



THE OAKS

OF LAKE JACKSON

THE OFFERING

Oaks Of Lake Jackson, 127 Plantation Dr West, Lake Jackson, TX 77566

OVERVIEW

Units:	144
Avg Rent:	\$1,276
Avg Size:	917
Date Built:	1985
Date Rehabbed:	2023
Rentable Sq. Ft.:	134,496
Acreage:	7.71
Occupancy:	93%
Class:	B

PRICING

Terms:	All Cash/Assumption
Asking Price	\$14,500,000
Price/unit:	\$100,694
Price/unit:	\$78.94
Stabilized NOI	\$1,162,911

INVESTMENT HIGHLIGHTS

- ◆ Available on An All Cash or New Loan Basis
- ◆ Located in the Lake Jackson submarket
- ◆ Lake Jackson is located 30+ miles south of Houston
 - ◆ Major Area Job Growth
- ◆ Has had a major repositioning



FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

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KET ENTERPRISES INCORPORATED

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

ACC REALTY
Charlene Nickson
713 962 5522
Charlene@accrealty.com

Financial Information			Existing Loan Parameters			Operating Information		
Asking Price	\$14,500,000		Mortgage Balance	\$11,277,000		Est Mkt Rent (Jul-26)	\$183,680	
Price Per Unit	\$100,694		Amortization (months)	360		3 Mo Avg	\$141,408	
Price Per Sq. Ft.	\$107.81		Debt Service	\$664,122		Physical Occ (Aug-26)	92%	
Stabilized NOI	\$1,162,911		I. O. Payment(Est)	\$55,343		Est Ins per Unit per Yr	\$1,280	
Stabilized Value Capped @ 6.5%	\$17,890,946		Interest Rate+30-Day Avg SOFR	5.89%		Property Tax Information		
Est Rehab/Upgrade @ \$1,000/unit	\$144,000		Date Due	2/1/2033		2026 Tax Rate/\$100	1.938885	
Est. Entrepreneurial Profit	\$0		Est Res for Repl/Unit/Yr	\$400		2026 Tax Assessment	\$13,970,480	
Est. Carry to Stabilization	\$0		Yield Maintenance	Pre-Payment Penalty		Est 2026 Taxes	\$270,872	
Calculation of Value	\$17,746,946		Transfer Fee	1%+app+legal	as of 9/16/26	Est Future Tax Assessment	\$13,970,480	
			30-Day Avg SOFR	3.64917%		Est Future Taxes	\$270,872	
First P & I Installment Due March 1, 2028								
Current Street Rent with a 1% Increase	2,226,202	\$185,517 / Mo						
Estimated Gross Scheduled Income	2,226,202	\$185,517 / Mo	Number of Units	144				
Estimated Loss to Lease (3% of Total Street Rent)	(66,786)	3%	Avg Unit Size	917				
Estimated Vacancy (6% of Total Street Rent)	(133,572)	6%						
Est Concessions and Rental Losses (3% of Total Street Rent)	(66,786)	3%	Net Rentable Area	134,496				
Estimated Utilities Income	0	\$ / Unit / Yr	Land Area (Acres)	7.71				
Estimated Other Income	139,459	\$968 / Unit / Yr	Units per Acre	18.689				
Estimated Total Rental Income	2,098,516							
ESTIMATED TOTAL PRO-FORMA INCOME	2,098,516	\$174,876 / Mo						
MODIFIED ACTUALS Jan thru Jul 2026 Expenses Annualized			PRO-FORMA					
3 Mo Avg Income Annualized	\$1,696,900					\$2,098,516		
EXPENSE	FIXED EXPENSES		FIXED EXPENSES			FIXED EXPENSES		
Fixed Expenses	Fixed Expenses		Fixed Expenses			Fixed Expenses		
Taxes	\$262,716	\$1,824 per Unit				\$270,872	\$1,881 per Unit	2026 Tax Rate & Future Assessment
Insurance	\$139,500	\$969 per Unit				\$139,500	\$969 per Unit	Estimated
Total Fixed Expense			\$402,216					\$410,372
			\$2,793 per Unit					\$2,850 per Unit
Utilities	Utilities		Utilities			Utilities		
Electricity	\$14,722	\$102 per Unit				\$14,722	\$102 per Unit	
Water & Sewer	\$62,589	\$435 per Unit				\$62,589	\$435 per Unit	
Gas	\$576	\$4 per Unit				\$576	\$4 per Unit	
City Inspection Fees	\$4,320	\$30 per Unit				\$4,320	\$30 per Unit	
Trash	\$18,631	\$129 per Unit				\$18,631	\$129 per Unit	
Total Utilities			\$100,838					\$100,838
			\$700 per Unit					\$700 per Unit
Other Expenses	Other Expenses		Other Expenses			Other Expenses		
General & Admin & Marketing	\$3,216	\$22 per Unit	Lower Than Normal			\$37,440	\$260 per Unit	
Repairs & Maintenance	\$22,075	\$153 per Unit	Lower Than Normal			\$72,000	\$500 per Unit	
Labor Costs	\$95,244	\$661 per Unit				\$194,400	\$1,350 per Unit	
Contract Services	\$0	\$ per Unit				\$0	\$ per Unit	
Management Fees	\$0	0.00%	\$ per Unit	added by broker		\$62,955	3.00%	\$437 per Unit
Total Other Expense			\$120,535					\$366,796
			\$837 per Unit					\$2,547 per Unit
Total Operating Expense			\$623,589	\$4,330 per Unit	lower than normal		\$878,005	\$6,097 per Unit
Reserve for Replacement			\$57,600	\$400 per Unit			\$57,600	\$400 per Unit
Total Expense			\$681,189	\$4,730 per Unit			\$935,605	\$6,497 per Unit
Net Operating Income (Actual Underwriting)			\$1,015,711				\$1,162,911	
Asking Price			\$14,500,000				\$14,500,000	
Cap Rate			7.00%				8.02%	
Existing Debt			11,277,000				11,277,000	
Equity			3,223,000				3,223,000	
Estimated Debt Service			664,122				664,122	
Cash Flow			351,590				498,790	
Cash on Cash			10.91%				15.48%	

NOTES: ACTUALS: Income and Expenses calculated using owner's Jan thru Jul 2026 operating statement. PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using 2026 Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 3.0% of Gross Income, Other expenses are Estimated for the Pro Forma.

DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt the accuracy of the information, but we have not verified it and make no guaranty, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. We have not determined whether the property complies with deed restrictions or any city licensing or ordinances including life safety compliance or if the property lies within a flood plain. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME OR EXPENSE AND PERFORM OR HAVE PERFORMED ANY INSPECTIONS TO VERIFY POSSIBLE CONTAMINATION BY ASBESTOS, LEAD PAINT, MOLD OR ANY OTHER HAZARDOUS SUBSTANCES. The owner reserves the right to withdraw this listing or change the price at anytime without notice during the marketing period.



OAKS OF LAKE JACKSON

Oaks of Lake Jackson Apartments, is a two story, garden-style, apartment community located in the Lake Jackson submarket of Houston, Texas. The asset was built in 1985.

Residents enjoy ample amenities which include: mini-blinds, kitchen pantries, ceiling fans, laundry facilities, patios and balconies and walk-in closets.

Oaks of Lake Jackson Apartments enjoys easy access to Brazos Mall, Target, H-E-B, Panera Bread, and Swamp Shack Lake Jackson. It is situated near many area schools and employers, including Bess Brannen Elementary School, Rasco Middle School, Brazosport High School, Brazosport College, Dow Texas Innovation Center, FLNG Training Center, and TDECU. Convenient location just minutes from Highway 288,

Reportedly, renovated units are receiving \$100-\$200 more in rent per month than non-renovated units. There is excellent upside potential as a new buyer can continue renovating units as they become vacant. 90% of 2 bedroom units have washer dryers in the units. Approximately 25 1 bedroom units do not have washer/dryer connections. Per owner all roof have been replaced except 2.

Seller would like an offer. Off market offering!

An hour south of Houston via 288, Lake Jackson is a popular home base for many of the region's commuters (it's about an hour west of Galveston as well). The city is relatively small and mostly composed of residential neighborhoods.

Brazos Mall and its neighboring cluster of specialty shops and restaurants serve as popular hangouts for locals, and numerous public parks like T.J. Dunbar Jr. Park provide beautiful opportunities to get outdoors and enjoy the sunshine. The community is positioned just minutes inland from the Gulf of Mexico, making it easy to head to the coast for a beach day or a fishing trip.

Excellent Concessions Include:

- Up to \$1,000 off first month's rent in select units
- Receive 1 month free rent with an 18 month lease
- Teachers, Dow, and Olin Employees can save \$50 per month
 - Seniors (55+) can save up to \$50 per month
- Sign up for autopay after move in and take an additional \$25 off your rent
 - 2 bedroom 2 bath furnished units with short leases available



144
units



1985
year built



92%
occupancy



Oaks of Lake Jackson

Renovation Breakdown

New Roofs on 17 buildings	\$425,000
New Hardie siding , Tyvek moisture barrier, and trim, facia, venting etc	\$600,000
Paint 3 color	\$95,000
Perimeter gating and 4 auto gates	\$250,000
Concrete drive additions	\$150,000
Architect	\$75,000
Granite 80 2bedrooms, 64 one bedrooms, office	\$435,000
Cabinet package	\$290,000
Contactor installation, paint interior, etc	\$220,000
Flooring	\$320,000
Interior sinks, faucets, entry locks, interior passage, etc	\$75,000
Landscape, sprinkler, irrigation meter	\$80,000
Appliances, Ref, DW, W/D, Stove, Mirco	\$385,000
Railings and repair to code	\$198,000
Misc	
etc	\$100,000
Total estimated	\$ 3,698,000



PROPERTY INFORMATION

EXISTING MORTGAGE

TAXING AUTHORITY - BRAZORIA COUNTY

Age:	1985	# of Stories:	2	Mortgage Balance	\$11,277,000	ACCT NO: 232989	
Rehabbed:	2023	Buildings:	18	Amortization	360	BRAZORIA CAD	\$0.000000
		Units/Acre	18.69	I. O. Payment(Est)	\$55,343	CITY OF LAKE JACKSON	\$0.378911
Elec Meter:	Indiv	Open Parking:	300 Spaces	Type	Freddie Mac-Floating	VELASCO DRAINAGE DST	\$0.079124
A/C Type:	HVAC-Indiv	Covered Parking:	Yes	Assumable	Yes	BRAZORIA COUNTY	\$0.262548
Water:	RUBS	Garage Parking:	No	Monthly Escrow		BRAZOSPORT COLLEGE	\$0.278592
Gas:	N/A			Origination Date	3/1/2023	PORT FREEPORT	\$0.000000
EWG:	EW	Construction Quality:	B	Due Date	2/1/2033	ROAD & BRIDGE FUND	\$0.042210
Please verify the wiring		Submarket:	Lake Jackson	Interest Rate	2.24%	BRAZOSPORT ISD	\$0.897500
Wiring:	Copper			30-Day Avg SOFR	3.64917%		
Roof:	Pitched	Concessions:	Yes, See Property Information	Yield Maintenance	Yes		
Materials:	Hardie-Plank			Transfer Fee	1%+app+legal	2026 Tax Rate/\$100	\$1.938885
Paving:	Concrete			First P & I Installment Due March 1, 2028		2026 Tax Assessment	\$13,970,480
Resident pays for E(Elec); W(Water);G(Gas)				30-Day Avg SOFR as of 9/16/26		BCAD Improvement Sq.Ft.	134,496

COLLECTIONS

Total \$1,522,143

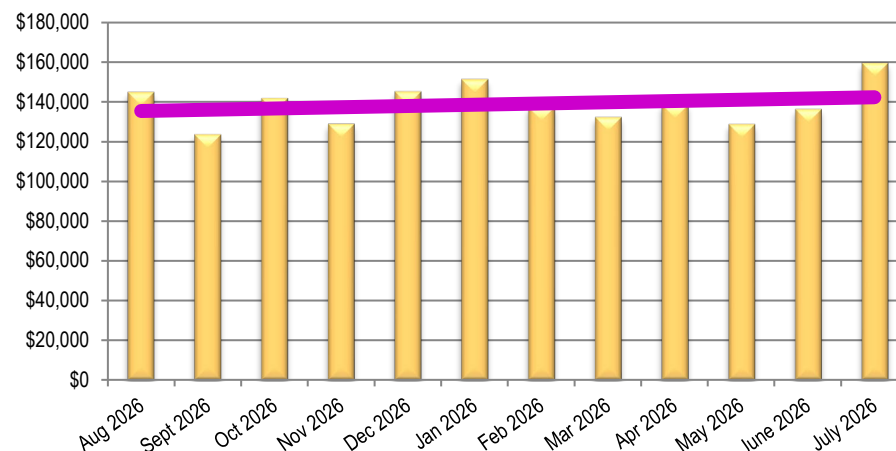
Aug 2026	\$144,778
Sept 2026	\$123,390
Oct 2026	\$141,747
Nov 2026	\$128,759
Dec 2026	\$145,068
Jan 2026	\$151,213
Feb 2026	\$137,182
Mar 2026	\$132,144
Apr 2026	\$138,415
May 2026	\$128,630
June 2026	\$136,146
July 2026	\$159,449

12 Mo Avg \$138,910

9 Mo Avg \$139,667

6 Mo Avg \$138,661

3 Mo Avg \$141,408



FINANCIAL HIGHLIGHTS

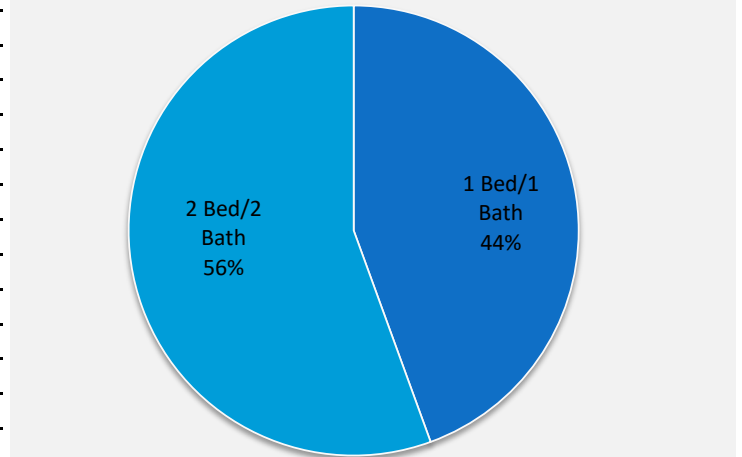
Reportedly, owner has expended approximately \$3,800,000 in CapEx including new roofs on 17 bldgs, new Hardie siding, concrete drive additions, perimeter gating, all new cabinets, stainless steel appliances, granite counters, contemporary light fixtures and updated fixtures. Owner said the property has the same finishes as the newer properties in the area. It is difficult to build new construction in Lake Jackson. occupancy is good but rents are a bit soft since Dow layoffs.



UNIT MIX

Floorplan	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
	1 Bed/1 Bath	32	764	24,448	\$1,090	\$34,880	+EW	\$1.43
	1 Bed/1 Bath	32	764	24,448	\$1,150	\$36,800	+EW	\$1.51
	2 Bed/2 Bath	40	1,070	42,800	\$1,375	\$55,000	+EW	\$1.29
	2 Bed/2 Bath	40	1,070	42,800	\$1,425	\$57,000	+EW	\$1.33
Source: Per Owner 8/26		144	917	134,496	\$1,276	\$183,680		\$1.37
TOTALS AND AVERAGES		Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EWG	Average Rent/ SF

UNITS BY TYPE







AMENITIES

- Clubhouse with complimentary coffee bar, kitchen & fireplace
- Beautiful landscaping & towering trees
- Perimeter fence with access gates
- 24/7 video cameras
- Relaxing pond with granite walk
- Boardwalk with open space
- Refreshing pool and heated spa
- Fitness center
- Soaring Nine & Twelve Foot Ceilings*
- Elegant Crown Molding
- Energy Efficient Appliances
- Cozy Fireplaces
- Expansive Walk-in Closets
- Breakfast Bars
- Stainless Steel Appliances
- Custom Cabinets with Wine Racks
- Private Patios
- Garden Tub
- Wood-Style plank flooring
- Walk-In Rain Showers *
- Double Sink Vanities *

* in select apartment homes

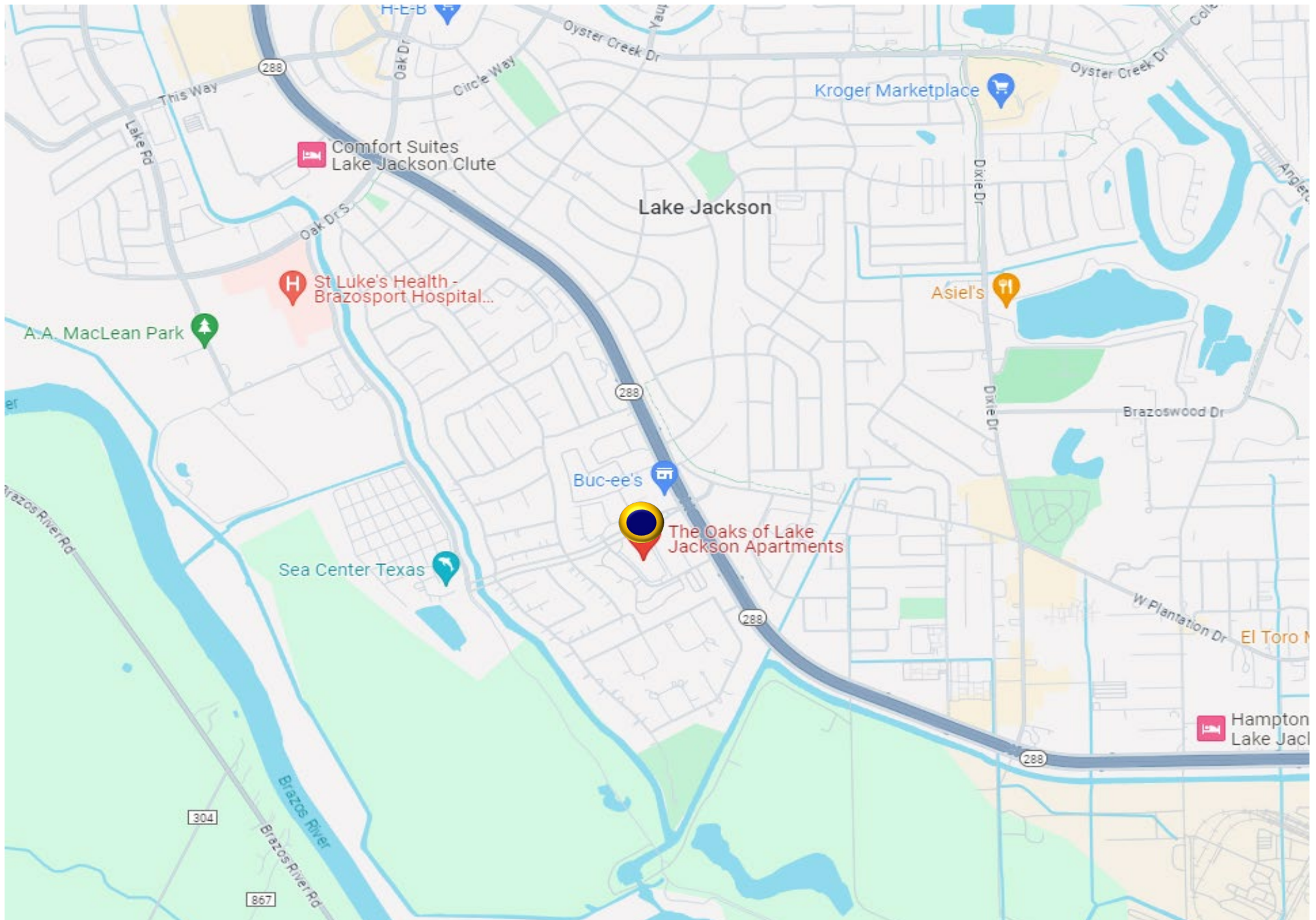


AMENITIES

- New shaker cabinetry
- Granite counters with deep stainless under-mount sinks
- Brass nickel fixtures throughout
- Open kitchen with backsplash
- Contemporary light fixtures
- Refrigerator with ice maker
- Self cleaning stove
- Microwaves
- Outdoor patio, expanded lower level
- Pantry
- Pull down faucet
- Medicine cabinet
- Stainless Steel Appliances
- Sunken living rooms (upper-level)
- Romantic fireplaces
- Ceiling fans in all the bedrooms
- Hotel height bathroom vanities with dual sinks
- Walk-in closets
- Most units have washer/dryer connections
- 6 panel doors
- Custom entrance handles
- Assigned parking space

* in select apartment homes





Oaks Of Lake Jackson, 127 Plantation Dr West, Lake Jackson, TX 77566

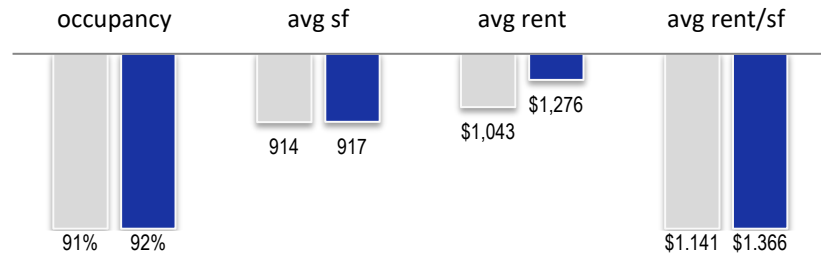
RENT COMPARABLES (2026 MRI APARTMENT DATA)

	Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1	Plantation Park 100 Cactus St	2016	N/A	92%	238	966	\$1,575	EW	1.630
2	Gateway At Lake Jackson 111 Loganberry St	1999	2016	99%	160	1058	\$1,375	EW	1.300
3	Costa Verde 101 Verde Dr	2008	N/A	97%	188	1080	\$1,123	EWG	1.040
4	Edgewater 514 That Way	2005	N/A	90%	228	990	\$1,188	EW	1.200
5	Brazoswood 255 E Brazoswood Dr	2000	N/A	99%	72	1057	\$1,237	E	1.170

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

	Totals/Averages Comps	2006		95%	177	1,030	\$1,306		\$1.268
	Oaks of Lake Jackson 127 Plantation Dr	1985	2023	92%	144	917	\$1,276	EW	\$1.366

Submarket:	Lake Jackson	Houston	Lake Jackson Oaks of Lake Jackson				
Occupancy:	91%	91%	occupancy		avg sf	avg rent	avg rent/sf
# of Operating Units:	13,349	802,950					
# of Operating Apartments:	167	3,385					
Average Size (sqft):	914	897					
Average Rental Rate (\$/sqft):	\$1.140	\$1.390					
Average Rent: (\$/mo)	\$1,043	\$1,249					



Plantation Park



Gateway At Lake Jackson



Costa Verde

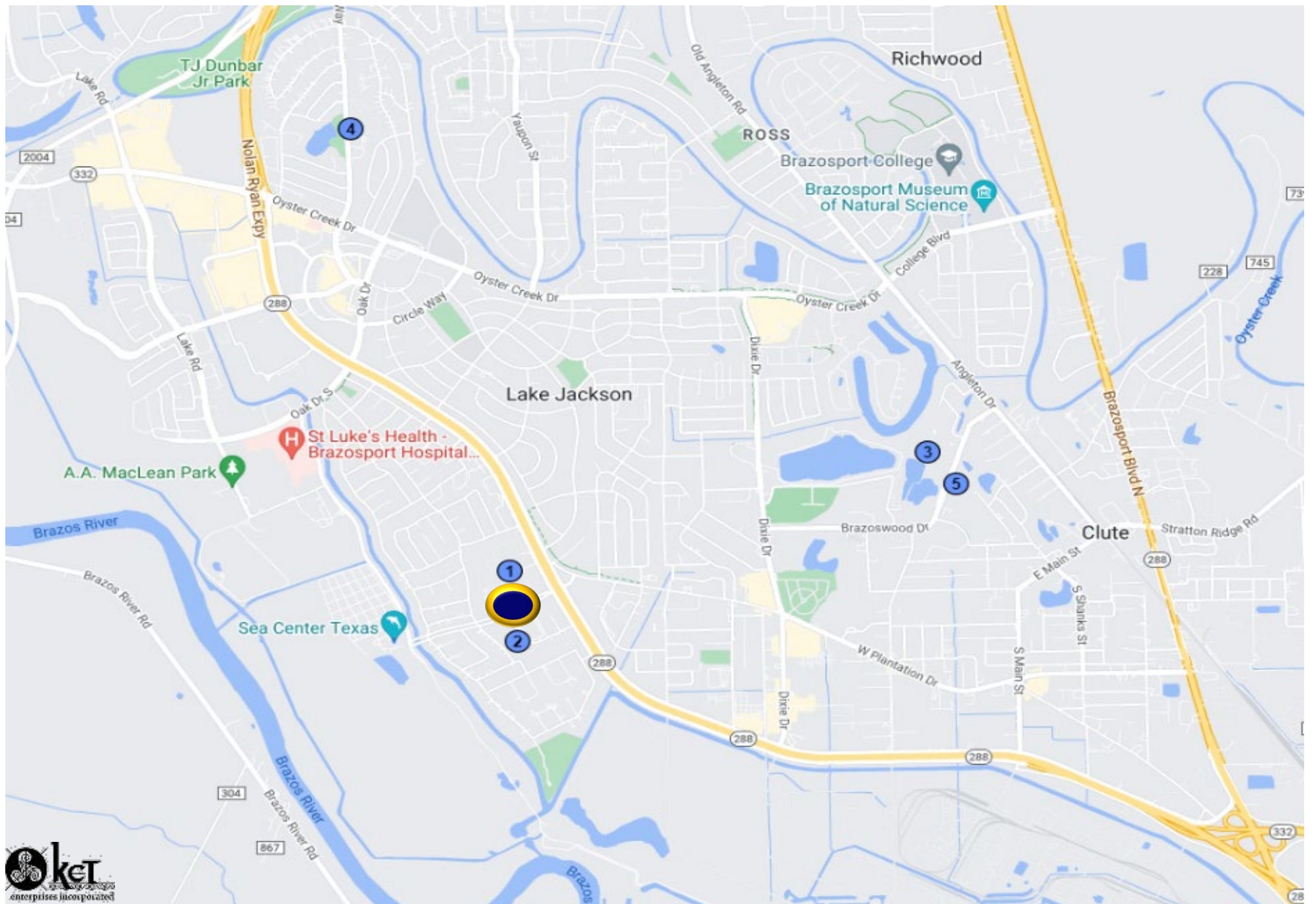


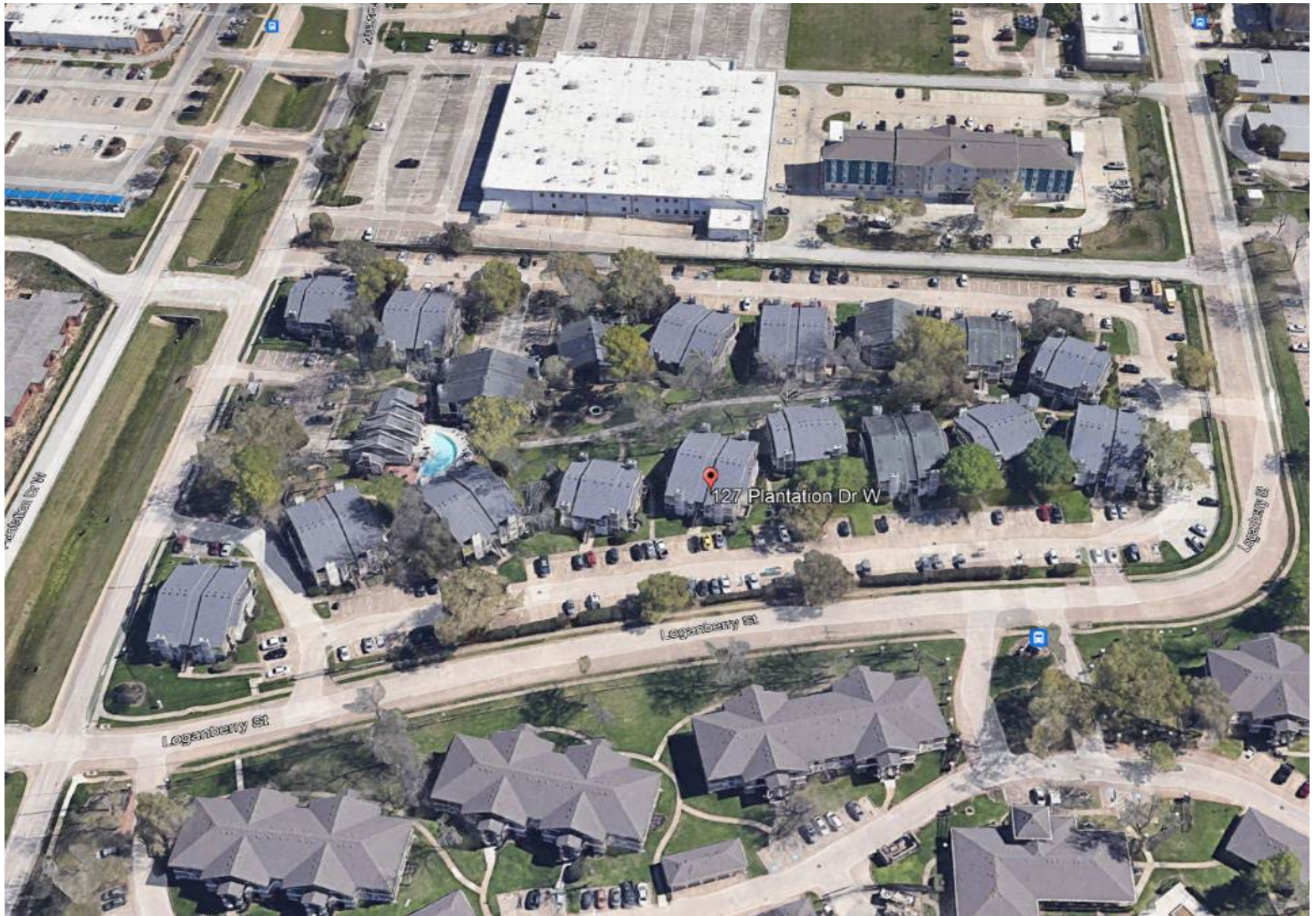
Edgewater

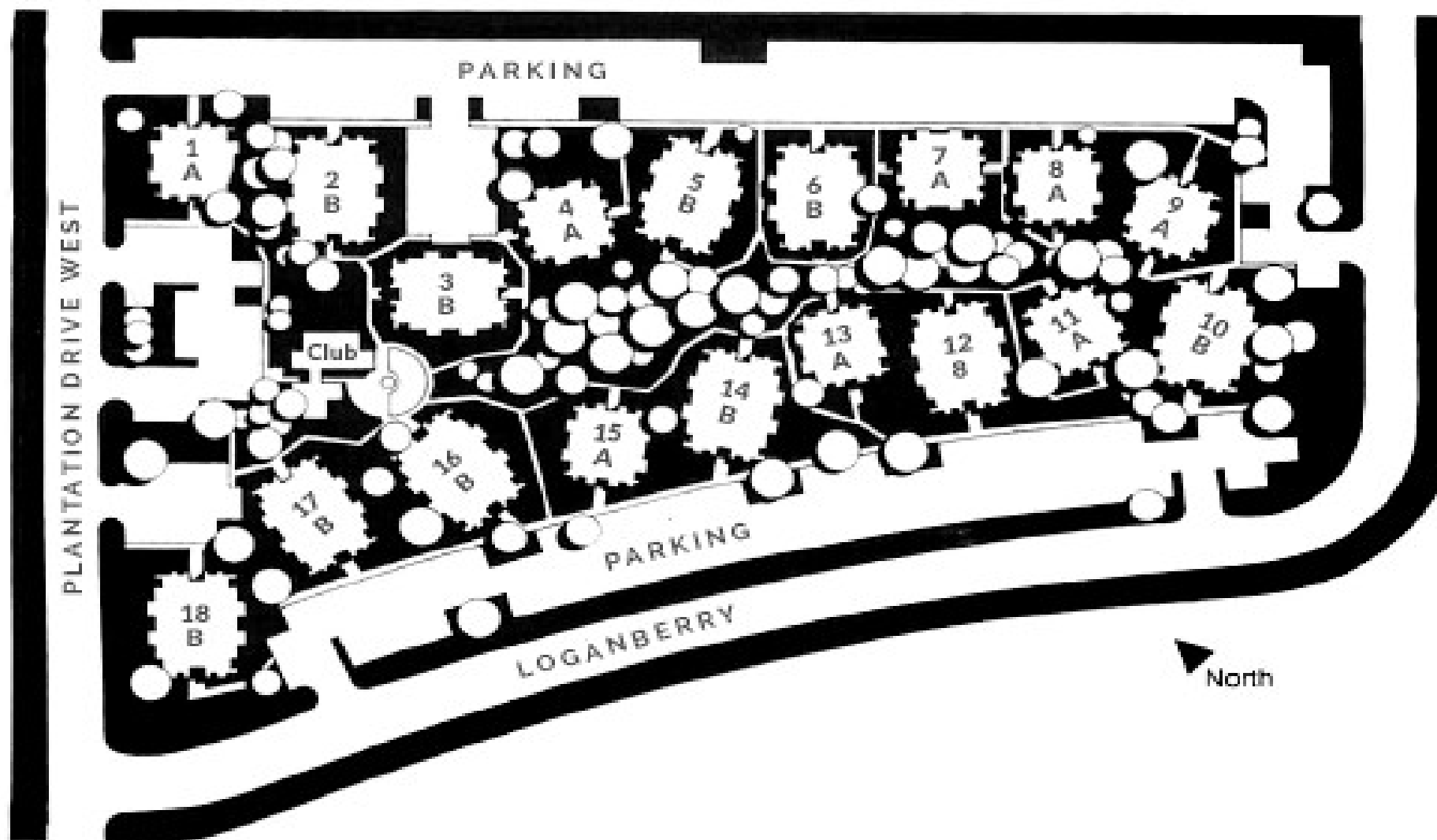


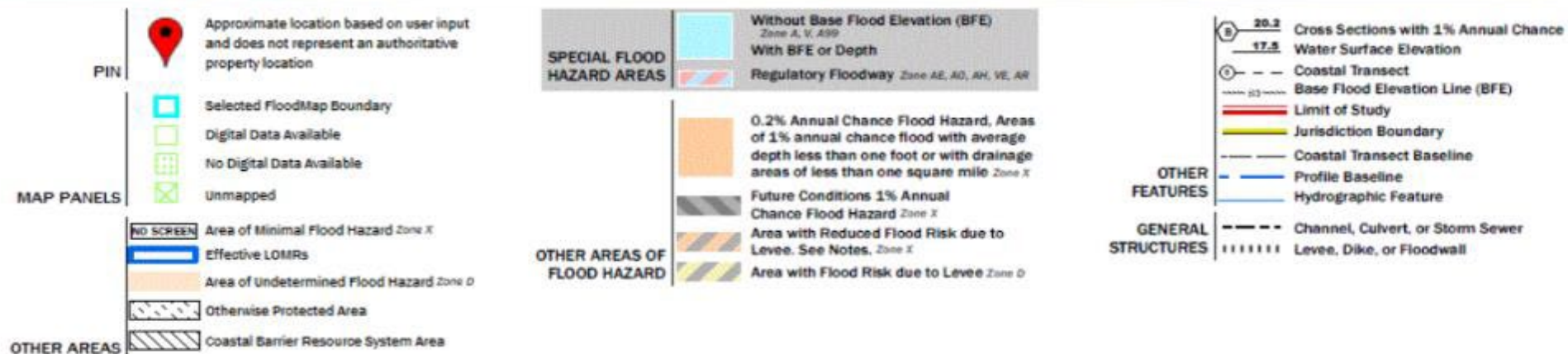
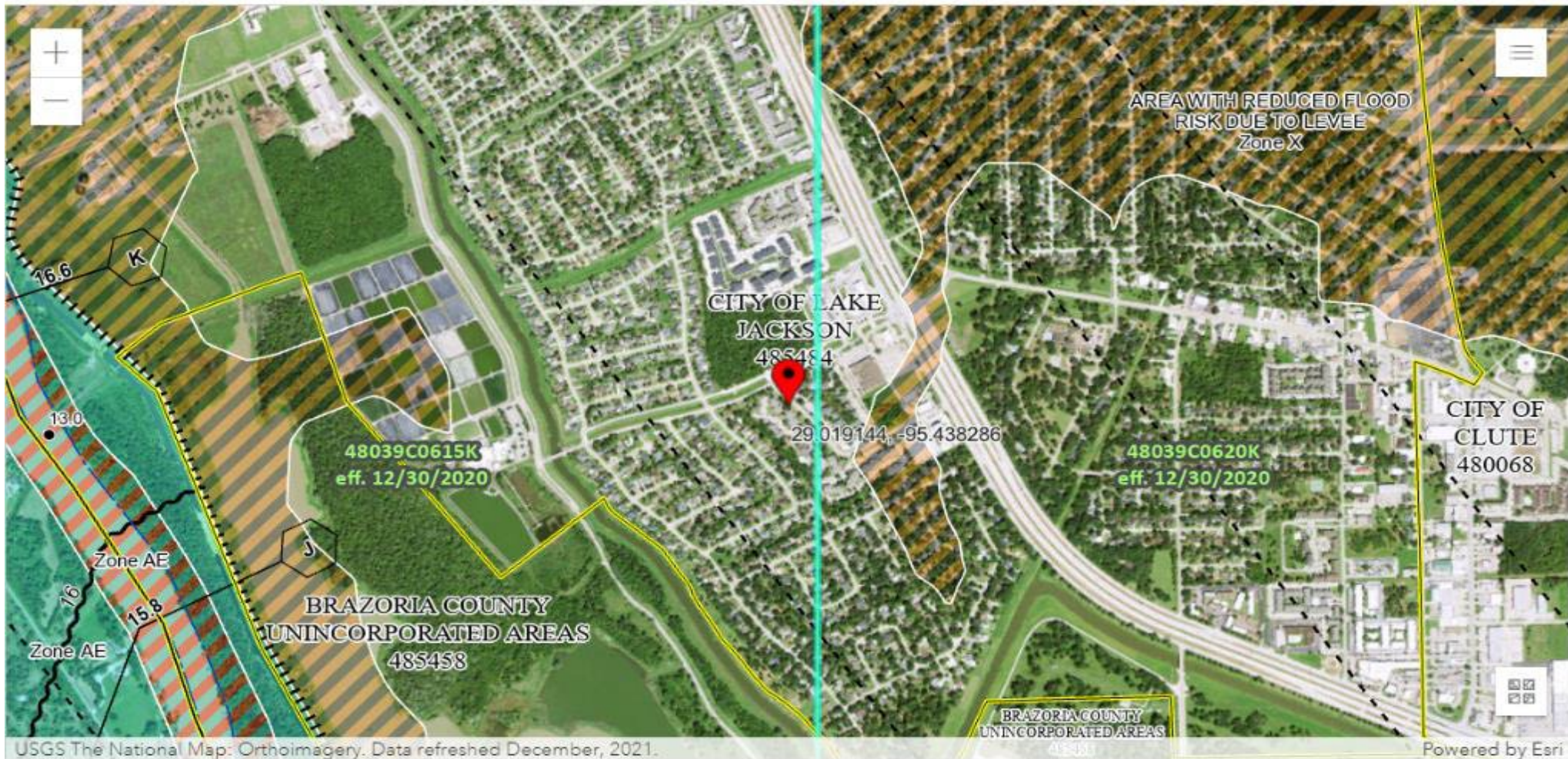
Brazoswood

Oaks Of Lake Jackson, 127 Plantation Dr West, Lake Jackson, TX 77566









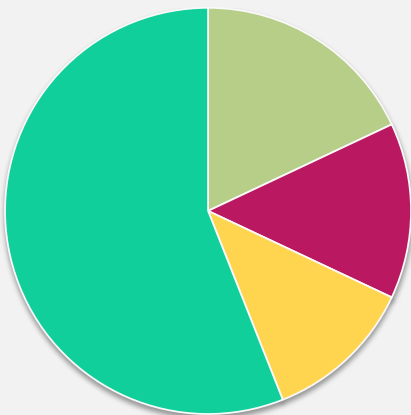


SUMMARY PROFILE

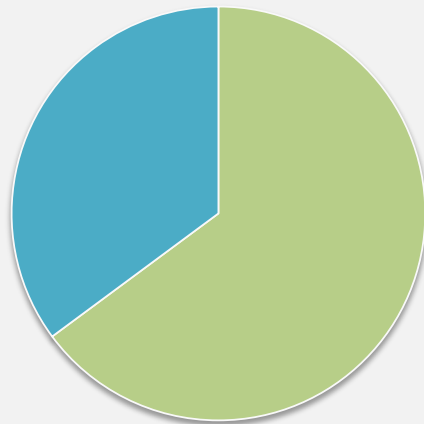
2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

	1 Mile Radius	2 Mile Radius	3 Mile Radius
Oaks Of Lake Jackson, 127 Plantation Dr West, Lake Jackson, TX 77566			
Population			
2023 Estimated Population	10,208	24,986	41,582
2028 Projected Population	10,543	25,874	43,153
2020 Census Population	9,982	24,520	40,647
2010 Census Population	9,478	23,732	39,489
Projected Annual Growth 2023 to 2028	0.7%	0.7%	0.8%
Historical Annual Growth 2010 to 2023	0.6%	0.4%	0.4%
2023 Median Age	34.0	34.3	35.0
Households			
2023 Estimated Households	3,926	9,732	16,128
2028 Projected Households	4,142	10,301	17,110
2020 Census Households	3,801	9,435	15,540
2010 Census Households	3,623	9,059	14,839
Projected Annual Growth 2023 to 2028	1.1%	1.2%	1.2%
Historical Annual Growth 2010 to 2023	0.6%	0.6%	0.7%
Race and Ethnicity			
2023 Estimated White	62.0%	61.0%	60.6%
2023 Estimated Black or African American	9.4%	9.4%	9.1%
2023 Estimated Asian or Pacific Islander	3.2%	3.2%	3.1%
2023 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.8%
2023 Estimated Other Races	24.4%	25.6%	26.5%
2023 Estimated Hispanic	35.1%	35.6%	36.5%
Income			
2023 Estimated Average Household Income	\$108,602	\$110,177	\$115,343
2023 Estimated Median Household Income	\$75,068	\$83,413	\$87,105
2023 Estimated Per Capita Income	\$41,783	\$42,945	\$44,771
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.9%	4.3%
2023 Estimated Some High School (Grade Level 9 to 11)	6.0%	6.4%	6.1%
2023 Estimated High School Graduate	36.7%	30.1%	28.7%
2023 Estimated Some College	27.8%	24.5%	23.1%
2023 Estimated Associates Degree Only	7.7%	8.2%	8.8%
2023 Estimated Bachelors Degree Only	15.1%	20.4%	21.0%
2023 Estimated Graduate Degree	5.0%	7.6%	8.1%
Business			
2023 Estimated Total Businesses	209	961	1,528
2023 Estimated Total Employees	1,468	8,986	16,921
2023 Estimated Employee Population per Business	7.0	9.4	11.1
2023 Estimated Residential Population per Business	48.8	26.0	27.2

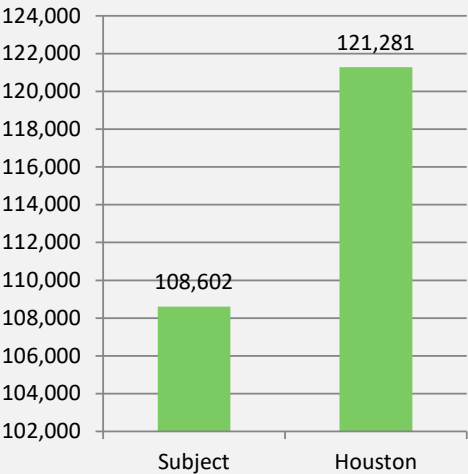
1 Mile Radius



White Black Other Hispanic



Non-Hispanic Hispanic





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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

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

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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

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

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

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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

Date

TOM WILKINSON

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