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**EXCLUSIVE OFFERING:** *CHAMPIONS POINTE APARTMENT HOMES*  
*Located in the Camden Residential Area of Northwest Houston*

**Presented by Houston Income Properties, Inc. / Jim Hurd**

**Offer Date:** To Be Determined

**Offering Process:** The Property is being offered either "All Cash" (New Loan) or with "Seller Financing"

**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 - Possible Seller Financing
- 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:	<b>Champions Pointe</b>	Type of Sale:	Offered on an "All Cash" Basis (Buyer to acquire a new Loan) or with "Seller Financing"
Address:	<b>12335 Antoine</b>	ASKING PRICE:	<b>Unpriced</b>
City / State:	<b>Houston, Texas 77067</b>	Estimated Current NOI:	<b>\$655,274</b>
	PLEASE DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER.	Projected NOI:	<b>\$1,037,979</b>
Property Type:	2 Story, Garden Style Community	Current Occupancy:	89% <b>2-25-2024 RR</b>
No. of Buildings:	16 Buildings	Electric/Water /Gas Meter:	Individual/Master/Master
Year Built:	1984 Per HCAD	Market Area:	Houston
Materials:	Brick and Siding	Sub-Market Area:	Champions
Number of Units:	<b>224</b>	Scheduled Market Rent:	<b>\$205,280 / Mth</b>
Total Rentable SF:	158,360	Avg. Rent / Unit:	<b>\$916</b>
Avg. Home Size:	<b>707 S.F.</b>	Avg. Rent / SF:	<b>\$1.30</b>

## INVESTMENT INFORMATION:

1) **The Champions Pointe** - consists of 15 apt buildings with 224 units and a free standing leasing office situated on 8 acres in an unincorporated part of northwest Houston. This area has a blue collar workforce demographic with housing in the area being comprised of mostly B and C grade workforce housing. The property is surrounded by single family residential neighborhoods, with only 4 apartment properties within a 1 mile radius of the property. Champions Pointe is individually metered for electricity and master metered for water and gas. There is a flat fee in place to recoup the water cost, at this time there is no charge back in place for gas usage. The property is upgradeable which would allow upside in the rents.

2) **Location & Accessibility** - The subject property is located in the Camden Park residential neighborhood which provides good access to toll roads, major freeways, employment areas, universities, public parks, and recreation facilities and medical facilities. The area has a large Hispanic influence. Due to the subjects' proximity to several large employment centers, demand for residential and commercial property is good and should remain high within the neighborhood. The time spent commuting to large employment centers is relatively short when compared to the average commuting time from other areas in the Houston area. The property is 3.4 miles west of IH-45, 3.7 miles East of Hwy 249, 2 miles south of FM 1960 and 1.8 miles north of Beltway 8. All of which are major arteries in the Houston Area. The Elementary and Middle schools are just down the street and both are just a short walking distance away from the property. The property has great visibility on Antoine and Spears Rd, both are major arteries in the area and well traveled. Veterans Memorial is within walking distance of the property and is lined with retail, grocery stores, eateries as well as financial institutions. The property has access to public transportation and has school bus pick up and drop off.

3) **Strong Rent Growth** - Champions Pointe is located in the Champions / Willowbrook area of an unincorporated part of the Northwest Houston MSA. This sub-market generally has strong average occupancies. To further increase potential income, a new owner could continue interior and exterior upgrades to allow for additional upside in the rents.



# Property Information

## PRICING INFORMATION

*Un-Priced*

Do not visit the property without an appointment made through the broker.

Do not disturb the staff!

Estimated Total Collections ~ (Occupancy is {89%} as of 2-25-2024 RR)

Mth.	Feb 2024 T-4 Avg	Feb-2024	Jan-2024	Dec-2024	Nov-2024
Coll.	\$196,077	\$197,653	\$196,026	\$194,123	\$196,506

## PROPERTY INFORMATION

Units:	224
Avg. Size Unit:	707 S.F.
Year Built:	1984
Electric / Water:	Indiv. / Mast.
Roof:	Pitched
Land (Acres) Per HCAD:	8
Rentable Sq. Ft.:	158,360

**Champions Pointe** is being offered "All Cash" or with possible seller financing to qualified buyers. The apartments are located in Houston, Texas in the Camden Park residential area in the Willowbrook / Champions market area.

The property is highly visible from two major thoroughfares in the area. It is located near Spears Rd and Antoine Dr. with ingress and egress on both. Both roads are highly traveled giving the property a large amount of visibility and potential tenants. Like most older neighborhoods the area is seeing some revitalization. The close proximity to major freeways, beltways and thoroughfares allows tenants ease of access to most of Houston's major employment centers including downtown Houston. The surrounding area is a mixture of residential, industrial and retail with a high blue collar demographic. The property is located in the Spring Independent School District with school bus pick-up and drop-off.

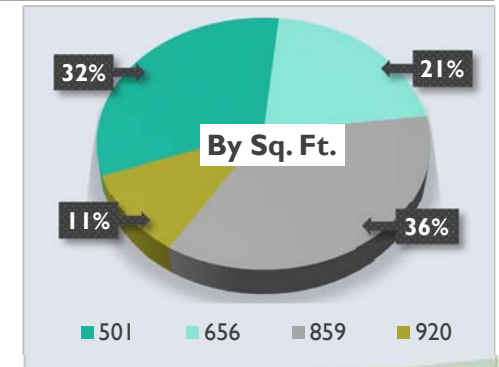
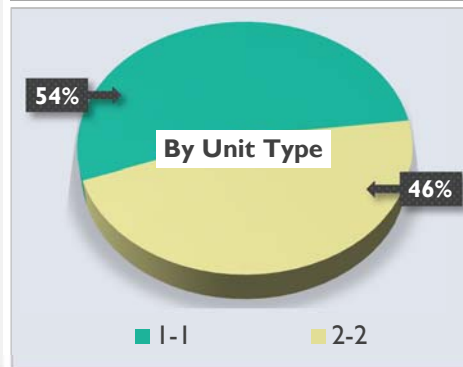
In the last 3 years the owner has upgraded interiors of some of the units to varying degrees. There seems to be a value add component to the property as well as upside in the rents with strong management and continued interior and exterior improvements.

## UNIT MIX - CURRENT MARKET RENTS (please verify)

#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
72	1-1	Plan A	501	36,072	\$795	\$57,240	\$1.59
48	1-1	Plan B	656	31,488	\$855	\$41,040	\$1.30
80	2-2	Plan C	859	68,720	\$1,015	\$81,200	\$1.18
24	2-2	Plan D	920	22,080	\$1,075	\$25,800	\$1.17

224	89%	707	158,360	\$916	\$205,280	\$1.30
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.

HCAD# 1147880000008	
Taxing Entity   Rate \$100 of Value	
SPRING ISD	1.1092
HARRIS COUNTY	0.52935
PORT OF HOUSTON	0.00574
LONE STAR COLLEGE	0.1076
HC MUD 150	0.51
HC EMERG DIST 17&11	0.114021
2023 Tax Rate	2.375911
2023 Assmt. <b>Protested</b>	\$14,330,565
Approx. Total Tax	\$340,481.47

## CONSTRUCTION FEATURES

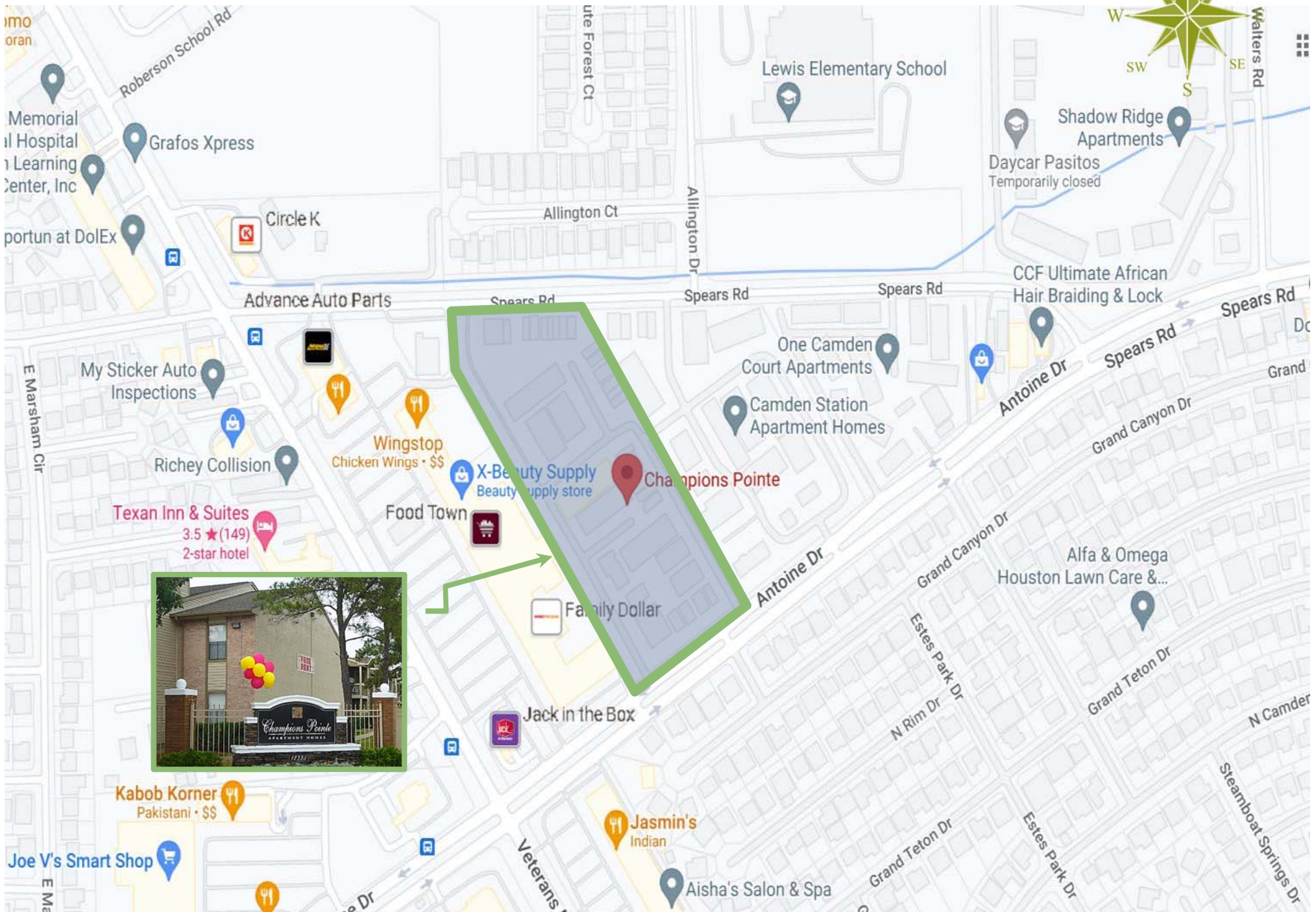
Yr. Constructed:	1984	Per HCAD
Electric Meter:	Individual	
Gas Meter:	Master	
Water Meter:	Master (RUBS in place)	
A/C / Heat Type:	Indiv. HVAC	
Hot Water:	Gas Fired Boilers	
Roof:	Pitched	
Paving:	Asphaltic Concrete	
Exterior Construction:	Brick and Siding	
No. of Total Buildings:	16 Buildings	
# of Stories:	Two Story	
Units / Acre:	28	
Parking:	Open Spaces	

## PROPERTY INFORMATION

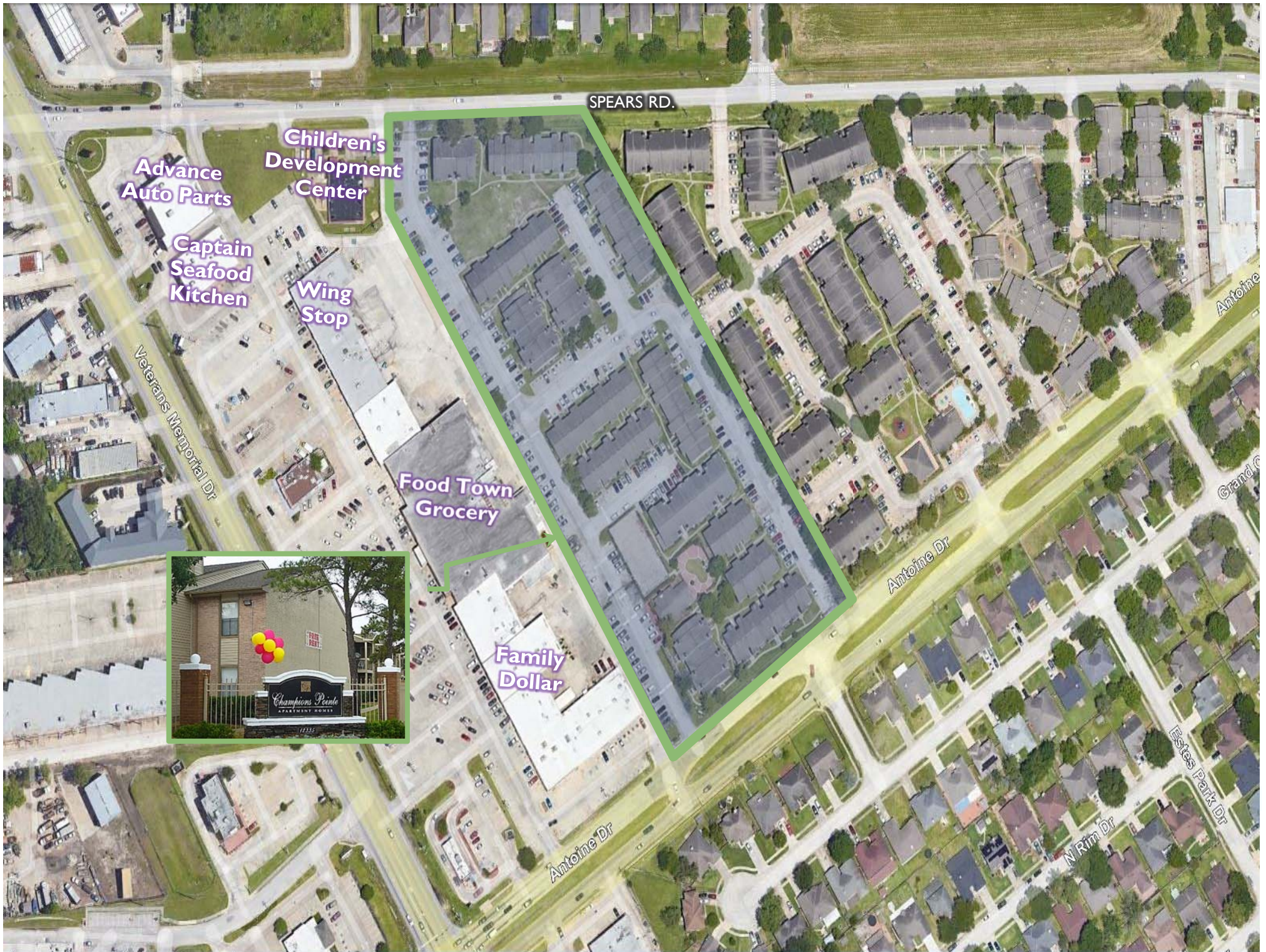
- 1.) Value Add Opportunity Post Continued Upgrades
- 2.) Minutes away from employment hubs such as Downtown Houston, the Willowbrook Methodist Medical Center, I-45 and Beltway 8 Corridors and the Intercont. Airport,
- 3.) The property is within walking distance of Grocery stores, Child Care, Financial Institutions and retail outlets as well as area eateries. There are industrial sites and retail sprinkled throughout the area the property is in.
- 4.) The property has good visibility off of Spears Rd., Antoine Dr. and Veterans Memorial. The Elementary & Middle schools are within walking distance of Champions Pointe.
- 5.) Located in an area with a large Hispanic and blue collar demographic. Most properties in the sub-market are properties built in the 70's and early 80's that have received or are receiving some sort of renovation. Area Occupancies are generally above Houston's average.



# Location Map









# *Financial Analysis*

# Actual and Pro Forma Analysis

ASKING PRICE		
MARKET TO DETERMINE THE PRICE		

INCOME DETAILS		
Estimated Current Scheduled Rents (CSR)		
\$205,280 / Mo	\$916 / Unit	\$1.30 / S.F.
Actual Income Used	February-2024	\$197,653
Actual Income Used "Annualized"		\$2,371,832
Approx. Leased Occupancy	2-25-2024 RR	89%
Pro forma Scheduled Rents include a {5%} Rent Increase		
\$215,544 / Mo	\$962 / Unit	\$1.36 / S.F.

Pro Forma Rents are Estimated Post Sale

PROPERTY TAX DETAILS		
2023 Tax Rate	Actual	2.375911%
2023 Assmt. Protested	Lawsuit Pending	\$14,330,565
Pro forma Rate Used	2023 Tax Rate	2.375911%
Estimated Post Sale Assmt.		\$13,500,000
Post Sale Assmt. is the 2023 Assmt. decreased by {6%}		

EXPENSE, INSURANCE AND RESERVE DETAILS		
Actual Expenses are Feb 2024 T-12 except where noted, Pro Forma expenses are Estimated		
Est. Ins. / Unit / Yr.	GL / Property	\$863
Est. Reserve / Unit / Yr.	Estimated	\$300

PROPERTY DETAILS	
Number of Rental Units	224
Avg. Unit Size	707 S.F.
Net Rentable Area	158,360
Land {Acres} Per Survey	8.00
Units per Acre	28
Date Built - Per HCAD / Rehabbed	1984
Electric Meter	Individual
Gas Meter	Master
Water Meter	Master - RUBS
Hot Water Supply	Gas Fired Boilers
Air and Heat	HVAC in all Units

INCOME (See Details on the left)	Post Continued Upgrades			
	ACTUAL		STABILIZED PRO FORMA	
Gross Scheduled Rent (Current Scheduled Rent Annualized + a {5%} Increase)	N/A		\$2,586,528	\$215,544 / Mo
(Loss)/Gain to Lease - Pro Forma Estimated at {2%} of GSR	N/A		(51,731)	2%
<b>Estimated Annual Gross Potential Rental Income</b>	<b>N/A</b>		<b>2,534,797</b>	<b>98%</b>
Vacancy Loss - Pro Forma Estimated at {6%} of GSR	N/A		(155,192)	6%
Non-Revenue Units - Pro Forma is Estimated at {1.00%} GSR	N/A		(25,865)	1%
Other Losses - Pro Forma is Estimated at {1%} GSR	N/A		(25,865)	1%
<b>Total Annual Rental Income</b>	<b>\$2,112,410</b>	{86%} of GSR	<b>\$2,327,875</b>	{90%} of GSR
Total Other Income (Pro Forma includes increase for Elect. & Water RUBS)	259,423	\$1,158 / Unit / Yr	268,800	\$1,200 / Unit / Yr
<b>Total Gross Annual Income</b>	<b>\$2,371,832</b>	<b>\$197,653 / Mo</b>	<b>\$2,596,675</b>	<b>\$216,390 / Mo</b>
ESTIMATED EXPENSES (See Details on the Left)	PRO FORMA		PRO FORMA	
<b>Estimated Fixed Expenses</b>				
Property Taxes Estimated (See Details on the left)	340,481	\$1,520 per Unit	320,748	\$1,432 per Unit
Franchise Tax (Estimated Using Gross Annual Income)	8,456	\$38 per Unit	8,600	\$38 per Unit
Property Insurance (GL & Property)	193,376	\$863 per Unit	268,800	\$1,200 per Unit
<b>Total Fixed Expenses</b>	<b>\$542,314</b>	<b>\$2,421 per Unit</b>	<b>\$598,148</b>	<b>\$2,670 per Unit</b>
<b>Estimated Utility Costs</b>				
Electric - Common Area & Vacant	17,223	\$77 per Unit	17,223	\$77 per Unit
Gas	45,131	\$201 per Unit	45,131	\$201 per Unit
Water / Sewer	230,510	\$1,029 per Unit	230,510	\$1,029 per Unit
Utility Billing Service - Pro Forma Implements Water RUBS	N/A		N/A	
Other	N/A		N/A	
<b>Total Estimated Utility Costs</b>	<b>\$292,865</b>	<b>\$1,307 per Unit</b>	<b>\$292,865</b>	<b>\$1,307 per Unit</b>
<b>Estimated Other Expenses</b>				
General, Administrative, Professional Fees	44,731	\$200 per Unit	44,800	\$200 per Unit
Other Expenses	0	\$ per Unit	0	\$ per Unit
Advertising/Marketing/Placement	1,029	\$5 per Unit	5,600	\$25 per Unit
Repairs/Maintenance/Make Ready - Supplies	180,042	\$804 per Unit	112,000	\$500 per Unit
Payroll + Burden	336,416	\$1,502 per Unit	291,200	\$1,300 per Unit
Contract Services	62,855	\$281 per Unit	56,000	\$250 per Unit
Management Fees {Calculated on the Gross Annual Income above}	189,106	7.97%	90,884	3.50%
<b>Total Estimated Other Expenses</b>	<b>\$814,179</b>	<b>\$3,635 per Unit</b>	<b>\$600,484</b>	<b>\$2,681 per Unit</b>
Reserve for Replacement - Estimated	67,200	\$300 per Unit	67,200	\$300 per Unit
<b>Total Estimated Operating Expenses</b>	<b>\$1,716,558</b>	<b>\$7,663 per Unit</b>	<b>\$1,558,697</b>	<b>\$6,958 per Unit</b>
<b>Estimated Net Operating Income</b>	<b>\$655,274</b>	<b>\$2,925 per Unit</b>	<b>\$1,037,979</b>	<b>\$4,634 per Unit</b>

# 10 Year Cash Flow Analysis

HOUSTON INCOME PROPERTIES, INC  
Champions Pointe

## Ten Year Cash Flow Analysis

UNITS: 224  
SQ. FT: 158,360  
AVG UNIT SIZE: 707

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
<b>Annual Market Rent Growth Rates Used</b>		5.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Potential Income	\$215,544	\$2,586,528	\$2,664,124	\$2,744,048	\$2,826,369	\$2,911,160	\$2,998,495	\$3,088,450	\$3,181,103	\$3,276,536	\$3,374,832
Other Income	\$22,400	\$268,800	\$276,864	\$285,170	\$293,725	\$302,537	\$311,613	\$320,961	\$330,590	\$340,508	\$350,723
<b>Gross Income</b>	<b>\$237,944</b>	\$2,855,328	\$2,940,988	\$3,029,217	\$3,120,094	\$3,213,697	\$3,310,108	\$3,409,411	\$3,511,693	\$3,617,044	\$3,725,555
Vacancy / Other Losses		(\$258,653)	(\$266,412)	(\$274,405)	(\$282,637)	(\$291,116)	(\$299,849)	(\$308,845)	(\$318,110)	(\$327,654)	(\$337,483)
<i>Economic Loss % Includes Bad Debt</i>		10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
<b>EFFECTIVE GROSS INCOME</b>		\$2,596,675	\$2,674,575	\$2,754,813	\$2,837,457	\$2,922,581	\$3,010,258	\$3,100,566	\$3,193,583	\$3,289,390	\$3,388,072
<b>Annual Operating Expense Growth Rates Used</b>			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<b>EXPENSES</b>											
Operating Expenses		(\$1,491,497)	(\$1,536,242)	(\$1,582,329)	(\$1,629,799)	(\$1,678,693)	(\$1,729,053)	(\$1,780,925)	(\$1,834,353)	(\$1,889,383)	(\$1,946,065)
Expenses / Unit		\$6,658	\$6,858	\$7,064	\$7,276	\$7,494	\$7,719	\$7,951	\$8,189	\$8,435	\$8,688
Reserve for Replacement @ {\$0} / Unit		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENSES</b>		(\$1,491,497)	(\$1,536,242)	(\$1,582,329)	(\$1,629,799)	(\$1,678,693)	(\$1,729,053)	(\$1,780,925)	(\$1,834,353)	(\$1,889,383)	(\$1,946,065)
Total Expenses / Unit		\$6,658	\$6,858	\$7,064	\$7,276	\$7,494	\$7,719	\$7,951	\$8,189	\$8,435	\$8,688
<b>NET OPERATING INCOME</b>		\$1,105,179	\$1,138,334	\$1,172,484	\$1,207,658	\$1,243,888	\$1,281,205	\$1,319,641	\$1,359,230	\$1,400,007	\$1,442,007
<b>NOI GROWTH RATE</b>		68.7%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

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:	224	Approx. NRA:	158,360
Year Built / Renovated:	1984	Average Unit Size:	707 S.F.
Roofs:	Pitched	Proposed Mthly. Mkt. Rent at 60 Mths. (5 YRS):	\$242,597 \$1,083 / Unit \$1.53 / S. F.
HVAC System:	Indiv. HVAC	<p>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.</p>	
Metering:	Electric: Individual		
	Water: Master		
	Gas: Master		
Hot Water:	Gas Fired Boilers		
Est. Occupancy at Stabilization:	94%		

### STABILIZED PRO FORMA

Projected at 60 Months Post Renovation and Income Stabilization

#### REVENUE AND COLLECTIONS

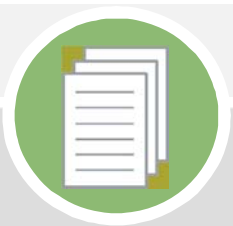
		% of Gross Potential Income
Total Gross Rent Potential	\$2,911,160	100%
Vacancy/Other Rental Losses (Economic Loss)	(\$291,116)	{10%} of Gross Rent Potential
<b>Estimated Gross Potential Income</b>	<b>\$2,620,044</b>	90%
Total Other Income Potential ( Assumes RUBS will be Implemented)	\$302,537	\$1351 / Unit
<b>Total Estimated Gross Annual Income</b>	<b>\$2,922,581</b>	

#### EXPENSES

Total Expenses ~ ( average Unit size is {707 S.F.} includes all Utilities )	(\$1,678,693)	\$7,494 / Unit \$10.60 / SF
<b>Estimated Stabilized Net Operating Income</b> ( at 60 Months Post Stabilization )	<b>\$1,243,888</b>	

Estimated Potential Value Based on  
Stabilized NOI of {\$1,243,888}  
(at 60 Mths, Post Stabilization)

Cap Rate	Value Generated		
5.50%	\$22,616,149	\$100,965/U	\$142.81/SF
5.75%	\$21,632,838	\$96,575/U	\$136.61/SF
6.00%	\$20,731,470	\$92,551/U	\$130.91/SF



## *Property Overview*



## Property Features



### Unit Features (Interior appointments may vary in each unit)

- ❖ 4 Spacious Floor Plan Options
- ❖ 1 & 2 Bedroom Plans
- ❖ Dishwasher
- ❖ Individual Controlled A/C and Heat
- ❖ Study
- ❖ Refrigerator
- ❖ Range
- ❖ Large Closets
- ❖ Cable Ready
- ❖ Patio or Balcony
- ❖ Garbage Disposal
- ❖ Shower / Tub Combination
- ❖ Spacious Countertops and Cabinets
- ❖ Kitchen Pantry
- ❖ Stainless Steel Sinks
- ❖ Linen Closets
- ❖ Mini-Blinds

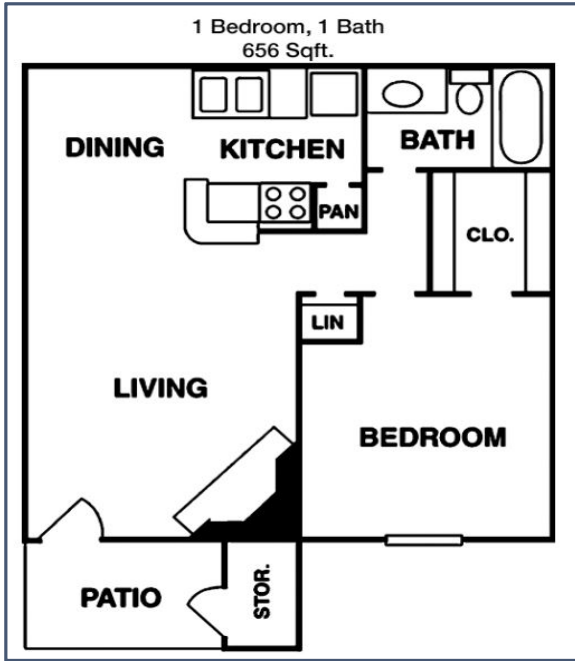
### Community Amenities

- ❖ On-Site Management
- ❖ Laundry Facilities
- ❖ Stand Alone Leasing Office
- ❖ Convenient to Entertainment
- ❖ Minutes to Airport and Medical Facilities
- ❖ Shopping and Dining Nearby
- ❖ Access Gates
- ❖ Two Story Buildings
- ❖ Elementary and Middle School within walking distance
- ❖ School Bus Pick-Up
- ❖ Easy Access to Beltway 8, Hwy 249, FM 1960 and IH-45
- ❖ High Speed Internet Available
- ❖ Perimeter Fencing

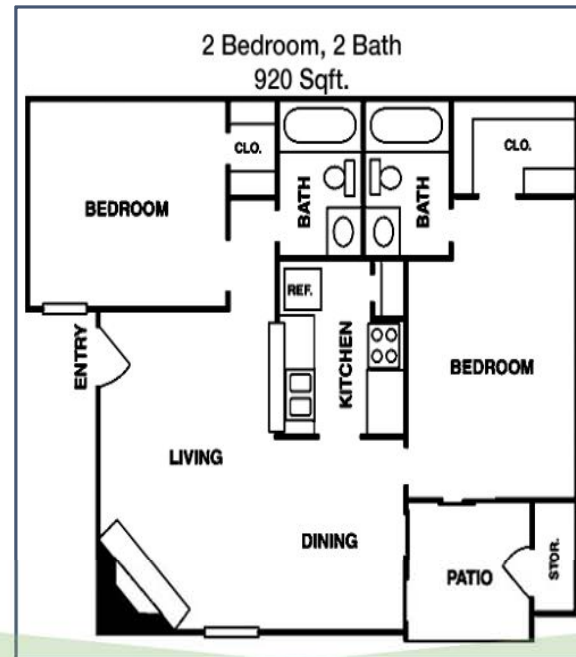




# Sample Floor Plans



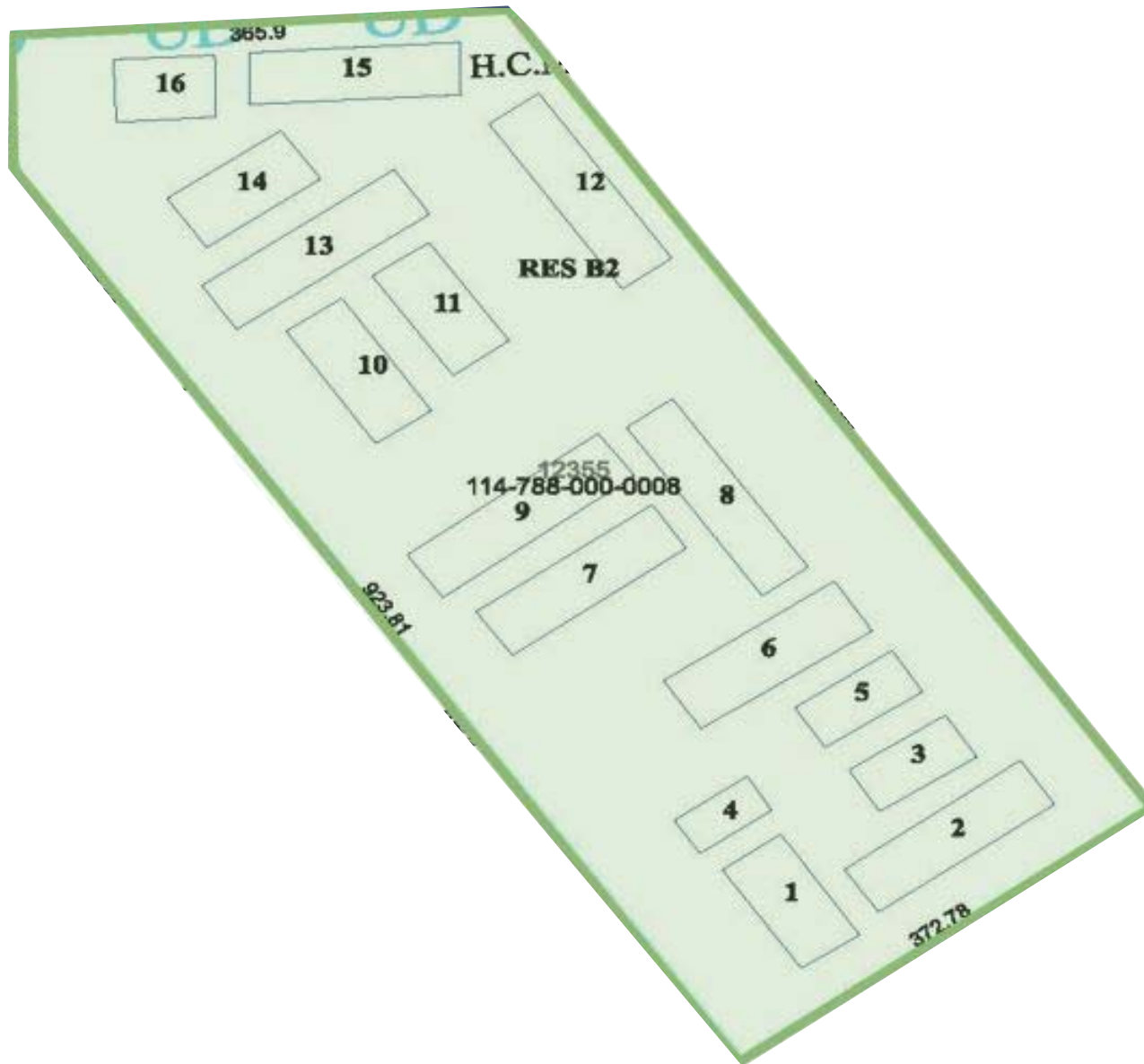
THESE ARE SAMPLE FLOOR PLANS AND MAY VARY FROM ACTUAL UNITS

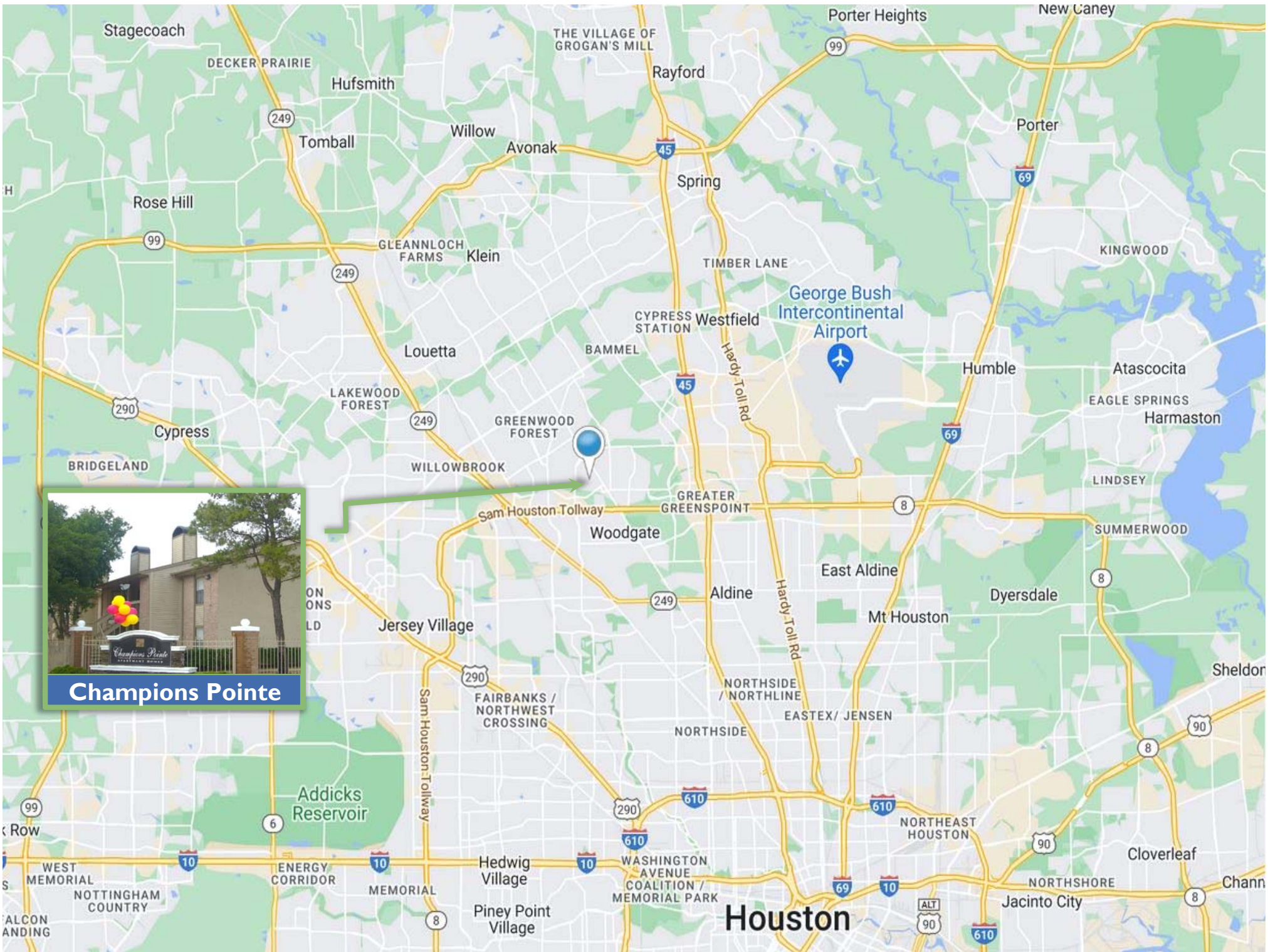


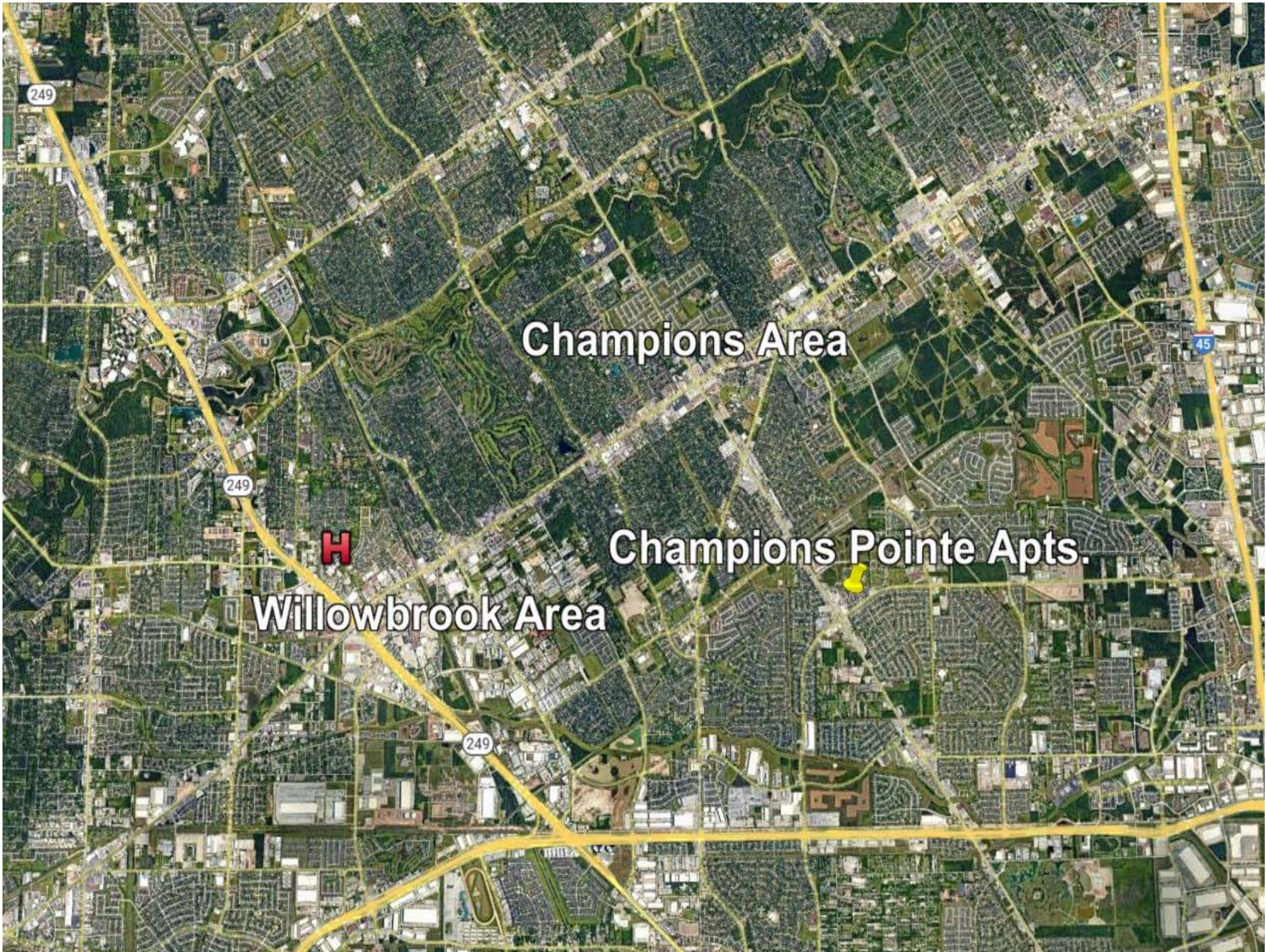
# Property Photos

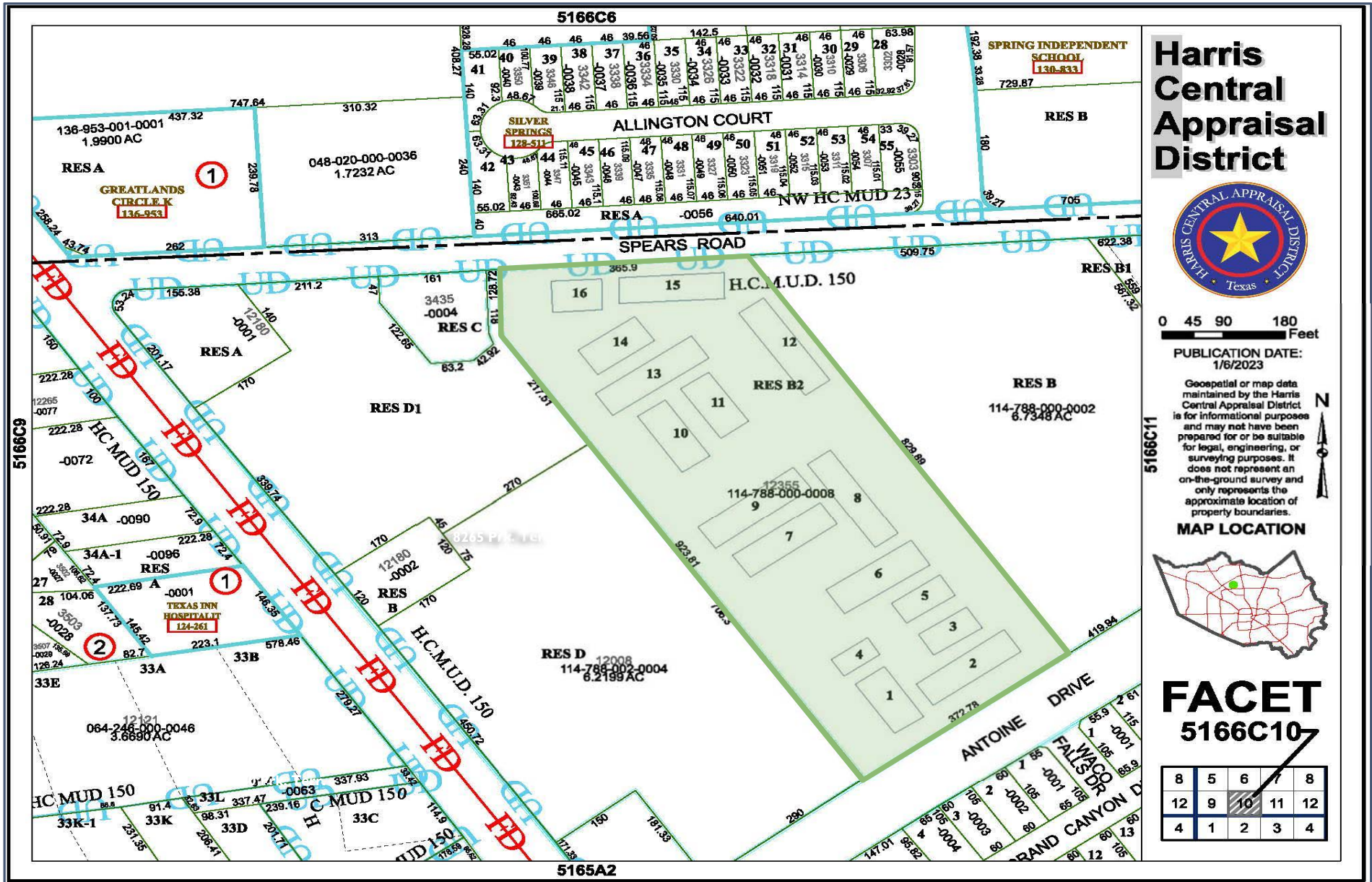


Site Plan









# Harris Central Appraisal District



0 45 90 180 Feet

PUBLICATION DATE: 1/6/2023

Geospatial or map data maintained by the Harris Central Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



**FACET 5166C10**

8	5	6	7	8
12	9	10	11	12
4	1	2	3	4

# Flood Map

FEMA's National Flood Hazard Layer (NFHL) Viewer with Web AppBuilder for ArcGIS

12335 Antoine, houston, tx 7706 X

Show search results for 12335 Antoi...

Zone X

(3 of 3)

Flood Hazard Zones: X / AREA OF MINIMAL FLOOD HAZARD

DFIRM_ID	48201C
VERSION_ID	
FLD_AR_ID	48201C_9993
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	
VFILOCITY	-9,999.00
Zoom to	...

HARRIS COUNTY UNINCORPORATED AREAS 480287

48201C0455L eff. 6/18/2007

10335

10336

200ft

This flood map is for informational purposes only, please speak to your insurance agent as to whether you should carry flood insurance or not.







## *Market Overview*

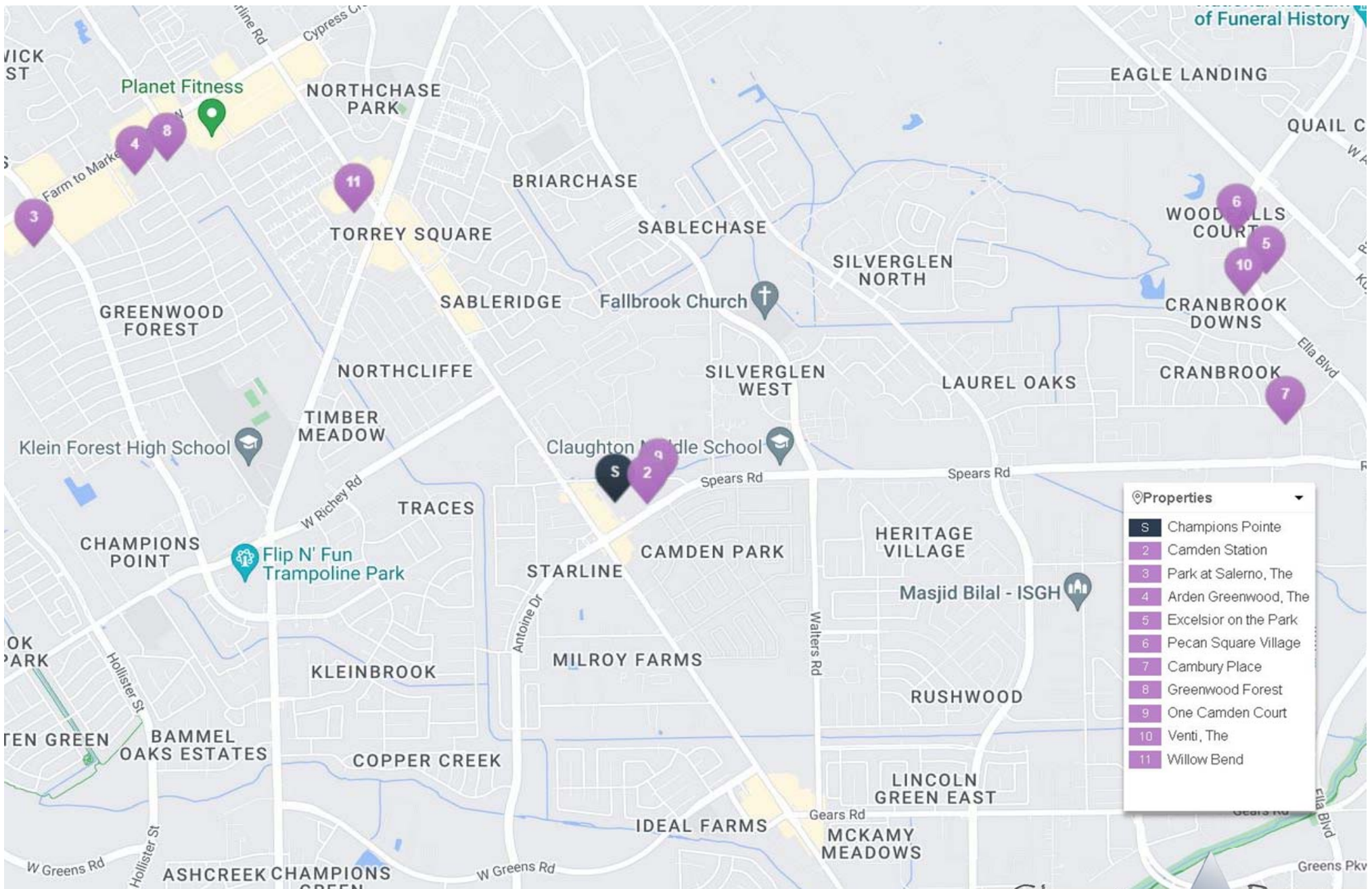
# Rent Comparables

Map #	Property Name	Address			Completed Year	Unit Count	Occupancy	Average SqFt	Market Rent / Unit	Market Rent / SF	
2	Camden Station	12355 Antoine Drive	Houston	TX	77067	1984	200	97%	757	\$1,008	\$1.33
3	Park at Salerno,	12801 Champion Forest Drive	Houston	TX	77066	1971	198	91%	970	\$1,158	\$1.19
4	Arden Greenwood,	12811 Greenwood Forest Drive	Houston	TX	77066	1979	278	91%	874	\$1,157	\$1.32
5	Excelsior on the	14300 Ella Blvd	Houston	TX	77014	1983	200	87%	1,011	\$1,073	\$1.06
6	Pecan Square	14531 Ella Blvd	Houston	TX	77014	1983	520	94%	697	\$877	\$1.26
7	Cambury Place	13725 Cambury Drive	Houston	TX	77014	1984	160	94%	723	\$937	\$1.30
8	Greenwood Forest	12820 Greenwood Forest Drive	Houston	TX	77066	1994	316	93%	973	\$1,280	\$1.32
9	One Camden Court	12411 Antoine Drive	Houston	TX	77067	1983	136	97%	766	\$1,046	\$1.36
10	Venti, The	14335 Ella Blvd	Houston	TX	77014	1982	320	87%	688	\$875	\$1.27
11	Willow Bend	13949 Bammel North Houston	Houston	TX	77066	1980	333	91%	783	\$1,027	\$1.31
						<b>Unit Count</b>	<b>Avg. Occ.</b>	<b>Avg Sq. Ft.</b>	<b>Avg Rent / Unit</b>	<b>Avg Rent / SF</b>	
<b>Avg / Total</b>						<b>2661</b>	<b>92%</b>	<b>811</b>	<b>\$1,030</b>	<b>\$1.27</b>	
<b>Subject</b>	<b>Champions Pointe</b>	<b>12335 Antoine Drive</b>	<b>Houston</b>	<b>TX</b>	<b>77067</b>	<b>1984</b>	<b>224</b>	<b>95%</b>	<b>707</b>	<b>\$923</b>	<b>\$1.30</b>

Map #	Property Name	Address	City	State	ZIP	Completed Year	Units	Min SqFt	Max SqFt	Min Market Rent	Max Market Rent
2	Camden Station	12355 Antoine Drive	Houston	TX	77067	1984	200	504	907	\$886	\$1,079
3	Park at Salerno, The	12801 Champion Forest	Houston	TX	77066	1971	198	550	1,525	\$886	\$1,513
4	Arden Greenwood, The	12811 Greenwood Forest	Houston	TX	77066	1979	278	587	1,283	\$956	\$1,576
5	Excelsior on the Park	14300 Ella Blvd	Houston	TX	77014	1983	200	638	1,737	\$865	\$1,482
6	Pecan Square Village	14531 Ella Blvd	Houston	TX	77014	1983	520	546	1,000	\$711	\$1,225
7	Cambury Place	13725 Cambury Drive	Houston	TX	77014	1984	160	583	1,009	\$785	\$1,315
8	Greenwood Forest	12820 Greenwood Forest	Houston	TX	77066	1994	316	684	1,458	\$1,079	\$1,708
9	One Camden Court	12411 Antoine Drive	Houston	TX	77067	1983	136	581	917	\$882	\$1,181
10	Venti, The	14335 Ella Blvd	Houston	TX	77014	1982	320	501	920	\$745	\$1,143
11	Willow Bend	13949 Bammel North	Houston	TX	77066	1980	333	544	1,018	\$823	\$1,296
<b>Subject</b>	<b>Champions Pointe</b>	<b>12335 Antoine Drive</b>	<b>Houston</b>	<b>TX</b>	<b>77067</b>	<b>1984</b>	<b>224</b>	<b>501</b>	<b>920</b>	<b>\$795</b>	<b>\$1,075</b>



# Rent Comparable Map



# Rent Comp Details

2.57 Mi Radius



224 Units

### Champions Pointe

12335 Antoine Drive  
Houston, TX 77067

23 - Bammel

Impr: B-                      Loc: B-

Avg Rent: \$981

Occupancy: 94.6%

Dist: 0.00 mi



200 Units

### Camden Station

12355 Antoine Drive  
Houston, TX 77067

23 - Bammel

Impr: B-                      Loc: B-

Avg Rent: \$987

Occupancy: 96.5%

Dist: 0.12 mi



136 Units

### One Camden Court

12411 Antoine Drive  
Houston, TX 77067

23 - Bammel

Impr: B-                      Loc: B-

Avg Rent: \$1,045

Occupancy: 97.1%

Dist: 0.17 mi



333 Units

### Willow Bend

13949 Bammel North Houston Road  
Houston, TX 77066

23 - Bammel

Impr: B-                      Loc: B+

Avg Rent: \$998

Occupancy: 91%

Dist: 1.47 mi

CMBS Loan



316 Units

### Greenwood Forest

12820 Greenwood Forest Drive  
Houston, TX 77066

23 - Bammel

Impr: A-                      Loc: B+

Avg Rent: \$1,280

Occupancy: 92.7%

Dist: 2.11 mi



278 Units

### Arden Greenwood, The

12811 Greenwood Forest Drive  
Houston, TX 77066

23 - Bammel

Impr: B                      Loc: B+

Avg Rent: \$1,134

Occupancy: 91.4%

Dist: 2.17 mi

CMBS Loan



198 Units

### Park at Salerno, The

12801 Champion Forest Drive  
Houston, TX 77066

23 - Bammel

Impr: B+                      Loc: B+

Avg Rent: \$1,129

Occupancy: 91.4%

Dist: 2.36 mi

CMBS Loan



320 Units

### Venti, The

14335 Ella Blvd  
Houston, TX 77014

23 - Bammel

Impr: B-                      Loc: B

Avg Rent: \$875

Occupancy: 87.2%

Dist: 2.46 mi

Agency Securitization



# Rent Comp Details

2.57 Mi Radius



160 Units

**Cambury Place**  
13725 Cambury Drive  
Houston, TX 77014

23 - Bammel

Impr: C+                      Loc: B

Avg Rent: \$910

Occupancy: 93.8%

Dist: 2.51 mi

**New CMBS Loan - On Watch List**



520 Units

**Pecan Square Village**  
14531 Ella Blvd  
Houston, TX 77014

23 - Bammel

Impr: B-                      Loc: B

Avg Rent: \$849

Occupancy: 94.4%

Dist: 2.53 mi



200 Units

**Excelsior on the Park**  
14300 Ella Blvd  
Houston, TX 77014

23 - Bammel

Impr: B                      Loc: B

Avg Rent: \$1,050

Occupancy: 54%

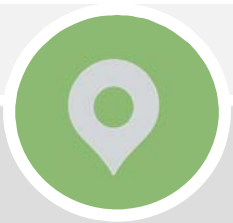
Dist: 2.57 mi

**Agency Securitization**

# Property Photos





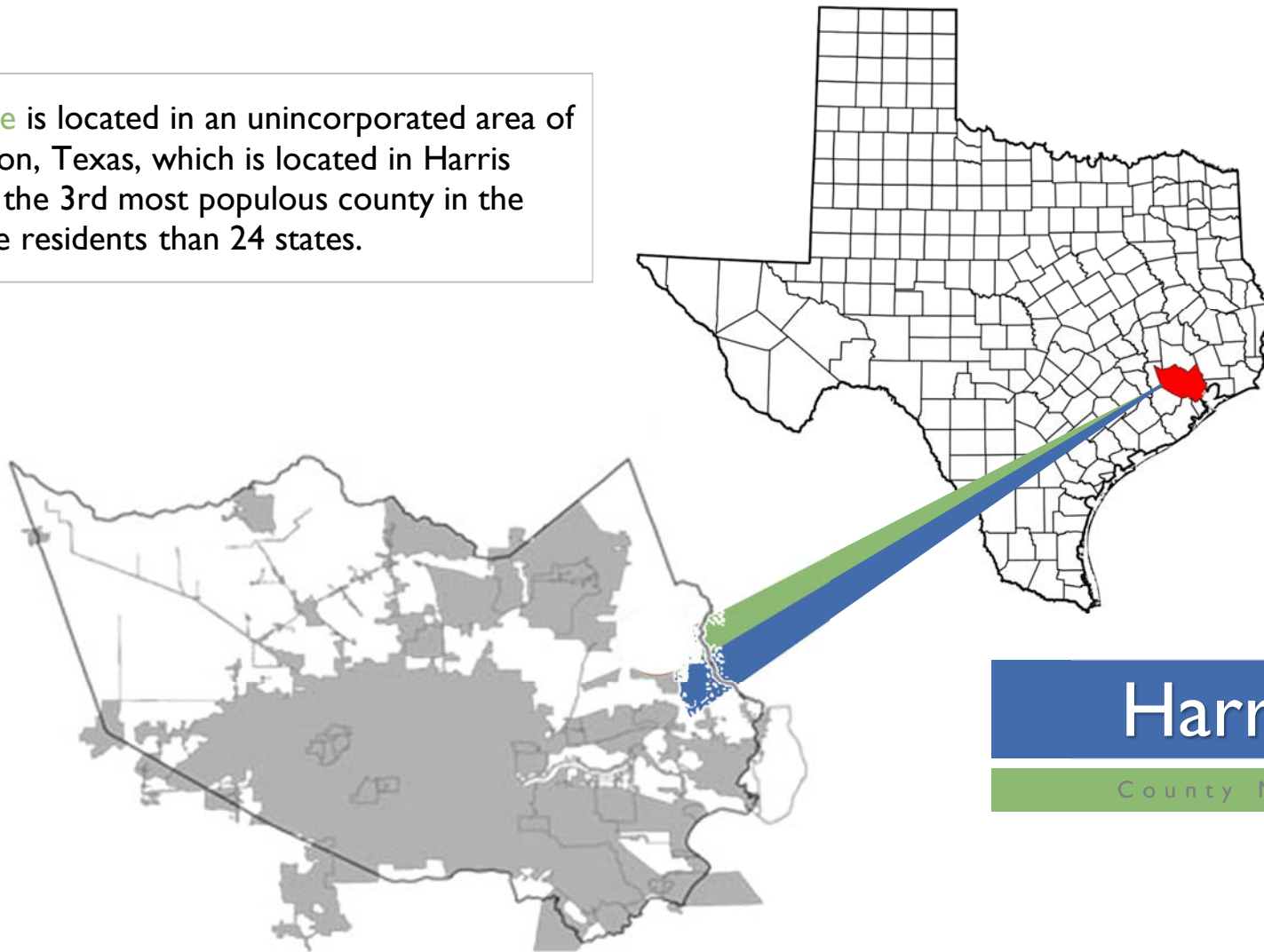


## *Location Overview*



## County Location Map

**Champions Pointe** is located in an unincorporated area of the city of Houston, Texas, which is located in Harris County, which is the 3rd most populous county in the nation, with more residents than 24 states.



Harris

County Map

# Houston MSA

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

**HOUSTON MSA**  
Made up of 9 Counties  
9,444 square miles  
7,100,000 Residents

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



# City of Houston



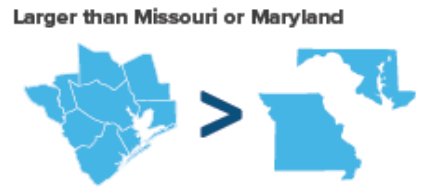
POPULATION AND DEMOGRAPHICS



GLOBAL PRESENCE

**7.1** million  
residents in the 9-county  
Houston-The Woodlands-Sugar Land MSA

Nation's 5<sup>th</sup> most  
populous metro area

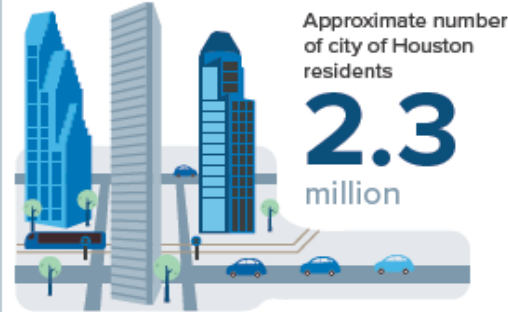


**15** foreign  
governments  
maintain trade and commercial offices  
in Houston

41 active foreign  
chambers of commerce

**17.3%**  
of the region's  
economy is  
tied to exports

exports  
support  
330,000  
jobs



Houston is the nation's  
4<sup>th</sup> most populous city

**2** international airports  
George Bush Intercontinental (IAH)  
William P. Hobby Airports (HOU)

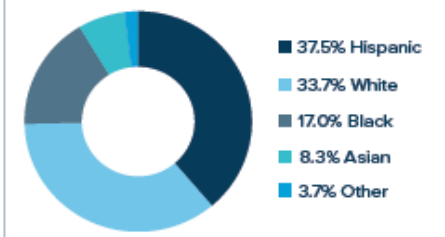
IAH ranked 5<sup>th</sup> in nation in  
number of international flights per week  
prior to COVID-19

Prior to COVID-19,  
Houston Airport System

**66** international  
destinations    **127** domestic  
destinations

193 nonstop destinations

**Race/Ethnicity: Houston MSA**  
Houston today mirrors the U.S. in 4 decades



Nearly 1 in 4  
Houstonians  
are foreign born

**1,700+**  
Houston establishments  
report foreign ownership

**\$197** billion  
in trade was handled by the Houston-Galveston  
Customs Districts in '20

**\$67.4** billion  
in imports (in '20)

**\$129.5** billion  
in exports (in '20)



Houston has the largest  
export market in the U.S.

Port Houston ranks

<b>1<sup>st</sup></b> in foreign tonnage for 25 straight years	<b>Largest</b> Gulf Coast container port	<b>1<sup>st</sup></b> in total waterborne tonnage
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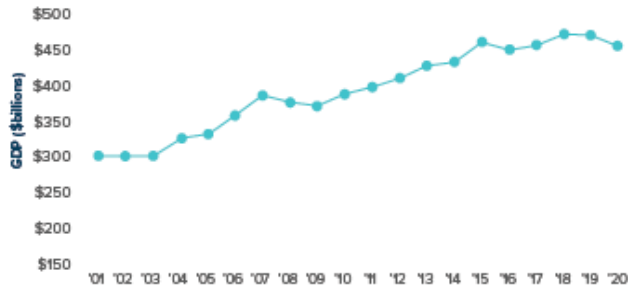
**5,000+**  
Houston companies  
doing business abroad

## ECONOMY



If Houston were a country, it would rank as the 27th largest economy in the world, behind Belgium and ahead of Nigeria.

Metro Houston - '01-'19 real GDP (\$ billions '12 constant dollars)



Source: Bureau of Economic Analysis

Houston – The Woodlands – Sugarland MSA GDP has grown at a

**2.2** percent compound annual growth rate Since '01

**7<sup>TH</sup>** largest U.S. metro economy

**24** Fortune 500 Companies call Houston home

## INDUSTRIES

The Texas Medical Center is the world's largest medical complex.

TMC employs **106,000+** workers



**\$3** billion in construction projects underway

**50** million developed square feet

**8** million annual patient visits

**180,000+** annual surgeries

Houston is home to **80,730** engineers and architects and related techs.



Approximately **215,000** people work in the region's manufacturing industry

Houston has more than **350** aviation and aerospace-related companies



Houston is home to **9,200** tech-related firms, including more than 700 venture-backed startups



Houston employs **80,200+** workers in computer & mathematical occupations

## EMPLOYMENT

**3.1** million jobs in the Houston MSA



Health, Education, and Business & Professional Services account for nearly

**1** in **3** of the region's jobs

The goods-producing sector accounts for more than

**1** in **6** of the region's jobs



### Industry Share of Houston MSA Employment

- 21%** Trade, Transportation, and Utilities
- 16%** Professional and Business Services
- 14%** Educational and Health Services
- 13%** Government
- 10%** Leisure and Hospitality
- 9%** Mining, Logging and Construction
- 7%** Manufacturing
- 4%** Finance and Insurance
- 1%** Information
- 4%** Other Services

Source: Texas Workforce Commission, November 2021, not seasonally adjusted

## 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.

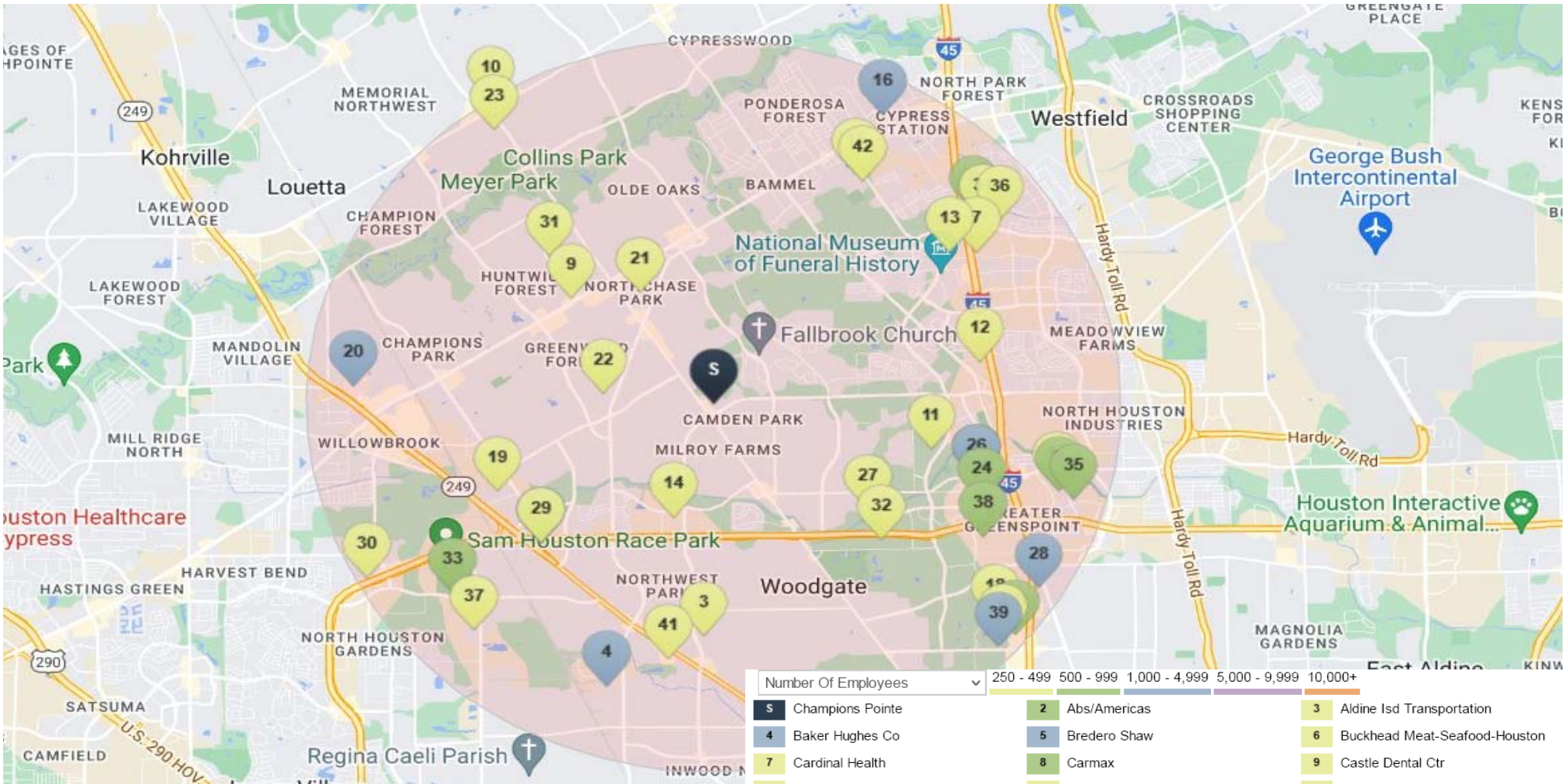
Houston is one of the greatest cities in the world. The economy is strong, the culture is diverse, and the quality of life is spectacular. It all combines to make this the perfect place to do business. From energy to health care and aerospace to information technology, the Houston region offers a strong 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.

Houston 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



# Near-by Key Employers



Number Of Employees		250 - 499	500 - 999	1,000 - 4,999	5,000 - 9,999	10,000+
S	Champions Pointe	2	Abs/Americas	3	Aldine Isd Transportation	
4	Baker Hughes Co	5	Bredero Shaw	6	Buckhead Meat-Seafood-Houston	
7	Cardinal Health	8	Carmax	9	Castle Dental Ctr	
10	Cole Therapy Ctr	11	Davis High School	12	Demontrond Volkswagen-Houston	
13	Global Beauty Network Inc	14	Gordon Food Svc Distribution	15	Gordon M Anderson Leadership	
16	HCA Houston Healthcare Nrhwtst	17	Hilton Houston North	18	House Of Forgings	
19	Houston Distributing Co	20	Houston Methodist Willowbrook	21	IES Commercial & Indl	
22	Klein Forest High School	23	Klein High School	24	Lennar Family Of Builders	
25	Nabors Corporate Svc Inc	26	Nabors Drilling USA LP	27	New Light Christian Ctr	
28	Nova Med Ctr Greenspoint Office	29	Oceaneering International Inc	30	Olshan Foundation Solutions	
31	Pace Concrete LTD	32	Preventice Solutions INC	33	Sam Houston Race Park LLC	
34	Sam's Club	35	Scientific Drilling Intl	36	Spring Independent Sch Trans	
37	Standard Equipment Co	38	Sysco Houston-WHLS Rstrnt Food	39	Victor Packaging	
40	Walmart Supercenter	41	Walmart Supercenter	42	Westfield High School	

# Houston Demographics

Houston, TX MSA 2023	Houston-The Woodlands- Sugar Land
<b>Population</b>	
Estimated Population (2023)	7,353,131
Projected Population (2028)	8,008,135
Census Population (2020)	7,122,240
Census Population (2010)	5,920,416
Projected Annual Growth (2023 to 2028)	655,004 1.8%
Historical Annual Growth (2020 to 2023)	230,891 1.1%
Historical Annual Growth (2010 to 2020)	1.2 M 6.8%
Estimated Population Density (2023)	778 psm
Trade Area Size	9,448.9 sq mi
<b>Race &amp; Ethnicity</b>	
White (2023)	3,133,429 42.6%
Black or African American (2023)	1,359,992 18.5%
American Indian or Alaska Native (2023)	68,762 0.9%
Asian (2023)	633,990 8.6%
Hawaiian or Pacific Islander (2023)	5,505 -
Other Race (2023)	1,073,227 14.6%
Two or More Races (2023)	1,078,226 14.7%
Not Hispanic or Latino Population (2023)	4,581,638 62.3%
Hispanic or Latino Population (2023)	2,771,493 37.7%
Not Hispanic or Latino Population (2028)	5,005,341 62.5%
Hispanic or Latino Population (2028)	3,002,794 37.5%
Not Hispanic or Latino Population (2020)	4,452,737 62.5%
Hispanic or Latino Population (2020)	2,669,503 37.5%
Not Hispanic or Latino Population (2010)	3,823,895 64.6%
Hispanic or Latino Population (2010)	2,096,521 35.4%
Projected Hispanic Annual Growth (2023 to 2028)	231,301 1.7%
Historic Hispanic Annual Growth (2010 to 2023)	674,972 2.5%
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Houston, TX MSA 2023	Houston-The Woodlands- Sugar Land
<b>Households</b>	
Estimated Households (2023)	2,620,077
Projected Households (2028)	2,871,719
Census Households (2020)	2,509,945
Census Households (2010)	2,062,540
Estimated Households with Children (2023)	1,024,438 39.1%
Estimated Average Household Size (2023)	2.77
<b>Average Household Income</b>	
Estimated Average Household Income (2023)	\$118,977
Projected Average Household Income (2028)	\$113,269
Estimated Average Family Income (2023)	\$135,722
<b>Median Household Income</b>	
Estimated Median Household Income (2023)	\$77,378
Projected Median Household Income (2028)	\$72,508
Estimated Median Family Income (2023)	\$93,365
<b>Per Capita Income</b>	
Estimated Per Capita Income (2023)	\$42,512
Projected Per Capita Income (2028)	\$40,727
Estimated Per Capita Income 5 Year Growth	-\$1,785 -4.2%
Estimated Average Household Net Worth (2023)	\$603,233
<b>Daytime Demos (2023)</b>	
Total Businesses	347,821
Total Employees	2,983,669
Company Headquarter Businesses	11,160 3.2%
Company Headquarter Employees	529,804 17.8%
Employee Population per Business	8.6
Residential Population per Business	21.1
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# Neighborhood Demographics

Champions Pointe Houston, TX 77067	1 mi radius		2 mi radius		3 mi radius	
<b>Population</b>						
Estimated Population (2023)	21,834		69,229		129,408	
Projected Population (2028)	23,292		74,533		141,501	
Census Population (2020)	21,248		68,205		127,330	
Census Population (2010)	19,416		60,895		114,001	
Projected Annual Growth (2023 to 2028)	1,458	1.3%	5,304	1.5%	12,093	1.9%
Historical Annual Growth (2020 to 2023)	586	0.9%	1,024	0.5%	2,079	0.5%
Historical Annual Growth (2010 to 2020)	1,832	3.1%	7,310	4.0%	13,328	3.9%
Estimated Population Density (2023)	6,954 psm		5,512 psm		4,579 psm	
Trade Area Size	3.1 sq mi		12.6 sq mi		28.3 sq mi	
<b>Average Household Income</b>						
Estimated Average Household Income (2023)	\$89,142		\$103,572		\$96,576	
Projected Average Household Income (2028)	\$89,591		\$102,720		\$94,083	
Estimated Average Family Income (2023)	\$94,178		\$112,560		\$105,710	
<b>Median Household Income</b>						
Estimated Median Household Income (2023)	\$62,697		\$68,070		\$62,321	
Projected Median Household Income (2028)	\$63,658		\$69,872		\$63,676	
Estimated Median Family Income (2023)	\$66,462		\$74,674		\$72,482	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2023)	\$25,200		\$30,466		\$31,167	
Projected Per Capita Income (2028)	\$25,328		\$30,242		\$30,423	
Estimated Per Capita Income 5 Year Growth	\$127	0.5%	-\$224	-0.7%	-\$744	-2.4%
Estimated Average Household Net Worth (2023)	\$335,479		\$389,124		\$357,259	
<b>Daytime Demos (2023)</b>						
Total Businesses	508		2,103		5,688	
Total Employees	2,621		13,448		41,618	
Company Headquarter Businesses	10	2.0%	53	2.5%	188	3.3%
Company Headquarter Employees	43	1.6%	1,013	7.5%	4,583	11.0%
Employee Population per Business	5.2		6.4		7.3	
Residential Population per Business	42.9		32.9		22.7	

12335 Antoine Dr Houston, TX 77067	1 mi radius		2 mi radius		3 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2023)	3,536	16.2%	12,174	17.6%	25,198	19.5%
Black or African American (2023)	6,078	27.8%	20,978	30.3%	42,032	32.5%
American Indian or Alaska Native (2023)	424	1.9%	1,055	1.5%	1,796	1.4%
Asian (2023)	2,022	9.3%	7,493	10.8%	11,676	9.0%
Hawaiian or Pacific Islander (2023)	19	-	74	0.1%	149	0.1%
Other Race (2023)	6,724	30.8%	17,902	25.9%	31,181	24.1%
Two or More Races (2023)	3,032	13.9%	9,553	13.8%	17,376	13.4%
Not Hispanic or Latino Population (2023)	9,752	44.7%	34,978	50.5%	68,310	52.8%
Hispanic or Latino Population (2023)	12,082	55.3%	34,251	49.5%	61,098	47.2%
Not Hispanic or Latino Population (2028)	10,467	44.9%	37,724	50.6%	74,585	52.7%
Hispanic or Latino Population (2028)	12,825	55.1%	36,809	49.4%	66,917	47.3%
Not Hispanic or Latino Population (2020)	9,154	43.1%	33,830	49.6%	66,584	52.3%
Hispanic or Latino Population (2020)	12,094	56.9%	34,375	50.4%	60,745	47.7%
Not Hispanic or Latino Population (2010)	10,094	52.0%	34,011	55.9%	66,318	58.2%
Hispanic or Latino Population (2010)	9,322	48.0%	26,884	44.1%	47,684	41.8%
Projected Hispanic Annual Growth (2023 to 2028)	743	1.2%	2,558	1.5%	5,819	1.9%
Historic Hispanic Annual Growth (2010 to 2020)	2,760	2.3%	7,366	2.1%	13,414	2.2%
<b>Age Distribution (2023)</b>						
Age Under 5	1,553	7.1%	4,776	6.9%	9,459	7.3%
Age 5 to 9 Years	1,821	8.3%	5,599	8.1%	10,188	7.9%
Age 10 to 14 Years	2,064	9.5%	6,228	9.0%	10,949	8.5%
Age 15 to 19 Years	1,884	8.6%	5,829	8.4%	10,191	7.9%
Age 20 to 24 Years	1,471	6.7%	4,671	6.7%	9,254	7.2%
Age 25 to 29 Years	1,462	6.7%	4,720	6.8%	9,817	7.6%
Age 30 to 34 Years	1,613	7.4%	5,075	7.3%	9,941	7.7%
Age 35 to 39 Years	1,621	7.4%	5,172	7.5%	9,591	7.4%
Age 40 to 44 Years	1,646	7.5%	5,217	7.5%	9,375	7.2%
Age 45 to 49 Years	1,520	7.0%	4,693	6.8%	8,280	6.4%
Age 50 to 54 Years	1,355	6.2%	4,387	6.3%	7,820	6.0%
Age 55 to 59 Years	1,227	5.6%	3,974	5.7%	7,146	5.5%
Age 60 to 64 Years	975	4.5%	3,217	4.6%	6,148	4.8%
Age 65 to 74 Years	1,098	5.0%	3,901	5.6%	7,636	5.9%
Age 75 to 84 Years	415	1.9%	1,374	2.0%	2,792	2.2%
Age 85 Years or Over	110	0.5%	395	0.6%	822	0.6%
Median Age	31.3		31.9		32.0	

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2022, TIGER Geography - RF5  
 This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





## *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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While the Owners and Houston Income Properties, Inc. have no reason to believe that the information provided herein or in subsequent information updates delivered to potential purchasers contains any material inaccuracies, neither the Owners nor Houston Income Properties, Inc. nor any of the Owners' or Houston Income Properties, Inc.'s respective subsidiaries, affiliates, companies, or the officers, directors, employees, brokers, agents and representatives of any such entities, etc., make any representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Property or any other matters set forth herein. We do not guarantee or warrant the accuracy, reliability, completeness, or usefulness of the information in this offering memorandum or on marketing websites, whether ours or other industry sites to which we link, it is the prospective purchasers responsibility to confirm accuracy and completeness. Any use of or reliance upon information from this memorandum or from company websites or a linked site is at the user's risk.

The information contained in this offering memorandum does not constitute legal, accounting, or other professional advice. Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel, personal accountants and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

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.





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