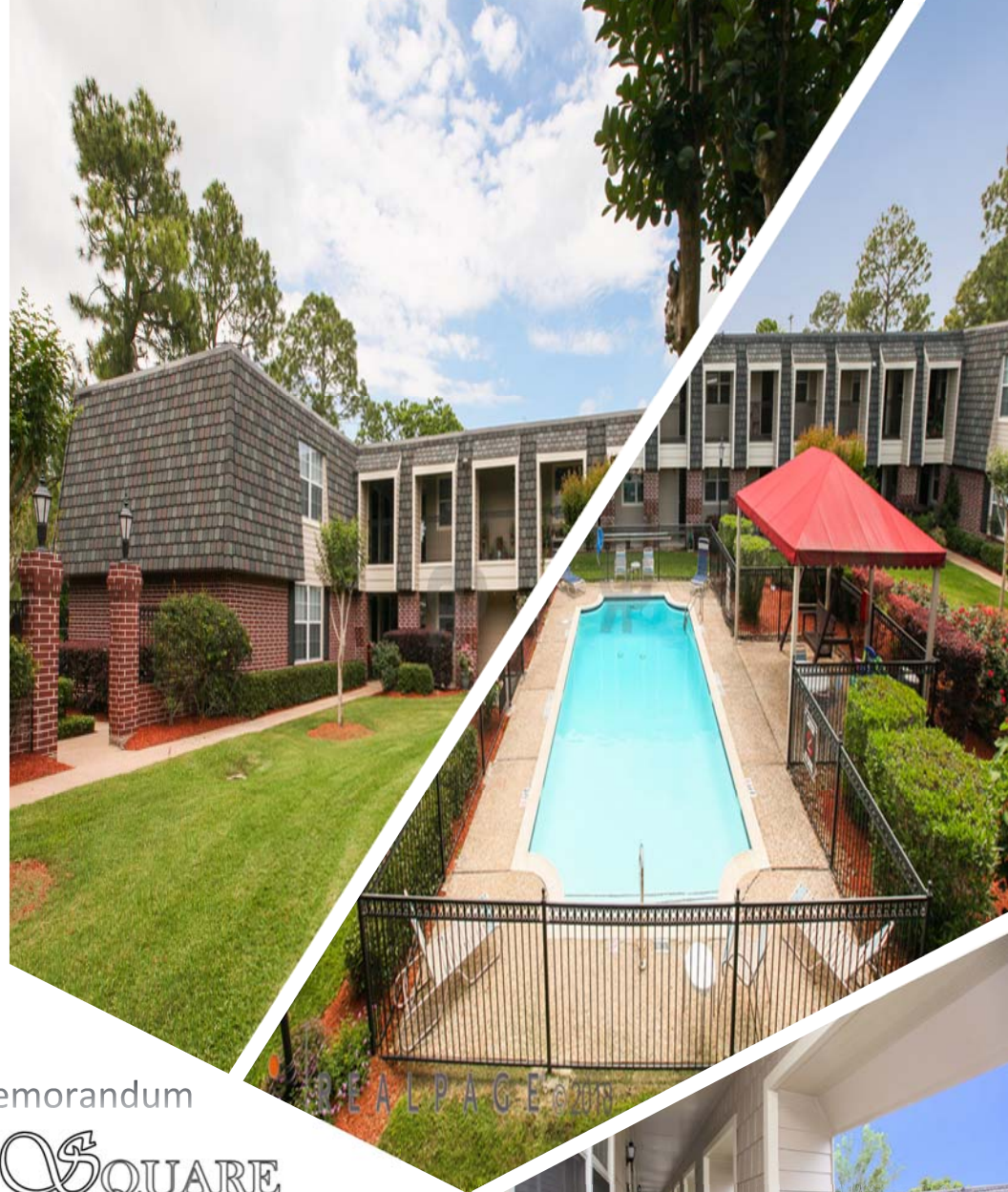




Offering Memorandum

VILLAGE SQUARE

A 55+ RENTAL HOME COMMUNITY

111 SKYVIEW TERRACE, FRIENDSWOOD, TX

33 UNIT, 55+, APARTMENT HOME COMMUNITY



HOUSTON INCOME PROPERTIES, INC.
PHONE: 713.783.6262
LICENSE #0393404 | HIPAPT.COM



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EXCLUSIVE OFFERING: *VILLAGE SQUARE - a 55+ Seniors Apartment Community*
111 SKYVIEW TERRACE, FRIENDSWOOD, TX 77546

Presented by Houston Income Properties, Inc.

Offer Date: To Be Determined

Offering Process: The Property is being offered on an "All Cash" basis (*Buyer to acquire a new loan*)

Offer Guidelines: Offers should be presented in the form of a non-binding Letter-of-Intent and must include at least:

- Offer Price
- Earnest Money
- Feasibility Period
- Closing Period
- Financing Information
- Other terms and conditions particular to the buyer's investment process

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 Broker.

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

PROPERTY DESCRIPTION		INVESTMENT PROFILE	
Name:	VILLAGE SQUARE	Type of Sale:	Offered on An "All Cash" Basis (Buyer to acquire new financing)
Address:	111 SKYVIEW TERRACE	ASKING PRICE:	Unpriced
City / State:	FRIENDSWOOD, TX 77546	Estimated Current NOI:	\$137,076
PLEASE DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER.		Projected NOI:	\$195,100
Property Type:	55+ Seniors, Garden Style Community	Current Occupancy:	100% 07-30-2026 RR
No. of Buildings:	9	Electric/Water /Gas Meter:	Master-Bill Back / Master / Master-Gas used for Boilers Only
Year Built:	1968 Per GCAD	Market Area:	Houston
Materials:	Brick and Siding	Sub-Market Area:	Friendswood
Number of Units:	33	Scheduled Market Rent:	\$35,490 / Mth
Total Rentable SF:	26,182	Avg. Rent / Home:	\$1,075
Avg. Home Size:	793 S.F.	Avg. Rent / SF:	\$1.356

INVESTMENT INFORMATION:

1) **Village Square Apartments** (Friendswood, TX) is being offered on an "All Cash" basis (buyer to obtain new financing). The property is a 33-unit, C+ grade property in an A area, 1968 built, garden-style community with a 55+ seniors designation and which maintains an above average occupancy rate - currently 100% occupied. It is located in the Friendswood area of the Houston MSA with strong access to the business district along Friendswood Drive and IH-45 one of the main connectors to Houston, NASA, Clear Lake, and the Bay Area Houston region. The owner has invested \$900,000+ in CapEx since January 2023 which includes new thermoplastic polyolefin (TPO) roof in 2023, repairing and refurbishing the mansards in 2023 and 2024, and all the underground sewer pipes were replaced in 2026. The community features full appliance packages and ceiling fans in each unit; there is no onsite leasing office. The property offers 59 parking spaces (32 are covered), one on-site laundry room with machines owned by the property, covered entry for all units, and amenities including cable, a pool, fully fenced grounds, and sitting/grilling areas. The community is all-electric except for the gas hot water boilers. **The property is assessed at a value under \$5 million therefore the tax assessment is capped at 10% per year at this time.**

2) **Location & Accessibility** - Situated in the city of Friendswood in the Bay Area Houston region the property is positioned to serve a strong and diverse employment base. Demand is supported by jobs in Friendswood, nearby petrochemical operations, the space industry in the Clear Lake area, and the broader employment market of the City of Houston. It is approximately 22 miles south of the Houston CBD and a 45 minute commute to Galveston and less than 7 miles to Clear Lake/Nasa area. Major Transportation arteries within minutes of the property are East Edgebrook Dr., Dixie Farm Rd. (Hwy 126), Hwy 528, Eldorado Blvd and Old Galveston Road.

3) **Strong Rent Growth** - Today's economic climate is favorable for property owners within the rental market. Rising interest rates and the persistent increase in home prices are rendering homeownership unattainable for many potential buyers, resulting in renters remaining in the market for an extended period. This trend is likely to boost occupancy rates and rental prices. Additionally, the construction of the new Grand Parkway segment in the Bay Area Houston region will create numerous job opportunities, both during the construction phase and once it is complete. The anticipated growth in rental rates and overall property value should positively impact the Friendswood area as this segment of the Grand Parkway is completed. Similar to other segments, this development is expected to spur the emergence of new commercial businesses along the route.

Property Information

PRICING INFORMATION				PROPERTY INFORMATION	
<i>Un-Priced</i>				Units:	33
Do not visit the property without an appointment made through the broker.				Avg. Size Unit:	793 S.F.
				Year Built:	1968
				Electric / Water:	Indiv / RUBS
				Roof:	Pitched
				Land (Acres) Per Survey:	1.61
Do not disturb the staff!				Rentable Sq. Ft:	26,182
Estimated Total Collections ~ (Occupancy is {100%} as of 07-30-2026 RR)					
Mth.	Jun 2026 T-3 Avg	Jun-2026	May-2026	Apr-2026	Mar-2026
Coll.	\$33,891	\$34,066	\$34,335	\$33,273	\$32,872

The Village Square Apartments is a 33-unit community located at 111 Skyview Terrace in Friendswood, Texas, offering an attractive investment opportunity in a strong local market. Situated in Galveston County within the Bay Area Houston region. Residents benefit from convenient access to major transportation routes, supporting straightforward commutes to key employment centers. Friendswood is approximately 22 miles south of the Houston CBD, 6.1 miles southeast of downtown Pearland, and 9 miles northeast of downtown Alvin. The area benefits from a diverse and durable employment base, including the nearby petrochemical industry and the aerospace sector supported by the Clear Lake NASA Space Center, as well as broader job opportunities throughout the Houston region.

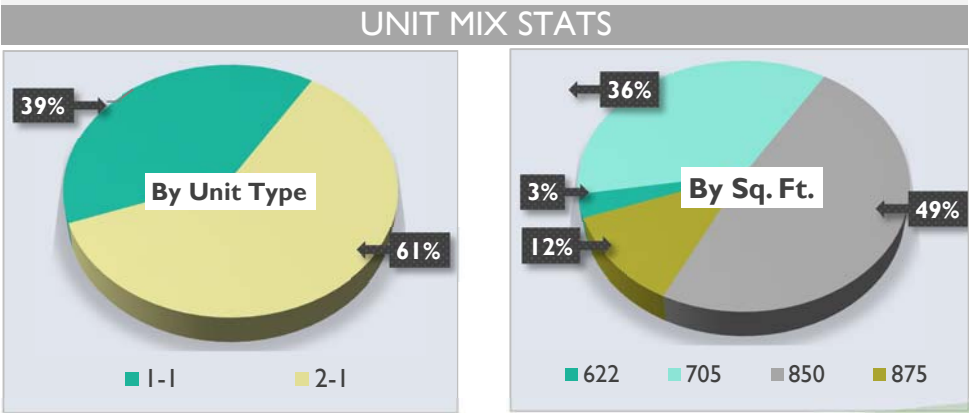
The property is positioned just steps from S Friendswood Blvd in an “A” rated area of Friendswood. The corridor offers a wide range of nearby amenities, including small businesses, professional offices, dining, and retail. Alvin Community College—serving more than 6,000 students—is approximately an 8-mile commute.

The Village Square Apartments offers small investors the opportunity to acquire a designated 50+ Seniors, stabilized “C+” quality asset within the bedroom community of Friendswood. The property utilizes a manual bill-back for electricity; natural gas is used for the community’s hot-water boilers, while each unit is equipped with all-electric systems.

Since January 2023, the owner has invested approximately \$900,000 in capital improvements, including some new air conditioning units and appliances, flooring upgrades, new TPO roofing, refurbished mansards and the 2026 replacement of all underground sewer lines. The property has remained under single ownership, with the current owner serving as both builder and caretaker since 1968.

UNIT MIX - CURRENT MARKET RENTS (please verify)							
#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
1	I-I SM		622	622	\$970	\$970	\$1.56
12	I-I		705	8,460	\$1,045	\$12,540	\$1.48
16	2-I SM		850	13,600	\$1,095	\$17,520	\$1.29
4	2-I		875	3,500	\$1,115	\$4,460	\$1.27

33	100%	793	26,182	\$1,075	\$35,490	\$1.356
TOTAL UNITS	Occupancy	AVG. SQ. FT.	TOTAL SQ. FT.	AVG. RENT/U	TOTAL RENT	AVG. RENT/SF





PROPERTY TAX INFO.

GCAD Property ID# 201426	
Taxing Entity Rate \$100 of Value	
Galveston County	0.32266
City of Friendswood	0.51417
Friendswo ISD	1.03000
Galveston Cons Drainage	0.11555
Co Road and Flood	0.003
2025 Tax Rate	1.985382
2026 Assmt.	\$2,100,000
Approx. Total Tax	\$41,693

PROPERTY INFORMATION

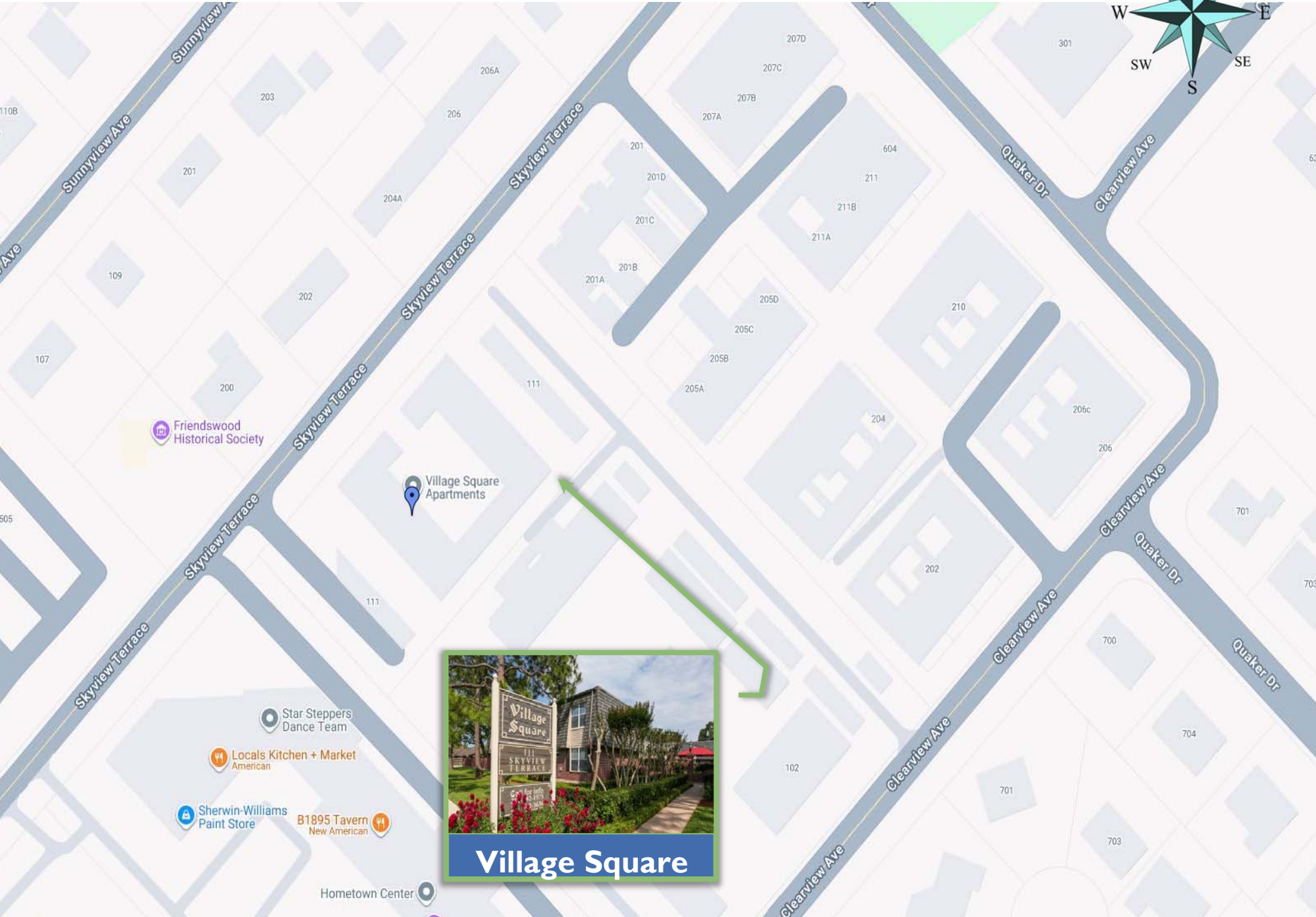
- 1.) Value Add Opportunity Post Improvements/Upgrades and further rent increases
- 2.) Minutes away from employment hubs such as petrochemical industries, Houston's Industrial Complex, the Houston CBD, Clear Lake - NASA Aero Space Industry and Galveston
- 3.) **\$900K in capital improvements were completed since January 2023 which includes many new appliances, air conditioners, flooring, New TPO Roof, Replacement of all underground Sewer Lines.**
- 4.) There is a bill back in place for electricity, however the current owner is not charging back for water. This could be another source of income for a new owner.
- 5.) **Located just a few feet from S Friendswood Boulevard, which is lined with eateries, entertainment and professional offices.**
- 6.) One Owner - 1968 built property. The Owner is the builder / caretaker

CONSTRUCTION FEATURES

Yr. Constructed:	1968 Per GCAD
Electric Meter:	Master - Bill Back In Place
Gas Meter:	Master - Gas for Boilers Only
Water Meter:	Master - No RUBS in Place
Heat and Air:	Individual HVAC Units
Hot Water:	Boilers
Roof:	Flat Mansards
Paving:	Asphaltic Concrete
Exterior Construction:	Brick and Siding
No. of Total Buildings:	5
# of Stories:	Two Story
Units / Acre:	21
Parking:	59 Spaces of which 32 are Covered



Location Map







Financial Analysis



Actual and Pro Forma Analysis

ASKING PRICE

MARKET TO DETERMINE THE PRICE

INCOME DETAILS

Current Scheduled Rents (CSR) as of 2-2026

\$35,490 / Mo \$1,075 / Unit \$1.36 / S.F.

Actual Income Used Jun 2026 T-3 Avg \$33,891

Actual Income Used "Annualized" \$406,696.36

Approx. Leased Occupancy 07-30-2026 RR 100%

Pro forma Scheduled Rents include a {5%} Rent Increase

\$37,265 / Mo \$1,129 / Unit \$1.42 / S.F.

Pro Forma Rents are Estimated Post Sale

PROPERTY TAX DETAILS

2025 Tax Rate Actual 1.985382%

2026 Assmt. Actual \$2,100,000

Pro forma Rate Used 2025 Tax Rate 1.985382%

Estimated Post Sale Assmt. \$2,310,000

Post Sale Assmt. is the 2025 Assmt increased by {10%}

EXPENSE, INSURANCE AND RESERVE DETAILS

Actual Expenses are Jan 2026 Trailing 12 except
where noted, Pro Forma expenses are Estimated

Est. Ins. / Unit / Yr. GL/Property/Umb. \$1,770

Est. Reserve / Unit / Yr. Estimated \$300

PROPERTY DETAILS

Number of Rental Units 33

Avg. Unit Size 793 S.F.

Net Rentable Area 26,182

Land {Acres} Per Survey 1.61

Units per Acre 21

Date Built - Per CAD 1968

Electric Meter Master/RUBS

Gas Meter Boilers Only

Water Meter Master - NO RUBS

Hot Water Supply Boilers

HVAC Individual

INCOME (See Details on the left)

Gross Scheduled Rent (Current Scheduled Rent Annualized + a {5.00%} Increase)

ACTUAL

STABILIZED PRO FORMA

N/A

\$447,174 \$37,265 / Mo

(Loss)/Gain to Lease - Pro Forma Estimated at {2%} of GSR

N/A

(8,943) 2%

Estimated Annual Gross Potential Rental Income

N/A

438,231 98%

Vacancy Loss - Pro Forma Estimated at {2%} of GSR

N/A

(8,943) 2%

Non-Revenue Units - Pro Forma is Estimated at {0%} GSR

N/A

0 0%

Other Losses - Pro Forma is Estimated at {1%} GSR

N/A

(4,472) 1%

Total Annual Rental Income

\$382,984

{90%} of GSR

\$424,815

{95%} of GSR

Total Other Income - Includes Electric Reimbursement-Pro Forma includes Water

23,712

\$719 / Unit / Yr

33,000

\$1,000 / Unit / Yr

Total Gross Annual Income

\$406,696

\$33,891 / Mo

\$457,815

\$38,151 / Mo

ESTIMATED EXPENSES (See Details on the Left)

MODIFIED ACTUAL

PRO FORMA

Estimated Fixed Expenses

Property Taxes Estimated (See Details on the left)

41,693

\$1,263 per Unit

45,862

\$1,390 per Unit

Franchise Tax (Estimated)

0

\$ per Unit

0

\$ per Unit

Property Insurance GL, Property, Umbrella

58,406

\$1,770 per Unit

58,406

\$1,770 per Unit

Total Fixed Expenses

\$100,099

\$3,033 per Unit

\$104,268

\$3,160 per Unit

Estimated Utility Costs

Electric - All Meters

25,308

\$767 per Unit

25,308

\$767 per Unit

Gas

5,297

\$161 per Unit

5,297

\$161 per Unit

Water / Sewer Sprinkler

0

\$ per Unit

0

\$ per Unit

Water / House

15,479

\$469 per Unit

15,479

\$469 per Unit

Total Estimated Utility Costs

\$46,085

\$1,397 per Unit

\$46,085

\$1,397 per Unit

Estimated Other Expenses

General, Administrative, Professional Fees, Cable, Uniforms & Tenant Activities

21,255

\$644 per Unit

11,550

\$350 per Unit

Other Expenses

0

\$ per Unit

0

\$ per Unit

Advertising/Marketing/Placement/Resident Activities

0

\$ per Unit

1,650

\$50 per Unit

Repairs/Maintenance/Make Ready - Supplies

23,239

\$704 per Unit

18,150

\$550 per Unit

Payroll + Burden + Incentive

41,272

\$1,251 per Unit

41,250

\$1,250 per Unit

Contract Services {Pest, Trash, Landscaping}

11,503

\$349 per Unit

11,550

\$350 per Unit

Management Fees {Calculated on the Gross Annual Income above}

16,268

4.00%

18,313

4.00%

Total Estimated Other Expenses

\$113,537

\$3,441 per Unit

\$102,463

\$3,105 per Unit

Reserve for Replacement - Estimated

9,900

\$300 per Unit

9,900

\$300 per Unit

Total Estimated Operating Expenses

\$269,621

\$8,170 per Unit

\$262,716

\$7,961 per Unit

Estimated Net Operating Income

\$137,076

\$4,154 per Unit

\$195,100

\$5,912 per Unit

10 Year Cash Flow Analysis

HOUSTON INCOME PROPERTIES, INC.

VILLAGE SQUARE

Ten Year Cash Flow Analysis

UNITS: 33
SQ. FT: 26,182
AVG UNIT SIZE: 793

Year 1 has a {5.00%}
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		5.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Potential Income	\$37,265	\$447,174	\$460,589	\$474,407	\$488,639	\$503,298	\$518,397	\$533,949	\$549,968	\$566,467	\$583,461
Other Income	\$2,750	\$33,000	\$33,990	\$35,010	\$36,060	\$37,142	\$38,256	\$39,404	\$40,586	\$41,803	\$43,058
Gross Income	\$40,015	\$480,174	\$494,579	\$509,417	\$524,699	\$540,440	\$556,653	\$573,353	\$590,553	\$608,270	\$626,518
Vacancy / Other Losses		(\$22,359)	(\$23,029)	(\$23,720)	(\$24,432)	(\$25,165)	(\$25,920)	(\$26,697)	(\$27,498)	(\$28,323)	(\$29,173)
<i>Economic Loss % Includes Bad Debt</i>		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
EFFECTIVE GROSS INCOME		\$457,815	\$471,550	\$485,696	\$500,267	\$515,275	\$530,733	\$546,655	\$563,055	\$579,947	\$597,345
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		(\$252,816)	(\$260,400)	(\$268,212)	(\$276,258)	(\$284,546)	(\$293,083)	(\$301,875)	(\$310,931)	(\$320,259)	(\$329,867)
Expenses / Unit		\$7,661	\$7,891	\$8,128	\$8,371	\$8,623	\$8,881	\$9,148	\$9,422	\$9,705	\$9,996
Reserve for Replacement @ {\$300} / Unit		(\$9,900)	(\$9,900)	(\$9,900)	(\$9,900)	(\$9,900)	(\$9,900)	(\$9,900)	(\$9,900)	(\$9,900)	(\$9,900)
TOTAL EXPENSES		(\$262,716)	(\$270,300)	(\$278,112)	(\$286,158)	(\$294,446)	(\$302,983)	(\$311,775)	(\$320,831)	(\$330,159)	(\$339,767)
Total Expenses / Unit		\$7,961	\$8,191	\$8,428	\$8,671	\$8,923	\$9,181	\$9,448	\$9,722	\$10,005	\$10,296
NET OPERATING INCOME		\$195,100	\$201,250	\$207,584	\$214,109	\$220,829	\$227,751	\$234,880	\$242,224	\$249,788	\$257,578
NOI GROWTH RATE		42.3%	3.2%	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.

Value Projection at 60 Months

PROPERTY INFORMATION

Number of Units:	33	Approx. NRA:	26,182	
Year Built:	1968	Average Unit Size:	793 S.F.	
Roofs:	Pitched	Proposed Mthly. Mkt. Rent at 60 Mths. (5 YRS):	\$41,942	\$1,271 / Unit \$1.60 / S. F.
HVAC System:	Individual 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 Implemented			
	Gas: Master - In Common Area Only			
Hot Water:	Boilers			
Est. Occupancy at Stabilization:	98%			

STABILIZED PRO FORMA

Projected at 60 Months Post Renovation and Income Stabilization

REVENUE AND COLLECTIONS

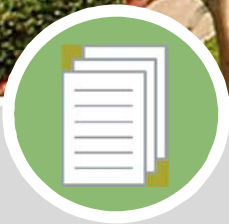
Total Gross Rent Potential	\$503,298	% of Gross Potential Income	100%
Vacancy/Other Rental Losses (Economic Loss)	(\$25,165)	{5%} of Gross Rent Potential	
Estimated Gross Potential Income	\$478,133	95%	
Total Other Income Potential (Assumes RUBS will be Implemented)	\$37,142	\$1126 / Unit	
Total Estimated Gross Annual Income	\$515,275		

EXPENSES

Total Expenses ~ (average Unit size is {793 S.F.})	(\$294,446)	\$8,923 / Unit \$11.25 / SF
Estimated Stabilized Net Operating Income (at 60 Months Post Stabilization)	\$220,829	

Estimated Potential Value Based
on Stabilized NOI of {\$220,829}
(at 60 Mths, Post Stabilization)

Cap Rate	Value Generated		
5.75%	\$3,840,505	\$116,379/U	\$146.68/SF
6.00%	\$3,680,484	\$111,530/U	\$140.57/SF
6.25%	\$3,533,264	\$107,069/U	\$134.95/SF



Property Overview





Property Features



VILLAGE SQUARE A 55+ RENTAL HOME COMMUNITY

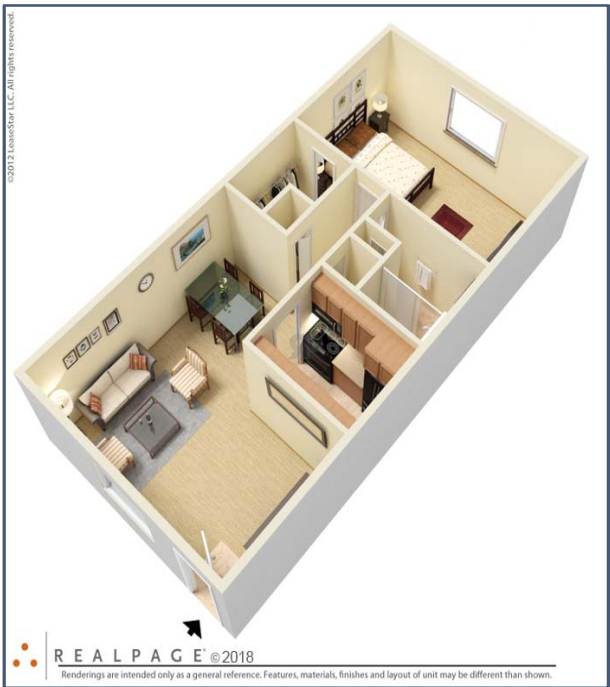
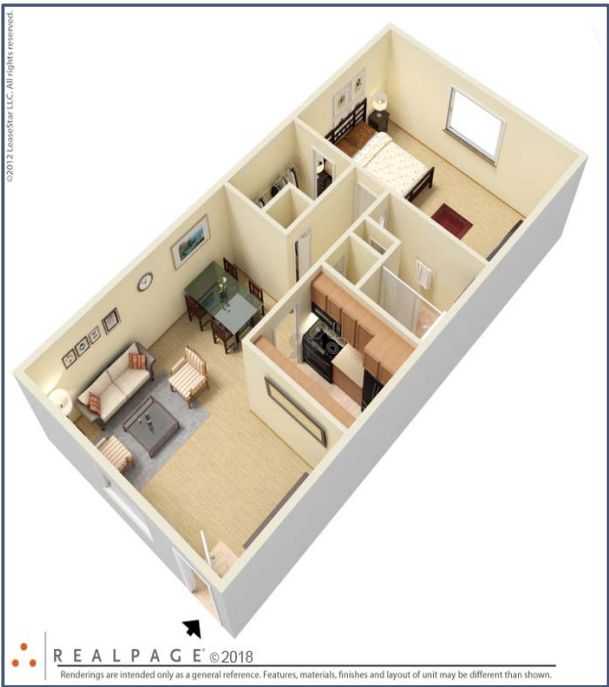
Unit Features (Interior appointments may vary in each unit)

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

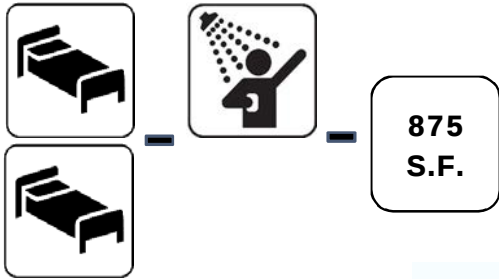
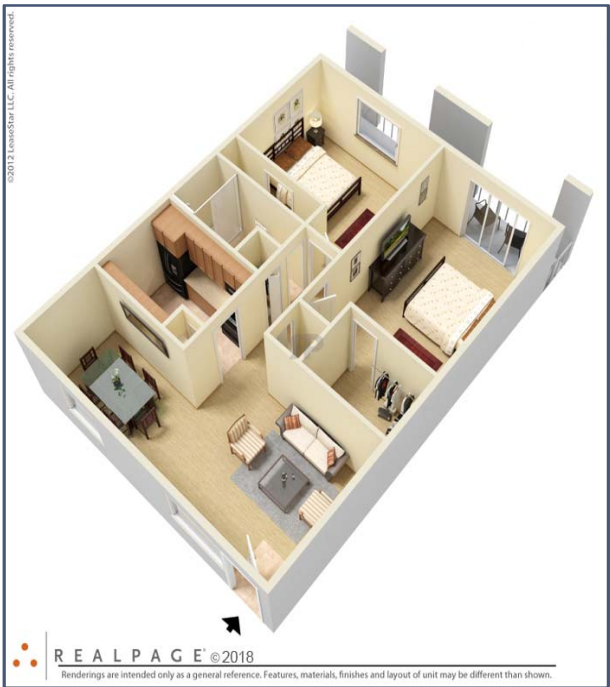
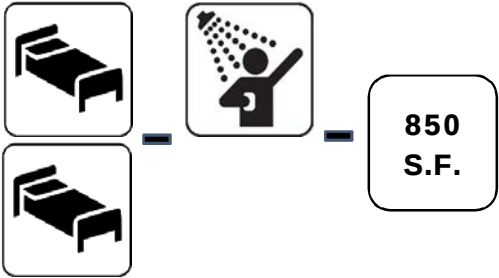
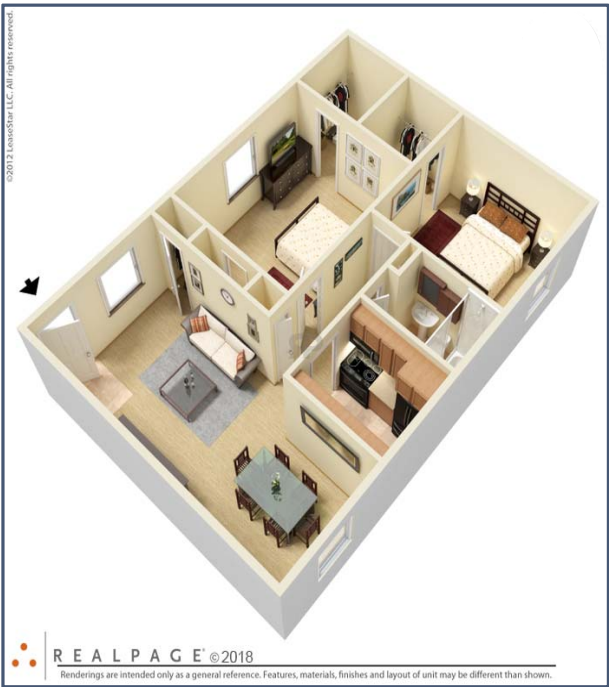
Community Amenities

- ❖ Laundry Facility - **Machines Owned by the Property**
- ❖ Perimeter Fence
- ❖ Swimming Pool
- ❖ Lounging Area
- ❖ Covered Parking
- ❖ Convenient to Entertainment
- ❖ Convenient to Employment Centers in the Bay Area
- ❖ High Speed Internet Available
- ❖ Covered Parking and Open Spaces
- ❖ Guest Parking
- ❖ Covered Entry Access - All Units
- ❖ Grilling and Sitting Areas

Floor Plans (1 Bedroom Plans)



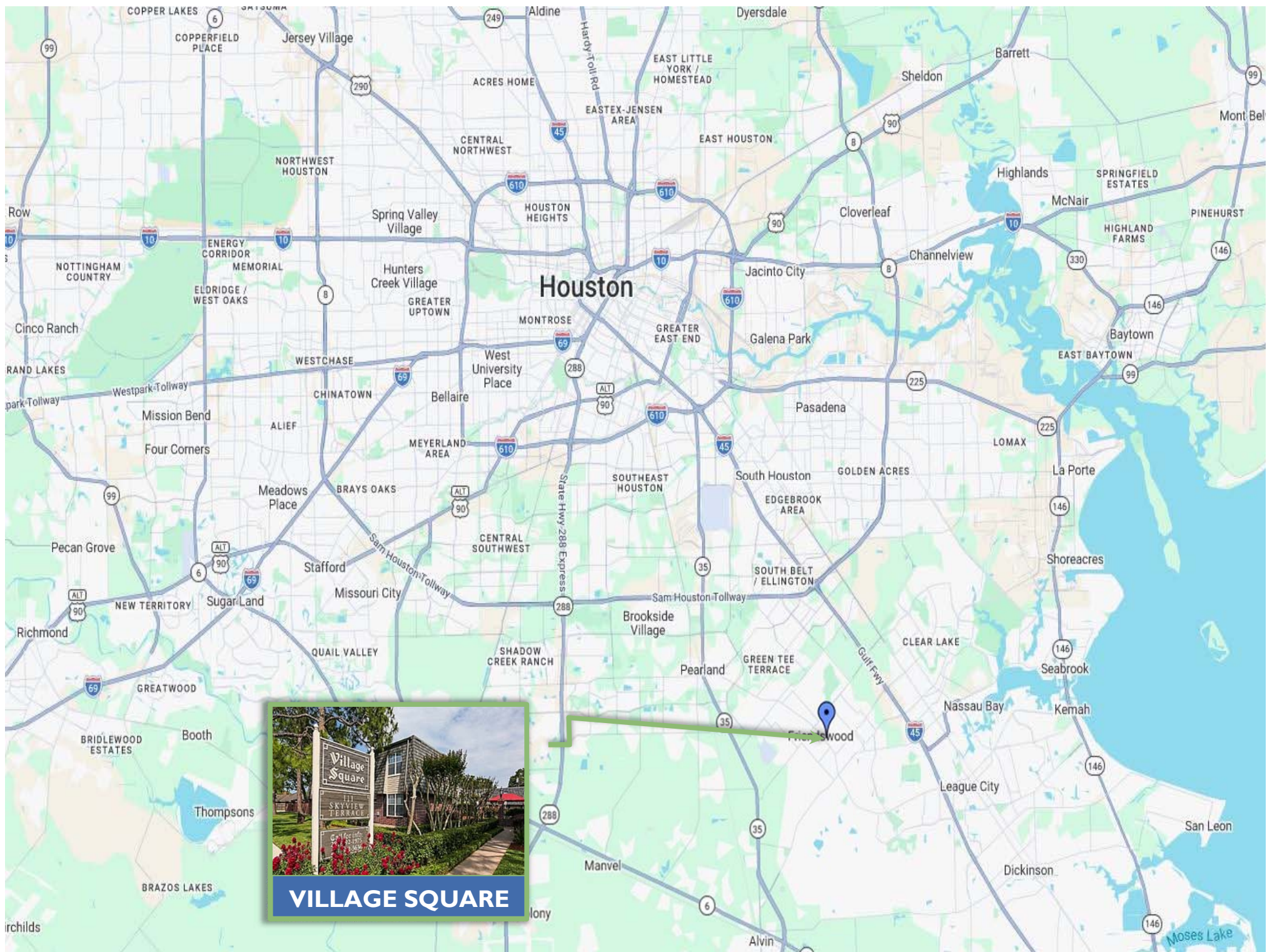
Floor Plans (2 Bedroom Plans)

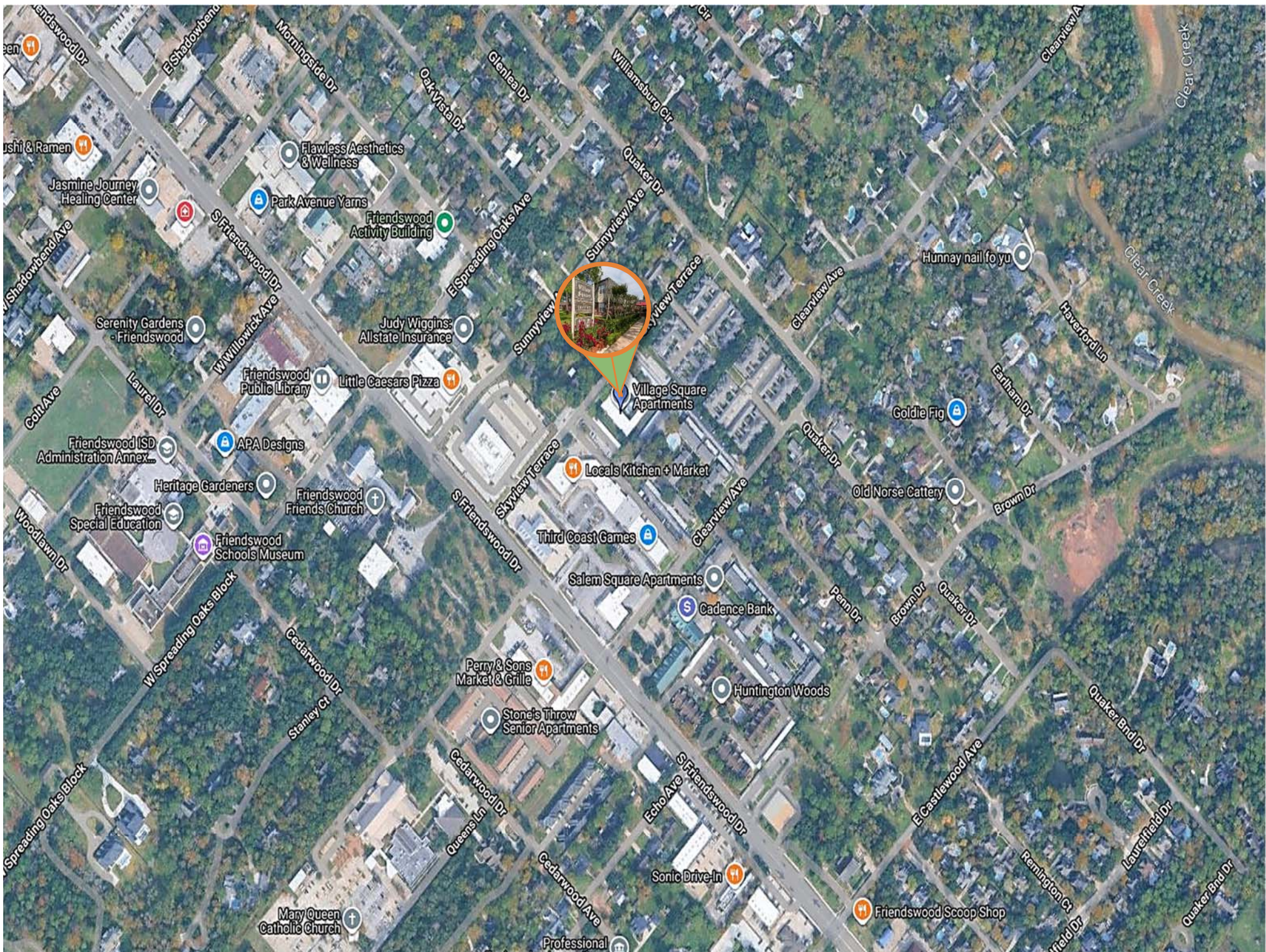


Property Exterior Photos

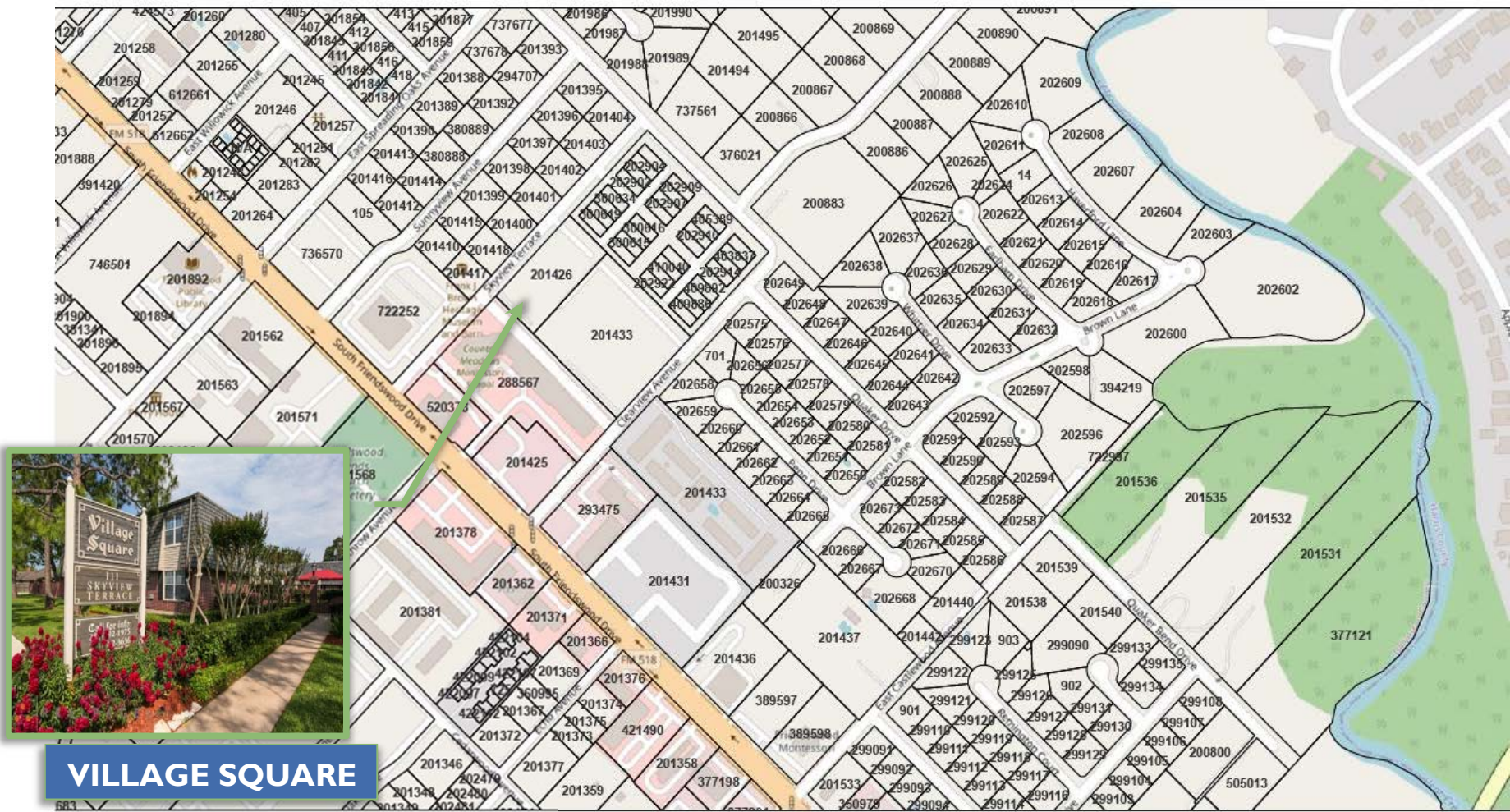








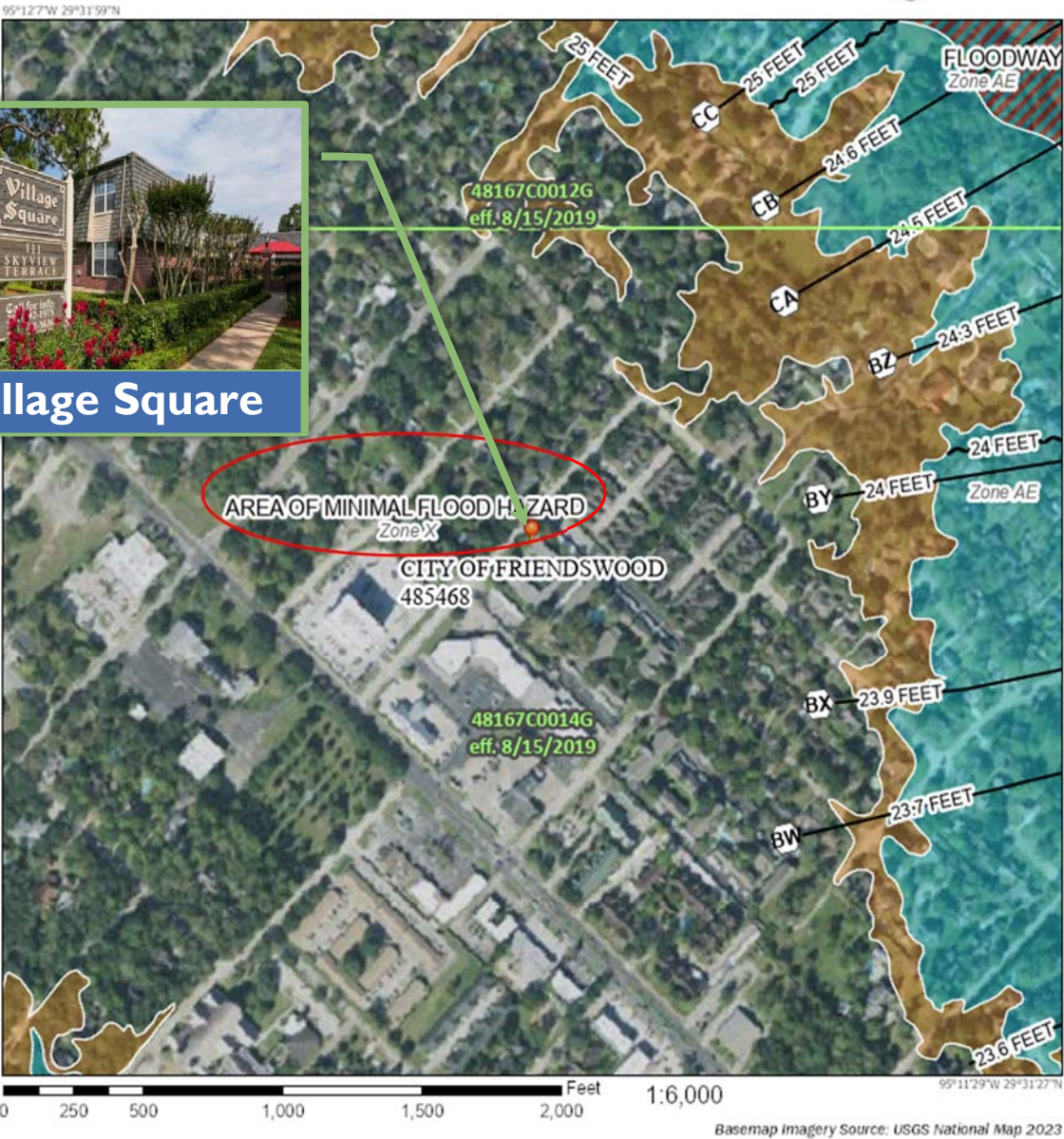
ArcGIS Web Map



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National Flood Hazard Layer FIRMette



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

- 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

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.





Market Overview





Amenities



Market Drivers

As the growing availability of data underscores the importance of targeting submarkets, we must not overlook a broader, gradual shift occurring across the United States. Over the past fifty years, social and economic trends have prompted a steady migration of both population and jobs toward the South and West regions, a trend that accelerated during the pandemic as people sought refuge in states with more open economies.

This migration is fueled by a combination of economic, social, and technological factors. Individuals and corporations are increasingly moving to lower-cost markets while companies are relocating to metropolitan areas that are more business-friendly or have developed specialties in rapidly expanding sectors such as technology and healthcare. Advances in technology have enhanced mobility for both individuals and businesses, making them less dependent on physical locations in an increasingly service-oriented economy. Additionally, migration tends to favor regions with warm climates and appealing amenities. Policy decisions are also likely to continue influencing this trend, particularly as the 2017 tax reform eliminated the ability to deduct state and local taxes from federal income, exacerbating the financial burden on residents in states with high property taxes, notably Illinois, New York, New Jersey, and California.

Houston, serving as the anchor city for the Gulf Coast, stands out as one of the greatest cities in the world. Its robust economy, diverse culture, and exceptional quality of life make it an ideal place for business. From energy and healthcare to aerospace and information technology, the Houston region boasts a strong infrastructure to support these burgeoning industries, coupled with a thriving innovation landscape that fosters the emergence of the next generation of companies. Furthermore, with 1.5 million residents aged 25 and older holding a bachelor's degree and over 3.1 million jobs in the Houston metropolitan statistical area (MSA), the region is poised as one of the strongest economies in the nation. The Houston MSA presents an attractive opportunity, as an ever-growing population is uncovering its advantages. Living costs are 26% lower than the average of the top 20 metros. Below are some notable relocations and expansions to the Houston MSA in recent years.

Market Drivers



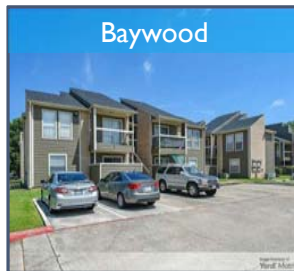
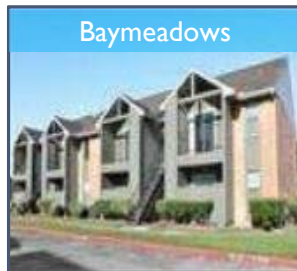
Comparative Market Survey Summary

Map #	Property Name	Address				Completed Year	Unit Count	Occupancy	Average SqFt	Market Rent / Unit	Market Rent / SF
1	Bay Meadows	17201 Blackhawk Blvd	Friendswood	TX	77546	1986	122	97%	811	\$1,218	\$1.50
2	Baywood	5025 FM 2351 Road	Friendswood	TX	77546	1983	124	88%	797	\$1,097	\$1.38
3	Bedford (Age Rest.)	110 Dunbar Estates Drive	Friendswood	TX	77546	1994	117	97%	855	\$1,781	\$2.08
4	Heritage at Clear Creek	17231 Blackhawk Blvd	Friendswood	TX	77546	1984	224	96%	825	\$1,242	\$1.51
5	Salem Square	107 Clearview Avenue	Friendswood	TX	77546	1975	153	99%	991	\$1,450	\$1.46
6	Stones Throw (Age Rest.)	105 Stonestrow Avenue	Friendswood	TX	77546	1975	57	100%	753	\$1,104	\$1.47

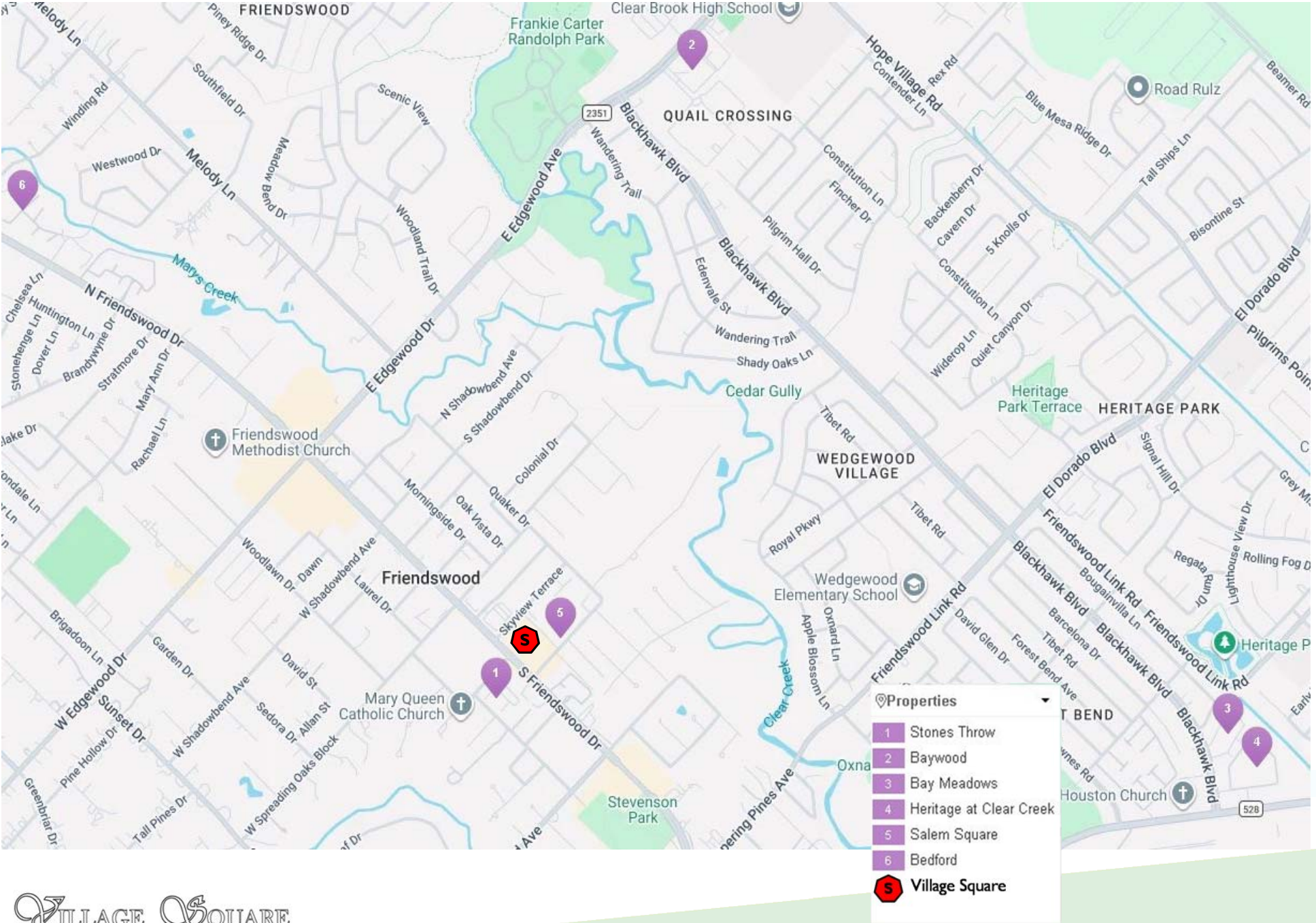
Subject VILLAGE SQUARE III SKYVIEW TERRACE FRIENDSWOOD, TX 77546 1968 33 100% 793 \$1,075 \$1.36

Map #	Property Name	Address	City	State	ZIP	Completed Year	Units	Min SqFt	Max SqFt	Min Market Rent	Max Market Rent
1	Bay Meadows	17201 Blackhawk Blvd	Friendswood	TX	77546	1986	122	573	1,058	\$994	\$1,529
2	Baywood	5025 FM 2351 Road	Friendswood	TX	77546	1983	124	450	1,200	\$819	\$1,424
3	Bedford	110 Dunbar Estates Drive	Friendswood	TX	77546	1994	117	660	1,082	\$1,495	\$1,995
4	Heritage at Clear Creek	17231 Blackhawk Blvd	Friendswood	TX	77546	1984	224	678	1,056	\$1,121	\$1,446
5	Salem Square	107 Clearview Avenue	Friendswood	TX	77546	1975	153	702	1,232	\$1,019	\$1,575
6	Stones Throw	105 Stonestrow Avenue	Friendswood	TX	77546	1975	57	719	837	\$1,077	\$1,191

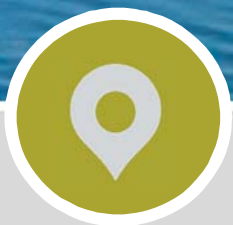
Subject VILLAGE SQUARE III SKYVIEW FRIENDSWOOD, TX 77546 1968 33 788 1094 \$1,105 \$1,335



Rent Comparables Map



INDUSTRIAL GATEWAY TO HOUSTON



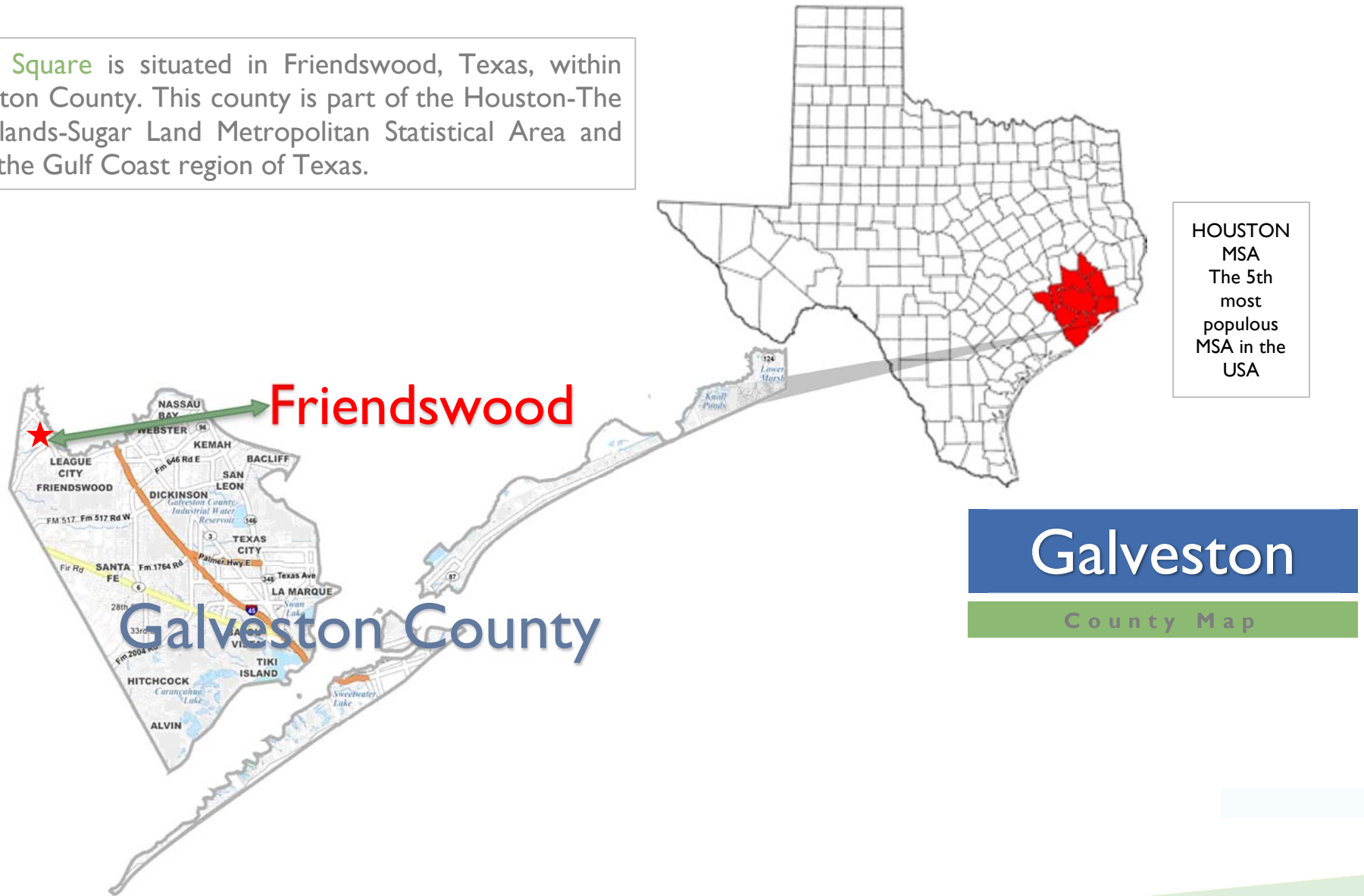
Location Overview

Exterior Property Photos



County Location Map

Village Square is situated in Friendswood, Texas, within Galveston County. This county is part of the Houston-The Woodlands-Sugar Land Metropolitan Statistical Area and lies in the Gulf Coast region of Texas.



Houston MSA

HARRIS COUNTY

1,777 square miles
5,220,000+ Residents

HOUSTON MSA

Made up of 9 Counties
9,444 square miles
7,825,000 Residents

CITY OF HOUSTON

Located in Harris County
665 square miles
2,436,000+ Residents

GALVESTON COUNTY

874 square miles
350,700+ Residents

CITY OF FRIENDSWOOD

Located in Galveston County
54.1 square miles
41,200+ Residents - 2026





All About Friendswood



Friendswood

Best attractions and places to see around Friendswood include a blend of historical sites, natural spaces, and family-friendly attractions. The area preserves its Quaker heritage while offering access to significant space exploration landmarks. Friendswood features well-maintained parks and nature centers along Clear Creek, providing diverse outdoor recreation opportunities.

Demographics

Friendswood, Texas is a mid-sized Houston-area suburb with a current population estimate of about 41,319 (July 1, 2025), up slightly from 2020. The community skews toward families and working-age adults: ~25.9% are under 18 and ~16.3% are 65+, with a median household income of about \$126,508 (2020–2024) and a poverty rate of ~3.6%. [U.S. Census Bureau](#)

In terms of diversity, the city is predominantly White: ~75.7% White alone and ~3.7% Black alone, with Hispanics and other groups comprising the remainder. About 13.6% of residents (age 5+) report speaking a language other than English at home (2020–2024). U.S. Census Bureau

Education and economic indicators are relatively strong. ~96.0% of residents age 25+ have at least a high school diploma, and ~52.7% have a bachelor's degree or higher. Work-life indicators are also upbeat: the mean commute time is ~28.6 minutes (2020–2024). U.S. Census Bureau

Housing is also fairly expensive. For 2024, median gross rent is ~\$1,688, and median owner costs with a mortgage are ~\$2,751 per month—consistent with a high-income, owner-occupied suburb feel (with 14,948 households and ~2.73 persons per household). [U.S. Census Bureau](#)

Economy

Friendswood's economy is largely driven by a blend of local service/employment and regional "Bay Area Houston" industry clusters (aerospace, maritime, healthcare/life sciences, IT, specialty chemicals, and tourism). [friendswood.tx.us](#)

Overall economic "feel"

On the city's own financial snapshot, Friendswood has relatively strong fiscal capacity (e.g., high bond rating levels and meaningful sales tax revenue), which typically supports stable local services and business activity. [friendswood.tx.us](#)

Top industries by employment share (Friendswood + immediate Bay Area Houston labor market)

Friendswood's local jobs cluster around Bay Area Houston "predominant business categories," with the workforce in the city generally skewing professional/managerial:



Galveston County Economy Overview

Galveston County's economy is **diverse but heavily anchored in maritime and petrochemical industries**, with strong growth in tourism, education, healthcare, and construction.

Key Economic Pillars

Maritime Trade: The Port of Galveston generates over **\$3 billion annually** and supports more than **3,330 jobs**, while the Port of Texas City brings in **\$6.4 billion in direct business revenue** and over **6,758 direct jobs**.

Petrochemical Industry: Includes two refineries, five organic chemical plants, and two plastics/resin manufacturers, forming a major industrial base.

Tourism & Hospitality: Galveston Island attracts **7 million annual visitors** with \$833 million in visitor spending, supported by beaches, cultural attractions, and proximity to Houston .

Education & Healthcare: Two universities (Texas A&M at Galveston, University of Houston–Downtown) and world-renowned healthcare facilities anchor the workforce and service sectors.

Construction & Infrastructure: Major projects like Davie Defense's \$1 billion shipyard expansion, Texas A&M's \$77.5M dock project, and Port of Galveston's \$106M cargo complex expansion are boosting construction activity.

Workforce & Labor Market

Median household income: **\$86,105** (above the Texas median of \$70,518).

Unemployment rate: **5.9%**, above the U.S. average.

Workforce is diverse, with opportunities in maritime, healthcare, education, tourism, and manufacturing.

Local Business Mix

Retail and service sectors include auto repair, bakeries, barber shops, and various hospitality businesses.

Construction is a significant employer, with ongoing infrastructure and industrial projects driving demand.

Major Employer Categories



Aerospace

Bay Area Houston is home to one of the most significant concentrations of aerospace activity in the nation. Anchored by [NASA's Johnson Space Center](#), the region serves as a global hub for human spaceflight operations, research, and innovation. From advanced manufacturing and robotics to commercial space ventures, the aerospace industry drives technological progress, creates high-wage jobs, and fuels the region's economy. The Bay Area Houston Economic Partnership works closely with NASA, industry leaders, and educational institutions to strengthen this sector and ensure the region remains at the forefront of exploration and discovery.



Healthcare and Life Sciences

Bay Area Houston is a growing center for healthcare excellence and life science innovation. With leading medical facilities, cutting-edge research institutions, and a thriving network of biotechnology and pharmaceutical companies, the region plays a critical role in advancing health, wellness, and medical discovery. From clinical research to patient care, Bay Area Houston's healthcare and life sciences sectors not only enhance quality of life for residents but also contribute to the region's economic strength. BAHEP actively supports collaboration between healthcare providers, educators, and industry partners to promote growth and innovation in this industry.



Maritime

Bay Area Houston's maritime industry is a cornerstone of the region's economy, connecting local businesses to global markets. Anchored by the Port of Houston, the Port of Texas City and the Port of Galveston, the region supports a diverse range of activities—from shipping and logistics to shipbuilding, offshore energy, and marine technology. Thousands of jobs and billions in trade flow through Bay Area Houston each year, making it one of the most dynamic maritime regions in the United States. BAHEP works with port authorities, industry leaders, and educational partners to promote sustainable growth and strengthen the region's position as an important hub for maritime commerce.



Tourism

Bay Area Houston offers a rich mix of attractions, experiences, and natural beauty that draw visitors from across Texas and around the world. From NASA's Johnson Space Center and historic Galveston to scenic parks, waterways, and cultural events, the region provides something for every traveler. Tourism not only celebrates our unique heritage and lifestyle but also drives economic growth, supporting local businesses and creating jobs. BAHEP works with hospitality partners, cultural institutions, and community leaders to strengthen the region's tourism industry and highlight all that Bay Area Houston has to offer.

Major employer locations within ~10–20 minutes

Clear Lake / NASA corridor (space + federal contractors)

- NASA Johnson Space Center — Clear Lake (major anchor employer) [webstertx.gov](#)
- Ellington Field / Ellington Field Joint Reserve Base — Houston (NASA/JSC operations context) [Texas](#)
- UTMB (University of Texas Medical Branch) / UTMB Health system — Clear Lake area [webstertx.gov](#)
- NASA-related contractors, (aerospace ecosystem, distributed across the corridor, often clustered near NASA Road 1 / Bay Area Blvd) [The Business Journals](#)

Bay Area Houston healthcare & biotech cluster (Clear Lake / Webster / adjacent)

- Bayshore Medical Center — Webster/Clear Lake area (healthcare anchor) [The Business Journals](#)
- HCA Houston Clear Lake — Clear Lake area [The Business Journals](#)
- Houston Methodist Clear Lake Hospital — Clear Lake area [The Business Journals](#)
- Memorial Hermann Southeast Hospital — nearby Pasadena/Southeast Bay Area (regional healthcare employer) [The Business Journals](#)

Maritime / industrial Bay (Webster / Pasadena / nearby corridor)

- Port/ship-channel employment base (port-adjacent employers across Webster–Pasadena area) (maritime industrial jobs draw from companies in the wider corridor) [webstertx.gov](#)
- Aerospace/defense + manufacturing contractors (scattered throughout Bay Area cities, including Webster / Pasadena) [webstertx.gov](#)

League City & Kemah area (education + retail/consumer employers; tourism)

- Clear Creek ISD — League City (large education employer) [webstertx.gov](#)
- Friendswood ISD — Friendswood (education employer) [friendswood.tx.us](#)
- Kemah Boardwalk — Kemah (tourism anchor) [webstertx.gov](#)
- HEB- / Kroger / major retail distribution in the Bay Area — distributed in League City / Webster / Friendswood / nearby retail corridors [friendswood.tx.us](#)
- Great Wolf Lodge — Kemah area (tourism/hospitality employer)

Things to do in and around Friendswood

- Explore local parks and outdoor recreation
- Lake Friendswood Park and nearby park spaces are great for a low-key day outdoors.
- Look for Clear Creek-area nature options and picnic-friendly green spaces.
- Go into town history
- 1902 Perry House (historic site).
- Frank J. Brown Heritage Museum and Barn (history-focused museum experience).
- Visit local museums/nature education
- Frankie Carter Randolph Park and Heritage Park are popular park destinations in town.
- If you're open to a short drive, Armand Bayou Nature Center (in the broader Bay Area region) is a strong nature-and-ecoeducation stop with guided tours and hands-on programming.
- Family attractions & activities
- Friendswood Fairy Trail (family-friendly activity).
- Shopping and casual fun
- Baybrook Mall is one of the main shopping anchors nearby.
- Get out for day trips
- Friendswood is also a convenient base for big regional attractions like Space Center Houston and the Houston Zoo.



Higher Education



Alvin Community College (8 miles)

- Enrollment over 5,872 Students
- Employs 293 Total Faculty
- Student to Faculty Ratio is 19:1
- Average Class Size is 12
- 120 Degrees / Certificate Programs
- An Aspen Prize Top 150 College for Excellence
- \$65,000 – Average First-Year Salary for all Alvin Community College Graduates



University of Houston (19 miles)

- Enrollment Over 13,730 Students
- Employs 369 Total Faculty
- Student to Faculty Ratio is 18:1
- Average Class size 18
- 47 Bachelors, 12 Masters
- \$45,500 – Average First-Year Salary for all University of Houston Graduates



Texas A&M Univ. (Galveston-33 miles)

- Enrollment over 2,600 Students
- Employs over 440 Total Faculty Members
- Student to Faculty ratio is 15:1
- Average Class Size is 12-19 for Undergraduates
- 10 Undergraduate Majors, 3 Graduate Degrees
- \$69,500 - Average First-Year Salary for all Texas A & M University Graduates

Alvin, TX Demographics

Friendswood, TX		77546
Population		
Estimated Population (2026)	52,084	
Projected Population (2031)	52,668	
Census Population (2020)	54,959	
Census Population (2010)	48,222	
Projected Annual Growth (2026 to 2031)	584	0.2%
Historical Annual Growth (2020 to 2026)	-2,875	-0.9%
Historical Annual Growth (2010 to 2020)	6,737	1.4%
Estimated Population Density (2026)	1,904	psm
Trade Area Size	27.4	sq mi
Average Household Income		
Estimated Average Household Income (2026)	\$175,564	
Projected Average Household Income (2031)	\$176,174	
Estimated Average Family Income (2026)	\$206,760	
Median Household Income		
Estimated Median Household Income (2026)	\$136,563	
Projected Median Household Income (2031)	\$137,527	
Estimated Median Family Income (2026)	\$163,392	
Per Capita Income		
Estimated Per Capita Income (2026)	\$63,171	
Projected Per Capita Income (2031)	\$63,819	
Estimated Per Capita Income 5 Year Growth	\$648	1.0%
Estimated Average Household Net Worth (2026)	\$1,764,801	
Daytime Demos (2026)		
Total Businesses	2,726	
Total Employees	17,708	
Company Headquarter Businesses	64	2.3%
Company Headquarter Employees	1,072	6.1%
Employee Population per Business	6.5	
Residential Population per Business	19.1	
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Friendswood, TX		77546
Race & Ethnicity		
White (2026)	34,103	65.5%
Black or African American (2026)	4,244	8.1%
American Indian or Alaska Native (2026)	229	0.4%
Asian (2026)	4,582	8.8%
Hawaiian or Pacific Islander (2026)	55	0.1%
Other Race (2026)	3,113	6.0%
Two or More Races (2026)	5,759	11.1%
Not Hispanic or Latino Population (2026)	39,520	75.9%
Hispanic or Latino Population (2026)	12,564	24.1%
Not Hispanic or Latino Population (2031)	38,367	72.8%
Hispanic or Latino Population (2031)	14,301	27.2%
Not Hispanic or Latino Population (2020)	45,205	82.3%
Hispanic or Latino Population (2020)	9,754	17.7%
Not Hispanic or Latino Population (2010)	41,065	85.2%
Hispanic or Latino Population (2010)	7,157	14.8%
Projected Hispanic Annual Growth (2026 to 2031)	1,737	2.8%
Historic Hispanic Annual Growth (2010 to 2026)	5,406	4.7%
Age Distribution (2026)		
Age Under 5	2,802	5.4%
Age 5 to 9 Years	3,612	6.9%
Age 10 to 14 Years	3,950	7.6%
Age 15 to 19 Years	3,937	7.6%
Age 20 to 24 Years	2,793	5.4%
Age 25 to 29 Years	2,399	4.6%
Age 30 to 34 Years	2,865	5.5%
Age 35 to 39 Years	3,240	6.2%
Age 40 to 44 Years	3,652	7.0%
Age 45 to 49 Years	3,542	6.8%
Age 50 to 54 Years	3,581	6.9%
Age 55 to 59 Years	3,346	6.4%
Age 60 to 64 Years	3,292	6.3%
Age 65 to 74 Years	5,205	10.0%
Age 75 to 84 Years	2,897	5.6%
Age 85 Years or Over	973	1.9%
Median Age	40.0	
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Neighborhood Demographics

111 Skyview Terrace Friendswood, TX 77546	1 mi radius	2 mi radius	3 mi radius
Population			
Estimated Population (2026)	6,346	35,834	61,464
Projected Population (2031)	6,168	35,605	61,930
Census Population (2020)	6,849	38,638	64,467
Census Population (2010)	6,664	36,764	57,535
Projected Annual Growth (2026 to 2031)	-178 -0.6%	-229 -0.1%	467 0.2%
Historical Annual Growth (2020 to 2026)	-503 -1.2%	-2,804 -1.2%	-3,003 -0.8%
Historical Annual Growth (2010 to 2020)	185 0.3%	1,874 0.5%	6,932 1.2%
Estimated Population Density (2026)	2,021 psm	2,853 psm	2,175 psm
Trade Area Size	3.1 sq mi	12.6 sq mi	28.3 sq mi
Average Household Income			
Estimated Average Household Income (2026)	\$139,291	\$151,263	\$158,617
Projected Average Household Income (2031)	\$138,694	\$150,469	\$158,724
Estimated Average Family Income (2026)	\$171,484	\$181,990	\$193,330
Median Household Income			
Estimated Median Household Income (2026)	\$103,406	\$114,846	\$122,164
Projected Median Household Income (2031)	\$102,427	\$114,266	\$122,438
Estimated Median Family Income (2026)	\$144,073	\$144,418	\$151,402
Per Capita Income			
Estimated Per Capita Income (2026)	\$54,784	\$56,014	\$58,840
Projected Per Capita Income (2031)	\$55,255	\$56,224	\$59,414
Estimated Per Capita Income 5 Year Growth	\$471 0.9%	\$210 0.4%	\$575 1.0%
Estimated Average Household Net Worth (2026)	\$1,512,557	\$1,532,318	\$1,574,588
Daytime Demos (2026)			
Total Businesses	675	1,935	3,043
Total Employees	4,209	12,120	20,343
Company Headquarter Businesses	21 3.1%	53 2.7%	74 2.4%
Company Headquarter Employees	488 11.6%	917 7.6%	1,220 6.0%
Employee Population per Business	6.2	6.3	6.7
Residential Population per Business	9.4	18.5	20.2

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111 Skyview Terrace Friendswood, TX 77546	1 mi radius	2 mi radius	3 mi radius
Race & Ethnicity			
White (2026)	4,603 72.5%	22,808 63.6%	37,297 60.7%
Black or African American (2026)	358 5.6%	3,344 9.3%	6,139 10.0%
American Indian or Alaska Native (2026)	27 0.4%	179 0.5%	284 0.5%
Asian (2026)	225 3.5%	2,654 7.4%	6,078 9.9%
Hawaiian or Pacific Islander (2026)	9 0.1%	52 0.1%	69 0.1%
Other Race (2026)	404 6.4%	2,546 7.1%	4,354 7.1%
Two or More Races (2026)	720 11.4%	4,251 11.9%	7,242 11.8%
Not Hispanic or Latino Population (2026)	4,689 73.9%	26,254 73.3%	45,371 73.8%
Hispanic or Latino Population (2026)	1,657 26.1%	9,580 26.7%	16,093 26.2%
Not Hispanic or Latino Population (2031)	4,375 70.9%	25,096 70.5%	44,037 71.1%
Hispanic or Latino Population (2031)	1,794 29.1%	10,509 29.5%	17,894 28.9%
Not Hispanic or Latino Population (2020)	5,619 82.0%	31,035 80.3%	51,626 80.1%
Hispanic or Latino Population (2020)	1,229 18.0%	7,603 19.7%	12,841 19.9%
Not Hispanic or Latino Population (2010)	5,718 85.8%	30,808 83.8%	48,064 83.5%
Hispanic or Latino Population (2010)	946 14.2%	5,955 16.2%	9,471 16.5%
Projected Hispanic Annual Growth (2026 to 2031)	137 1.7%	929 1.9%	1,800 2.2%
Historic Hispanic Annual Growth (2010 to 2026)	711 4.7%	3,625 3.8%	6,622 4.4%
Age Distribution (2026)			
Age Under 5	331 5.2%	1,960 5.5%	3,363 5.5%
Age 5 to 9 Years	408 6.4%	2,415 6.7%	4,103 6.7%
Age 10 to 14 Years	464 7.3%	2,604 7.3%	4,481 7.3%
Age 15 to 19 Years	383 6.0%	2,549 7.1%	4,461 7.3%
Age 20 to 24 Years	333 5.2%	2,021 5.6%	3,469 5.6%
Age 25 to 29 Years	283 4.5%	1,834 5.1%	3,121 5.1%
Age 30 to 34 Years	370 5.8%	2,151 6.0%	3,573 5.8%
Age 35 to 39 Years	376 5.9%	2,254 6.3%	3,883 6.3%
Age 40 to 44 Years	402 6.3%	2,369 6.6%	4,219 6.9%
Age 45 to 49 Years	334 5.3%	2,204 6.2%	4,046 6.6%
Age 50 to 54 Years	342 5.4%	2,357 6.6%	4,195 6.8%
Age 55 to 59 Years	356 5.6%	2,286 6.4%	3,876 6.3%
Age 60 to 64 Years	397 6.3%	2,255 6.3%	3,795 6.2%
Age 65 to 74 Years	737 11.6%	3,649 10.2%	6,254 10.2%
Age 75 to 84 Years	552 8.7%	2,127 5.9%	3,483 5.7%
Age 85 Years or Over	277 4.4%	799 2.2%	1,140 1.9%
Median Age	42.5	39.8	39.9

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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.

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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**11-2-2015**

Texas law requires all real estate license holders to give the following information about brokerage services to Prospective

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

393404

License No.

N/A

Email

713.783.6262

Phone

Jim Hurd

Designated Broker of Firm

393404

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jhurd@houstonincomeproperties.com

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Licensed Supervisor of

Sales Agent/Associate

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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 I-0**



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