ESPERANZA
at Queenston
apartment homes

KET ENTERPRISES INCORPORATED

The Offering

Esperanza at Queenston I 5212 Queenston Blvd. I Houston, TX 77084

OVERVIEW

Units:	**168**
Avg Rent:	**$1,432**
Avg Size:	**791**
Date Built:	**2019**
Date Rehabbed:	**N/A**
Rentable Sq. Ft.:	**132,832**
Acreage:	**7.14**
Occupancy:	**88%**
Class:	**A**

PRICING

Terms:	**Assumption**
ASKING PRICE	**MARKET**
Stabilized NOI	**$1,844,792**

INVESTMENT HIGHLIGHTS

♦ Available on assumption

♦ Opened in March 2020

♦ Located in the Bear Creek/Cypress Area of Northwest Houston

♦ Convenient to Major Business districts

♦ Appears Property is NOT Located in a Flood Plain

♦ Quick Access to I 10 and HW 6

♦ Area has Strong Rental Market with High Demand

♦ Seller Has Easily Increased Rents by $100/Month Upon Renewal

♦ Value Add Potential by Adding Carports

♦ Opportunity to assume 5.63% interest rate loan

FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

HASHIR SALEEM
Broker
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713-355-4646 ext 106

keT enterprises incorporated

KET ENTERPRISES INCORPORATED

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www.ketent.com
Broker License #406902


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FDC

Financial Information		Proposed Loan Parameters		Operating Information	
ASKING PRICE	MARKET	Current Loan Balance	$20,000,000	Est Mkt Rent (Jul-26)	$240,550
		Amortization *(months)*	360	9 Mo Avg	$239,838
		Debt Service	$1,382,333	Physical Occ (Jul-26)	88%
Stabilized NOI	$1,844,792	Monthly P & I	$115,194	Est Ins per Unit per Yr	$557
		Interest Rate	5.63%	Property Tax Information	
		Date Due	10 Years	2025 Tax Rate/$100	2.514659
		Est Res for Repl/Unit/Yr	$250	2026 Tax Assessment	$21,880,999
		Yield Maintenance	Pre-Payment Penalty	Est 2025 Taxes	$550,233
		Transfer Fee	1%+app+legal	Est Future Tax Assessment	$25,539,455
				Est Future Taxes	$642,230

Current Street Rent with a 3% Increase	2,958,768	$246,564 / Mo		
Estimated Gross Scheduled Income	2,958,768	$246,564 / Mo	Number of Units	168
Estimated Loss to Lease (2% of Total Street Rent)	(59,175)	2%	Avg Unit Size	791
Estimated Vacancy (4% of Total Street Rent)	(118,351)	4%		
Est Concessions and Rental Losses (2% of Total Street Rent)	(59,175)	2%	Net Rentable Area	132,832
Estimated Utilities Income	228,230	$1,359 / Unit / Yr	Land Area (Acres)	7.14
Estimated Other Income	311,348	$1,853 / Unit / Yr	Units per Acre	23.520
Estimated Total Rental Income	3,261,645			
ESTIMATED TOTAL PRO-FORMA INCOME	3,261,645	$271,804 / Mo		

Tax expense reflects a $21,444.24 refund from prior year refund.

	MODIFIED ACTUALS - Jul '25 thru Jun '26 Expenses					PRO-FORMA				
6 Mo Avg Income Annualized			$2,878,061					$3,261,645		
EXPENSE			**FIXED EXPENSES**					**FIXED EXPENSES**		
Fixed Expenses	Fixed Expenses					Fixed Expenses				
Taxes	$563,465	*$3,354 per Unit*				$642,230	*$3,823 per Unit*		*2025 Tax Rate & Future Assessment*	
Insurance	$93,581	*$557 per Unit*				$93,581	*$557 per Unit*		*Estimated*	
Total Fixed Expense				**$657,046** *$3,911 per Unit*					**$735,811** *$4,380 per Unit*	
Utilities	Utilities					Utilities				
Electricity	$28,498	*$170 per Unit*				$28,498	*$170 per Unit*			
Water & Sewer	$118,030	*$703 per Unit*				$118,030	*$703 per Unit*			
Gas	$0	*$ per Unit*				$0	*$ per Unit*			
Splash pad	$4,965	*$30 per Unit*				$4,965	*$30 per Unit*			
Trash	$32,253	*$192 per Unit*				$32,253	*$192 per Unit*			
Total Utilities				**$183,746** *$1,094 per Unit*					**$183,746** *$1,094 per Unit*	
Other Expenses	Other Expenses					Other Expenses				
General & Admin & Marketing	$51,405	*$306 per Unit*				$51,405	*$306 per Unit*			
Repairs & Maintenance	$27,004	*$161 per Unit*				$84,000	*$500 per Unit*			
Labor Costs	$203,407	*$1,211 per Unit*				$203,407	*$1,211 per Unit*			
Contract Services	$26,789	*$159 per Unit*				$26,789	*$159 per Unit*			
Management Fees	$77,373	*2.69%*	*$461 per Unit*			$89,695	*2.75%*		*$534 per Unit*	
Total Other Expense				**$385,977** *$2,297 per Unit*					**$455,295** *$2,710 per Unit*	
Total Operating Expense				**$1,226,769**	*$7,302 per Unit*				**$1,374,853**	*$8,184 per Unit*
Reserve for Replacement				**$42,000**	*$250 per Unit*				**$42,000**	*$250 per Unit*
Total Expense				**$1,268,769**	*$7,552 per Unit*				**$1,416,853**	*$8,434 per Unit*
Net Operating Income (Actual Underwriting)				**$1,609,291**					**$1,844,792**	
ASKING PRICE				**MARKET**					**MARKET**	

NOTES: ACTUALS: Income and Expenses calculated using owner's 6/2026 Trailing 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 2.8% of Gross Income, Other expenses are Estimated for the Pro Forma.

ESPERANZA AT QUEENSTON

168
units

2019
year built

88%
occupancy

Esperanza at Queenston in Houston, Texas is a newly constructed, three-story apartment community located in the Bearcreek/Cypress area of Northwest Houston. Opened in March 2020 and located at 5212 Queenston Blvd in Houston, the community offers amenities such as hardwood floors, walk-in closets, fully equipped kitchens and washer/dryers in each unit. For children there is a splash pad and for pets there is a dog park. Residents enjoy the walking trail and BBQ area at Esperanza at Queenston. The area offers entertainment of all kinds and is within minutes of hiking and biking trails.

Even during the COVID pandemic it took less than a year to lease-up the property. Demand is high and collections were outstanding during the pandemic! They are getting a $100/month rental increase at renewal with no problem!

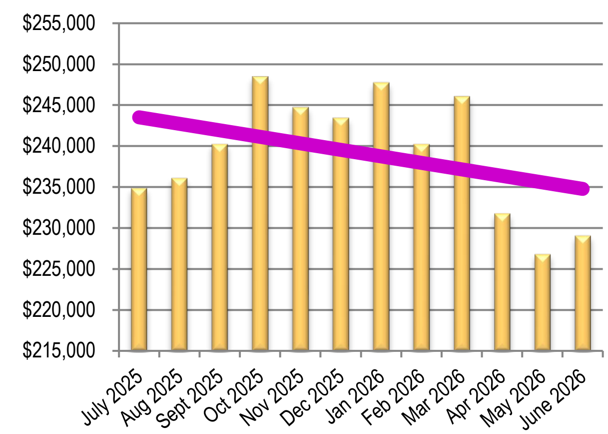
A new owner can also increase income by adding carports.

Esperanza at Queenston I 5212 Queenston Blvd. I Houston, TX 77084

PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - HARRIS COUNTY	
Age:	2019	# of Stories:	3	Mortgage Balance	$20,000,000	ACCT NO: 1401320010001	
Rehabbed:	N/A	Buildings:	17	Amortization		Cypress/Fairbanks ISD	$1.066900
		Units/Acre	23.52	P & I	$115,194.42	Harris County	$0.380960
Elec Meter:	Indiv	Open Parking:	Yes	Type		Harris County Flood Control	$0.049660
A/C Type:	Indiv	Covered Parking:	No	Assumable		Port of Houston Authority	$0.005900
Water:	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:	A	Due Date	11/1/2029	Lone Star College System	$0.106000
		Submarket:	Bear Creek	Interest Rate	5.63%	Barker-Cypress MUD	$0.674000
Wiring:	Copper					HC Emergency Service District 9	$0.038831
Roof:	Pitched	Concessions:	Currently there are no reported leasing concessions	Yield Maintenance			
Materials:	Wood Siding			Transfer Fee		**2025 Tax Rate/$100**	**$2.514659**
Paving:	Concrete					**2026 Tax Assessment**	**$21,880,999**
Resident pays for E(Elec); W(Water);G(Gas)						**HCAD Improvement Sq.Ft.**	**131,152**

COLLECTIONS

Total	**$2,869,742**			
July 2025	$ 234,875		**12 Mo Avg**	**$239,145**
Aug 2025	$ 236,085			
Sept 2025	$ 240,236			
Oct 2025	$ 248,508		**9 Mo Avg**	**$239,838**
Nov 2025	$ 244,750			
Dec 2025	$ 243,460			
Jan 2026	$ 247,774		**6 Mo Avg**	**$236,971**
Feb 2026	$ 240,241			
Mar 2026	$ 246,087			
Apr 2026	$ 231,783		**3 Mo Avg**	**$229,242**
May 2026	$ 226,832			
June 2026	$ 229,111			



RENT SPECIALS FOR JULY 2026

1 Bed/1 Bath		**2 Bed/2 bath**		**2 Bed/2 Bath**	
Unit 1024	1 Bedroom	**Unit 1029**	2 Bedroom	**Unit 1050**	2 Bedroom Up
3 Other Available Units		**3 Other Available Units**		**3 Other Available Units**	
Base Rent:	$1,100	**Base Rent:**	$1,300	**Base Rent:**	$1,300
Sq. Ft.	724	**Sq. Ft.**	824	**Sq. Ft.**	824
Available	20-Jul	**Available**	20-Jul	**Available**	20-Jul
Term	15 Months	**Term**	15 Months	**Term**	15 Months
Floor	3	**Floor**	2	**Floor**	1

$99 Application & Administration Fee - $500 off Move-In

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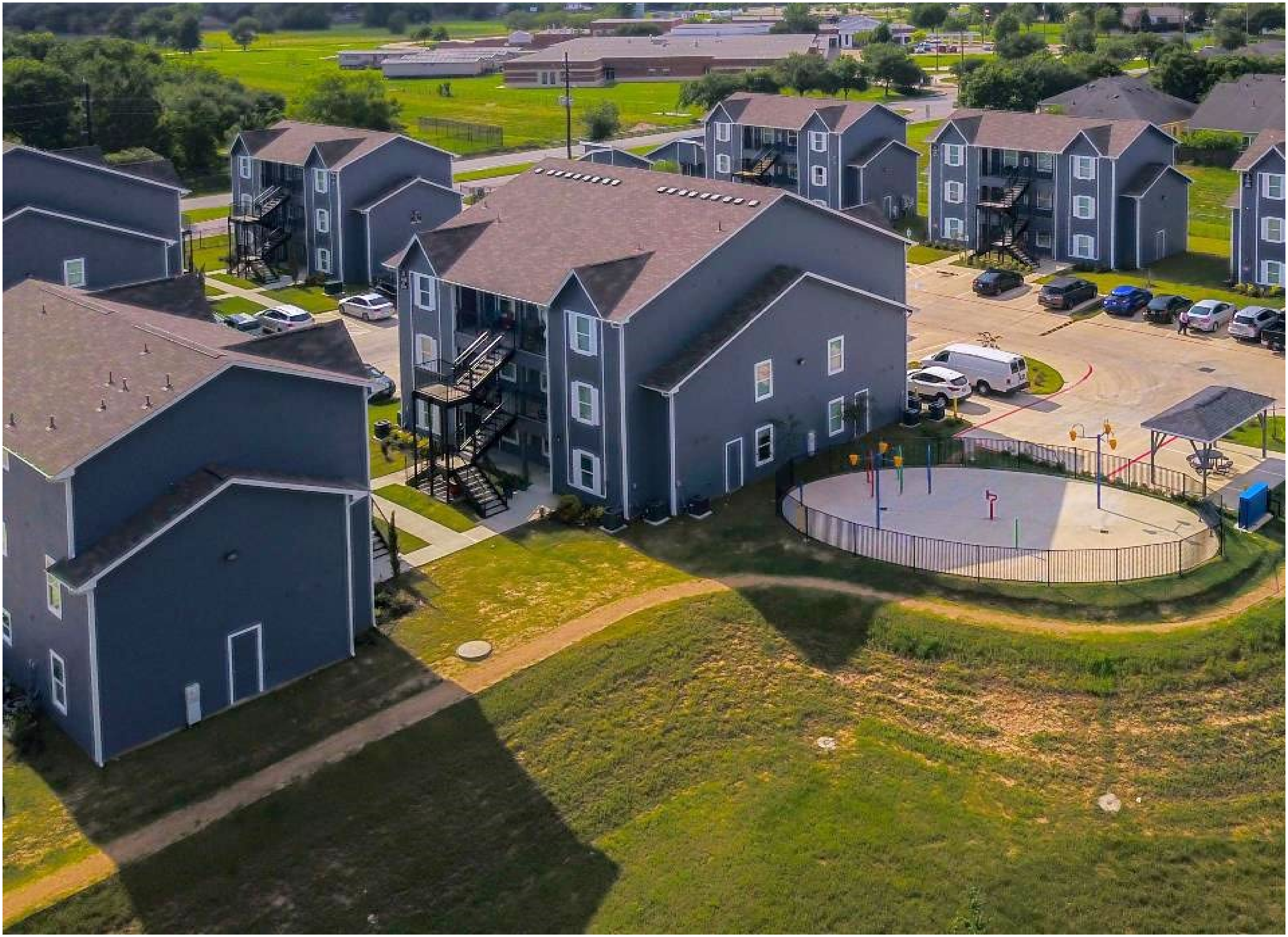


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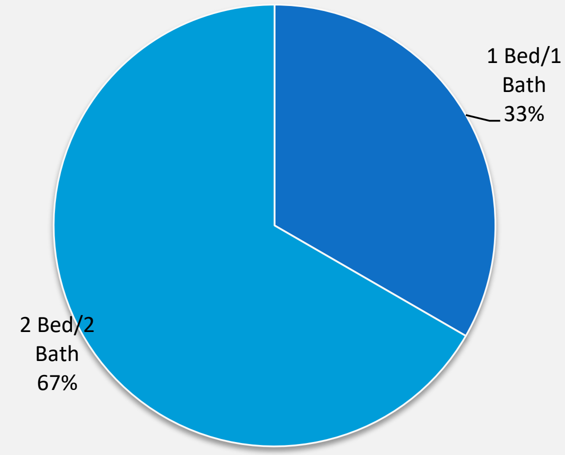
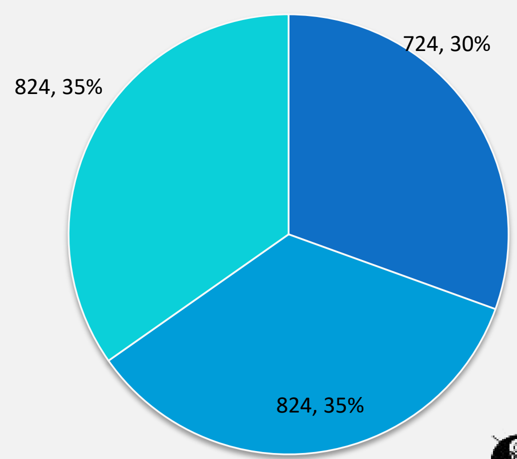
UNIT MIX

Floorplan	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
A-1	1 Bed/1 Bath	56	724	40,544	$1,259	$70,500	+EW	$1.74
B-1	2 Bed/2 Bath	56	824	46,144	$1,533	$85,825	+EW	$1.86
B-2	2 Bed/2 Bath	56	824	46,144	$1,504	$84,225	+EW	$1.83
Source: Owner's 7/31/26 Rent Roll		168	791	132,832	$1,432	$240,550	+EW	$1.81
TOTALS AND AVERAGES		Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EWG	Average Rent/ SF

UNITS BY TYPE



UNITS BY SIZE



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FEATURE & AMENITIES

- Washer and Dryer in Each Unit
- Newly Constructed Apartments
- Fully Equipped Kitchen
- Whirlpool Appliance Package
- Dining Area
- Ample Closet Space
- Two-Inch Faux Wood Blinds
- Patio or Balcony
- One and Two-Bedroom Floor Plans
- Energy Efficient Floor Plans
- Stainless Stell Appliances
- Custom Cabinetry
- Bathtub and Shower
- Faux Wood Flooring
- Ceiling Fans in Living Area
- Outside Storage Available
- Business Center
- Splash Pad
- Effortless Parking
- Professional Management
- Convenient Location
- Located in Cypress-Fairbanks ISD
- Gated Community
- Fitness Center
- Maintenance-Free Lifestyle
- Lush Landscaping
- Located Near Highway 6

The Bear Creek/Copperfiedl/Fairfield submarket is a dynamic community approximately 15 miles north of downtown Houston and minutes from Bush Intercontinental Airport and the Port of Houston. This prime location makes the area ideal for companies conducting business locally and around the globe. Many of Houston's largest companies call this area home.

The area's strengths incude:

► Easy commutes to locations throughout Houston via:

Interstate 45 • Sam Houston toll Road • Hardy Toll Road • U.S. Hwy 59 • State Hwy 99

► Exceptional IT infrastructure

► Close proximity to Primary Employment Centers

The Energy Corridor • Downtown Houston • Greenspoint

The Galleria • Memorial District • Woodlands • 249 Corridor

► Strong presence of global companies

► Incentive for developers

Cypress Fairbanks, or more fondly known as Cy-Fair, is one of the largest communities in Northwest Houston. Cy-Fair encompasses 186 square miles and includes Cypress and the city of Jersey Village. This expansive area is located along U.S. Highway 290 (Northwest Freeway) twenty miles (32 km) northwest of Downtown Houston. Two major freeways are found in the Cy-Fair area – U.S. 290 and State Highway 249, serving as the area’s major links with Houston. The Sam Houston Tollway serves as a major connection to areas located both east and south of Cy-Fair.

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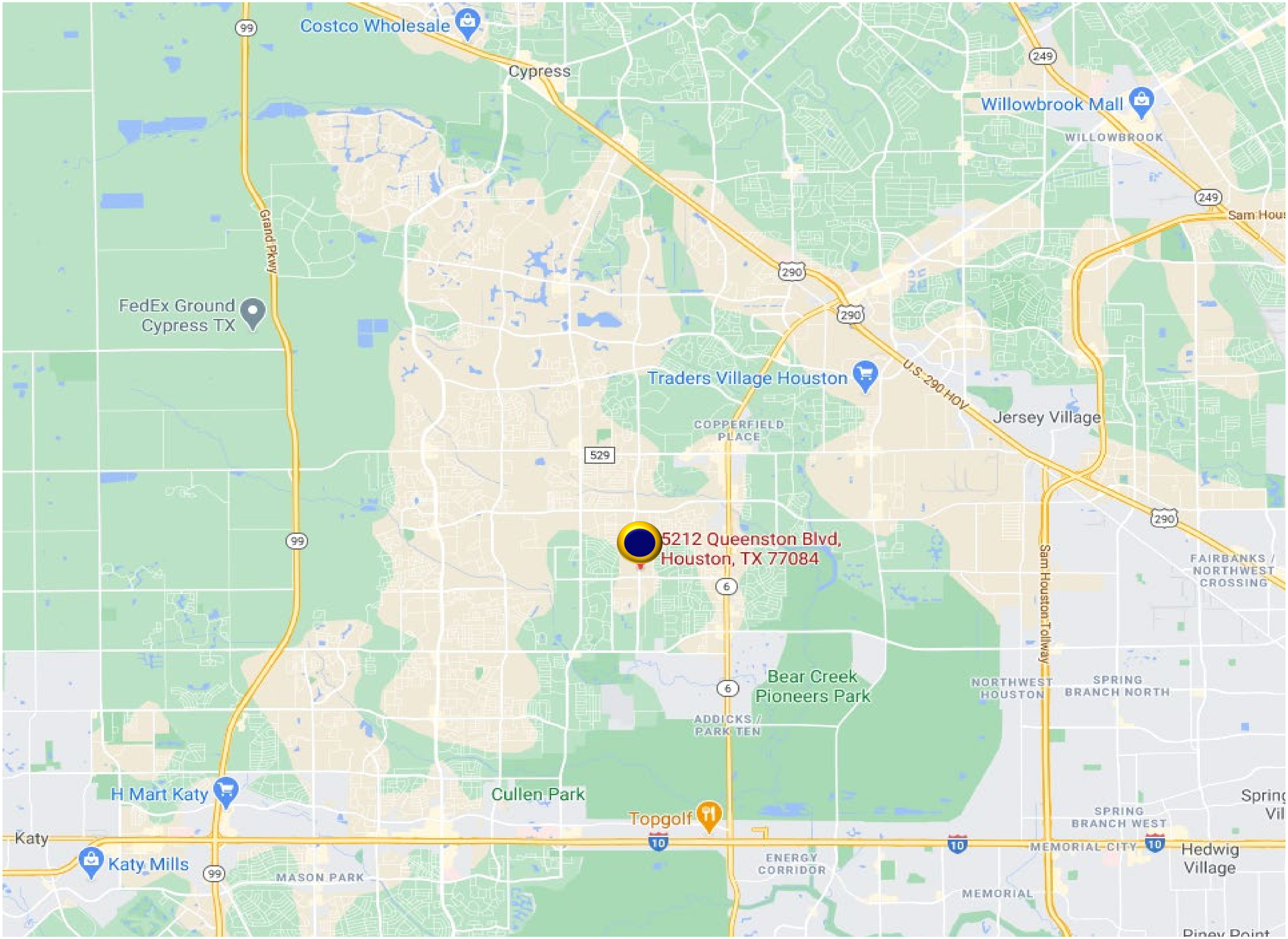

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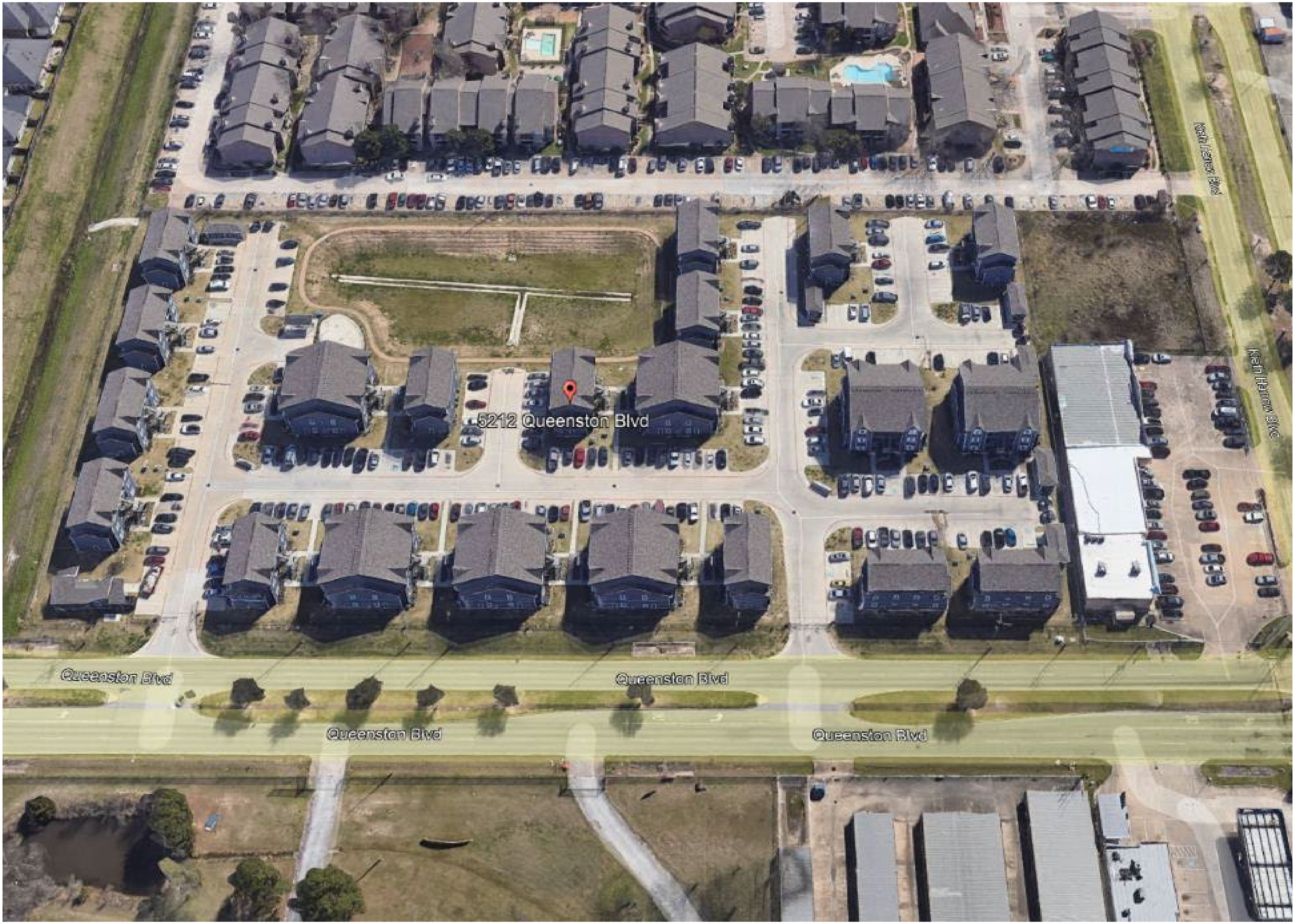

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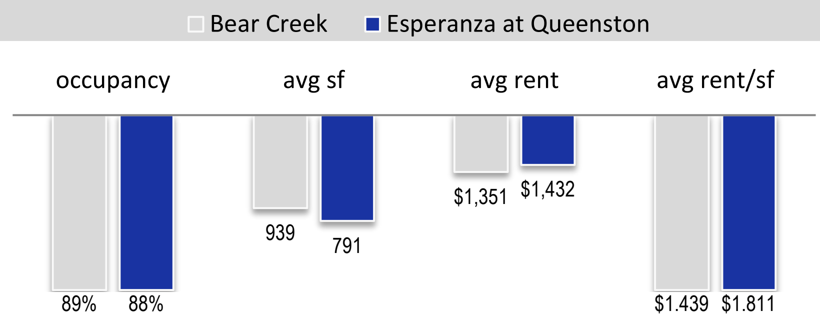
RENT COMPARABLES (MRI Apartment Data 2026)

	Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1	Icon At Yorktown 15831 Yorktown Crossing Pkwy	2020	N/A	97%	115	941	$1,586	EW	1.685
2	The Standard at Copperfield 15255 FM 529	2022	N/A	93%	361	965	$1,310	EW	1.358
3	Opal At Barker Cypress 2926 Barker Cypress Rd	2019	N/A	91%	364	869	$1,456	EW	1.675
4	Esperanza At Keith Harrow 20235 Keith Harrow Blvd	2022	N/A	97%	276	793	$1,707	EW	2.153
5	Emory West Cypress 19770 Clay Rd	2020	N/A	90%	336	1002	$1,435	EW	1.432
	Totals/Averages Comps	**2021**		**94%**	**290**	**914**	**$1,518**		**$1.661**
	Esperanza at Queenston 5212 Queenston	**2019**	**N/A**	**88%**	**168**	**791**	**$1,432**	**EW**	**$1.811**

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

Submarket:	**Bear Creek**	**Houston**
Occupancy:	**89%**	**91%**
# of Operating Units:	**24,560**	**797,290**
# of Operating Communities:	**91**	**3,357**
Average Size (sqft):	**939**	**897**
Average Rental Rate ($/sqft):	**$1.439**	**$1.400**
Average Rent: ($/mo)	**$1,351**	**$1,252**




Icon At Yorktown


The Standard at Copperfield


Opal At Barker Cypress


Esperanza At Keith Harrow


Emory West Cypress

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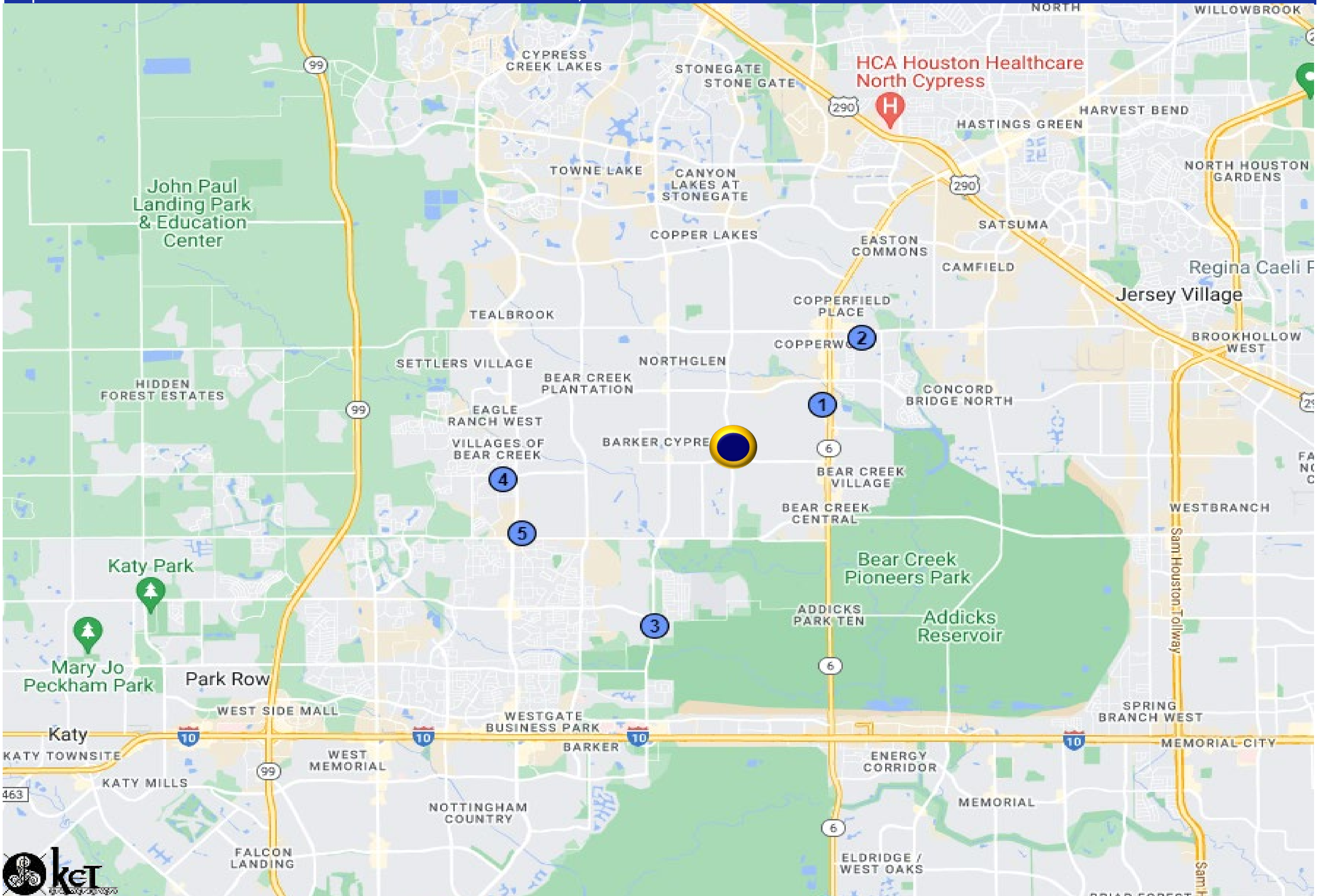






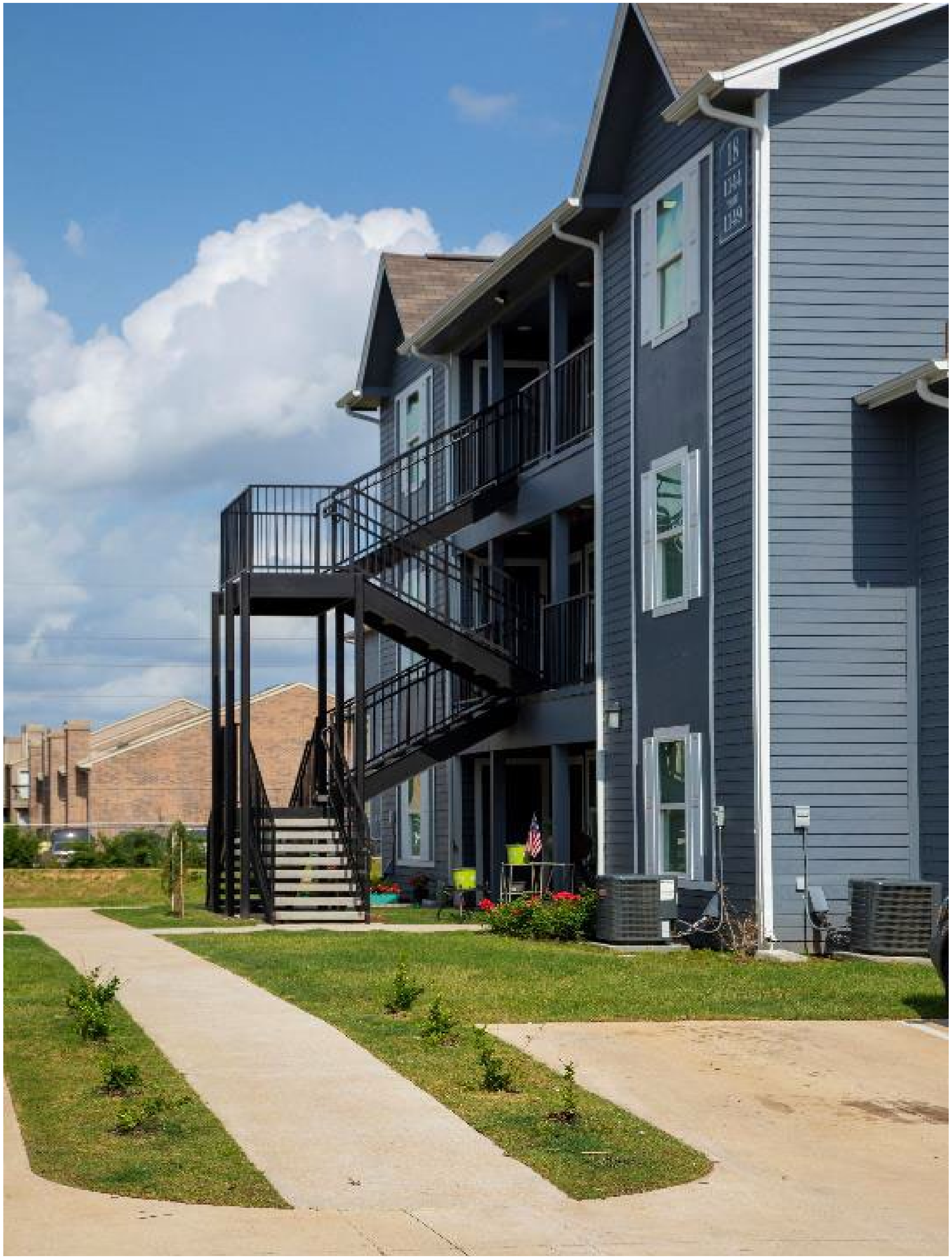


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HOUSTON METRO OVERVIEW
HOUSTON
2026
The nation's fourth largest city is a vibrant, diverse global hub with a strong economy, exceptional quality of life, and well-developed industries.

#1

Best For Foreign Business
Houston is a snapshot of what the rest of the country will look like in 2050

#2

Fastest Growing City
Business-friendly policies, logistics, affordability & diverse communities

#3

Most Affordable Metro
#2 Among 20 Most Populous US Metros

Source: Greater Houston Partnership 2026

WHY HOUSTON

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

If Houston were a country, it would rank as the **22nd LARGEST ECONOMY IN THE WORLD** - exceeding Argentina and Belgium's Gross Domestic Product

Houston leads the nation in exports with **$180.9 BILLION IN GOODS AND COMMODITIES** sent abroad last year.

Houston Industries: Driving Innovation and Growth

Houston's economy is powered by key industries including aerospace, advanced manufacturing, energy, life sciences, and a rapidly growing digital tech sector.

Financial Incentives: Low Taxes Fuel Business Growth

Houston offers competitive tax rates and robust incentives - property-tax abatements, enterprise zones, targeted grants, and energy R&D credits boost business growth.

A Global Gateway for Business & Trade

Houston's global location, diverse workforce, and world-class ports and airports make it a premier hub for international business and global trade connections.

Diverse Talent Drives Economic Growth

Houston's workforce is diverse, skilled, and rapidly growing - providing talent across industries like energy, healthcare, aerospace, tech, and manufacturing.

Source: Greater Houston Partnership 2026

Houston, Texas, stands as a beacon of diversity and economic vitality in the United States. As the largest city in Texas and the Fourth-largest in the country, Houston is a melting pot of cultures, with over 2.4 million residents representing various backgrounds, ethnicities, and languages. This vibrant demographic landscape lends the city a rich cultural tapestry, exemplified through its array of festivals, museums, and culinary offerings that reflect influences from around the globe.

Economically, Houston is a powerhouse. The city plays a pivotal role in the global energy sector, being home numerous oil and gas companies, including industry giants like ExxonMobil and ConocoPhillips. Beyond energy, Houston boasts a diverse economy driven by healthcare, aerospace, and manufacturing. The Texas Medical Center, the largest medical complex in the world, underscores the city's commitment to healthcare innovation and research. This economic diversity not only fosters job creation but also attracts a steady influx of individuals and families seeking opportunities.

Education is another cornerstone of Houston's identity. With institutions such as the University of Houston and Rice University, the city nurtures a dynamic learning environment that equips students with the skills necessary for various industries. The strong emphasis on education supports a highly skilled workforce, which is essential for the city's continued growth and competitiveness.

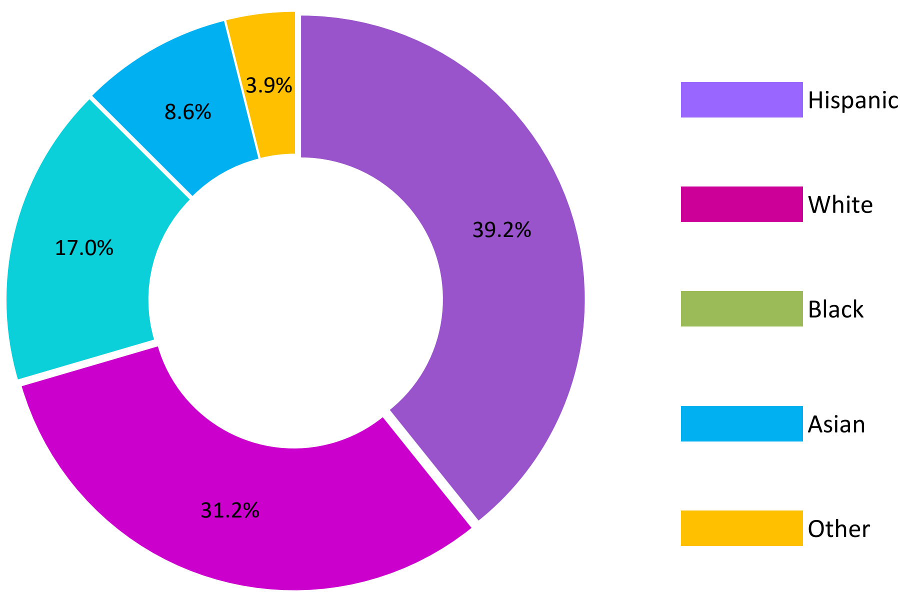
Houston's transportation infrastructure also enhances its appeal as a destination for business and living. The city features an extensive highway system and is served by two major airports, making it easily accessible. Its geographic location, situated equidistant from both U.S. coasts, further bolsters its role as a central hub for trade, particularly with Latin America.
Culturally, Houston is rich and multifaceted. The city's art scene thrives with numerous galleries, theaters, and concert halls, while its sports teams - such as the Houston Texans, Rockets, and Astros - bring the community together in shared enthusiasm. the culinary landscape is equally diverse, offering everything from Tex-Mex to international cuisines, reflecting the city's multicultural essence.

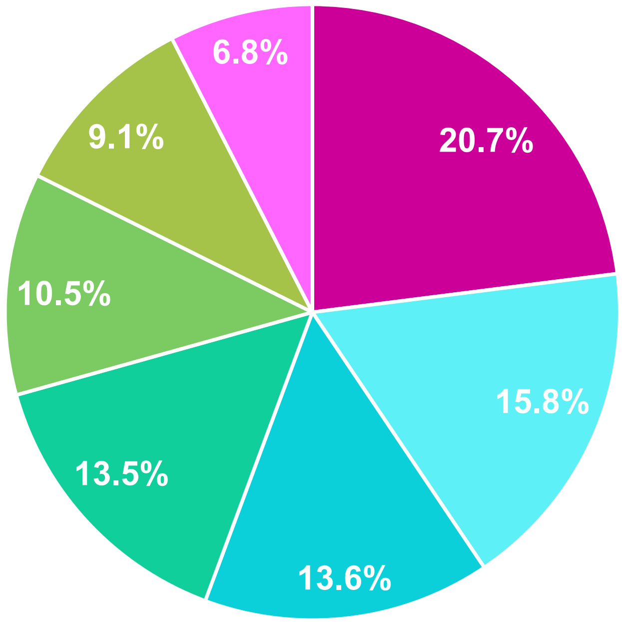
In conclusion, Houston is a dynamic city that exemplifies the spirit of growth and inclusivity. Its rich cultural heritage, robust economy, top-notch educational institutions, and comprehensive infrastructure create an inviting environment for residents and businesses alike. As the city continues to evolve, it remains a critical player on the national stage, poised for future development and innovation.

HOUSTON quick facts

HOUSTON	MSA	HOUSTON
2.4M residents	7.8M residents	$104,264 Average Income

POPULATION





MSA Employment

- 20.7% Trade, Transporation, and Utilities
- 15.8% Professional and Business Services
- 13.6% Educational and Health Services
- 13.5% Government
- 10.5% Leisure and Hospitality
- 9.1% Mining, Logging and Construction
- 6.8% Manufacturing

Source: Greater Houston Partnership 2026

HOUSTON quick facts

Top Occupations
By Employment

Office and Administrative Support

Transportation and Material Moving

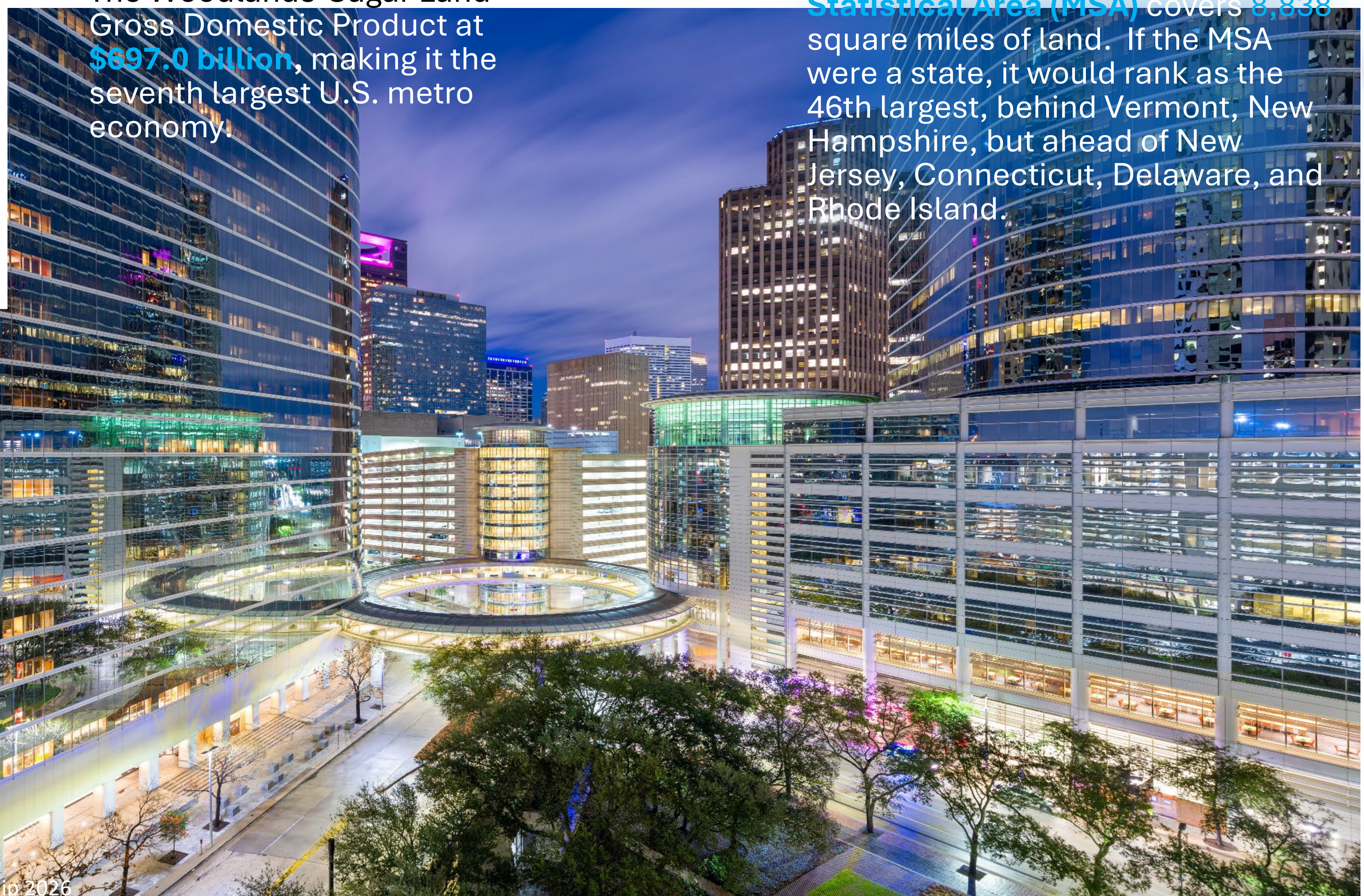
Food Preparation and Service Related

At 641 square miles, the **City of Houston** is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix, and San Diego.

The U.S. Bureau of Economic Analysis estimates the Houston-The Woodlands-Sugar Land Gross Domestic Product at **$697.0 billion**, making it the seventh largest U.S. metro economy.

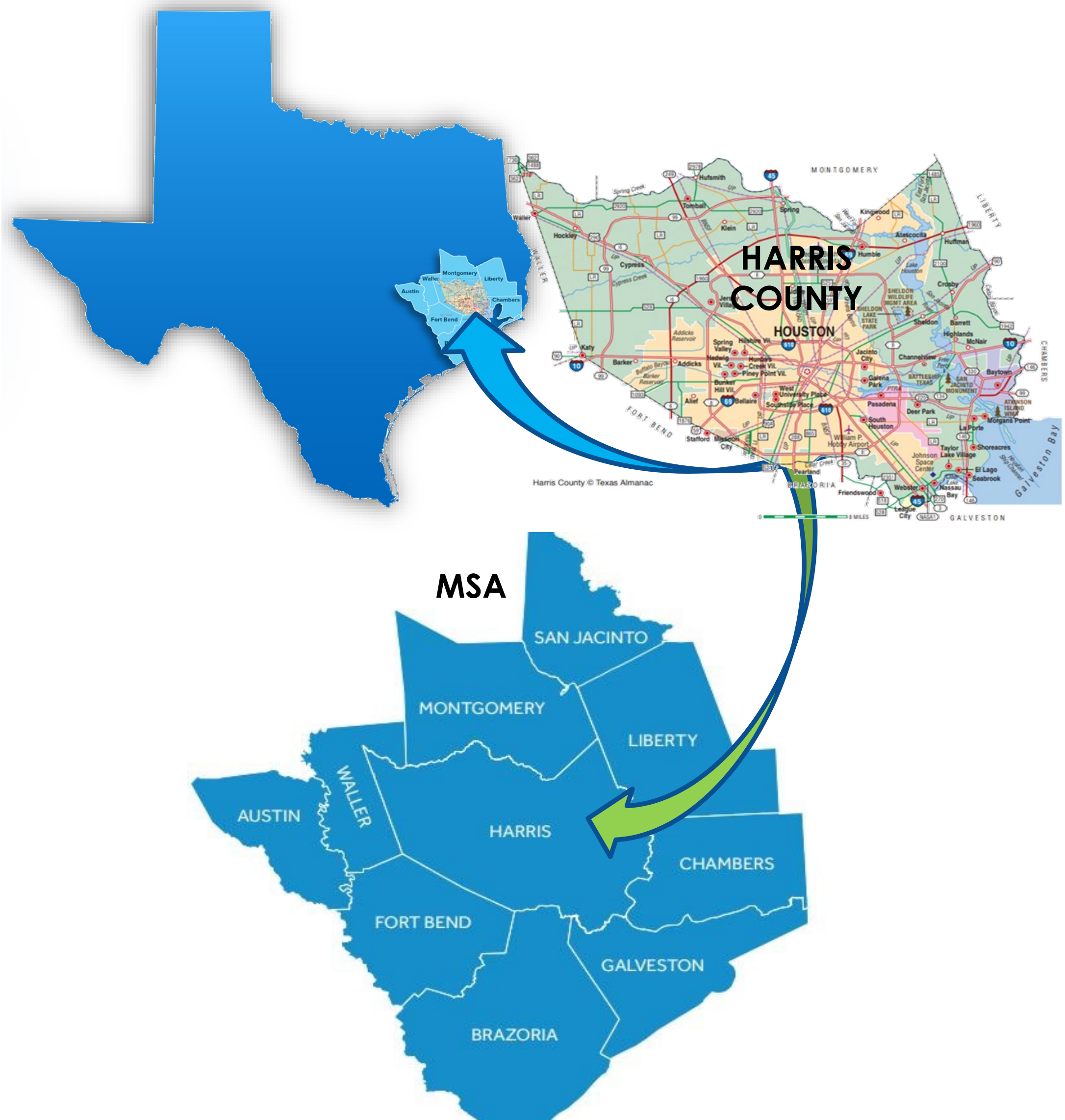
Harris County covers 1,707 square miles, enough space to fit the cities of Austin, Boston, Chicago, Dallas, New York City, and Seattle with room still to spare.

The 10-county Houston-Pasadena-The Woodlands Metropolitan Statistical Area (MSA) covers 8,838 square miles of land. If the MSA were a state, it would rank as the 46th largest, behind Vermont, New Hampshire, but ahead of New Jersey, Connecticut, Delaware, and Rhode Island.



Source: Greater Houston Partnership 2026

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



Source: Greater Houston Partnership 2026

Population

LARGEST EMPLOYERS

CITY OF HOUSTON

Employer	Employees
Memorial Hermann Health System	35,360
Walmart	29,797
HEB	29,657
Houston Methodist	26,098
Univ. of Texas MD Anderson Cancer Center	21,576
HCA Houston Healthcare	15,000
Kroger	14,868
ExxonMobil	13,000
United Airlines	11,900
Schlumberger Limited	11,700

Houston Performance

MULTIFAMILY MARKET 2026

#1
Houston led the nation in population growth, adding just under 127,000 new residents last year. Although growth slowed from the record-setting pace of '24, it remained robust, with more people moving to Houston than to any other metro area in the country.

#2
Houston's job market outperformed earlier estimates and exceeded national trends. Revised data from the Texas Workforce Commission show the metro added 2,700 more jobs in '25 than initially reported, with a growth rate more than 10 times higher than the national pace despite moderating job creation.

#3
Houston continues to rank as one of the nation's top metros for economic development activity. Site Selection Magazine tracked 590 qualifying projects in the region last year, placing Houston #2 nationally behind Chicago. On a per-capita basis, Houston ranked #1, with 74.6 projects per million residents.

Source: Greater Houston Partnership 2026

Performance split as urban pipeline contracts and suburban growth holds steady. Rent growth was evident across much of Houston in late 2025, with outer-ring hubs such as Conroe, Baytown, and Galveston continuing to post consistent gains. Urban core areas - where average monthly rents exceed $2,000, and vacancy rates hover near 5% - also held firm. Going forward, rents should continue to improve even as household formation slows. Houston's construction pipeline is set to further contract, with completions in 2026 falling to the lowest level since 2013. The slowdown is most pronounced inside the I-610 Loop, where deliveries will equal just 10 percent of the 2025 total. In contrast, suburban development remains active. High-growth areas, such as Katy, Sugar Land-Stafford, and Northwest Houston along Highway 249, will face the most notable supply headwinds. While the wave of suburban deliveries and late-2025 vacancy upticks may weigh on property performance, overall availability is well below the metro's long-term mean points to healthy demand. Houston's market illustrates the scale of supply pressure, with more than 67,000 units delivered since 2023 and roughly 18,000 still vacant. Vacancy rates are especially high at newer properties, pushing owners to deploy deep concessions as rent growth turned negative in Q2 2025.

Private investors gaining ground in Houston. Among Texas' major metros, Houston offers the highest average cap rate, which is proving attractive for investors. As of late 2025, transaction activity for properties under $10 million surged 60 percent year over year, compared with a 33 percent increase for deals above this threshold, where cap rates are generally more compressed. Building on last year's strong momentum, private buyers are expected to stay active in 2026, particularly if borrowing costs decline and pricing becomes more attractive. Investor focus has shifted toward areas with limited new supply, such as River Oaks. Southeast Houston submarkets like Clear Lake, Pearland, Pasadena, and Galveston - where vacancy rates have stayed below the metro average - are also drawing interest, supported by steady demand from a growing working-class population locally amid the nationwide trend of softening white-collar job creation.

Source: Marcus & Millichap 2026 Multifamily Investment Forecast

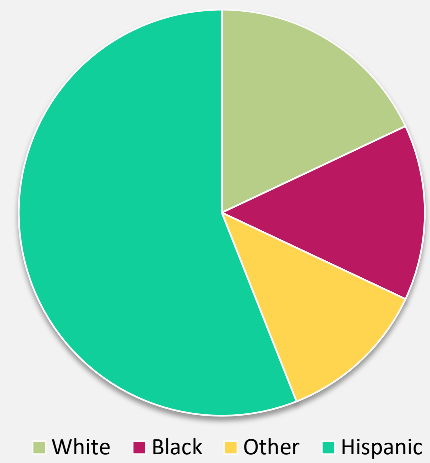
SUMMARY PROFILE

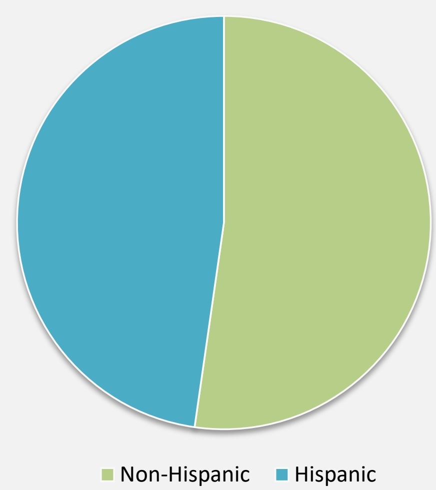
2000-2010 Census, 2021 Estimates with 2026 Projections

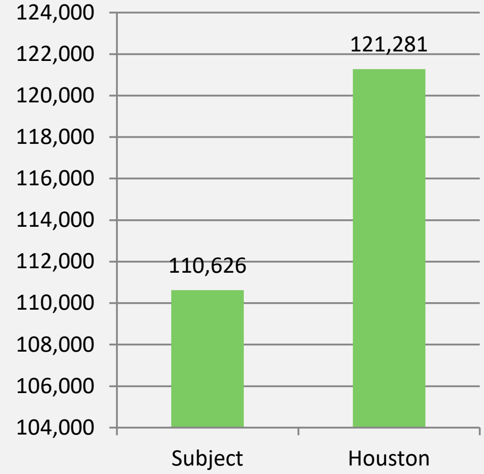
Calculated using Weighted Block Centroid from Block Groups

	1 Mile Radius	2 Mile Radius	3 Mile Radius
Esperanza at Queenston I 5212 Queenston Blvd. I Houston, TX 77084			
Population			
2023 Estimated Population	20,256	71,009	141,387
2028 Projected Population	21,424	74,065	147,944
2020 Census Population	21,029	73,009	145,677
2010 Census Population	18,445	63,001	121,630
Projected Annual Growth 2023 to 2028	1.2%	0.9%	0.9%
Historical Annual Growth 2010 to 2023	0.8%	1.0%	1.2%
2023 Median Age	34.4	32.9	33.2
Households			
2023 Estimated Households	6,105	22,295	43,643
2028 Projected Households	6,438	23,184	45,544
2020 Census Households	6,404	23,090	45,443
2010 Census Households	5,658	19,742	37,880
Projected Annual Growth 2023 to 2028	1.1%	0.8%	0.9%
Historical Annual Growth 2010 to 2023	0.6%	1.0%	1.2%
Race and Ethnicity			
2023 Estimated White	34.6%	32.5%	33.9%
2023 Estimated Black or African American	16.1%	18.2%	19.1%
2023 Estimated Asian or Pacific Islander	12.4%	10.3%	9.6%
2023 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.2%
2023 Estimated Other Races	35.8%	37.8%	36.2%
2023 Estimated Hispanic	47.7%	50.1%	47.6%
Income			
2023 Estimated Average Household Income	$110,626	$97,611	$110,295
2023 Estimated Median Household Income	$80,269	$78,482	$84,788
2023 Estimated Per Capita Income	$33,351	$30,651	$34,057
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	12.3%	10.0%	10.4%
2023 Estimated Some High School (Grade Level 9 to 11)	8.6%	10.5%	7.8%
2023 Estimated High School Graduate	24.2%	23.6%	23.8%
2023 Estimated Some College	16.5%	19.6%	21.2%
2023 Estimated Associates Degree Only	7.8%	8.2%	8.3%
2023 Estimated Bachelors Degree Only	22.7%	20.4%	19.5%
2023 Estimated Graduate Degree	7.9%	7.7%	9.0%
Business			
2023 Estimated Total Businesses	443	2,375	4,719
2023 Estimated Total Employees	2,671	11,969	26,811
2023 Estimated Employee Population per Business	6.0	5.0	5.7
2023 Estimated Residential Population per Business	45.7	29.9	30.0

1 Mile Radius







Esperanza at Queenston I 5212 Queenston Blvd. I Houston, TX 77084

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

NO SCREEN Area of Minimal Flood Hazard *Zone X*
Effective LOMRs
Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS
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

KET ENTERPRISES INCORPORATED

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

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

Buyer/Tenant/Seller/Landlord Initials   Date

HASHIR SALEEM

Broker

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Broker License #0406902

KET ENTERPRISES INCORP(

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY