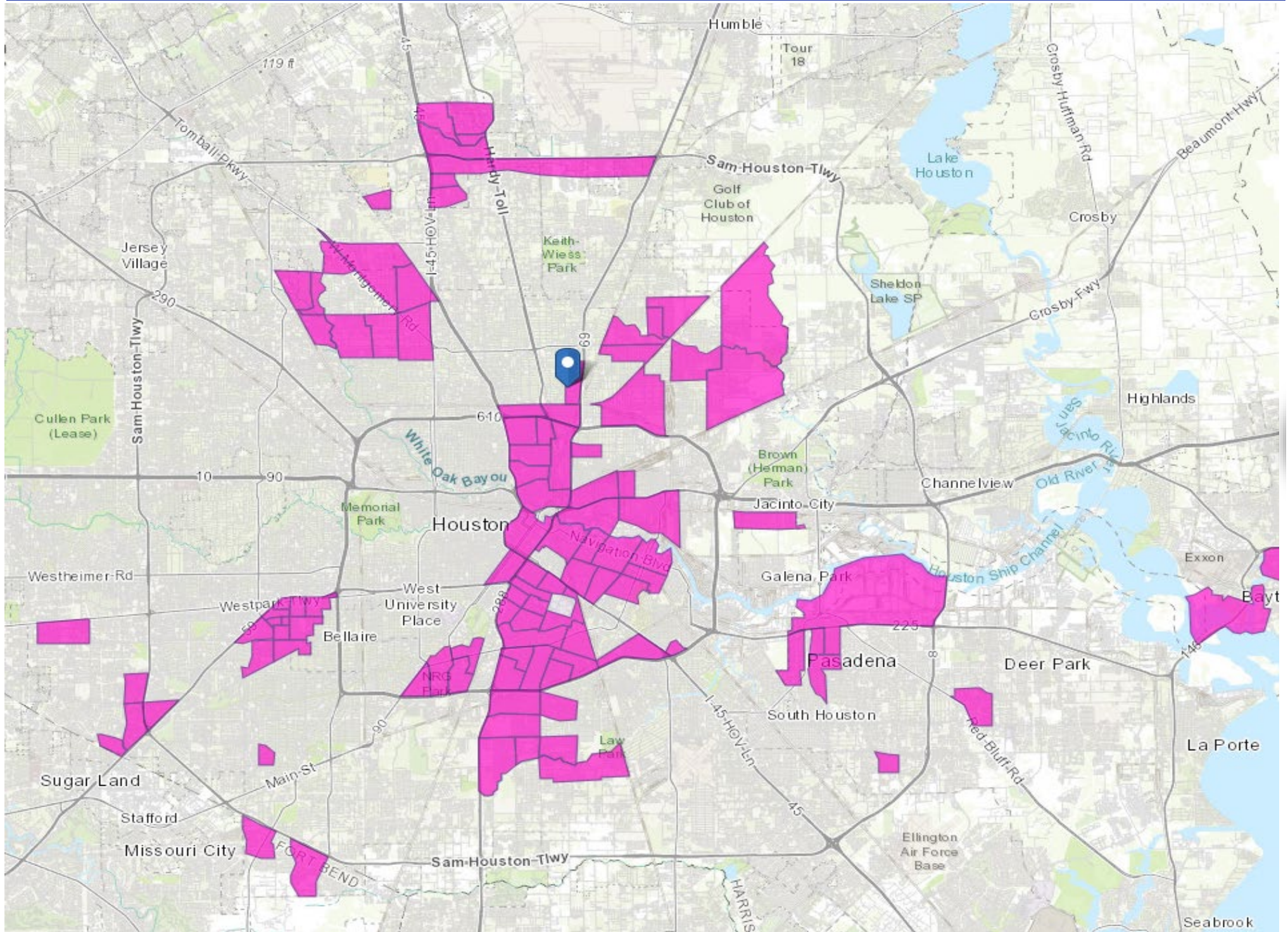
Units by Type

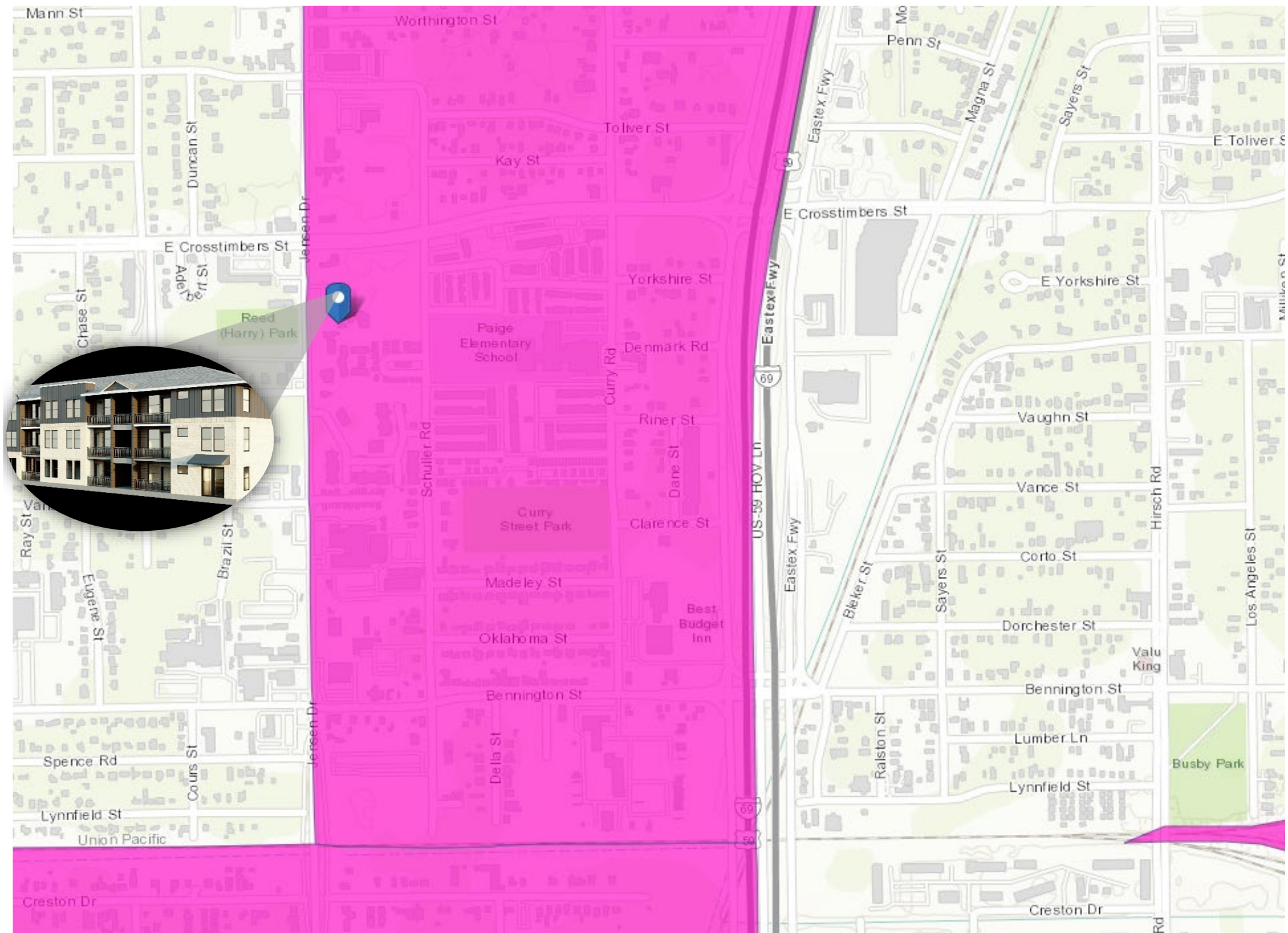




AMENITIES

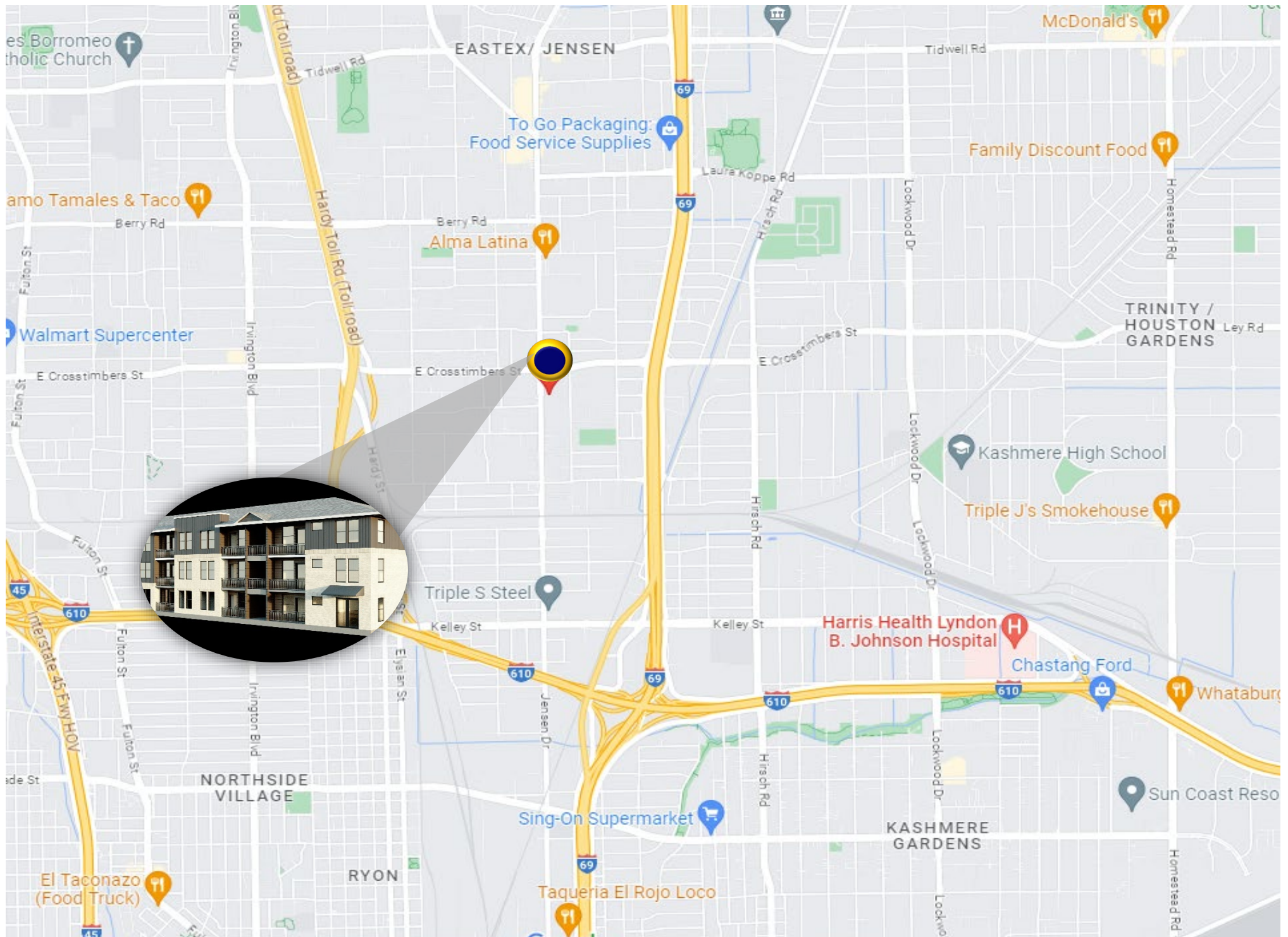
- All 2 bed units have side by side washers and dryers
- All 1 bed units have stacked washers and dryers
- 9 foot ceilings in all units
- Stainless steel appliances
- Granite countertops in kitchens and bathrooms
- Ceiling fan in living room
- Faux wood flooring
- Large walk-in closets
- All units have a balcony or patio
- Independent leasing office
- There are 3 storage spaces on the 2nd and 3rd floor that can be rented
- Perimeter fence and 2 separate gated entrances
- 90 parking spaces inside the gate including 3 handicap spaces
- 21 visitor parking spots, including 2 handicap spaces outside the gates

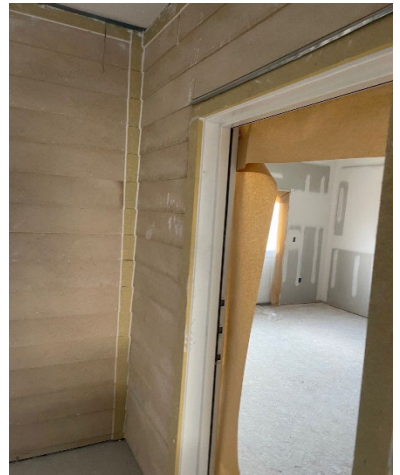
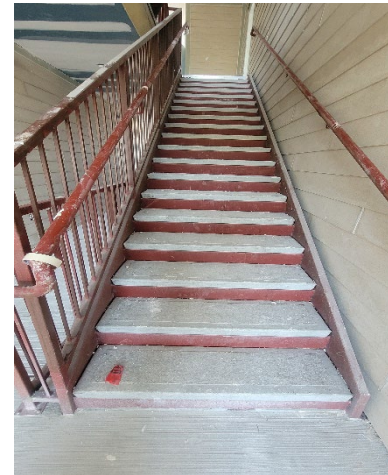




LOCATION OVERVIEW

- Apartments @ Jensen Drive is located in the Eastex-Jensen neighborhood. This is a large neighborhood known for its affordability. The neighborhood has rental options at various price points including affordable apartments and houses.
- Eastex-Jensen has several shops, bars, and locally owned restaurants. Dodson Lake Park and Shady Lane Park provide green spaces with playgrounds and trails, ensuring ample recreational opportunities for locals.
- Eastex-Jensen is located about seven miles north of Downtown Houston, making it a great option for commuters seeking convenience and more affordable rental options. Access to Hardy Toll Road, Loop 610 and I-69/Hwy 59 allow for easy traveling into Downtown Houston and beyond.







Smart Living at Garden Oaks



The Apex



Edge at Independence Heights



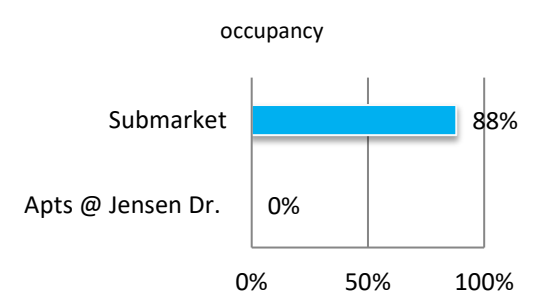
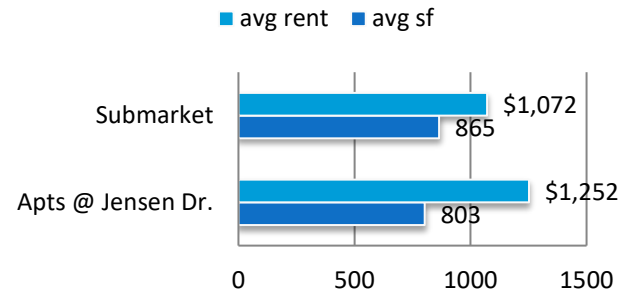
Lincoln Heights



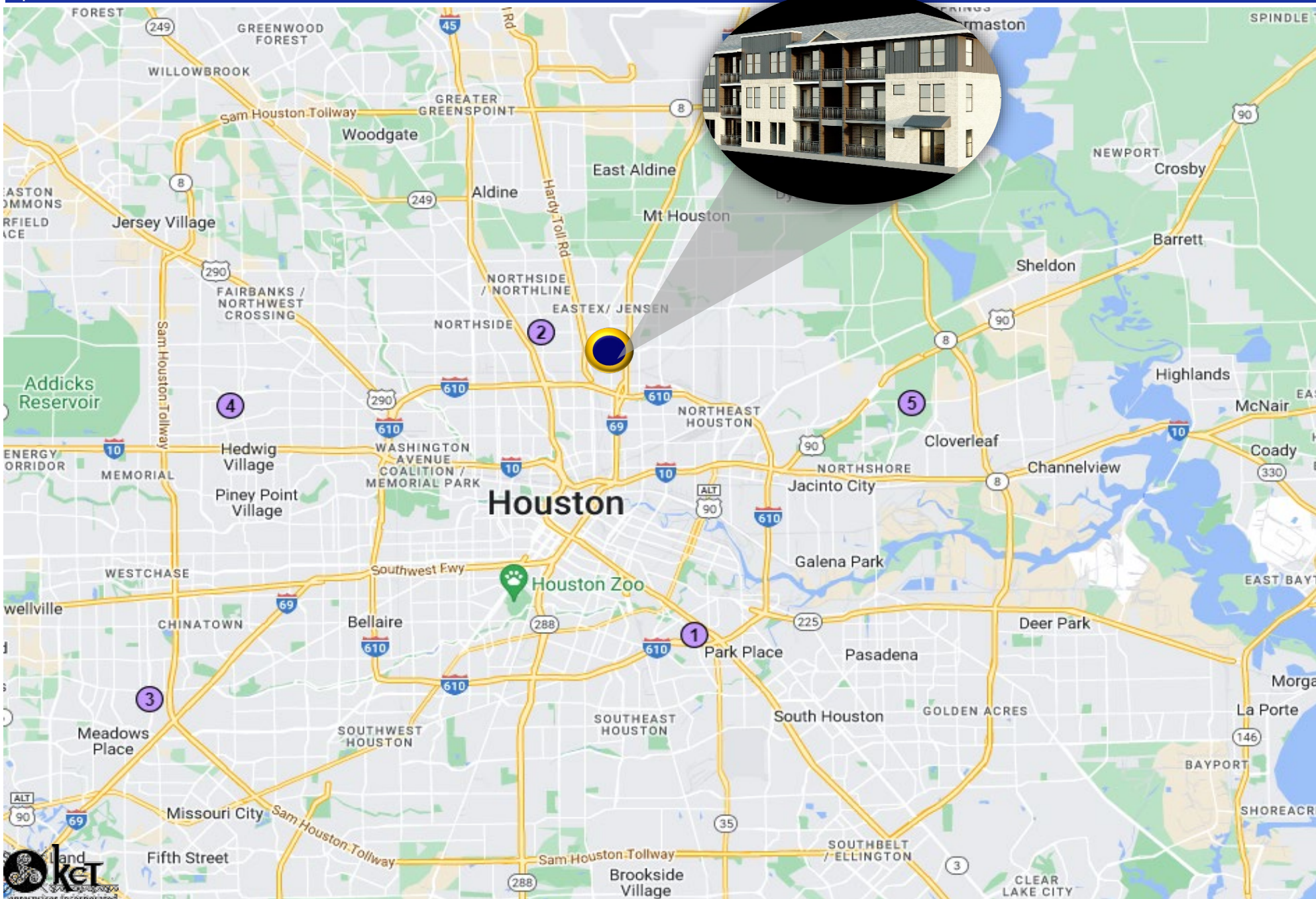
Reserve at Garden Oaks

	Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1	Smart Living at Garden Oaks 450 E Rogers St.	2018	N/A	87%	149	832	\$1,353	+EWG	1.626
2	The Apex 8520 Madie Dr.	2016	N/A	95%	78	863	\$1,339	+EW	1.552
3	Edge at Independence Heights 7020 Stuebner Airline	2015	N/A	86%	111	729	\$1,245	+EW	1.708
4	Lincoln Heights 700 W Cavalcade St.	2019	N/A	93%	290	867	\$1,649	+EW	1.902
5	Reserve at Garden Oaks 3405 N Shepherd Dr.	2012	N/A	98%	166	815	\$1,490	+EWG	1.828
*Resident Pays E(Electric), W(Water), G(Gas)									
	Totals/Averages Comps	2016		92%	159	821	\$1,415		\$1.723
	Apts @ Jensen Dr. 7605 Jensen Dr.	U/C	N/A	N/A	84	803	\$1,252	+EW	\$1.560

Submarket:	I-69 North	Houston
Occupancy:	88%	89%
# of Operating Units:	4,999	740,430
# of Operating Communities:	161	3,124
Average Size (sqft):	865	892
Average Rental Rate (\$/sqft):	\$1.239	\$1.430
Average Rent: (\$/mo)	\$1,072	\$1,277



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A wide-angle photograph of the Houston skyline at sunset. The sky transitions from a deep blue at the top to a warm orange and pink near the horizon. Numerous skyscrapers are visible, some with lights already on. In the foreground, there are green trees and a road with a few cars. A large, semi-transparent blue triangle is overlaid on the right side of the image, containing the text 'Houston Metro Overview'.

HOUSTON 2023

Houston Metro Overview

HOUSTON quick facts

Often referred to as the "Energy Capital of the World", the city of Houston, Texas is the anchor city and Harris County is the seat, of the Houston-The Woodlands-Sugarland, TX, Metropolitan Statistical Area (MSA). The fifth-largest MSA in the nation, Greater Houston is home to more than 4,800 energy-related establishments ranging from exploration and production firms to manufacturers and wholesales of energy-sector products.

Houston's economy continues to diversify each passing year. An estimated \$3 billion in construction activity at the Texas Medical Center is strengthening the area's reputation as one of the top medical destinations in the world. Advancements in the aerospace industry and continued missions facilitated by the Lyndon B. Johnson Space Center distinguish Houston as an innovation core with a wealth of resources that make an ideal business location. Houston is luring more residents from around the globe drawn by its mix of cultural amenities, world-class restaurants, diverse communities and a low cost of living compared to other tier-one markets. Aided by the absence of city or state income tax, Houston's cost of living is far below the national average.

■ 3.3 Million

Houston MSA Jobs

■ 1.3%

Houston Projected Population Growth

■ 35.30

Houston Median Age



- Houston is the nation's **4th** most populous city
- At **665 square miles**, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.
- Houston ranks **3rd** in the U.S. for manufacturing GDP and has the highest industry GDP within the city
- More than 500 institutions are devoted to the performing and visual arts, science and history in the Houston area.
- The 9-county Houston MSA had a population of **7,206,841** residents as of July, 2021, according to estimates by the U.S. Census Bureau
- If metro Houston were a state, it would have the 15th largest population in the U.S. behind Arizona, and ahead of Massachusetts and Tennessee.

HOUSTON quick facts

4th
Largest
U.S. City

1.1 Million
New Residents in
Last Decade

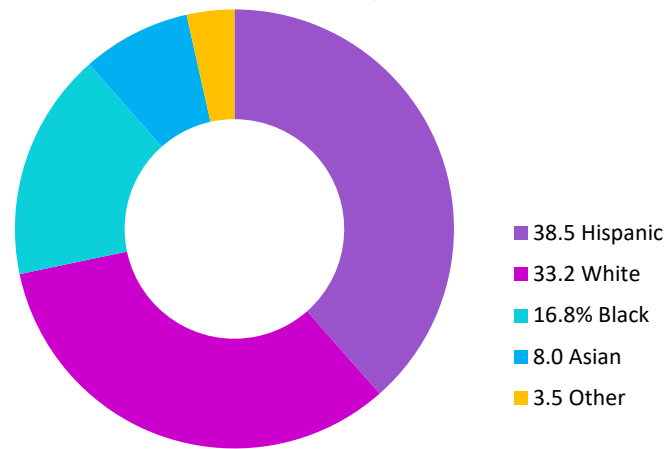
\$490
Billion
Regional GDP

350,000
Educated
Millennials

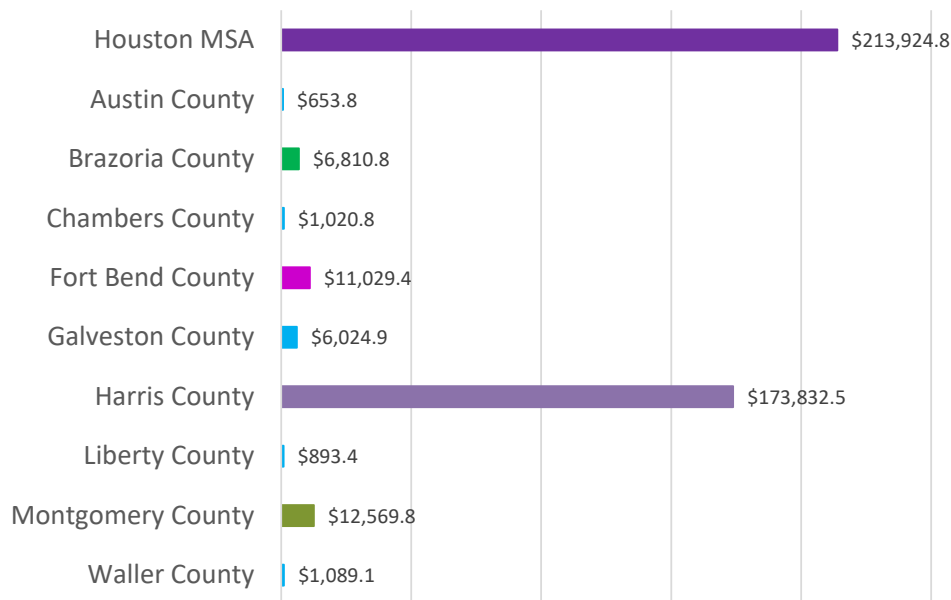
760+
Expansion and Relocation
Projects in Last 2 Years

Houston
2.3
million residents

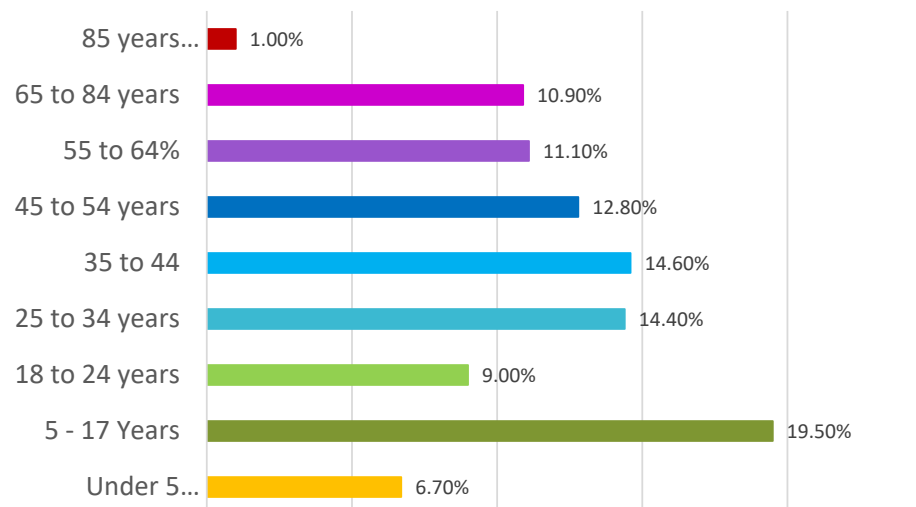
MSA
7.2
million residents



Total Wages (Metro Houston, (\$ Millions) All Workers

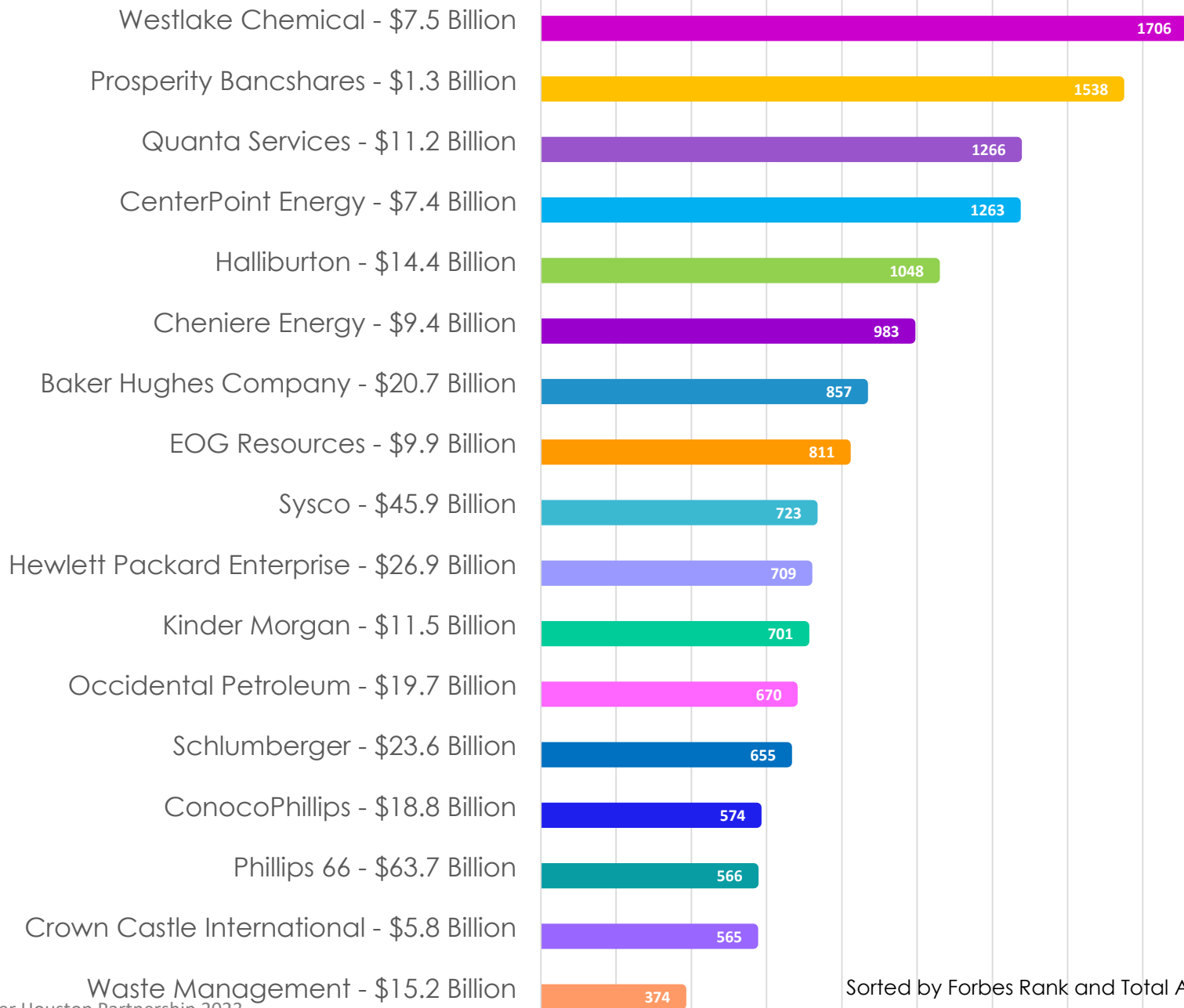


Age Distribution



HOUSTON quick facts

Houston is Home to 18 *Forbes* Global 2000 Headquarters



Source: Greater Houston Partnership 2023

Sorted by Forbes Rank and Total Annual Revenue

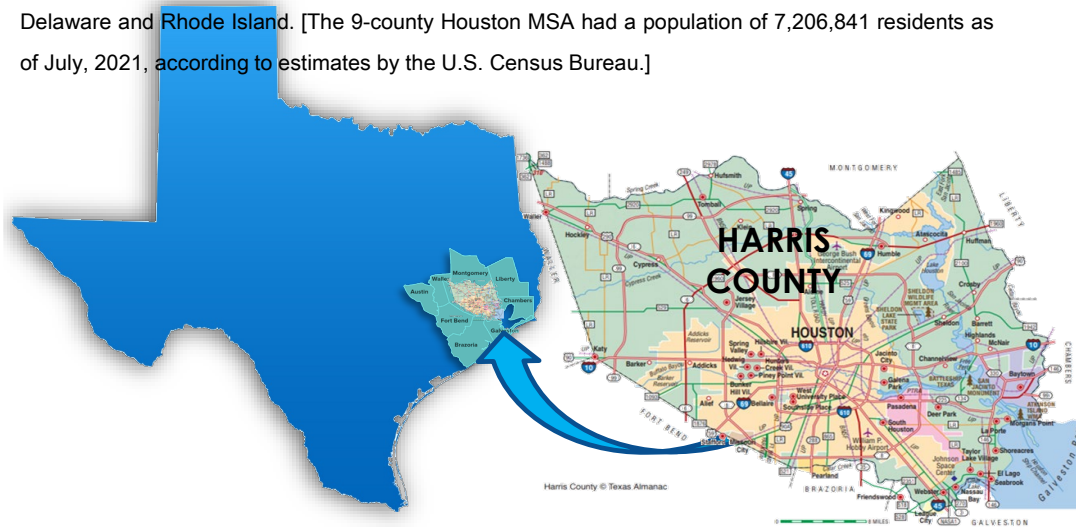
HOUSTON MSA

The Houston - The Woodlands - Sugar Land Metropolitan Statistical Area (MSA)

contains nine Texas counties: Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery and Waller. Within these nine counties are 124 incorporated cities and 33 Census Designated Places (CDP).

The county seat or administrative center of Harris County is the City of Houston. Harris County contains the bulk of the cities population in addition to all or part of 33 incorporated cities and 12 CDPs. Small portions of Houston spread into adjacent Montgomery and Fort Bend counties.

The nine-county Houston-The Woodlands-Sugar Land MSA covers 9,444 square miles, is the nation's 5th largest metro area. An area larger than five states: New Hampshire, New Jersey, Connecticut, Delaware and Rhode Island. [The 9-county Houston MSA had a population of 7,206,841 residents as of July, 2021, according to estimates by the U.S. Census Bureau.]



9,444
square miles

HOUSTON
MSA

1,778
square miles

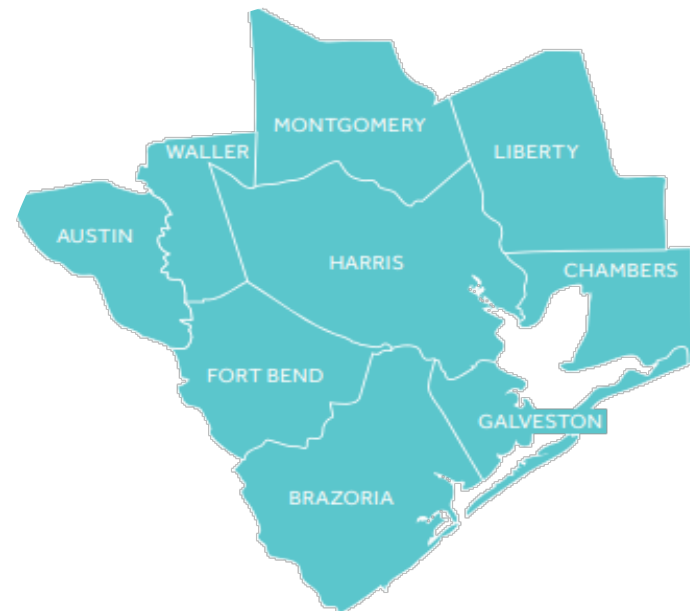
HARRIS
COUNTY

655
square miles

HOUSTON

- Harris County is the largest of the 12 counties in the Greater Houston region. Almost three-quarters of the county are covered by the city of Houston and thirty smaller communities; only about 27 percent of the county is rural. The county comprises 1,778 square miles and is the largest Texas county east of the Nueces River. Harris County transportation systems serve intrastate and interstate needs with six major railroads hauling freight to distribution centers and to the port; Amtrak provides passenger rail service while METRO provides light rail and passenger bus service. Buses, trucks and passenger cars utilize a network of highways including Interstate 10 east and west and Interstate 45 north and south. U.S. Highway 59/I-69 crosses the county from northeast to southwest and goes to the Rio Grande valley, and U.S. 290 leads to West Texas via Austin. Loop 610 encircles the heart of Houston, a second loop, Beltway 8, allows traffic to move around the perimeter of the urban sector. A third loop, SH 99, the Grand Parkway, is a 180+ mile circumferential scenic highway which, when completed, will be the longest highway loop in the United States, traversing seven counties and encircling the Greater Houston region.

- Two major airports, George Bush Intercontinental and William P. Hobby, are within the city of Houston. Leading sectors include health care, trade, service and education.



Houston Economic Drivers



HEALTH CARE



- 106,000+ Jobs Supported at TMC
- \$25 billion TMC Annual GDP Generated
- Largest Medical Complex in the World
- \$3 billion worth of construction projects underway

The Medical Center (TMC), the largest medical complex in the world, encompasses 55 institutions ranging from renowned hospitals, support organizations, academic and research institutions, and public health organizations. Comprising 1,345 acres, TMC is the eight-largest business district in the United States and is home to the world's largest cancer hospital and children's hospital. TMC's campus currently contains 50 million square feet of developed space, with an additional \$3 billion worth of construction projects underway.

Bio-Tech and Life Science

Houston's health care industry includes 158,690 health care practitioners and technical occupations, including 12,190 medical doctors and 61,100 nurses. As a hub for medical device manufacturing, pharmaceuticals, and health research, the Houston region is home to more than 18,960 life science and biotech researchers. More than 1,860 clinical trials were active in the Houston region in '20, representing 19.9 percent of all trials in the U.S. In '20, Houston medical institutions and life science firms received \$833.9 million in National Institutes of Health (NIH) grant funding, up 16.3 percent from '19. In the last five years, the region received nearly \$3.5 billion in NIH funding, an average of \$690.8 million per year. [The Texas Medical Center's](#) Innovation Institute is the epicenter of Houston's life science startup activity. The organization aims to help early stage companies commercialize new medical technologies by providing access to the vast resources of the world's largest medical center. The Innovation Institute's accelerator program, TMCx, focuses on early-stage companies making breakthroughs in medical devices, digital health care services, diagnostics and therapeutics.

ENERGY

Petrochemical & Refining

The Spaghetti Bowl is a complex of several thousand miles of product pipeline connecting hundreds of chemical plants, refineries, salt domes and fractionation plants along the Texas Gulf Coast. It gives the Houston area an economic advantage through convenient and low-cost transfer of feedstocks, fuel and chemical products among plants, storage terminals and transportation facilities. In '20, the Houston metro had a crude operating capacity of 2.7 million barrels of refined petroleum products per calendar day representing 14.0 percent of overall U.S. capacity, according to the U.S. Energy Information Administration. Oil refiners in the region employed 8,079 in '20, equivalent to 3.6 percent of the Houston region's total manufacturing workforce.

- 4,600+ Energy Related Companies
- \$3.7 billion Clean Energy Venture Capital



- 237,000+ Combined Employed

Houston Energy Corridor

Dubbed the "Energy Capital of the World," Houston has more energy industry employees than any other U.S. metro, employing nearly a third of the nation's gas and oil workforce. Houston is home to 4,600 energy-related firms and is in the midst of a petrochemical construction boom with \$50 billion in projects either underway or recently completed. The high concentration of energy expertise offers the region a competitive advantage for the future of renewable energy, in which over \$3.7 billion in venture capital has been invested into area companies since 2010.

New Energy

Houston is well positioned to lead the transition to low-carbon and no-carbon energy. Houston has a large, diverse, and technically oriented workforce. It has the most highly developed of energy infrastructure in the nation. A large and expanding renewable generation capacity is already in place. The local culture supports innovation and growth. And the region's extensive port, rail and aviation infrastructure offer a platform for large-scale decarbonization initiatives. The strategy sets out three initial objectives for the region: jumpstarting emerging technologies and markets where Houston has a strategic advantage, attracting and supporting companies in established yet rapidly growing "New Energy" industries, and creating an environment that encourages investment in and deployment of a wide range of value chains. The later includes everything from nature-based solutions, to cleaner production of natural gas, oil, and petrochemicals, to breakthroughs in energy efficiency, geothermal energy, and advanced materials.

AEROSPACE & AVIATION



JOHNSON SPACE CENTER

Years before the historic Apollo 11 mission in 1969, Houston was a pioneering hub in the aerospace and aviation sector. But the mission didn't stop at the moon. Over the decades, Houston scientists and engineers have helped with some of the world's biggest space endeavors, including running mission control for the International Space Station for nearly 20 years. Some of the sharpest minds in aerospace and aviation technology continue to chart a vibrant future for Houston centered around NASA's Johnson Space Center and one of the world's only truly urban commercial spaceports. Every manned U.S. space mission since 1961 has been planned and executed from JSC. Every astronaut has lived and trained in the Houston area, every manned mission controlled here. The missions of tomorrow—to the moon, to Mars and beyond—are being planned today by scientists and engineers who call Houston home.

- 500+ Space, Aviation, and Aerospace Related Firms and Institutions

ELLINGTON FIELD, located 18 miles southeast of downtown Houston, **became a Federal Aviation Administration (FAA) designated spaceport** in '15. In '20, Phase 1 construction of the spaceport development was underway, an \$18.8 million project designed to provide infrastructure and utilities. One of only 10 spaceports in the U.S., the project is intended to help attract the relocation of aerospace companies. Axiom Space, the world's first commercial space station builder, announced in '20 that it will build a 14- acre headquarters campus at Ellington Field to train private astronauts and establish a private space station. The company also leased office space in the Clear Lake area near JSC.

- \$2.9 billion Total Trade in Aviation
- 2 International Airports
- 1 FAA-Licensed Commercial Spaceport

110+
Active astronauts and
astronauts in training

11,000+
JSC employees
\$5.56
annual budget

TRANSPORTATION

AIRPORTS

The Houston Airport System ranks as one of the largest multi-airport systems in North America. The system is comprised of George Bush Intercontinental Airport (IAH), William P. Hobby Airport (HOU) and Ellington Airport (EFD). Scheduled and charter passenger carriers fly directly to approximately 180+ domestic and international destinations from Houston. Houston is the international air gateway to the southern United States and Latin America. In '15, Hobby Airport added direct flights to Mexico, making Houston the only city in Texas with two international airports – one of only eight such cities nationwide.

According to J.D. Power's '20 Airport Satisfaction rankings, George Bush Intercontinental (IAH) ranked 13th among "mega airports" in the U.S. and William P. Hobby Airport (HOU) ranked 4th among "large" airports in the US.

PORT OF HOUSTON/FOREIGN TRADE

The Port of Houston consistently ranks No. 1 in foreign trade tonnage among all seaports nationwide. According to the U.S. Army Corps of Engineers (USACE), Houston handled more than 275 million short tons of cargo in 2020, about 50 million tons more than any other U.S. port. Foreign trade in '20 totaled 180.5 million metric tons valued at \$126.5 billion. Imports totaled 47.9 million metric tons, valued at \$52.5 billion. Exports totaled 132.6 million metric tons, valued at \$74.0 billion. The Port of Houston traded with 212 countries in '20. Of those, trade with 32 countries exceeded one billion dollars each while trade with 152 additional countries exceeded one million dollars. The Port's top trading partner by value is China and by weight is Mexico.

#1 Port of Houston Consistently Ranks No. 1 in foreign trade tonnage among all seaports nationwide



TRANSPORTATION continued

HIGHWAYS

Houston's extensive highway system is well integrated with the Port of Houston, Houston Intercontinental Airport (IAH), Hobby Airport, Ellington Airport, and the mainline railroads serving the city. Houston is at the crossroads of Interstate Highways 10, 45 and 69. When connections are complete, I-69 will link Canada, the U.S. industrial Midwest, Texas and Mexico.

There are 3,355 centerline miles and 11,084 lane miles of freeways and expressways in operation, according to the Texas Department of Transportation (TxDOT) Houston District. The Houston District includes Brazoria, Fort Bend, Galveston, Harris, Montgomery, and Waller Counties. Corridors: Houston's major thoroughfares include Beltway 8, Fort Bend Tollway, Grand Parkway 99, Hardy Tollway, I-10, I-45, I-610, SH 6, SH 146, SH 225, SH 288, US 59/I-69, US 90, US 290 and the Westpark Tollway.

MOTOR FREIGHT LINES

The region's extensive highway system is well-integrated with the Houston Airport System, four deep water seaports and the mainline railroads serving the city. Houston is at the crossroads of Interstate Highways 10, 45 and 69. I-69 is known as the "NAFTA superhighway" that will link Canada, the U.S. industrial Midwest, Texas and Mexico once complete. 1,469 long-distance trucking establishments operate in the Houston MSA.

RAILROADS

The Houston area is served by BNSF Railway Company, Kansas City Southern Railway Company and Union Pacific Railroad Company. Businesses along the Houston ship channel are served by the Galveston Railroad, Port Terminal Railroad Association and Texas City Terminal Railway Company. Eight mainline tracks and five branch line tracks radiate from Houston.

Amtrak provides passenger service three times per week in Houston via the Sunset Limited route that travels from New Orleans to San Antonio and Los Angeles.

CONSTRUCTION

The construction industry in Houston employed an average of 224,344 people in the four quarters ending Q3/20, according to the Texas Workforce Commission. Nearly half of all construction employment occurred as specialty trade contractors (e.g., electrical work, plumbing, site preparation, painting). The remaining types of construction employment, building construction and heavy and civil engineering construction accounted for 23.0 percent and 28.5 percent of construction employment, respectively. Annual wages in the industry averaged \$76,947. The Houston metro area was home to nearly 11,696 construction establishments in the four quarters ending Q3/20. Of that total, 60.4 percent were specialty trade contractors, 29.6 percent were in building construction, and 10.0 percent were heavy and civil engineering construction establishments.

City of Houston building permits totaled nearly \$6.5 billion in '20 with nearly \$2.8 billion for residential and nearly \$3.8 billion for commercial building permits, according to city data.

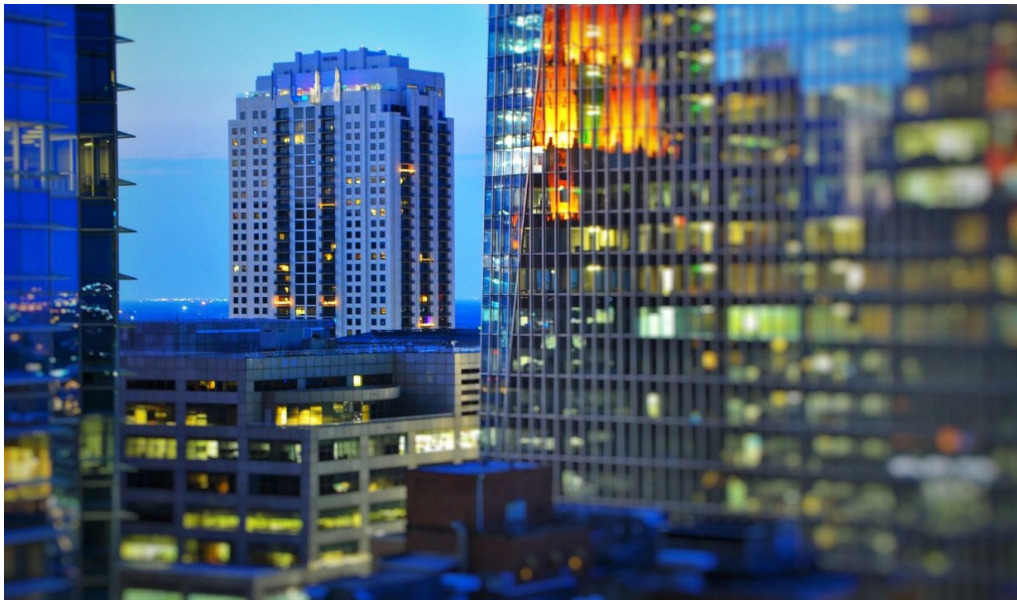
ADVANCED MANUFACTURING

ADVANCED MANUFACTURING

The 6,723 manufacturing establishments in the Houston region employed 223,706, or about 1 in 13 Houston-area workers in '20, according to the Texas Workforce Commission. The average annual wage was \$88,574. The value of goods manufactured in metro Houston topped \$86.0 billion in '19 and accounted for 16.8 percent of the region's total GDP, according to the Bureau of Economic Analysis.

CORPORATE HEADQUARTERS

One of the best business climates in the nation has helped the Houston area become a top destination for corporate offices. Boasting over 50 million square feet of Class A office space, Houston ranks among the top five metros nationally for ranked corporate headquarters, with 23 Global 2000 and 65 Fortune 1000 companies, including more than 20 Fortune 500 companies. Of the 128 publicly traded oil and gas companies, 44 have offices located in the Houston area.



- 50 million SF of Class A Office Space
- 65 Fortune 500 & 1000 Companies
- 23 Forbes Global 2000 Companies

HIGHER EDUCATION

The Houston region has more than 40 two-year community colleges and four-year universities, including three Tier 1 universities: Rice University, University of Houston and the nearby Texas A&M University in College Station. Houston-area colleges and universities educate nearly 430,000 students and graduate more than 100,000 students annually.

The region also has 50 trade, vocational and business schools specializing in law, healthcare, welding, process technology and various other disciplines that enroll an additional 20,000 students, according to the National Center for Education Statistics. Click below to see local colleges and universities ranked by U.S. News & World Report.

University & Rank in National Universities

Rice University	#15
Art Institute of Houston	#35
Houston Christian University	#64
University of Houston Downtown	#78
University of Houston	#182
University of St. Thomas	#250
Texas Southern University	#331



RECREATION & ENTERTAINMENT

- Houston's downtown is home to a number of clubs, musical entertainment venues, and three of Houston's four professional sports franchises: Major League Baseball's Houston Astros, who play at Minute Maid Park, Major League Soccer's Houston Dynamo, who play at BBVA Compass Stadium, and National Basketball Association's Houston Rockets, who play 41 regular-season home games per year at the Toyota Center.
- South Houston is home to NRG Park, a 350 acre entertainment complex comprising the Houston Texans' 67,925 seat NRG Stadium; the Astrodome; NRG Arena; and the NRG Center. NRG Park serves as the primary entertainment center for a number of Houston's large events, including the Houston Livestock and Rodeo Show and two Super Bowls.
- Situated between Downtown Houston and NRG Park, adjacent to the Texas Medical Center, Houston's Museum District is one of the most walkable areas in Houston. The 19 museums, galleries, cultural centers, and community organizations in the district help showcase art, history, and culture from around the world.
- One of the 10 largest malls in the country, The Galleria is a mixed-use shopping center featuring 2.4 million square feet of retail space and over 375 retail establishments. The Galleria is ranked as one of the world's best shopping malls by Forbes and is the most visited attraction in metro Houston with over 35 million annual visitors.



THE ECONOMY

Houston Economic Overview 2023

[Slower global growth will impact Houston's economy but won't lead to a local recession]



The International Monetary Fund (IMF) projects global growth to average 2.6 percent this year, down 0.6 percent points from '22. That's an improvement over projections made in the fall when the IMF forecast a tepid 2.2 percent this year. Slower global growth will impact Houston's economy but won't lead to a local recession.

U.S. economic growth has slowed considerably since January but the recession that so many predicted hasn't arrived yet. It's unlikely to knock on our doors before autumn, if at all. When it does, and if the recession is short and shallow, the impact on Houston will be minimal. Only if the U.S. slides into a deep and protracted downturn would Houston suffer.

Source: Greater Houston Partnership Economy at a Glance May 2023

Houston Economic Overview

• Metro Houston Created 19,900 Jobs in March 2023

Despite the headlines, the economics community isn't unified in the belief that a recession is imminent. In March, the Nation Association for Business Economics (NABE) asked its members about the likelihood of a recession in the next 12 months. Forty-nine percent placed the probability at less than 50 percent. Only 44 percent of the respondents place the probability at 50 percent or more. In its most recent survey, The Wall Street Journal found one-fourth of their respondents placed the probability of a recession in the next 12 months at less than 50 percent.

But the U.S. has not slipped into a recession. Most of the indicators that the National Bureau for Economic Research (NBER) tracks to determine the peaks and troughs of the business cycle show the economy still expanding.

- The nation created jobs, 236,000 in March 2023 and 1.0 million since the first of the year, according to the BLS.
- A different employment indicator, one based on a survey of households, shows the nation added 577,000 jobs in March 2023.
- Though industrial production began to slide in September 2022, a slow recovery began in January and continued into March 2023.
- Personal income continues to grow, even after adjusting for inflation, though growth has tapered in recent months.
- Personal consumption expenditures are holding steady.
- Only manufacturing and wholesale show signs of weakness in the data NBER tracks.

Eventually, the U.S. will slip into a recession. Contractions are a normal part of the business cycle, just as sunshine and rain are normal for Houston's weather. Although the outlook for the economy remains cloudy, the Partnership sees no rain in Houston in the near-term forecast.

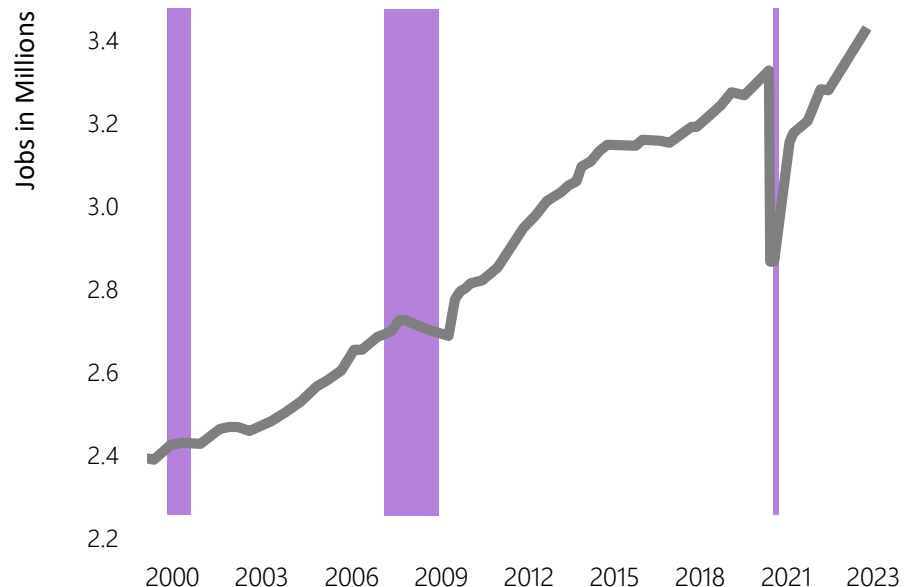
According to the Texas Workforce Commission (TWC) Metro Houston created 19,900 jobs in March 2023. That's in line with the twenty-year average of 20,600 for the month, which suggests that after the record pace of the past two years, Houston's job growth has returned to normal. Job gains were broad-based with only a handful of sectors reporting job losses.

Source: Greater Houston Partnership Economy at a Glance May 2023

HOUSTON OUTLOOK

- Downturns in industries that are most susceptible to rising interest rates will be offset by the overall job growth across all sectors.
- Crude shortages and high prices, particularly in Europe due to imposed sanctions on Russia, will stimulate investment in Houston's energy sector. Increased demand will also be seen in the chemical and plastics manufacturing sectors.
- The health care industry will remain strong regardless of potential recession depth and duration, and between 6,100 to 9,100 jobs will be added in 2023.
- The latest Greater Houston Partnership Research forecast predicts growth resuming in 2023 3Q and ending with a net gain of 60,800 jobs. The long-term average job gain for the region is 65,000 to 70,000 jobs per year.

Employment



Source: CBRE Q1 2023 Multifamily Market Report

Houston Multifamily Recap

- Rent growth decelerated in the last few months of 2022 with year-over-year rent growth of 2.8%, down from its peak of 9.4% in the fourth quarter of 2021.
- The slowing of rent gains is projected to continue as the market adjusts to its typical 2% growth during the five years before the pandemic, according to CoStar.
- Supply outpaced demand over the last few quarters, causing an uptick in vacancy rates.
- Entry-level home purchases have been substantially thwarted due lack of inventory, increased home values, and escalating monthly mortgage payments as a result of higher interest rates. Some existing renters will remain in the apartment market until additional supply comes online. **Steady in-migration and household growth will help sustain apartment demand in the long term.**

\$169,066

Avg Sold Price/Unit

5.9% Avg Cap Rate



+2.8%

New lease asking rents are at \$1,300, up 2.8% from the previous year

- Houston's surging population and economic growth have triggered a flurry of construction, particularly in the multifamily market. **Houston ranked among the top three metros in the U.S. for new supply growth over the past 10 years**, adding roughly 150,000 units and driving up its inventory by 30%.
- Deliveries moderated with 13,740 units delivered through October 2022 versus 18,507 units delivered during the same period in 2021.
- Supply at the end of 2022 accounted for 2.0% of total stock, 30 basis points above the national rate.
- Approximately 29,300 units were under construction as of October 2022, and additional 61,000 units were in the planning and

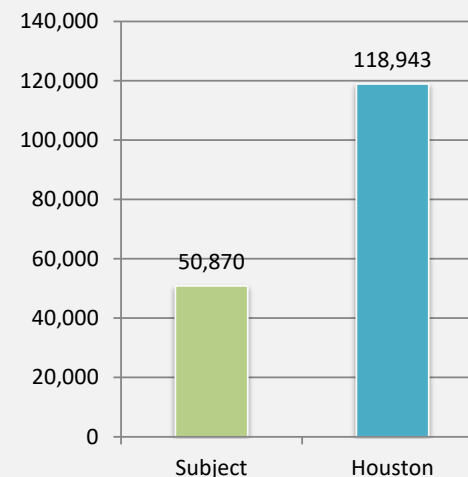
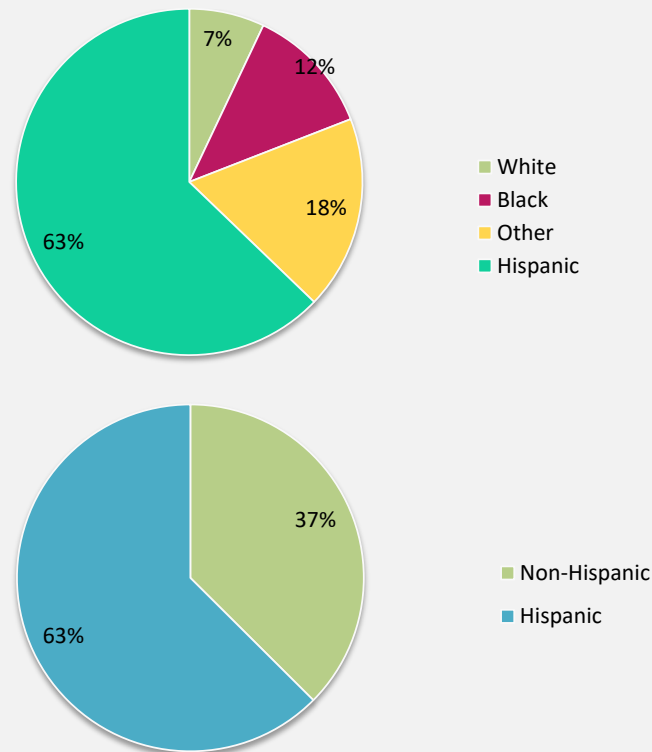
DEMOGRAPHIC SUMMARY PROFILE

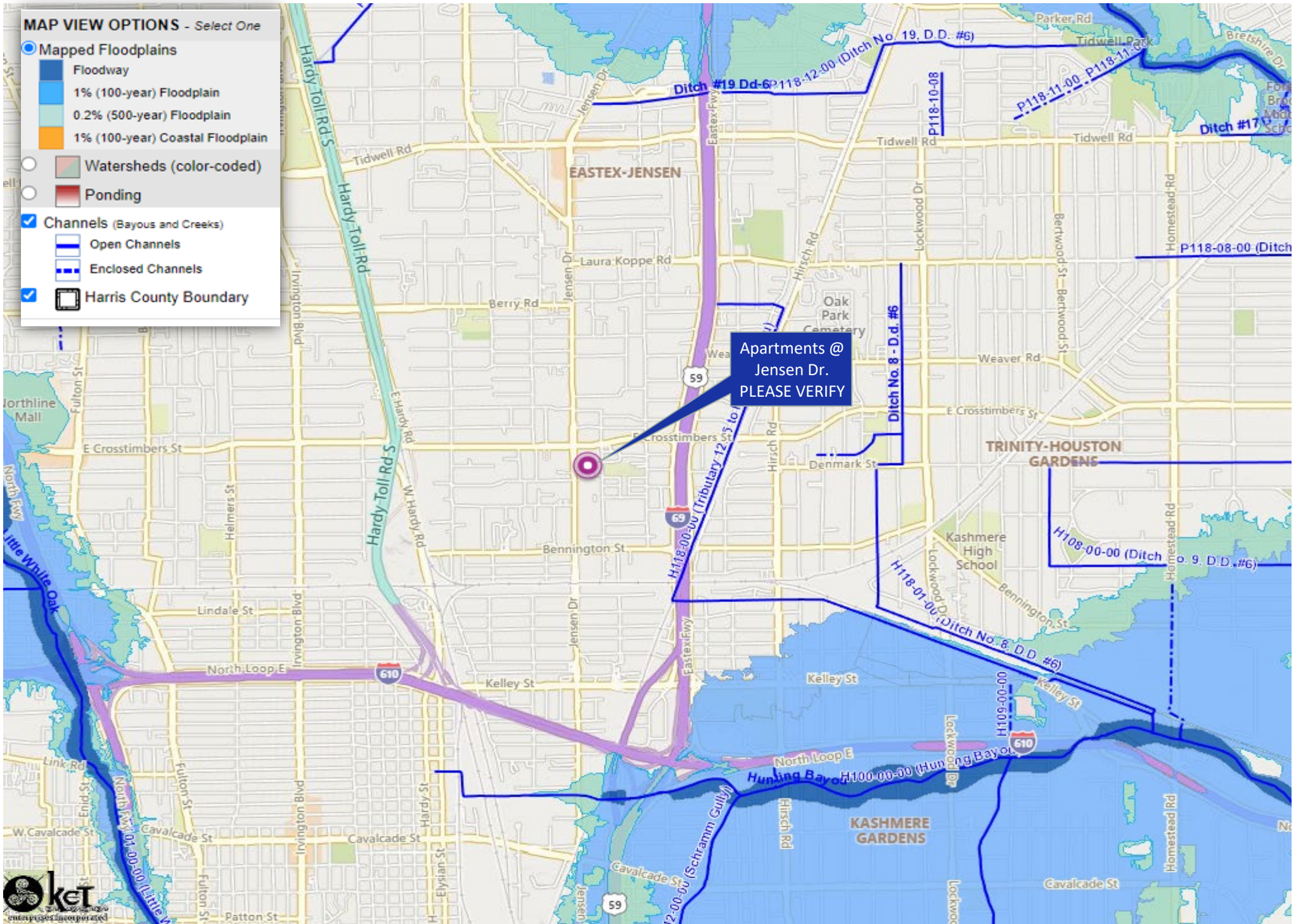
2000-2010 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Apartment at Jensen Dr. 7506 Jensen Dr. Houston, TX	1 Mile	2 Miles	3 Miles
Population			
2023 Estimated Population	12,748	50,743	118,416
2028 Projected Population	13,615	54,143	126,415
2020 Census Population	12,666	50,296	117,015
2010 Census Population	12,778	50,037	115,379
Projected Annual Growth 2023 to 2028	1.4%	1.3%	1.4%
Historical Annual Growth 2010 to 2023	-	0.1%	0.2%
2023 Median Age	32.6	33.4	34.7
Households			
2023 Estimated Households	4,124	16,255	39,094
2028 Projected Households	4,412	17,369	41,783
2020 Census Households	4,057	15,934	38,220
2010 Census Households	3,994	15,438	36,564
Projected Annual Growth 2023 to 2028	1.4%	1.4%	1.4%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.5%
Race and Ethnicity			
2023 Estimated White	18.7%	22.5%	24.4%
2023 Estimated Black or African American	31.8%	24.6%	24.6%
2023 Estimated Asian or Pacific Islander	0.8%	1.0%	1.1%
2023 Estimated American Indian or Native Alaskan	1.3%	1.4%	1.4%
2023 Estimated Other Races	47.4%	50.5%	48.5%
2023 Estimated Hispanic	62.5%	67.0%	64.8%
Income			
2023 Estimated Average Household Income	\$50,870	\$59,355	\$64,636
2023 Estimated Median Household Income	\$33,612	\$41,025	\$45,174
2023 Estimated Per Capita Income	\$16,515	\$19,053	\$21,389
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	23.8%	22.1%	21.9%
2023 Estimated Some High School (Grade Level 9 to 11)	15.6%	14.1%	12.9%
2023 Estimated High School Graduate	31.6%	32.0%	31.7%
2023 Estimated Some College	14.8%	15.2%	14.8%
2023 Estimated Associates Degree Only	4.2%	4.4%	4.6%
2023 Estimated Bachelors Degree Only	8.4%	8.9%	9.6%
2023 Estimated Graduate Degree	1.7%	3.4%	4.5%
Business			
2023 Estimated Total Businesses	340	1,460	4,385
2023 Estimated Total Employees	1,803	11,421	35,494
2023 Estimated Employee Population per Business	5.3	7.8	8.1
2023 Estimated Residential Population per Business	37.5	34.8	27.0

1 mile radius







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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

KET ENTERPRISES INCORPORATED	0406902	TWILK4@KETENT.COM	713-355-4646
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
TOM WILKINSON	0173897	TWILK4@KETENT.COM	713-355-4646
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



HASHIR SALEEM

Broker/Senior Associate

hashir@ketent.com

713-355-4646 ext 106



ENTERPRISES INCORPORATED

1770 St. James Place | Suite 382
Houston, TX 77056

www.ketent.com
713-355-4646

Broker License #0406902



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