Offering Memorandum

HAVENWOOD
APARTMENT HOMES

333 Uvalde Road
Houston, TX 77015

RECENT FORECLOSURE

HIP INC.

KET enterprises incorporated

Houston Income Properties, Inc.
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Houston, TX 77057
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HAVENWOOD APARTMENT HOMES

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EXCLUSIVE OFFERING: HAVENWOOD APARTMENT HOMES | 333 Uvalde Rd. | Houston, TX 77015

Presented by: Houston Income Properties, Inc., KET Enterprises Incorporated

Offer Process: The Property is being offered on an "All Cash" basis (buyer to acquire new financing). All offers will be due on Thursday, August 20th, 2026

See all available Due Diligence material for Havenwood in the RI Marketplace vault at [REO Sale: Havenwood Apartment Homes | 291-Units - Marketplace]

Open House Date: _Tuesday, July, 28th, ___ 2026 FROM 11:00 AM THRU 1:00 PM

Open House Date: _Thursday, August 13th, 2026 FROM 11:00 AM THRU 1:00 PM

Site Visits: All Site Visits are to be requested through the Listing Broker.
All requests for additional information are to be made through the Listing Brokers;

Jim Hurd - 713-783-6262 | Tom Wilkinson - 713-355-4646

Disclaimer: The offering is subject to the Disclaimer contained herein.
Principals and their representatives shall please refrain from contacting any onsite personnel or residents.

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Offering Overview

Offering Summary

HAVENWOOD APARTMENT HOMES

PROPERTY DESCRIPTION		INVESTMENT PROFILE	
Name:	**Havenwood**	Type of Sale:	**Offered on a Free and Clear Basis**
Address:	**333 UVALDE RD.**	Starting Bid:	**Unpriced**
City / State:	**HOUSTON, TX 77015**	Estimated Current NOI:	($751,290)
	PLEASE DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER.	Projected NOI:	$2,278,111 — For Current and Projected NOI see analysis in the financial section.
Property Type:	2 Story, Garden Style Community	Current Occupancy:	32% — 4-13-2026 Rent Roll
No. of Apt. Buildings:	19	Electric/Water /Gas Meter:	Individual / Master-Water-RUBS / Master-Gas -Boilers- RUBS
Year Built:	1971 Per HCAD	Market Area:	Houston
Materials:	Brick and Siding	Sub-Market Area:	North Shore
Number of Units:	**291**	Scheduled Market Rent:	$349,850 / Mth
Total Rentable SF:	267,080	Avg. Rent / Home:	$1,202
Avg. Home Size:	**918 S.F.**	Avg. Rent / SF:	$1.310

INVESTMENT INFORMATION:

OPEN HOUSE DATES - TUESDAY, July 28th, 2026 - 11:00 AM THRU 1:00 PM C.S.T.
THURSDAY, August 13th, 2026 - 11:00 AM THRU 1:00 PM C.S.T.

1) **Havenwood Apartments**, a **recently foreclosed, 291-unit multi-family** property is being offered for sale exclusively by Houston Income Properties, Inc. and KET Enterprises Incorporated. The sale is on an "all-cash" basis; the buyer will be responsible for arranging any new financing.

The community is primarily all-electric, except for domestic hot water (gas boilers) and community dryers (gas). Current occupancy is approximately 32%, including seven subsidized tenants. Additional revenue is currently charged for water/sewer and trash, with further upside potential for gas and pest control chargebacks.

Amenities include a standalone two-story building with a leasing office, clubhouse (kitchen), business center, large flex room, and mailroom. Parking totals approxim,ately 619 spaces, including 52 covered. A staged 2-bed/1.5-bath model unit (925 sq. ft.) is available for viewing.

Per the Vacant Unit Report, there are 41 major repair units offline (down), 67 requiring heavy repairs, and 42 heavy make-readies, subject to change. The property was built in 1971 and renovated in 2021–2023 by the prior owner. Havenwood is categorized as a C asset in a C area in the unincorporated portion of Houston, Texas.

2) **Location & Accessibility** - Havenwood is located in unincorporated east Harris County, within the Northshore/Woodforest submarket east of Houston (outside city limits). The site sits on Uvalde Road just north of Woodforest Boulevard, providing convenient access to major employment centers around the Port of Houston and the Houston Ship Channel, including port-related operations, manufacturing, chemical/refining, healthcare, and retail employers. The submarket is generally bounded by I-10 to the south, the Sam Houston Tollway to the east, Maxey Road to the west, and Wallisville Road to the north. Havenwood is approximately 1.5 miles west of the Sam Houston Tollway, 1.5 miles north of I-10, and about 10 miles east of Downtown Houston.

3) **Strong Rent Growth** - Today's economic environment is favorable for rental property owners. Rising home prices and higher mortgage rates have made homeownership less attainable for many buyers, extending household demand for rentals. In addition, continued job growth in the Houston area and persistent barriers to home purchase are expected to support multifamily demand over the long term.

HAVENWOOD APARTMENT HOMES

PRICING INFORMATION
For Sale
Recent Foreclosure
Do not visit the property without an appointment made through the broker.
Do not disturb the staff!

PROPERTY INFORMATION	
Units:	291
Avg. Size Unit:	**918 S.F.**
Year Built:	1971
Electric / Water:	Indiv / RUBS
Roof:	Flat
Land (Acres) Per HCAD:	**11.40**
Rentable Sq. Ft:	267,080

Estimated Total Collections ~ (Occupancy is {32%} as of 05-25-2026 RR)

Mth.	May 2026 T-3 Avg	May-2026	Apr-2026	Mar-2026	Feb-2026
Coll.	$76,971	$88,790	$69,967	$72,157	$86,119

The Havenwood Apartments, **a 291 unit foreclosed upon community, consisting of 1, 2, 3 and 4 bedroom floor plans**, is located at 333. Uvalde Rd. in an unincorporated part of Houston, Texas. The neighborhood features predominantly renter and working-class households with a strong demand for affordable housing. Currently, **the property is approximately 32% occupied.** The property is classified as a C apartment community situated in a C area of east Harris County. Havenwood presents a prime investment opportunity with good upside post rehab and stabilization. All Due Diligence Information that is available may be accessed in the REO Sale: Havenwood Apartment Homes | 291-Units - Marketplace Due Diligence Vault.

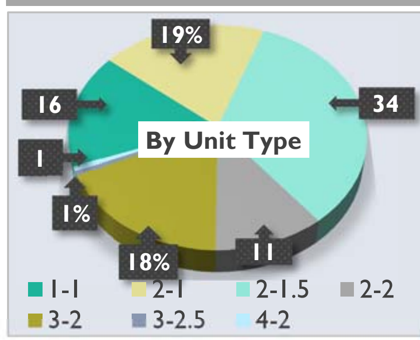
Havenwood Apartments sits on Uvalde Road just north of Woodforest Drive, a few miles from I-10 and the Sam Houston Parkway for excellent regional connectivity. The Port of Houston and the Houston Ship Channel are within roughly 5 miles, and many local residents work for port-related employers. Downtown Houston is about 10 miles west, and major employment nodes line I-10 and the Sam Houston Parkway, giving the property convenient, stable, and broad access to the regional job base.

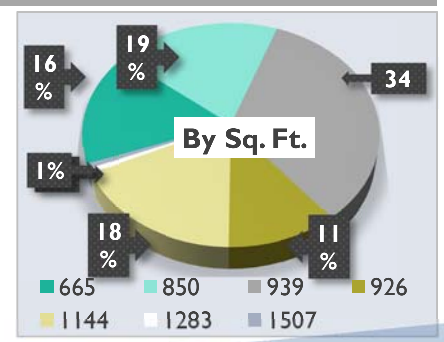
Major employment hubs include the Port of Houston / Houston Ship Channel, petrochemical / refining complexes, industrial parks & distribution centers along Uvalde / Woodforest corridors, San Jacinto College-East, Memorial Hermann Northeast and other regional medical clinics / hospitals and local manufacturing and chemical processing facilities clustered along the Ship Channel corridor.

CONSOLIDATED UNIT MIX - MARKET RENTS (please verify)

#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
48	1-1		665	31,929	$984	$47,211	$1.48
57	2-1		850	48,476	$1,152	$65,676	$1.35
98	2-1.5		939	91,985	$1,208	$118,428	$1.29
32	2-2		926	29,620	$1,218	$38,991	$1.32
52	3-2		1144	59,490	$1,415	$73,580	$1.24
2	3-2.5		1283	2,566	$1,415	$2,830	$1.10
2	4-2		1507	3,014	$1,567	$3,134	$1.04
291		32%	918	267,080	$1,202	$349,850	$1.310
TOTAL UNITS			AVG. SQ. FT.	TOTAL SQ. FT.	AVG. RENT/U	TOTAL RENT	AVG. RENT/SF

UNIT MIX STATS





Property Information

PROPERTY TAX INFO.

HCAD Property ID# 0402670010029 & 031	
Taxing Entity | Rate $100 of Value	
HARRIS COUNTY	0.62303
PORT OF HOUSTON	0.00590
GALENA PARK ISD	1.24990
SAN JACINTO COM CC	0.15462
HC FWSD 51	0.12
HC EMERG SRV DIST 6 &	0.08
2025 Tax Rate	2.233443
2026 Assmt (notified)	$12,340,444
Approx. Total Tax	$275,617

PROPERTY INFORMATION

1.) Recent foreclosure — value-add opportunity through targeted rehab and lease-up to achieve stabilized cash flow.

2.) Located in unincorporated east Harris County, north of Hwy 90/I-10 and west of the Sam Houston Tollway, approximately 10 miles east of Downtown Houston.

3.) Offered on an "All Cash" basis - Buyer to acquire new financing

4.) Unit features: individual HVAC, carpeted bedrooms, and a balcony or patio; select units include built-ins. Property amenities: access gates, clubhouse, kitchen, fitness center, stand alone leasing office, business center, flex room, outdoor seating/picnic areas, and a playground.

5.) Positioned in a strong rental submarket with high population density supporting consistent renter demand and with a substantial Hispanic demographic.

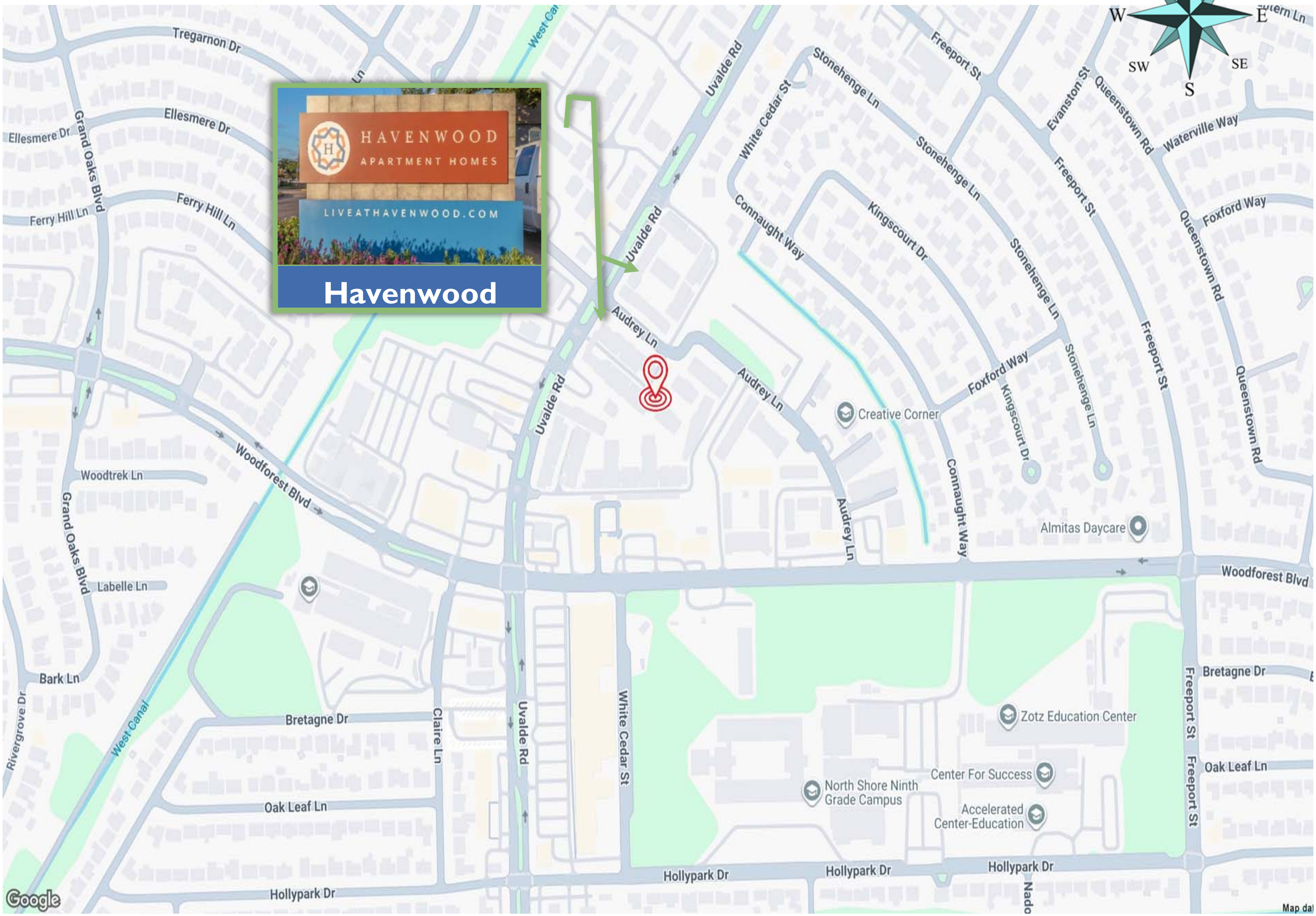
6.) Excellent transportation access: close to I-10 and the Sam Houston Tollway, with direct arterial routes to the Port of Houston and the Ship Channel.

CONSTRUCTION FEATURES

Yr. Constructed:	1971 Per HCAD
Electric Meter:	Individual
Gas Meter:	Master
Water Meter:	Master - RUBS
Heat and Air:	Individual Elect. HVAC Units
Hot Water:	Gas Boilers
Roof:	Flat
Paving:	Asphaltic Concrete
Exterior Construction:	Brick and Siding
No. of Total Buildings:	19
No. of Stories:	Two Story
Units / Acre:	26
Parking: Per PCA	567 Open and 52 Covered

HAVENWOOD APARTMENT HOMES

Location Map




Gas Station
Vacant
Uvalde Rd
A-1 Insurance
Annointed Christian
Academy
Centro
Botanero
Havenwood
HAVENWOOD
APARTMENT HOMES
LIVEATHAVENWOOD.COM
Vacant Lot
Samburger Grill
Mister Car Wash
Auto Zone
Walgreens
Connaught Way
Kingscourt Dr
Residences
RV Park
Audrey Ln
Private
Residence
Creative Corner
Daycare
Bayou Palmas
Apartments
Medical Offices
Chevron
Gas
Station
Office
s
Tacos La
Sultana
Retail
Retail
Woodforest Blvd
Green Valley
Elementary
Little
Ceasars
Dentistry
Retail
Center
Northshore 9th Grade
Campus
Google

Financial Analysis

HAVENWOOD APARTMENT HOMES

Actual and Pro Forma Analysis

ASKING PRICE

MARKET TO DETERMINE THE PRICE

INCOME DETAILS

Current Scheduled Rents (CSR) per 4-2026 RR		
$349,850 / Mo	$1,202 / Unit	$1.31 / S.F.
Actual Income Used	May 2026 T-3 Avg	$76,971
Actual Income Used "Annualized"		$923,656.00
Approx. Leased Occupancy	4-13-2026 Rent Roll	32%
Pro forma Scheduled Rents include a {3%} Rent Increase		
$360,345 / Mo	**$1,238 / Unit**	**$1.35 / S.F.**

Pro Forma Rents are Estimated Post Sale

PROPERTY TAX DETAILS

2025 Tax Rate	Actual	2.233443%
2026 Assmt (notified)	Actual	$12,340,444
Pro forma Rate Used	2025 Tax Rate	2.233443%
Estimated Post Sale Assmt.		$10,000,000

Post Sale Assmt. is the 2026 Assmt decreased by {19%}

EXPENSE, INSURANCE AND RESERVE DETAILS

Actual Expenses are Mar 2026 Trailing 11 annualized except where noted, Pro Forma expenses are Estimated

Est. Ins. / Unit / Yr.	GL/Umbrella/Prop.	$1,100
Est. Reserve / Unit / Yr.	Estimated	$350

PROPERTY DETAILS

Number of Rental Units	291
Avg. Unit Size	918 S.F.
Net Rentable Area	267,080
Land {Acres} Per Survey	11.40
Units per Acre	26
Date Built - Per CAD	1971
Electric Meter	Individual
Gas Meter	Master
Water Meter	Master - RUBS
Hot Water Supply	Gas Boilers
HVAC	Individual

	March T-3 Annualized		Post Rehab and Stabilization	
INCOME (See Details on the left)	**ACTUAL INCOME**		**STABILIZED PRO FORMA**	
Gross Scheduled Rent (Current Scheduled Rent Annualized + a {3.00%} Increase)	N/A		**$4,324,144**	$360,345 / Mo
(Loss)/Gain to Lease - Pro Forma Estimated at {2%} of GSR	N/A		(86,483)	2%
Estimated Annual Gross Potential Rental Income	**N/A**		**4,237,661**	98%
Vacancy Loss - Pro Forma Estimated at {10%} of GSR	N/A		($432,414)	10%
Non-Revenue Units - Pro Forma is Estimated at {1%} GSR	N/A		(43,241)	1%
Other Losses - Pro Forma is Estimated at {2%} GSR	N/A		(86,483)	2%
Total Annual Rental Income	**$690,160**	**{16%} of GSR**	**$3,675,522**	**{85%} of GSR**
Total Other Income - 3 months annualized for actuals	233,496	$802 / Unit / Yr	494,700	$1,700 / Unit / Yr
Total Gross Annual Income	**$923,656**	**$76,971 / Mo**	**$4,170,222**	**$347,519 / Mo**
ESTIMATED EXPENSES (See Details on the Left)	**MODIFIED ACTUAL EXP.**		**PRO FORMA**	
Estimated Fixed Expenses				
Property Taxes Estimated (See Details on the left)	223,344	$768 per Unit	223,344	$768 per Unit
Franchise Tax (Estimated)	0	$ per Unit	14,000	$48 per Unit
Property Insurance GL, Property, Umbrella	557,246	$1,915 per Unit	320,100	$1,100 per Unit
Total Fixed Expenses	**$780,590**	$2,682 per Unit	**$557,444**	$1,916 per Unit
Estimated Utility Costs				
Electric - Vacant and House Meters	54,712	$188 per Unit	26,000	$89 per Unit
Gas	17,394	$60 per Unit	51,760	$178 per Unit
Water / Sewer	103,215	$355 per Unit	258,800	$889 per Unit
Total Estimated Utility Costs	**$175,321**	$602 per Unit	**$336,560**	$1,157 per Unit
Estimated Other Expenses				
General, Administrative + 911 Phone + Cable + Uniforms + Alarm Monitoring	53,433	$184 per Unit	72,750	$250 per Unit
Other Expenses	0	$ per Unit	0	$ per Unit
Marketing	4,558	$16 per Unit	29,100	$100 per Unit
Repairs/Maintenance/Make Ready - Supplies + HVAC Maint + Fire System Serv	88,008	$302 per Unit	189,150	$650 per Unit
Payroll + Burden	240,061	$825 per Unit	363,750	$1,250 per Unit
Contract Services	171,125	$588 per Unit	116,400	$400 per Unit
Management Fee {Calculated on the Gross Annual Income above}	60,000	6.30%	125,107	3.00%
Total Estimated Other Expenses	**$617,185**	$2,121 per Unit	**$896,257**	$3,080 per Unit
Reserve for Replacement - Estimated	101,850	$350 per Unit	101,850	$350 per Unit
Total Estimated Operating Expenses	**$1,674,946**	$5,756 per Unit	**$1,892,111**	$6,502 per Unit
Estimated Net Operating Income	**($751,290)**	**$2,582 per Unit**	**$2,278,111**	**$7,829 per Unit**

HOUSTON INCOME PROPERTIES, INC.

HAVENWOOD

Ten Year Cash Flow Analysis

UNITS: 291
SQ. FT: 267,080
AVG UNIT SIZE: 918

Year 1 has a {3.00%} rent increase post upgrades, see stabilized pro forma on the previous page

INCOME	MONTHLY YEAR 1	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Annual Market Rent Growth Rates Used		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Potential Income	$360,345	$4,324,144	$4,453,868	$4,587,484	$4,725,109	$4,866,862	$5,012,868	$5,163,254	$5,318,151	$5,477,696	$5,642,027
Other Income	$41,225	$494,700	$509,541	$524,827	$540,572	$556,789	$573,493	$590,698	$608,419	$626,671	$645,471
Gross Income	**$401,570**	$4,818,844	$4,963,409	$5,112,311	$5,265,681	$5,423,651	$5,586,361	$5,753,951	$5,926,570	$6,104,367	$6,287,498
Vacancy / Other Losses		($648,622)	($668,080)	($688,123)	($708,766)	($730,029)	($751,930)	($774,488)	($797,723)	($821,654)	($846,304)
Economic Loss % Includes Bad Debt		15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%
EFFECTIVE GROSS INCOME		$4,170,222	$4,295,329	$4,424,189	$4,556,914	$4,693,622	$4,834,430	$4,979,463	$5,128,847	$5,282,713	$5,441,194
Annual Operating Expense Growth Rates Used			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
EXPENSES											
Operating Expenses		($1,790,261)	($1,843,969)	($1,899,288)	($1,956,267)	($2,014,955)	($2,075,403)	($2,137,665)	($2,201,795)	($2,267,849)	($2,335,885)
Expenses / Unit		$6,152	$6,337	$6,527	$6,723	$6,924	$7,132	$7,346	$7,566	$7,793	$8,027
Reserve for Replacement @ {$350} / Unit		($101,850)	($101,850)	($101,850)	($101,850)	($101,850)	($101,850)	($101,850)	($101,850)	($101,850)	($101,850)
TOTAL EXPENSES		($1,892,111)	($1,945,819)	($2,001,138)	($2,058,117)	($2,116,805)	($2,177,253)	($2,239,515)	($2,303,645)	($2,369,699)	($2,437,735)
Total Expenses / Unit		$6,502	$6,687	$6,877	$7,073	$7,274	$7,482	$7,696	$7,916	$8,143	$8,377
NET OPERATING INCOME		$2,278,111	$2,349,510	$2,423,051	$2,498,798	$2,576,817	$2,657,177	$2,739,948	$2,825,202	$2,913,013	$3,003,459
NOI GROWTH RATE		121.9%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%

NOTE: Year One shows the NOI growth rate starting from column one's NOI on the Actual and Pro Forma Analysis page.

HAVENWOOD
APARTMENT HOMES

Value Projection at 60 Months

PROPERTY INFORMATION			
Number of Units:	291	Approx. NRA:	267,080
Year Built:	1971	Average Unit Size:	918 S.F.
Roofs:	Flat	Proposed Mthly. Mkt. Rent at 60 Mths. (5 YRS):	$405,572 $1,394 / Unit $1.52 / S. F.
HVAC System:	Individual Elect. HVAC Units	This Projection is based on the stabilized year 1 pro forma with a 3% rent and a 3% expense growth rate for years 2 thru 5. This analysis assumes that all Utilities are being charged back to the tenants through a RUBS.	
Post Stabilization: Electric:	Individual		
Water:	Master - RUBS		
Gas:	Master		
Hot Water:	Gas Boilers		
Est. Occupancy at Stabilization:	90%		

STABILIZED PRO FORMA

Projected at 60 Months Post Renovation and Income Stabilization

REVENUE AND COLLECTIONS

		% of Gross Potential Income
Total Gross Rent Potential	$4,866,862	100%
Vacancy/Other Rental Losses (Economic Loss)	($730,029)	{15%} of Gross Rent Potential
Estimated Gross Potential Income	$4,136,833	85%
Total Other Income Potential	$556,789	$1913 / Unit
Total Estimated Gross Annual Income	$4,693,622	

EXPENSES

Total Expenses ~ (average Unit size is {918 S.F.})	($2,116,805)	$7,274 / Unit $7.93 / SF
Estimated Stabilized Net Operating Income (at 60 Months Post Stabilization)	$2,576,817	

Estimated Potential Value Based on Stabilized NOI of {$2,576,817} (at 60 Mths, Post Stabilization)

Cap Rate	Value Generated		
6.75%	$38,175,067	$131,186/U	$142.93/SF
7.00%	$36,811,672	$126,501/U	$137.83/SF
7.25%	$35,542,304	$122,139/U	$133.08/SF

HAVENWOOD APARTMENT HOMES

Property Overview

Unit Features (Interior appointments may vary in each unit)

- 23 Floor Plan Options
- 1, 2. 3 & 4 Bedroom Plans
- Individual Controlled A/C and Heat
- Ceiling Fan
- Faux Wood Floors
- Carpeted Bedrooms
- Refrigerator, Range, Dishwasher
- Serve Through Kitchen Bar
- Kitchen Pantry
- Spacious Countertops and Cabinets
- Stainless Steel Sinks and White Appliances
- Storage Areas
- Large Walk-in Closets
- Shower / Tub Combination
- Linen Closets
- Mini-Blinds
- Cable Ready
- Patio / Balcony

Community Amenities

- On-Site Management
- Laundry Facilities
- Perimeter Fence
- Stand Alone Leasing Office
- Clubhouse with Kitchen
- Ample Open Parking
- Some Covered Parking
- Convenient to Entertainment
- Limited Access Gates
- High Speed Internet Available
- Area Schools are within 2 miles of Property
- Picnic Areas
- Sitting Areas
- Playground
- Pool

Floor Plans (1 Bedroom Plans)

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APARTMENT HOMES

A1

1 bd | 1 ba 630 sq ft

A2

1 bd | 1 ba 682 sq ft

A3

1 bd | 1 ba 688 sq ft

A4

1 bd | 1 ba 706 sq ft

A6

1 bd | 1 ba 715 sq ft

A5

1 bd | 1 ba 714 sq ft

Floor Plans (2 Bedroom Plans)

B1
2 bd | 1 ba 826 sq ft

B2
2 bd | 1 ba 907 sq ft

B3
2 bd | 1 ba 912 sq ft

B4
2 bd | 1 ba 1,041 sq ft

B5
2 bd | 1.5 ba 925 sq ft

B6
2 bd | 1.5 ba 937 sq ft

HAVENWOOD
APARTMENT HOMES

B7
2 bd | 1.5 ba 977 sq ft

B8
2 bd | 1.5 ba 1,024 sq ft

B9
2 bd | 1.5 ba 1,026 sq ft

B10
2 bd | 1.5 ba 1,054 sq ft

B11
2 bd | 2 ba 910 sq ft

B12
2 bd | 2 ba 935 sq ft

C1
3 bd | 2 ba 1,060 sq ft

C2
3 bd | 2 ba 1,125 sq ft

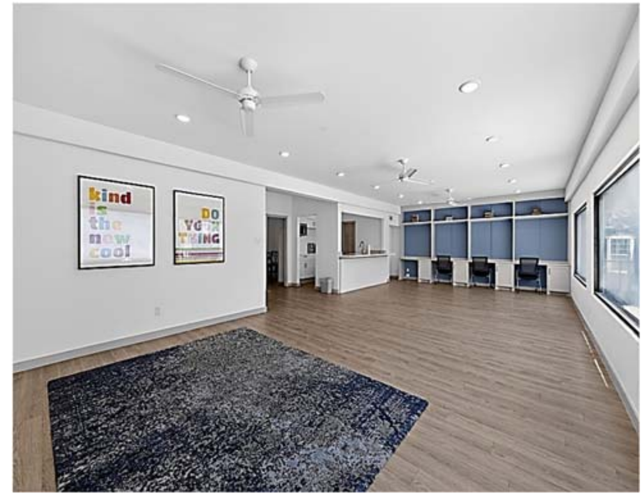
Floor Plans (3 & 4 Bedroom Plans)

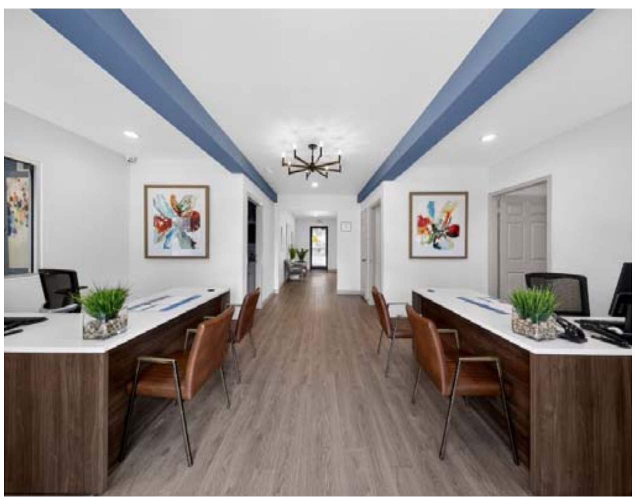
C3
3 bd | 2 ba 1,197 sq ft

C4
3 bd | 2.5 ba 1,283 sq ft

D1
4 bd | 2 ba 1,507 sq ft

Property Office Interior Photos

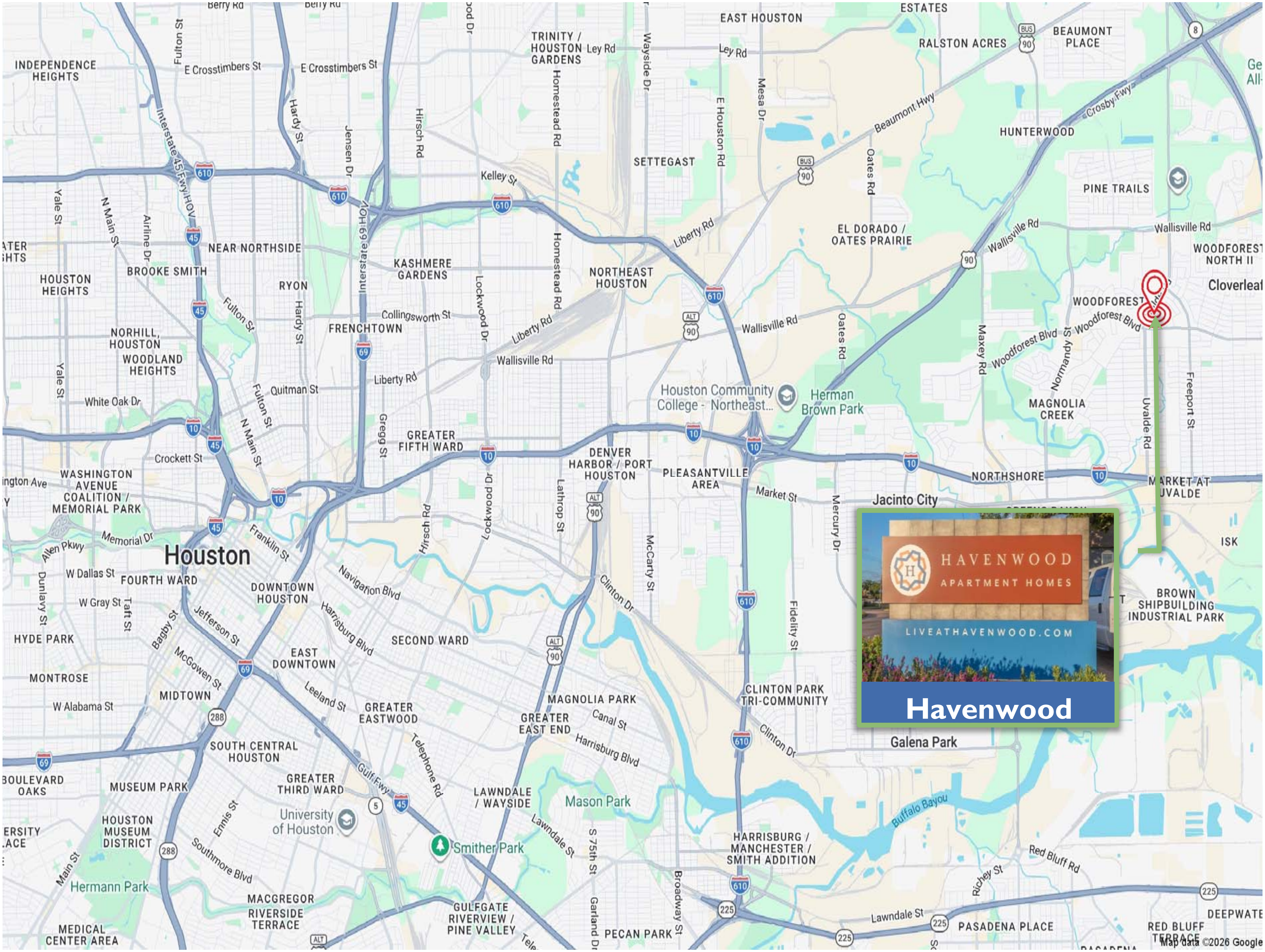




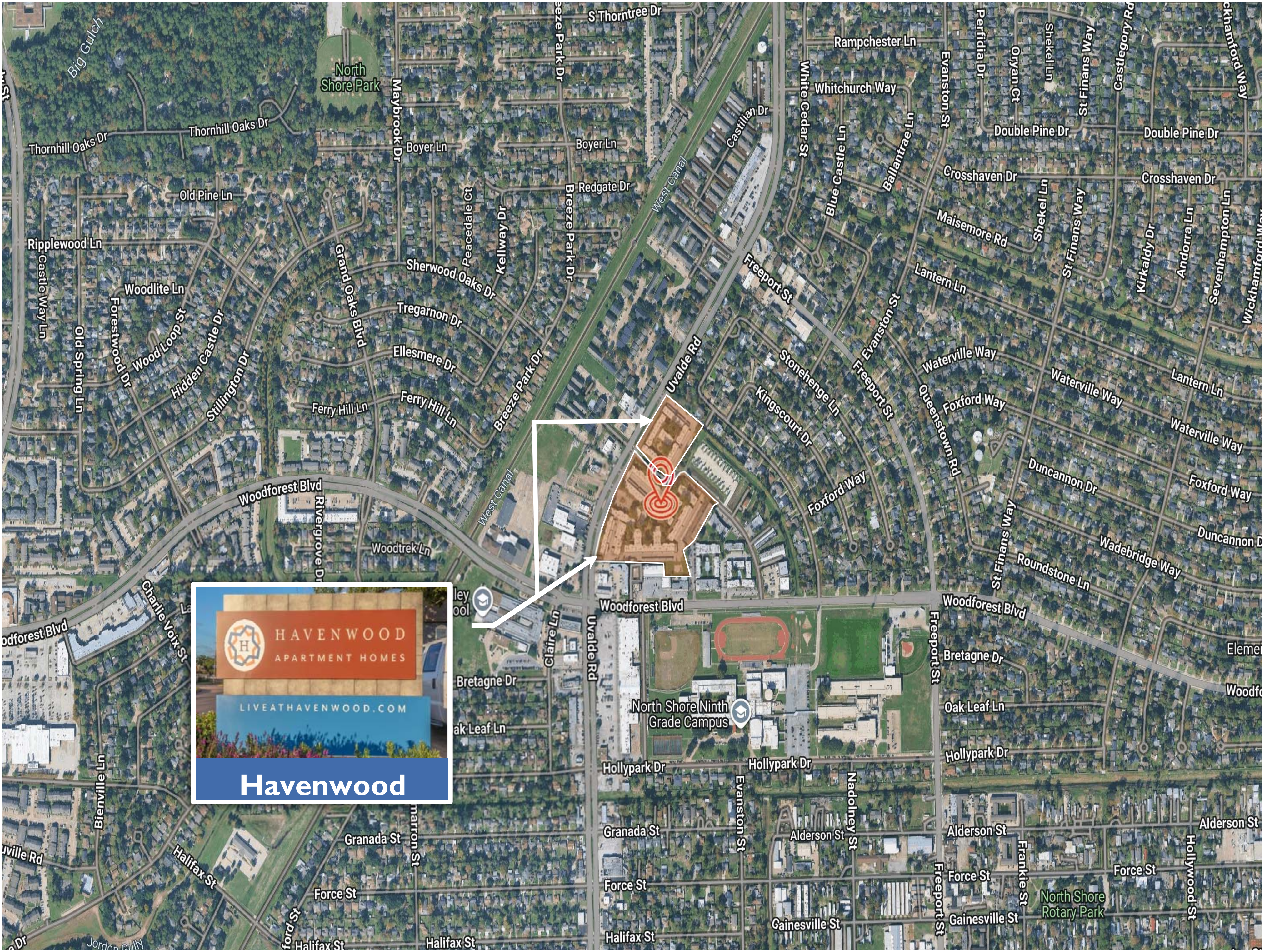
HAVENWOOD
APARTMENT HOMES

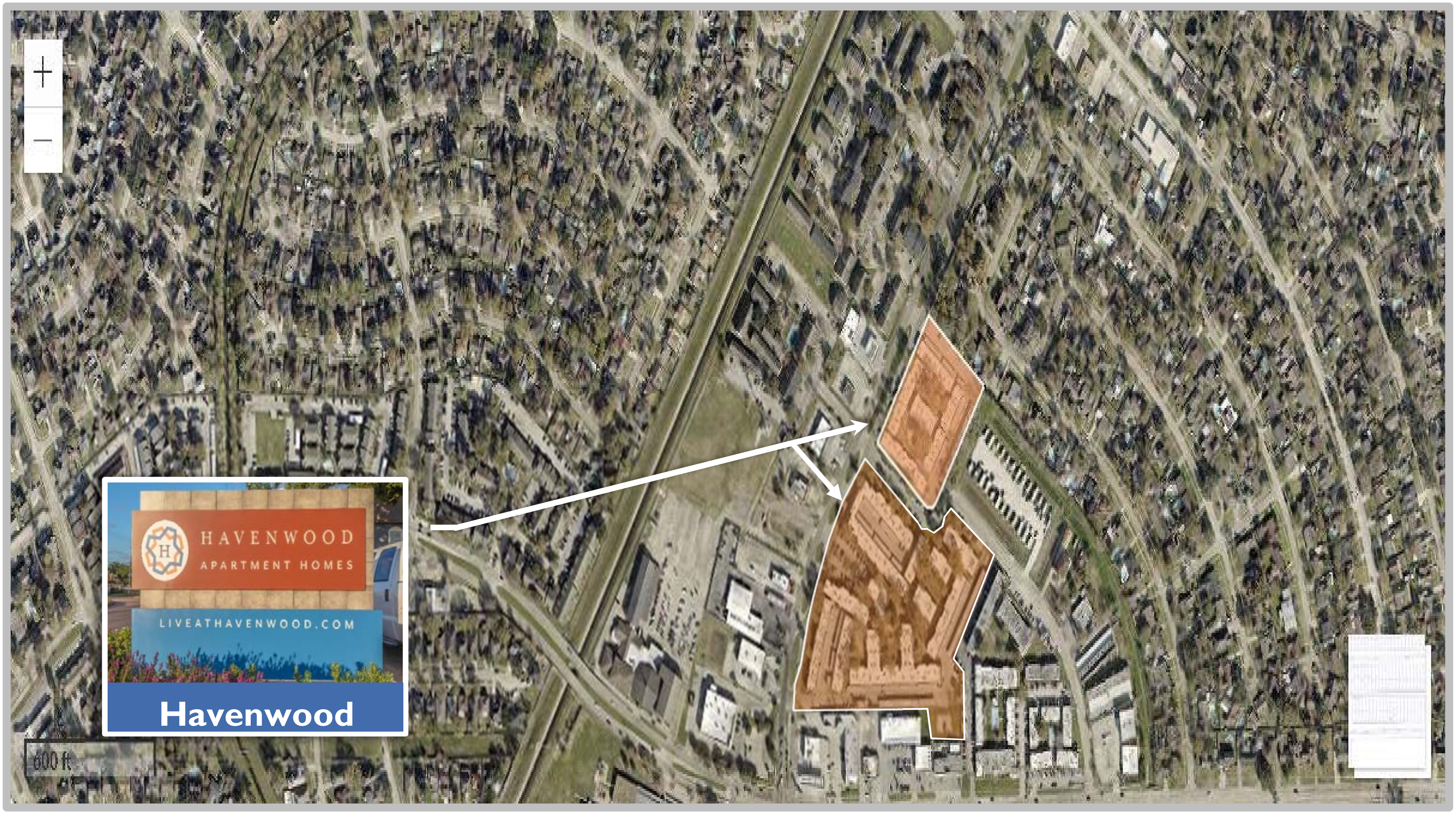
Site Map

HAVENWOOD
APARTMENT HOMES



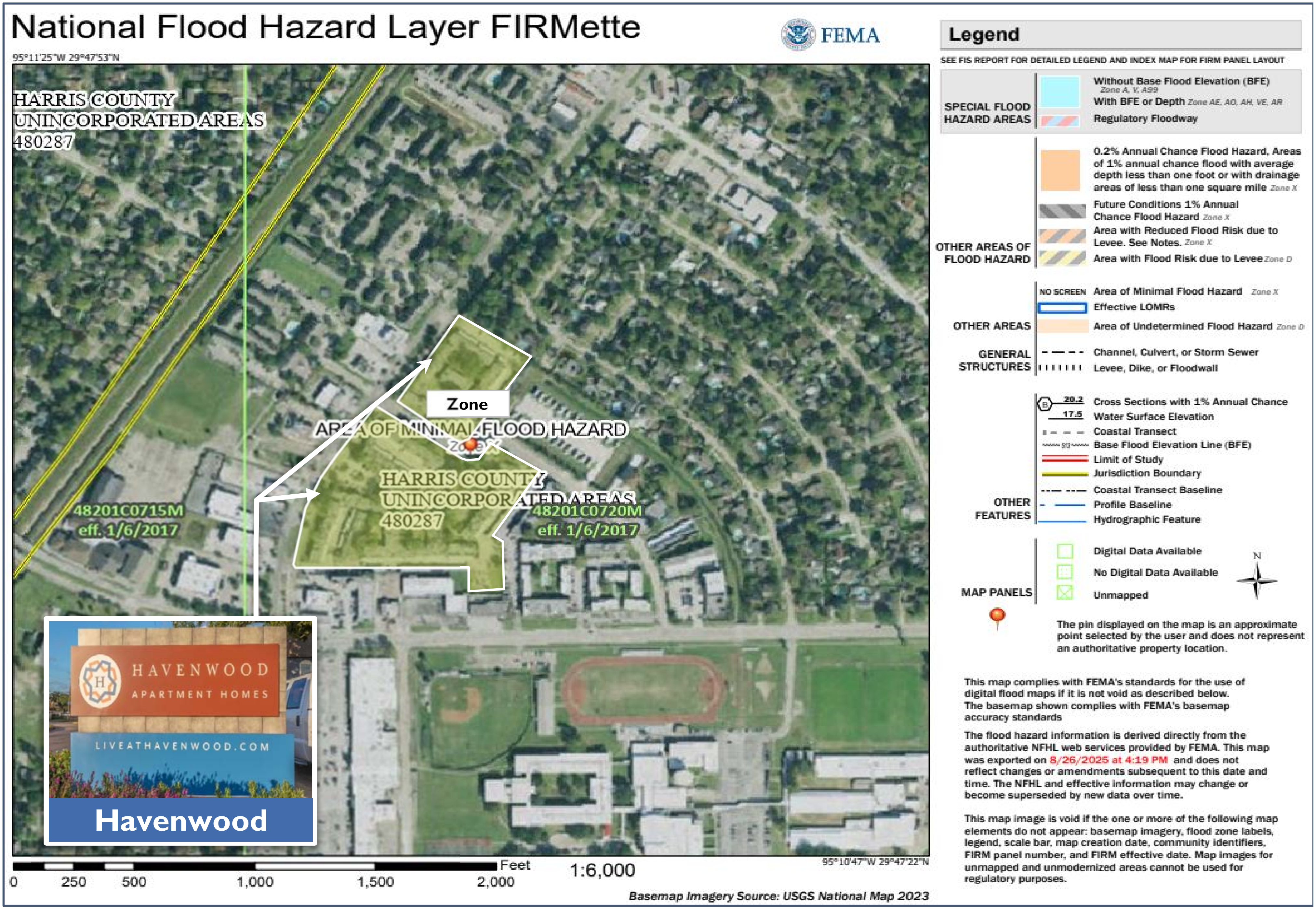
HAVENWOOD
APARTMENT HOMES
LIVEATHAVENWOOD.COM
Havenwood
Houston
INDEPENDENCE HEIGHTS
HOUSTON HEIGHTS
BROOKE SMITH
NEAR NORTHSIDE
RYON
KASHMERE GARDENS
FRENCHTOWN
NORHILL, HOUSTON
WOODLAND HEIGHTS
TRINITY / HOUSTON GARDENS
SETTEGAST
NORTHEAST HOUSTON
EAST HOUSTON
RALSTON ACRES
BEAUMONT PLACE
HUNTERWOOD
PINE TRAILS
EL DORADO / OATES PRAIRIE
WOODFOREST NORTH II
WOODFOREST
Cloverleaf
MAGNOLIA CREEK
Houston Community College - Northeast...
Herman Brown Park
GREATER FIFTH WARD
DENVER HARBOR / PORT HOUSTON
PLEASANTVILLE AREA
NORTHSHORE
MARKET AT UVALDE
Jacinto City
WASHINGTON AVENUE COALITION / MEMORIAL PARK
FOURTH WARD
DOWNTOWN HOUSTON
EAST DOWNTOWN
SECOND WARD
HYDE PARK
MONTROSE
MIDTOWN
GREATER EASTWOOD
MAGNOLIA PARK
GREATER EAST END
CLINTON PARK TRI-COMMUNITY
BROWN SHIPBUILDING INDUSTRIAL PARK
Galena Park
SOUTH CENTRAL HOUSTON
BOULEVARD OAKS
MUSEUM PARK
GREATER THIRD WARD
LAWNDALE / WAYSIDE
Mason Park
University of Houston
Smither Park
HOUSTON MUSEUM DISTRICT
Hermann Park
HARRISBURG / MANCHESTER / SMITH ADDITION
MACGREGOR RIVERSIDE TERRACE
GULFGATE RIVERVIEW / PINE VALLEY
PECAN PARK
PASADENA PLACE
RED BLUFF TERRACE
MEDICAL CENTER AREA
Buffalo Bayou
Map data ©2026 Google


HAVENWOOD
APARTMENT HOMES
LIVEATHAVENWOOD.COM
Havenwood
North Shore Park
Big Gulch
S Thorntree Dr
Rampchester Ln
Whitchurch Way
Thornhill Oaks Dr
Boyer Ln
Redgate Dr
Old Pine Ln
Ripplewood Ln
Woodlite Ln
Sherwood Oaks Dr
Tregarnon Dr
Ellesmere Dr
Ferry Hill Ln
Woodforest Blvd
Woodtrek Ln
Rivergrove Dr
Grand Oaks Blvd
Maybrook Dr
Breeze Park Dr
Peacedale Ct
Kellway Dr
West Canal
Castilian Dr
Uvalde Rd
Freeport St
White Cedar St
Blue Castle Ln
Ballantrae Ln
Evanston St
Stonehenge Ln
Kingscourt Dr
Foxford Way
Double Pine Dr
Crosshaven Dr
Maisemore Rd
Lantern Ln
Waterville Way
Queenstown Rd
Duncannon Dr
Wadebridge Way
Roundstone Ln
St Finans Way
Shekel Ln
Oryan Ct
Perfidia Dr
Castlegory Rd
Kirkaldy Dr
Andorra Ln
Sevenhampton Ln
Claire Ln
Bretagne Dr
Oak Leaf Ln
Hollypark Dr
North Shore Ninth Grade Campus
Granada St
Alderson St
Nadoloney St
Force St
Gainesville St
Halifax St
Frankie St
Hollywood St
North Shore Rotary Park
Charlie Voix St
Bienville Ln
Halifax St
Forestwood Dr
Wood Loop St
Hidden Castle Dr
Stillington Dr
Old Spring Ln
Castle Way Ln
Jordon Gully



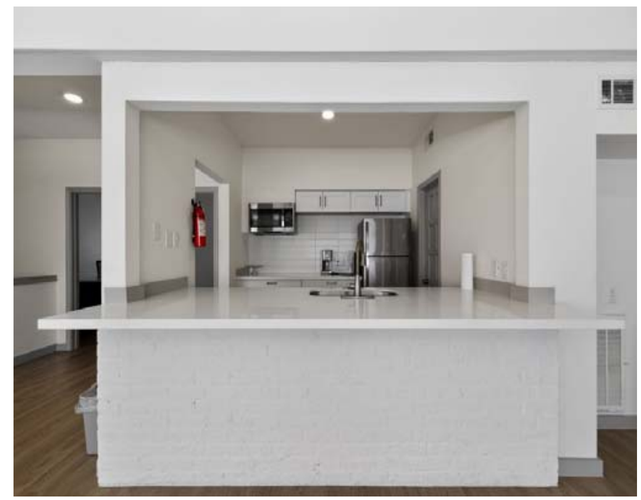
HAVENWOOD
APARTMENT HOMES

Flood Map


National Flood Hazard Layer FIRMette
FEMA
95°11'25"W 29°47'53"N
HARRIS COUNTY UNINCORPORATED AREAS 480287
Zone
AREA OF MINIMAL FLOOD HAZARD
HARRIS COUNTY UNINCORPORATED AREAS 480287
48201C0715M eff. 1/6/2017
48201C0720M eff. 1/6/2017
HAVENWOOD APARTMENT HOMES
LIVEATHAVENWOOD.COM
Havenwood
0 250 500 1,000 1,500 2,000 Feet
1:6,000
95°10'47"W 29°47'22"N
Basemap Imagery Source: USGS National Map 2023
Legend
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway
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 AREAS
NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall
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
MAP PANELS
Digital Data Available
No Digital Data Available
Unmapped
N
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/26/2025 at 4:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Market Overview

Amenities



HAVENWOOD
APARTMENT HOMES

Market Drivers

As the increasing availability of data emphasizes the significance of targeting submarkets, it's crucial to recognize a broader, gradual shift occurring across the United States. Over the past fifty years, social and economic trends have driven a consistent migration of both population and jobs toward the South and West regions. This trend accelerated during the pandemic as individuals sought refuge in states with more open economies.

This migration is fueled by a blend of governance, economic, social, and technological factors. Both individuals and companies are increasingly relocating to lower-cost markets and metropolitan areas that are more business-friendly, particularly those with expertise in rapidly growing sectors like technology and healthcare. Advances in technology have further enhanced mobility, enabling both people and businesses to become less reliant on physical locations in our increasingly service-oriented economy. Furthermore, this migration tends to favor regions with warm climates and appealing amenities. Notably, policy decisions have also played a role in shaping these trends; for example, the 2017 tax reform eliminated the ability to deduct state and local taxes from federal income, intensifying the financial burden on residents in states with high property taxes such as Illinois, New York, New Jersey, and California.

Houston emerges as a standout city along the Gulf Coast, recognized as one of the greatest cities in the world. With its robust economy, diverse culture, and exceptional quality of life, it serves as an ideal destination for business. The region supports a wide range of industries, from energy and healthcare to aerospace and information technology, backed by strong infrastructure and a vibrant innovation landscape that nurtures the next generation of companies. Additionally, with 1.5 million residents aged 25 and older holding a bachelor's degree and over 3.52 million jobs in the Houston Metropolitan Statistical Area (MSA), the region is well-positioned as one of the strongest economies in the nation. The Houston MSA presents an enticing opportunity, as its steadily growing population continues to unveil its numerous advantages. Notably, living costs in Houston are approximately 25% lower than the average of the top 20 metropolitan areas.

Below are some noteworthy relocations and expansions to the Houston MSA in recent years.

amazon · DAIKIN AIR CONDITIONING · JSW Steel · OXITENO · sabic · DOW · ONEOK · TARGA · covestro · GOYA · Tenaris · Kaneka · PRAXAIR · Chevron Phillips Chemical Company LP · BANK OF CHINA · FedEx · Lonza · HUDSON Products Corporation · PHILLIPS 66 · lyondellbasell · ABS · ExxonMobil · TOTAL · INEOS · Braskem · MITSUBISHI HEAVY INDUSTRIES · MAN Diesel & Turbo · IKEA · TransCanada In business to deliver · DHL · MRC Global · Enterprise Products Partners L.P.

Comparative Market Survey Summary

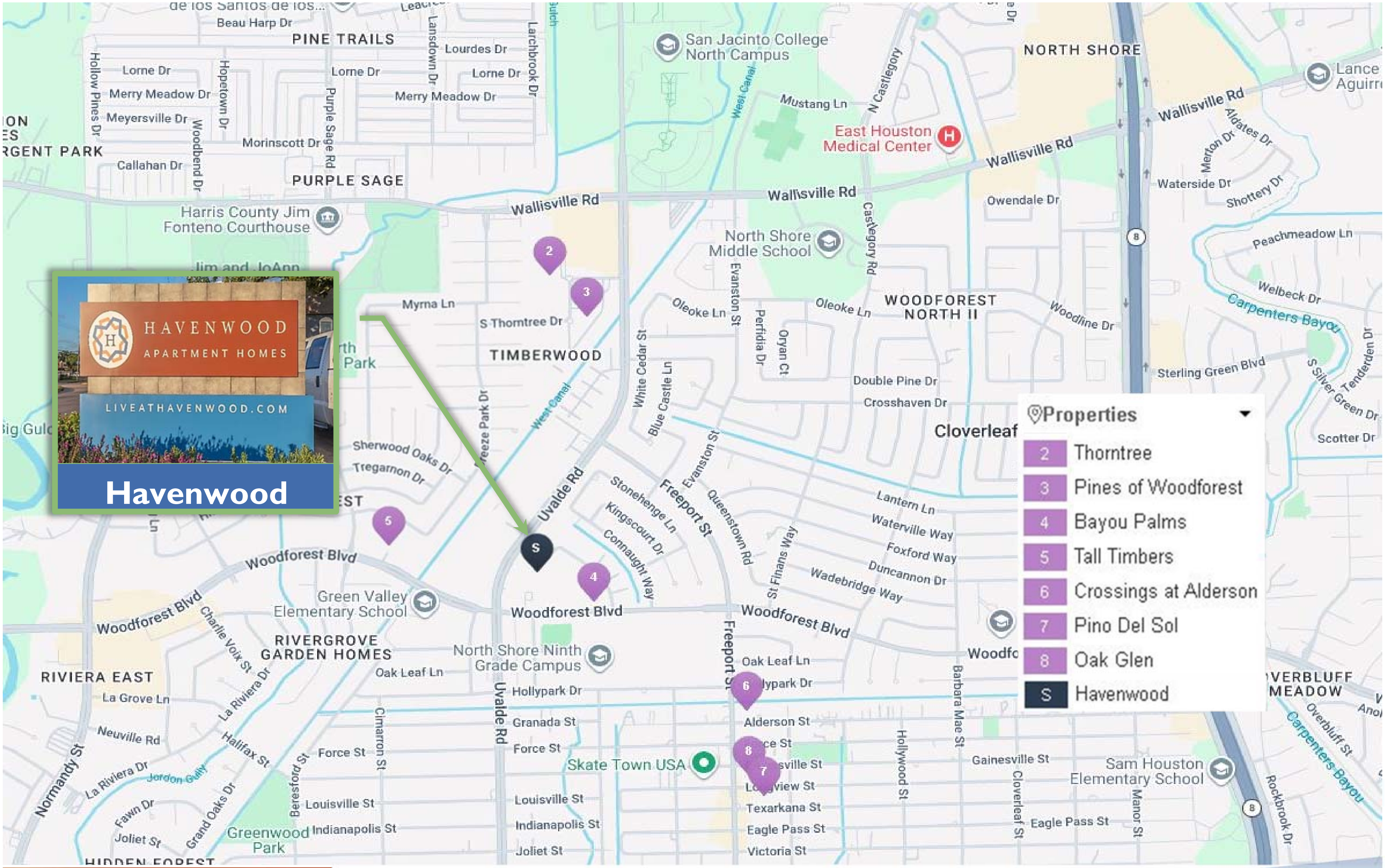
Yardi Matrix

Map #	Property Name	Address				Completed Year	Unit Count	Occupancy	Average SqFt	Market Rent / Unit	Market Rent / SF
2	Thorntree	13502 Thorntree Drive	Houston	TX	77015	1979	224	85%	786	$1,067	$1.36
3	Pines of Woodforest	90 Uvalde Road	Houston	TX	77015	1980	266	92%	856	$1,017	$1.19
4	Bayou Palms	13455 Woodforest Blvd	Houston	TX	77015	1969	160	93%	823	$977	$1.19
5	Tall Timbers	13155 Wood Forest Blvd	Houston	TX	77015	1982	256	92%	719	$1,068	$1.49
6	Crossings at Alderson	13925 Alderson Street	Houston	TX	77015	1971	106	77%	709	$1,008	$1.42
7	Pino Del Sol	13919 Texarkana Street	Houston	TX	77015	1982	52	75%	734	$889	$1.21
8	Oak Glen	615 Freeport Street	Houston	TX	77015	1970	56	95%	720	$752	$1.04
Subject	Havenwood	333 UVALDE RD.	HOUSTON, TX 77015			1971	291	32%	918	$1,202	$1.31

Map #	Property Name	Address	City	State	ZIP	Completed Year	Units	Min SqFt	Max SqFt	Min Market Rent	Max Market Rent
2	Thorntree	13502 Thorntree Drive	Houston	TX	77015	1979	224	583	899	$862	$1,150
3	Pines of Woodforest	90 Uvalde Road	Houston	TX	77015	1980	266	660	1,076	$859	$1,256
4	Bayou Palms	13455 Woodforest Blvd	Houston	TX	77015	1969	160	650	1,124	$797	$1,453
5	Tall Timbers	13155 Wood Forest Blvd	Houston	TX	77015	1982	256	414	965	$825	$1,204
6	Crossings at Alderson	13925 Alderson Street	Houston	TX	77015	1971	106	650	850	$853	$1,218
7	Pino Del Sol	13919 Texarkana Street	Houston	TX	77015	1982	52	600	930	$750	$1,059
8	Oak Glen	615 Freeport Street	Houston	TX	77015	1970	56	585	902	$685	$822
Subject	Havenwood	333 UVALDE RD.	HOUSTON, TX 77015			1971	291	788	1094	$1,105	$1,335

HAVENWOOD
APARTMENT HOMES

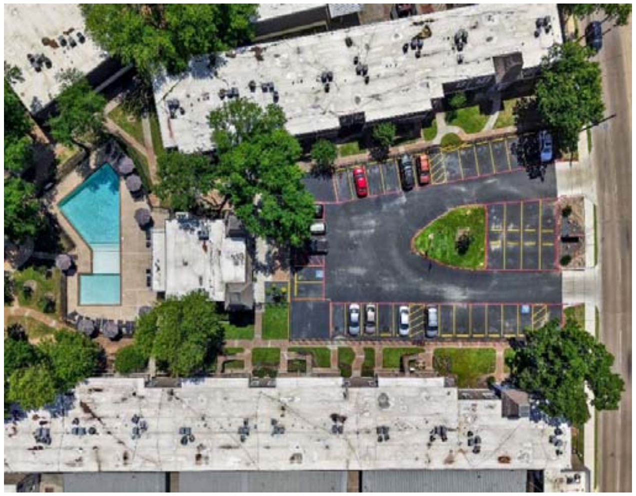
Rent Comparables Map

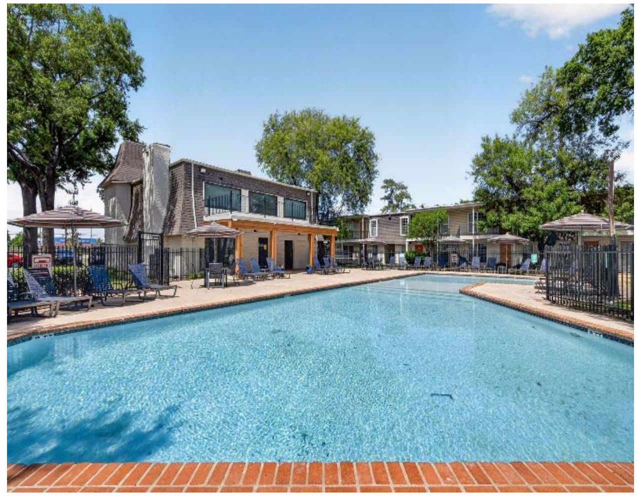


HAVENWOOD
APARTMENT HOMES

Location Overview

Exterior Property Photos





HAVENWOOD
APARTMENT HOMES

Houston MSA

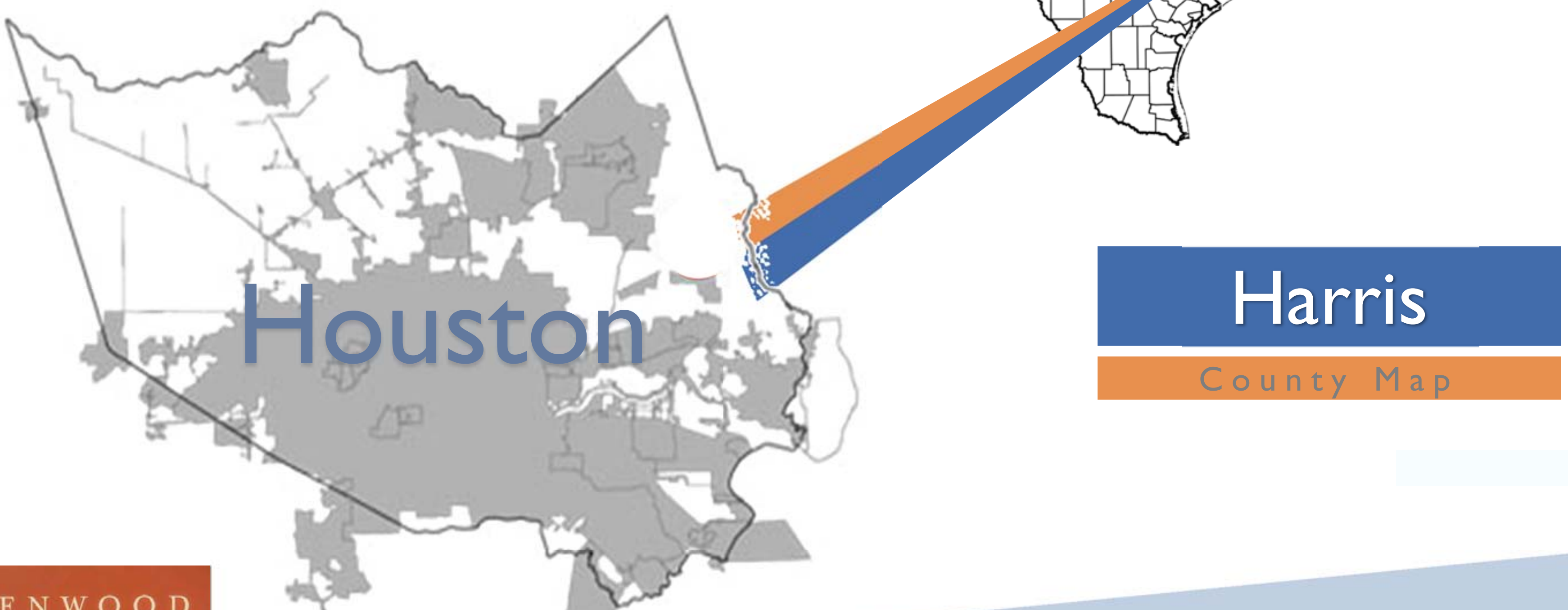
HOUSTON MSA
Made up of 9 Counties
10,062 square miles
7,824,000+ Residents

HARRIS COUNTY
1,777 square miles
4,918,000+ Residents

CITY OF HOUSTON
Located in Harris County
665 square miles
2,335,000+ Residents

HAVENWOOD
APARTMENT HOMES

Havenwood is situated in east Harris County in the unincorporated part of Houston, Texas. This county is part of the Houston Metropolitan Statistical Area, which includes 9 counties and is the 3rd most populous county in the nation, with more residents than 24 states.



Harris County © Texas Almanac

The Gulf Coast Gateway for Business

Harris County hosts a robust business climate with its bustling location on the Gulf Coast, which includes the Houston Metro, access to national and international transportation outlets, strong infrastructure, Port of Houston, the Houston Ship Channel and pro-business leadership that supports and advocates economic growth.

$15 Billion

In Industrial Investment in Harris County in First Part of 2026 Alone

Harris County is experiencing significant industrial investment, with $15 billion worth of projects currently under construction in the Greater Houston area in 2026. This investment spans various major industrial sectors, including chemicals, manufacturing, and oil and gas.

Key Details on Industrial Investment

Project Diversity: The investment includes large-scale projects, such as those in chemical processing and manufacturing, showcasing Houston's strength in these areas.
Leading County: Harris County is recognized as the most active U.S. county for industrial projects, with 128 major industrial projects in the works, amounting to over $3.4 b illion in potential spending.

This infusion of capital highlights the region's ongoing commitment to fostering a robust industrial landscape, attracting businesses and creating jobs while enhancing the local economy.

Access to the Nation. Access to the World.

Harris County serves as a vital transportation hub, positioned equidistant from both U.S. coasts. This strategic location significantly enhances trade opportunities with Mexico, Canada, and other Latin American markets, making it an ideal site for manufacturing and logistics. **The presence of the Port of Houston—a key gateway for international trade—further amplifies this advantage, establishing the area as unparalleled in its capacity for facilitating commerce and enhancing supply chain efficiencies.**

Business is Booming

Overall, Harris County represents a thriving business climate, showcasing both resilience and potential for continued growth amidst challenges. The focus on innovation, coupled with favorable policies, positions the region as a key player in the national economy.

Here are some of the major employers in Harris County as of 2026, highlighting the diverse sectors represented in the region:

Major Employers in Harris County

Houston Methodist

Employees: 32,058
Sector: Healthcare
Recognized nationally for excellence in healthcare services.

Memorial Hermann Health System

Employees: 34,000
Sector: Healthcare
Offers a range of services with multiple facilities throughout the region.

MD Anderson Cancer Center

Employees: 24,498
Sector: Healthcare
Renowned for cancer treatment and research, ranked high among national employers.

Klein Independent School District

Employees: About 6,800
Sector: Education
One of the top-ranking public education employers in the area.

Baylor College of Medicine

Employees: 5,496
Sector: Education/Healthcare
Known for its high-quality medical education and research programs.

Lone Star College

Employees: 6,442
Sector: Education
A community college system contributing significantly to higher education in the area.

Summary

These major employers illustrate the strong healthcare and educational sectors in Harris County, reflecting the area's focus on improving quality of life and building a knowledgeable workforce. As industries adapt and evolve, these organizations continue to play a pivotal role in the regional economy, offering thousands of job opportunities and fostering community development.

Houston MSA Facts

Area

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.

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.

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.

Economy

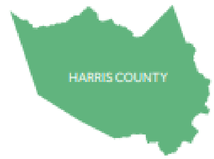
If the MSA were an independent nation, it would rank as **the world's 22nd largest economy,** behind Switzerland ($884.9) and Poland ($809.2 billion) but ahead of Argentina ($646.1 billion) and Belgium ($644.8 billion), according to the World Bank.

The U.S. Bureau of Economic Analysis estimates the Houston-The Woodlands-Sugar Land MSA's Gross Domestic Product (GDP) at **$697.0 billion in '23,** making it the seventh largest U.S. metro economy.

If Houston were a state, its GDP would rank 14th, behind Massachusetts ($736.2 billion) and Virginia ($719.9 billion) but ahead of Michigan ($673.8 billion) and Colorado ($529.6 billion).

DEMOGRAPHICS

Population and People



5,009,302
residents as of July 1, 2024

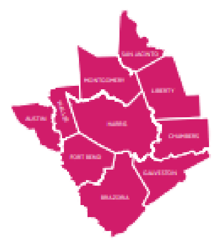
105,852
residents added between July '23 and July '24, a 2.2% increase

3rd
most populous county in the nation

2,390,125
residents as of July 1, 2024

43,217
residents added between July '23 and July '24, a 1.8% increase

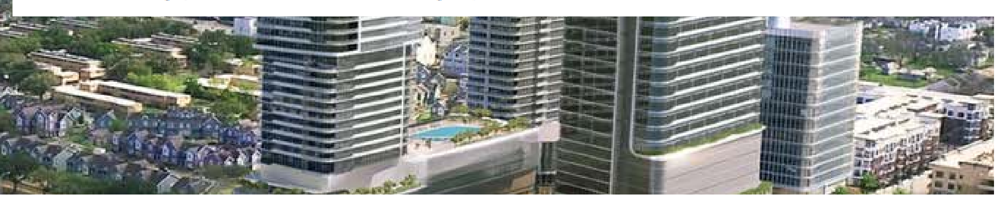
4th
most populous U.S. city



7,796,182
residents as of July 1, 2024

198,171
residents added between July '23 to July '24, a 2.6% increase

5th
most populous U.S. metro area



HOUSTON ECONOMY

Houston's economy remains one of the largest and most diverse in the nation. Since April '20, the region has added more than 635,400 jobs, bringing total employment to 3.5 million as of April '25. The unemployment rate stood at 3.9 percent, consistent with a tight labor market.

This expansion reflects more than a recovery from the COVID-19 pandemic. Continued job growth has been supported by national economic momentum, strong global trade ties, rising corporate investment, and sustained population growth.

Several key trends help explain the region's ongoing economic performance:

Strong U.S. economic growth: Since April '20, the nation has added over 29.0 million jobs, 8.4 million more than it lost in the pandemic. U.S. gross domestic product has grown nearly 25 percent since then, adjusted for inflation. As of April '25, the nation's unemployment rate has tracked 4.2 percent or lower for 41 consecutive months. It hasn't tracked that low for that long since Richard Nixon was President.

Close ties to the global economy: Houston exports topped $180.9 billion in '24, the second highest level on record. The Houston-Galveston Customs District ranked first in the country in volume (432.6 million metric tons) and fourth in value ($376.3 billion) in '24. The Houston Airport System handled a record 13.1 million international passengers in '24.

Increased corporate activity: Over 1,400 companies have announced relocations, expansions, or start-up operations in the region since '21, with more than 250 of these projects involving foreign-owned companies.

Logistics and industrial growth: Developers have added over 215 million square feet of warehouse/industrial space since '16. Container traffic through the Port of Houston has roughly doubled over the same period. The Port set a record last year with 4.1 million total containers handled.

Sustained population growth: Over 450,000 people moved to the metro area between April '20 and July '24, drawn by employment opportunities, affordable housing and quality of life. The region's population is expected to surpass 8.0 million residents by the end of the decade.

Strong sense of community: According to the 44th Annual Kinder Houston-Area survey, 80 percent of respondents identified as Houstonians, including nearly two-thirds of those who moved to the region as adults. More than 80 percent said Houston was a better place to live compared to other major metros, with many saying that economic opportunity and the low cost of living are the best things about living here.

HOUSTON'S LARGEST COMPANIES BY REVENUE

OVER $50 BILLION

ConocoPhillips
Exxon Mobil
Phillips 66
Sysco

$25 TO $50 BILLION

Baker Hughes
Enterprise Products Partners
Hewlett Packard Enterprise
LyondellBasell Industries
Occidental Petroleum
Plains All American Pipeline
Plains GP Holdings
SLB

$10 TO $25 BILLION

Cheniere Energy
Corebridge Financial
EOG Resources
Group 1 Automotive
Halliburton
Kinder Morgan
Quanta Services
Targa Resources
WM
Westlake

$5 TO $10 BILLION

Academy Sports and Outdoors
APA
CenterPoint Energy
Cheniere Energy Partners
Comfort Systems USA
Coterra Energy
Crown Castle
CVR Energy
Insperity
Marathon Oil
NOV
Par Pacific Holdings
Southwestern Energy
TechnipFMC
Waste Connections

$1 TO $5 BILLION

Cactus
Camden Property Trust
ChampionX
Chord Energy
Crescent Energy
DNOW
DXP Enterprises
Excelerate Energy
Genesis Energy
Hess Midstream
IES Holdings
Kinetik Holdings
Kirby
LGI Homes
MRC Global
Murphy Oil
Noble
Oceaneering International
Patterson-UTI Energy
Prosperity Bancshares
Quanex Building Products
Select Water Solutions
Service International
Sterling Infrastructure
Stewart Information Services
Tidewater
U.S. Silica Holdings
Western Midstream Partners
Westlake Chemical Partners

Note: Based on financial filings for 2023
Source: Houston Chronicle, The Chronicle 100, 2024

26 Fortune 500 Headquarters

43 Fortune 1000 Headquarters

8 Fortune Global 500 Headquarters*

24 Forbes Global 2000 Headquarters

94 Inc. 1000 Headquarters*

4 Fortune 100 Best places to work

*Denotes 2023 data, latest available

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 2.3 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 to 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, Texas, 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.

WHY HOUSTON

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.

Higher Education

INSTITUTIONS OF HIGHER EDUCATION

Greater Houston Area*, Fall 2024

TWO-YEAR COMMUNITY COLLEGES	FALL 2024 ENROLLMENT
Lone Star College System District	78,274
Houston Community College System	43,719
San Jacinto College	31,607
Blinn College	17,549
Lee College	8,287
Lamar Institute of Technology	5,717
Alvin Community College	5,517
Wharton County Junior College	5,512
College of the Mainland Community College District	5,162
Brazosport College	3,208
Galveston College	2,412
Texas State Technical College - Fort Bend	1,071
	208,035 STUDENTS

FOUR-YEAR OR ABOVE	FALL 2024 ENROLLMENT
Texas A&M University	70,667
University of Houston	47,775
Sam Houston State University	20,340
Lamar University	16,658
University of Houston-Downtown	13,732
Prairie View A&M University	10,042
Rice University	8,849
Texas Southern University	8,742
University of Houston-Clear Lake	8,140
The University of Texas Health Science Center at Houston	5,003
University of St. Thomas	4,301
Houston Christian University	4,276
The Texas A&M University System Health Science Center	3,727
University of Houston-Victoria	3,619
The University of Texas Medical Branch at Galveston	3,258
Texas A&M University at Galveston	2,134
Baylor College of Medicine	1,740
South Texas College of Law	1,092
The University of Texas M. D. Anderson Cancer Center	357
Texas Chiropractic College	261
University of Houston Medical School	206
	234,919 STUDENTS
TOTAL	442,954 STUDENTS

*Note: Some colleges listed are located outside the Houston MSA but within a 100-mile radius, referred to as "Greater Houston."
Source: Texas Higher Ed Enrollment

HAVENWOOD APARTMENT HOMES

Things to do in Houston

Downtown Aquarium

Space Center Houston

Houston Signature Experiences

Air, Land, Sea & Space Pass

Houston CityPASS

Houston Brew Passes

HAVENWOOD
APARTMENT HOMES

City of Houston, TX Demographics

City Of Houston, TX	Houston	
Population		
Estimated Population (2025)	2,511,771	
Projected Population (2030)	2,510,212	
Census Population (2020)	2,294,246	
Census Population (2010)	2,109,465	
Projected Annual Growth (2025 to 2030)	-1,559	-
Historical Annual Growth (2020 to 2025)	217,525	1.9%
Historical Annual Growth (2010 to 2020)	184,781	1.8%
Estimated Population Density (2025)	3,736	psm
Trade Area Size	672.3	sq mi
Average Household Income		
Estimated Average Household Income (2025)	$110,401	
Projected Average Household Income (2030)	$110,085	
Estimated Average Family Income (2025)	$125,798	
Median Household Income		
Estimated Median Household Income (2025)	$66,973	
Projected Median Household Income (2030)	$66,352	
Estimated Median Family Income (2025)	$74,293	
Per Capita Income		
Estimated Per Capita Income (2025)	$43,188	
Projected Per Capita Income (2030)	$44,158	
Estimated Per Capita Income 5 Year Growth	$970	2.2%
Estimated Average Household Net Worth (2025)	$853,659	
Daytime Demos (2025)		
Total Businesses	177,624	
Total Employees	1,681,630	
Company Headquarter Businesses	6,382	3.6%
Company Headquarter Employees	363,139	21.6%
Employee Population per Business	9.5	
Residential Population per Business	14.1	

City Of Houston, TX	Houston	
Race & Ethnicity		
White (2025)	825,059	32.8%
Black or African American (2025)	596,230	23.7%
American Indian or Alaska Native (2025)	27,183	1.1%
Asian (2025)	202,685	8.1%
Hawaiian or Pacific Islander (2025)	1,434	-
Other Race (2025)	466,110	18.6%
Two or More Races (2025)	393,070	15.6%
Not Hispanic or Latino Population (2025)	1,399,256	55.7%
Hispanic or Latino Population (2025)	1,112,515	44.3%
Not Hispanic or Latino Population (2030)	1,381,040	55.0%
Hispanic or Latino Population (2030)	1,129,172	45.0%
Not Hispanic or Latino Population (2020)	1,259,359	54.9%
Hispanic or Latino Population (2020)	1,034,887	45.1%
Not Hispanic or Latino Population (2010)	1,188,357	56.3%
Hispanic or Latino Population (2010)	921,108	43.7%
Projected Hispanic Annual Growth (2025 to 2030)	16,657	0.3%
Historic Hispanic Annual Growth (2010 to 2025)	191,407	1.4%
Age Distribution (2025)		
Age Under 5	169,174	6.7%
Age 5 to 9 Years	165,946	6.6%
Age 10 to 14 Years	159,849	6.4%
Age 15 to 19 Years	164,873	6.6%
Age 20 to 24 Years	185,541	7.4%
Age 25 to 29 Years	211,364	8.4%
Age 30 to 34 Years	218,476	8.7%
Age 35 to 39 Years	194,365	7.7%
Age 40 to 44 Years	174,729	7.0%
Age 45 to 49 Years	152,293	6.1%
Age 50 to 54 Years	145,540	5.8%
Age 55 to 59 Years	131,003	5.2%
Age 60 to 64 Years	123,437	4.9%
Age 65 to 74 Years	190,923	7.6%
Age 75 to 84 Years	93,429	3.7%
Age 85 Years or Over	30,829	1.2%
Median Age	34	

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Neighborhood Demographics

333 Uvalde Rd Houston, TX 77015	1 mi radius		2 mi radius		3 mi radius	
Population						
Estimated Population (2025)	25,267		66,208		116,361	
Projected Population (2030)	24,234		63,863		113,976	
Census Population (2020)	23,974		66,934		116,896	
Census Population (2010)	21,930		62,256		103,768	
Projected Annual Growth (2025 to 2030)	-1,033	-0.8%	-2,345	-0.7%	-2,385	-0.4%
Historical Annual Growth (2020 to 2025)	1,293	1.1%	-726	-0.2%	-534	-
Historical Annual Growth (2010 to 2020)	2,043	1.9%	4,677	1.5%	13,128	2.5%
Estimated Population Density (2025)	8,047	psm	5,271	psm	4,118	psm
Trade Area Size	3.1	sq mi	12.6	sq mi	28.3	sq mi
Average Household Income						
Estimated Average Household Income (2025)	$76,795		$81,681		$83,731	
Projected Average Household Income (2030)	$75,798		$80,906		$82,964	
Estimated Average Family Income (2025)	$83,119		$90,134		$91,043	
Median Household Income						
Estimated Median Household Income (2025)	$63,874		$63,700		$66,201	
Projected Median Household Income (2030)	$62,713		$62,915		$65,405	
Estimated Median Family Income (2025)	$67,758		$69,685		$70,517	
Per Capita Income						
Estimated Per Capita Income (2025)	$26,181		$26,573		$26,784	
Projected Per Capita Income (2030)	$26,388		$26,766		$26,964	
Estimated Per Capita Income 5 Year Growth	$207	0.8%	$193	0.7%	$179	0.7%
Estimated Average Household Net Worth (2025)	$545,138		$564,810		$585,825	
Daytime Demos (2025)						
Total Businesses	613		1,833		3,028	
Total Employees	3,766		14,397		24,193	
Company Headquarter Businesses	5	0.9%	36	2.0%	68	2.2%
Company Headquarter Employees	36	1.0%	955	6.6%	1,784	7.4%
Employee Population per Business	6.1		7.9		8.0	
Residential Population per Business	41.2		36.1		38.4	

333 Uvalde Rd Houston, TX 77015	1 mi radius		2 mi radius		3 mi radius	
Race & Ethnicity						
White (2025)	6,479	25.6%	16,956	25.6%	30,310	26.0%
Black or African American (2025)	6,748	26.7%	14,917	22.5%	24,958	21.4%
American Indian or Alaska Native (2025)	327	1.3%	925	1.4%	1,682	1.4%
Asian (2025)	634	2.5%	1,593	2.4%	2,988	2.6%
Hawaiian or Pacific Islander (2025)	16	-	45	-	66	-
Other Race (2025)	5,817	23.0%	17,292	26.1%	30,689	26.4%
Two or More Races (2025)	5,245	20.8%	14,480	21.9%	25,669	22.1%
Not Hispanic or Latino Population (2025)	10,847	42.9%	24,605	37.2%	41,340	35.5%
Hispanic or Latino Population (2025)	14,420	57.1%	41,603	62.8%	75,021	64.5%
Not Hispanic or Latino Population (2030)	10,765	44.4%	25,235	39.5%	43,974	38.6%
Hispanic or Latino Population (2030)	13,470	55.6%	38,628	60.5%	70,001	61.4%
Not Hispanic or Latino Population (2020)	10,239	42.7%	24,524	36.6%	39,779	34.0%
Hispanic or Latino Population (2020)	13,734	57.3%	42,410	63.4%	77,117	66.0%
Not Hispanic or Latino Population (2010)	10,377	47.3%	25,604	41.1%	40,223	38.8%
Hispanic or Latino Population (2010)	11,553	52.7%	36,652	58.9%	63,545	61.2%
Projected Hispanic Annual Growth (2025 to 2030)	-951	-1.3%	-2,975	-1.4%	-5,020	-1.3%
Historic Hispanic Annual Growth (2010 to 2025)	2,867	1.7%	4,951	0.9%	11,476	1.2%
Age Distribution (2025)						
Age Under 5	1,760	7.0%	4,468	6.7%	8,107	7.0%
Age 5 to 9 Years	1,863	7.4%	4,982	7.5%	9,057	7.8%
Age 10 to 14 Years	1,944	7.7%	5,263	7.9%	9,417	8.1%
Age 15 to 19 Years	2,139	8.5%	5,874	8.9%	10,225	8.8%
Age 20 to 24 Years	2,174	8.6%	5,718	8.6%	9,959	8.6%
Age 25 to 29 Years	1,910	7.6%	4,930	7.4%	8,947	7.7%
Age 30 to 34 Years	1,846	7.3%	4,697	7.1%	8,736	7.5%
Age 35 to 39 Years	1,844	7.3%	4,712	7.1%	8,531	7.3%
Age 40 to 44 Years	1,780	7.0%	4,676	7.1%	8,356	7.2%
Age 45 to 49 Years	1,565	6.2%	4,279	6.5%	7,581	6.5%
Age 50 to 54 Years	1,465	5.8%	3,878	5.9%	6,748	5.8%
Age 55 to 59 Years	1,354	5.4%	3,414	5.2%	5,627	4.8%
Age 60 to 64 Years	1,196	4.7%	3,098	4.7%	5,053	4.3%
Age 65 to 74 Years	1,594	6.3%	4,231	6.4%	6,822	5.9%
Age 75 to 84 Years	675	2.7%	1,572	2.4%	2,517	2.2%
Age 85 Years or Over	158	0.6%	415	0.6%	676	0.6%
Median Age	31.6		31.2		30.8	

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Appendix

The information provided in this offering memorandum is either provided to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. It is the responsibility of the reviewer to verify availability and specific property information. Availability, pricing and terms are subject to change without notice. Owners reserve the right to withdraw their listing, without any notice at any time during the marketing period.

Houston Income Properties, Inc. has not determined whether the property complies with deed restrictions or city or other municipality licensing or ordinances. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE AND PERFORM OR HAVE PERFORMED ANY INSPECTIONS TO VERIFY POSSIBLE CONTAMINATION BY ASBESTOS, LEAD PAINT, MOLD OR ANY OTHER HAZARDOUS SUBSTANCES.

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The information contained in this offering memorandum does not constitute legal, accounting, or other professional advice. Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel, personal accountants and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Property unless otherwise agreed to by the Owners in writing.

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.

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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - 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.

Houston Income Properties, Inc.	393404	N/A	713.783.6262
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Hurd	393404	jhurd@houstonincomeproperties.com	713.783.6262
Designated Broker of Firm	License No.	Email	Phone
______________________________	______	____________________________	___________
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
______________________________	______	____________________________	___________
Sales Agent/Associate's Name	License No.	Email	Phone
______________________________	_____________		
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-0

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