OFFERING MEMORANDUM

4 STADIUM DR., ANGLETON, TX 77515

Two Story, 120 Unit, Apartment Community

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SUMMER HOUSE

EXCLUSIVE OFFERING: ***SUMMER HOUSE APARTMENT HOMES***
4 STADIUM DR., ANGLETON, TX 77515

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:	**SUMMER HOUSE**	Type of Sale:	Offered on An "All Cash" Basis (Buyer to acquire new financing)
Address:	**4 Stadium Dr.**	ASKING PRICE:	**Unpriced**
City / State:	**ANGLETON, TX 77515**	Estimated Current NOI:	$964,096
	PLEASE DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER.	Projected NOI:	$1,151,084
			For Current and Projected NOI see analysis in the financial section.
Property Type:	2 Story, Garden Style Community	Current Occupancy:	97% 12-20-2023 RR
No. of Buildings:	10	Electric/Water /Gas Meter:	Individual / Master-RUBS / Master
Year Built:	2014 Per BCAD	Market Area:	Houston
Materials:	Stucco	Sub-Market Area:	Angleton
Number of Units:	**120**	Scheduled Market Rent:	$167,540 / Mth
Total Rentable SF:	120,662	Avg. Rent / Home:	$1,396
Avg. Home Size:	**1,006 S.F.**	Avg. Rent / SF:	$1.389

INVESTMENT INFORMATION:

1) **Summer House -** is being offered on an "All Cash" basis (Buyer to obtain new financing). The property is a 120 unit, "A" grade, garden style apartment community. It is located in the Angleton area of the Houston MSA. This area has good accessibility to the business district along Hwy 288 and the Hwy 35 bypass (523). The property was built by the current owner and has been well taken care of. The owner has expended $1M in CapEx since January 2020 thru Oct 2023. Each unit has washer and dryer connections with the appliances included as well as individual electric hot water heaters. Summer House has a stand alone leasing office with a clubhouse that includes a kitchen, an exercise room and a large banquet room for tenant functions. The property has 276 parking spaces of which 99 are covered spaces and 35 are detached garages.

2) **Location & Accessibility -** the property is well located in the Brazosport Area in the city of Angleton. It benefits not only from the employment generated in Angleton but also by the employment generated by the petrochemical plants in the Freeport area which is approximately 15 miles southeast of the property and from the employment generated in the city of Lake Jackson approximately 4.5 miles south of Angleton as well as employment generated by Houston and surrounding areas. Lake Jackson has rents that are $150 to $200 over the rents at Summer House, which makes Summer House an attractive place to live for many of the Lake Jackson area employees. Angleton is approximately 30 miles south of Houston and a short 20 minute commute to Surfside Beach. Major Transportation arteries within minutes of the property are Hwy 288 and old Hwy 288, Hwy 35 Bypass, TX-35, TX-6, TX-36 and Beltway 8-Sam Houston Tollway. The property is adjacent to the new Angleton high school campus as well as its massive sports facility. Some property amenities include - available Cable, Convenient Access to Major Transportation Arteries in the area, Convenient Commute to the Industrial Complex in Freeport and to the employment in Houston, Washer and Dryer Connections including the Appliances in all units (there is no Laundry Facility on site), Ample Parking (Open, Covered and Detached Garages), Sitting and Grilling areas, Pool, Storage, Perimeter Fencied with Access Gates and each unit has Private Ground Access and has a Fire Sprinkler System.

3) **Strong Rent Growth -** Today's economic climate is conducive to a favorable rental market for owners. Higher interest rates are keeping homeownership out of reach for many renters and is keeping them in the rental market for a longer period of time. This should allow the market to see continued growth in occupancy and in rents.

Property Information

PRICING INFORMATION
Un-Priced
Do not visit the property without an appointment made through the broker.
Do not disturb the staff!

PROPERTY INFORMATION	
Units:	120
Avg. Size Unit:	**1,006 S.F.**
Year Built:	2014
Electric / Water:	Indiv / RUBS
Roof:	Pitched
Land (Acres) Per Survey:	**8.85**
Rentable Sq. Ft:	120,662

Estimated Total Collections ~ (Occupancy is {97%} as of 12-20-2023 RR)

Mth.	Nov 2023 T- 3Av	Nov-2023	Oct-2023	Sep-2023	Aug-2023
Coll.	$157,838	$159,885	$158,584	$155,044	$153,940

Summer House apartments is located in Angleton, Texas and is a 120 unit apartment community located at 4 Stadium Dr. in Angleton, Texas. The property is convenient to the public schools and is adjacent to the new Angleton H.S. campus. Angleton is the County Seat of Brazoria County. The property is about 30 miles south of Houston and approximately 15 miles northwest of the Freeport Chemical Complex. Its location benefits from the employment generated by the plants in the Freeport Chemical Complex as well as area employment. Summer House is situated in an "A" area of Angleton and is situated near the elementary, Jr. High and is adjacent to the new Angleton High School campus.

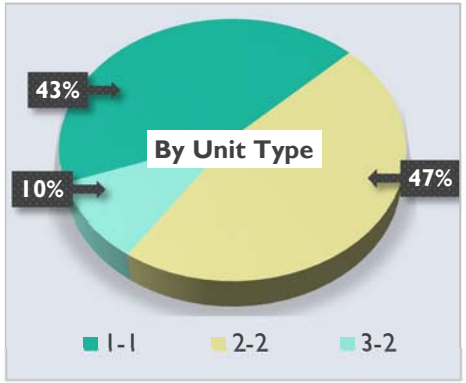
The asset is an excellent opportunity for an investor to purchase an almost stabilized "A" property in Angleton. The community is one of the best communities in the Angleton area and its good location has allowed the owner to consistently increase the rents year over year. The most recent increase was done in October 2023. There is a RUBS in place for water the property has a lawn sprinkler system that is individually metered. In addtion, each unit has a fire sprinkler system. There is gas on the property, but only for the common area and the expense is minimal, the units are all electric including the individual hot water heaters. Major transportation arteries in the area are a few minutes from the property and offer residents an easy commute to most of the major employment areas as well as a convenient commute to Houston.

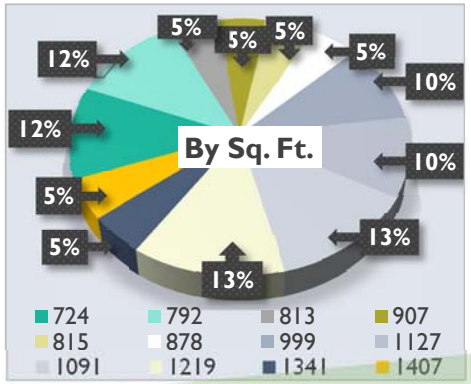
The owner states he completed approximately $1M in capital improvements since Jan 2020. Some of those improvements include; numerous appliances, ac's, heat exchangers, flooring, foundation improvements, full paint in 2023, fencing, cameras, gate improvements and more. The property has been owned by one owner and that owner is also the builder.

UNIT MIX - CURRENT MARKET RENTS (please verify)

#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
14	1-1		724	10,136	$1,200	$16,800	$1.66
14	1-1		792	11,088	$1,200	$16,800	$1.52
6	1-1		813	4,878	$1,260	$7,560	$1.55
6	1-1		907	5,442	$1,260	$7,560	$1.39
6	1-1		815	4,890	$1,260	$7,560	$1.55
6	1-1		878	5,268	$1,260	$7,560	$1.44
12	2-2		999	11,988	$1,465	$17,580	$1.47
12	2-2		1127	13,524	$1,465	$17,580	$1.30
16	2-2		1091	17,456	$1,495	$23,920	$1.37
16	2-2		1219	19,504	$1,495	$23,920	$1.23
6	3-2		1341	8,046	$1,725	$10,350	$1.29
6	3-2		1407	8,442	$1,725	$10,350	$1.23
120		97%	1,006	120,662	$1,396	$167,540	$1.389
TOTAL UNITS		Occupancy	AVG. SQ. FT.	TOTAL SQ. FT.	AVG. RENT/U	TOTAL RENT	AVG. RENT/SF

UNIT MIX STATS





Property Information

PROPERTY TAX INFO.

BCAD Property ID# 618661	
Taxing Entity | Rate $100 of Value	
Brazoria County	0.270664
City of Angleton	0.52301
Angleton ISD	1.0342
Angleton/Danbury H Dis	0.088875
Port of Freeport	0.016007
Angleton Drain+Rd &Br.	0.097101
2023 Tax Rate	2.029857
2023 Final Assmt.	$11,500,000
Approx. Total Tax	$233,434

PROPERTY INFORMATION

1.) Value Add Opportunity Post Upgrades and further rent increases

2.) Minutes away from employment hubs such as the chemical complex in Freeport (approx. 15 miles SW of the property), Lake Jackson, the Port of Freeport, and the Houston CBD.

3.) Approx. $1M in CapX improvements have been completed since January 2020, some of which includes, full paint, ac's and heat exchangers, flooring, fencing & foundation imprmts.

4.) Each unit has individual electric hot water heaters, washer and dryer connections including the appliances, private ground level access and fire sprinklers. There are 99 covered parking spaces and 35 garages. There are additional open spaces for tenants and their guests.

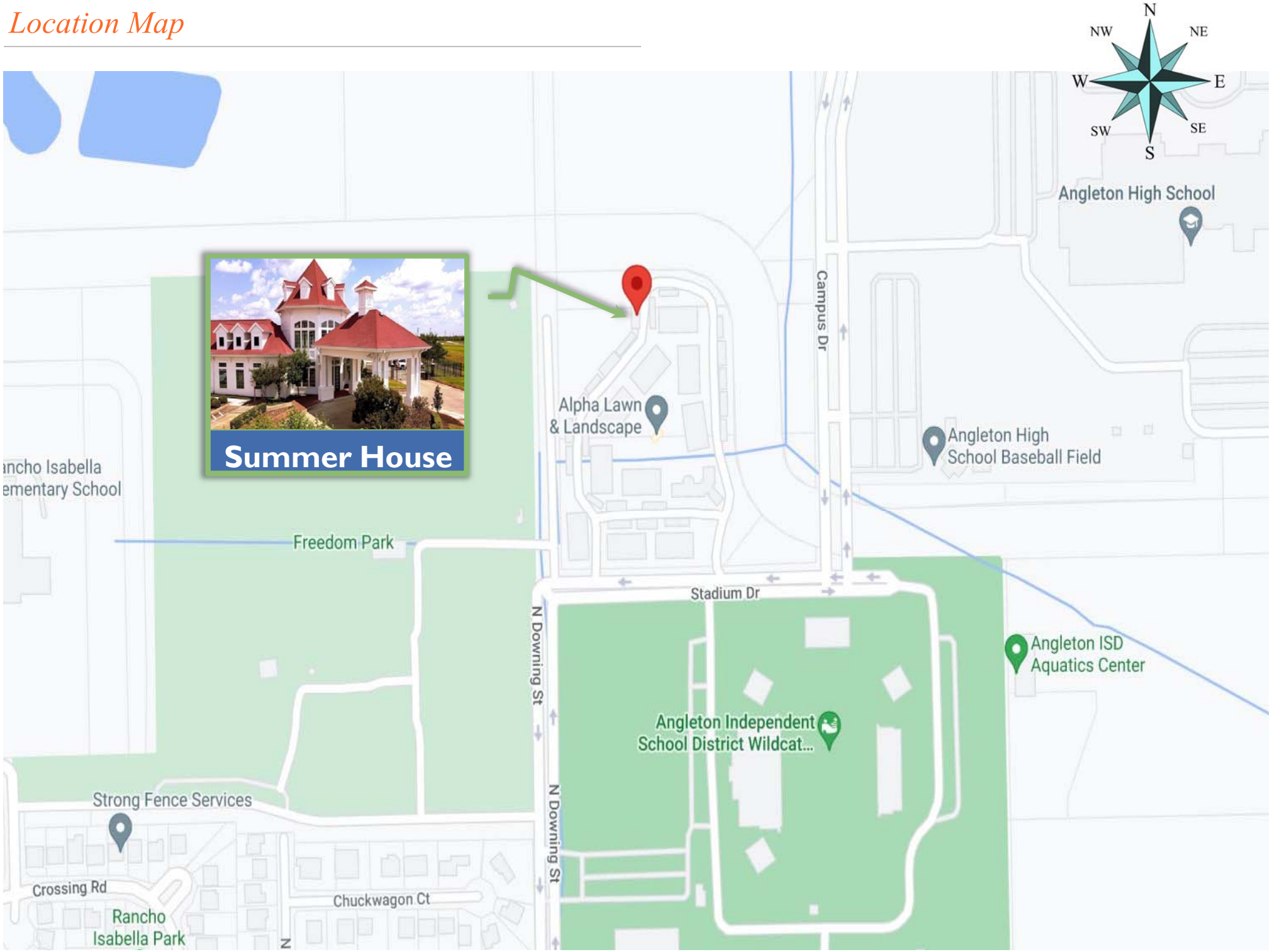
5.) Located in an area with a large blue collar demographic. The property is 4.5 miles south of Lake Jackson. The Angleton area also pulls from Lake Jackson for tenants as the area rents are cheaper than those in Lake Jackson.

CONSTRUCTION FEATURES

Yr. Constructed:	2014 Per BCAD
Electric Meter:	Individual
Gas Meter:	Master - Gas for Common area Only
Water Meter:	Master - RUBS in Place
Heat and Air:	Individual HVAC Units
Hot Water:	Indiv. Electric Hot Water Heaters
Roof:	Pitched
Paving:	Asphaltic Concrete
Exterior Construction:	Stucco
No. of Total Buildings:	10
# of Stories:	Two Story
Units / Acre:	14
Parking:	276 Spaces -Open/Covered/Garages

SUMMER HOUSE

Location Map



SUMMER HOUSE
Alpha Lawn
& Landscape
Campus Dr
Campus Dr
Stadium Dr
Stadium Dr
Stadium Dr
N Downing

Financial Analysis

SUMMER HOUSE

Actual and Pro Forma Analysis

ASKING PRICE
MARKET TO DETERMINE THE PRICE

INCOME DETAILS		
Current Scheduled Rents (CSR) per the 10-11-2023 Rent Sch.		
$167,540 / Mo	$1,396 / Unit	$1.39 / S.F.
Actual Income Used	Nov 2023 T- 3Avg	$157,838
Actual Income Used "Annualized"		$1,894,052
Approx. Leased Occupancy	12-20-2023 RR	97%
Pro forma Scheduled Rents include a {5%} Rent Increase		
$175,917 / Mo	$1,466 / Unit	$1.46 / S.F.
Pro Forma Rents are Estimated Post Sale		

PROPERTY TAX DETAILS		
2023 Tax Rate	Actual	2.029857%
2023 Final Assmt.	Actual	$11,500,000
Pro forma Rate Used	2023 Tax Rate	2.029857%
Estimated Post Sale Assmt.		$12,650,000
Post Sale Assmt. is the 2023 Assmt increased by {10%}		

EXPENSE, INSURANCE AND RESERVE DETAILS		
Actual Expenses are Oct 22 - Nov 2023 except where noted, Pro Forma expenses are Estimated		
Est. Ins. / Unit / Yr.	GL/Property/Umbr.	$1,438
Est. Reserve / Unit / Yr.	Estimated	$300

PROPERTY DETAILS	
Number of Rental Units	120
Avg. Unit Size	1,006 S.F.
Net Rentable Area	120,662
Land {Acres} Per Survey	8.85
Units per Acre	14
Date Built - Per BCAD	2014
Electric Meter	Individual
Gas Meter	Master
Water Meter	Master - RUBS
Hot Water Supply	Indiv. Electric Hot Water Heaters
Air Conditioning/Heat	Individual HVAC

			Post Rehab and Stabilization	
INCOME (See Details on the left)	**ACTUAL**		**STABILIZED PRO FORMA**	
Gross Scheduled Rent (Current Scheduled Rent Annualized + a {5%} Increase)	N/A		$2,111,004	$175,917 / Mo
(Loss)/Gain to Lease - Pro Forma Estimated at {2%} of GSR	N/A		(42,220)	2%
Estimated Annual Gross Potential Rental Income	**N/A**		**2,068,784**	98%
Vacancy Loss - Pro Forma Estimated at {3%} of GSR	N/A		($63,330)	3%
Non-Revenue Units - Pro Forma is Estimated at {%} GSR	N/A		0	0%
Other Losses - Pro Forma is Estimated at {2%} GSR	N/A		(42,220)	2%
Total Annual Rental Income	**$1,823,073**	{91%} of GSR	**$1,963,234**	{93%} of GSR
Total Other Income - Does not Include Water - it offsets Utilities	70,979	$591 / Unit / Yr	96,000	$800 / Unit / Yr
Total Gross Annual Income	**$1,894,052**	**$157,838 / Mo**	**$2,059,234**	**$171,603 / Mo**
ESTIMATED EXPENSES (See Details on the Left)	**PRO FORMA**		**PRO FORMA**	
Estimated Fixed Expenses				
Property Taxes Estimated (See Details on the left)	233,434	$1,945 per Unit	256,777	$2,140 per Unit
Franchise Tax (Pro Forma Estimated)	0	$ per Unit	0	$ per Unit
Property Insurance GL, Property,Umbrella	172,581	$1,438 per Unit	180,000	$1,500 per Unit
Total Fixed Expenses	**$406,015**	$3,383 per Unit	**$436,777**	$3,640 per Unit
Estimated Utility Costs				
Electric - Common Area & Vacants	25,518	$213 per Unit	25,500	$213 per Unit
Gas / House	801	$7 per Unit	800	$7 per Unit
Water / Sewer Lawn Sprinkler	16,990	$142 per Unit	17,000	$142 per Unit
Water / House / Tennants	63,926	$533 per Unit	64,000	$533 per Unit
Water Reimbursement	(49,651)	$414 per Unit	(50,000)	$417 per Unit
Total Estimated Utility Costs	**$57,584**	$480 per Unit	**$57,300**	$478 per Unit
Estimated Other Expenses				
General, Administrative, Professional Fees	47,982	$400 per Unit	36,000	$300 per Unit
Other Expenses	0	$ per Unit	0	$ per Unit
Advertising / Resident Activities	7,680	$64 per Unit	6,000	$50 per Unit
Repairs/Maintenance/Make Ready - Supplies	93,199	$777 per Unit	66,000	$550 per Unit
Payroll + Burden + Incentive	162,179	$1,351 per Unit	156,000	$1,300 per Unit
Contract Services {Pest, Trash, Landscaping}	43,555	$363 per Unit	42,000	$350 per Unit
Management Fees {Calculated on the Gross Annual Income above}	75,762	4.00%	72,073	3.50%
Total Estimated Other Expenses	**$430,357**	$3,586 per Unit	**$378,073**	$3,151 per Unit
Reserve for Replacement - Estimated	36,000	$300 per Unit	36,000	$300 per Unit
Total Estimated Operating Expenses	**$929,956**	$7,750 per Unit	**$908,150**	$7,568 per Unit
Estimated Net Operating Income	**$964,096**	**$8,034 per Unit**	**$1,151,084**	**$9,592 per Unit**

10 Year Cash Flow Analysis

HOUSTON INCOME PROPERTIES, INC

SUMMER HOUSE

Ten Year Cash Flow Analysis

UNITS: 120
SQ. FT: 120,662
AVG UNIT SIZE: 1006

Year 1 has a {5%} 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	$175,917	$2,111,004	$2,174,334	$2,239,564	$2,306,751	$2,375,954	$2,447,232	$2,520,649	$2,596,269	$2,674,157	$2,754,381
Other Income	$8,000	$96,000	$98,880	$101,846	$104,902	$108,049	$111,290	$114,629	$118,068	$121,610	$125,258
Gross Income	**$183,917**	$2,207,004	$2,273,214	$2,341,411	$2,411,653	$2,484,002	$2,558,523	$2,635,278	$2,714,337	$2,795,767	$2,879,640
Vacancy / Other Losses		($147,770)	($152,203)	($156,769)	($161,473)	($166,317)	($171,306)	($176,445)	($181,739)	($187,191)	($192,807)
Economic Loss % Includes Bad Debt		7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
EFFECTIVE GROSS INCOME		$2,059,234	$2,121,011	$2,184,641	$2,250,180	$2,317,686	$2,387,216	$2,458,833	$2,532,598	$2,608,576	$2,686,833
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		($872,150)	($898,315)	($925,264)	($953,022)	($981,613)	($1,011,061)	($1,041,393)	($1,072,635)	($1,104,814)	($1,137,958)
Expenses / Unit		$7,268	$7,486	$7,711	$7,942	$8,180	$8,426	$8,678	$8,939	$9,207	$9,483
Reserve for Replacement @ {$300} / Unit		($36,000)	($36,000)	($36,000)	($36,000)	($36,000)	($36,000)	($36,000)	($36,000)	($36,000)	($36,000)
TOTAL EXPENSES		($908,150)	($934,315)	($961,264)	($989,022)	($1,017,613)	($1,047,061)	($1,077,393)	($1,108,635)	($1,140,814)	($1,173,958)
Total Expenses / Unit		$7,568	$7,786	$8,011	$8,242	$8,480	$8,726	$8,978	$9,239	$9,507	$9,783
NET OPERATING INCOME		$1,151,084	$1,186,696	$1,223,377	$1,261,158	$1,300,073	$1,340,155	$1,381,440	$1,423,963	$1,467,762	$1,512,875
NOI GROWTH RATE		19.4%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%	3.1%

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

SUMMER HOUSE

Value Projection at 60 Months

PROPERTY INFORMATION

Number of Units:	120	Approx. NRA:	120,662		
Year Built:	2014	Average Unit Size:	1,006 S.F.		
Roofs:	Pitched	Proposed Mthly. Mkt. Rent at 60 Mths. (5 YRS):	$197,996	$1,650 / Unit	$1.64 / S. F.
Air Conditioning & Heat:	Individual HVAC Units				
Utilities Electric:	Individual	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.			
Water:	Master - RUBS				
Gas:	Master				
Hot Water:	Indiv. Electric Hot Water Heaters				
Est. Occupancy at Stabilization:	97%				

STABILIZED PRO FORMA

Projected at 60 Months Post Renovation and Income Stabilization

REVENUE AND COLLECTIONS		% of Gross Potential Income
Total Gross Rent Potential	$2,375,954	100%
Vacancy/Other Rental Losses (Economic Loss)	($166,317)	{7%} of Gross Rent Potential
Estimated Gross Potential Income	$2,209,637	93%
Total Other Income Potential (Assumes RUBS will be Implemented)	$108,049	$900 / Unit
Total Estimated Gross Annual Income	$2,317,686	
EXPENSES		
Total Expenses ~ (average Unit size is {1,006 S.F.} includes all Uti	($1,017,613)	$8,480 / Unit $8.43 / SF
Estimated Stabilized Net Operating Income (at 60 Months Post Stabilization)	$1,300,073	

Estimated Potential Value Based on Stabilized NOI of {$1,300,073} (at 60 Mths, Post Stabilization)

Cap Rate	Value Generated		
5.25%	$24,763,297	$206,361/U	$205.23/SF
5.50%	$23,637,692	$196,981/U	$195.90/SF
5.75%	$22,609,967	$188,416/U	$187.38/SF

SUMMER HOUSE

Property Overview

SUMMER HOUSE

Unit Features (Interior appointments may vary in each unit)

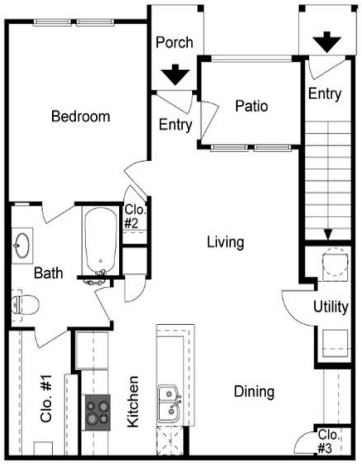
- 12 Spacious Floor Plan Options
- 1, 2 & 3 Bedroom Floor Plans
- Individual Controlled A/C and Heat
- Ceiling Fan
- Dishwasher
- Garbage Disposal
- Refrigerator
- Range with Over the Range Microwave
- Island in Kitchen
- Kitchen Pantry
- Spacious Countertops and Cabinets
- Faux Wood Flooring
- Stainless Steel Sinks
- Large Walk-in Closets
- Shower / Tub Combination
- Linen Closets
- Nine Foot Ceilings
- Crown Molding
- Large Interior Storage Area
- Mini-Blinds
- Washer & Dryer Conn and the appliances included in All Units
- Cable Ready
- Patio / Balcony

Community Amenities

- On-Site Management
- Laundry Facility
- Perimeter Fence
- Stand Alone Leasing Office
- Clubhouse with Kitchen
- Exercise Facility
- Swimming Pool
- Covered Parking
- Garages
- Open parking
- Convenient to Entertainment
- Banquet Room for Resident Functions
- Limited Access Gates
- Area Schools are within 2 miles of Property
- High Speed Internet Available
- 2 Parking Spaces Per Unit
- Guest Parking
- Valet Trash Pick-up
- Ground Level Access - All Units
- Grilling Areas Throughout the Property
- Sitting Areas Throughout the Property
- Gazebo and Courtyard Fountain
- Large Pet Park with Pet Washing Areas
- Fire Sprinkler System in each Unit

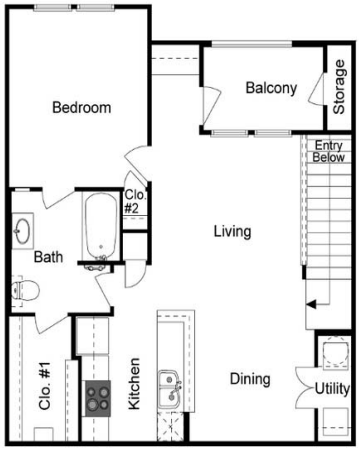
Sample Floor Plans

1B / 1B, 724 S. F.



Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

1B / 1B, 792 S. F.

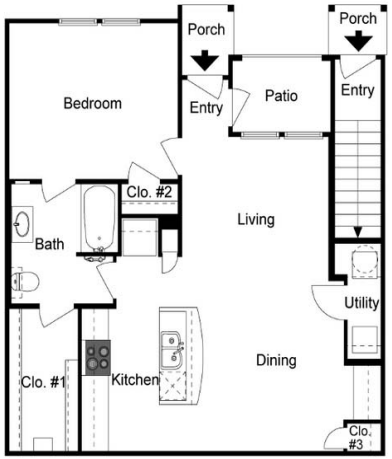


Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

1B / 1B, 813 S. F.

Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

1B / 1B, 815 S. F.

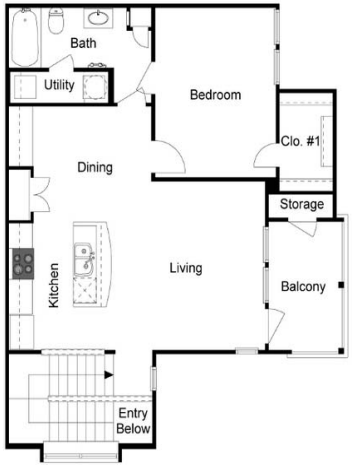


Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

1B / 1B, 878 S. F.

Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

1B / 1B, 907 S. F.



Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

SUMMER HOUSE

Sample Floor Plans

2B / 2B, 992 S. F.

Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

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2B / 2B, 1,091 S. F.

Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

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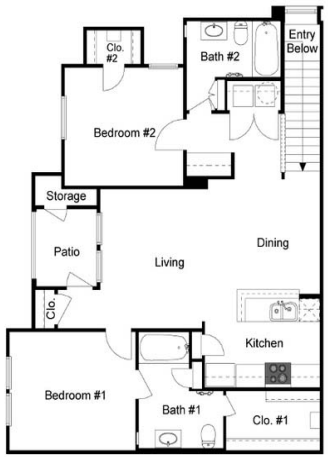
2B / 2B, 1,127 S. F.



Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

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2B / 2B, 1,219 S. F.

Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

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3B / 2B, 1,341 S. F.

Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

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3B / 2B, 1,407 S. F.

Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

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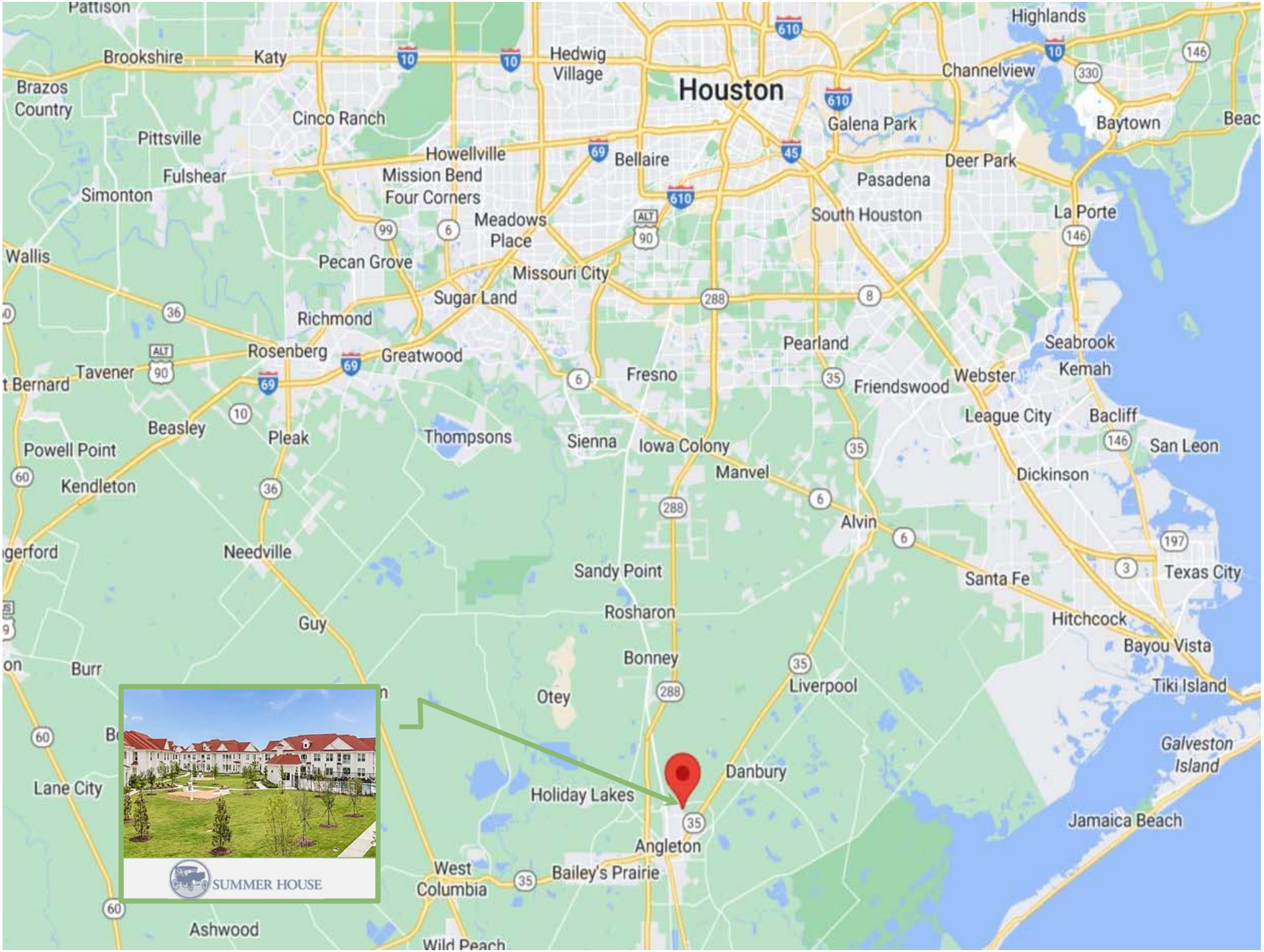
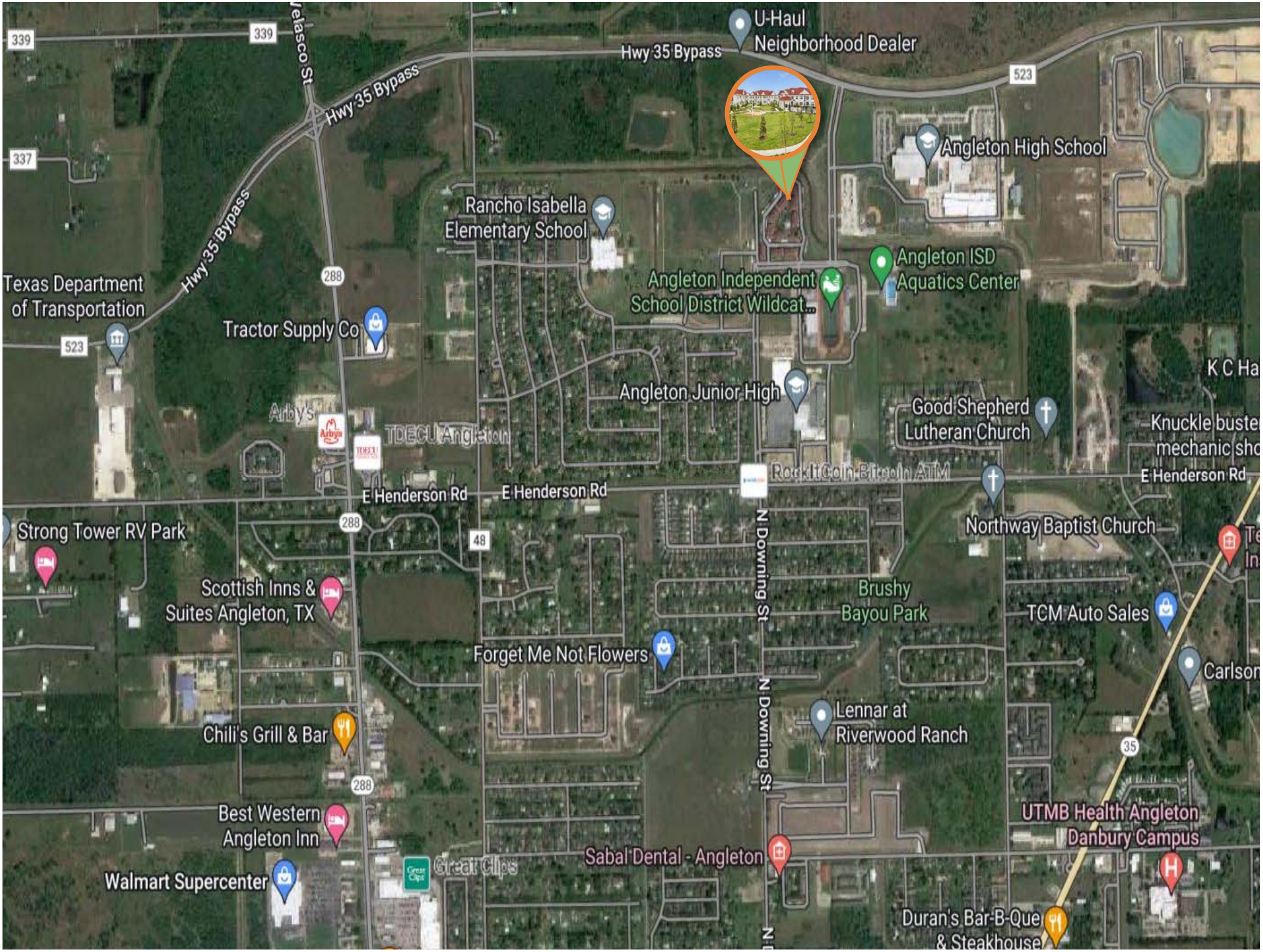
SUMMER HOUSE

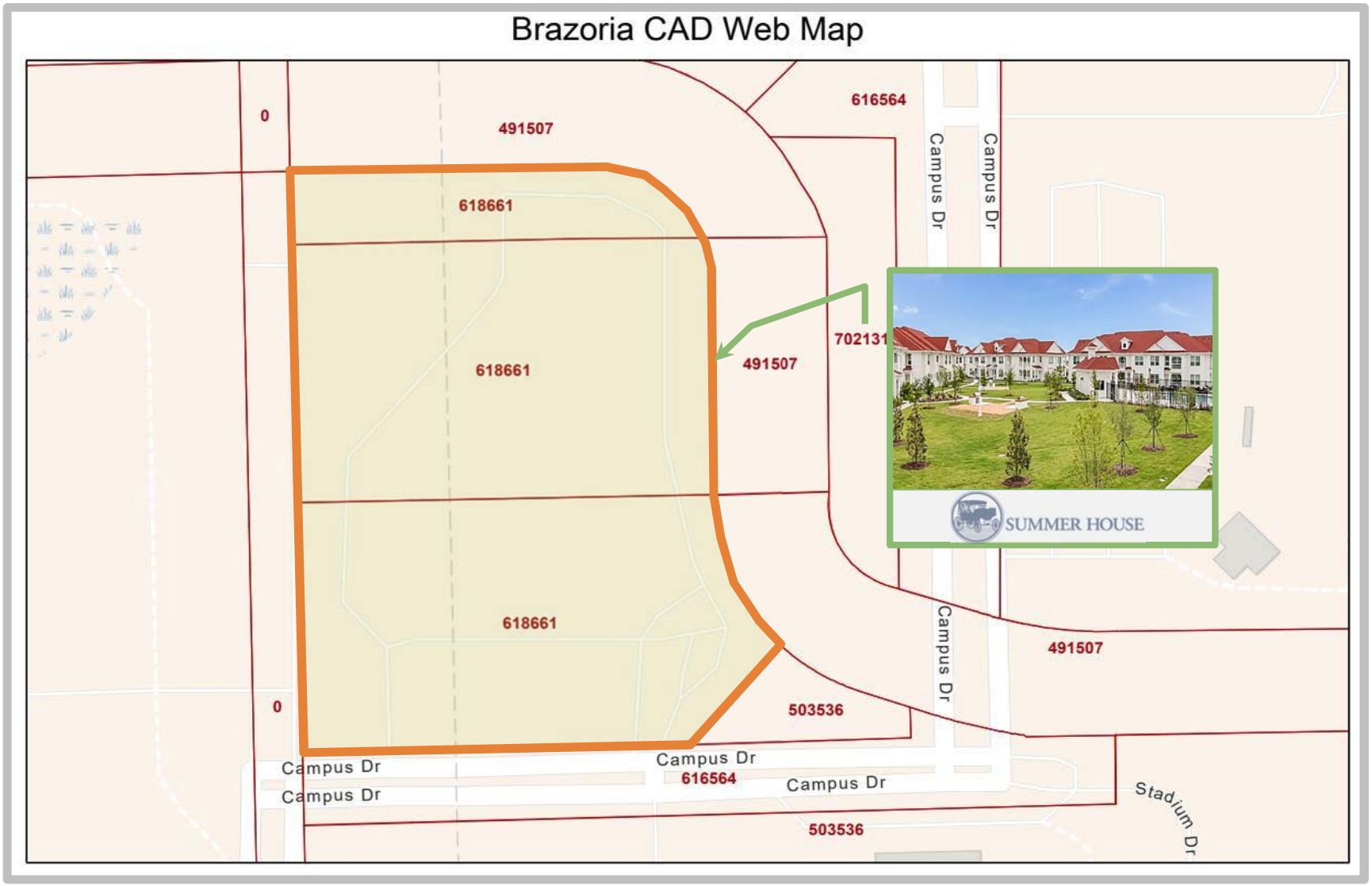
Property Exterior Photos

Site Map

DOWNING ROAD
STADIUM DRIVE
STORM WATER DETENTION AREA
POOL
AMENITY CENTER
Carports
Sign
Guest-Tel.
SUMMER-HOUSE
A Multi-Family Community


Pattison
Brookshire
Katy
Hedwig Village
Houston
Highlands
Channelview
Baytown
Brazos Country
Cinco Ranch
Galena Park
Pittsville
Howellville
Bellaire
Deer Park
Fulshear
Mission Bend
Pasadena
Simonton
Four Corners
Meadows Place
South Houston
La Porte
Wallis
Pecan Grove
Missouri City
Sugar Land
Richmond
Pearland
Seabrook
Rosenberg
Greatwood
Kemah
Tavener
Fresno
Friendswood
Webster
Beasley
Pleak
Thompsons
Sienna
Iowa Colony
League City
Bacliff
Powell Point
Manvel
San Leon
Kendleton
Dickinson
Alvin
Needville
Sandy Point
Santa Fe
Texas City
Rosharon
Hitchcock
Guy
Bayou Vista
Bonney
Burr
Liverpool
Tiki Island
Otey
Galveston Island
Danbury
Lane City
Holiday Lakes
Jamaica Beach
Angleton
West Columbia
Bailey's Prairie
Ashwood
Wild Peach
SUMMER HOUSE


U-Haul
Neighborhood Dealer
Hwy 35 Bypass
339
523
Velasco St
Hwy 35 Bypass
337
Angleton High School
Rancho Isabella
Elementary School
Angleton ISD
Aquatics Center
Angleton Independent
School District Wildcat...
Texas Department
of Transportation
288
Tractor Supply Co
Angleton Junior High
Good Shepherd
Lutheran Church
Arby's
TDECU Angleton
RockItCoin Bitcoin ATM
E Henderson Rd
Northway Baptist Church
Strong Tower RV Park
48
N Downing St
Brushy
Bayou Park
TCM Auto Sales
Scottish Inns &
Suites Angleton, TX
Forget Me Not Flowers
Lennar at
Riverwood Ranch
Chili's Grill & Bar
35
Best Western
Angleton Inn
UTMB Health Angleton
Danbury Campus
Sabal Dental - Angleton
Great Clips
Walmart Supercenter
Duran's Bar-B-Que
& Steakhouse


Brazoria CAD Web Map
0
491507
616564
618661
618661
702131
491507
618661
Campus Dr
Campus Dr
SUMMER HOUSE
Campus Dr
491507
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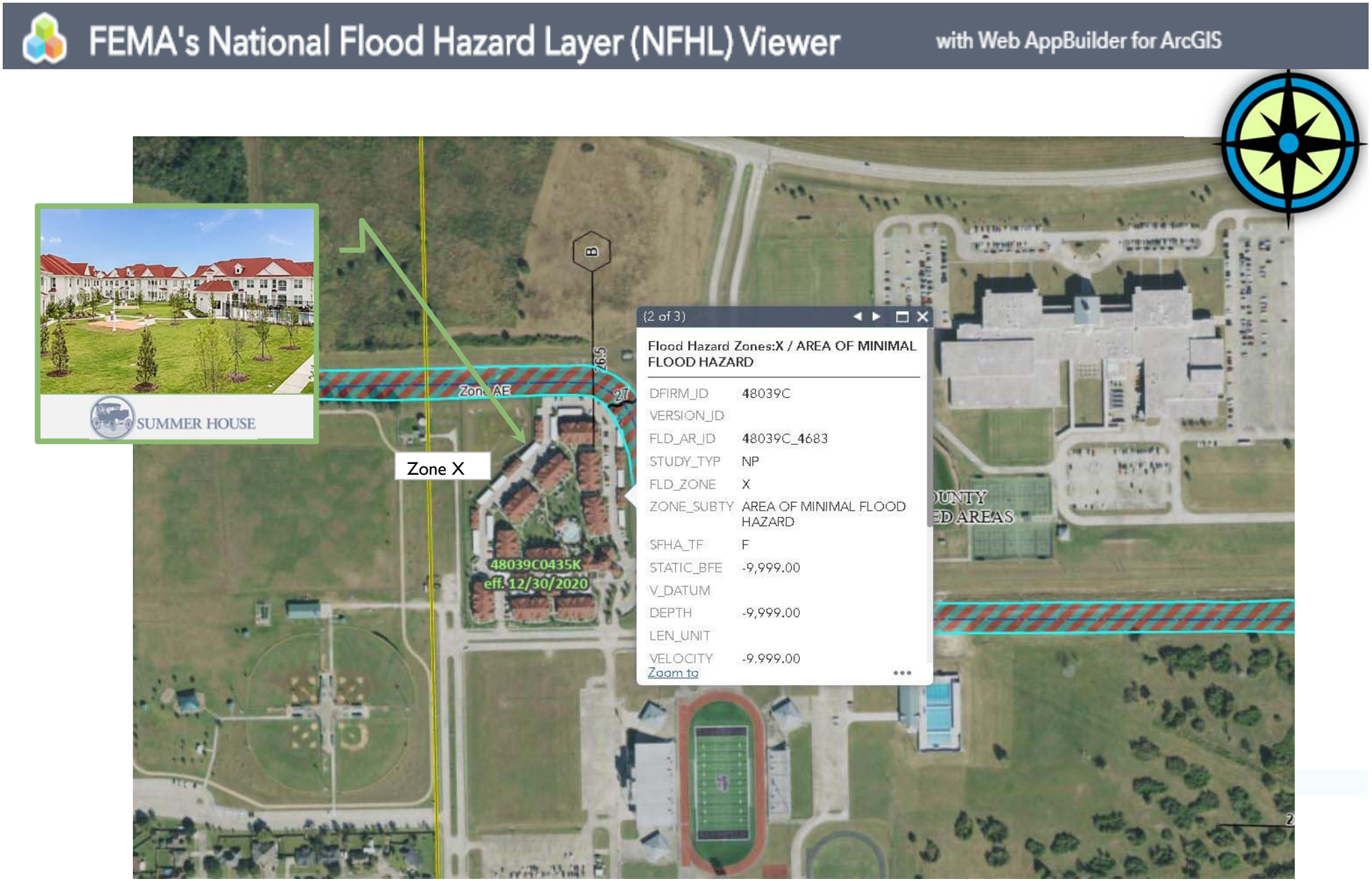
Campus Dr
Campus Dr
616564
Campus Dr
Campus Dr
503536
Stadium Dr

Flood Map


FEMA's National Flood Hazard Layer (NFHL) Viewer
with Web AppBuilder for ArcGIS
SUMMER HOUSE
Zone X
48039C0435K
eff. 12/30/2020
(2 of 3)
Flood Hazard Zones:X / AREA OF MINIMAL FLOOD HAZARD
DFIRM_ID 48039C
VERSION_ID
FLD_AR_ID 48039C_4683
STUDY_TYP NP
FLD_ZONE X
ZONE_SUBTY AREA OF MINIMAL FLOOD HAZARD
SFHA_TF F
STATIC_BFE -9,999.00
V_DATUM
DEPTH -9,999.00
LEN_UNIT
VELOCITY -9,999.00
Zoom to

Market Overview

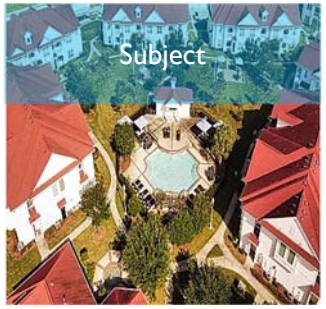
Amenities

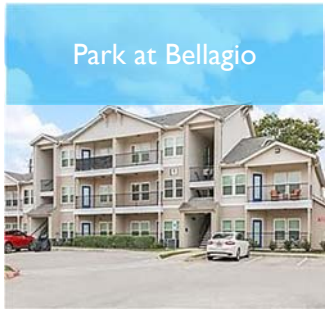
Comparative Market Survey Summary

Yardi Matrix

Map #	Property Name	Address				Completed Year	Unit Count	Occupancy	Average SqFt	Market Rent / Unit	Market Rent / SF
1	Country Lane	300 West Henderson Road	Angleton	TX	77515	2004	80	99%	910	$1,172	$1.29
2	Residence at Lake Jackson	101 Eucalyptus Street	Lake Jackson	TX	77566	2008	248	89%	893	$1,355	$1.52
3	Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	2016	238	97%	966	$1,469	$1.52
4	Park at Bellagio	100 Creekwood Landing Drive	Clute	TX	77531	2016	200	96%	805	$1,181	$1.47
5	Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	2016	285	97%	825	$1,139	$1.38
							Unit Count		Avg Sq. Ft.	Avg Rent / Unit	Avg Rent / SF
	Avg / Total						1051		876	$1,275	$1.46
Subject	SUMMER HOUSE	4 Stadium Dr.	ANGLETON, TX 77515			2014	120	97%	1006	$1,396	$1.389

Map #	Property Name	Address	City	State	ZIP	Completed Year	Units	Min SqFt	Max SqFt	Min Market Rent	Max Market Rent
1	Country Lane	300 West Henderson Road	Angleton	TX	77515	2004	80	788	1,094	$1,080	$1,310
2	Residence at Lake Jackson	101 Eucalyptus Street	Lake Jackson	TX	77566	2008	248	654	1,372	$1,053	$1,913
3	Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	2016	238	789	1,325	$1,226	$2,375
4	Park at Bellagio	100 Creekwood Landing Drive	Clute	TX	77531	2016	200	611	1,252	$1,000	$1,624
5	Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	2016	285	585	1,352	$848	$1,715
Subject	SUMMER HOUSE	4 Stadium Dr.	ANGLETON, TX 77515			2014	120	788	1094	$1,080	$1,310





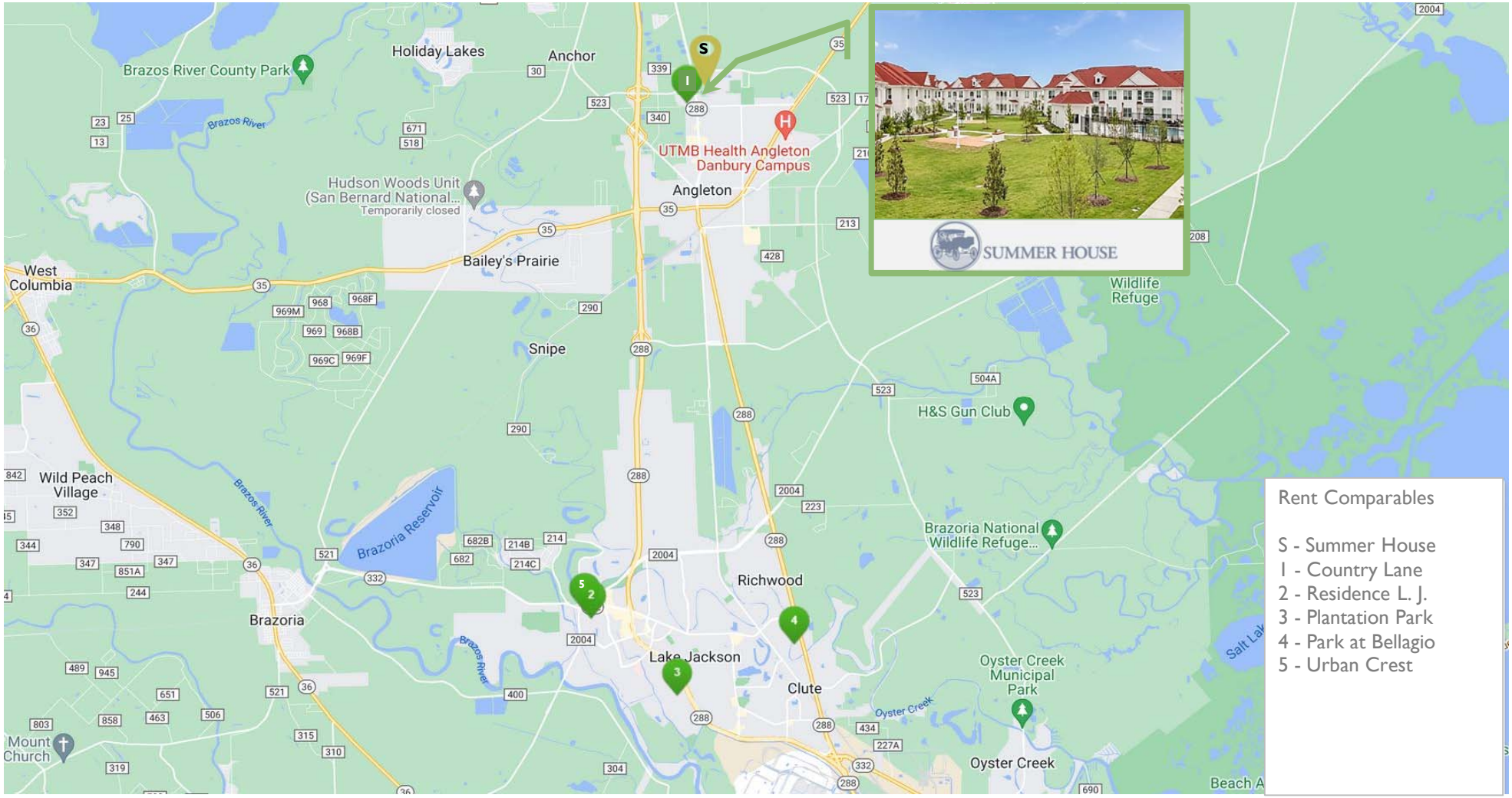
SUMMER HOUSE

Rent Comparable Detail

SUMMER HOUSE

Property Name	Address	City	State	ZIP	Unit Type Detail	Completed Year	Unit Property Count	Unit Type Count	Unit Size	Market Rent	Market Rent Per SqFt
STUDIO											
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	Studio	2016	285	27	585	848	1.45
ONE BEDROOM											
Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	One Bedroom	2016	238	8	882	1,456	1.65
Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	One Bedroom	2016	238	10	845	1,396	1.65
Summer House	**4 Stadium Dr.**	**Angleton**	**TX**	**77515**	**One Bedroom**	**2014**	**120**	**24**	**853**	**1,260**	**1.48**
Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	One Bedroom	2016	238	16	876	1,241	1.42
Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	One Bedroom	2016	238	24	835	1,236	1.48
Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	One Bedroom	2016	238	16	812	1,231	1.52
Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	One Bedroom	2016	238	56	789	1,226	1.55
Summer House	**4 Stadium Dr.**	**Angleton**	**TX**	**77515**	**One Bedroom**	**2014**	**120**	**28**	**758**	**1,200**	**1.58**
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	One Bedroom	2016	285	27	834	1,176	1.41
Park at Bellagio, The	100 Creekwood Landing Drive	Clute	TX	77531	One Bedroom	2016	200	48	756	1,156	1.53
Country Lane	300 West Henderson Road	Angleton	TX	77515	One Bedroom	2004	80	32	816	1,134	1.39
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	One Bedroom	2008	248	48	654	1,118	1.71
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	One Bedroom	2008	248	10	654	1,118	1.71
Country Lane	300 West Henderson Road	Angleton	TX	77515	One Bedroom	2004	80	8	760	1,099	1.45
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	One Bedroom	2008	248	10	742	1,053	1.42
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	One Bedroom	2008	248	44	742	1,053	1.42
Park at Bellagio, The	100 Creekwood Landing Drive	Clute	TX	77531	One Bedroom	2016	200	68	611	1,000	1.64
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	One Bedroom	2016	285	53	777	993	1.28
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	One Bedroom	2016	285	89	676	943	1.39
TWO BEDROOM / ONE BATH											
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Two Bedroom/One Bath	2008	248	8	858	1,484	1.73
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Two Bedroom/One Bath	2008	248	24	858	1,484	1.73
Park at Bellagio, The	100 Creekwood Landing Drive	Clute	TX	77531	Two Bedroom/One Bath	2016	200	48	919	1,261	1.37
Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	Two Bedroom/One	2016	238	24	1,110	1,646	1.48
TWO BEDROOM / TWO BATH											
Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2016	238	12	1,144	1,711	1.50
Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2016	238	16	1,198	1,706	1.42
Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2016	238	16	1,111	1,696	1.53
Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2016	238	32	1,104	1,646	1.49
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2008	248	32	1,125	1,584	1.41
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2008	248	8	1,125	1,584	1.41
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2008	248	48	1,024	1,534	1.50
Summer House	**4 Stadium Dr.**	**Angleton**	**TX**	**77515**	**Two Bedroom/Two Bath**	**2014**	**120**	**16**	**1,219**	**1,495**	**1.23**
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2016	285	8	1,010	1,474	1.46
Summer House	**4 Stadium Dr.**	**Angleton**	**TX**	**77515**	**Two Bedroom/Two Bath**	**2014**	**120**	**24**	**1,063**	**1,465**	**1.37**
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	Two Bedroom/Two Bath	2016	285	64	1,008	1,443	1.43
Park at Bellagio, The	100 Creekwood Landing Drive	Clute	TX	77531	Two Bedroom/Two Bath	2016	200	24	997	1,362	1.37
Country Lane	300 West Henderson Road	Angleton	TX	77515	Two Bedroom/Two Bath	2004	80	32	1,148	1,334	1.16
Country Lane	300 West Henderson Road	Angleton	TX	77515	Two Bedroom/Two Bath	2004	80	8	1,030	1,334	1.30
THREE BEDROOM / TWO BATH											
Plantation Park	100 Cactus Street	Lake Jackson	TX	77566	Three Bedroom/Two	2016	238	8	1,325	2,375	1.79
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Three Bedroom/Two	2008	248	8	1,372	1,913	1.39
Residence at Lake Jackson, The	101 Eucalyptus Street	Lake Jackson	TX	77566	Three Bedroom/Two	2008	248	8	1,365	1,813	1.33
Summre House	**4 Stadium Dr.**	**Angleton**	**TX**	**77515**	**Three Bedroom/Two**	**2014**	**120**	**12**	**1,374**	**1,725**	**1.26**
Urban Crest	221 Highway 332 West	Lake Jackson	TX	77566	Three Bedroom/Two	2016	285	17	1,352	1,715	1.27
Park at Bellagio, The	100 Creekwood Landing Drive	Clute	TX	77531	Three Bedroom/Two	2016	200	12	1,252	1,624	1.30

Rent Comparables Map



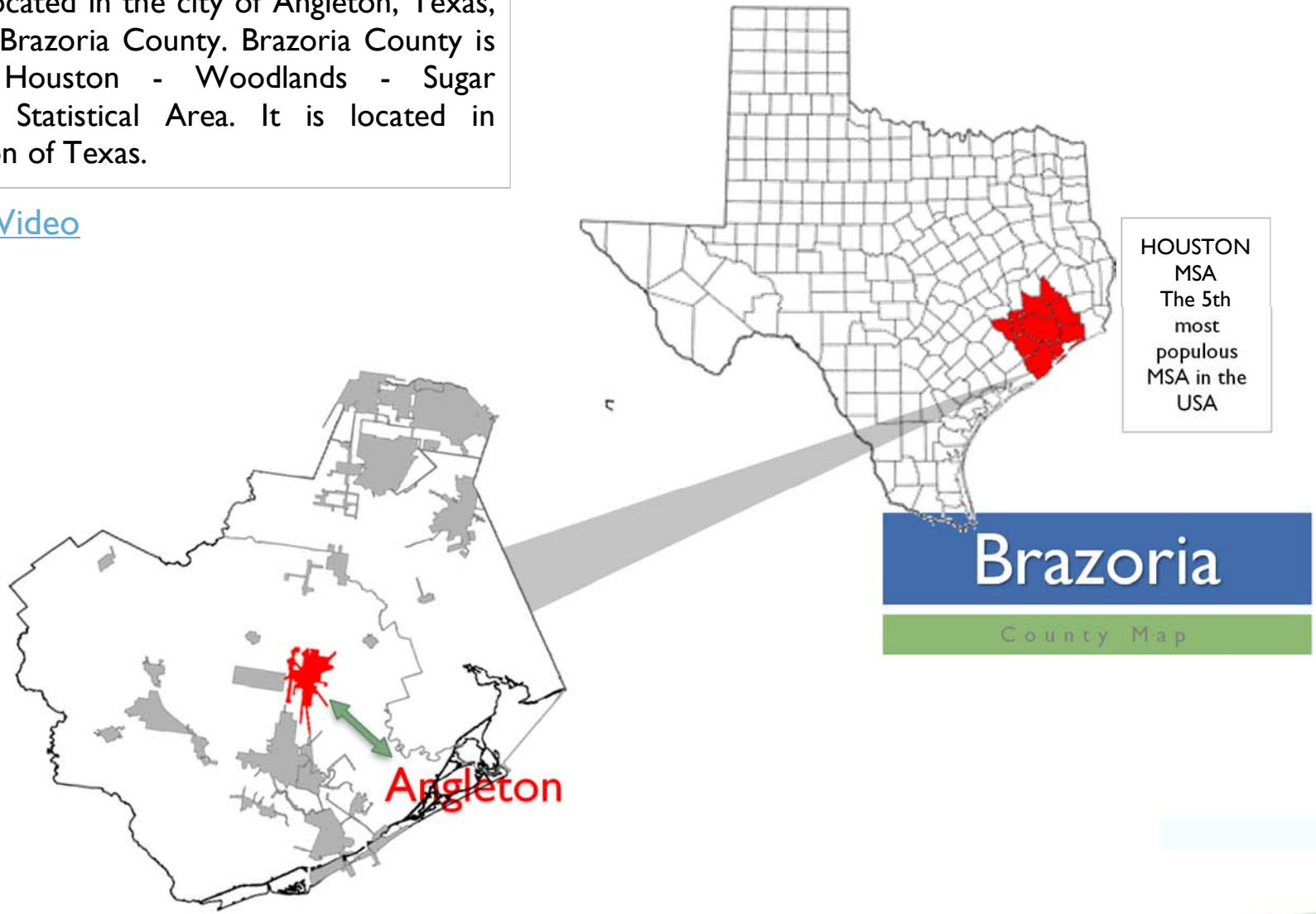
Location Overview

Exterior Property Photos

County Location Map

Summer House is located in the city of Angleton, Texas, which is located in Brazoria County. Brazoria County is included in the Houston - Woodlands - Sugar Land Metropolitan Statistical Area. It is located in the Gulf Coast region of Texas.

Brazoria County Video



SUMMER HOUSE

Houston MSA

HARRIS COUNTY
1,777 square miles
4,100,000+ Residents

HOUSTON MSA
Made up of 9 Counties
9,444 square miles
6,800,000 Residents

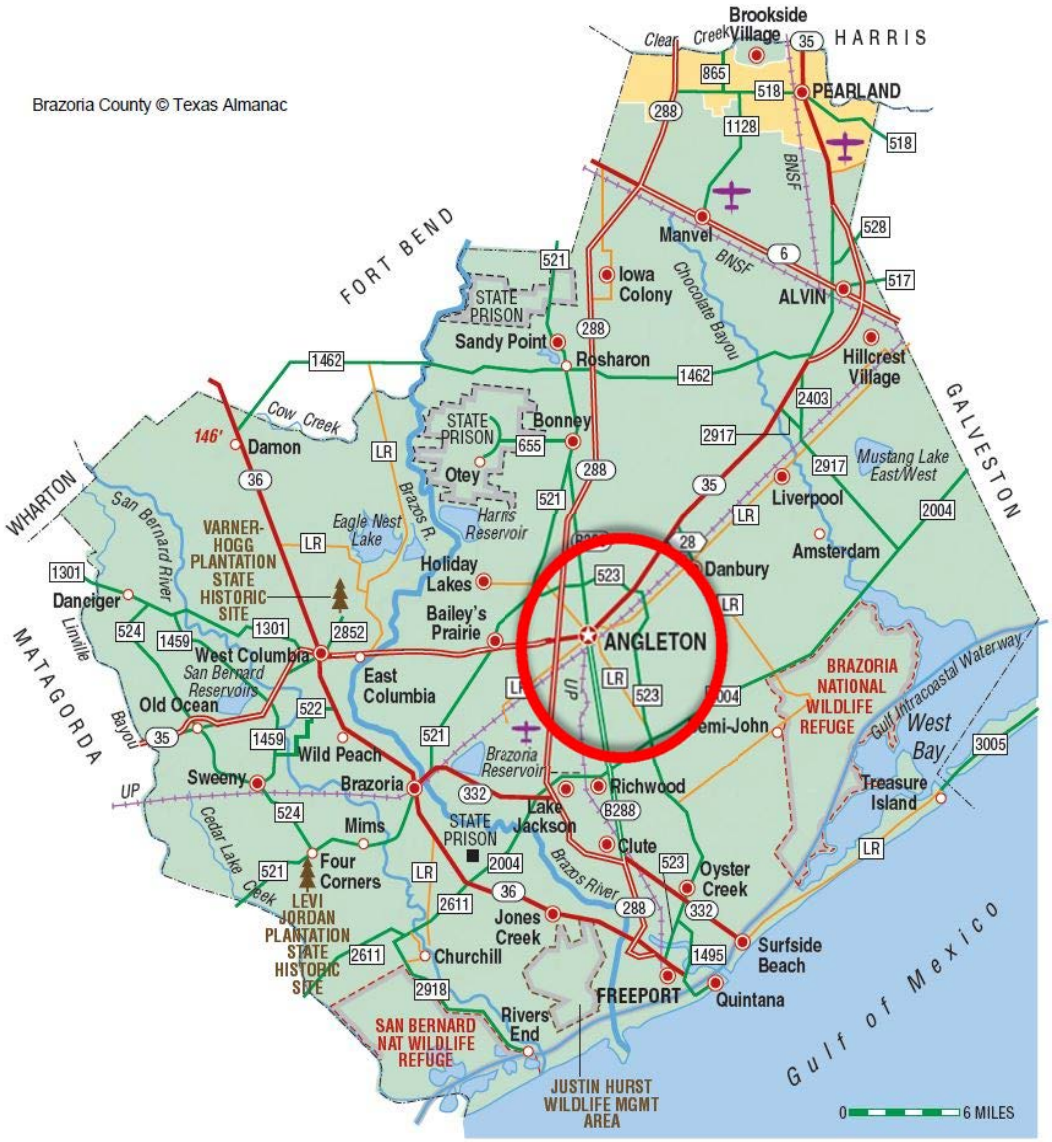
CITY OF HOUSTON
Located in Harris County
665 square miles
2,300,000+ Residents

BRAZORIA COUNTY
1658 square miles
350,000+ Residents

CITY OF ANGLETON
Located in Brazoria County
11.3 square miles
20,752+ Residents

SUMMER HOUSE

Houston MSA Facts



Angleton Facts

THE HEART OF BRAZORIA COUNTY
ANGLETON

ABOUT ANGLETON

Angleton, with an estimated 2022 population count of 20,752, is a city in and the county seat of Brazoria County, Texas. It lies within the Houston–The Woodlands–Sugarland metropolitan area. Angleton has a total area of

11.3 square miles, of which 11.281 square miles, is land. The city combines small town charm, awe-inspiring wildlife, and easy access to metropolitan convenience in a way few can.

LOCATION

Angleton lies 50 miles inland from the Gulf Coast at the intersection of State Highway 288, State Highway 35, and the Union Pacific Railroad. It is located near the center of Brazoria County. Texas State Highway 288, a four-lane freeway, runs along the western edge of the city, with access from five exits. Highway 288 leads north 43 miles to downtown Houston and south 18 miles to Freeport near the Gulf of Mexico. Texas State Highway 35 crosses Highway 288 and passes through the center of Angleton, leading northeast 21 miles to Alvin and west 37 miles to Bay City.

EMPLOYMENT/MAJOR EMPLOYERS

Top employment sectors (# of employees) in Angleton include Construction (1,307), Manufacturing (1,274), Health Care and Social Assistance (1,196), Retail Trade (1,054), Public Administration (811), Accommodation and Food Services (629), Educational Services (592), and Professional, Scientific and Technical Services (502).

Top employers (# of employees) in the City of Angleton include Angleton ISD (1,044), Brand/Safway (1,009), UTMB Health – Angleton Danbury (225), and the City of Angleton (131). Other nearby major employers, within Brazoria County, employing 1,000 or more, include Alvin ISD (3,568), The Dow Chemical Company (3,510), Pearland ISD (2,814), Texas Criminal Department of Criminal Justice (2,102), Brazosport ISD (1,900), Brazoria County (1,412), Olin Corporation (1,250), Angleton ISD (1,044), Phillips 66 (1,039), Brand/Safway (1,009), and Wood Group (1,000)

NEARBY EMPLOYMENT CENTERS

PORT OF FREEPORT

One of the most accessible ports in Texas, by both land and sea, located 60 miles south of Houston and accessible via TX-36 and TX-288. Port Freeport is also one of the most accessible ports along the Gulf Coast, located just 7.5 miles from deep water. Operations offered at the Port of Freeport include: Project cargo and break-bulk operations, container operations, roll on/off operations, heavy lift terminal, and foreign trade zone. With 1,136 vessel calls in 2020 and

approximately 30.1 million tons of cargo transported annually, Port Freeport's ranks 6th in Chemicals, 15th in Foreign Waterborne Tonnage, and 26th in Containers, in the U.S. The port is responsible for (statewide/nationwide) more than $98.8 billion/$149 billion in total economic impact and 150,651 /279,780 employees. Port Freeport currently ranks 15th among U.S. ports in international cargo tonnage handled.

BAYPORT INDUSTRIAL DISTRICT

A chemical and chemical specialty complex with facilities belonging to more than 70 American and foreign companies, the Bayport Industrial District is amongst the largest private industrial complexes in the United States. The complex is

comprised of 12 square miles/8,500 acres and is adjacent to Pasadena and La Porte. The complex contributes over $6 billion to the local economy, while its diverse manufacturing community employs over

15,000 people. Companies in the district collectively spend more than $2.5 billion annually on operating and capital improvements, related to pollution control and abatement. The Bayport Terminal, which contains a major new cargo container shipping terminal and a cruise ship terminal, is adjacent to the Bayport Industrial District. The district also features over 70 specialty chemical companies, operating on a global scale.

Houston Innovation Corridor

Located at the center of an extraordinarily powerful social and economic convergence, the four-mile-long Corridor is linked by light-rail, bike lanes, and pedestrian thoroughfares. Anchored on the south by the world's largest medical complex, the Texas Medical Center, and top-ranked Rice University, the Corridor runs north along Houston's light-rail line through the verdant 700-acre Hermann Park and oak-lined boulevards of the Museum District. It continues past the eclectic Montrose neighborhood and through Midtown. The Corridor reaches its northern boundary in Downtown Houston. It also features professional sports, numerous museums, countless parks and green spaces, one of the largest theater districts in the country and a highly acclaimed restaurant and nightlife scene.

Downtown Houston

With already more than 4,161 companies employing over 166,231 full-time employees housed in over 52.5 million square feet in total office space, Downtown Houston has an additional 12.8 million-square-feet of premier office space in the plans. 20 Fortune 500 companies have offices in Downtown Houston, with 10 of those, having headquarters in the downtown area.

The 10 Largest Private Employers (# of employees) in the downtown area include the City of Houston (21,409), Chevron Corp. (6,502), KBR, Inc. (2,900), JP Morgan Chase Bank NA (2,800), Deloitte LLP (2,589), Kinder Morgan (2,100), Accenture (2,000), CenterPoint Energy (1,886), Ernst & Young (1,762), and Enterprise Products Partners (1,552). Fortune 500 Company Headquarters (#ranking): Enterprise Products (#89), Plains GP Holdings LP (#98), EOG Resources (#186), Waste Management (#207), Kinder Morgan #242), NRG (#324), CenterPoint Energy (#260), Targa Resources (#365), Calpine (#319), Cheniere Energy (#329).

Greens Port Industrial Terminal

In close proximity to I-10, I-610, I-45 and Beltway 8, the terminal is located on 735 acres along the Houston Ship Channel. It has 3 secured truck entrances and is the largest private multi-tenanted industrial park in the Gulf Coast market. Offering deep water and barge docks through non-union stevedores, Greens Port provides 7 deep water berths, 9 barge berths, and approximately 3 million square feet of indoor warehousing, including FTZ space. There are over 30 miles of rail track with 4 rail yards, 1,600 railcar spots and 24-hour railcar loading and unloading. The industrial terminal has 130 acres of outdoor laydown space, 50,000 square feet of covered and 94 acres of uncovered free trade zone space.

Greens Bayou Industrial Area

The area includes the WATCO Greens port Industrial Terminal and Park, Ran by WATCO which ranks as one of America's Best Mid-Size Employers by Forbes in 2011. This site encompasses 735 acres of land with 3M+ SF of warehouse space, 50,000 SF of covered free trade zone space, and 94 acres of uncovered free trade zone space.

Port of Houston

Perhaps because Houston is 50 miles from the Gulf of Mexico, many people don't realize the region is home to one of the world's largest seaports, ranked No. 1 in the U.S. for total foreign and domestic waterborne tonnage. East of Downtown Houston, the 52-mile Houston

Ship Channel connects Houston to the sea, with nearly 200 private companies making up the Greater Port of Houston. Petroleum and related products are the leading import and export commodities. The overall economic impact of the greater port nationally includes 3.2 million jobs, $801.9 billion in economic value, and more than $38.1 billion in tax revenue. You can take a free 90-minute tour of the port with an advance reservation.

ECONOMIC DEVELOPMENT

Angleton is a thriving community that offers the best of both worlds – a small-town atmosphere with many of the conveniences of the big city. Located just minutes from Houston to the north and the Gulf Coast to the south, Angleton boasts excellent schools, affordable housing, a low crime rate, and a great place to live, work, play, and retire! The City of Angleton is a pro-business community ready to partner with retail and commercial businesses to help both entities be successful.

REGIONAL TRADE FORECAST

A part of Angleton's strong economic forecast results from the spinoff from the region's major petrochemical investments. Since 2013, over $35.86 billion in new investments have been completed or were planned through 2021, in the Gulf Coast Region. The projects include Dow's new Research and Development facility. This high-dollar investment infusion reveals the supreme confidence that prominent businesses have in the future of the area. More than 8,000 direct and indirect jobs and thousands more temporary positions to the trade area are anticipated.

BRAZORIA COUNTY

INDUSTRIAL GATEWAY TO HOUSTON

Brazoria County, Texas - Known as the Industrial Gateway to Houston, is the fastest growing county in the region, with over 345K residents in its 24 cities. It is also part of the Greater Houston MSA. The county is located on the prairie of the Gulf Coast at the mouth of the Brazos River in Southeast Texas, and is bordered by Matagorda, Fort Bend, Harris, and Galveston counties. Brazoria County covers an area of 1,407 square miles of land, 251 square miles of water, and 20+ miles of beaches. Its highest altitude, Damon Mound, is 146 feet above sea level.

ACCESS TO THE NATION, TO THE WORLD

Four major state highways bisect Brazoria County. These roadways stretch across Texas and connect with major interstates in the Houston Metro, which traverse across the USA. Brazoria County connects with the world through the international deepwater port, Port Freeport. The county is also home to Texas Gulf Coast Regional Airport, a county-owned reliever airport with a 7,000 ft runway.

BUSINESS IS BOOMING

Business thrives in Brazoria County because we have the available land and workforce businesses need to succeed. The county draws from an expansive, highly skilled labor pool, with over 1,850,000 workers within a one-hour drive. More than 9,000 workers alone are employed in 25 companies located in Brazoria County's Global Petrochemical Center. There are also three college campuses in the county, dedicated to educating and training our future workforce as well as trade schools, colleges, and major universities in the Houston Metro, including several renowned Tier One universities.

SUSTAINED RAPID GROWTH

The population in Brazoria County is 345,995, up 15% from 9 years ago. Brazoria County has seen the job market increase by 3.1% over the last year and future job growth is predicted to be 34.2% over the next ten years, which is higher than the US average of 33.5%.

Brazoria County as a whole, hosts a robust business climate with its bustling location on the Gulf Coast near the Houston Metro, access to national and international transportation outlets, strong infrastructure, and pro-business leadership that supports and advocates economic growth.

Angleton Facts

A Great Quality of Life

A great quality of life is highly attractive to businesses, drawing in desirable talent. Brazoria County is ranked #5 for outdoor activities in Texas, with 23 miles of Gulf Coast beaches and 90,000+ acres of protected wildlife refuge land. There's plenty to do in town as well, with Sea Center Texas, museums, historical sites, plenty of shopping, and over 750 dining options.

EDUCATION

The public schools in the city are operated by Angleton Independent School District (Angleton ISD), which encompasses 396 square miles in Brazoria County. Angleton ISD provides public access to a quality pre-k through 12th grade of approximately 6,736 students, by way of its five elementary schools, one middle school, and one high school, with additional special services available. The district has a student teacher ratio of 16.5:1 with a 99.3% graduation rate.

While no colleges call Angleton home, Brazosport College is a mere 9 miles away, in nearby Lake Jackson. Over 4,300 students are enrolled to attend Brazos College for the 2022 Spring semester, along with 142 teachers, making the student – teacher ratio 30:1. Students can register for one of the college's 31 Academic Programs or one of its 35 Technical Programs, across 12 different fields. Popular programs include: Liberal Arts and Sciences, General Studies and Humanities, Engineering Technologies and Engineering-Related Fields, and Science Technologies/Technicians. An average Brazosport College graduate earns a first-year salary of about $35,800.

ANGLETON LIVING

Nearby Houston is rich in sporting culture. Area residents are active in many spectator and participant sports. Fans attend events including Houston Texans (NFL) games at NRG Stadium, Houston Astros (MLB) games at Minute Maid Park, Houston Rockets (NBA) games at the Toyota Center and the Houston Dynamo (MLS) games at PNC Stadium.

Angleton is home to 9 parks, Bates Park, Brushy Bayou Park, Welch Park, Dickey Park, Freedom Park, Masterston Park, Veterans Park, and B.G. Peck Soccer Complex & Park. The city also provides easy access to many of the historical sites and nearby museums that showcase the rich history of the area, and is home to the 60 ft. statue that honors the "Father of Texas," Stephen F. Austin. Some of the sites include Brazoria County Historical Museum, Ring of Honor, and the Angleton Recreation Center. Many more attractions are located within 50 miles of Angleton.

Being in such close proximity to the Gulf of Mexico offers visitors the opportunity of numerous outdoor activities or simply a great day at the beach. The Brazoria National Wildlife Refuge is another interesting location in the area. In addition, the City of Angleton is home to The Crocodile Encounter and MSR Houston, a premier racing facility for thrill seekers and karting enthusiasts. Popular local events include Market Days, held two times per year; Freedom Festival; the Brazoria County Fair; Austin Town Festival and Heart of Christmas Celebration, each held annually.

CLIMATE

The climate in this area is characterized by hot, humid summers and generally mild to cool winters. April, November and March are the most pleasant months in Angleton, while August and July are the least comfortable months. The city of Angleton receives 53 inches of rain, per year, on average and has about 200 sunny days per year.

Market Drivers

As the increasing availability of data highlights the value of targeting submarkets, we should not lose sight of a bigger, slow-moving shift taking place in the U.S. Social and economic trends have caused a steady domestic migration of population and jobs to the South and West regions over the last half century and increased during the pandemic as citizens migrated to states that were open for business.

The migration is being driven by a combination of economic, social and technological factors. Individuals and corporations have moved to lower-cost markets, and corporations are relocating to metros that are more business friendly or have developed specialties in fast-growing business segments such as technology or health care. Technology makes both individuals and corporations more mobile than before, and as the economy grows more service-oriented, businesses are less tied to physical locations. Migration also favors metros with warm climates and attractive physical characteristics. Policy choices are likely to continue migration from core cities. The 2017 tax law eliminated the ability to deduct state and local taxes from federal income, which adds to the burden of residents of states with high property taxes, particularly Illinois, New York, New Jersey and California.

Houston is one of the greatest cities in the world. The economy is strong, the culture is diverse, and the quality of life is spectacular. It all combines to make this the perfect place to do business. From energy to health care and aerospace to information technology, the Houston region offers a strong infrastructure to support these growing industries plus a thriving innovation landscape to launch the next generation of companies. Add in a highly trained and skilled workforce (1.5 million is the number of Houstonians, 25 years or older, with a bachelor degree), 3.1 million jobs in the Houston MSA and you have the makings of one of the nation's strongest economies.

The Houston MSA is a great deal and an ever-growing population is discovering the secret. Houston's living costs are 26% below the top 20 metro average. Below are some of the significant Relocations and Expansions to Houston MSA in recent years.

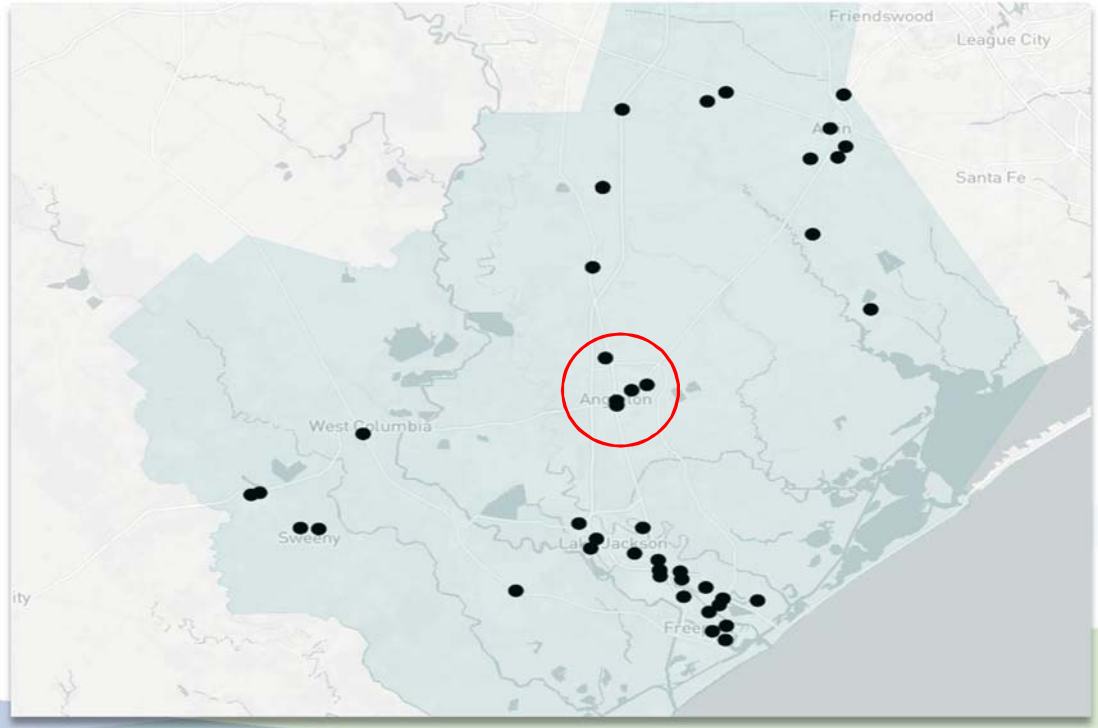
Market Drivers

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

Brazoria County Major Employers

Non-Retail
Full-time Employees
2023

Employer	Location	Type	# of Employees
Alvin I.S.D.	Alvin/Pearland/ Manvel	Education	**4,178**
The Dow Chemical Company	Freeport	Chemical	**3,666**
Pearland I.S.D.	Pearland	Education	**2,763**
Texas Dept. of Criminal Justice	County-wide	Criminal Justice	**2,334**
Brazosport I.S.D.	Clute/Freeport	Education	**1,900**
Kelsey-Seybold	Pearland	Medical	**1,629**
Brazoria County	County-wide	Government	**1,430**
Olin Corporation	Freeport	Chemical	**1,134**
Angleton I.S.D.	Angleton	Education	**1,045**
BrandSafway, LLC	Angleton	Scaffolding Systems	**1,000**
Phillips 66	Sweeny	Refining	**965**
Marquis Construction Services	Clute	Contractor	**950**
BASF Corporation	Freeport	Chemical	**920**
City of Pearland	Pearland	Government	**896**
INEOS	Alvin	Chemical	**730**
Wood Group	Clute	Contractor	**700**
Chevron Phillips Chemical	Sweeny	Chemical	**650**
Turner Industries	Freeport	Contractor	**566**
UTMB Health – Angleton Danbury	Angleton	Medical	**568**
HCA	Pearland	Medical	**474**
Columbia-Brazoria I.S.D.	Brazoria	Education	**454**
Memorial Hermann	Pearland	Medical	**451**
ICS, Inc.	Clute	Contractor	**450**
Saber Power Services	Iowa Colony	High-Voltage Electrical Services	**450**
St. Luke's Health Brazosport	Lake Jackson	Medical	**450**
Schlumberger Technology Corp.	Rosharon	Oil Well Services	**412**
Ascend Performance Materials	Alvin	Chemical	**400**
TDECU	County-wide	Financial	**330**
Mammoet	Rosharon	Heavy Lifting & Transport Solutions	**326**
Brazosport College	Lake Jackson	Education	**314**
Sweeny I.S.D.	Sweeny	Education	**310**
City of Alvin	Alvin	Government	**308**
Alvin Community College	Alvin	Education	**306**
Freeport LNG	Quintana	LNG Terminal	**304**
Kemlon Products & Development	Pearland	Wiring Device Manufacturer	**236**
City of Lake Jackson	Lake Jackson	Government	**231**
Third Coast Terminals	Pearland	Blending & Packaging	**220**
Team Industrial Services	Alvin	Mechanical Services	**220**
Vernor Material & Equipment	Freeport	Aggregate Materials	**219**
Performance Contractors	Iowa Colony	Contractor	**217**
RiceTec	Alvin	Agriculture	**190**
Empereon Constar	Alvin	Call Center	**183**
Shintech, Inc.	Freeport	PVC Manufacturer	**180**
Riviana Foods	Freeport	Rice Mills	**161**
Samson Fabrication & Construction	Clute	Fabrication, Construction, Turnarounds	**157**
Sweeny Community Hospital	Sweeny	Medical	**151**
E-Z Line Pipe Support Company	Manvel	Manufacturer	**150**
ProFax	Pearland	Manufacturer	**149**
City of Angleton	Angleton	Government	**134**
City of Freeport	Freeport	Government	**125**
Packaging Service Co. / SolvChem	Pearland	Blending & Packaging	**120**
SI Group	Freeport	Chemical	**117**
Davis Lynch	Pearland	Manufacturer	**100**
Huntsman	Freeport	Chemical	**100**



Announced Area Projects that are Underway

Project Successes*

2022 - 2024

Company & Location	Project Description	Construction Status	Estimated New Capital Investment	Construction Workers at Peak	New Direct Company Jobs	Total Direct & Indirect New Jobs**
Allegheny Petroleum Angleton (B)	Manufacturing, Blending and Distribution Facility	Underway; Finish 2022	$5 Million	Unknown	30	48
Chevron Phillips Chemical Old Ocean (C)	1-Hexene Plant	Underway; Finish 2023	$230 Million	500	15	48
Phillips 66 Old Ocean (C)	Natural Gas Liquids Fractionator 4	Underway; Finish 2023	$500 Million	500	10	23
TOTALS			**$28.5 Billion+**	**1,500**	**1,898**	**7,566**
Maxter Healthcare Phases 1&2, Rosharon (B)	Medical/Surgical Glove Manufacturer	Underway; Finish 2024	$340 Million	300	750+	1,273
Volkswagen (C)	Vehicle Import and Processing	Underway; Finish 2024	$115 Million	Unknown	113	Unknown
TOTALS			$455 Million	300+	863+	1,273+

Serious Prospects

Company & Location	Project Description	Projected Construction Start & Finish Dates	Estimated New Capital Investment	Construction Workers at Peak	New Direct Company Jobs	Total Direct & Indirect New Jobs*
Project Lisbon Rosharon	Advanced Manufacturing Operations in renewable energy	2022-2023	$800.6 Million	Unknown	2,000+	
~~**Maxter Healthcare Rosharon**~~	~~Medical / Surgical Glove Manufacturer~~	~~2022 – 2024~~	~~$340 Million~~	~~300~~	~~750+~~	~~1,273~~
Maxter Healthcare Phases 3 & 4, Rosharon (Alvin ETJ)	Medical / Surgical Glove Manufacturer	2024-2025	$200 Million	Unknown	Unknown	Unknown
The Dow Chemical Co. Freeport	Polyethylene Plant	2023 – 2025	$715 Million	900	40	130
MarkWest Energy Alvin – Chocolate Bayou	NGL Fractionation Plant	2021 – 2023	$460 Million	500	10	24
~~**Project Wing Tips Freeport**~~	~~Lithium Ion Battery Storage Systems~~	~~2021 – 2023~~	~~$750 Million~~	~~Unknown~~	~~2,100~~	~~3,805~~
~~**VW**~~	~~Vehicle import and processing~~	~~TBD~~	~~$115 million~~	~~Unknown~~	~~300~~	
Project Black Diamond	Poly-silicon manufacturing	2023	$3 Billion	Unknown	2,000	
TOTALS			**$5,175.6 Billion**	**1,400+**	**2,350+**	

Maxter Healthcare Phases 1 & 2 moved to Announced Project Report.
VW moved to Announced Project Report.

Announced Projects

(Project construction is pending)

Company & Location	Project Description	Projected Start & Finish Dates	Estimated New Capital Investment	Construction Workers at Peak	New Direct Company Jobs	Total Direct & Indirect New Jobs**
The Dow Chemical Co. Freeport	Methylene Biphenyl Diisocyanate (MDI) Plant	2021 – 2023	$157 Million	270	16	71
~~**Phillips 66 Old Ocean**~~	~~Natural Gas Liquids Fractionator 4~~	~~2021 – 2023~~	~~$500 Million~~	~~500~~	~~10~~	~~23~~
Freeport LNG Quintana/Oyster Creek	Natural Gas Liquefaction Train 4	2025-2030 *	$2.4 Billion	1,200	45	87
~~**Maxter Healthcare Phases 1& 2, Rosharon**~~	~~Medical/Surgical Glove Manufacturer~~	~~2022-2024~~	~~$340 Million~~	~~300~~	~~750+~~	~~1,273~~
Ascend Performance Materials Texas, Inc.	Technology Modernization	Q4 2022-2025	$130 Million	400	Retaining 250	Retaining
~~**VW**~~	~~Vehicle Import and Processing~~	~~2022-2024~~	~~$115 million~~	~~Unknown~~	~~113~~	~~Unknown~~
TOTALS			**$2.687 Billion**	**1,870**	**311**	**158+**

Phillips 66 project has been moved to the Project Success Report.
Maxter Healthcare moved to Project Success Report.
VW moved to Project Success Report.

* - The start date was changed in August of 2022 (from 2023-2028 to 2025-2030).[1]
** - As per the economic impact analysis' NAICS employment multipliers.

Higher Education

San Jacinto College (Central Campus)

- Enrollment over 15,300 Students
- Employs 793 Total Faculty
- Student to Faculty Ratio is 31:1
- Average Class Size is 21 for Undergraduates
- 180+ Degrees / Certificate Programs
- 2019 Top 10 Aspen Prize for Excellence
- $37,700 – Average First-Year Salary for all San Jacinto College Graduates

University of Houston (Clear Lake)

- Enrollment Over 9,000 Students
- Employs 790 Total Faculty
- Student to Faculty Ratio is 15:1
- Average Class size 20-29 for Undergraduates
- 45 Undergraduate Majors, 48 Graduate Degrees and 3 Doctoral Degrees
- $49,300 – Average First-Year Salary for all University of Houston Graduates

Texas A&M University (Galveston)

- Enrollment over 2.400 Students
- Employs over 147 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

Area Attractions

Brazos Mall

Brazosport Museum

Gulf Coast Bird Observcatory

History Museum

Mammoth Lake

Sea Center Texas

Surfside Beach

Stephen F. Austin Statue

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Angleton Demographics

Angleton, TX 77515	City of Angleton - Proper	
Population		
Estimated Population (2022)	20,041	
Projected Population (2027)	20,467	
Census Population (2020)	19,429	
Census Population (2010)	18,547	
Projected Annual Growth (2022 to 2027)	426	0.4%
Historical Annual Growth (2020 to 2022)	612	1.6%
Historical Annual Growth (2010 to 2020)	882	2.4%
Estimated Population Density (2022)	1,705 psm	
Trade Area Size	11.8 sq mi	
Average Household Income		
Estimated Average Household Income (2022)	$104,322	
Projected Average Household Income (2027)	$106,820	
Estimated Average Family Income (2022)	$116,599	
Median Household Income		
Estimated Median Household Income (2022)	$72,792	
Projected Median Household Income (2027)	$87,413	
Estimated Median Family Income (2022)	$86,247	
Per Capita Income		
Estimated Per Capita Income (2022)	$38,626	
Projected Per Capita Income (2027)	$40,136	
Estimated Per Capita Income 5 Year Growth	$1,510	3.9%
Estimated Average Household Net Worth (2022)	$575,059	
Daytime Demos (2022)		
Total Businesses	842	
Total Employees	8,361	
Company Headquarter Businesses	34	4.0%
Company Headquarter Employees	645	7.7%
Employee Population per Business	9.9	
Residential Population per Business	23.8	

Angleton, TX 77515	City of Angleton - Proper	
Race & Ethnicity		
White (2022)	11,712	58.4%
Black or African American (2022)	2,431	12.1%
American Indian or Alaska Native (2022)	169	0.8%
Asian (2022)	291	1.5%
Hawaiian or Pacific Islander (2022)	8	-
Other Race (2022)	1,408	7.0%
Two or More Races (2022)	4,022	20.1%
Not Hispanic or Latino Population (2022)	13,007	64.9%
Hispanic or Latino Population (2022)	7,034	35.1%
Not Hispanic or Latino Population (2027)	13,300	65.0%
Hispanic or Latino Population (2027)	7,167	35.0%
Not Hispanic or Latino Population (2020)	12,616	64.9%
Hispanic or Latino Population (2020)	6,813	35.1%
Not Hispanic or Latino Population (2010)	12,947	69.8%
Hispanic or Latino Population (2010)	5,600	30.2%
Projected Hispanic Annual Growth (2022 to 2027)	133	0.4%
Historic Hispanic Annual Growth (2010 to 2022)	1,434	2.1%
Age Distribution (2022)		
Age Under 5	1,176	5.9%
Age 5 to 9 Years	1,446	7.2%
Age 10 to 14 Years	1,568	7.8%
Age 15 to 19 Years	1,387	6.9%
Age 20 to 24 Years	1,187	5.9%
Age 25 to 29 Years	1,251	6.2%
Age 30 to 34 Years	1,403	7.0%
Age 35 to 39 Years	1,319	6.6%
Age 40 to 44 Years	1,203	6.0%
Age 45 to 49 Years	1,201	6.0%
Age 50 to 54 Years	1,363	6.8%
Age 55 to 59 Years	1,378	6.9%
Age 60 to 64 Years	1,139	5.7%
Age 65 to 74 Years	1,887	9.4%
Age 75 to 84 Years	879	4.4%
Age 85 Years or Over	251	1.3%
Median Age	36.3	

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Neighborhood Demographics

4 Stadium Dr Angleton, TX 77515	1 mi radius		2 mi radius		3 mi radius	
Population						
Estimated Population (2023)	5,056		12,091		17,398	
Projected Population (2028)	5,190		12,546		18,205	
Census Population (2020)	4,863		11,433		16,825	
Census Population (2010)	4,742		10,966		15,794	
Projected Annual Growth (2023 to 2028)	134	0.5%	455	0.8%	806	0.9%
Historical Annual Growth (2020 to 2023)	193	1.3%	658	1.9%	573	1.1%
Historical Annual Growth (2010 to 2020)	120	0.8%	467	1.4%	1,031	2.2%
Estimated Population Density (2023)	1,610 psm		963 psm		616 psm	
Trade Area Size	3.1 sq mi		12.6 sq mi		28.3 sq mi	
Average Household Income						
Estimated Average Household Income (2023)	162,628		127,234		125,856	
Projected Average Household Income (2028)	165,471		127,831		125,517	
Estimated Average Family Income (2023)	201,346		150,367		141,980	
Median Household Income						
Estimated Median Household Income (2023)	78,774		73,275		77,772	
Projected Median Household Income (2028)	81,101		75,356		79,733	
Estimated Median Family Income (2023)	108,329		91,576		92,581	
Per Capita Income						
Estimated Per Capita Income (2023)	63,121		48,607		47,661	
Projected Per Capita Income (2028)	65,853		50,112		48,750	
Estimated Per Capita Income 5 Year Growth	2,731	4.3%	1,506	3.1%	1,089	2.3%
Estimated Average Household Net Worth (202:	674,855		507,786		516,812	
Daytime Demos (2023)						
Total Businesses	122		436		768	
Total Employees	1,030		4,266		6,999	
Company Headquarter Businesses	3	2.5%	13	3.0%	24	3.1%
Company Headquarter Employees	125	0.1212	522	0.1223	667	0.0952
Employee Population per Business	8		10		9	
Residential Population per Business	42		28		23	

4 Stadium Dr Angleton, TX 77515	1 mi radius		2 mi radius		3 mi radius	
Race & Ethnicity						
White (2023)	3,054	60.4%	7,267	60.1%	10,348	59.5%
Black or African American (2023)	763	15.1%	1,776	14.7%	2,645	15.2%
American Indian or Alaska Native (2023)	46	0.9%	89	0.7%	121	0.7%
Asian (2023)	123	2.4%	233	1.9%	311	1.8%
Hawaiian or Pacific Islander (2023)	-	-	4	-	4	-
Other Race (2023)	413	8.2%	1,168	9.7%	1,713	9.8%
Two or More Races (2023)	656	13.0%	1,553	12.8%	2,255	13.0%
Not Hispanic or Latino Population (2023)	3,531	69.8%	8,238	68.1%	11,763	67.6%
Hispanic or Latino Population (2023)	1,525	30.2%	3,853	31.9%	5,635	32.4%
Not Hispanic or Latino Population (2028)	3,626	69.9%	8,556	68.2%	12,307	67.6%
Hispanic or Latino Population (2028)	1,564	30.1%	3,990	31.8%	5,898	32.4%
Not Hispanic or Latino Population (2020)	3,463	71.2%	7,930	69.4%	11,575	68.8%
Hispanic or Latino Population (2020)	1,400	28.8%	3,503	30.6%	5,249	31.2%
Not Hispanic or Latino Population (2010)	3,535	74.5%	8,158	74.4%	11,623	73.6%
Hispanic or Latino Population (2010)	1,207	25.5%	2,809	25.6%	4,170	26.4%
Projected Hispanic Annual Growth (2023 to 20	39	0.5%	137	0.7%	263	0.9%
Historic Hispanic Annual Growth (2010 to 2023	318	2.0%	1,045	2.9%	1,465	2.7%
Age Distribution (2023)						
Age Under 5	279	5.5%	682	5.6%	982	5.6%
Age 5 to 9 Years	366	7.2%	868	7.2%	1,228	7.1%
Age 10 to 14 Years	443	8.8%	1,002	8.3%	1,384	8.0%
Age 15 to 19 Years	386	7.6%	890	7.4%	1,283	7.4%
Age 20 to 24 Years	345	6.8%	773	6.4%	1,120	6.4%
Age 25 to 29 Years	289	5.7%	747	6.2%	1,049	6.0%
Age 30 to 34 Years	335	6.6%	825	6.8%	1,151	6.6%
Age 35 to 39 Years	321	6.4%	777	6.4%	1,130	6.5%
Age 40 to 44 Years	323	6.4%	755	6.2%	1,088	6.3%
Age 45 to 49 Years	365	7.2%	805	6.7%	1,136	6.5%
Age 50 to 54 Years	360	7.1%	803	6.6%	1,152	6.6%
Age 55 to 59 Years	385	7.6%	806	6.7%	1,163	6.7%
Age 60 to 64 Years	285	5.6%	677	5.6%	995	5.7%
Age 65 to 74 Years	347	6.9%	1,001	8.3%	1,571	9.0%
Age 75 to 84 Years	183	3.6%	512	4.2%	732	4.2%
Age 85 Years or Over	43	0.9%	167	1.4%	233	1.3%
Median Age	35.3		35.8		36.3	

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Appendix

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

Information About Brokerage Services
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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Hurd	393404	jhurd@houstonincomeproperties.com	713.783.6262
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____
Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

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

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