



# SONOMA

APARTMENTS



# APARTMENTS FOR SALE

Sonoma | 7703 Seton Lake Dr | Houston, TX 77086

## OVERVIEW

Units:	<b>232</b>
Avg Rent:	<b>\$980</b>
Avg Size:	<b>651</b>
Date Built:	<b>1983</b>
Date Rehabbed:	<b>2019</b>
Rentable Sq. Ft.:	<b>151,080</b>
Acreage:	<b>5.76</b>
Occupancy:	<b>94%</b>
Class:	<b>B-</b>

## PRICING

Asking Price	<b>Market</b>
Stabilized NOI	<b>\$1,199,628</b>

## INVESTMENT HIGHLIGHTS

- ◆ Located in the Beltway 8/Hwy 249 submarket of Houston
  - ◆ Strong Industrial Submarket
  - ◆ Excellent Visibility On Hwy 249
  - ◆ Strong Value Add Opportunity
- ◆ Close Proximity To North Cypress & Cypress Fairbanks Medical Center
  - ◆ Per Owner, Approximately \$3,031,721 Spent On CapEx
  - ◆ Klein School District, excellent schools



FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT



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Financial Information		Proposed Loan Parameters		Operating Information	
<b>Asking Price</b>	<b>Market</b>	<b>Mortgage Balance</b>		<b>Est Mkt Rent (Feb-24)</b>	\$227,438
Price Per Unit		Amortization (months)		3 Mo Avg	\$215,451
Price Per Sq. Ft.		Debt Service		Physical Occ (Feb-24)	91%
Stabilized NOI	\$1,199,628	P & I (floating)		Est Ins per Unit per Yr	\$1,250
		Interest Rate	5.75%	<b>Property Tax Information</b>	
		Date Due	10 yr from closing	Tax Rate (2023)	3.06429
		Est Res for Repl/Unit/Yr	\$300	2023 Tax Assessment	\$21,776,801
		Yield Maintenance	Yes	Est 2023 Taxes	\$667,304
		Transfer Fee	1%+app+legal	Est Future Tax Assessment*	\$15,960,000
				<b>Est Future Taxes *</b>	\$489,061
				<i>*2023 litigated value</i>	

Current Street Rent with a 4% Increase	2,838,424	\$236,535 / Mo			
Estimated Gross Scheduled Income	2,838,424	\$236,535 / Mo	<b>Number of Units</b>	232	
Estimated Loss to Lease (2% of Total Street Rent)	(56,768)	2%	<b>Avg Unit Size</b>	651	
Estimated Vacancy (5% of Total Street Rent)	(141,921)	5%	<b>Net Rentable Area</b>	151,080	
Est Concessions and Rental Losses (2% of Total Street Rent)	(56,768)	2%	<b>Land Area (Acres)</b>	5.76	
Estimated Utilities Income	141,689	\$611 / Unit / Yr	<b>Units per Acre</b>	40.308	
Estimated Other Income	121,261	\$523 / Unit / Yr			
Estimated Total Rental Income	2,845,916				
<b>ESTIMATED TOTAL PRO-FORMA INCOME</b>	<b>2,845,916</b>	<b>\$237,160 / Mo</b>			

	MODIFIED ACTUALS			PRO-FORMA		
<b>3 Mo Avg Income Annualized</b>	<b>\$2,585,410</b>			<b>\$2,845,916</b>		
<b>EXPENSE</b>	<b>FIXED EXPENSES</b>			<b>FIXED EXPENSES</b>		
<b>Fixed Expenses</b>	<b>Fixed Expenses</b>			<b>Fixed Expenses</b>		
Taxes	\$354,007	\$1,526 per Unit	<i>based on T12</i>	\$489,061	\$2,108 per Unit	<i>2023 Tax Rate &amp; Future Assessment</i>
Insurance	\$209,958	\$905 per Unit	<i>part of a master insurance policy</i>	\$236,167	\$1,018 per Unit	<i>2024 Premium</i>
<b>Total Fixed Expense</b>			<b>\$563,965</b>			<b>\$725,228</b>
			<i>\$2,431 per Unit</i>			<i>\$3,126 per Unit</i>
<b>Utilities</b>	<b>Utilities</b>			<b>Utilities</b>		
Electricity	\$14,235	\$61 per Unit		\$14,235	\$61 per Unit	
Water & Sewer	\$120,414	\$519 per Unit		\$120,414	\$519 per Unit	
Gas	\$23,621	\$102 per Unit		\$23,621	\$102 per Unit	
Utility Billing	\$10,804	\$47 per Unit		\$10,804	\$47 per Unit	
Trash Removal & Valet Waste	\$28,838	\$124 per Unit		\$28,838	\$124 per Unit	
<b>Total Utilities</b>			<b>\$197,913</b>			<b>\$197,913</b>
			<i>\$853 per Unit</i>			<i>\$853 per Unit</i>
<b>Other Expenses</b>	<b>Other Expenses</b>			<b>Other Expenses</b>		
General & Admin & Marketing	\$66,622	\$287 per Unit		\$66,622	\$287 per Unit	
Repairs & Maintenance	\$32,851	\$142 per Unit		\$25,701	\$111 per Unit	
Labor Costs	\$346,583	\$1,494 per Unit		\$346,583	\$1,494 per Unit	
Contract Services	\$129,264	\$557 per Unit		\$129,264	\$557 per Unit	
Management Fees	\$87,933	3.40%	\$379 per Unit	\$85,377	3.00%	\$368 per Unit
<b>Total Other Expense</b>			<b>\$663,253</b>			<b>\$653,548</b>
			<i>\$2,859 per Unit</i>			<i>\$2,817 per Unit</i>
<b>Total Operating Expense</b>			<b>\$1,425,131</b>			<b>\$1,576,689</b>
			<i>\$6,143 per Unit</i>			<i>\$2,817 per Unit</i>
<b>Reserve for Replacement</b>			<b>\$69,600</b>			<b>\$69,600</b>
			<i>\$300 per Unit</i>			<i>\$300 per Unit</i>
<b>Total Expense</b>			<b>\$1,494,731</b>			<b>\$1,646,289</b>
			<i>\$6,443 per Unit</i>			<i>\$7,096 per Unit</i>
<b>Net Operating Income (Actual Underwriting)</b>			<b>\$1,090,679</b>			<b>\$1,199,628</b>
<b>Asking Price</b>			<b>Market</b>			<b>Market</b>

NOTES: ACTUALS: Income and Expenses calculated using owner's 2/24 operating statement . PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using 2023 Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 3.% of Gross Income, Other expenses are Estimated for the Pro Forma.

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 guaranty, 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.

# SONOMA

**Sonoma Apartments** is located in the heart of the Beltway 8/Hwy 249 submarket of NW Houston, TX. The asset was constructed in 1983 and per HCAD was renovated in 2019. The property offers an array of amenities including a swimming pool, playground, laundry facilities and interior amenities including walk-in closets upgraded kitchens and more.

Beltway 8/Hwy 249 is located about 20 miles northwest of Downtown Houston and is a great option for people seeking a lower key setting. Away from the hustle and bustle of Downtown Houston, families stroll the neighborhood and converse with fellow community members. Golf fans spend hours on the green at the Inwood Forest Golf Club before retiring to the country club. Complemented by tree-lined streets, Beltway 8/Hwy 249 features apartments and single-family houses for every budget. The neighborhood is predominantly residential, but there are plenty of amenities nearby.

Per owner there are 2 non revenue units. One belongs to the manager and the other to the maintenance man. The roofs were replaced in 2018. Total capex spent since acquisition in September 2018 is \$3,031,721, per owner. The majority went into unit interior upgrades and playground improvements. *CapEx summary available upon request.*

Sonoma Apartments offers a classic value add opportunity for an investor to upgrade the interiors! The existing debt saw a huge increase in the rate cap escrow from \$2,639.29 to \$36,662.59. The Brokers suggest a new loan at 65% - 70% of LTV at a rate of 6.00% as of 02/20/2024 (rates vary daily). The Owner has the insurance on a master policy and the Owner may be willing to let a Buyer assume the policy if the Owner retains management.



**232**  
units



**1983**  
year built



**91%**  
occupancy



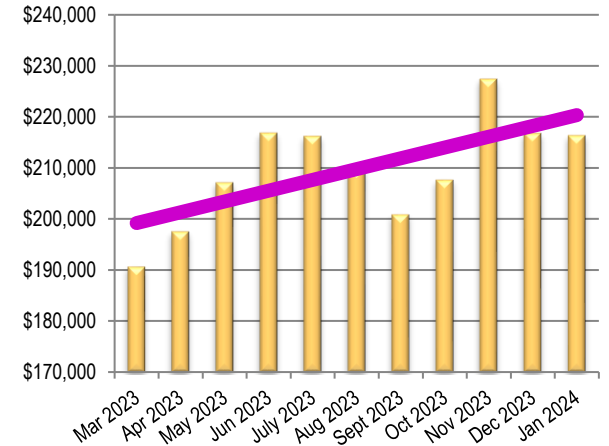
PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - HARRIS COUNTY	
Age:	1983	# of Stories:	2	Mortgage Balance	\$15,847,000	ACCT NO: 1151980000004	
Rehabbed:	2019	Buildings:	16	Amortization	360	KLEIN ISD	\$1.031600
		Units/Acre	40.31	P & I (floating)	\$99,538	HARRIS COUNTY	\$0.350070
Elec Meter:	Indiv	Open Parking:	319 Spaces	Type	Floating/Variable	HARRIS CO FLOOD CNTRL	\$0.031050
A/C Type:	HVAC-Indiv	Covered Parking:	No	Assumable	Yes	PORT OF HOUSTON AUTHY	\$0.005740
Water:	Boiler-RUBS	Garage Parking:	No	Monthly Escrow	\$71,463	HARRIS CO HOSP DIST	\$0.143430
Gas:	N/A			Origination Date	Nov 19 2021	HARRIS CO EDUC DEPT	\$0.004800
EWG:	EW	Construction Quality:	B	Due Date	Dec 1 2031	LONE STAR COLLEGE SYS	\$0.107600
		Submarket:	Beltway 8/Hwy 249	Interest Rate	30 day SOFR + 2.64	HC EMERG SRV DIST 20	\$0.100000
Wiring:	Copper			Rate Cap Escrow	\$36,662.59	HC EMERG SRV DIST 1	\$0.912000
Roof:	Pitch	Concessions: Currently, there are no reported leasing concessions		Yield Maintenance	Locked until Sep 2022	NORTHWEST PARK MUD	\$0.378000
Materials:	Brick/Hardie			Transfer Fee	1%+app+legal	<b>2023 Tax Rate/\$100</b>	<b>\$3.064290</b>
Paving:	Concrete			Servicer	Berkadia	<b>2023 Tax Assessment</b>	<b>\$21,776,801</b>
Resident pays for E(Elec); W(Water);G(Gas)				See notes below		<b>HCAD Improvement Sq.Ft.</b>	<b>164,197</b>

**COLLECTIONS**

**Total \$2,520,620**

Mar 2023	\$190,661
Apr 2023	\$197,577
May 2023	\$207,171
Jun 2023	\$216,900
July 2023	\$216,251
Aug 2023	\$209,697
Sept 2023	\$200,913
Oct 2023	\$207,650
Nov 2023	\$227,447
Dec 2023	\$216,808
Jan 2024	\$216,402
Feb 2024	\$213,143

<b>12 Mo Avg</b>	<b>\$209,771</b>
<b>9 Mo Avg</b>	<b>\$213,249</b>
<b>6 Mo Avg</b>	<b>\$213,153</b>
<b>3 Mo Avg</b>	<b>\$215,451</b>



**FINANCIAL HIGHLIGHTS**

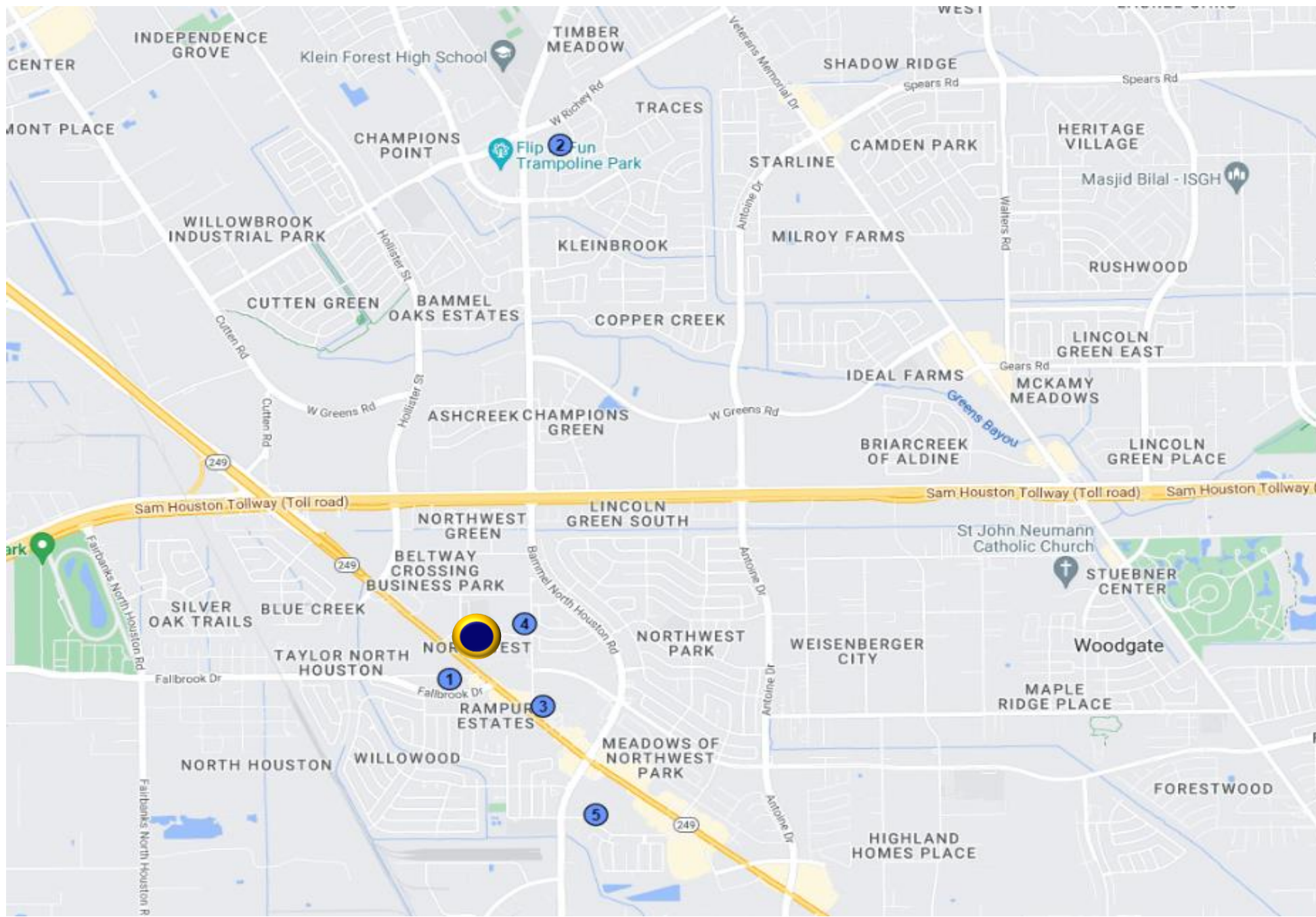
The current loan is interest-only until January 2027 (5 years from the origination date of 11/2021). It is a 10-year loan with maturity on 12/2031. Terms are SOFR (capped at 2.32%) + 2.64% spread. All in rate would be 4.96%.



## 2023 KET RENT COMPARABLE TAX ANALYSIS

Property	Address	Yr Built	Units	Impr Sq.Ft.	Impr Value	Impr Value/Unit	Impr Value/Sq.Ft.
Coronado Park	7610 Fallbrook	1983	144	107,955	\$10,355,338	\$71,912	\$95.92
51 Ten Townhomes	5110 Azalea Trace Dr	1983	256	210,186	\$18,673,174	\$72,942	\$88.84
Costa Mesa	14150 Tomball Pkwy	1979	152	132,540	\$12,601,454	\$82,904	\$95.08
Briar Park	10401 Bammel N Houston	1983	80	74,336	\$7,048,522	\$88,107	\$94.82
Willowbrook Crossing	7150 Smiling Wood	1982	206	155,494	\$20,757,613	\$100,765	\$133.49
Sonoma	7703 Seton Lake Dr	1983	232	164,197	\$21,776,801	\$93,866	\$132.63
<b>Averages</b>		<b>1982</b>	<b>178</b>	<b>140,785</b>	<b>\$15,202,150</b>	<b>\$85,083</b>	<b>\$106.80</b>



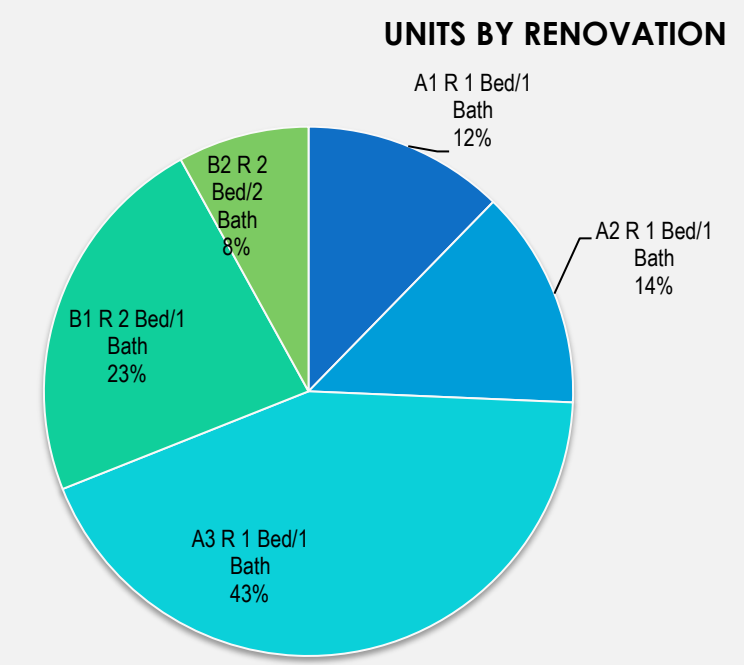
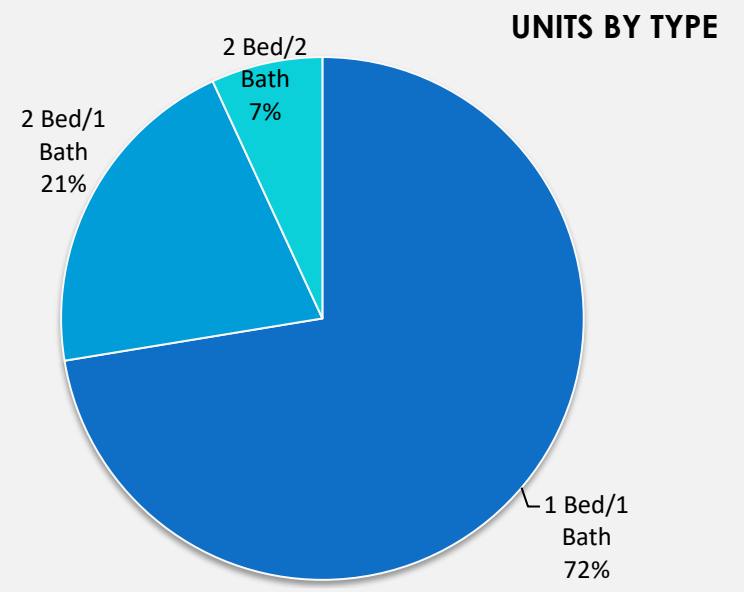




**UNIT MIX**

Floorplan	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
A1	1 Bed/1 Bath	9	476	4,284	\$826	\$7,430	+EW	\$1.73
A1 R	1 Bed/1 Bath	23	476	10,948	\$873	\$20,070	+EW	\$1.83
A2	1 Bed/1 Bath	7	540	3,780	\$849	\$5,946	+EW	\$1.57
A2 R	1 Bed/1 Bath	25	540	13,500	\$881	\$22,017	+EW	\$1.63
A3	1 Bed/1 Bath	23	625	14,375	\$895	\$20,580	+EW	\$1.43
A3 R	1 Bed/1 Bath	81	625	50,625	\$927	\$75,079	+EW	\$1.48
B1	2 Bed/1 Bath	5	825	4,125	\$1,066	\$5,332	+EW	\$1.29
B1 R	2 Bed/1 Bath	43	825	35,475	\$1,182	\$50,829	+EW	\$1.43
B2	2 Bed/2 Bath	1	873	873	\$1,230	\$1,230	+EW	\$1.41
B2 R	2 Bed/2 Bath	15	873	13,095	\$1,261	\$18,922	+EW	\$1.45

Source: Owner's 3/24 Rent Roll	<b>232</b>	<b>651</b>	<b>151,080</b>	<b>\$980</b>	<b>\$227,438</b>	<b>\$1.51</b>	
<b>TOTALS AND AVERAGES</b>	<b>Total Units</b>	<b>Average Sq. Ft.</b>	<b>Total Sq. Feet</b>	<b>Average Rent/Unit</b>	<b>Total Rent</b>	<b>+EWG</b>	<b>Average Rent/ SF</b>



# SONOMA

## APARTMENTS







One Bedroom | One Bath  
540 Sq Ft



One Bedroom | One Bath  
626 Sq Ft



One Bedroom | One Bath  
476 Sq Ft



Two Bedroom | One Bath  
826 Sq Ft



Two Bedroom | Two Bath  
873 Sq Ft



## FEATURES & AMENITIES

Washer/Dryer Hookup\*

Fireplace\*

Private Patios\*

Walk-In Closets\*

Air Conditioning

Heating

Ceiling Fans

Cable Ready

Dishwasher

Disposal

Range

Refrigerator

W/D Connections for Every Floor Plan

On-Site Property Management

24/7 Emergency Maintenance

Sparkling Pool

Laundry Facilities

Pet Friendly



*\*only available in select units*





**ADDRESS**  
7703 Seton Lake Dr

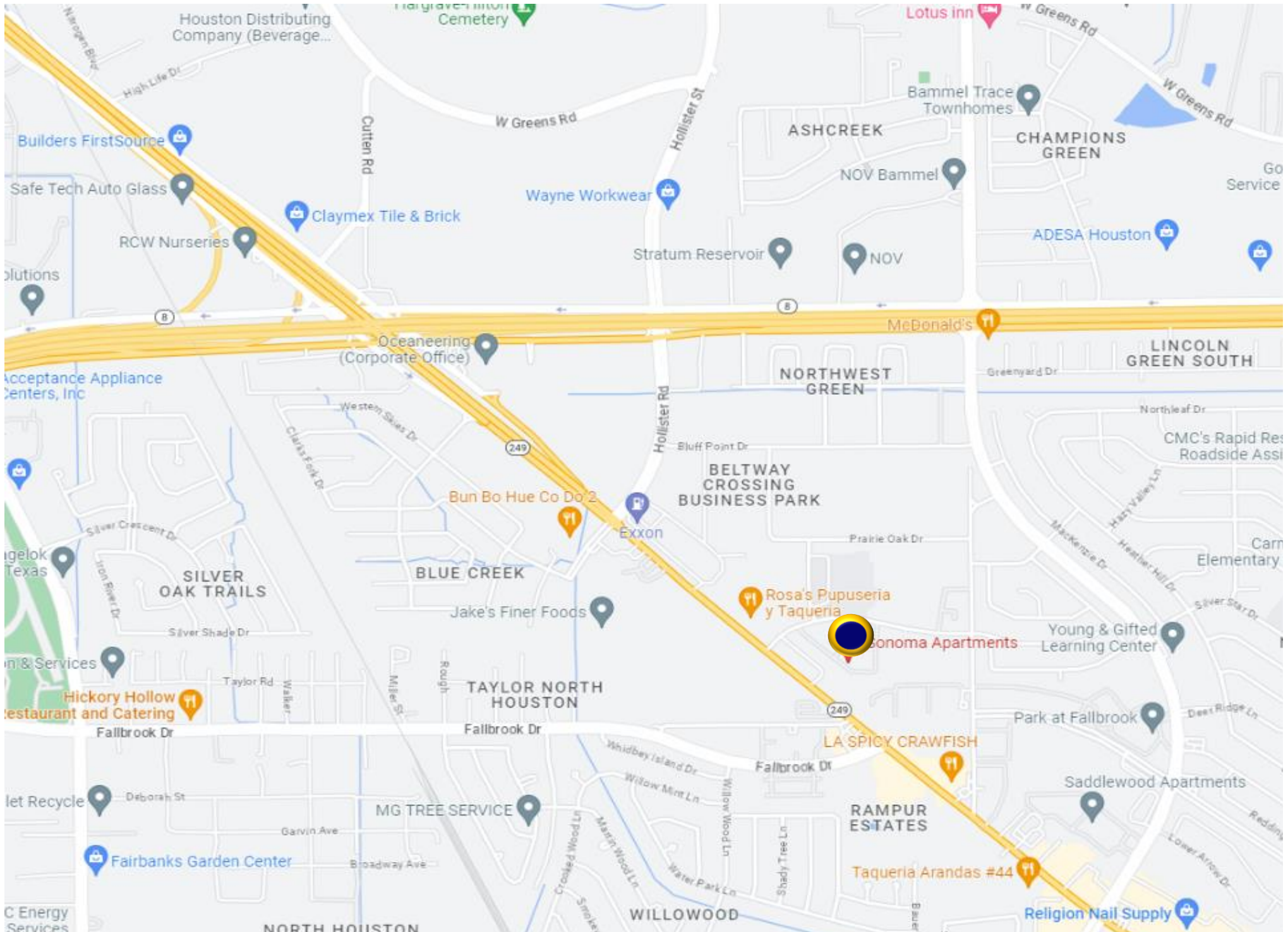
**CENTRAL LOCATION IN SW HOUSTON**  
Beltway 8/Hwy 249 Submarket

**COH REDEVELOPMENT AREA**  
Ask Broker for Details

**CLOSE TO MAJOR BUSINESS DISTRICTS**  
Improving Area

**ACCESS TO MAJOR HIGHWAYS**  
Hwy 249, Sam Houston Tollway






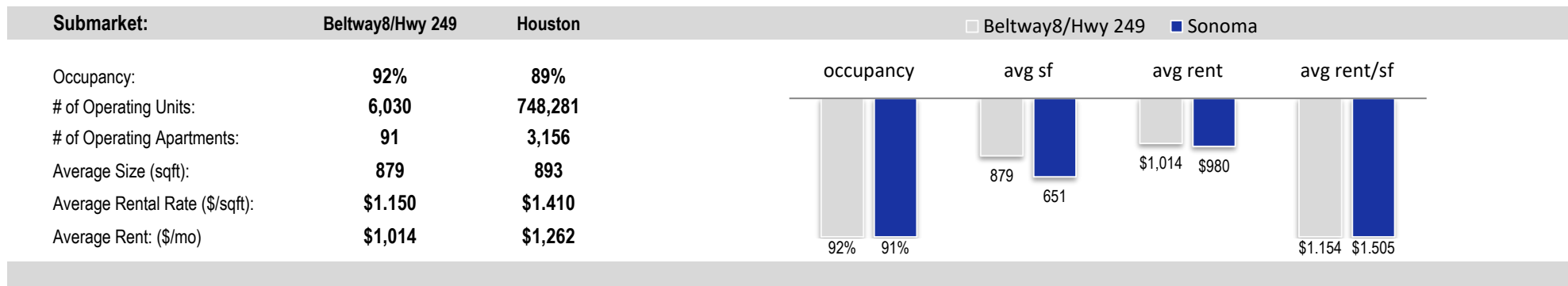




<p><b>PIN</b></p>	<p>Approximate location based on user input and does not represent an authoritative property location</p>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p>	<p>Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR</p>	<p><b>OTHER FEATURES</b></p> <p>20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.8 Coastal Transect --- Base Flood Elevation Line (BFE) --- Limit of Study --- Jurisdiction Boundary --- Coastal Transect Baseline --- Profile Baseline --- Hydrographic Feature</p>
<p><b>MAP PANELS</b></p>	<p> Selected FloodMap Boundary  Digital Data Available  No Digital Data Available  Unmapped</p>	<p><b>OTHER AREAS OF FLOOD HAZARD</b></p>	<p>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D</p>	<p><b>GENERAL STRUCTURES</b></p> <p>--- Channel, Culvert, or Storm Sewer       Levee, Dike, or Floodwall</p>
<p><b>OTHER AREAS</b></p>	<p> Area of Minimal Flood Hazard Zone X  Effective LOMRs  Area of Undetermined Flood Hazard Zone D  Otherwise Protected Area  Coastal Barrier Resource System Area</p>			

RENT COMPARABLES (2024 MRI Apartment Data)

Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1 Coronado Park 7610 Fallbrook	1983	2017	86%	144	725	\$1,102	EW	1.520
2 51 Ten Townhomes 5110 Azalea Trace Dr	1983	2000	92%	256	817	\$997	E	1.220
3 Costa Mesa 14150 Tomball Pkwy	1979	2023	85%	152	883	\$1,148	EW	1.300
4 Briar Park 10401 Bammel N Houston	1983	2017	94%	80	915	\$1,125	EW	1.230
5 Willowbrook Crossing 7150 Smiling Wood	1982	2012	95%	206	747	\$1,113	EWG	1.490
<b>*Resident Pays E(Electric), W(Water), G(Gas)</b>								
Totals/Averages Comps	1982		90%	168	817	\$1,105		\$1.352
 Sonoma 7703 Seton Lake Dr	1983	2019	91%	232	651	\$980	EW	\$1.505



Coronado Park



51 Ten Townhomes



Costa Mesa

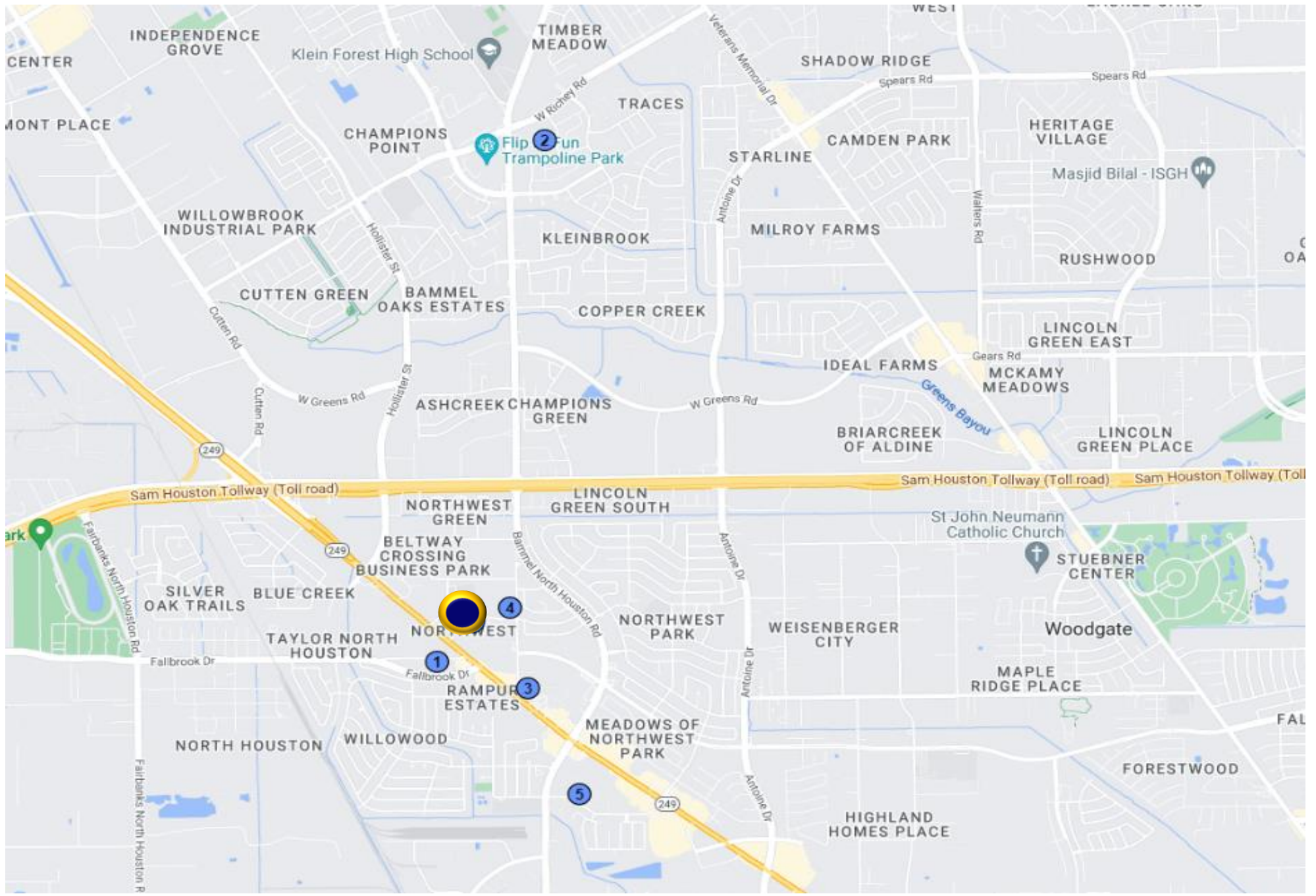


Briar Park



Willowbrook Crossing

Sonoma | 7703 Seton Lake Dr | Houston, TX 77086





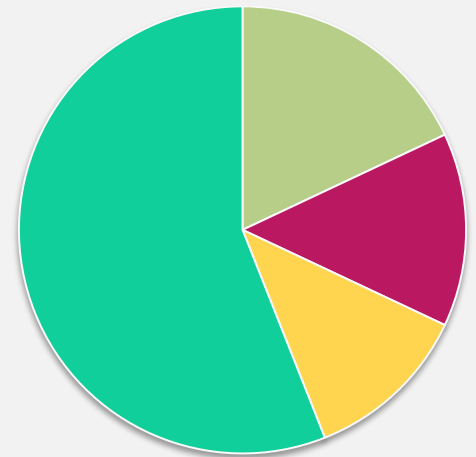


**SUMMARY PROFILE**

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups

	1 Mile Radius	2 Mile Radius	3 Mile Radius
<b>Sonoma   7703 Seton Lake Dr   Houston, TX 77086</b>			
<b>Population</b>			
2022 Estimated Population	16,964	52,479	124,354
2027 Projected Population	17,740	54,907	132,331
2020 Census Population	17,155	52,608	124,107
2010 Census Population	14,188	46,934	114,088
Projected Annual Growth 2022 to 2027	0.9%	0.9%	1.3%
Historical Annual Growth 2010 to 2022	1.6%	1.0%	0.7%
2022 Median Age	31.1	31.8	32.2
<b>Households</b>			
2022 Estimated Households	5,205	15,963	37,922
2027 Projected Households	5,482	16,786	40,588
2020 Census Households	5,248	15,918	37,656
2010 Census Households	4,348	14,245	34,250
Projected Annual Growth 2022 to 2027	1.1%	1.0%	1.4%
Historical Annual Growth 2010 to 2022	1.6%	1.0%	0.9%
<b>Race and Ethnicity</b>			
2022 Estimated White	16.6%	18.2%	19.8%
2022 Estimated Black or African American	36.6%	32.6%	27.8%
2022 Estimated Asian or Pacific Islander	6.0%	6.1%	5.9%
2022 Estimated American Indian or Native Alaskan	1.3%	1.4%	1.4%
2022 Estimated Other Races	39.5%	41.7%	45.1%
2022 Estimated Hispanic	50.0%	52.7%	57.4%
<b>Income</b>			
2022 Estimated Average Household Income	\$69,488	\$73,559	\$69,891
2022 Estimated Median Household Income	\$50,708	\$58,125	\$53,312
2022 Estimated Per Capita Income	\$21,323	\$22,383	\$21,338
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	11.8%	13.6%	15.5%
2022 Estimated Some High School (Grade Level 9 to 11)	11.1%	11.9%	12.4%
2022 Estimated High School Graduate	33.6%	31.9%	31.7%
2022 Estimated Some College	22.5%	20.3%	19.1%
2022 Estimated Associates Degree Only	7.9%	7.3%	6.1%
2022 Estimated Bachelors Degree Only	8.1%	10.2%	10.6%
2022 Estimated Graduate Degree	5.0%	4.8%	4.7%
<b>Business</b>			
2022 Estimated Total Businesses	485	1,434	3,071
2022 Estimated Total Employees	2,656	9,614	28,156
2022 Estimated Employee Population per Business	5.5	6.7	9.2
2022 Estimated Residential Population per Business	35.0	36.6	40.5

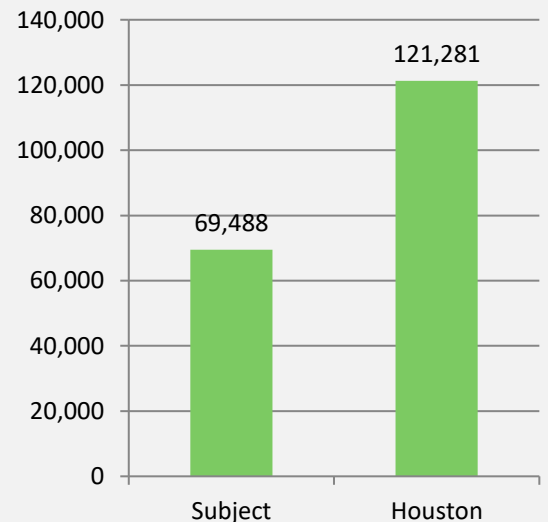
1 Mile Radius



White Black Other Hispanic



Non-Hispanic Hispanic







# 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	<a href="mailto:TWILK4@KETENT.COM">TWILK4@KETENT.COM</a>	713-355-4646
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
TOM WILKINSON	0173897	<a href="mailto:TWILK4@KETENT.COM">TWILK4@KETENT.COM</a>	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

Approved by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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