

KET ENTERPRISES INCORPORATED

The Offering

Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642

OVERVIEW

Units:	**104**
Avg Rent:	**$1,116**
Avg Size:	**1202**
Date Built:	**2005**
Rentable Sq. Ft.:	**116,039**
Acreage:	**6.51**
Occupancy:	**90%**
Class:	**B-**

PRICING

Terms	**New Loan**
ASKING PRICE	**MARKET**
Stabilized NOI	**$701,766**

INVESTMENT HIGHLIGHTS

- ♦ Available on Assumption or New Loan
- ♦ Located in Port Arthur, Texas
- ♦ Easy access to Hwy 69 north to Beaumont
- ♦ Strong Blue Collar Profile
- ♦ Port Arthur is home to many refining companies
- ♦ Minimal renovations done recently
- ♦ Long Term Tax Credit LURA Asset
- ♦ Flooded in 2017 During Hurricane Harvey



FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

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

ket enterprises incorporated

KET ENTERPRISES INCORPORATED

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

Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642

Financial Information		New Loan		Operating Information	
ASKING PRICE	**MARKET**	**New Loan at 65%**		**Est Mkt Rent (Oct-26)**	**$116,039**
		Amortization *(months)*	360	**12 Mo Avg**	**$108,226**
		Debt Service		**Physical Occ (Nov-26)**	**90%**
Stabilized NOI	**$701,766**	**Monthly I.O.**		**Est Ins per Unit per Yr**	**$1,344**
		Interest Rate	5.35%	**Property Tax Information**	
		Date Due	10 Years	**Tax Rate (2025)**	**2.749938**
		Est Res for Repl/Unit/Yr	$300	**2026 Tax Assessment**	**$3,237,701**
		Yield Maintenance	Pre-Payment Penalty	**Est 2025 Taxes**	**$89,035**
		Transfer Fee	1%+app+legal	**Est Future Tax Assessment**	**$3,237,701**
				Est Future Taxes	**$89,035**
		Interest rates vary daily		*Properties with LURA's are typically assessed for less*	

Current Street Rent with a 4% Increase	**1,448,165**	**$120,680 / Mo**	*Rents can only be increased annually per TDHCA*		
Estimated Gross Scheduled Income	**1,448,165**	**$120,680 / Mo**	**Number of Units**	**104**	
Estimated Loss to Lease (% of Total Street Rent)	**0**	**0%**	**Avg Unit Size**	**1202**	
Estimated Vacancy (4% of Total Street Rent)	**(57,927)**	**4%**			
Estimated Concessions and Other Rental Losses (2% of Total Street Rent)	**(28,963)**	**2%**	**Net Rentable Area**	**125,000**	
Estimated Utilities Income	**0**	**$ / Unit / Yr**	**Land Area (Acres)**	**6.51**	
Estimated Other Income (pet, late charges, misc)	**36,400**	**$350 / Unit / Yr**	**Units per Acre**	**15.975**	
Estimated Total Rental Income	**1,434,076**				
ESTIMATED TOTAL PRO-FORMA INCOME	**1,434,076**	**$119,506 / Mo**			

Per owner, G/L is in a master policy with 3 different properties as well as property insurance. Flood: approximately $13,860 per year
GL: approximately $14,650 per year
P/W: approximately $96,250 per year
Total: $124,760

	MODIFIED ACTUALS - Jan thru Oct 2026 Expenses Annualized				PRO-FORMA			
12 Mo Avg Income	**$1,298,710**				**$1,434,076**			
EXPENSE	**FIXED EXPENSES**				**FIXED EXPENSES**			
Fixed Expenses	Fixed Expenses				Fixed Expenses			
Taxes	$89,035	*$856 per Unit*			$89,035	*$856 per Unit*	*2026 Tax Rate & Future Assessment*	
Insurance	$139,827	*$1,344 per Unit*			$111,862	*$1,076 per Unit*	*20% reduction on proforma*	
Total Fixed Expense			**$228,862**				**$200,897**	
			$2,201 per Unit				***$1,932 per Unit***	
Utilities	**Utilities**				**Utilities**			
Electricity	$25,110	*$241 per Unit*			$25,110	*$241 per Unit*		
Water/Sewer & Trash	$194,761	*$1,873 per Unit*	*consider implementing water savings*		$146,070	*$1,405 per Unit*	*should go down with water savings*	
Gas	$0	*$ per Unit*			$0	*$ per Unit*		
Telephone	$23,883	*$230 per Unit*			$23,883	*$230 per Unit*		
Facilities Charge	$0	*$ per Unit*			$0	*$ per Unit*		
Total Utilities			**$243,754**				**$195,063**	
			$2,344 per Unit				***$1,876 per Unit***	
Other Expenses	**Other Expenses**				**Other Expenses**			
General & Admin & Marketing	$7,381	*$71 per Unit*	*Lower Than Normal*		$27,040	*$260 per Unit*		
Repairs & Maintenance	$34,792	*$335 per Unit*			$34,792	*$335 per Unit*		
Labor Costs	$108,865	*$1,047 per Unit*			$163,298	*$1,570 per Unit*	*Estimated*	
Contract Services	$12,257	*$118 per Unit*			$12,257	*$118 per Unit*		
Management Fees	$51,948	*4.00%*	*$500 per Unit*	*Added by Broker*	$57,363	*4.00%*	*$552 per Unit*	
Total Other Expense			**$215,243**				**$294,749**	
			$2,070 per Unit				***$2,834 per Unit***	
Total Operating Expense			**$687,859**	***$6,614 per Unit***			**$690,709**	***$2,834 per Unit***
Reserve for Replacement			**$41,600**	***$400 per Unit***			**$41,600**	***$400 per Unit***
Total Expense			**$729,459**	***$7,014 per Unit***	*lower than normal*		**$732,309**	***$7,041 per Unit***
Net Operating Income (Actual Underwriting)			**$569,251**				**$701,766**	
ASKING PRICE			**MARKET**				**MARKET**	

NOTES: ACTUALS: Income and Expenses calculated using owner's 10/26 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 4.% 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 resonsibility 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.*

Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642









Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642

PROPERTY INFORMATION

Age:	2005	# of Stories:	2
Rehabbed:	2017	Buildings:	13
		Units/Acre	15.98
Elec Meter:	Indiv- Water Heater	Open Parking:	239 spaces
A/C Type:	HVAC-Indiv	Covered Parking:	No
Water:	Master	Garage Parking:	No
Gas:	N/A		
EWG:	EW	Construction Quality:	B
W/D hookups	100%	Submarket:	Port Arthur
Wiring:	Copper per mgmt		
Roof:	Pitched	Concessions: No reported leasing concessions	
Materials:	Brick/Stucco		
Paving:	Concrete		
Resident pays for E(Elec); W(Water);G(Gas)			

EXISTING MORTGAGE

Original Loan	$5,723,677
Mortgage Balance	$5,459,701
Amortization	365
P & I	$39,567
Type	Bank loan
Assumable	Yes
Monthly Escrow	Yes
Origination Date	1-Aug-22
Due Date	Oct, 2027
Interest Rate	5.50%
Yield Maintenance	Yes
Transfer Fee	1% of loan balance
Assumption or new loan basis	

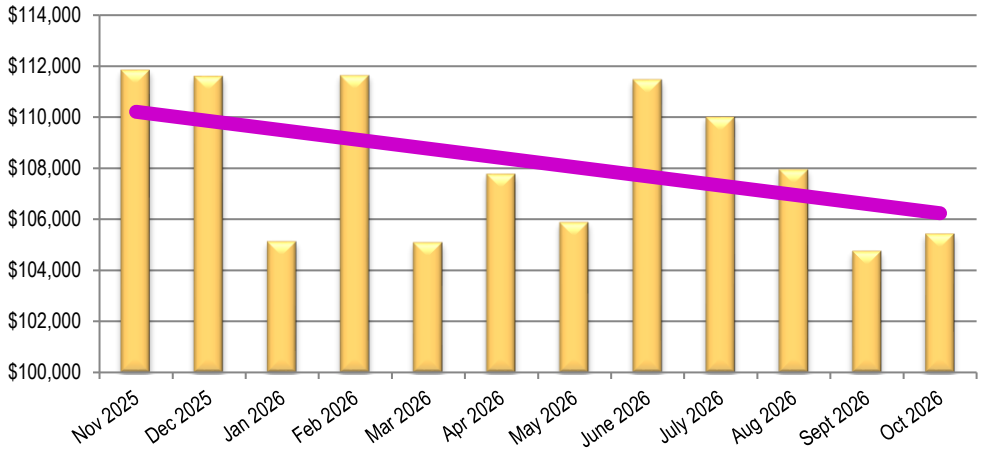
TAXING AUTHORITY - JEFFERSON COUNTY

PROPERTY ID: 73594	
PORT ARTHUR ISD	$1.235100
CITY OF PORT ARTHUR	$0.613482
PORT OF PORT ARTHUR	$0.169028
SABINE NECHES NAV DIST	$0.088000
DRAINAGE DISTRICT #7	$0.287328
JEFFERSON COUNTY	$0.357000
FARM AND LATERAL ROAD	$0.000000
JEFFERSON CO APPRAISAL DIS	$0.000000
2026 Tax Rate/$100	**$2.749938**
2026 Tax Assessment	**$3,237,701**
Improvement SF	**138,376**

COLLECTIONS

Total	**$1,298,710**
Nov 2025	$111,859
Dec 2025	$111,624
Jan 2026	$105,138
Feb 2026	$111,642
Mar 2026	$105,098
Apr 2026	$107,780
May 2026	$105,895
June 2026	$111,490
July 2026	$110,017
Aug 2026	$107,960
Sept 2026	$104,761
Oct 2026	$105,446

12 Mo Avg	**$108,226**
9 Mo Avg	**$107,788**
6 Mo Avg	**$107,595**
3 Mo Avg	**$106,056**



FINANCIAL HIGHLIGHTS

As of February 28, 2025, deliquencies total $6,542.96.

PORT ARTHUR TOWNHOMES

The Port Arthur Townhomes is a two story apartment community located in Port Arthur, Texas. The property is a Low Income Housing Tax Credit property that accepts Section 8 vouchers. The asset was built in 2005. Residents enjoy ample amenities which include: mini-blinds, kitchen pantries, ceiling fans, laundry facilities, patios, a swimming pool and a sports court. The property has close access to the Hwy 59 North.

The tax credit LURA went in place October 6, 2003 and lasts 25 years, initially, and the extended compliance period runs an additional 40 years. 52 of the units are restricted to 60% AMI rents and 52 of the units are restricted to 50% AMI rents. Management reports a recent 4% annual bump in rents.

Water is master metered. No gas, Individual electric hot water heaters in every unit and washer/dryer connections in every unit. All new energy efficient A/Cs with heat pump system were installed.

Living On-site employees: maintenance, security guard and cleaning person.

This southern suburb is nestled against the Texas-Louisiana line. Bordered by the shores of the Sabine Lake and the stunning Gulf of Mexico, there's plenty of outdoor recreation available in this eclectic community. The area is ribboned with major highways, providing easy access to Interstate 10 and Highway 124. Just moments north is the artsy city of Beaumont.

Port Arthur/ Groves residents can reap the benefits of Beaumont, sprinkled with vivid murals and plenty of attractions. Those looking for symphonies, breweries, historic theatres, museums, galleries, and shops will be accommodated in this colorful community. The area is family friendly, boasting good schools, several colleges, and lots of parks. Stroll the scenic boardwalks of Cattail Marsh Wetlands and Boardwalk or indulge in a beach day at Sea Rim State Park.

Only a few apartment properties were built in 2023, and one project is under construction for 2024.

104
units

2005
year built

2017
renovated

90%
occupancy



Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642





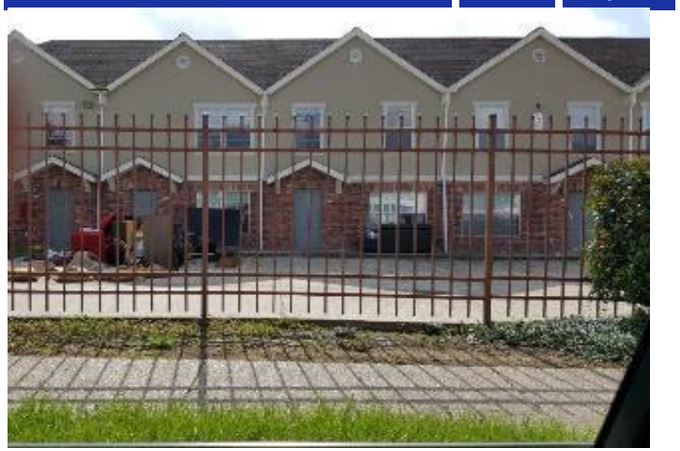


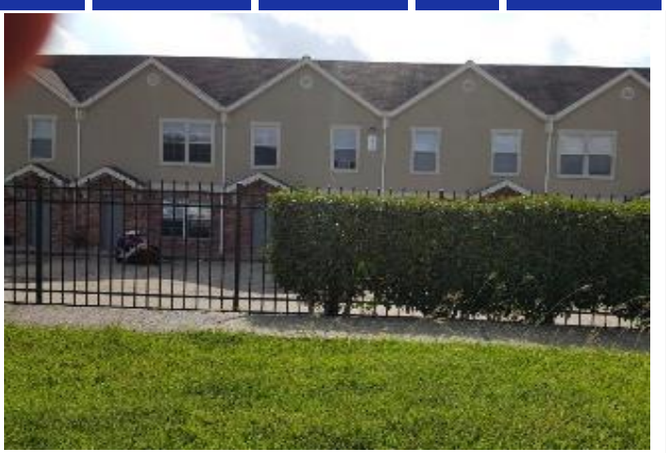


Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642

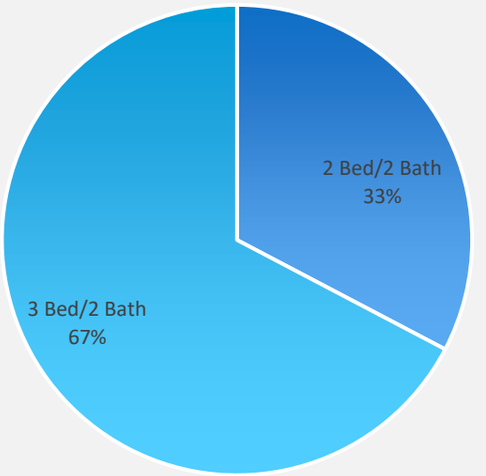
UNIT MIX

Floorplan	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	+EWG	Rent/SF
	2 Bed/2 Bath	34	1,000	34,000	$996	$33,870	E	$1.00
	3 Bed/2 Bath	70	1,300	91,000	$1,174	$82,169	E	$0.90
Source: Owner's 11/26 Rent Roll		104	1,202	125,000	$1,116	$116,039	+E	$0.93
TOTALS AND AVERAGES		Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	+EWG	Average Rent/ SF

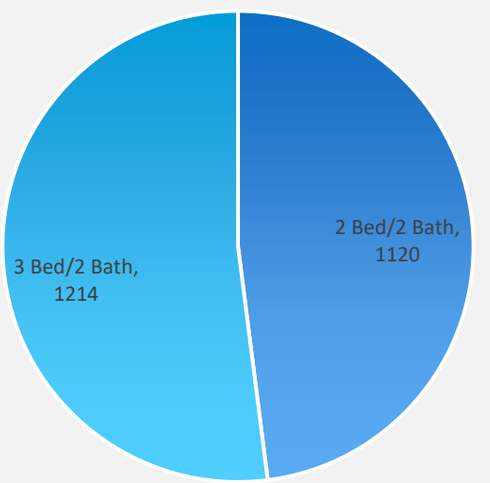




UNIT BY TYPE



UNIT BY SIZE



UNIT MIX AND RENTAL INFORMATION SCHEDULE

Jefferson County MTSP Maximum Income & Rent Limits Effective Date: 04/01/2024

Income limits

Number of Tenants	1	2	3	4	5	6	7	8
Initial 50% HTC	$30,750	$35,150	$39,550	$43,900	$47,450	$50,950	$54,450	$57,950
Initial 60% HTC	$36,900	$42,180	$47,460	$52,680	$56,940	$61,140	$65,340	$69,540
Recertification Limit HTC (140% of 60%)	$51,660	$59,052	$66,444	$73,752	$79,716	$85,596	$91,476	$97,356

Utility Allowance for General Public - Port Arthur HA Effective Date: 09/05/2024

Rent Limit	50% HTC		60% HTC	
# of Bedrooms	2	3	2	3
HUD Max Rent	$988	$1,141	$1,186	$1,370
Less: Utility Allowance	$85	$107	$85	$107
Allowable Tenant Rent	$903	$1,034	$1,101	$1,263

Utility Allowance for Section 8 Voucher Holders Only - Beaumont TX Effective 10/01/24

Rent Limit	50% HTC		60% HTC	
# of Bedrooms	2	3	2	3
HUD Max Rent	$988	$1,148	$1,186	$1,370
Less: Utility Allowance	$77	$96	$77	$96
Allowable Tenant Rent	$911	$1,052	$1,109	$1,274

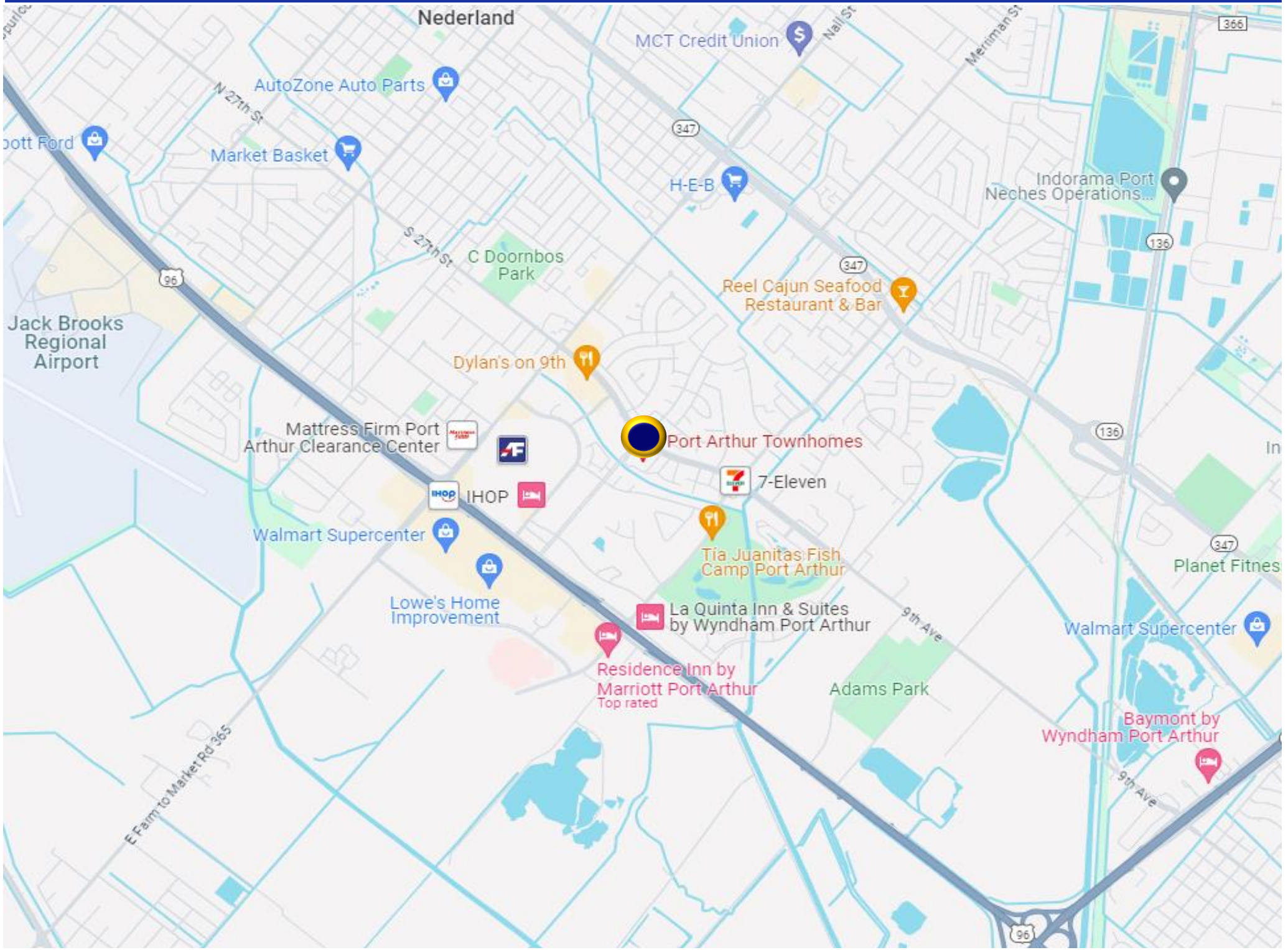
Unit Mix- 104 Units		
Set Aside and Program Type	# of Required Units	Bedroom Size
50% HTC	52	ALL
60% HTC	52	ALL

FEATURES & AMENITIES



- Swimming Pool
- Private Patios
- Private Balcony
- Basketball Half-Court
- Playground
- Fully Accessible Units
- Section 8 Vouchers Accepted
- Community Room
- Business Center
- Private Storage
- Ceiling Fans
- Perimeter Fence
- Dishwashers and Garbage Disposals
- Washer & Dryer Connections
- Open Parking

Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642



Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642

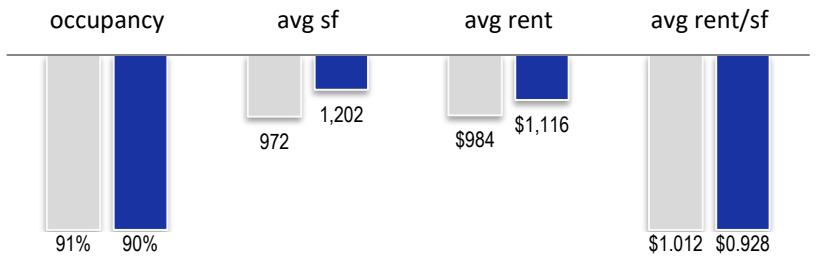


Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642

RENT COMPARABLES (Costar)

	Property Name	Yr Blt	Occupancy	#Units	Avg SF	Avg Rent	P/SF
1	Sunset Way 3280 Central Mall	2010	97%	96	966	$929	$1.040
2	Southwood Crossing 3901 Hwy 73	2007	91%	120	918	$956	$0.960
3	Carriage Park 5252 Twin City Hwy	2007	86%	102	895	$962	$0.930
	Park Central 8580 Park Central Blvd	2016	92%	184	1071	$1,275	$0.840
5	Valley View Estates 5801 Twin City Hwy	2009	96%	148	1011	$1,487	$0.680
	***Resident Pays E(Electric), W(Water), G(Gas)**						
	Totals/Averages Comps	**2010**		**130**	**972**	**$1,122**	**$0.890**
	Port Arthur TH's 3500 Turtle Creek	**2005**	**90%**	**104**	**1,202**	**$1,116**	**$0.928**

Submarket:	**Port Arthur**	**Houston**
Average Size (sqft):	**972**	**893**
Average Rental Rate ($/sqft):	**$1.012**	**$1.414**
Average Rent: ($/mo)	**$984**	**$1,263**




Sunset Way

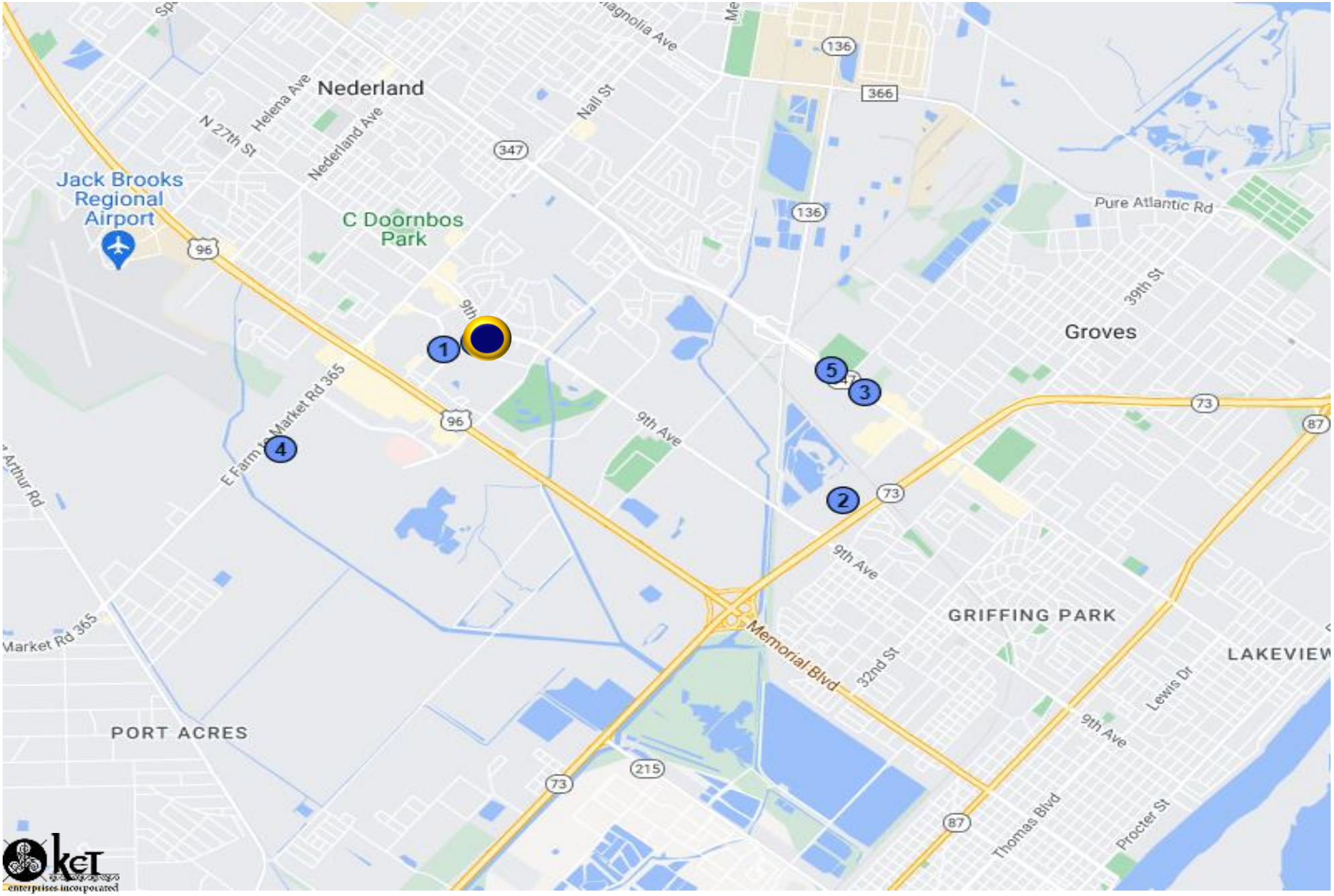

Southwood Crossing


Carriage Park


Park Central


Valley View Estates

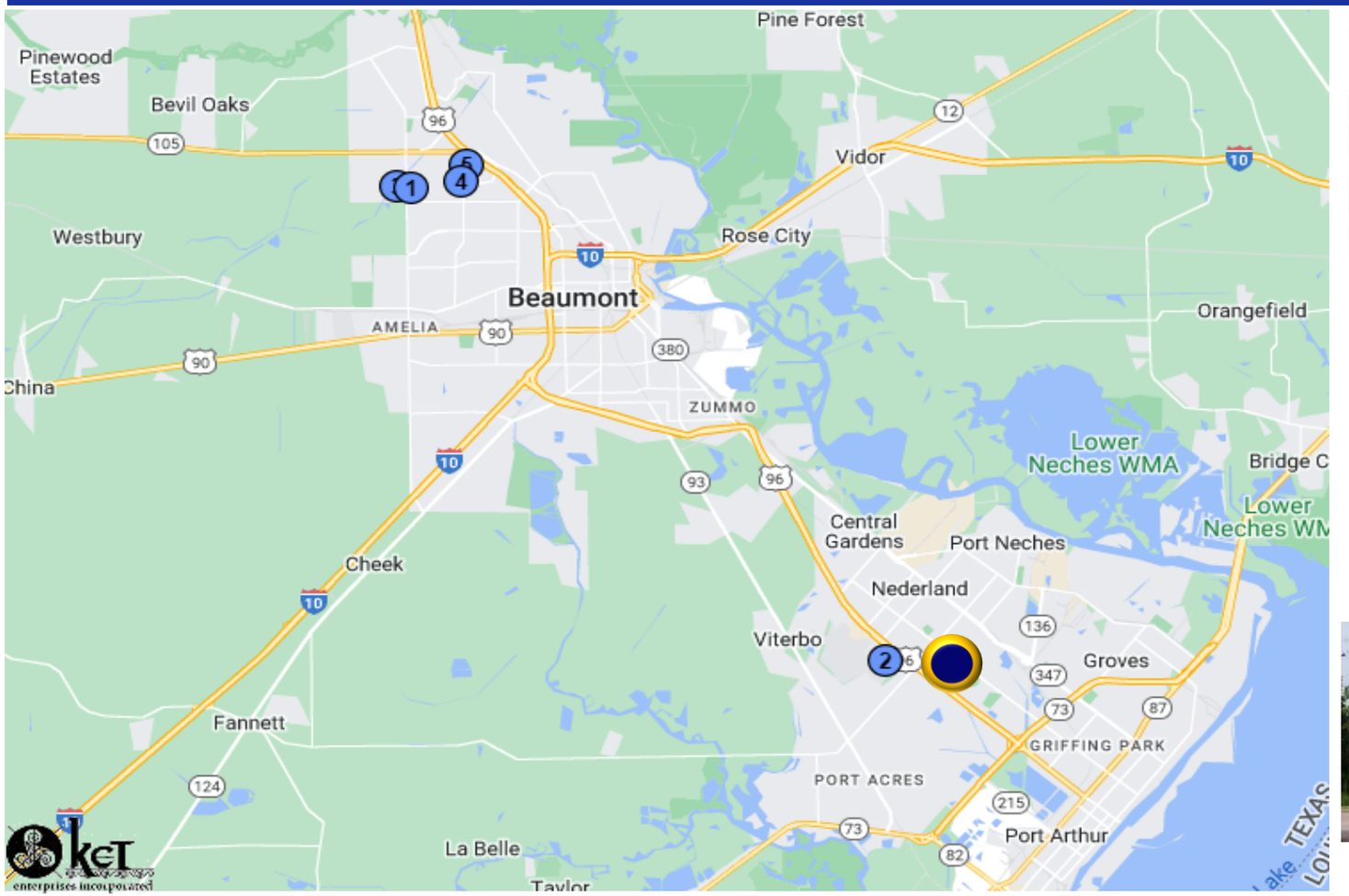
Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642



Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642

SALES COMPARABLES (Sorted by Price/Sq. Ft.)

	Property Name	Address	Date Sold	Price	Sq. Ft.	Price/Unit	Price/SF	Built	Units
1	Eagles Landing	3980 North Major Drive	6/21	$21,546,575	164,764	$109,932	$130.77	1998	196
2	Willow Lakes	2555 95th Street	5/21	$38,000,000	325,300	$102,151	$116.82	2008	372
3	West End Lodge	4215 North Major Drive	12/20	$42,580,000	289,872	$118,278	$146.89	2007	360
4	The Pointe	4165 Old Dowlen Road	11/20	$17,050,000	157,150	$112,171	$108.50	2003	152
5	The Preserve at Old Dowlen	5350 Old Dowlen Rd	4/20	$44,000,000	291,548	$144,737	$150.92	2008	304
	Totals/Averages Comps			**$32,635,315**	**245,727**	**$117,454**	**$130.78**	**2005**	**277**
	Port Arthur TH's 3500 Turtle Creek	***None of the sales have a LURA and most sold during low interest rates***		**MARKET**	**116,039**			**2005**	**104**

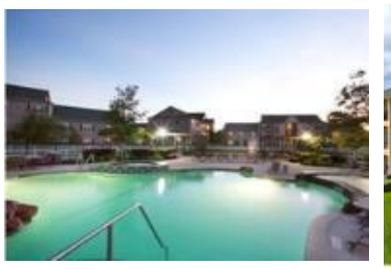




Port Arthur TH's



Eagles Landing



Willow Lakes



West End Lodge



The Pointe



The Preserve at Old Dowlen

BEAUMONT-PORT ARTHUR, TX METRO AREA



Beaumont-Port Arthur, TX Metro Area is a metropolitan statistical area countaining Jefferson County, TX; Orange County,TX; and Hardin County, TX and the census places Beaumont, TX; Port Arthur, TX; and Orange, TX. The Metro Area has a population in excess of 500,000 people with a median age of 36.7 and a median household income of $49,364. The population of Beaumont-Port Arthur, TX Metro Area is 56.9% White, 24.3% Black, and 14.8% Hispanic. 15.6% of the people in Beaumont-Port Arthur, TX Metro Area speak a non-English language, and 94.4%are U.S. citizens.

The largest universities in Beaumont-Port Arthur, TX Metro Area are Lamar University, with 3,775 graduates, Lamar State College-Port Arthur, with 641graduates, and Lamar State College-Orange, with 530 graduates.

The economy of Beaumont-Port Arthur, TX Metro Area employs 173,900 people. The economy of Beaumont-Port Arthur, TX Metro Area is specialized in Mining, Quarrying, Oil, Gas Extraction; Construction; and Utilities, which employs respectively 2.89; 1.82; and 1.46 times more people than what would be expected in a location of this size.

The largest industries in Beaumont-Port Arthur, TX Metro Area are Healthcare & Social Assistance (21,151), Manufacturing (20,933), and Retail trade (20,415), and the highest paying industsries are Management of Companies & Enterprises ($74,911), Utilities ($53,155), and Mining, Quarrying, Oil, Gas Extraction ($51,230).

MARKET OVERVIEW

City of Beaumont

Beaumont's economy is based around the Port of Beaumont, one of the nation's largest ports when measured by tonnage. The Port of Beaumont, Port Arthur and Orange make up the golden triangle in terms of being a major industrial area on the Gulf Coast. Beaumont is also one of the largest military ports in the world. Beaumont is also home to Lamar University. Various museums including, Art Museum of Southeast Texas, the Dishman Art Museum, Spindletop-Gladys City Boomtown Museum, the Edison Museum, the Fireman Museum of Texas, the McFaddin-Ward Houston and Beaumont Botanical Gardens bring culture to the area. The City offers residents hometown atmosphere, maintaining its identity and preserving its history as a comfortable community.

Beaumont is the largest city in the area right at the crossroads of major thoroughfare I-10 and Highways 69, 90, 96, and 287. Beaumont is conveniently located 90 miles east of Houston and only 25 miles from the Texas-Louisiana border. Over half a million people reside in the Greater Beaumont area, with the city of Beaumont boasting a population of 118,000 as of 2018. Orange County, located to the east, and Hardin County to the north, are home to 385,090 residents, with a host of smaller rural and suburban communities adding to the trade area of more than 500,000 consumers. The region has a MSA of more than 385,000 people. Business activity is center in Beaumont, Orange and Port Arthur, the major cities in the area.





ECONOMY AND EMPLOYERS

A significant element of the region's economy is the Port of Beaumont, the nation's fourth-largest seaport by tnonage. The 842nd Transportation Battalion and the 596th Transportation Group are both stationed at the port in Beaumont. In addition to companies doing business within the city limits, several large industrial facilities are located within the city's five-mile extraterritorial jurisdiction boundaries including the ExxonMobil Beaumont refinery and chemical plants, Goodyear Beaumont chemical plant, and DuPont chemical plant. Businesses have access to 15 million consumers within a 300 mile radius of the Golden Triangle. The petrochemical industry is the driving force behind Beaumont's sound economic foundation. Current plant expansions will bring over 400 permanent jobs to the area, as well as over 10,000 temporary construction jobs, adding to the area's already thriving economy industries and businesses have proven their confidence in the greater Beaumont area for the last decade, with more than $1 billion of new investments each year. This area is a prime location for corporate and back office service centers, as well as munufacturers and distribution companies, due to the available skilled workforce and exceptional infrastructure.









Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642

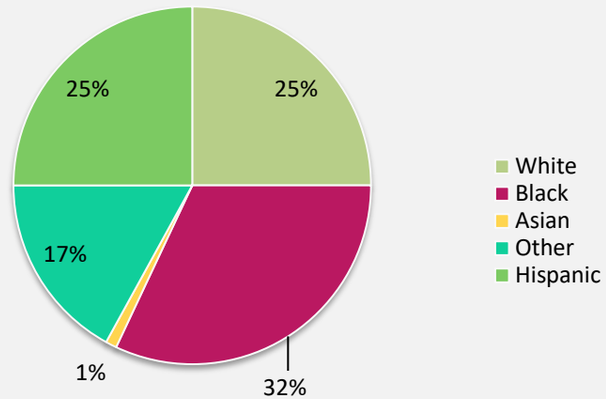
DEMOGRAPHIC SUMMARY PROFILE

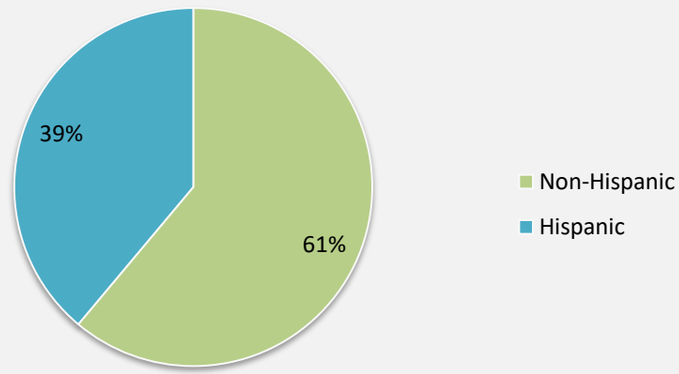
2010-2020 Census, 2023 Estimates with 2028 Projections

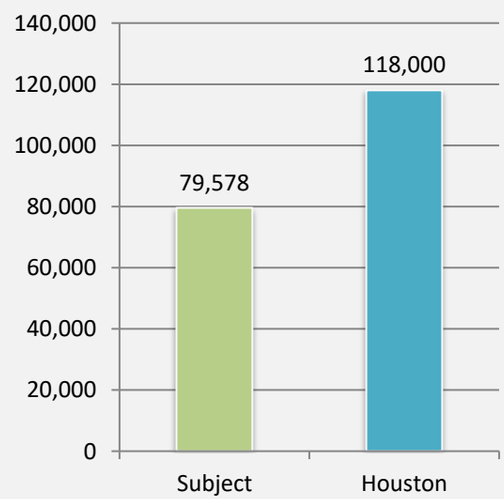
Calculated using Weighted Block Centroid from Block Groups

Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642	1 Mile	2 Miles	3 Miles
Population			
2023 Estimated Population	9,143	33,407	57,261
2028 Projected Population	8,978	32,997	56,587
2020 Census Population	9,485	33,941	58,036
2010 Census Population	8,107	31,324	55,225
Projected Annual Growth 2023 to 2028	-0.4%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2023	1.0%	0.5%	0.3%
2023 Median Age	35.4	34.2	35.0
Households			
2023 Estimated Households	3,488	12,171	21,053
2028 Projected Households	3,338	11,685	20,246
2020 Census Households	3,580	12,241	21,116
2010 Census Households	3,114	11,561	20,273
Projected Annual Growth 2023 to 2028	-0.9%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2023	0.9%	0.4%	0.3%
Race and Ethnicity			
2023 Estimated White	40.6%	41.1%	39.2%
2023 Estimated Black or African American	24.9%	21.8%	24.6%
2023 Estimated Asian or Pacific Islander	4.9%	4.4%	5.8%
2023 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
2023 Estimated Other Races	28.7%	31.8%	29.5%
2023 Estimated Hispanic	38.9%	41.7%	37.8%
Income			
2023 Estimated Average Household Income	$79,578	$73,697	$76,437
2023 Estimated Median Household Income	$60,037	$57,611	$58,242
2023 Estimated Per Capita Income	$30,428	$26,933	$28,162
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	10.1%	10.3%	10.9%
2023 Estimated Some High School (Grade Level 9 to 11)	9.6%	8.5%	8.4%
2023 Estimated High School Graduate	33.1%	36.4%	35.2%
2023 Estimated Some College	21.2%	22.0%	21.5%
2023 Estimated Associates Degree Only	14.4%	11.2%	10.8%
2023 Estimated Bachelors Degree Only	7.7%	7.5%	8.6%
2023 Estimated Graduate Degree	4.0%	4.1%	4.5%
Business			
2023 Estimated Total Businesses	210	903	1,343
2023 Estimated Total Employees	1,784	8,424	12,844
2023 Estimated Employee Population per Business	8.5	9.3	9.6
2023 Estimated Residential Population per Business	43.5	37.0	42.6

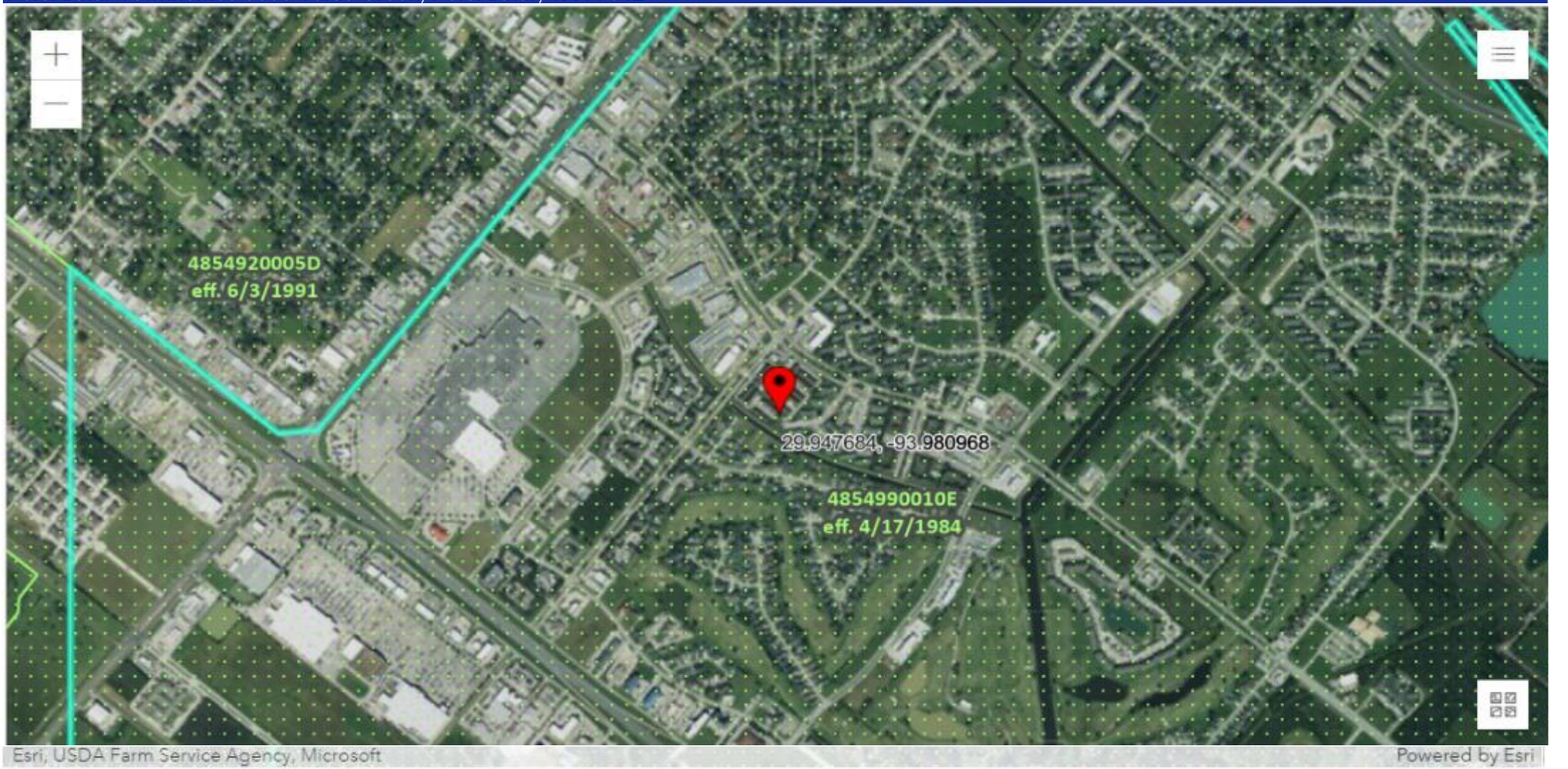
1 mile radius







Port Arthur Townhomes 3500 Turtle Creek, Port Arthur, TX 77642



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

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

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

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

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 — 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
TOM WILKINSON	0173897	twilk4@ketent.com	713-355-4646
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

TOM WILKINSON

Broker/Vice President

twilk4@ketent.com

713-355-4646 ext 102

ENTERPRISES INCORPORATED

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

www.ketent.com
713-355-4646

Broker License #0406902

KET ENTERPRISES INCORP(

DISCLAIMER & NON-ENDORSEMENT NOTICE

Disclaimer: The information contained in this Memorandum reflects material from sources deemed to be reliable, including data such as operating statements, rent rolls, etc. However, we (KET Enterprises Incorporated or any of the owners or officers, directors, employees, agents or representatives of any such entities) have not verified its accuracy and make no guarantee or representation about it. It is submitted subject to the possibility of errors, omissions, change of rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. We make no representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Property or any other matters set forth herein. You and your tax and legal advisors should verify the information and rely on his accountants or attorneys for legal and tax advice. Rates of return vary daily. No representations are made concerning environmental issues, if any.

Non-Endorsement Notice: KET Enterprises Incorporated is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by KET Enterprises Incorporated or any of the owners or officers, directors, employees, agents or representatives of any such entities, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY