



# 300 PECORE

apartment homes

**MK**

 **ket**  
KET ENTERPRISES INCORPORATED

# THE OFFERING

300 PECORE STREET HOUSTON, TX 77009

## OVERVIEW

Units:	<b>30</b>
Avg Rent:	<b>\$1,196</b>
Avg Size:	<b>736</b>
Date Built:	<b>1965</b>
Date Rehabbed:	<b>2013</b>
Rentable Sq. Ft.:	<b>22,080</b>
Acreage:	<b>0.60</b>
Occupancy:	<b>90%</b>
Class:	<b>B+</b>

## PRICING

Terms:	<b>All Cash</b>
Asking Price	<b>\$3,900,000</b>
Price Per Unit	<b>\$130,000</b>
Price Per Sq. Ft.	<b>\$176.63</b>
Stabilized NOI	<b>\$261,842</b>



## INVESTMENT HIGHLIGHTS

- ◆ All Cash or New Loan
- ◆ Excellent Location in the Greater Heights Submarket
- ◆ The Heights is a Strong Submarket and a Rapidly Gentrifying Neighborhood
- ◆ Completely Renovated
- ◆ Stabilized Property With Further Rent Growth

FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

### TOM WILKINSON

Broker/Vice President  
twilk4@ketent.com  
713-355-4646 ext 102



### KET ENTERPRISES INCORPORATED

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

### MARK KALIL

Broker/ President  
mark@markkalil.com  
713-829-3765



### Mark Kalil & Associates, Inc.

3315 Windlass Ct.,  
Galveston, TX 77554  
www.markkalil.com  
Broker License #457758

Financial Information		Proposed Loan Parameters		Operating Information	
<b>Asking Price</b>	<b>\$3,900,000</b>	New Loan @ 65%	\$2,535,000	Est Mkt Rent (Dec-25)	\$35,880
Price Per Unit	\$130,000	Amortization (months)	360	12 Mo Avg	\$38,294
Price Per Sq. Ft.	\$176.63	Debt Service	\$172,721	Physical Occ (Feb-26)	90%
Stabilized NOI	\$261,842	Est Monthly Payment	\$14,393	Est Ins per Unit per Yr	\$1,100
		Interest Rate	5.50%	<b>Property Tax Information</b>	
		Date Due	10 Years	Tax Rate (2024)	2.12522
		Est Res for Repl/Unit/Yr	\$300	2025 Tax Assessment	\$4,000,000
		Yield Maintenance	Yes	Est 2025 Taxes	\$85,009
		Transfer Fee	1%+app+legal	Est Future Tax Assessment	\$4,000,000
				Est Future Taxes	\$85,009

Taxes may be under protest

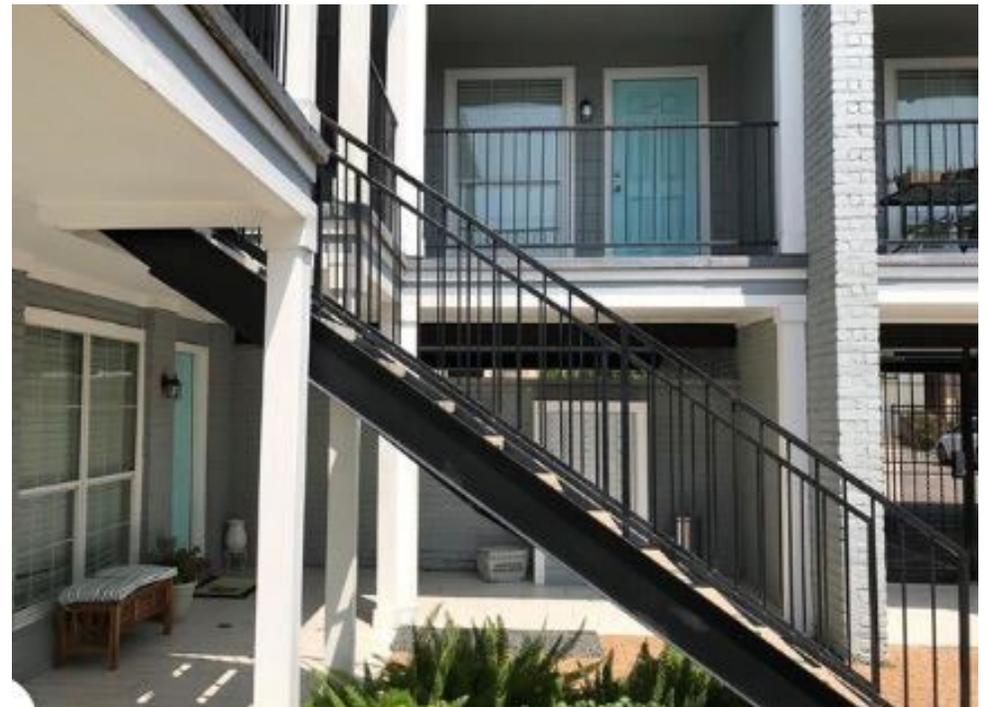
Current Street Rent with a 20% Increase	516,672	\$43,056 / Mo		
Estimated Gross Scheduled Income	516,672	\$43,056 / Mo	Number of Units	30
Estimated Loss to Lease (2% of Total Street Rent)	(10,333)	2%	Avg Unit Size	736
Estimated Vacancy (4% of Total Street Rent)	(20,667)	4%	Net Rentable Area	22,080
Est Concessions and Rental Losses (2% of Total Street Rent)	(10,333)	2%	Land Area (Acres)	0.60
Estimated Utilities Income	11,831	\$394 / Unit / Yr	Units per Acre	49.950
Estimated Other Income	8,996	\$300 / Unit / Yr		
Estimated Total Rental Income	496,166			
<b>ESTIMATED TOTAL PRO-FORMA INCOME</b>	<b>496,166</b>	<b>\$41,347 / Mo</b>		

\$21,748.74 in CapEx and renovations expenses have been removed from Expenses below.

	MODIFIED ACTUALS - December 2025 YTD Expenses		PRO-FORMA	
<b>December 2025 YTD Income</b>	<b>\$459,526</b>		<b>\$496,166</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	\$67,714	\$2,257 per Unit	\$85,009	\$2,834 per Unit
Insurance	\$39,196	\$1,307 per Unit	\$33,000	\$1,100 per Unit
<b>Total Fixed Expense</b>		<b>\$106,910</b>		<b>\$118,009</b>
		\$3,564 per Unit		\$3,934 per Unit
<b>Utilities</b>	<b>Utilities</b>		<b>Utilities</b>	
Electricity	\$2,358	\$79 per Unit	\$2,358	\$79 per Unit
Water & Sewer	\$22,984	\$766 per Unit	\$22,984	\$766 per Unit
Gas	\$2,643	\$88 per Unit	\$2,643	\$88 per Unit
Trash	\$10,491	\$350 per Unit	\$10,491	\$350 per Unit
<b>Total Utilities</b>		<b>\$38,476</b>		<b>\$38,476</b>
		\$1,283 per Unit		\$1,283 per Unit
<b>Other Expenses</b>	<b>Other Expenses</b>		<b>Other Expenses</b>	
General & Admin & Marketing	\$915	\$31 per Unit	\$6,000	\$200 per Unit
Repairs & Maintenance	\$23,118	\$771 per Unit	\$15,000	\$500 per Unit
Labor Costs	\$0	\$ per Unit	\$0	\$ per Unit
Contract Services	\$13,922	\$464 per Unit	\$13,922	\$464 per Unit
Management Fees	\$31,412	6.84%	\$33,917	6.84%
<b>Total Other Expense</b>		<b>\$69,367</b>		<b>\$68,838</b>
		\$2,312 per Unit		\$2,295 per Unit
<b>Total Operating Expense</b>		<b>\$214,754</b>		<b>\$225,324</b>
		\$7,158 per Unit		\$2,295 per Unit
<b>Reserve for Replacement</b>		<b>\$9,000</b>		<b>\$9,000</b>
		\$300 per Unit		\$300 per Unit
<b>Total Expense</b>		<b>\$223,754</b>		<b>\$234,324</b>
		\$7,458 per Unit		\$7,811 per Unit
<b>Net Operating Income (Actual Underwriting)</b>		<b>\$235,772</b>		<b>\$261,842</b>
<b>Asking Price</b>		<b>\$3,900,000</b>		<b>\$3,900,000</b>
<b>Cap Rate</b>		<b>6.05%</b>		<b>6.71%</b>
<b>Proposed Debt</b>		<b>2,535,000</b>		<b>2,535,000</b>
<b>Equity</b>		<b>1,365,000</b>		<b>1,365,000</b>
<b>Estimated Debt Service</b>		<b>172,721</b>		<b>172,721</b>
<b>Cash Flow</b>		<b>63,051</b>		<b>89,121</b>
<b>Cash on Cash</b>		<b>4.62%</b>		<b>6.53%</b>

NOTES: ACTUALS: Income and Expenses calculated using owner's 12/25 operating statement. PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using 2025 Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 6.8% 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. T



# 300 PECORE STREET

The Pecore St Apartments, is a two story, apartment community located in the Heights submarket of Houston, Texas. The asset was constructed in 1965 and per HCAD was renovated in 2013.

The Heights is a gentrifying neighborhood in near north Houston. Rents in the area for heavily rehabbed properties are very strong, as high at \$1.80/ft! Currently there are no reported leasing concessions.

The Greater Heights area of Houston comprises a large, mostly- residential neighborhood just minutes northwest of Downtown. The upscale homes and close proximity to the city center (plus easy access to three major interstate highways) make this a highly desirable location for commuters seeking the tranquility of the suburbs without sacrificing convenience.

Scores of historic houses date back to the area's heyday as a popular vacation getaway for Houston's elite in the 19th century, and today they contribute to the area's timeless atmosphere. The diverse local dining and entertainment scenes cater to the varied tastes of the residents, and the popular cafes and shops along 19th Street give the feel of a much smaller town than a community at the heart of the 4th biggest city in America.



**30**  
units



**1965**  
year built



**2013**  
rehabbed



**90%**  
occupancy



PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - HARRIS COUNTY		
Age:	1965	# of Stories:	2	Mortgage Balance		ACCT NO: 0282740000010		
Rehabbed:	2013	Buildings:	1	Amortization		Houston ISD	\$0.878300	
		Units/Acre	50	P & I		Harris County	\$0.380960	
Elec Meter:	Indiv	Open Parking:	Yes	Type		Harris County Flood Control	\$0.049660	
A/C Type:	HVAC-Indiv	Covered Parking:	No	Assumable		Port of Houston Authority	\$0.005900	
Water:	Master/RUBS	Garage Parking:	No	Monthly Escrow		Harris County Hospital District	\$0.187610	
Gas:	N/A			Origination Date		Harris County Education Dept	\$0.004798	
EWG:	EW	Construction Quality:	B+	Due Date		Houston Community College	\$0.098802	
Plumbing:	?	Submarket:	Heights/ Washington Ave	Interest Rate		City of Houston	\$0.519190	
Wiring:	Copper?			Lender		Greater Northside Mgt Dist	\$0.000000	
Roof:	Flat	Concessions:	Current reported leasing concession include	Yield Maintenance				
Materials:	Brick/Wood			Transfer Fee	1%+app+legal		<b>2025 Tax Rate/\$100</b>	<b>\$2.125220</b>
Paving:	Asphalt						<b>2025 Tax Assessment</b>	<b>\$4,000,000</b>
Resident pays for E(Elec); W(Water);G(Gas)							<b>HCAD Improvement Sq.Ft.</b>	<b>24,790</b>

**COLLECTIONS**

**Total \$459,526**

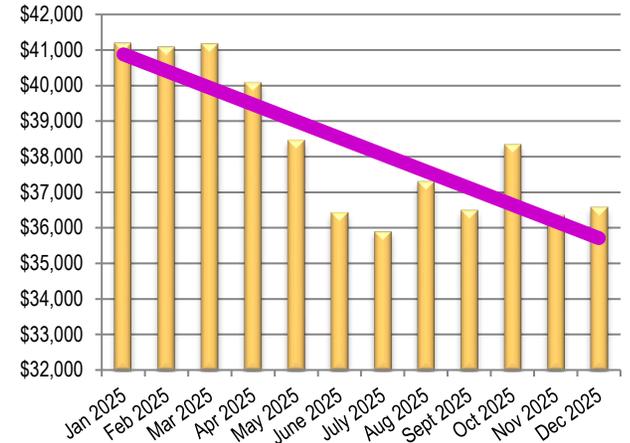
Jan 2025	\$41,190
Feb 2025	\$41,076
Mar 2025	\$41,168
Apr 2025	\$40,090
May 2025	\$38,477
June 2025	\$36,452
July 2025	\$35,914
Aug 2025	\$37,321
Sept 2025	\$36,515
Oct 2025	\$38,354
Nov 2025	\$36,370
Dec 2025	\$36,598

**12 Mo Avg \$38,294**

**9 Mo Avg \$37,344**

**6 Mo Avg \$36,845**

**3 Mo Avg \$37,108**



**FINANCIAL HIGHLIGHTS**

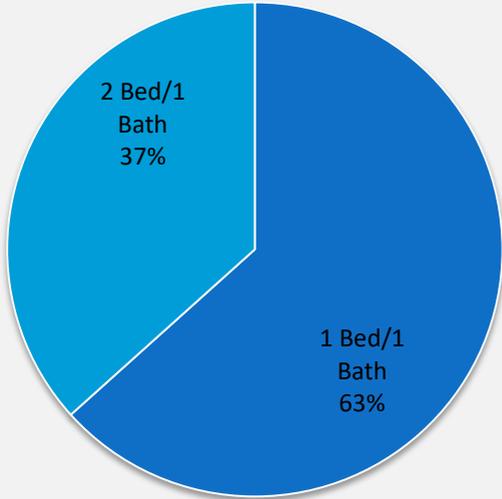
**Disclaimer:** The information contained in this Memorandum reflects material from sources deemed to be reliable, including data such as operating statements, rent roll, etc. provided by the Owner. Notwithstanding, KET Enterprises Incorporated does not make any warranties about the information contained in this marketing package. Every prospective purchaser should verify the information and rely on his accountants or attorneys for legal and tax advice. This offer is "As-Is, Where-Is". Answers to specific inquiries will have to be supplied by the Owner and are available upon request. Rates of return vary daily. No representations are made concerning environmental issues, if any.



**UNIT MIX**

	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
1	1 Bed/1 Bath	1	660	660	\$1,295	\$1,295		\$1.96
2	2 Bed/1 Bath	1	850	850	\$1,495	\$1,495		\$1.76
3	1 Bed/1 Bath	1	660	660	\$1,295	\$1,295		\$1.96
4	1 Bed/1 Bath	1	660	660	\$1,295	\$1,295		\$1.96
5	1 Bed/1 Bath	1	660	660	\$1,175	\$1,175		\$1.78
6	2 Bed/1 Bath	1	850	850	\$1,465	\$1,465		\$1.72
7	1 Bed/1 Bath	1	660	660	\$1,250	\$1,250		\$1.89
8	1 Bed/1 Bath	1	660	660	\$1,250	\$1,250		\$1.89
9	2 Bed/1 Bath	1	850	850	\$1,425	\$1,425		\$1.68
10	1 Bed/1 Bath	1	660	660	\$1,295	\$1,295		\$1.96
11	1 Bed/1 Bath	1	660	660	\$1,250	\$1,250		\$1.89
12	1 Bed/1 Bath	1	660	660	\$1,095	\$1,095		\$1.66
13	2 Bed/1 Bath	1	850	850	\$1,550	\$1,550		\$1.82
14	1 Bed/1 Bath	1	850	850	\$1,315	\$1,315		\$1.55
15	2 Bed/1 Bath	1	850	850	\$1,450	\$1,450		\$1.71
16	2 Bed/1 Bath	1	850	850	\$1,395	\$1,395		\$1.64
17	2 Bed/1 Bath	1	850	850	\$1,455	\$1,455		\$1.71
18	1 Bed/1 Bath	1	660	660	\$1,315	\$1,315		\$1.99
19	1 Bed/1 Bath	1	660	660	\$0	\$0		\$0.00
20	1 Bed/1 Bath	1	660	660	\$1,295	\$1,295		\$1.96
21	2 Bed/1 Bath	1	850	850	\$1,445	\$1,445		\$1.70
22	1 Bed/1 Bath	1	660	660	\$1,295	\$1,295		\$1.96
23	1 Bed/1 Bath	1	660	660	\$1,095	\$1,095		\$1.66
24	2 Bed/1 Bath	1	850	850	\$0	\$0		\$0.00
25	1 Bed/1 Bath	1	660	660	\$1,275	\$1,275		\$1.93
26	1 Bed/1 Bath	1	660	660	\$1,295	\$1,295		\$1.96
27	1 Bed/1 Bath	1	660	660	\$1,225	\$1,225		\$1.86
28	2 Bed/1 Bath	1	850	850	\$1,595	\$1,595		\$1.88
29	2 Bed/1 Bath	1	850	850	\$0	\$0		\$0.00
30	1 Bed/1 Bath	1	660	660	\$1,295	\$1,295		\$1.96

**UNITS BY TYPE**



Source: Owner's 2/1/26 Rent Roll	<b>30</b>	<b>736</b>	<b>22,080</b>	<b>\$1,196</b>	<b>\$35,880</b>		<b>\$1.63</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>





## FEATURES & AMENITIES

Walk-In Closets

Smoke Free

Dishwashers

Disposals

Microwaves

Stackable Washers/Dryers

Gated

Laminate Wood Flooring

Granite Countertops

Brakfast Bar

Pantry

Ceiling Fans

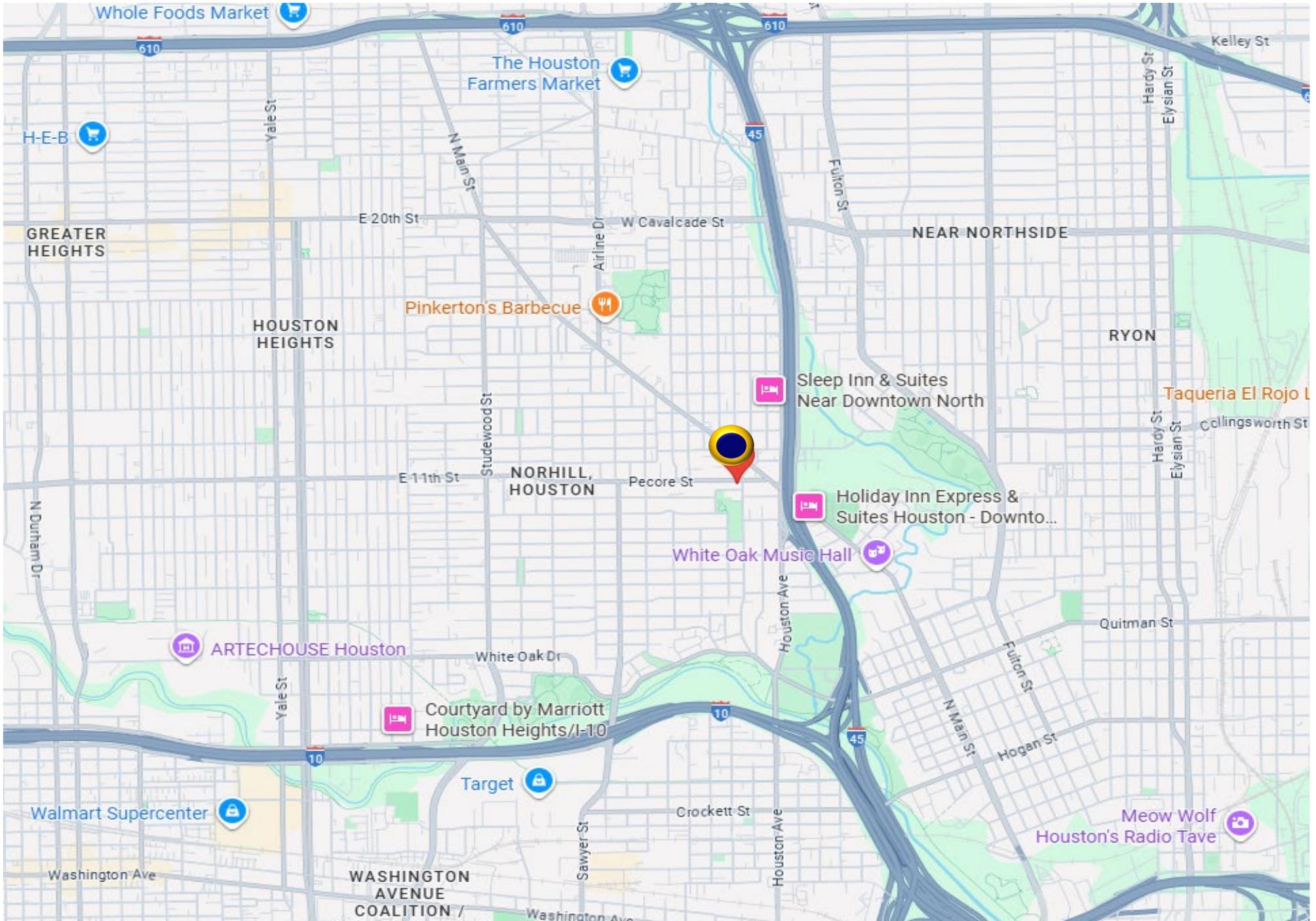
Covered Parking

Crown Molding





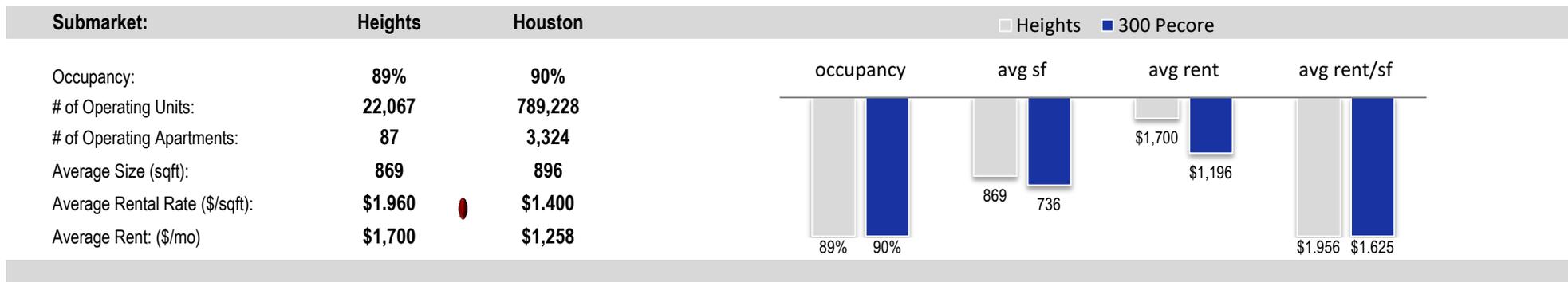
300 PECORE STREET HOUSTON, TX 77009





## RENT COMPARABLES (2026 MRI Apartment Data)

Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1 Colonial 900 N Durham	1961	N/A	95%	156	700	\$1,253	E	1.790
2 2125 Yale 2125 Yale	2008	N/A	98%	195	937	\$2,193	EW	2.340
3 Lauren In The Heights 800 Heights	1962	2023	98%	60	785	\$1,586	EW	2.020
4 Twin Pines 1109 W 25th	1958	2016	95%	40	692	\$1,253	EWG	1.810
5 Timbergrove Heights 1600 W T C Jester Blvd	1962	2016	92%	96	674	\$1,240	EW	1.840
<b>*Resident Pays E(Electric), W(Water), G(Gas)</b>								
Totals/Averages Comps	1970		96%	109	758	\$1,485		\$1.960
 300 Pecore 300 Pecore	1965	2013	90%	30	736	\$1,196		\$1.625



Colonial



2125 Yale



Lauren In The Heights

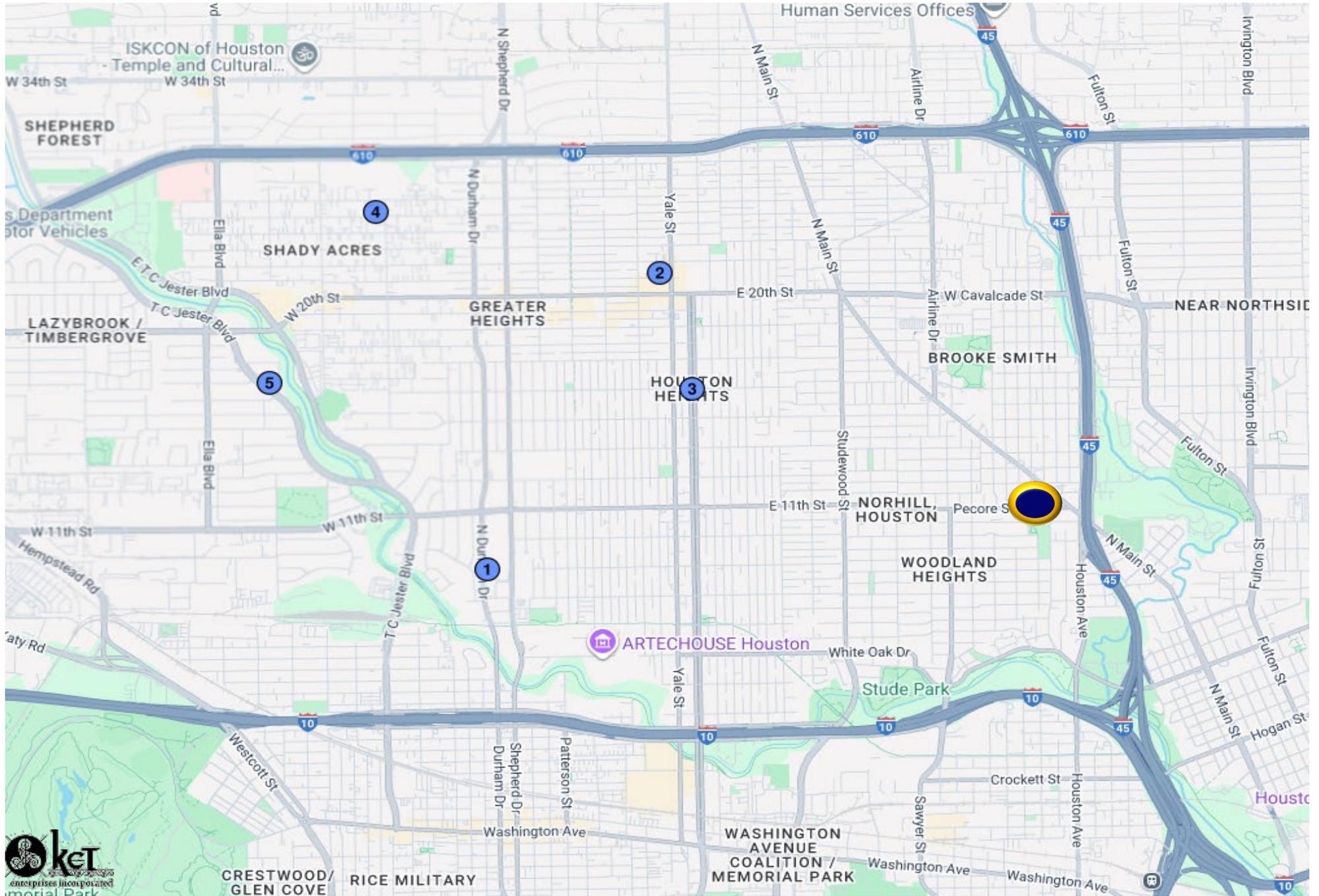


Twin Pines



Timbergrove Heights

300 PECORE STREET HOUSTON, TX 77009

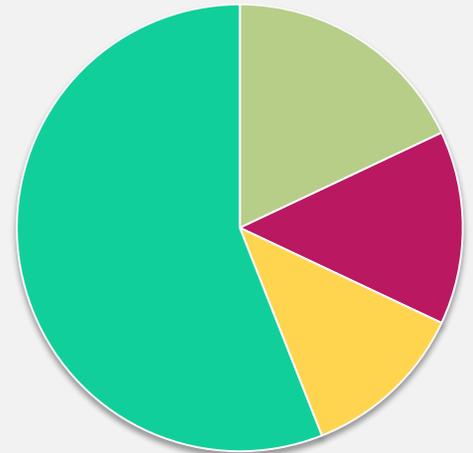


**SUMMARY PROFILE**

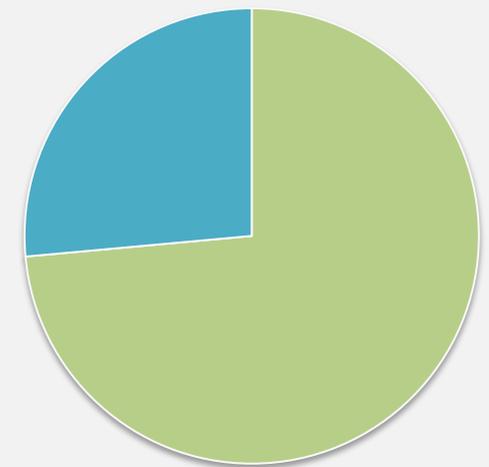
2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups

	1 Mile Radius	2 Mile Radius	3 Mile Radius
<b>300 PECORE STREET HOUSTON, TX 77009</b>			
<b>Population</b>			
2023 Estimated Population	20,104	85,885	157,009
2028 Projected Population	24,118	93,520	170,361
2020 Census Population	18,800	83,441	152,725
2010 Census Population	15,110	65,151	125,213
Projected Annual Growth 2023 to 2028	4.0%	1.8%	1.7%
Historical Annual Growth 2010 to 2023	2.5%	2.4%	2.0%
2023 Median Age	36.5	36.1	36.5
<b>Households</b>			
2023 Estimated Households	9,482	43,640	77,491
2028 Projected Households	11,307	47,338	84,267
2020 Census Households	9,076	42,462	75,013
2010 Census Households	7,183	32,262	58,890
Projected Annual Growth 2023 to 2028	3.8%	1.7%	1.7%
Historical Annual Growth 2010 to 2023	2.5%	2.7%	2.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	64.9%	63.3%	57.7%
2023 Estimated Black or African American	6.5%	7.2%	10.1%
2023 Estimated Asian or Pacific Islander	7.7%	8.4%	7.4%
2023 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.7%
2023 Estimated Other Races	20.3%	20.5%	24.2%
2023 Estimated Hispanic	26.4%	25.9%	31.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$220,343	\$212,740	\$187,660
2023 Estimated Median Household Income	\$149,291	\$157,040	\$135,545
2023 Estimated Per Capita Income	\$103,943	\$108,125	\$92,665
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.8%	4.1%	5.9%
2023 Estimated Some High School (Grade Level 9 to 11)	2.8%	2.4%	3.3%
2023 Estimated High School Graduate	7.5%	8.3%	11.5%
2023 Estimated Some College	9.4%	9.7%	10.9%
2023 Estimated Associates Degree Only	2.9%	3.6%	4.2%
2023 Estimated Bachelors Degree Only	42.6%	40.1%	36.0%
2023 Estimated Graduate Degree	31.0%	31.9%	28.2%
<b>Business</b>			
2023 Estimated Total Businesses	1,745	6,742	14,022
2023 Estimated Total Employees	8,925	42,684	120,479
2023 Estimated Employee Population per Business	5.1	6.3	8.6
2023 Estimated Residential Population per Business	11.5	12.7	11.2

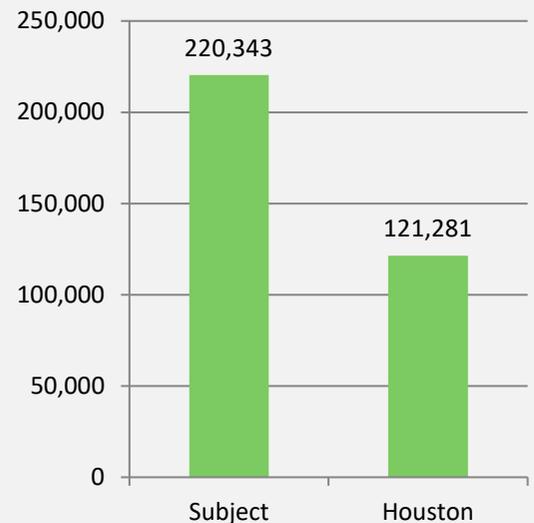
1 Mile Radius



White Black Other Hispanic



Non-Hispanic Hispanic



# HOUSTON METRO OVERVIEW

# HOUSTON 2025



# HOUSTON

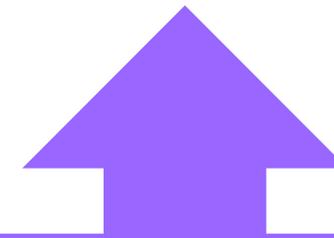
Houston, the nation's fourth largest city, has become a diverse, vibrant metro filled with talented people who have an undeniable spirit. The economy is strong, the city is made up of many different cultures, and the quality of life is second to none. Houston has one of the youngest, fastest-growing 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.

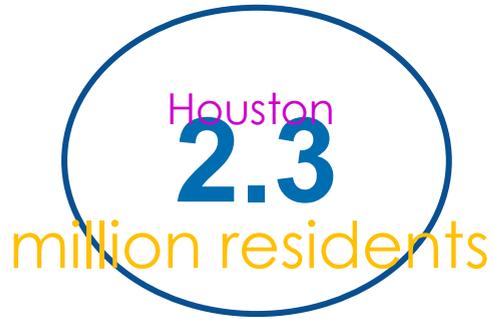
Source: Greater Houston Partnership 2025



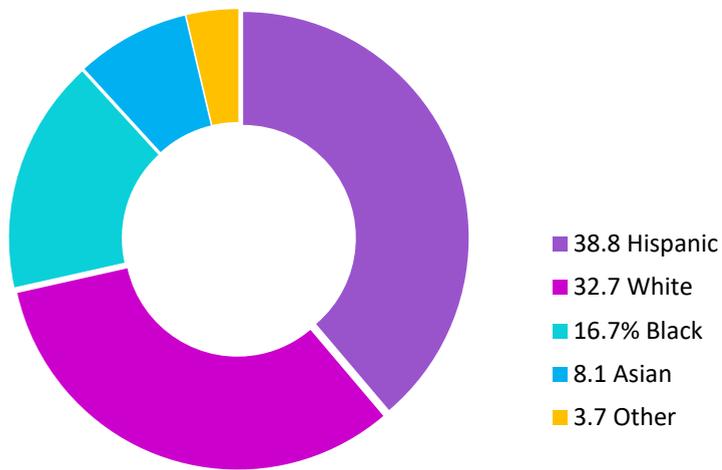
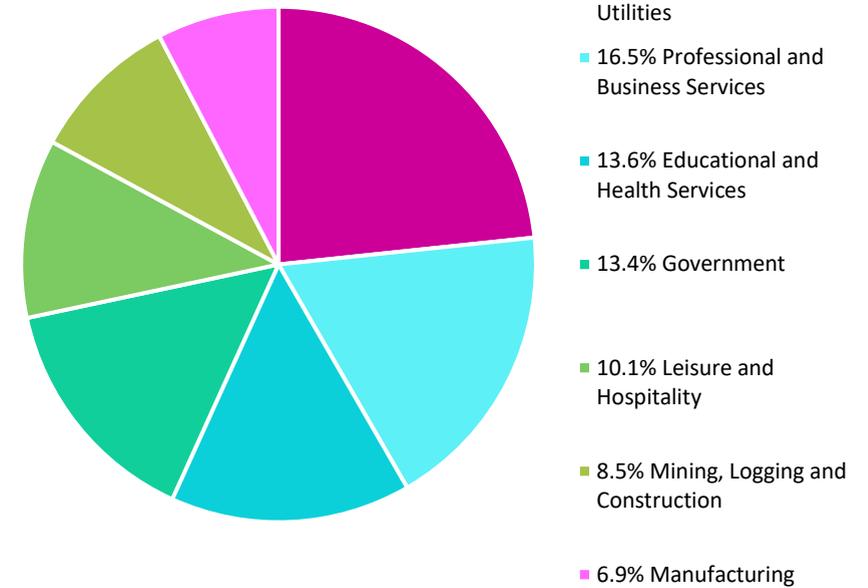
Metro Houston is forecast to add 71,200 jobs next year and finish 2025 with over 3.5 million full-time jobs according to the Greater Houston Partnership's (GHP) annual Houston Region Economic Outlook released in December. Health care and construction industries are expected to advance the farthest, while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

# HOUSTON quick facts



- 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
- 94** Fortune 100 Best Companies to Work For

# 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

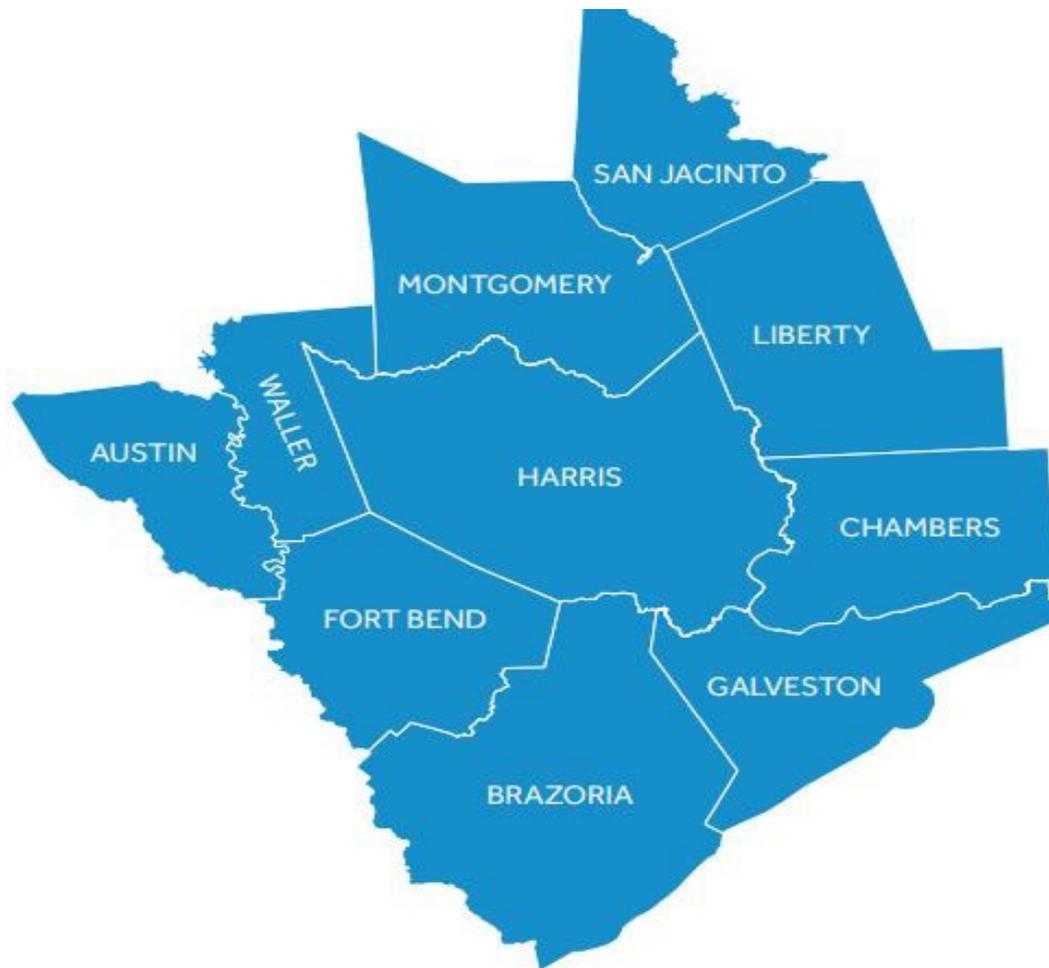
The U.S. Bureau of Economic Analysis estimates the Houston-The Woodlands-Sugar Land MSA's Gross Domestic Product (GDP) at **\$633.1 Billion in '22**, making it the seventh largest U.S. metro economy.

**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)

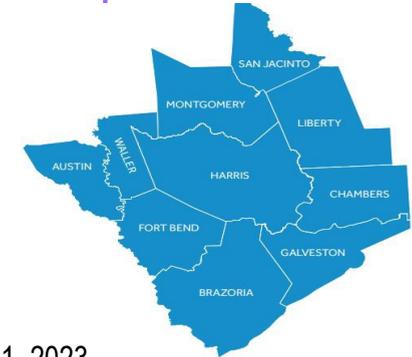
The county seat or administrative center of Harris County is the City of Houston. The ten-county Houston-Pasadena-The Woodlands MSA covers 8,838 square miles, is the nation's 5th largest metro area. An area larger than five states: New Hampshire, New Jersey, Connecticut, Delaware and Rhode Island. [The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

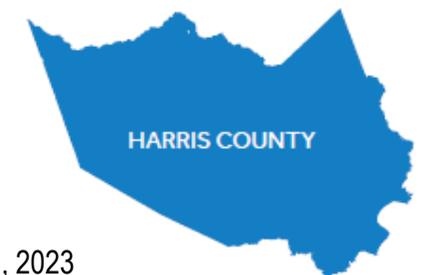
Nine-County Houston MSA, as of July 1, 2023  
**5th** among the nation's metropolitan areas

## Population



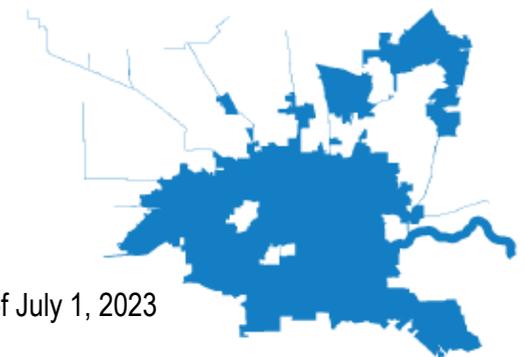
**4,835,125**

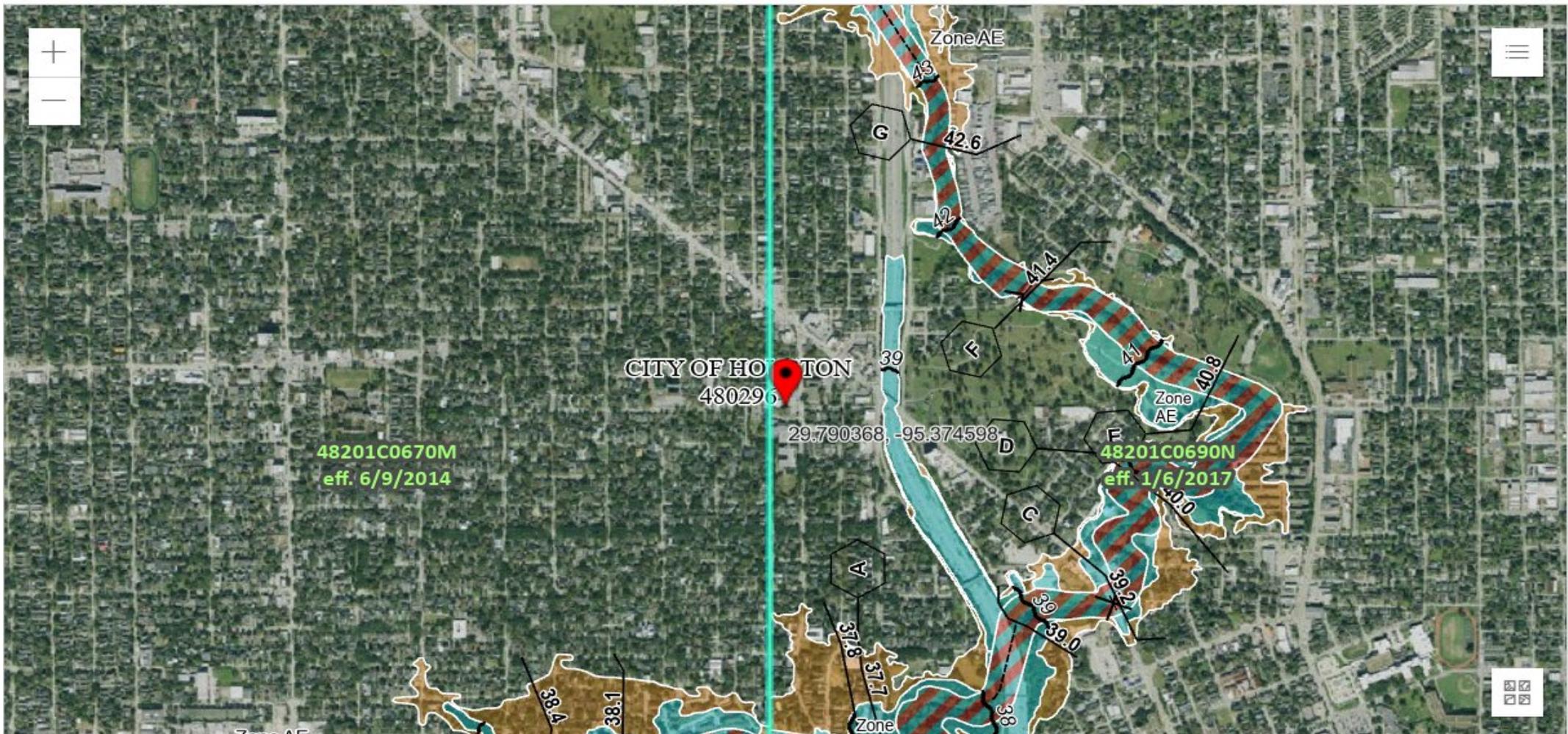
Harris County Population, as of July 1, 2023  
**3rd** most populous county in the nation



**2,314,157**

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





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

<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AD, AH, VE, AR</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 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</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
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## 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.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>KET ENTERPRISES INCORPORATED</b>	<b>0406902</b>	<b>twilk4@ketent.com</b>	<b>713-355-4646</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>TOM WILKINSON</b>	<b>0173897</b>	<b>twilk4@ketent.com</b>	<b>713-355-4646</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



## **TOM WILKINSON**

**Broker/Vice President**

[twilk4@ketent.com](mailto:twilk4@ketent.com)

713-355-4646 ext 102



### **ENTERPRISES INCORPORATED**

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

[www.ketent.com](http://www.ketent.com)  
713-355-4646

Broker License #0406902



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