KET ENTERPRISES INCORPORATED

Aparments for Sale

The Berkshire, 8600 Theta, Houston, TX 77034

OVERVIEW	
Units:	**227**
Avg Rent:	**$1,080**
Avg Size:	**854**
Date Built:	**1971**
Rentable Sq. Ft.:	**177,011**
Acreage:	**9.40**
Occupancy:	**91%**
Class:	**C+**

PRICING	
Terms:	**Assumption**
Asking Price	**Market**

INVESTMENT HIGHLIGHTS

♦ Available on Assumption Only (loan lockout)

♦ Excellent Location In The Beltway 8/I-45 South Submarket Of SE Houston

♦ Opportunity to Grow Rents and Reduce Water/Sewer Bills!

♦ Great Area Job Base!

♦ Excellent Access to I-45

♦ Close Proximity to Hobby Airport

FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

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ket
enterprises incorporated

KET ENTERPRISES INCORPORATED

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

The Berkshire, 8600 Theta, Houston, TX 77034

Financial Information		Existing Loan Parameters		Operating Information	
Asking Price	Market	Current Balance	$12,943,913	Est Mkt Rent (Oct-25)	$245,151
Price Per Unit		Amortization *(months)*	360	3 Mo Avg	$211,109
Price Per Sq. Ft.		Debt Service	$770,549	Physical Occ (Oct-25)	91%
Stabilized NOI	$1,334,810	Monthly P & I	$64,212	Est Ins per Unit per Yr	$1,325
		Interest Rate	4.08%	**Property Tax Information**	
		Date Due	Jan-30	Tax Rate (2024)	2.508247
		Est Res for Repl/Unit/Yr	$300	2025 Tax Assessment	$14,025,146
		Yield Maintenance	Pre-Payment Penalty	Final 2025 Taxes	$351,785
		Transfer Fee	1%+app+legal	Est Future Tax Assessment	$14,025,146
		Locked to Prepayment	Yes	Est Future Taxes	$351,785

2025 protest values reflected above

Current Street Rent with a 3% Increase	3,030,066	$252,506 / Mo		
Estimated Gross Scheduled Income	3,030,066	$252,506 / Mo	Number of Units	227
Estimated Loss to Lease (2% of Total Street Rent)	(60,601)	2%	Avg Unit Size	854
Estimated Vacancy (7% of Total Street Rent)	(212,105)	7%		
Est Concessions and Rental Losses (2% of Total Street Rent)	(60,601)	2%	Net Rentable Area	177,011
Estimated Utilities Income	27,652	$122 / Unit / Yr	Land Area (Acres)	9.40
Estimated Other Income	122,596	$540 / Unit / Yr	Units per Acre	24.152
Estimated Total Rental Income	2,847,007			
ESTIMATED TOTAL PRO-FORMA INCOME	**2,847,007**	$237,251 / Mo		

Taxes and Insurance Expense inculdes $8344 in Appi Protection Fees.

	Nov '24 thru Oct '25 Expenses				PRO-FORMA			
3 Mo Avg Income Annualized	**$2,533,310**				**$2,847,007**			
EXPENSE	**FIXED EXPENSES**				**FIXED EXPENSES**			
Fixed Expenses	Fixed Expenses				Fixed Expenses			
Taxes	$376,557	*$1,659 per Unit*			$351,785	*$1,550 per Unit*	*2024 Tax Rate & Future Assessment*	
Insurance	$300,879	*$1,325 per Unit*			$225,660	*$994 per Unit*	*Estimated 25% Reduction Per Mgt Co*	
Total Fixed Expense			**$677,436**				**$577,445**	
			$2,984 per Unit				***$2,544 per Unit***	
Utilities	**Utilities**				**Utilities**			
Electricity	$25,254	*$111 per Unit*			$25,254	*$111 per Unit*		
Water & Sewer	$105,789	*$466 per Unit*			$105,789	*$466 per Unit*		
Gas	$23,105	*$102 per Unit*			$23,105	*$102 per Unit*		
Drainage	$9,545	*$42 per Unit*			$9,545	*$42 per Unit*		
Telephone/Internet/Cable/Alarm	$15,222	*$67 per Unit*			$15,222	*$67 per Unit*		
Total Utilities			**$178,914**				**$178,914**	
			$788 per Unit				***$788 per Unit***	
Other Expenses	**Other Expenses**				**Other Expenses**			
General & Admin & Marketing	$20,882	*$92 per Unit*	*Lower Than Normal*		$83,526	*$368 per Unit*		
Repairs & Maintenance	$88,941	*$392 per Unit*			$112,870	*$497 per Unit*		
Labor Costs	$277,029	*$1,220 per Unit*			$277,029	*$1,220 per Unit*		
Contract Services	$86,344	*$380 per Unit*			$86,344	*$380 per Unit*		
Management Fees	$93,670	*3.70%*	*$413 per Unit*		$105,269	*3.70%*	*$464 per Unit*	
Total Other Expense			**$566,866**				**$665,038**	
			$2,497 per Unit				***$2,930 per Unit***	
Total Operating Expense			**$1,423,216**	***$6,270 per Unit***			**$1,421,397**	***$2,930 per Unit***
Reserve for Replacement			**$90,800**	***$400 per Unit***			**$90,800**	***$400 per Unit***
Total Expense			**$1,514,016**	***$6,670 per Unit***			**$1,512,197**	***$6,662 per Unit***
Net Operating Income (Actual Underwriting)			**$1,019,294**				**$1,334,810**	
Asking Price			**Market**				**Market**	
Cap Rate								
Proposed Debt								
Equity								
Estimated Debt Service								
Cash Flow								
Cash on Cash								

NOTES: ACTUALS: Income and Expenses are based on owner's 10/25 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 3.7% of Gross Income, Other expenses are Estimated for the Pro Forma.

THE BERKSHIRE

The Berkshire is a multifamily community offering one, two, and three bedroom apartment homes. Constructed in 1971, and located in Beltway 8/I-45 South submarket of SE Houston, the apartment homes feature in-unit washers and dryers (for 2 bedroom units only), private patios and balconies.

The proximity to Beltway 8 and I45 South allows easy access to every major submarket with all of the employment, recreational and retail opportunities the city has to offer. Public schools are Garfield Elementary (next door), Miller Middle School, and Memorial High School, all part of the Pasadena ISD.

Per owner, all roofs have been replaced within the past 15 years and the entire property was painted in 2020. The interiors have classic cabinet fronts, Formica counter tops (some updated) and a mixture of carpet and either wood flooring or faux wood flooring. Approximately 65% of the units were updated lightly at a cost of $500 per unit and they get a $35 to $50 per month increase. There is clear upside in continuing an interior rehab! See *CapEx Summary and Roof Replacement Schedule.*

Water savings devices and other "Green Energy" items have been implemented. However, recently the water usage has grown, and the Owner plans to audit all units and systems for leaks. The manager has no knowledge of any flooding at the property.

Per owner, a continued effort is being made to comabt the extremely high water & sewer costs. A revisit inspection by SAS Conserve quoted all repairs and replacements will be completed as soon as possible but no later than year end.
The scope of work/supplies will include:
7 toilets
87-bathroom aerators
153 shower heads
71 kitchen aerators
Clogging issues with bathroom sinks in units 1308 and 2305. Leaking underneath guest bathroom sink in unit 1107 and the back of toilet bowl is broken in unit 2602 and needs to be replaced.

227
units

1971
year built

91%
occupancy

The Berkshire, 8600 Theta, Houston, TX 77034

PROPERTY INFORMATION

Age:	1971	# of Stories:	2
Rehabbed:	2021	Buildings:	28
Parking spaces	342	Units/Acre	24.15
Elec Meter:	Indiv	Open Parking:	342 Spaces
A/C Type:	Indiv	Covered Parking:	N
Water:	RUBS	Garage Parking:	N
Gas:	N/A	Pools:	2
EWG:	EW	Construction Quality:	C+
		Submarket:	I-45/Beltway 8
Roof:	Pitched/Flat	Concessions:	Currently there are no reported leasing concessions
Materials:	Brick/Hardie		
Paving:	Heavy Concrete		
Resident pays for E(Elec); W(Water);G(Gas)			

EXISTING MORTGAGE

Original Mortgage	$13,321,000
Amortization	360
P & I	$64,212
Type	Freddie Mac
Assumable	Yes
Monthly Escrow	Yes
Origination Date	Dec-19
Due Date	Jan-30
Interest Rate	4.08%
Transfer Fee	1%+app+legal
Yield Maintenance	Yes. Locked for 114 months/ June 2029
Current Balance	*$12,943,913*

Interest Only for 48 months/January 2024

TAXING AUTHORITY - HARRIS COUNTY

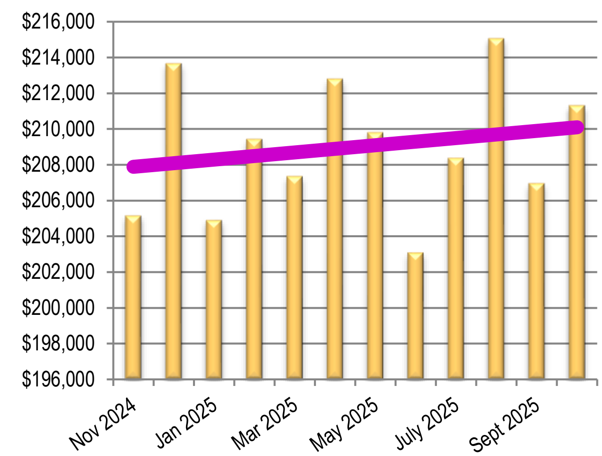
ACCT NO: 0881190000024

PASADENA ISD	$1.225500
HARRIS COUNTY	$0.385290
HARRIS CO FLOOD CNTRL	$0.048970
PORT OF HOUSTON AUTHY	$0.006150
HARRIS CO HOSP DIST	$0.163480
HARRIS CO EDUC DEPT	$0.004799
SAN JACINTO COM COL D	$0.154868
CITY OF HOUSTON	$0.519190
2024 Tax Rate/$100	**$2.508247**
2025 Tax Assessment	**$14,025,146**
HCAD Improvement Sq.Ft.	**178,562**

COLLECTIONS

Total	**$2,507,911**
Nov 2024	$205,152
Dec 2024	$213,669
Jan 2025	$204,893
Feb 2025	$209,427
Mar 2025	$207,361
Apr 2025	$212,808
May 2025	$209,804
June 2025	$203,090
July 2025	$208,379
Aug 2025	$215,059
Sept 2025	$206,956
Oct 2025	$211,313

12 Mo Avg	**$208,993**
9 Mo Avg	**$209,355**
6 Mo Avg	**$209,100**
3 Mo Avg	**$211,109**



FINANCIAL HIGHLIGHTS

Delinquencies total $6,644.62 across 8 accounts as of October 2025. This is good. The property has green rewards credits on the loan, due to the implementation of water savings devices, etc.

kET enterprises incorporated

The Berkshire, 8600 Theta, Houston, TX 77034

Berkshire Apartments

Centra Partners, LLC

Trailing Profit And Loss Detail

December 2025 - Accrual - Accounting Book: Default

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Account	Jan 2025 Actual	Feb 2025 Actual	Mar 2025 Actual	Apr 2025 Actual	May 2025 Actual	Jun 2025 Actual	Jul 2025 Actual	Aug 2025 Actual	Sep 2025 Actual	Oct 2025 Actual	Nov 2025 Actual	Dec 2025 Actual	Adjusted Total
8000 CAPITAL IMPROVEMENTS													
8002 APPLIANCES	1,801.18	325.98	372.38	2,153.04	1,801.18	0.00	0.00	1,270.75	0.00	0.00	0.00	0.00	**7,724.51**
8003 BOILERS/WATER HEATERS	1,650.00	11,558.69	779.19	399.92	0.00	0.00	4,780.58	450.00	0.00	0.00	0.00	0.00	**19,618.38**
8005 RESURFACING	0.00	0.00	330.00	0.00	0.00	0.00	0.00	0.00	725.00	0.00	0.00	0.00	**1,055.00**
8006 POOL MAINT/FURNITURE	0.00	0.00	0.00	0.00	1,000.00	0.00	8,770.59	0.00	0.00	0.00	0.00	0.00	**9,770.59**
8007 CARPET REPLACEMENT	0.00	255.93	0.00	173.21	0.00	772.87	2,942.77	0.00	1,756.82	0.00	0.00	0.00	**5,901.60**
8009 WINDOW- GLASS/SCREENS	0.00	0.00	0.00	63.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**63.48**
8010 WELDING	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00	0.00	0.00	0.00	0.00	0.00	**4,500.00**
8012 HVAC	0.00	0.00	1,286.32	0.00	4,433.16	0.00	0.00	6,915.84	3,892.68	0.00	0.00	0.00	**16,528.00**
8013 PLUMBING	3,250.00	2,320.00	597.98	653.75	0.00	7,036.00	750.00	1,300.00	850.00	0.00	0.00	0.00	**16,757.73**
8014 WINDOW COVERINGS	0.00	0.00	0.00	0.00	0.00	808.14	0.00	0.00	0.00	0.00	0.00	0.00	**808.14**
8015 ELECTRICAL	0.00	4.87	0.00	0.00	0.00	0.00	0.00	37,026.00	0.00	0.00	0.00	0.00	**37,030.87**
8016 EQUIPMENT - CAPITAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
8017 PAINTING/SHEETROCK -	0.00	0.00	585.61	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	**1,885.61**
8019 SMOKE DETECTORS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.42	0.00	0.00	0.00	**105.42**
8020 ROOF	1,300.00	0.00	16,340.00	0.00	2,750.00	8,150.00	0.00	10,000.00	0.00	0.00	0.00	0.00	**38,540.00**
8022 INTERIOR DOORS	0.00	0.00	0.00	290.00	0.00	0.00	0.00	0.00	417.70	0.00	0.00	0.00	**707.70**
8023 FLOOR	241.86	0.00	0.00	900.00	0.00	0.00	0.00	0.00	2,767.49	0.00	0.00	0.00	**3,909.35**
8025 LIGHTING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
8026 EXTERIOR FENCE / GATES	0.00	0.00	0.00	0.00	0.00	0.00	5,925.07	650.00	450.00	0.00	0.00	0.00	**7,025.07**
8028 LANDSCAPING / GROUNDS	0.00	0.00	0.00	1,295.00	0.00	0.00	10,870.00	0.00	5,500.00	0.00	0.00	0.00	**17,665.00**
8029 DRIVEWAY/PARKING	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	1,125.00	0.00	0.00	0.00	**3,625.00**
8047 EXTERMINATING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.75	0.00	0.00	0.00	**324.75**
8048 FIRE EXTINGUISHERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**
8115 WOOD/SIDING/BALCONIES	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,250.00	0.00	0.00	0.00	0.00	**2,750.00**
8000 Total CAPITAL IMPROVEMENTS	**8,243.04**	**14,465.47**	**20,291.48**	**5,928.40**	**9,984.34**	**16,767.01**	**43,839.01**	**58,862.59**	**17,914.86**	**0.00**	**0.00**	**0.00**	**196,296.20**

Note: Prior Years (2020-2024) available upon request

The Berkshire, 8600 Theta, Houston, TX 77034

January	Boiler #3 ignitor replaced	$1,650.00
January	Roof repair #17022 #1708	$1,300.00
January	Roof repair #1102- coded incorrectly	$1,600.00
February	Boiler #4 new water heater replacement	$10,445.00
February	Boiler #4 new gas value	$464.00
February	Boiler #3 ignitor replaced	$649.69
February	#907 hot water leak replaced pipe	$1,100.00
February	Under ground leak building 11/18	$970.00
March	Roof replacement #25	$16,340.00
March	Sidewalk repairs building 27	$1,295.00
May	Leak detector back pool	$1,000.00
May	Roof repairs #1708 #1808 #2206 #2612 #2706	$2,750.00
June	Building 11 under ground sewer replacement	$7,036.00
June	Roof repairs #1204 - #1210 #1304 #1308 #1704 #1706 #1708 #502 #904 #908 #1102	$8,150.00
July	Boiler 2 coupling replacement	$1,260.00
July	Boiler 4 pump replacement	$3,520.00
July	Skimmer replacement back pool	$8,770.59
July	Metal fence repairs building 22	$4,500.00
July	Adjusted metal chain - new door king replaced	$5,925.07
July	Landscaping tree entire property	$10,870.00
July	Concrete repairs	$2,500.00
July	Full column replacement #1605	$1,500.00
July	Under ground leak #601	$1,300.00
August	Replaced high voltage transformer	$37,026.00
August	Building 15 roof replacement	$10,000.00
August	Balcony repair #1007	$1,250.00
September	Landscaping near office building 5 & 10 barren landscape	$5,500.00
	Concrete repairs #19	$1,125.00

Note: Prior Years (2020-2024) available upon request

The Berkshire, 8600 Theta, Houston, TX 77034

Building #	***Roof replaced by:***	***Date***	***2025***		**Notes**
Building 1	Pro- Roofing	4/25/2017	2017	8	
Building 2	Pro- Roofing	4/25/2017	2017	8	
Building 3	Pro- Roofing	4/25/2017	2017	8	
Building 4	Einstein Roofing	9/18/2017	2017	8	
Building 5	Einstein Roofing	3/8/2017	2017	8	1 roof leak
Building 6	Pro- Roofing	4/25/2017	2017	8	
Building 7	Einstein Roofing	9/18/2017	2017	8	
Building 8	MRG ROOFING	4/1/2023	2023	2	
Building 9	Einstein Roofing	9/18/2017	2017	8	2 roof leaks
Building 10	Prior Ownership Replaced	Prior Ownership Replaced	N/A	N/A	
Building 11	Einstein Roofing	9/18/2017	2017	8	2 roof leaks
Building 12	ABC roofing	11/1/2020	2020	5	
Building 13	Alex Roofing	10/14/2016	2016	9	Needs to be replaced
Building 14	MRG ROOFING	4/1/2023	2023	2	
Building 15	Prior Ownership Replaced	Prior Ownership Replaced	N/A	N/A	
Building 16	Alex Roofing	11/18/2016	2016	9	
Building 17	Alex Roofing	11/18/2016	2016	9	1 roof leak
Building 18	Alex Roofing	11/18/2016	2016	9	
Building 19	Prior Ownership Replaced	Prior Ownership Replaced	N/A	N/A	
Building 20	Einstein Roofing	9/18/2017	2017	8	1 roof leak
Building 21	Einstein Roofing	9/18/2017	2017	8	
Building 22	Einstein Roofing	9/18/2017	2017	8	
Building 23	Einstein Roofing	9/18/2017	2017	8	
Building 24	Einstein Roofing	9/18/2017	2017	8	
Building 25	MRG ROOFING	3/15/2025	2017	8	
Building 26	Alex Roofing	11/18/2016	2016	9	
Building 27	Alex Roofing	11/18/2016	2016	9	1 roof leak

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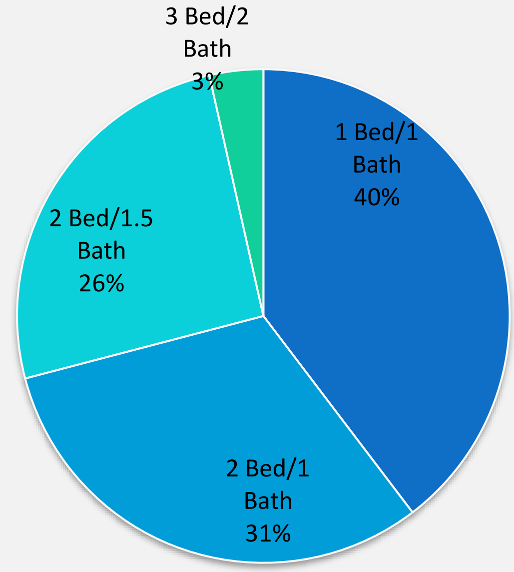
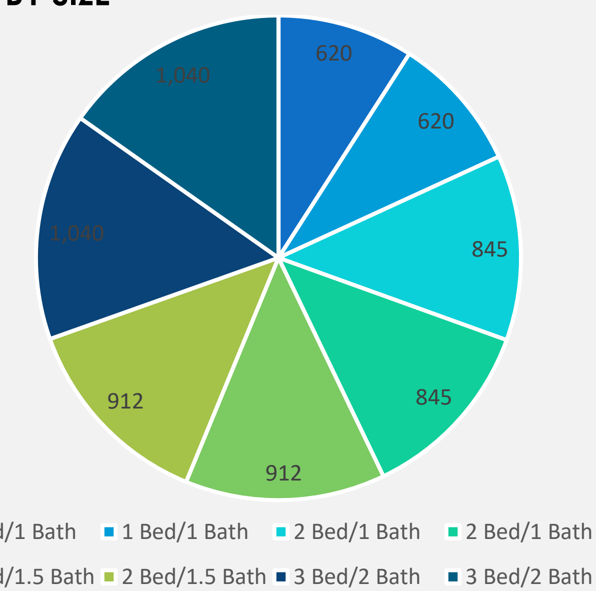
UNIT MIX

Type	Floorplan	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	Rent/SF
A1	1 Bed/1 Bath	45	620	27,900	$949	$42,705	$1.53
A2	1 Bed/1 Bath	45	620	27,900	$949	$42,705	$1.53
B1	2 Bed/1 Bath	35	845	29,575	$1,129	$39,515	$1.34
B2	2 Bed/1 Bath	36	845	30,420	$1,129	$40,644	$1.34
C1	2 Bed/1.5 Bath	29	912	26,448	$1,179	$34,191	$1.29
C2	2 Bed/1.5 Bath	29	912	26,448	$1,179	$34,191	$1.29
D1	3 Bed/2 Bath	4	1,040	4,160	$1,400	$5,600	$1.35
D2	3 Bed/2 Bath	4	1,040	4,160	$1,400	$5,600	$1.35
Source: 10/25 RR		**227**	**854**	**177,011**	**$1,080**	**$245,151**	**$1.38**
TOTALS AND AVERAGES		**Total Units**	**Average Sq. Ft.**	**Total Sq. Feet**	**Average Rent/Unit**	**Total Rent**	**Average Rent/ SF**

UNITS BY TYPE



UNITS BY SIZE



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A1/A2

Beds: 1
Baths: 1
Sq ft: 620

B1/B2

Beds: 2
Baths: 1
Sq ft: 845

C1/C2

Beds: 2
Baths: 1.5
Sq ft: 912

D1/D2

Beds: 3
Baths: 2
Sq ft: 912

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AMENITIES

Access to Public Transportation
Cable Available
Clubhouse
Copy and Fax Services
Easy Access to Freeways
Easy Access to Shopping
Gated Access
Guest Parking
Laundry Facility
On-call Maintenance
On-site Maintenance
Part-time Courtesy Patrol
Picnic Area with Barbecue
Public Parks Nearby
Shimmering Swimming Pools (2)
Short-term Leasing Available

All-electric Kitchen
Cable Ready
Carpeted Floors
Ceiling Fans
Central Air and Heating
Dishwasher
Mini Blinds
Pantry
Personal Balcony or Patio
Refrigerator
Spacious Walk-in Closets
Spectacular Views Available
Washer and Dryer Connections
Wood-style Flooring

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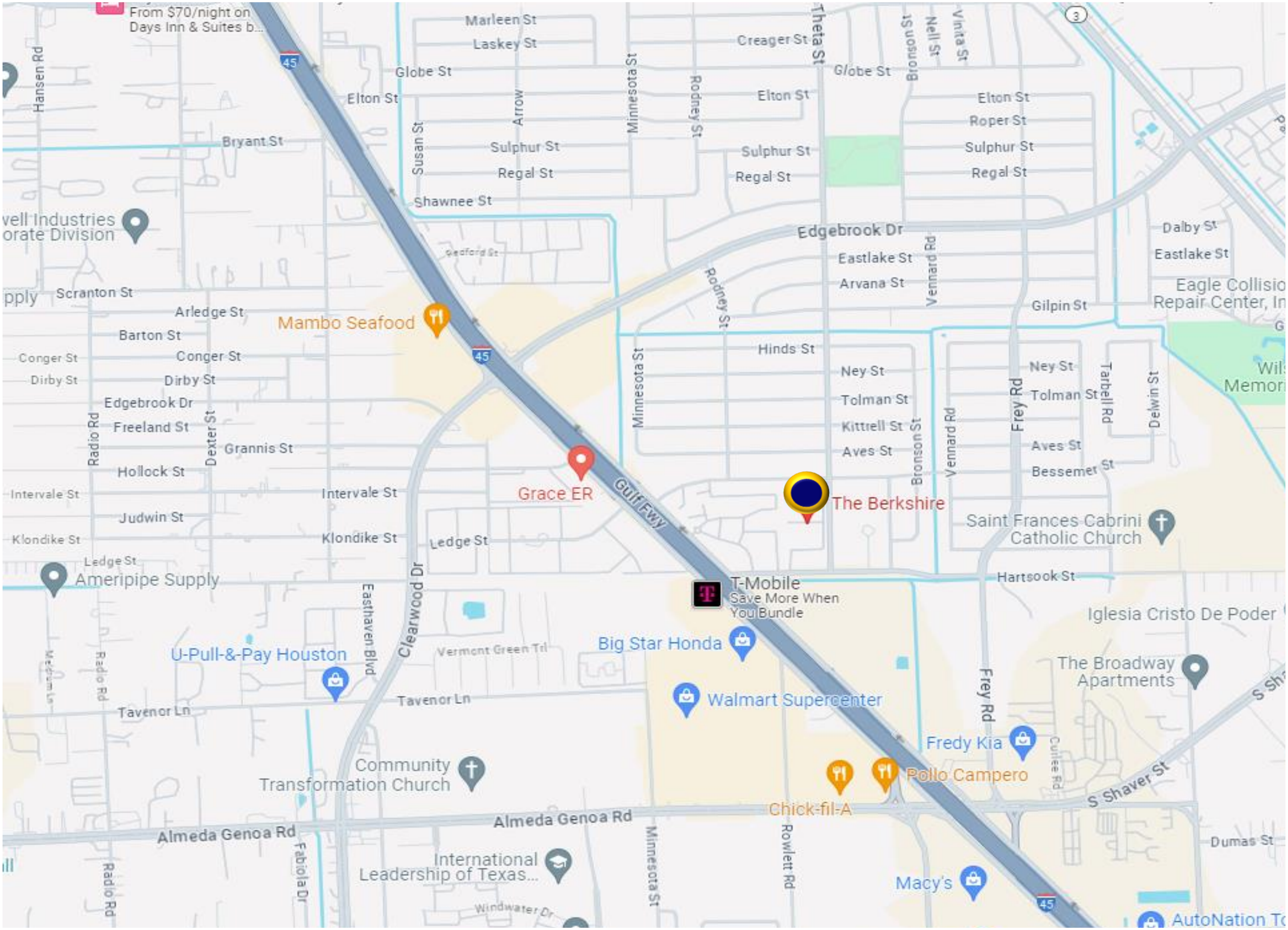

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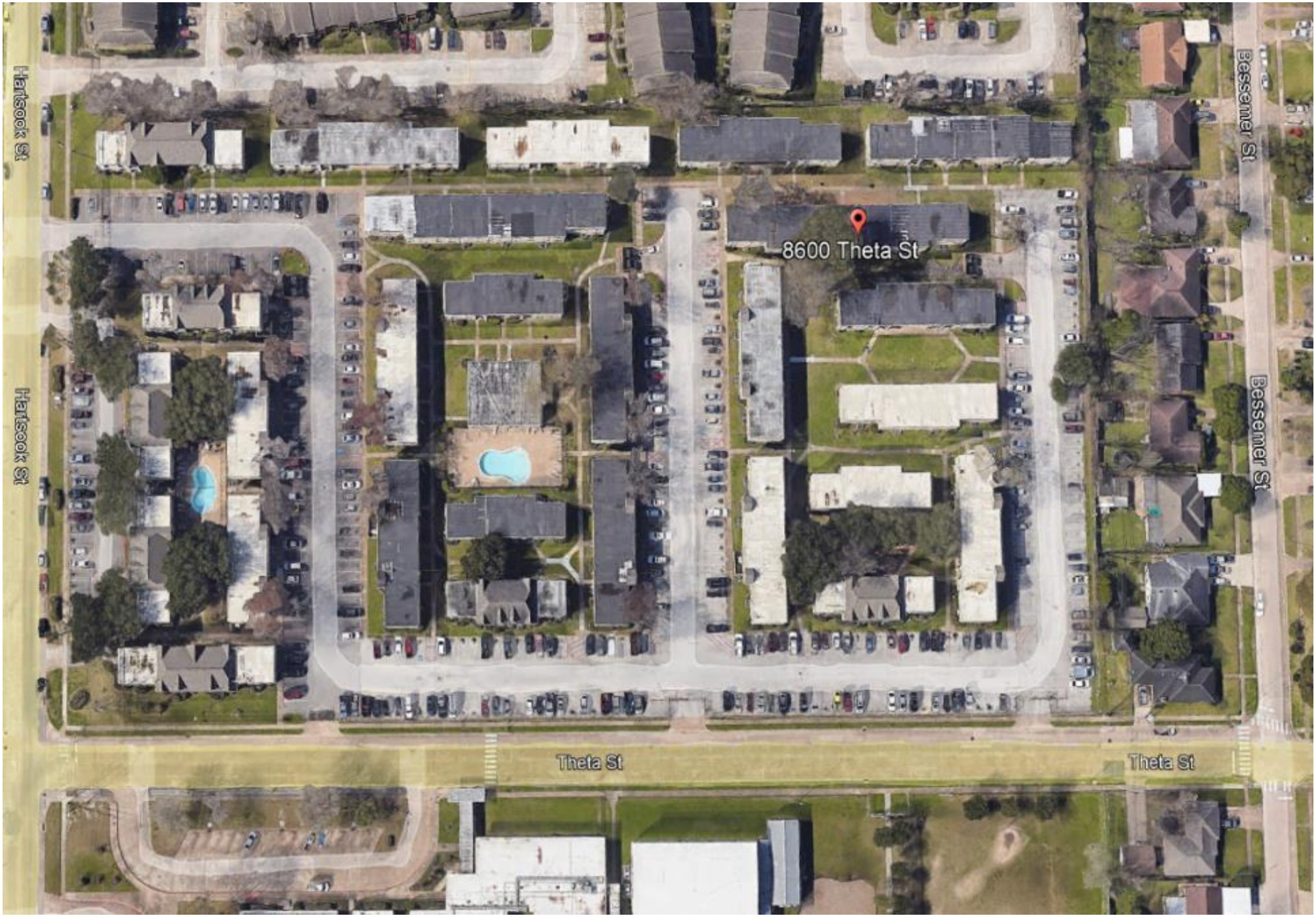


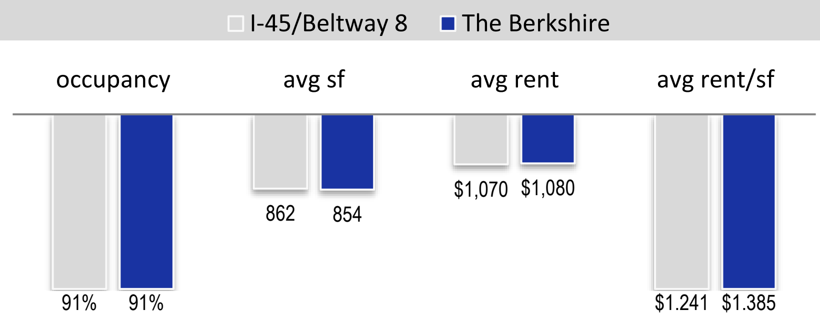
The Berkshire, 8600 Theta, Houston, TX 77034

RENT COMPARABLES (2025 ADS)

	Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1	Falls of Edgebrook 3927 Arlington Square Dr.	1970	N/A	95%	440	793	$1,015	E	1.280
2	Edgebrook 101 E Edgebrook	1973	2013	95%	450	863	$1,105	EW	1.280
3	Park on Vista 213 Vista Rd.	1973	2017	82%	108	846	$1,074	EWG	1.270
4	Gemini Gardens 301 Halkies St.	1979	N/A	96%	72	813	$1,000	EW	1.230
5	Granada Terrace 1301 Avenue A	1978	2021	95%	154	716	$1,368	E	1.910
	Totals/Averages Comps	**1975**		**93%**	**245**	**806**	**$1,124**		**$1.394**
	The Berkshire 8600 Theta	**1971**	**2021**	**91%**	**227**	**854**	**$1,080**	**EW**	**$1.385**

***Resident Pays E(Electric), W(Water), G(Gas)**

Submarket:	**I-45/Beltway 8**	**Houston**
Occupancy:	**91%**	**90%**
# of Operating Units:	**14,423**	**787,507**
# of Operating Apartments:	**54**	**3,330**
Average Size (sqft):	**862**	**896**
Average Rental Rate ($/sqft):	**$1.240**	**$1.420**
Average Rent: ($/mo)	**$1,070**	**$1,272**




Falls of Edgebrook

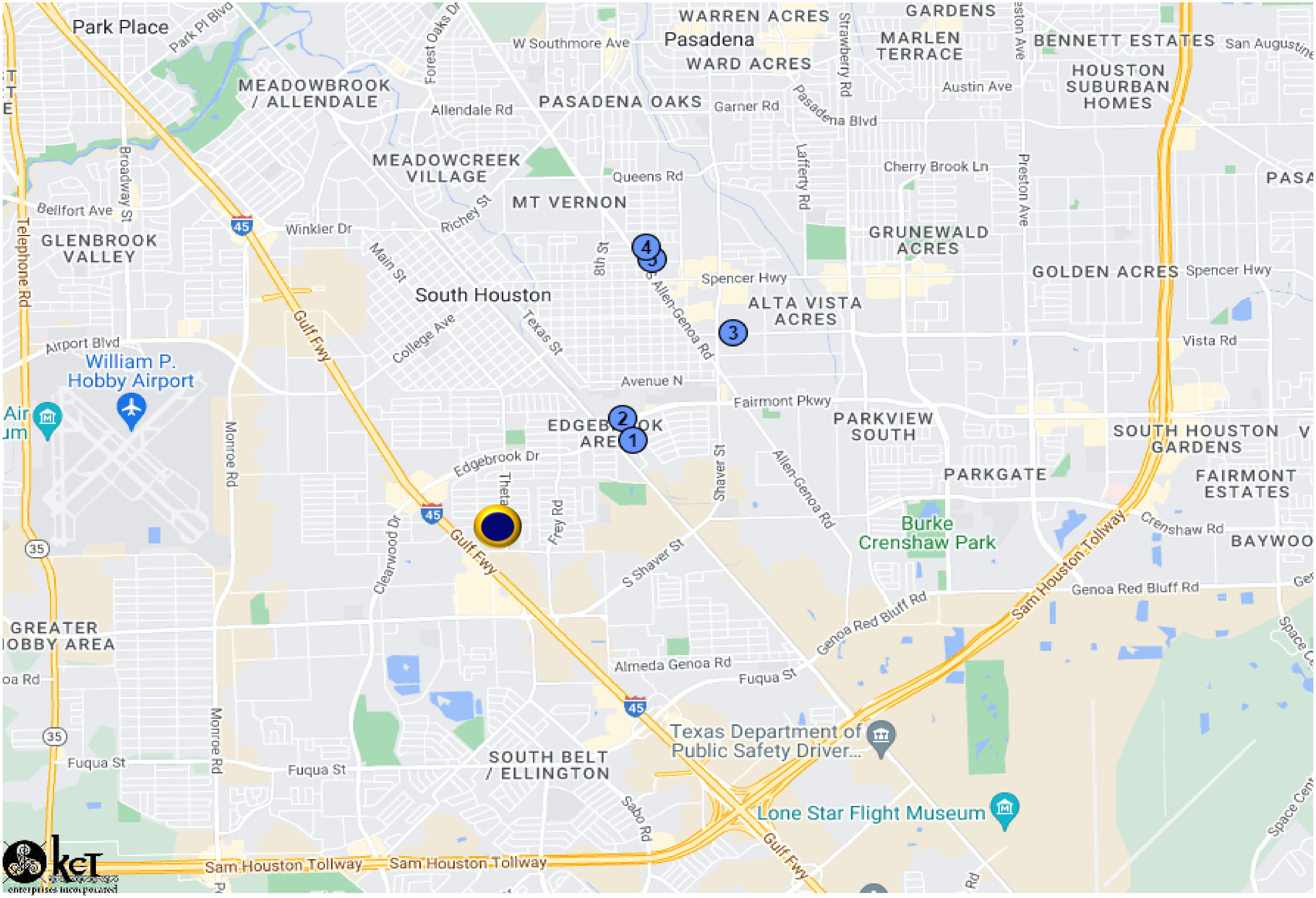

Edgebrook


Park on Vista


Gemini Gardens


Granada Terrace

The Berkshire, 8600 Theta, Houston, TX 77034



The Berkshire, 8600 Theta, Houston, TX 77034

The Berkshire, 8600 Theta, Houston, TX 77034

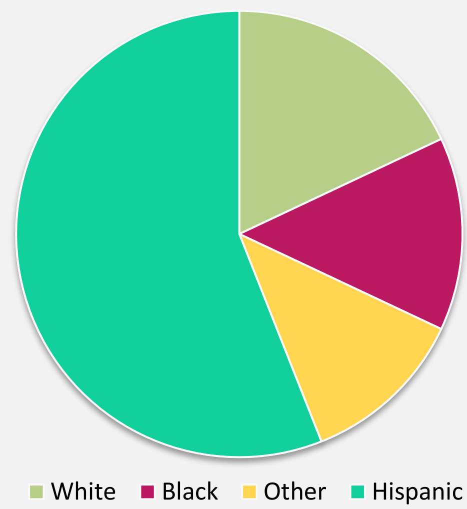
SUMMARY PROFILE

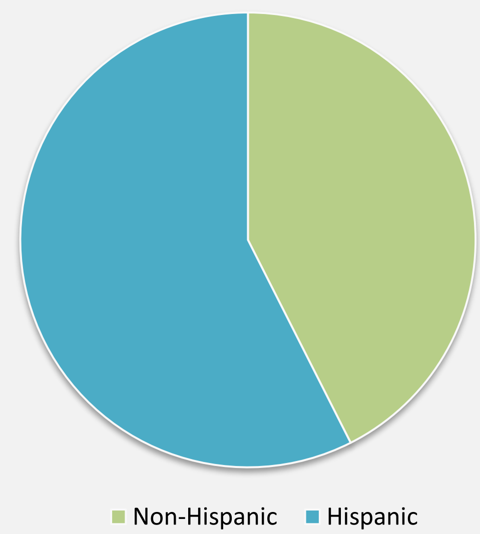
2000-2010 Census, 2021 Estimates with 2026 Projections

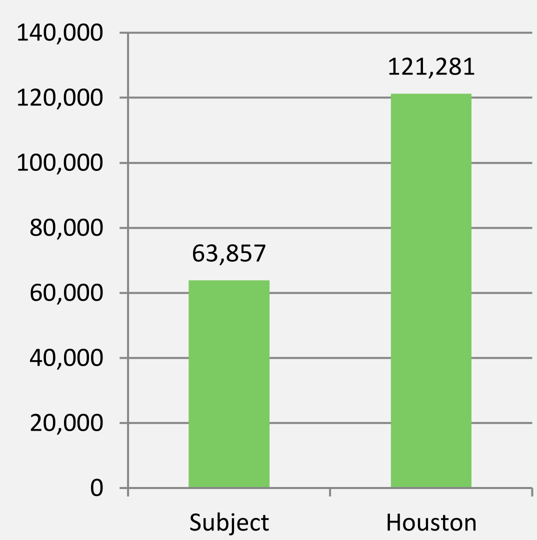
Calculated using Weighted Block Centroid from Block Groups

	1 Mile Radius	2 Mile Radius	3 Mile Radius
The Berkshire, 8600 Theta, Houston, TX 77034			
Population			
2022 Estimated Population	18,677	67,221	125,702
2027 Projected Population	19,381	70,232	133,042
2020 Census Population	18,753	67,482	125,222
2010 Census Population	18,177	63,826	117,310
Projected Annual Growth 2022 to 2027	0.8%	0.9%	1.2%
Historical Annual Growth 2010 to 2022	0.2%	0.4%	0.6%
2022 Median Age	28.5	30.8	31.4
Households			
2022 Estimated Households	6,617	22,476	40,982
2027 Projected Households	6,889	23,558	43,496
2020 Census Households	6,616	22,433	40,624
2010 Census Households	6,216	20,476	36,893
Projected Annual Growth 2022 to 2027	0.8%	1.0%	1.2%
Historical Annual Growth 2010 to 2022	0.5%	0.8%	0.9%
Race and Ethnicity			
2022 Estimated White	23.8%	27.0%	29.3%
2022 Estimated Black or African American	25.9%	17.7%	15.2%
2022 Estimated Asian or Pacific Islander	6.3%	7.2%	6.6%
2022 Estimated American Indian or Native Alaskan	1.3%	1.1%	1.1%
2022 Estimated Other Races	42.7%	47.0%	47.7%
2022 Estimated Hispanic	57.5%	63.3%	65.2%
Income			
2022 Estimated Average Household Income	$63,857	$71,154	$74,965
2022 Estimated Median Household Income	$53,861	$61,059	$62,931
2022 Estimated Per Capita Income	$22,623	$23,796	$24,445
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	15.9%	13.3%	14.2%
2022 Estimated Some High School (Grade Level 9 to 11)	14.1%	11.6%	10.7%
2022 Estimated High School Graduate	30.6%	31.1%	30.0%
2022 Estimated Some College	20.5%	22.0%	21.1%
2022 Estimated Associates Degree Only	4.8%	6.4%	7.2%
2022 Estimated Bachelors Degree Only	11.2%	11.7%	11.9%
2022 Estimated Graduate Degree	2.7%	3.9%	4.8%
Business			
2022 Estimated Total Businesses	625	2,139	4,249
2022 Estimated Total Employees	5,325	22,017	39,411
2022 Estimated Employee Population per Business	8.5	10.3	9.3
2022 Estimated Residential Population per Business	29.9	31.4	29.6

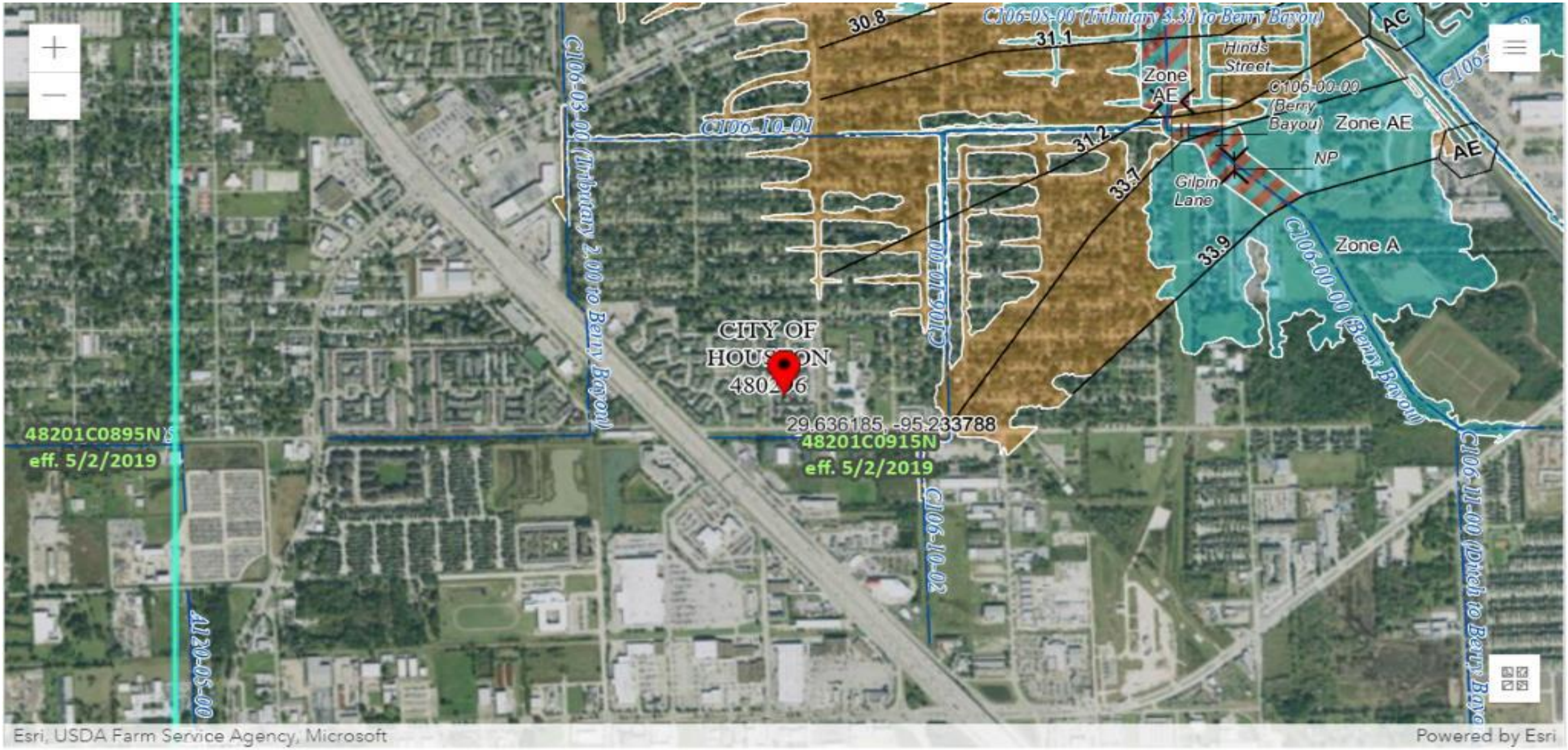
1 Mile Radius







The Berkshire, 8600 Theta, Houston, TX 77034



PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth
- Regulatory Floodway *Zone AE, AO, AH, VE, AR*

OTHER AREAS OF FLOOD HAZARD
- 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*

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

HOUSTON METRO OVERVIEW

HOUSTON 2025

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.

Source: Greater Houston Partnership 2025

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

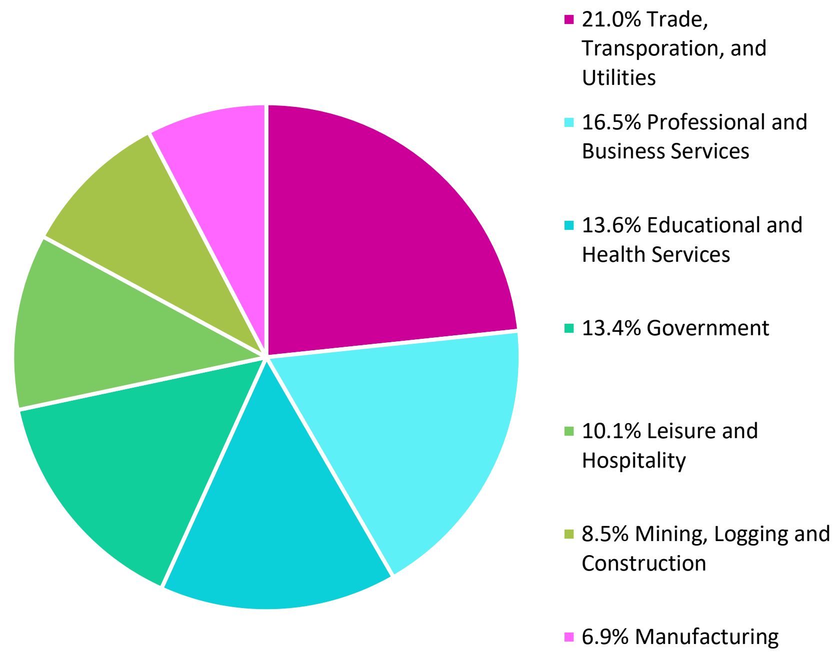
HOUSTON quick facts

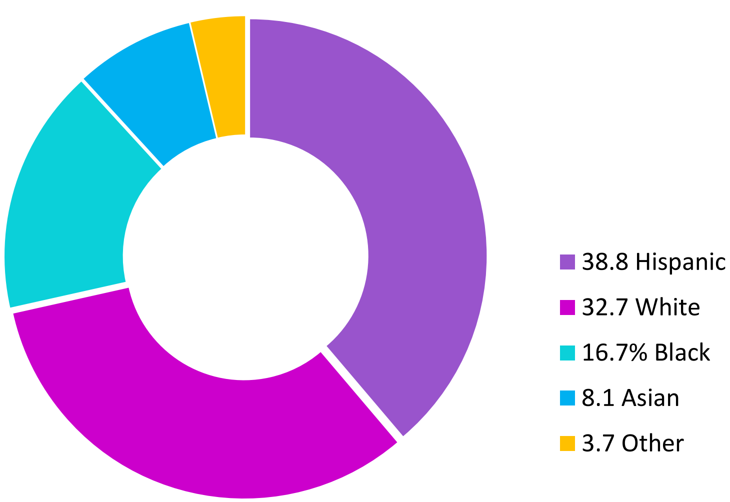
Houston
2.3
million residents

MSA
7.5
million residents

Houston
$92,976
Average Income

- There are 3.5 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





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

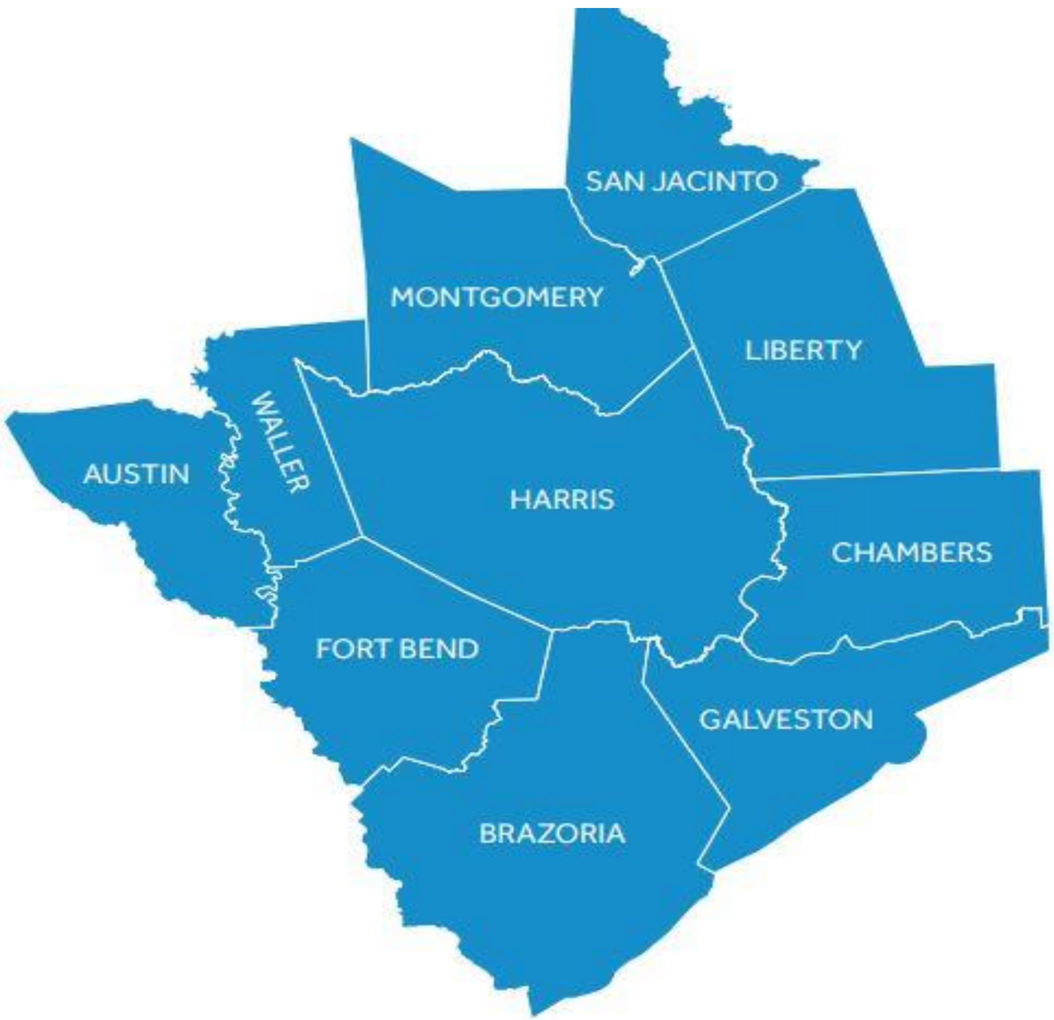
Source: Greater Houston Partnership 2025

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

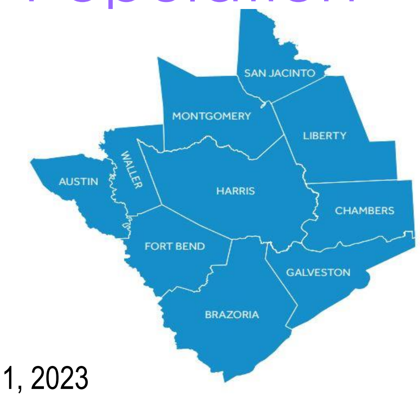
The county seat or administrative center of Harris County is the City of Houston. The ten-county Houston-Pasadena-The Woodlands MSA covers 8,838 square miles, is the nation's 5th largest metro area. An area larger than five states: New Hampshire, New Jersey, Connecticut, Delaware and Rhode Island. [The 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.]

REGION IN PERSPECTIVE

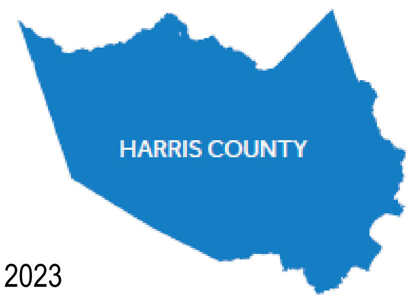
THE HOUSTON-PASADENA-THE WOODLANDS METROPOLITAN STATISTICAL AREA (MSA) CONTAINS
TEN TEXAS COUNTIES:



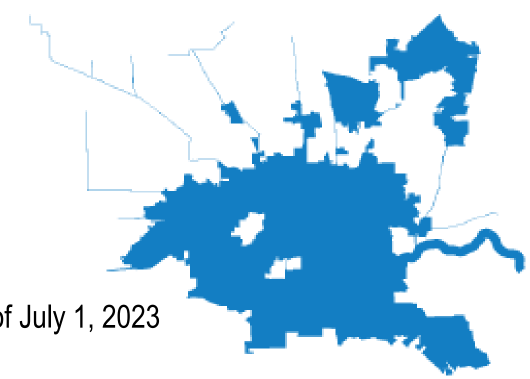
Population



7,510,253
Nine-County Houston MSA, as of July 1, 2023
5th among the nation's metropolitan areas



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

Source: Greater Houston Partnership 2025

2-10-2025

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;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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

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Broker License #0406902

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