

EAST RICHEY & FM 1960

HUMBLE, TEXAS 77378

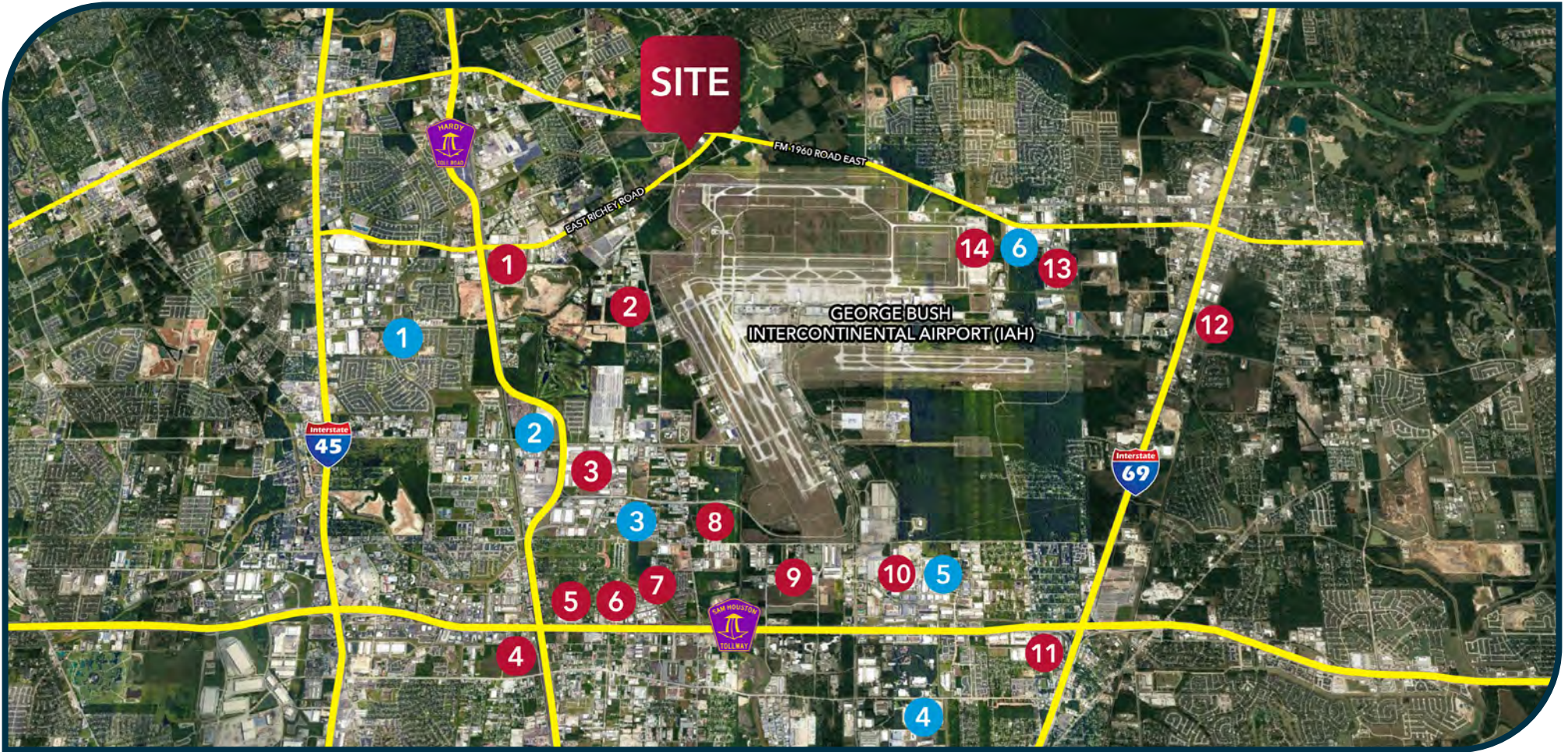


I N V E S T M E N T O P P O R T U N I T Y

LOCATION OVERVIEW

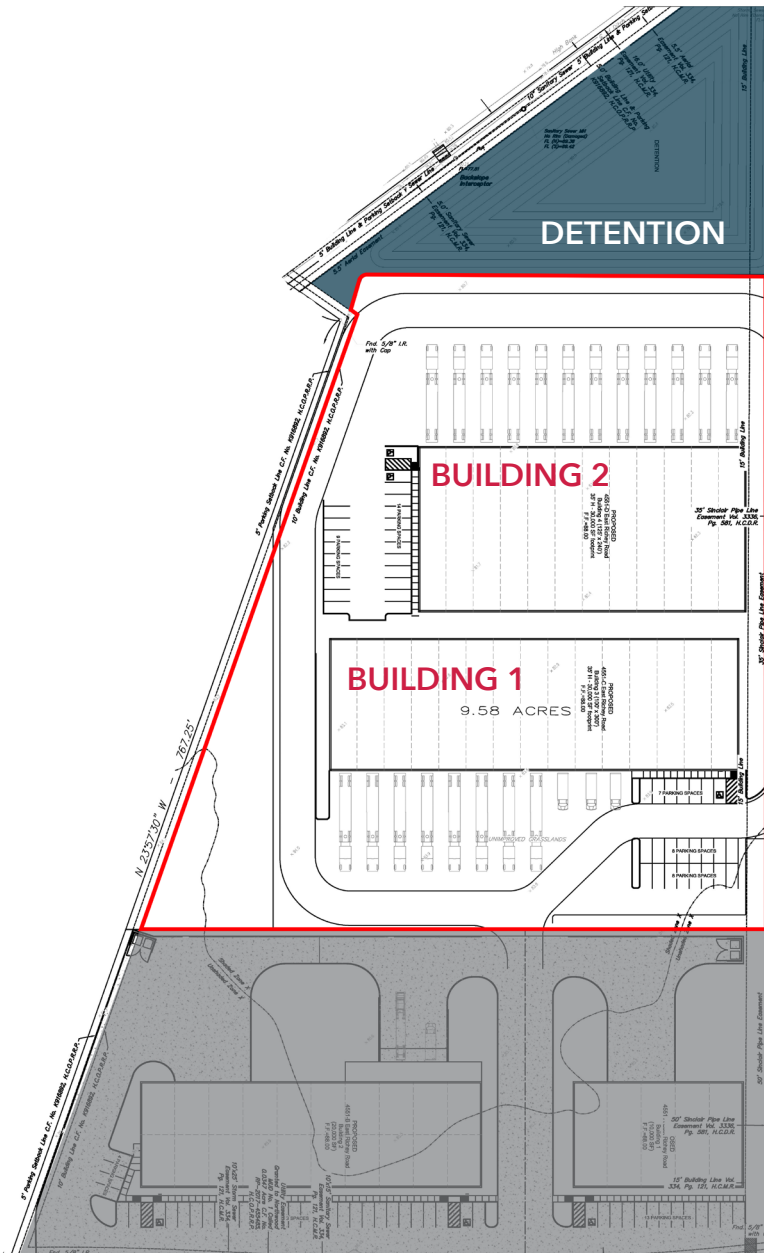


BUSINESS & DISTRIBUTION CENTERS



- | | | | |
|--------------------------------------|---|---|--|
| 1 Intercontinental Oil Center | 6 Vantage Business Park | 11 Airport Commerce Center | 2 Conn's Home Plus Distribution |
| 2 Intercontinental Crossing | 7 Intercontinental Business Park | 12 Air 59 Logistics Center | 3 Walgreens Distribution |
| 3 Central Green Business Park | 8 Greens I Park | 13 Global Logistics Center | 4 United States Postal Service Distribution |
| 4 Pinto Business Park | 9 IAH Logistics Center | 14 Airfreight & Logistics Centre | 5 Mattress Firm Distribution |
| 5 Hardy Distribution Center | 10 World Houston Business Center | 1 CVS Distribution | 6 Amazon Distribution |

INVESTMENT OVERVIEW



PROPERTY OVERVIEW

Total SF:	± 60,000 SF
Building Size:	Two (2) ± 30,000 SF Buildings
Year Built:	Under Construction
Land:	± 6.2 Acres
Lease Type:	NNN
Lease Term:	± 10 Years
Rent Escalations:	2.5% Annual Escalations

NOI:	\$576,000
CAP Rate:	6.0%
Purchase Price:	\$9,600,000

RENT SCHEDULE

Year 1: \$576,000	Year 6: \$651,691
Year 2: \$590,400	Year 7: \$667,983
Year 3: \$605,160	Year 8: \$684,683
Year 4: \$620,289	Year 9: \$701,800
Year 5: \$635,796	Year 10: \$719,345

TENANT OVERVIEW



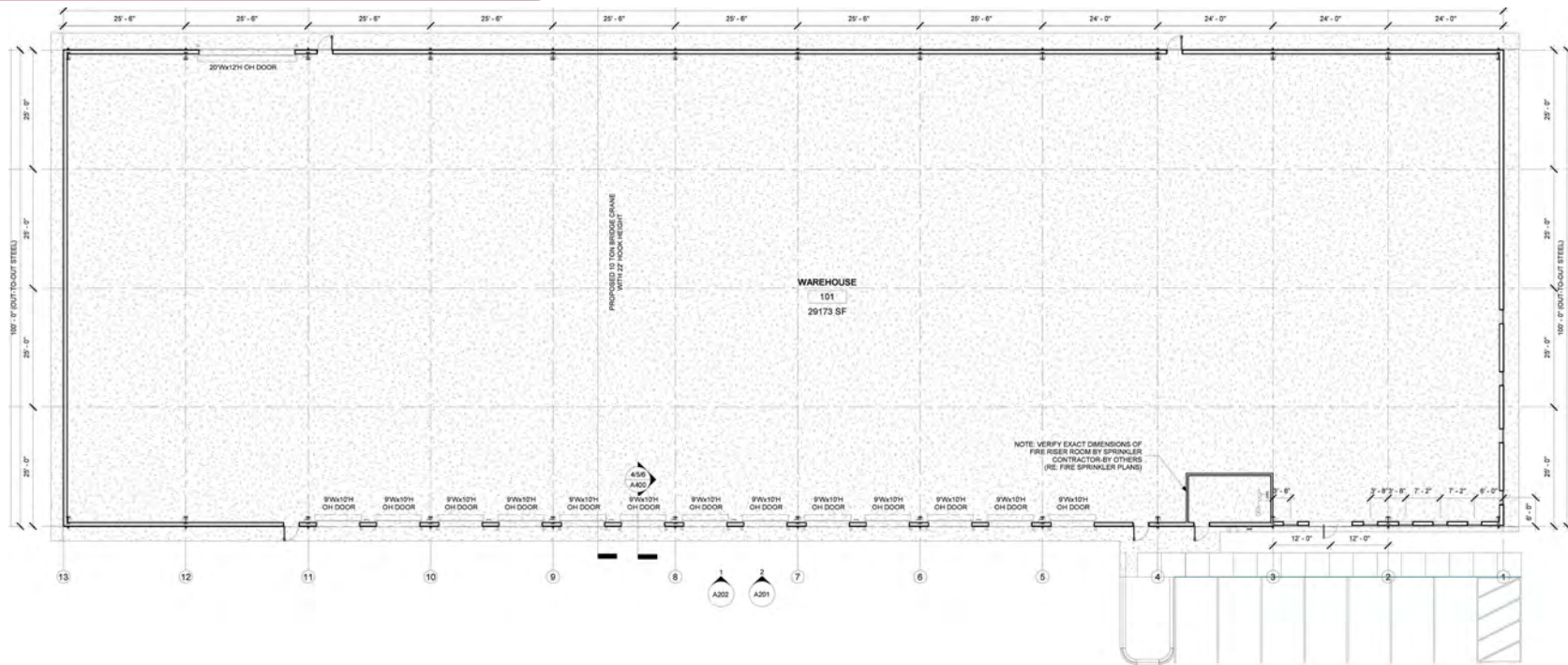
Image Source: J-Kraft, Inc.



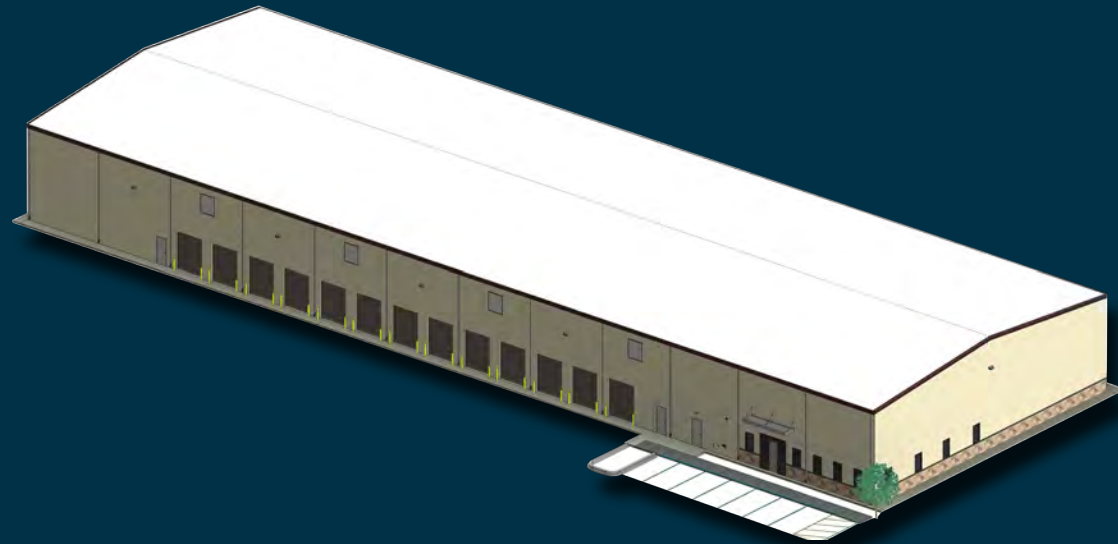
J-Kraft, Inc. is the current tenant at 4643 East Richey Road. J-Kraft, Inc. provides home builders with custom built-in cabinetry, wall units, and kitchens. In operation since 2003, J-Kraft, Inc. currently serves several major Texas markets, including the Houston, San Antonio, San Marcos, and Austin areas. J-Kraft, Inc. has over 400 employees.



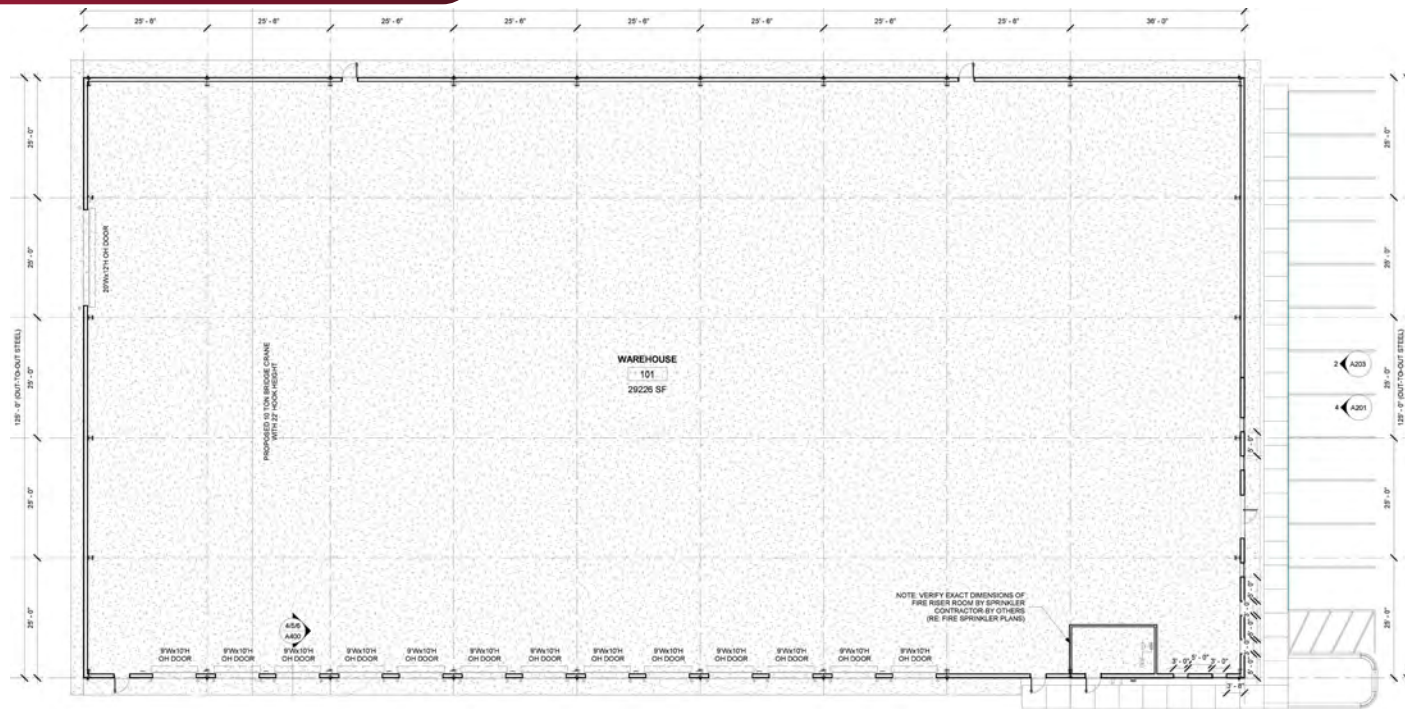
PROPOSED BUILDING 1 OVERVIEW



- » ± 30,000 SF Building
- » Build-to-Suit Office
- » ± 24' Eave Height
- » Thirteen (13) 9' x 10' Grade-Level Doors
- » One (1) 12' x 20' Grade-Level Doors
- » 3 Phase Heavy Power
- » Sprinklered



PROPOSED BUILDING 2 OVERVIEW



4 5 5 1 EAST RICHEY ROAD

- » ± 30,000 SF Building
- » Build-to-Suit Office
- » ± 24' Eave Height
- » Thirteen (13) 9' x 10' Grade-Level Doors
- » One (1) 12' x 20' Grade-Level Doors
- » 3 Phase Heavy Power
- » Sprinklered



AERIAL OVERVIEW

