BENDER CREEK apartment homes



THE OFFERING

Bender Creek I 14400 Highway 59 N I Humble, TX 77396

OVE	ERVIEW	PRICING		
Total Units:	110			
Avg Mkt Rent/Ur	nit: \$987	Asking Price	MARKET	
Avg Mkt Rent/SF	\$1.06	Terms	Assumption	
Avg Unit SF:	930			
Date Built:	1970			
Date Renovated	2020	Stabilized NOI	\$485,107	
Total SF:	102,341			
Total Acreage:	8.35			
Occupancy:	90%			
Class:	C			
Terms:	All Cash			



FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

FOR MORE INFORMATION PLEASE CALL

HASHIR SALEEM

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



KET ENTERPRISES INCORPORATED

1770 St. James Place I Suite 382 I Houston, TX 77056 www.ketent.com Broker License #406902

INVESTMENT HIGHLIGHTS

Offered on assumption
Located in the FM 1960 East/IAH Airport submarket
Excellent access to Hwy 59/I-69, Beltway 8, Hardy Tollroad, and I-45

Stable area occupancy
Ample employment
Blue collar profile

Convenient to Downtown Houston, the U of H Downtown

Very little new construction in the area
Located within 8 miles of Bush Intercontinental Airport
Owner reports new roofs, laundry room updated, A/C and boiler
Asset has been owned since 2012 by the same owner
This is the first time in 13 years the property is available for sale

BENDER CREEK APARTMENT HOMES

Bender Creek is a 1972 vintage, 110 unit, garden-style apartment community located near Bush Intercontinental Airport. The property offers a sparkling pool, plenty of open space, and lush landscaping for the relaxation and entertainment of its residents. A well-equipped playground is provided for the children.

The property provides a business center and two separate laundry facilities. Rresidents enjoy features such as: private balconies or patios, walk-in closets, crown moulding, ceiling fans, fullyelectric kitchen, refrigerators with ice makers, garbage disposals, dishwashers, plush carpet, new wood flooring, mini binds, central ac/heating systems, and courtyard views, 24 hour maintenance service, and accent walls (available upon request). Paint and service, provided by new or current resident.

Fully upgraded units available. Pets are welcomed with some restrictions for weight and breed. The property is close to Humble ISD and the Community Center where they have Summer and after school programs available.

Capex completed within the last 3 to 4 years includes replacement of both roofs, new laundry room and equipment, A/C replacements and a boiler replacement.

The asset has been owned since 2012 by the same owner. This is the first time in 13 years it has been available for sale.







Financial Information			Existing Loa	an Parameters	Operating Information			
tabilized NOI	MARKET \$485,107		Mortgage Balance Amortization (months) Debt Service P & I Interest Rate Date Due Est Res for Repl/Unit/Yr Transfer Fee Prepayment Penalty	\$4,441,705 360 \$322,093 \$26,841.08 5,00% 9/6/2028 \$300 1%+Legal+App Yield Maintenance or 5%, whichever is greater; Defeasance through June 10, 2028		Est Mkt Rent (Jun-25) 3 Mo Avg Physical Occ (Jun-25) Est Ins per Unit per Yr Property 2024 Tax Rate/\$100 2025 Tax Assessment Est 2025 Taxes Est Future Tax Assessm Est Future Taxes	\$108,550 \$105,539 90% \$1,626 / Tax Information 1.93414 \$8,270,265 \$159,959	•
Surrent Street Rent with a 10% Increase istimated Gross Scheduled Income istimated Loss to Lease (2% of Total Street Rent) istimated Vacancy (5% of Total Street Rent) istimated Concessions and Other Rental Losses (4% of Total Street istimated Utilities Income istimated Other Income istimated Total Rental Income ISTIMATED TOTAL PRO-FORMA INCOME	1,432,860 1,432,860 (28,657) (71,643) (57,314) 60,259 75,094 1,410,598 1,410,598	\$119,405 / Mo \$119,405 / Mo 2% 5% 4% \$548 / Unit / Yr \$683 / Unit / Yr \$117,550 / Mo	Number of Units Avg Unit Size Net Rentable Area Land Area (Acres) Units per Acre	110 930 102,341 8.35 13.171				
	MODIFIED AC	TUALS - Jun' 24 thru	May '25 Expenses			PRO-FORM	A	
Months Income Annualized		\$1,266,464				\$1,410,598	3	
XPENSE	FIXED EXPENSES		ES		FIXED EXPENSES			
ixed Expenses		Fixed Expenses	3			Fixed Expen	ses	
axes nsurance iotal Fixed Expense	\$159,959 \$203,662	\$1,454 per Unit \$1,851 per Unit	2024 Tax Rate & 2025 Assessment \$363,621 \$3,306 per Unit		\$159,959 \$203,662	\$1,454 per Unit \$1,851 per Unit	2024 Tax Rate & Future Assessment \$363,621 \$3,306 per Unit	
Itilities Itilities	\$244,563	Utilities \$2,223 per Unit		•	\$175,000	Utilities \$1,591 per Unit	After Water Conservation	
otal Utilities			\$244,563 \$2,223 per Unit				\$175,000 \$1,591 per Unit	
Other Expenses General & Admin & Marketing Repairs & Maintenance .abor Costs Contract Services	\$89,874 \$145,912 \$275,213 \$71,092	Other Expense \$817 per Unit \$1,326 per Unit \$2,502 per Unit \$646 per Unit	Very High Very High Very High		\$55,000 \$85,000 \$125,000 \$45,000	Other Expen \$500 per Unit \$773 per Unit \$1,136 per Unit \$409 per Unit	includes leasing commissions	
/lanagement Fees Total Other Expense	\$48,946	3.86%	\$445 per Unit \$631,037 \$5,737 per Unit		\$49,371	3.50%	\$449 per Unit \$359,371 \$3,267 per Unit	
otal Operating Expense			\$1,239,221	\$11,266 per Unit			\$897,991	\$3,267 per Ui
teserve for Replacement			\$27,500	\$250 per Unit			\$27,500	\$250 per Uni
otal Expense let Operating Income (Actual Underwriting)			\$1,266,721 -\$257	\$11,516 per Unit			\$925,491 \$485,107	\$8,414 per U
			MARKET				•	

NOTES: ACTUALS: Income and Expenses calculated using owner's Jun '24 thru May '25 Trailing Operating Statement. PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using 2024 Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 3.5% 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 and make no guaranty, warranty or representation about I. It is your resonability to independently confirm its accuracy and completeness. We have not determined whether the property complex with deed restrictions or any city licensing or ordinances including life safety compliances and the property lise within a flood plant. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME OR EXPENSE AND PERFORMED ANY INSPECTIONS TO VERIFY POSSIBLE CONTAMINATION BY ASBESTOS, LEAD PAINT, MOLD OR ANY OTHER HAZARDOUS SUBSTANCES. The owner reserves the right to without notice during the narketing period.

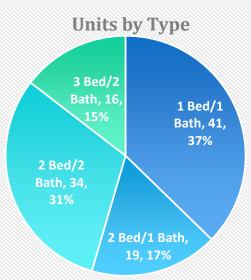
		PROPERT	Y INFORMATION		EXISTING MO	RTGAGE AS OF JULY 2025	TAXING AUTHORITY - HARRI	S COUNTY
Age:		1970	# of Stories:	2	Mortgage Balance	\$4,441,705	ACCT NO: 0440250000046;04402	250000151;200
Rehabbed:		N/A	Buildings:	10	Amortization	360	Aldine ISD	\$1.034000
			Units/Acre	13.17	P&I		Harris County	\$0.385290
Elec Meter:		Indiv	Open Parking:	Yes	Туре	· · · · · · · · · · · · · · · · · · ·	Harris County Flood Control	\$0.048970
A/C Type:		IVAC	Covered Parking:	No	Assumable		Port of Houston Authority	\$0.006150
Water:		RUBS	Garage Parking:	No	Monthly Escrow		Harris County Hospital District	\$0.163480
	ell/sewer				Origination Date		Harris County Education Dept	\$0.004799
Gas:		N/A	Construction Quality:	-	Due Date		Lone Star College System	\$0.107600
EWG:		EW	Submarket:		Interest Rate	5.00%	Harris Co Emergency Svc Dist 10	\$0.099374
Wiring:	Co	operșšș		Airport			Harris Co Emergency Svc Dist 1	\$0.084477
Roof:		Flat	Concessions:	\$399 off 1st	Prepayment Penalty	Yield Maintenance or 5%, whichever		
Materials:	Brick/V	lood Siding		month with 12		is greater; Defeasance through June		\$1.934140
Paving:	Concrete			month lease		10, 2028	2025 Tax Assessment	\$8,270,265
Resident pays for E(E	sident pays for E(Elec); W(Water);G(Gas)		mornineus		Transfer Fee	1%+Legal+App	HCAD Improvement Sq.Ft.	107,236
				COL	LECTIONS			
Total	\$	1,009,336						
						\$120,000		
June 2024	\$	67,503		12 Mo Avg	\$ 84,111	ψ120,000		
July 2024	\$	78,482				¢100.000		
Aug 2024	\$	59,127				\$100,000		
Sept 2024		00,121						
Oct 2024	\$	63,012		9 Mo Avg	\$ 89,358	\$100,000		
001 2024	\$ \$			9 Mo Avg	\$ 89,358	\$80,000		
Nov 2024		63,012		9 Mo Avg	\$ 89,358			
	\$	63,012 70,961		9 Mo Avg 6 Mo Avg		\$80,000		
Nov 2024	\$ \$	63,012 70,961 73,246 85,793		-		\$80,000 \$60,000 \$40,000		
Nov 2024 Dec 2024 Jan 2025	\$ \$ \$ \$	63,012 70,961 73,246 85,793 97,571		-		\$80,000		
Nov 2024 Dec 2024 Jan 2025 Feb 2025	\$ \$ \$ \$	63,012 70,961 73,246 85,793 97,571 97,025		6 Mo Avg	\$ 99,501	\$80,000 \$60,000 \$40,000 \$20,000 \$-		
Nov 2024 Dec 2024 Jan 2025 Feb 2025 Mar 2025	\$ \$ \$ \$ \$	63,012 70,961 73,246 85,793 97,571 97,025 103,581		-	\$ 99,501	\$80,000 \$60,000 \$40,000 \$20,000 \$-	NA ODA ODA ODA ODA ODA ODA ODA	
Nov 2024 Dec 2024 Jan 2025 Feb 2025	\$ \$ \$ \$	63,012 70,961 73,246 85,793 97,571 97,025		6 Mo Avg	\$ 99,501	\$80,000 \$60,000 \$40,000 \$20,000 \$-	10 ^{2A} , 20 ^{2A} , 20 ^{1A} , 20 ^{2A} , 20 ^A ,	P. 2023 2025

FINANCIAL HIGHLIGHTS

Broker suggests the way to go here is to assume the loan, correct the expenses and improve the rents.



UNIT MIX								
Floorplan	Туре	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
Al	1 Bed/1 Bath	25	702	17,550	\$865	\$21,625	+EW	\$1.23
A2	1 Bed/1 Bath	16	750	12,000	\$875	\$14,000	+EW	\$1.17
B1	2 Bed/1 Bath	16	870	13,920	\$985	\$15,760	+EW	\$1.13
B2	2 Bed/1 Bath	3	929	2,787	\$1,025	\$3,075	+EW	\$1.10
B3	2 Bed/2 Bath	24	1,000	24,000	\$1,035	\$24,840	+EW	\$1.04
B4	2 Bed/2 Bath	10	1,154	11,540	\$1,045	\$10,450	+EW	\$0.91
C1	3 Bed/2 Bath	16	1,284	20,544	\$1,175	\$18,800	+EW	\$0.92
Source: Owner	's 6/23/25 Rent Rol	110	930	102,341	\$987	\$108,550	+EW	\$1.06
TOTALS A	TOTALS AND AVERAGES		Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EWG	Average Rent/ SF
AMENITIES								



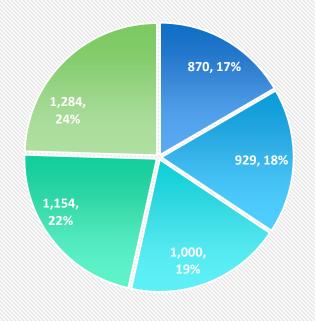
✓ High Speed Internet Access

- Air Conditioning/Heating
- Mini Blinds
- ✓ Patio/Balcony
- Ceiling Fans
- Dishwasher
- Disposal
- Pantry

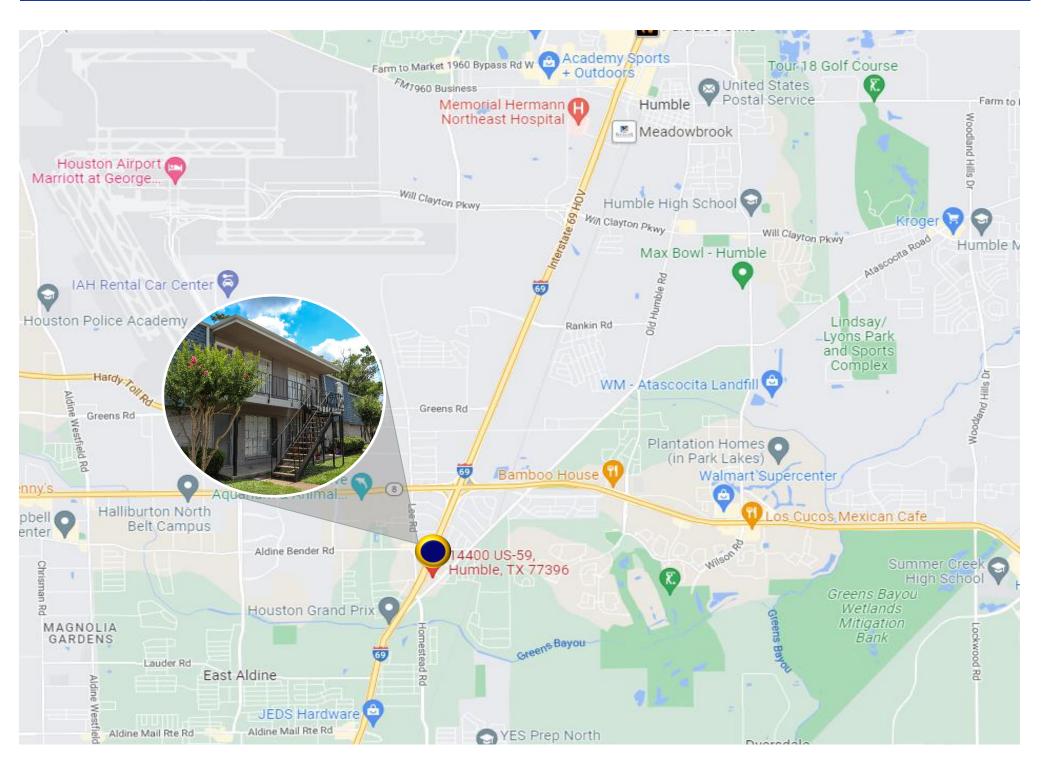


- Walk-in Closets
- Access Gates
- ✓ Perimeter Fence
- ✓ Swimming Pool
- 2 Laundry Facilities
- Park and Ride Nearby
- School Bus Pick-up
- ✓ Shuttle Route























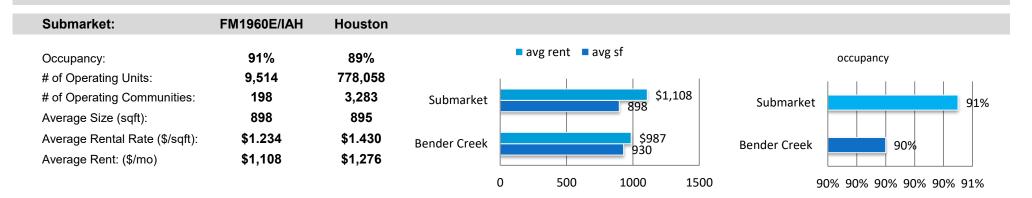




RENT COMPARABLES (2025 MRI Apartment Data Services)



Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1 Waterchase 15100 Golden Eagle	1981	N/A	90%	118	913	\$1,138	+EW	1.246
2 Northlake Manor 6910 Old North Belt Dr	1972	N/A	88%	126	894	\$1,145	+EWG	1.281
3 Deerbrook Forest 17750 Highway 59 N	1983	N/A	94%	152	830	\$1,061	+EW	1.278
4 Las Palmas 12550 John F Kennedy	1980	N/A	92%	190	864	\$1,040	+EW	1.204
5 Park at San Vicente 14810 Crosswinds Dr.	1983	2021	88%	240	707	\$923	+EW	1.306
*Resident Pays E(Electric), W(Wa	ater), G(Gas)							
Totals/Averages Comps	1980		90%	165	842	\$1,063		\$1.263
Bender Creek 14400 US-59, Humble, TX	1970	N/A	90%	110	930	\$987	+EW	\$1.061



Bender Creek I 14400 Highway 59 N I Humble, TX 77396 45 Humble Atascocita iseum 🝙 listory and Re Houston Toll R Harmaston ok Church 😈 Lindsay/ Lyons Park and Sports Hardy Toll Rd Complex 1 GREATER 0 (8) on Tollway 5 Toll Rd SUMMERWOOD MAGNOLIA 69 Alexander East Aldine Deussen Park (4) 45 Aldine (249) Mt Houston Keith-Wiess HIDDEN VALLEY Park (8) Shady EAST LITTLE YORK / HOMESTEAD Lane Park ACRES HOMES Sheld (261) Sheldon Lake NORTHSIDE / NORTHLINE State Park and Environmental Learning... EASTEX/ JENSEN 90 NORTHSIDE 45 EAST HOUSTON NTRAL TRINITY / HOUSTON (8) THWEST INDEPENDENCE HEIGHTS GARDENS 0US Lyndon B. 90 610 Johnson Hospital terprises incorpora

Bender Creek 14400 Highway 59 N Humble, TX 77396	1 Mile	2 Miles	3 Miles
Population			
2021 Estimated Population	10,225	28,980	70,048
2026 Projected Population	10,852	30,338	72,926
2020 Census Population	9,749	29,679	69,373
2010 Census Population	8,265	24,648	58,635
Projected Annual Growth 2021 to 2026	1.2%	0.9%	0.8%
Historical Annual Growth 2010 to 2021	2.2%	1.6%	1.8%
2021 Median Age	29.3	30.8	31.3
Households			
2021 Estimated Households	3,500	9,278	21,760
2026 Projected Households	3,765	9,940	23,224
2020 Census Households	3,307	9,510	21,597
2010 Census Households	2,762	7,623	17,592
Projected Annual Growth 2021 to 2026	1.5%	1.4%	1.3%
Historical Annual Growth 2010 to 2021	2.4%	2.0%	2.2%
Race and Ethnicity			
2021 Estimated White	24.7%	23.4%	24.6%
2021 Estimated Black or African American	33.6%	33.9%	28.1%
2021 Estimated Asian or Pacific Islander	1.5%	1.9%	2.5%
2021 Estimated American Indian or Native Alaskan	1.7%	1.5%	1.5%
2021 Estimated Other Races	38.5%	39.3%	43.4%
2021 Estimated Hispanic	49.6%	49.6%	54.8%
Income			
2021 Estimated Average Household Income	\$56,891	\$63,397	\$78,434
2021 Estimated Median Household Income	\$47,711	\$51,546	\$58,113
2021 Estimated Per Capita Income	\$19,484	\$20,706	\$24,543
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	15.4%	16.3%	16.3%
2021 Estimated Some High School (Grade Level 9 to 11)	12.8%	12.6%	12.9%
2021 Estimated High School Graduate	31.4%	30.3%	28.7%
2021 Estimated Some College	20.0%	19.0%	19.4%
2021 Estimated Associates Degree Only	6.9%	5.9%	6.0%
2021 Estimated Bachelors Degree Only	8.1%	10.1%	10.5%
2021 Estimated Graduate Degree	5.5%	5.8%	6.3%
Business			
2021 Estimated Total Businesses	363	1,068	2,546
2021 Estimated Total Employees	3,523	14,460	32,043
2021 Estimated Employee Population per Business	9.7	13.5	12.6
2021 Estimated Residential Population per Business	28.2	27.1	27.5

DEMOGRAPHIC SUMMARY PROFILE

2000-2010 Census, 2024 Estimates with 2029 Projections

Calculated using Weighted Block Centroid from Block Groups

1 mile radius 12% 17% White 50% Black Asian Other 1% Hispanic 20% 50% Non-Hispanic 50% Hispanic



HOUSTON METRO OVERVIEW



HOUSTON

Houston, 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.

7.5 million people live in the ten-county Houston-Pasadena-The Woodlands MSA. The City of Houston has 2.3 million residents, the fourth most in the U.S. Nearly 1 in 4 Houstonians are foreign-born.

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.

Metro Houston is forecast to add 71,200 jobs next year and finish 2025 with over 3.5 million full-time jobs according to the Greater Houston Partnership's (GHP) annual Houston Region Economic Outlook released in December. Health care and construction industries are expected to advance the farthest, while professional and technical services, government, and restaurant and bars are also expected to realize significant gains.

- Metro Houston has the THIRD LARGEST number of FORTUNE 500
 COMPANIES in the nation
- If Houston were a country, it would rank as the 24th LARGEST ECONOMY IN THE WORLD, exceeding Belgium's and Sweden's Gross Domestic Product
- 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

Source: U.S. Census Bureau, 2022 American Community Survey & The Greater Houston Partnership 2025

HOUSTON quick facts



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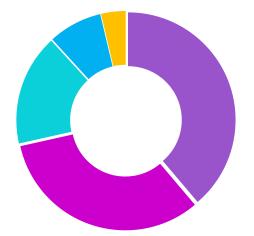
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Houston \$92,976 Average Income

- 21.0% Trade, Transporation, and Utilities
- 16.5% Professional and Business Services
- 13.6% Educational and Health Services
- 13.4% Government
- 10.1% Leisure and Hospitality
- 8.5% Mining, Logging and Construction

6.9% Manufacturing



There are 3.5 million jobs in the Houston MSA

industries account for over 1 in 4 jobs in the region

The goods-producing sector accounts for nearly 1 in 6 jobs

The Health, Education, and Business & Professional Services

38.8 Hispanic
 32.7 White
 16.7% Black
 8.1 Asian
 3.7 Other

- 23 Fortune 500 Headquarters
 44 Fortune 1,000 Headquarters
 8 Fortune Global 500
 29 Forbes Global 2,000
- 94 Inc. 1,000
- 4 Fortune 100 Best Companies to Work For

Source: Greater Houston Partnership 2025

HOUSTON quick facts

Area

The 10-county Houston-Pasadena-The Woodlands Metropolitan Statistical Area (MSA) covers 8,838 square land miles. If the MSA were a state, it would rank as the 47th largest, behind Vermont, New Hampshire, but ahead of New Jersey, Connecticut, Delaware, and Rhode Island. Harris County covers 1,707 square miles, enough space to fit the cities of Austin, Boston, Chicago, New York City, and Seattle with room still to spare.

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.

Economy

If the MSA were an independent nation, **it would rank as the world's 24th largest economy**, behind Poland (\$688.3 Billion) and Argentina (\$632.2 Billion) but ahead of Sweden (\$585.9 Billion) and Belgium (\$582.2 Billion), according to the World Bank.

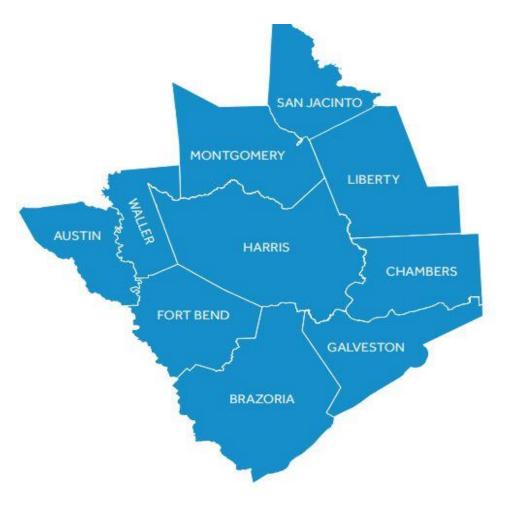
Source: Greater Houston Partnership 2025

The U.S. Bureau of Economic Analysis estimates the Houston-The Woodlands-Sugar Land MSA's Gross Domestic Product (GDP) at \$633.1 Billion in '22, making it the seventh largest U.S. metro economy. If Houston were a state, its GDP would rank 14th, behind Massachusetts (\$691.5 Billion) and Virginia (\$663.1 Billion) but ahead of Michigan (\$622.6 Billion) and Colorado (\$491.2 Billion.)



The Houston - Pasadena - The Woodlands Metropolitan Statistical Area (MSA)

The county seat or administrative center of Harris County is the City of Houston. The ten-county Houston-Pasadena-The Woodlands MSA covers 8,838 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 10-county Houston MSA had a population of 7,510,253 residents as of July, 1, 2023, according to estimates by the U.S. Census Bureau.]



7,510,253

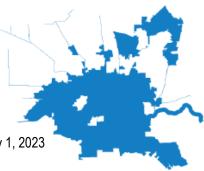
Nine-County Houston MSA, as of July 1, 2023 **5th** among the nation's metropolitan areas

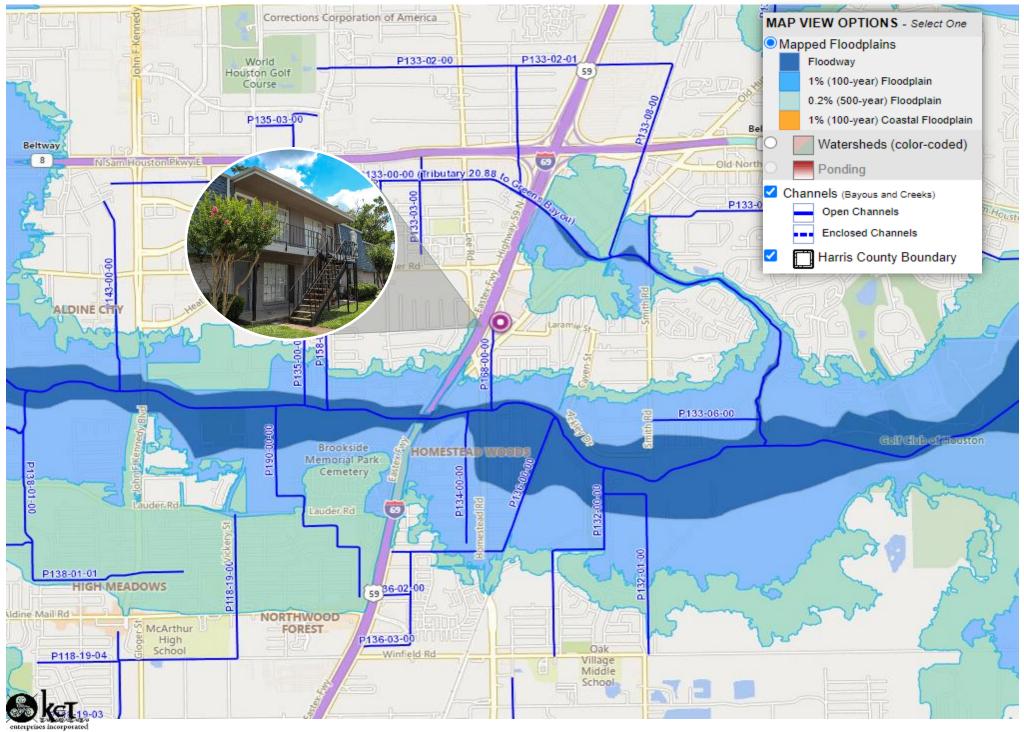
HARRIS COUNTY

Population

4,835,125 Harris County Population, as of July 1, 2023 **3rd** most populous county in the nation

2,314,157 City of Houston Population, as of July 1, 2023 4th most populous U.S. City







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.

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - that the owner will accept a price less than the written asking price; 0
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and 0
 - any confidential information or any other information that a party specifically instructs the broker in writing not to 0 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



HASHIR SALEEM

Broker/Senior Associate

hashir@ketent.com 713-355-4646 ext 106



ENTERPRISES INCORPORATED

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