

A photograph of a two-story apartment building with white siding and dark shutters. The building has multiple units with external stairs leading to second-floor entrances. In the foreground, there is a paved parking lot with several vehicles, including a white pickup truck, a red pickup truck, and a black pickup truck. The area is surrounded by tall pine trees and a utility pole with power lines. The sky is overcast.

Rabon Chapel
APARTMENTS

Apartments for Sale

Rabon Chapel Apartments | 16957 Rabon Chapel Rd. | Montgomery, TX 77316

OVERVIEW

Total Units:	16
Avg Mkt Rent/Unit:	\$993
Avg Mkt Rent/SF:	\$1.53
Avg Unit SF:	650
Date Built:	1979
Date Renovated:	2023
Total SF:	10,400
Total Acreage:	0.94
Occupancy:	100%
Class:	B
Terms:	All Cash

INVESTMENT HIGHLIGHTS

<i>Asking Price</i>	MARKET
<i>Stabilized NOI</i>	\$131,691



HIGHLIGHTS

- ◆ Available all cash or new loan
- ◆ Located in Montgomery, Texas just west of Conroe
- ◆ Located minutes from Lake Conroe
 - ◆ Stable area occupancy
 - ◆ Blue/white collar profile
- ◆ Located 30 minutes from Lone Star State College
- ◆ Property is near Sam Houston State University and Prairie View A&M

FOR MORE INFORMATION PLEASE CALL

HASHIR SALEEM

Broker/Senior Associate
hashir@ketent.com
713-355-4646 ext 106



KET ENTERPRISES INCORPORATED

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www.ketent.com
Broker License #406902

RABON CHAPEL APARTMENT HOMES

Rabon Chapel Apartments is a 1979 vintage, Class B, 16 unit, 2-story apartment community located just minutes from Lake Conroe. Nearby are parks, restaurants, and entertainment. There is easy access to shopping and freeways, and fun entertainment venues all within close proximity. The property is within 30 minutes or 18.3 miles from Lone Star College. It is also near Sam Houston State University and Prairie View A&M University.

Rabon Chapel boasts a quiet country setting with plenty of trees and a big back yard, and only 2 miles from US Hwy 105 and Lake Conroe. There is plenty of parking and a new laundry room. Other amenities include a covered picnic area with charcoal grill. Water and trash services are covered by the property. Newly updated units will include stainless steel smooth top stove, built-in microwave, and stainless steel refrigerator with ice maker. There are new laminate wood floors throughout.

Montgomery is a very small city with under 1000 people within the Woodlands and Conroe metropolitan areas. Originally a trading post, Montgomery is one of Texas' oldest towns and the birthplace of the Texas Lone Star Flag. Good schools in town attracts families looking to raise their children in a united community. Surrounded by ranches, farmland, and subdivisions, Montgomery is the perfect mix of suburban and rural landscapes.

Many of the ranches and farms host special events for residents to enjoy throughout the year, especially during the fall and holiday season. P-6 Farms offers U-Pick produce and farmers markets throughout the year along with a fall festival. For even more fun, Montgomery is only 15 minutes away from beaches and marinas. Enjoy 13 acres of gorgeous waterfront land with picnic tables, fishing piers, BBQ pits, and a swimming area at Lake Conroe Park.



16
units



1979
year built



2023
rehabbed



100%
occupancy

Financial Information		Proposed Loan Parameters		Operating Information	
Asking Price	MARKET	New Loan @ 75% of Asking		Est Mkt Rent (Jul-24)	\$15,892
Price Per Unit		Amortization (months)		6 Mo Avg	\$17,757
Price Per Sq. Ft.		Debt Service		Physical Occ (Aug-24)	100%
Stabilized NOI	\$131,691	Monthly Interest Only		Est Ins per Unit per Yr	\$662
		Interest Rate		Property Tax Information	
		Date Due		2023 Tax Rate/\$100	1.5681
		Est Res for Repl/Unit/Yr		2024 Tax Assessment	\$1,115,880
		Yield Maintenance		Est 2024 Taxes	\$17,498
		Transfer Fee		Est Future Tax Assessment	\$1,543,000
				Est Future Taxes	\$24,196

Current Street Rent with a 10% Increase	209,778	\$17,481 / Mo	Number of Units	16
Estimated Gross Scheduled Income	209,778	\$17,481 / Mo	Avg Unit Size	650
Estimated Loss to Lease (2% of Total Street Rent)	(4,196)	2%	Net Rentable Area	10,400
Estimated Vacancy (2% of Total Street Rent)	(4,196)	2%	Land Area (Acres)	0.94
Estimated Concessions and Other Rental Losses (2% of Total Street)	(4,196)	2%	Units per Acre	17.021
Estimated Utilities Income	0	\$ / Unit / Yr		
Estimated Other Income	22,948	\$1,434 / Unit / Yr		
Estimated Total Rental Income	220,139			
ESTIMATED TOTAL PRO-FORMA INCOME	220,139	\$18,346 / Mo		

	MODIFIED ACTUALS - Aug '23 thru Jul '24 Expenses		PRO-FORMA	
6 Mo Avg Income Annualized	\$213,089		\$220,139	
EXPENSE	FIXED EXPENSES		FIXED EXPENSES	
Fixed Expenses	Fixed Expenses		Fixed Expenses	
Taxes	\$20,912	\$1,307 per Unit	\$24,196	\$1,512 per Unit
Insurance	\$10,588	\$662 per Unit	\$12,705	\$794 per Unit
Total Fixed Expense		\$31,500		\$36,901
		<i>\$1,969 per Unit</i>		<i>\$2,306 per Unit</i>
Utilities	Utilities		Utilities	
Electricity	\$2,931	\$183 per Unit	\$2,931	\$183 per Unit
Water & Sewer	\$1,492	\$93 per Unit	\$1,492	\$93 per Unit
Trash	\$2,209	\$138 per Unit	\$2,209	\$138 per Unit
	\$0	\$ per Unit	\$0	\$ per Unit
Total Utilities		\$6,632		\$6,632
		<i>\$414 per Unit</i>		<i>\$414 per Unit</i>
Other Expenses	Other Expenses		Other Expenses	
General & Admin & Marketing	\$3,307	\$207 per Unit	\$3,307	\$207 per Unit
Repairs & Maintenance	\$16,766	\$1,048 per Unit	\$8,000	\$500 per Unit
Labor Costs	\$0	\$ per Unit	\$14,400	\$900 per Unit
Contract Services	\$4,502	\$281 per Unit	\$4,502	\$281 per Unit
Management Fees	\$0	0.00% \$ per Unit	\$9,906	4.50% \$619 per Unit
Total Other Expense		\$24,575		\$40,115
		<i>\$1,536 per Unit</i>		<i>\$2,507 per Unit</i>
Total Operating Expense		\$62,707		\$83,648
		<i>\$3,919 per Unit</i>		<i>\$2,507 per Unit</i>
Reserve for Replacement		\$4,800		\$4,800
		<i>\$300 per Unit</i>		<i>\$300 per Unit</i>
Total Expense		\$67,507		\$88,448
		<i>\$4,219 per Unit</i>		<i>\$5,528 per Unit</i>
Net Operating Income (Actual Underwriting)		\$145,582		\$131,691
Asking Price		MARKET		MARKET

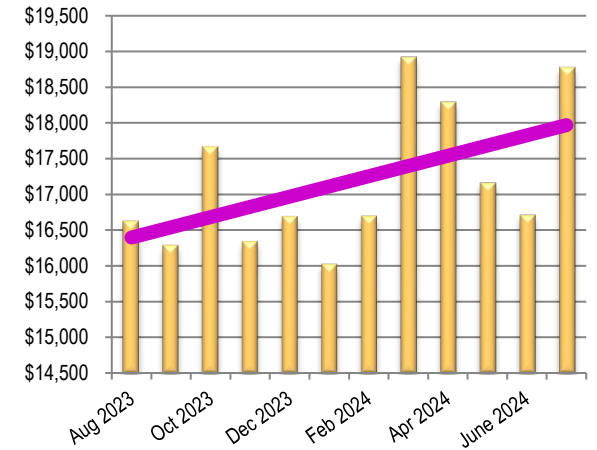
NOTES: ACTUALS: Income and Expenses calculated using owner's Jul 2024 trailing operating statement. PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using 2022 Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 4.5% of Gross Income, Other expenses are Estimated 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.

PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - MONTGOMERY COUNTY	
Age:	1979	# of Stories:	2	Mortgage Balance	PROPERTY ID: R100775		
Rehabbed:	2023	Buildings:	2	Amortization	Emergency Service District #3	\$0.100000	
		Units/Acre	17.02	P & I	Montgomery County	\$0.369600	
Elec Meter:	Indiv	Open Parking:	Yes	Type	Montgomery County Hospital	\$0.049800	
A/C Type:	HVAC	Covered Parking:	No	Assumable	Montgomery ISD	\$1.048700	
Water:	Master	Garage Parking:	No	Monthly Escrow			
Gas:	N/A			Origination Date			
EWG:	E	Construction Quality:	B	Due Date			
		Submarket:	Woodlands/Conroe	Interest Rate			
Wiring:	Copper?						
Roof:	Pitched	Concessions: Currently there are no leasing concessions in place		Yield Maintenance			
Materials:	Siding			Transfer Fee	2023 Tax Rate/\$100	\$1,568,100	
Paving:	Concrete				2024 Tax Assessment	\$1,115,880	
Resident pays for E(Elec); W(Water);G(Gas)						MCAD Improvement Sq.Ft.	9,808

COLLECTIONS

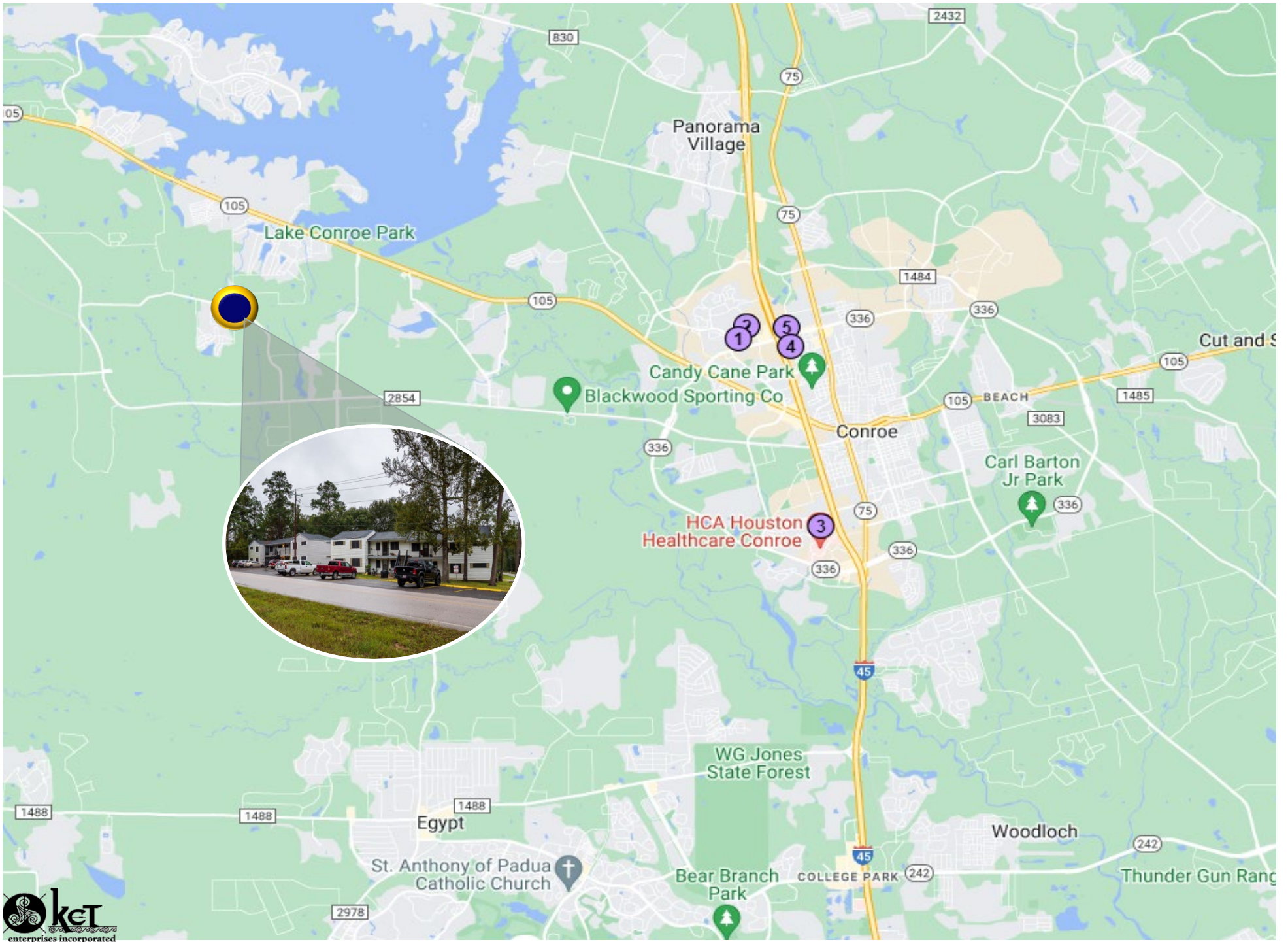
Total	\$	206,192		
Aug 2023	\$	16,626	12 Mo Avg	\$ 17,183
Sept 2023	\$	16,290		
Oct 2023	\$	17,665	9 Mo Avg	\$ 17,290
Nov 2023	\$	16,346		
Dec 2023	\$	16,696		
Jan 2024	\$	16,025	6 Mo Avg	\$ 17,757
Feb 2024	\$	16,697		
Mar 2024	\$	18,915		
Apr 2024	\$	18,289		
May 2024	\$	17,161	3 Mo Avg	\$ 17,548
June 2024	\$	16,712		
July 2024	\$	18,771		



FINANCIAL HIGHLIGHTS

2024 KET RENT COMPARABLE TAX ANALYSIS

Property	Address	Yr Built	Units	Impr Sq.Ft.	Impr Value	Impr Value/Unit	Impr Value/Sq.Ft.
Abbey at Montgomery Park R123858	2201 Montgomery Park Blvd	1984	162	134,784	\$16,900,000	\$104,321	\$125.39
White Oak R252938	2330 Montgomery Park Blvd.	1997	160	149,920	\$18,100,000	\$113,125	\$120.73
Riverwalk R148094	291 Scarborough Dr.	1984	184	140,576	\$17,055,310	\$92,692	\$121.32
Autumnwood R139150	2021 Plantation	1984	152	116,736	\$11,900,000	\$78,289	\$101.94
Whispering Oaks R67264	1200 N Loop 336 West	1973	140	114,940	\$8,200,000	\$58,571	\$71.34
Rabon Chapel	16957 Rabon Chapel Rd	1979	16	9,808	\$1,115,880	\$69,743	\$113.77
Averages		1984	136	111,127	\$12,211,865	\$86,124	\$109.08



UNIT MIX

Floorplan	Type	No. Units	Sq Ft	Total SqFt	Rent	Total Rent	+EWG	Rent/SF
	1 Bed/1 Bath	1	600	600	\$865	\$865	+E	\$1.44
	1 Bed/1 Bath	1	600	600	\$865	\$865	+E	\$1.44
	1 Bed/1 Bath	1	600	600	\$925	\$925	+E	\$1.54
	1 Bed/1 Bath	1	600	600	\$925	\$925	+E	\$1.54
	1 Bed/1 Bath	1	600	600	\$935	\$935	+E	\$1.56
	1 Bed/1 Bath	1	600	600	\$935	\$935	+E	\$1.56
	1 Bed/1 Bath	1	600	600	\$935	\$935	+E	\$1.56
	1 Bed/1 Bath	1	600	600	\$981	\$981	+E	\$1.64
	2 Bed/1 Bath	1	700	700	\$995	\$995	+E	\$1.42
	2 Bed/1 Bath	1	700	700	\$995	\$995	+E	\$1.42
	2 Bed/1 Bath	1	700	700	\$995	\$995	+E	\$1.42
	2 Bed/1 Bath	1	700	700	\$1,025	\$1,025	+E	\$1.46
	2 Bed/1 Bath	1	700	700	\$1,076	\$1,076	+E	\$1.54
	2 Bed/1 Bath	1	700	700	\$1,095	\$1,095	+E	\$1.56
	2 Bed/1 Bath	1	700	700	\$1,095	\$1,095	+E	\$1.56
	2 Bed/1 Bath	1	700	700	\$1,250	\$1,250	+E	\$1.79

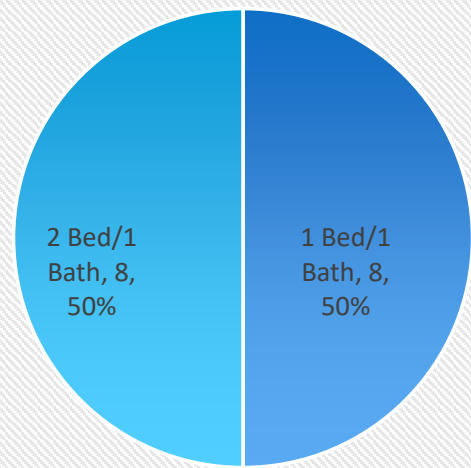
Owner's 8/24 Rent Roll

		16	650	10,400	\$993	\$15,892	+E	\$1.53
TOTALS AND AVERAGES	Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EWG	Average Rent/ SF	

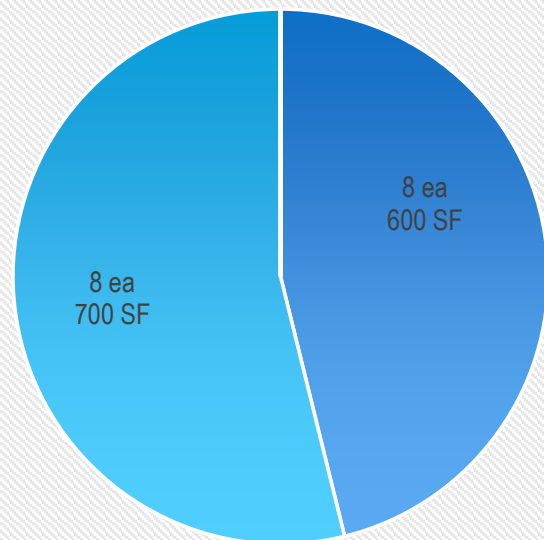
AMENITIES

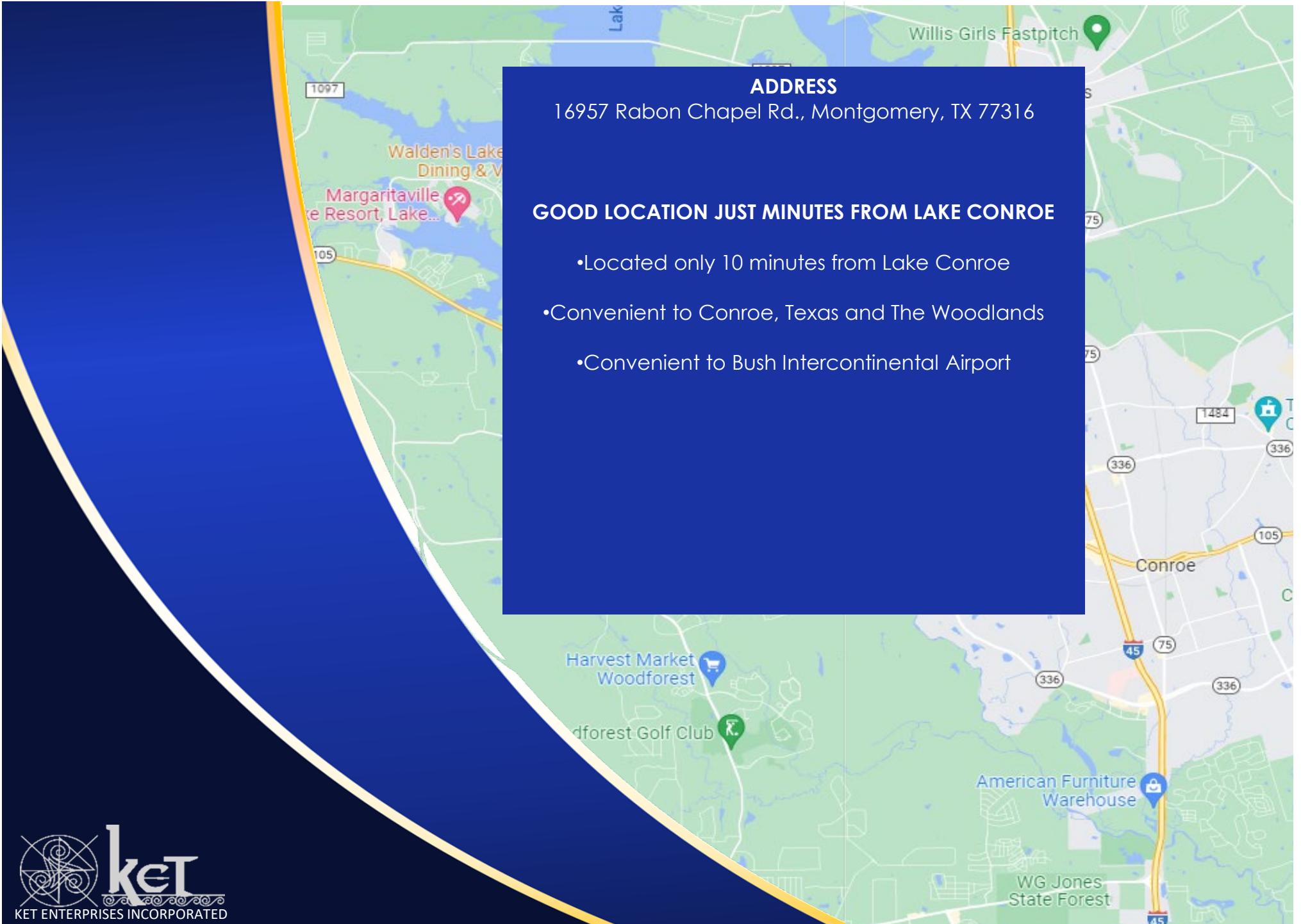
- ✓ Quiet country setting
- ✓ Big back yard with lots of trees
- ✓ Ample parking
- ✓ 2 miles from US Hwy 105 and Lake Conroe
- ✓ Covered picnic area with charcoal grill
- ✓ Water and trash services are covered by property
- ✓ Newly updated units will include stainless steel refrigerators with ice makers and stainless steel smooth top stove with built-in microwave
- ✓ New laminate wood floors throughout

Units by Type



Units by Size



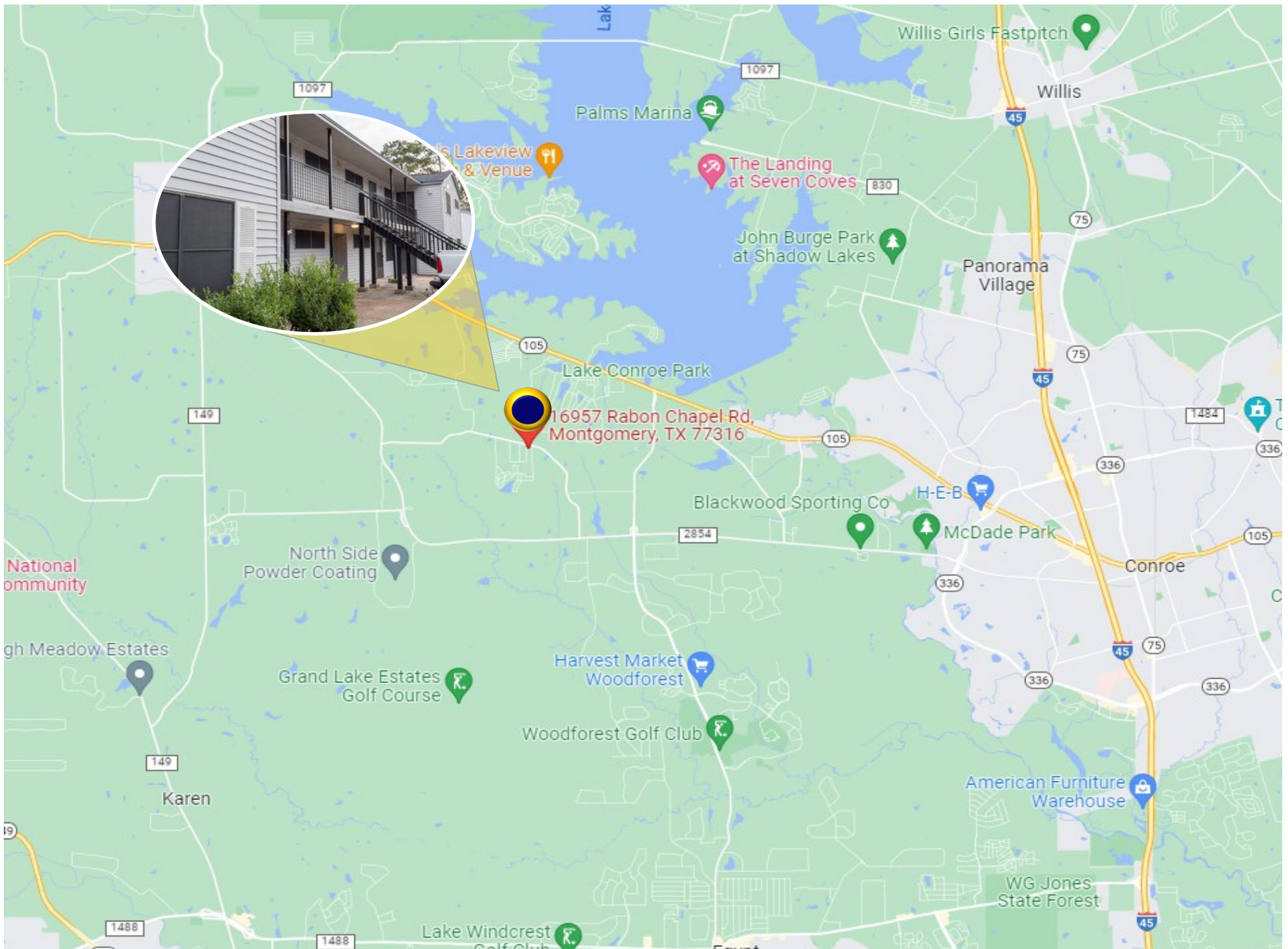


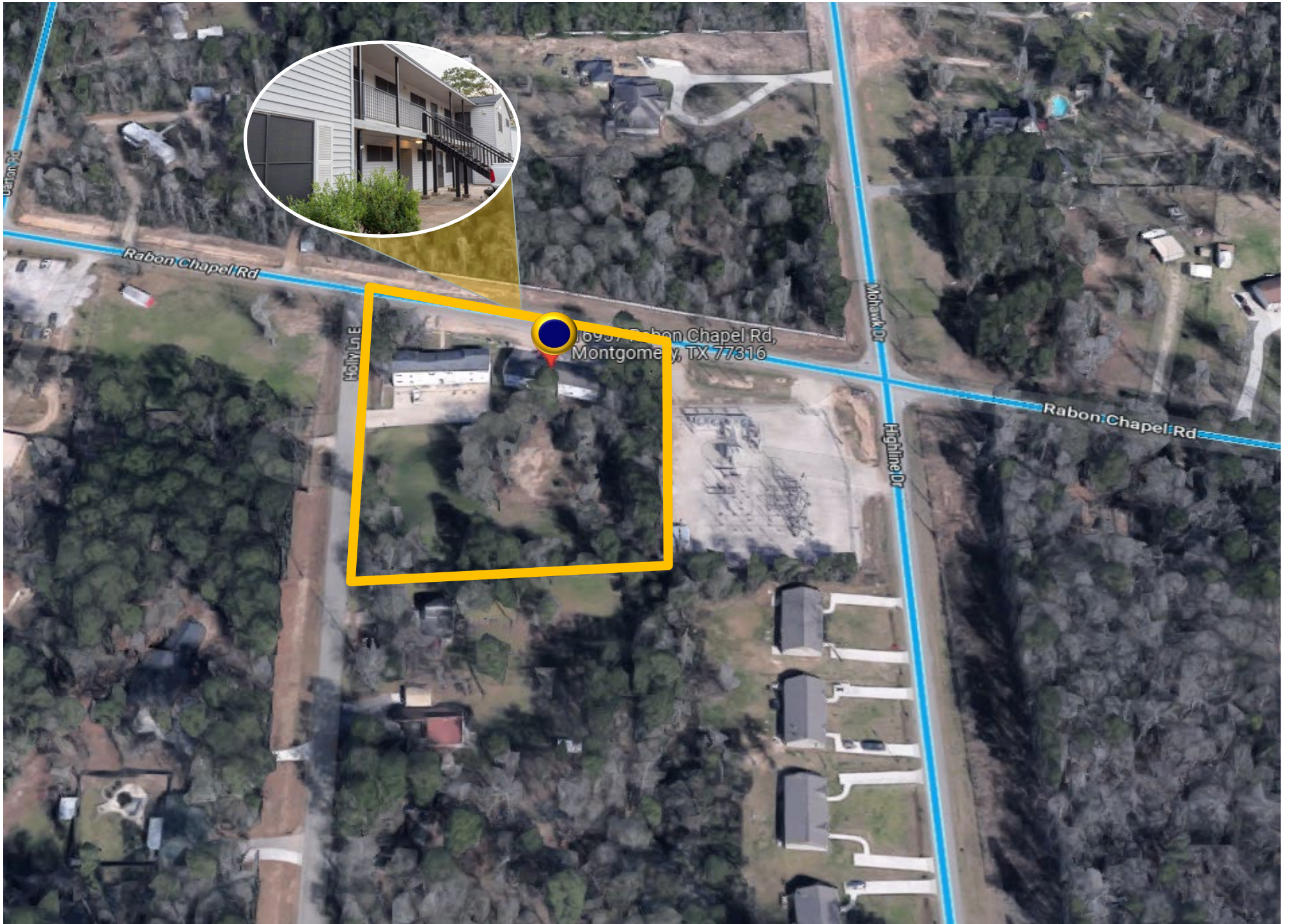
ADDRESS

16957 Rabon Chapel Rd., Montgomery, TX 77316

GOOD LOCATION JUST MINUTES FROM LAKE CONROE

- Located only 10 minutes from Lake Conroe
- Convenient to Conroe, Texas and The Woodlands
- Convenient to Bush Intercontinental Airport







Abbey at Montgomery Park



White Oak



Riverwalk



Autumnwood

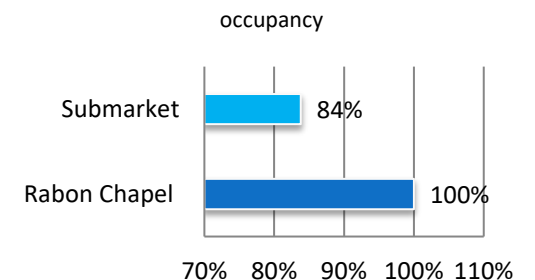
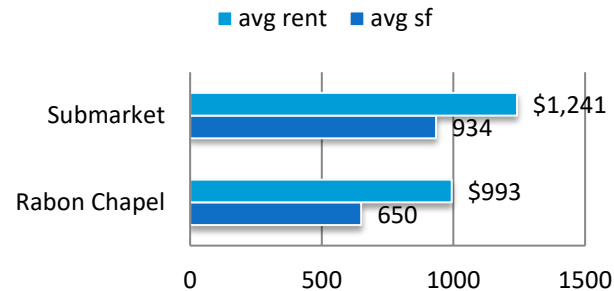


Whispering Oaks

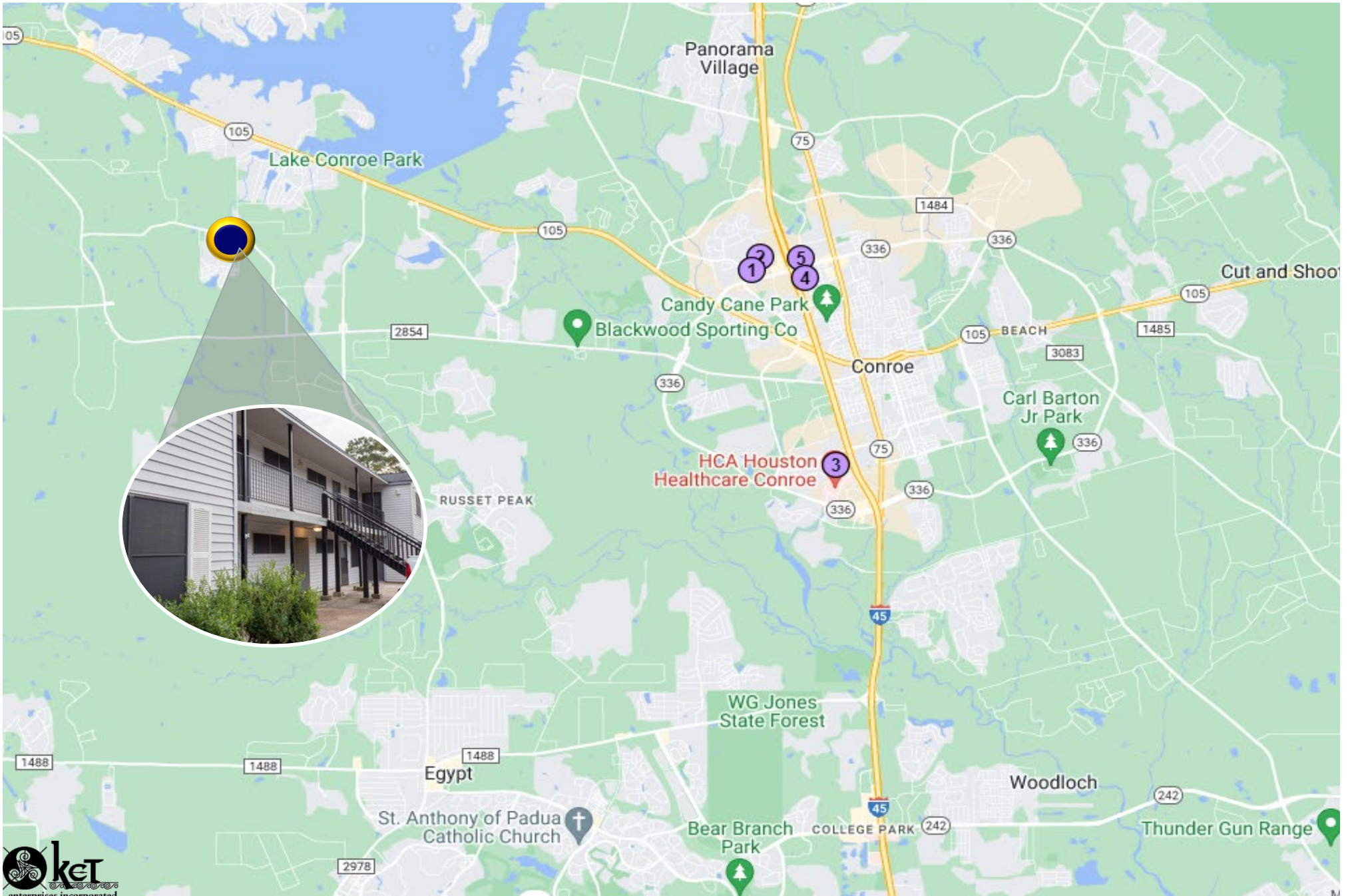
Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1 Abbey at Montgomery Park 2201 Montgomery Park Blvd	1984	2014	94%	162	832	\$1,181	+EWG	1.420
2 White Oak 2330 Montgomery Park Blvd.	1997	2016	94%	160	937	\$1,302	+EW	1.390
3 Riverwalk 291 Scarborough Dr.	1984	2017	96%	184	764	\$1,098	+EW	1.437
4 Autumnwood 2021 Plantation	1984	2015	93%	152	768	\$1,087	+EW	1.415
5 Whispering Oaks 1200 N Loop 336 West	1973	2014	63%	140	821	\$1,132	+EWG	1.379
*Resident Pays E(Electric), W(Water), G(Gas)								
Totals/Averages Comps	1984		88%	160	824	\$1,161		\$1.408
Rabon Chapel 16957 Rabon Chapel Rd	1979	2023	100%	16	650	\$993	+E	\$1.328

Conroe N/Montgomery Houston

Occupancy:	84%	89%
# of Operating Units:	13,563	764,586
# of Operating Communities:	68	3,220
Average Size (sqft):	934	895
Average Rental Rate (\$/sqft):	\$1.329	\$1.440
Average Rent: (\$/mo)	\$1,241	\$1,285

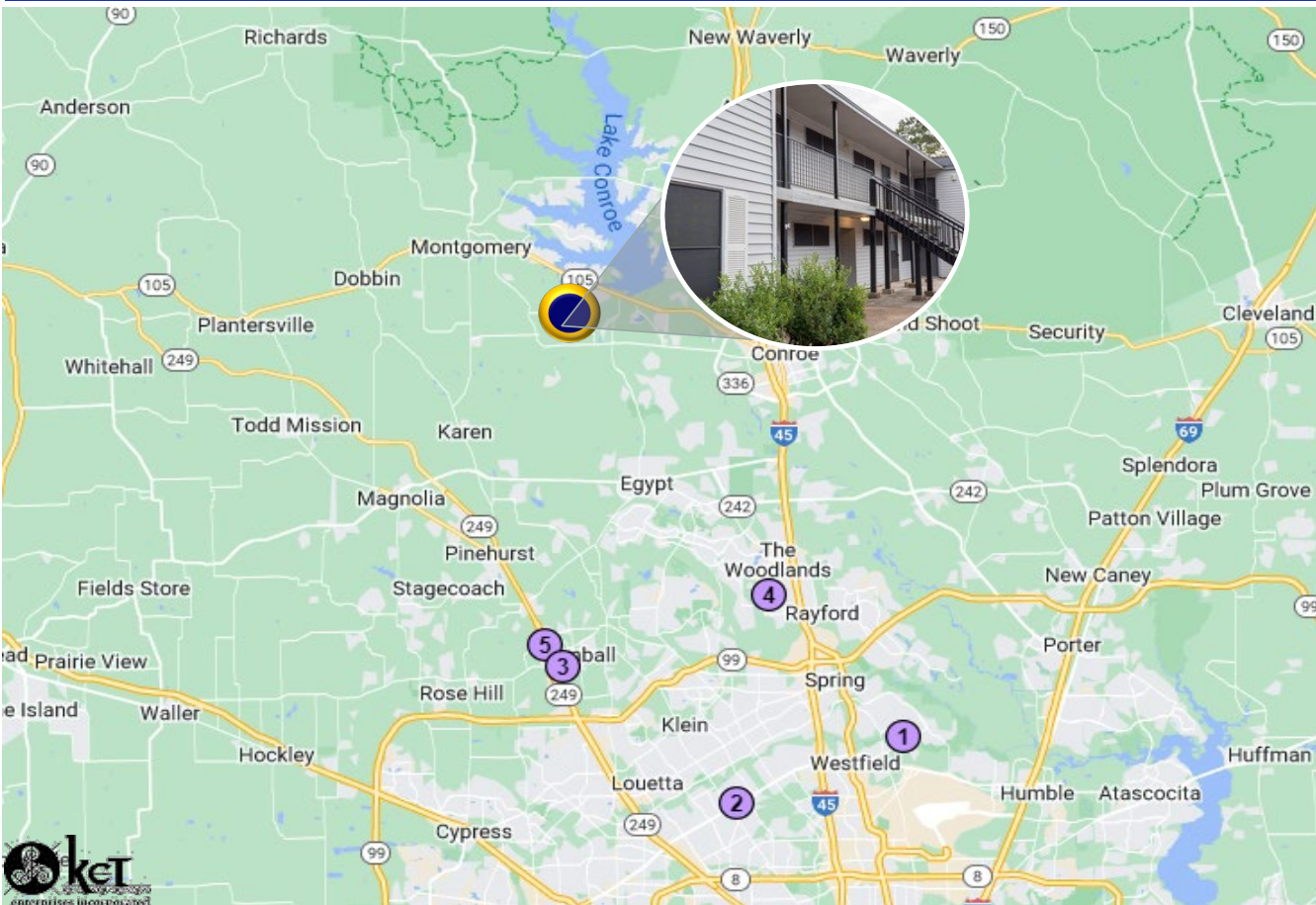


Rabon Chapel Apartments | 16957 Rabon Chapel Rd. | Montgomery, TX 77316



SALES COMPARABLES

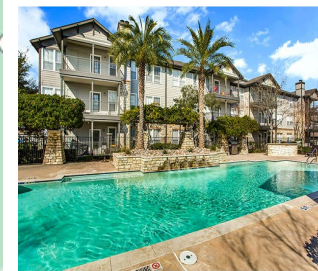
Property Name	Date Sold	Price	Sq. Ft.	Price/Unit	Price/SF	Built	Units	
1 Esperanza at Birnam Wood	23003 Birnam Wood Blvd	11/17/22	\$4,850,000	30,528	\$134,722	\$158.87	2017	36
2 Emile	4200 Cypress Creek Parkway	12/27/22	\$38,000,000	232,557	\$146,154	\$163.40	1999	260
3 Bridgewater	1100 Graham Drive	08/01/22	\$30,076,000	172,328	\$146,000	\$174.53	1978	206
4 Trailpoint at the Woodlands	2301 S Millbend	02/23/23	\$40,700,000	232,783	\$150,185	\$174.84	1980	271
5 Park at Spring Creek	29807 Tomball Parkway	07/04/22	\$40,350,000	190,018	\$161,400	\$212.35	1999	250
Totals/Averages Comps			\$30,795,200	171,643	\$147,692	\$176.80	1995	205
Rabon Chapel 16957 Rabon Chapel Rd			MARKET	10,400	#VALUE!	#VALUE!	1979	16



Rabon Chapel



Esperanza at Birnam Wood



Emile



Bridgewater



Trailpoint at the Woodlands



Park at Spring Creek





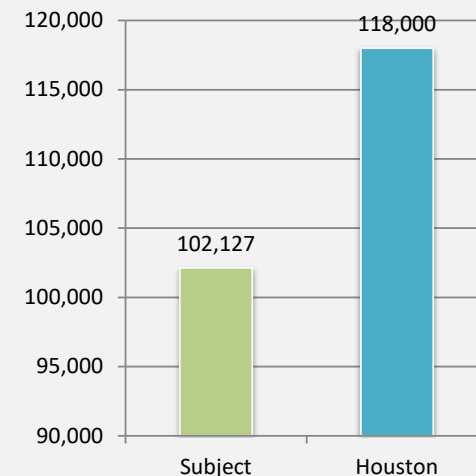
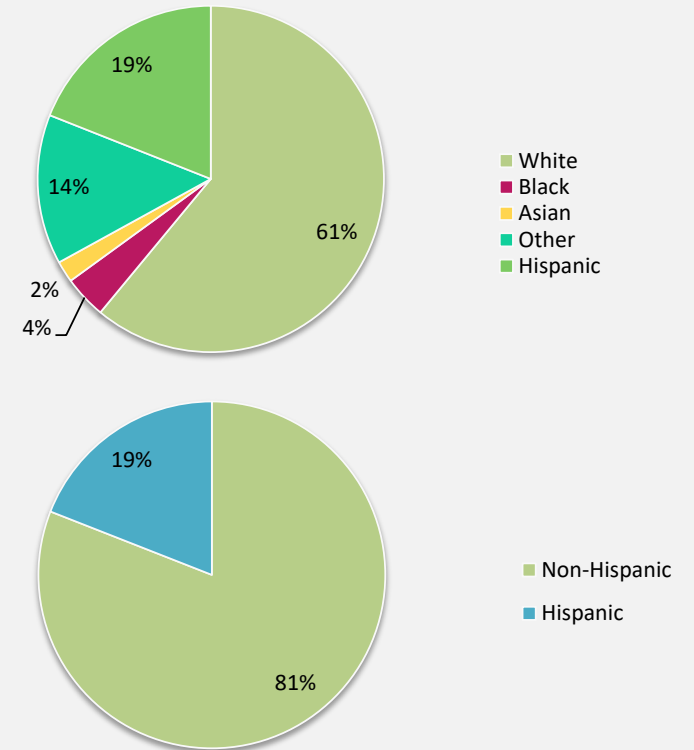
Rabon Chapel Apartments 16957 Rabon Chapel Rd. Montgomery, 11 Mile	2 Miles	3 Miles	
Population			
2021 Estimated Population	1,562	7,476	15,418
2026 Projected Population	1,783	8,491	17,733
2020 Census Population	1,825	7,504	17,379
2010 Census Population	1,435	5,973	12,494
Projected Annual Growth 2021 to 2026	2.8%	2.7%	3.0%
Historical Annual Growth 2010 to 2021	0.8%	2.3%	2.1%
2021 Median Age	37.5	40.5	44.4
Households			
2021 Estimated Households	588	2,959	6,224
2026 Projected Households	638	3,192	6,800
2020 Census Households	686	2,953	6,862
2010 Census Households	542	2,373	5,083
Projected Annual Growth 2021 to 2026	1.7%	1.6%	1.9%
Historical Annual Growth 2010 to 2021	0.8%	2.2%	2.0%
Race and Ethnicity			
2021 Estimated White	76.4%	77.9%	79.7%
2021 Estimated Black or African American	4.5%	4.0%	3.5%
2021 Estimated Asian or Pacific Islander	2.0%	1.6%	1.8%
2021 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
2021 Estimated Other Races	16.2%	15.5%	14.2%
2021 Estimated Hispanic	19.0%	17.6%	15.2%
Income			
2021 Estimated Average Household Income	\$102,127	\$98,711	\$115,480
2021 Estimated Median Household Income	\$82,300	\$74,856	\$83,432
2021 Estimated Per Capita Income	\$38,473	\$39,068	\$46,625
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.6%	1.7%
2021 Estimated Some High School (Grade Level 9 to 11)	9.7%	6.4%	4.7%
2021 Estimated High School Graduate	31.4%	29.0%	26.4%
2021 Estimated Some College	21.2%	24.0%	23.6%
2021 Estimated Associates Degree Only	6.0%	7.1%	8.1%
2021 Estimated Bachelors Degree Only	21.0%	23.1%	25.4%
2021 Estimated Graduate Degree	9.1%	8.7%	10.2%
Business			
2021 Estimated Total Businesses	56	257	632
2021 Estimated Total Employees	290	1,262	3,316
2021 Estimated Employee Population per Business	5.1	4.9	5.3
2021 Estimated Residential Population per Business	27.7	29.1	24.4

DEMOGRAPHIC SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

1 mile radius



HOUSTON 2024



Houston

Metro

Overview

HOUSTON

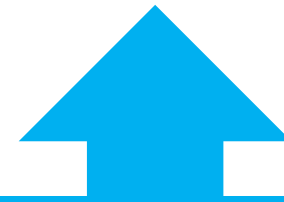
Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro filled with talented people who have an undeniable spirit. The economy is strong, the city is made up of many different cultures, and the quality 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 7.3 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million new residents, an 18.2 percent increase, the fastest rate of population growth among the 10 most populous U.S. Metros.

In addition to Houston's diversity as a community, Houston offers a well-developed suite of key global industries – including energy, life science, manufacturing, logistics and aerospace. As these industries digitize, Houston is a hotbed of rapid technological development thanks to its access to customers and expertise.

A thriving international city, Houston's ties stretch to all corners of the world. The region's geographic location makes it easy to move both goods and people around the globe. With one of the largest ports in the country and two international airports, Houston connects companies to the world.

Since emerging from the pandemic, metro Houston has gained well over half a million jobs. That's a decade's worth of growth in just 42 months. As of October '23, Houston added nearly 200,000 more jobs than it did before COVID. Over the past three-plus years, Houston also set records for home sales (440,00 closings), witnessed a surge in commercial construction (\$40+ billion), and handled record container traffic at the port (12.5 million TEUs). But Houston can't maintain that pace indefinitely. Like a distance runner, Houston was quick out of the blocks, but now must find a more sustainable pace. Growth will slow in '24, it may even seem sluggish, but that's only because we've watched Houston sprint through the last three years. The region needs time to catch its breath, which is what will happen in '24. Growth will pick up again in '25, not back to the rapid pace of recent years, but to a more moderate pace, one that can be maintained for the long run.

Source: Greater Houston Partnership 2024



Growth will slow in '24, but that's only because we've watched Houston sprint through the last three years. The region needs time to catch its breath in '24. Growth will pick up again in '25, not back to the rapid pace of recent years, but to a more moderate pace, one that can be maintained for the long run.

Looking ahead, here are a few developments that will impact Houston's economy in 2024

Click on a name below for a link to Greater Houston Partnership's Expanded Article

- Arco del Tiempo
- Austin Point
- Autry Park
- BioHub II at Generation Park
- East Blocks
- The Allen
- The Commons at Hermann Park
- The Houston Astros Entertainment District
- The Grand at 249

HOUSTON

quick facts

4th
Largest
U.S. City

140,000
Residents Added
in 2023

102,900
Jobs Created
in 2023

vs 70,100
Jobs Projected
for 2023

Houston
\$119,000
Average Income

Houston
2.3
million residents

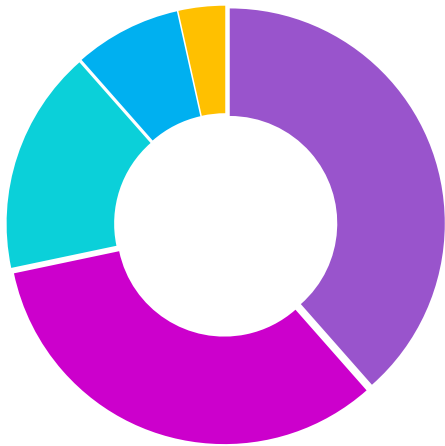
MSA
7.3
million residents

OVER 1.7 M HOUSTONIANS or
ROUGHLY 1 IN 4
were born outside the U.S.

Metro Houston has the **THIRD LARGEST**
number of **FORTUNE 500**
COMPANIES in the nation

If Houston were a country, it would rank as the **25th**
LARGEST ECONOMY IN THE
WORLD, exceeding Thailand and Ireland

- **3.4 Million** Houston MSA Jobs
- **1.9%** ↑ Houston Population Growth since 2022
- **35.30** Houston Median Age



- 38.5 Hispanic
- 33.2 White
- 16.8% Black
- 8.0 Asian
- 3.5 Other

- 26** Fortune 500 Headquarters
- 48** Fortune 1,000 Headquarters
- 5** Fortune Global 500
- 26** Forbes Global 2,000
- 87** Inc. 1,000
- 4** Fortune 100 Best Companies to Work For

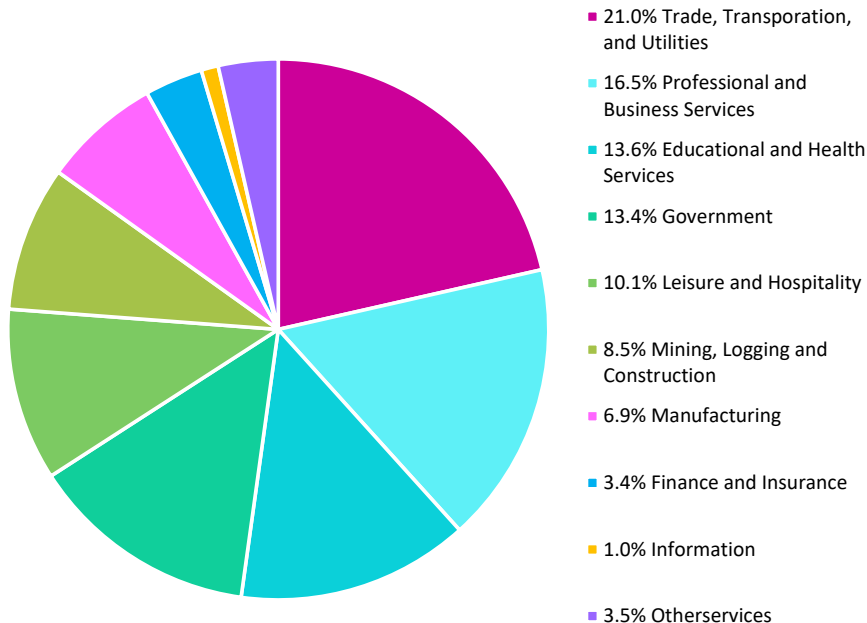
Houston's **TEXAS MEDICAL CENTER** is the **WORLD'S LARGEST** medical complex

Houston is home to more than **9,100 TECH-RELATED FIRMS** including more than 1,000 venture backed startups

HOUSTON quick facts

- There are **3.4 million jobs** in the Houston MSA
- The Health, Education, and Business & Professional Services industries account for over **1 in 4** jobs in the region
- The goods-producing sector accounts for nearly **1 in 6** jobs

Industry Share of Houston MSA Employment



Source: Greater Houston Partnership 2024; Texas Workforce Commission December '23

Houstonians can expect the following in 2024

- Job growth below the current pace
- More vehicles on the freeways
- Record passenger volumes at the region's airports
- Fewer housing starts
- Energy prices high enough to spur an uptick in drilling
- Minor reductions in inflation
- No relief on interest rates until mid-year
- And a slump in commercial construction

The Greater Houston Partnership's forecast calls for growth in admin services, arts, entertainment, recreation, energy, government, health care, hotels, manufacturing, other services, private education, professional services, restaurants and bars, retail, transportation, and wholesale trade. Job losses will occur in construction, finance and insurance, information, and real estate.

The region is projected to add 57,600 jobs on net in '24, a subpar performance compared to recent years but still a healthy gain. Houston should finish the year with total employment surpassing 3.4 million, a new record for the region.

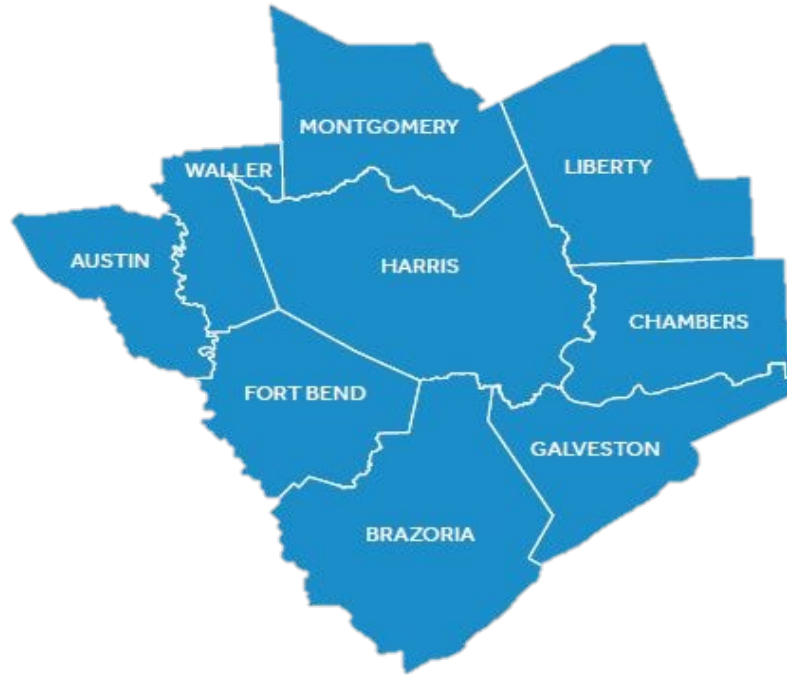
The Houston - The Woodlands - Sugar Land Metropolitan Statistical Area (MSA)

The county seat or administrative center of Harris County is the City of Houston. 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 7,340,118 residents as of July, 2022, according to estimates by the U.S. Census Bureau.]



REGION IN PERSPECTIVE

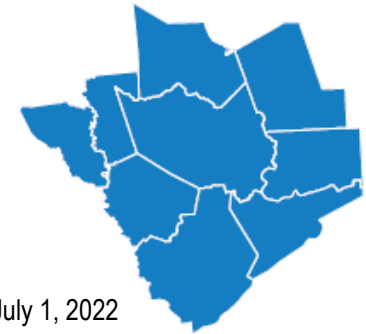
THE HOUSTON-THE WOODLANDS-SUGAR LAND METROPOLITAN STATISTICAL AREA (MSA) CONTAINS **NINE TEXAS COUNTIES**:



Population

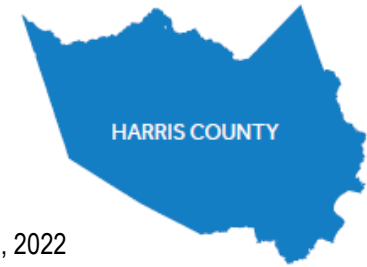
7,340,118

Nine-County Houston MSA, as of July 1, 2022



4,780,913

Harris County Population, as of July 1, 2022



Within these nine counties are 124 incorporated cities and 33 Census Designated Places (CDP)

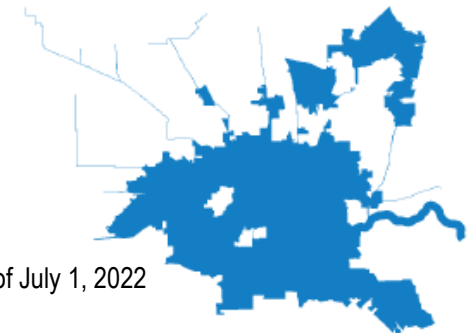
Harris County contains the bulk of the city in addition to all or part of 33 incorporated cities and 12 CDPs

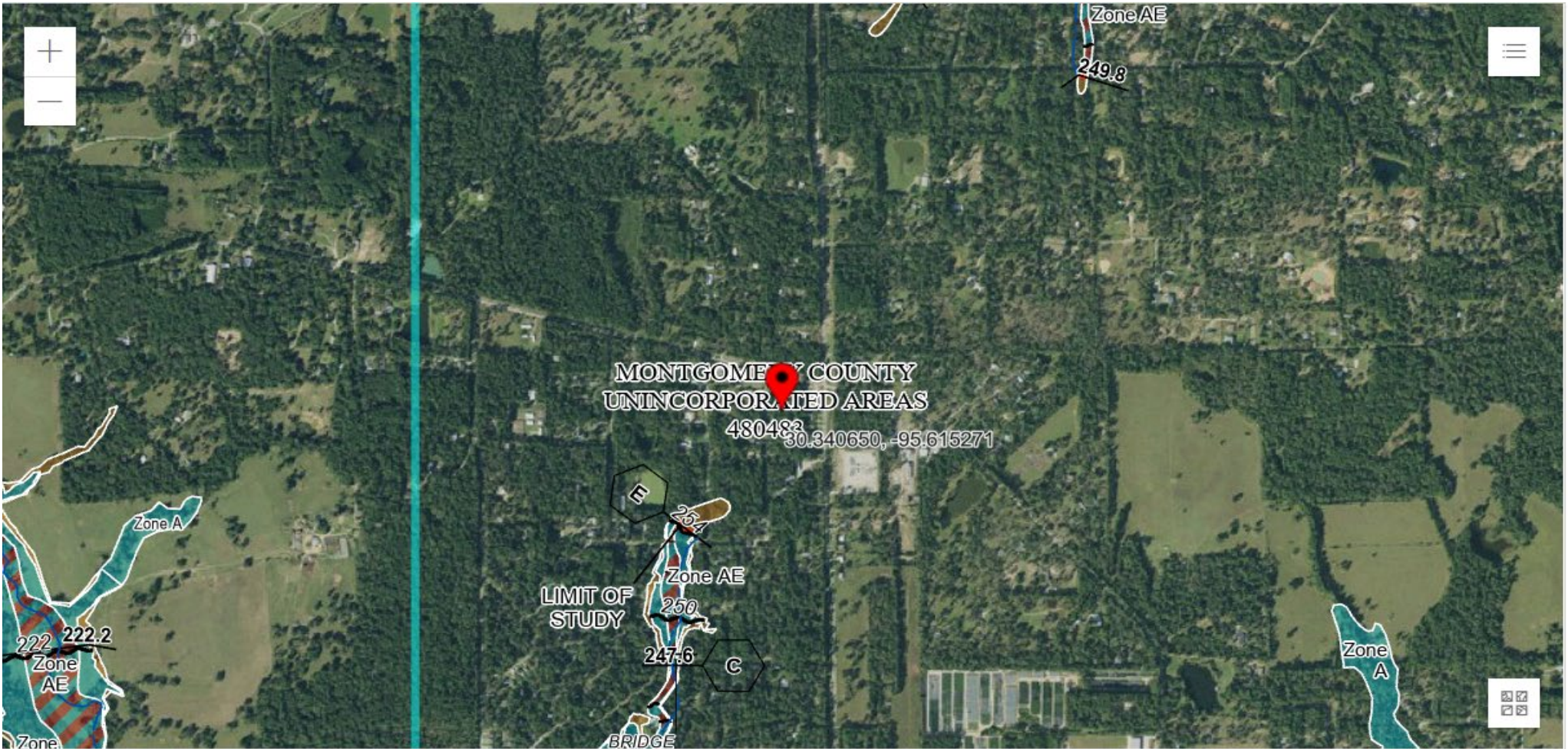
The county seat or administrative center of Harris County is the City of Houston

Small portions of Houston spread into adjacent Montgomery and Fort Bend counties

2,302,878

City of Houston Population, as of July 1, 2022





USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR 	<p>Cross Sections with 1% Annual Chance Water Surface Elevation</p> <ul style="list-style-type: none"> 20.2 17.5
<p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 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>OTHER FEATURES</p> <ul style="list-style-type: none"> Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
<p>OTHER AREAS</p> <ul style="list-style-type: none"> 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>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	



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

Approved by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



HASHIR SALEEM

Broker/Senior Associate

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