

OFFERING MEMORANDUM

Two Story, 96 Units, Built as Condos

TRAILING VINE
APARTMENTS

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Houston, TX 77373

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TRAILING VINE
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EXCLUSIVE OFFERING: ***TRAILING VINE APARTMENT HOMES***
2830 Trailing Vine, Spring, TX 77373

Presented by Houston Income Properties, Inc. / Jim Hurd

Offer Date: To Be Determined

Offering Process: The Property is being offered on an "Cash to the Existing Loan" basis (Buyer to Assume Existing, 3.83% Interet Rate Loan that is Interest Only thru Maturity of June 1, 2032)

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.

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Offering Overview

Offering Summary

PROPERTY DESCRIPTION		INVESTMENT PROFILE	
Name:	**Trailing Vine**	Type of Sale:	**Offered on an "Cash to Existing Loan" Basis (Assumption of 3.83% io thru Loan Maturity 6-2032)**
Address:	**2830 Trailing Vine**	ASKING PRICE:	**Unpriced** For Current and Projected NOI see analysis in the financial section.
City / State:	**Spring, Texas 77373**	Estimated Current NOI:	$560,161
	PLEASE DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER.	Projected NOI:	$798,505
Property Type:	2 Story, Townhome Style Community	Current Occupancy:	98% 11-4-26 RR
No. of Buildings:	24 Apartment Buildings	Electric/Water:	Individual / Individual
Year Built:	1984 Per HCAD	Market Area:	Houston
Materials:	Brick and Hardi-Plank Siding	Sub-Market Area:	Spring
Number of Units:	**96**	Scheduled Market Rent:	$134,376 / Mth
Total Rentable SF:	101,088	Avg. Rent / Unit:	$1,400
Avg. Home Size:	**1,053 S.F.**	Avg. Rent / SF:	$1.33

- **96 Unit - Grade "B" Townhome Apartment Community located in an improving "B" Market area of North Harris County, Texas near the prestigious community of the Woodlands.**
- Individually Metered for Electricity and Water with Individual Electric Hot Water Heaters. Each Unit has an attached Garage
- Clean, Well Maintained, Attractive Property with 98% Occupancy - **$380,000 in Major Capital Improvements since 2023 include;** Full exterior paint, Some upgraded appliances, Fence replacement, Several water heaters replaced, Several staircases repaired-replaced, Some patio/balcony repair - replacement, Sidewalk and driveway repair, Exterior lighting installation, New gutters
- **Upside Potential - A new owner may continue to improve/upgrade the unit interiors upon turn and potentially receive a rent premium over the current market rents.**
- **Good Location -** The community is conveniently located in the popular Spring area of the Houston MSA. less than 6 miles southeast of the Woodlands. The property is located approx. 5 miles southeast of the state of the art ExxonMobil Campus. It is within 7 miles of over 35 million square feet of commercial office space. In addition, it is only a 35 minute commute to downtown Houston, Texas.
- **To be Sold on an "assumption" basis. Highly attractive, below market interest rate loan in place at 3.83% interest. The note is interest only thru the term of the note. The balance on the note is approximately $7.498M and matures in June of 2032. Please review the loan documents before offering on this property.**

TRAILING VINE
APARTMENTS

Property Information

PRICING INFORMATION
Market to Determine the Price
Do not visit the property without an appointment made through the broker.
Do not disturb the staff!

PROPERTY INFORMATION	
Units:	96
Avg. Size Unit:	**1,053 S.F.**
Year Built:	1984
Electric / Water:	Indiv. / Indiv.
Roof:	Pitched
Land (Acres) Per HCAD:	**5.14**
Rentable Sq. Ft:	101,088

Estimated Total Collections ~ (Occupancy is {98%} as of 11- 4 -2026 RR)

Mth.	Oct 2026 T-3 Avg	Oct-2026	Sep-2026	Aug-2026	Jul-2026
Coll.	$122,354	$124,840	$120,053	$122,168	$118,738

Trailing Vine is a **96-unit townhome community** featuring **attached garages**, an **on-site office, and a dedicated maintenance area**. The property is Class B in quality and situated in an improving B market area. Located in Spring, Texas, just outside the Houston MSA, the community is less than six miles southeast of the prestigious Woodlands area.

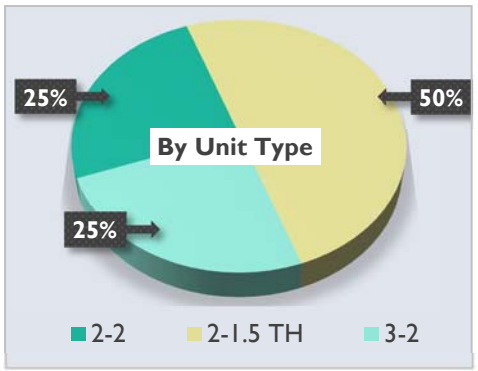
This community presents a compelling investment opportunity in today's market. The well-maintained property benefits from stable occupancy and a location in one of the Houston MSA's fastest-growing areas. It also offers an assumable in-place loan with attractive terms for buyers in today's multifamily market.

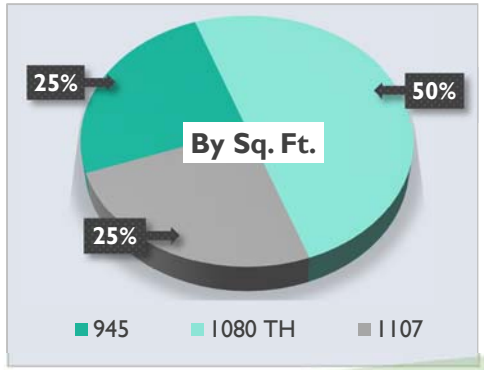
Trailing Vines is located within Spring ISD, with a daycare center within walking distance. An elementary school and neighborhood park are also a short walk away. The Spring–Woodlands area of north Harris County is one of the county's fastest-growing areas, offering convenient access to shopping, entertainment, and major employment centers. The property is less than one mile east of the Hardy Toll Road, 2.4 miles east of I-45, 3.9 miles south of the Grand Parkway, and 7.8 miles outside Beltway 8. It is approximately six miles southwest of The Woodlands, 11 miles south of Conroe, and 19 miles north of downtown Houston.
The location provides convenient access to I-45, the Hardy Toll Road, Beltway 8, and the Grand Parkway—major transportation routes connecting communities throughout the Houston MSA and surrounding areas.

UNIT MIX - CURRENT MARKET RENTS (please verify)

#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
24	2-2		945	22,680	$1,350	$32,400	$1.43
24	2-1.5	TH	1080	25,920	$1,380	$33,120	$1.28
24	2-1.5	TH	1080	25,920	$1,410	$33,840	$1.31
24	3-2		1107	26,568	$1,459	$35,016	$1.32
96		98%	1,053	101,088	$1,400	$134,376	$1.329
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# 1195950010001	
Taxing Entity | Rate $100 of Value	
Harris County	0.623028
SPRING ISD	1.13690
PORT OF HOUSTON AI	0.0059
LONE STAR COLLEGE S	0.106
HC EMERG DIST 7 & II	0.138078
TIMBER LANE UD	0.8
2025 Tax Rate	2.809906
2026 Assmt. Post ARB	$10,187,000
Approx. Total Tax	$286,245

PROPERTY INFORMATION

1.) Value Add Opportunity Post Continued Interior Upgrades

2.) Minutes away from employment hubs such as the Downtown Houston, the Woodlands, Conroe, I-45 Corridor, Beltway 8 Corridor, IAH Airport

3.) To be Sold on an "assumption" basis. Highly attractive, $7.498M, below market rate loan at 3.83% interest. Interest only thru the term of the note. Matures in June of 2032.

4.) Close proximity to Woodlands, Conroe, I-45, Hardy Toll Rd, & Beltway 8, all of which are major employment areas.

5.) The community is a unique investment opportunity in todays market. Not only is the property well maintained with stable occupancy and located within one of the fastest growing areas of the Houston MSA, it also has an assumable loan with terms that are attractive to most buyers in today's multi-family market.

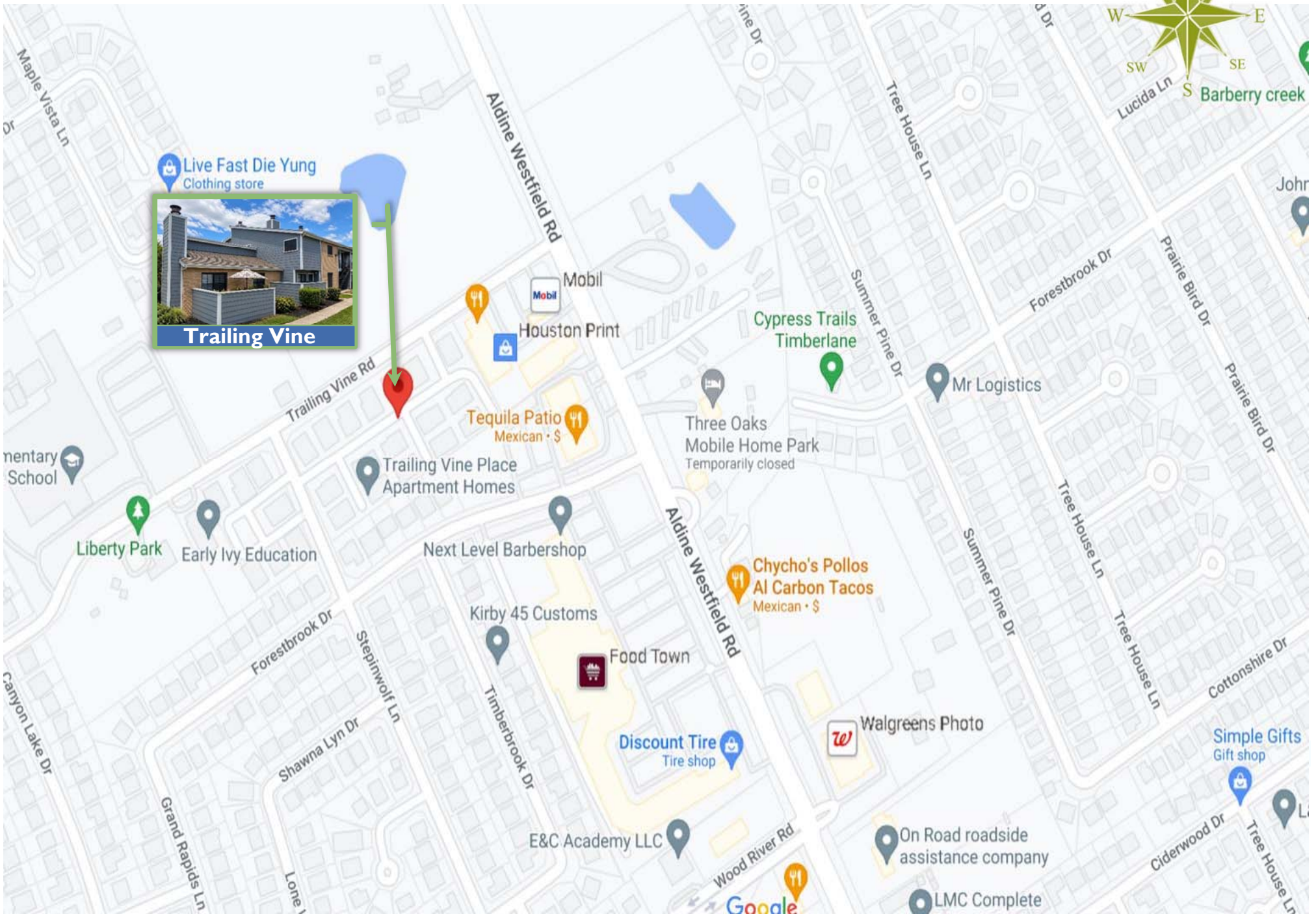
CONSTRUCTION FEATURES

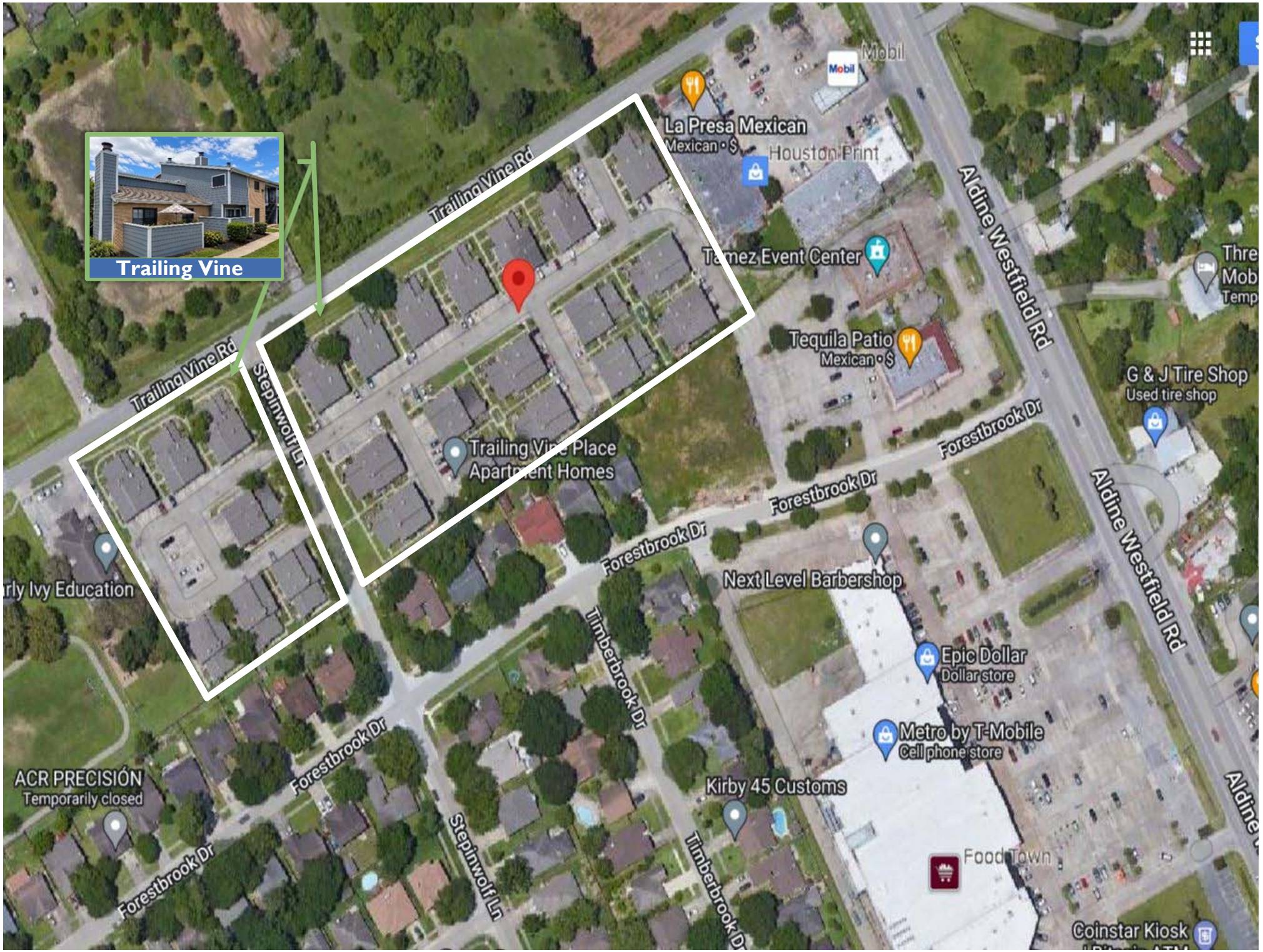
Yr. Constructed:	1984 Per HCAD
Electric Meter:	Individual
Gas Meter:	N/A
Water Meter:	Individual
A/C Type:	HVAC
Hot Water:	**Individual Elect.Hot Water Heaters**
Roof:	Pitched
Paving:	Asphaltic Concrete
Exterior Construction:	Brick and Hardi-Plank
No. of Total Buildings:	24 Apartment Buildings
# of Stories:	Two Story
Units / Acre:	19
Parking:	**Attached Garages and Open Spaces**



TRAILING VINE APARTMENTS

Location Map




Trailing Vine
Trailing Vine Rd
Trailing Vine Rd
Stepinwolf Ln
Trailing Vine Place Apartment Homes
La Presa Mexican
Mexican · $
Mobil
Houston Print
Tamez Event Center
Tequila Patio
Mexican · $
Aldine Westfield Rd
G & J Tire Shop
Used tire shop
Forestbrook Dr
Forestbrook Dr
Forestbrook Dr
Next Level Barbershop
Timberbrook Dr
Epic Dollar
Dollar store
Metro by T-Mobile
Cell phone store
Aldine Westfield Rd
rly Ivy Education
ACR PRECISIÓN
Temporarily closed
Forestbrook Dr
Forestbrook Dr
Stepinwolf Ln
Kirby 45 Customs
Timberbrook Dr
Food Town
Coinstar Kiosk



Financial Analysis

TRAILING VINE APARTMENTS

Actual and Pro Forma Analysis

ASKING PRICE

MARKET TO DETERMINE THE PRICE

INCOME DETAILS

Estimated Current Scheduled Rents (CSR)

$134,376 / Mo	$1,400 / Unit	$1.33 / S.F.
Actual Income Used	Oct 2026 T-3 Avg	$122,354
Actual Income Used "Annualized"		$1,468,245
Approx. Leased Occupancy	11-4-26 RR	98%

Pro forma Scheduled Rents include a {3%} Rent Increase

$138,407 / Mo	$1,442 / Unit	$1.37 / S.F.

Pro Forma Rents are Estimated Post Sale

PROPERTY TAX DETAILS

2025 Tax Rate	Actual	2.809906%
2026 Assmt. Post ARB	Post ARB	$10,187,000
Pro forma Rate Used	2025 Tax Rate	2.809906%
Estimated Post Sale Assmt.		$9,000,000
Post Sale Assmt. is the 2026 Assmt decreased by {11.65%}		

EXPENSE, INSURANCE AND RESERVE DETAILS

Actual Expenses are Oct 2026 T-12 actual except where noted, Pro Forma expenses are Estimated

Est. Ins. / Unit / Yr.	Per Owner	$1,156
Est. Reserve / Unit / Yr.	Estimated	$273

PROPERTY DETAILS

Number of Rental Units	96
Avg. Unit Size	1,053 S.F.
Net Rentable Area	101,088
Land {Acres} Per Survey	5.14
Units per Acre	19
Date Built - Per HCAD	1984
Electric Meter	Individual
Gas Meter	N/A
Water Meter	Individual Metered
Hot Water Supply	Individual Elect.Hot Water Heaters
Air Conditioning/Heat	Individual HVAC

INCOME (See Details on the left)	ACTUAL		Post Continued Upgrades STABILIZED PRO FORMA	
Gross Scheduled Rent (Current Scheduled Rent Annualized + a {3%} Increase)	N/A		$1,660,887	$138,407 / Mo
(Loss)/Gain to Lease - Pro Forma Estimated at {3%} of GSR	N/A		(49,827)	3%
Estimated Annual Gross Potential Rental Income	**N/A**		**1,611,061**	**97%**
Vacancy Loss - Pro Forma Estimated at {3%} of GSR	N/A		($49,827)	3%
Non-Revenue Units (Office) - Pro Forma is Estimated at {3.00%} GSR	N/A		(49,827)	3%
Other Losses - Pro Forma is Estimated at {2%} GSR	N/A		(33,218)	2%
Total Annual Rental Income	**$1,382,484**	**{86%} of GSR**	**$1,478,190**	**{89%} of GSR**
Total Other Income (Pro Forma includes increase for Elect. & Water RUBS)	85,762	$893 / Unit / Yr	86,400	$900 / Unit / Yr
Total Gross Annual Income	**$1,468,245**	**$122,354 / Mo**	**$1,564,590**	**$130,382 / Mo**

ESTIMATED EXPENSES (See Details on the Left)	PRO FORMA		PRO FORMA	
Estimated Fixed Expenses				
Property Taxes Estimated (See Details on the left)	286,245	$2,982 per Unit	252,892	$2,634 per Unit
Renters Insurance	12,133	$126 per Unit	12,133	$126 per Unit
Property Insurance GL, Property (Actual is annual policy per the owner)	111,000	$1,156 per Unit	105,600	$1,100 per Unit
Total Fixed Expenses	**$409,378**	$4,264 per Unit	**$370,624**	$3,861 per Unit
Estimated Utility Costs				
Electric - Common Area & Vacant	9,332	$97 per Unit	9,332	$97 per Unit
Gas - There is no Gas on the Property	0	$ per Unit	0	$ per Unit
Water / Sewer (Property is Individual Metered for Water)	680	$7 per Unit	680	$7 per Unit
Utility Billing Service - Pest Control, Trash Billing & Common area Water	2,079	$22 per Unit	2,079	$22 per Unit
Other	0		N/A	
Total Estimated Utility Costs	**$12,092**	$126 per Unit	**$12,092**	$126 per Unit
Estimated Other Expenses				
General, Administrative, Professional Fees, Alarm	42,133	$439 per Unit	24,000	$250 per Unit
Other Expenses	0	$ per Unit	0	$ per Unit
Advertising/Marketing/Placement	14,567	$152 per Unit	24,000	$250 per Unit
Repairs/Maintenance/Make Ready - Supplies	168,113	$1,751 per Unit	67,200	$700 per Unit
Payroll + Burden + Contract Labor	132,683	$1,382 per Unit	144,000	$1,500 per Unit
Contract Services {Waste Removal, Landscaping, Pest Control}	48,317	$503 per Unit	43,200	$450 per Unit
Management Fees {Calculated on the Gross Annual Income above}	54,594	3.72%	54,761	3.50%
Total Estimated Other Expenses	**$460,407**	$4,796 per Unit	**$357,161**	$3,720 per Unit
Reserve for Replacement - Estimated (Please review in-place loan docs)	26,208	$273 per Unit	26,208	$273 per Unit
Total Estimated Operating Expenses	**$908,085**	$9,459 per Unit	**$766,085**	$7,980 per Unit
Estimated Net Operating Income	**$560,161**	**$5,835 per Unit**	**$798,505**	**$8,318 per Unit**

Existing Loan Details

Lender:	**Walker & Dunlap, LLC**
Original Loan Amount:	$7,498,000
Term:	10 Years
Amortization:	**Interest Only Loan through Maturity**
Interest Only Period:	120 Months
Funding Date:	5-2-2022
First Interest Only Payment:	6-1-2022
First Principal and Interest Payment:	**io for the full term of the note**
Maturity Date:	**6-1-2032**
Interest Rate:	**3.83%**
Interest Rate Calculation:	30 / 360
Escrows:	Taxes & Insurance
Replacement Reserves:	Deferred - Please Review Loan Documents
Transferability:	Lender's Approval + Buyer Costs to Transfer
Guaranty Obligations:	Non- Recourse: except for Fraud/Criminal/Environmental/Misappropriation
Outstanding Balance:	$7,498,000

Trailing Vine is being offered on the Assumption of the Existing below market interest rate loan.

The broker does not make any guarantees to the accuracy of the loan information on this page. A Buyer should review all loan documents before entering into a purchase and sale agreement.

TRAILING VINE
APARTMENTS

10 Year Cash Flow Analysis

HOUSTON INCOME PROPERTIES, INC.

Trailing Vine

Ten Year Cash Flow Analysis

UNITS: 96
SQ. FT: 101,088
AVG UNIT SIZE: 1053

Year 1 has a {3%} 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		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Potential Income	$138,407	$1,660,887	$1,710,714	$1,762,035	$1,814,896	$1,869,343	$1,925,424	$1,983,186	$2,042,682	$2,103,962	$2,167,081
Other Income	$7,200	$86,400	$88,992	$91,662	$94,412	$97,244	$100,161	$103,166	$106,261	$109,449	$112,732
Gross Income	**$145,607**	$1,747,287	$1,799,706	$1,853,697	$1,909,308	$1,966,587	$2,025,585	$2,086,352	$2,148,943	$2,213,411	$2,279,814
Vacancy / Other Losses		($182,698)	($188,179)	($193,824)	($199,639)	($205,628)	($211,797)	($218,151)	($224,695)	($231,436)	($238,379)
Economic Loss % Includes Bad Debt		11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%
EFFECTIVE GROSS INCOME		$1,564,590	$1,611,527	$1,659,873	$1,709,669	$1,760,960	$1,813,788	$1,868,202	$1,924,248	$1,981,975	$2,041,435
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		($739,877)	($762,073)	($784,935)	($808,483)	($832,738)	($857,720)	($883,451)	($909,955)	($937,253)	($965,371)
Expenses / Unit		$7,707	$7,938	$8,176	$8,422	$8,674	$8,935	$9,203	$9,479	$9,763	$10,056
Reserve for Replacement @ {$0} / Unit		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL EXPENSES		($739,877)	($762,073)	($784,935)	($808,483)	($832,738)	($857,720)	($883,451)	($909,955)	($937,253)	($965,371)
Total Expenses / Unit		$7,707	$7,938	$8,176	$8,422	$8,674	$8,935	$9,203	$9,479	$9,763	$10,056
NET OPERATING INCOME		$824,713	$849,455	$874,938	$901,186	$928,222	$956,069	$984,751	$1,014,293	$1,044,722	$1,076,064
NOI GROWTH RATE		47.2%	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:	96		Approx. NRA:	101,088	
Year Built / Renovated:	1984		Average Unit Size:	1,053 S.F.	
Roofs:	Pitched		Proposed Mthly. Mkt. Rent at 60 Mths. (5 YRS):	$155,779	$1,623 / Unit $1.54 / S. F.
HVAC System:	HVAC		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.		
Metering:	Electric:	Individual			
	Water:	N/A Assumes RUBS implemented			
	Gas:	Master			
Hot Water:		Individual Elect.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	$1,869,343	100%
Vacancy/Other Rental Losses (Economic Loss)	($205,628)	{11%} of Gross Rent Potential
Estimated Gross Potential Income	$1,663,716	89%
Total Other Income Potential (Assumes RUBS will be Implemented)	$97,244	$1013 / Unit
Total Estimated Gross Annual Income	$1,760,960	
EXPENSES		
Total Expenses ~ (average Unit size is {1,053 S.F.} includes all Utilit	($832,738)	$8,674 / Unit $8.24 / SF
Estimated Stabilized Net Operating Income (at 60 Months Post Stabilization)	$928,222	

Estimated Potential Value Based on Stabilized NOI of {$928,222} (at 60 Mths, Post Stabilization)

Cap Rate	Value Generated		
6.25%	$14,851,552	$154,704/U	$146.92/SF
6.50%	$14,280,338	$148,754/U	$141.27/SF
6.75%	$13,751,437	$143,244/U	$136.03/SF

TRAILING VINE APARTMENTS



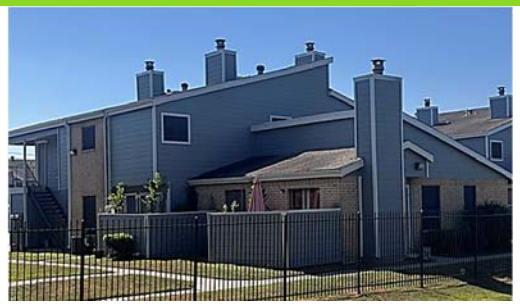
Property Overview



AMENITIES











Unit Features (Interior appointments may vary in each unit)

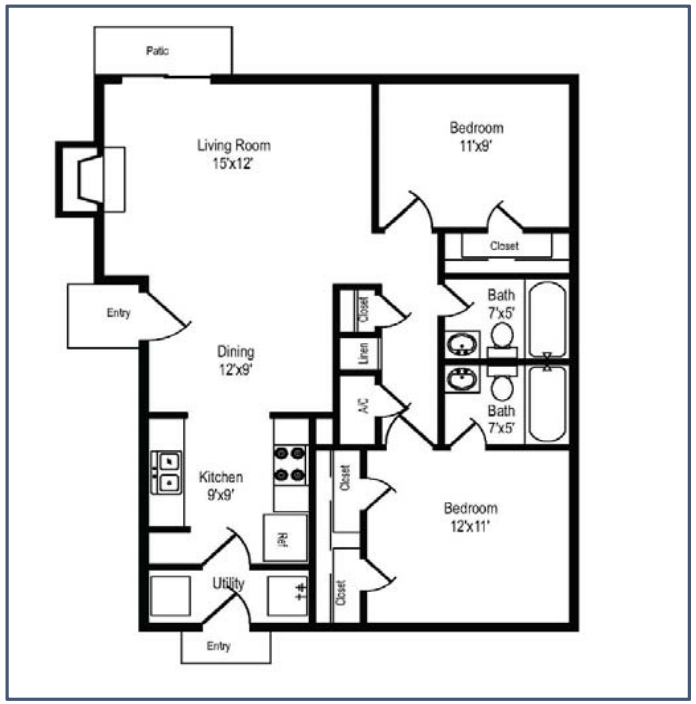
- 3 Spacious Floor Plan Options
- 2 & 3 Bedroom Plans with a TH Plan
- Dishwasher
- Individual Controlled A/C and Heat
- Optional Study/Bedroom
- Refrigerator
- Range
- Large Walk-In Closets
- Cable Ready
- Private Patio or Balcony
- Garbage Disposal
- Shower / Tub Combination
- Spacious Countertops and Cabinets
- Kitchen Pantry
- Stainless Steel Sinks
- Linen Closets
- Mini-Blinds
- **Individual Electric Hot Water Heaters**
- Garages
- Stackable Washer and Dryer Connections
- Fire Places

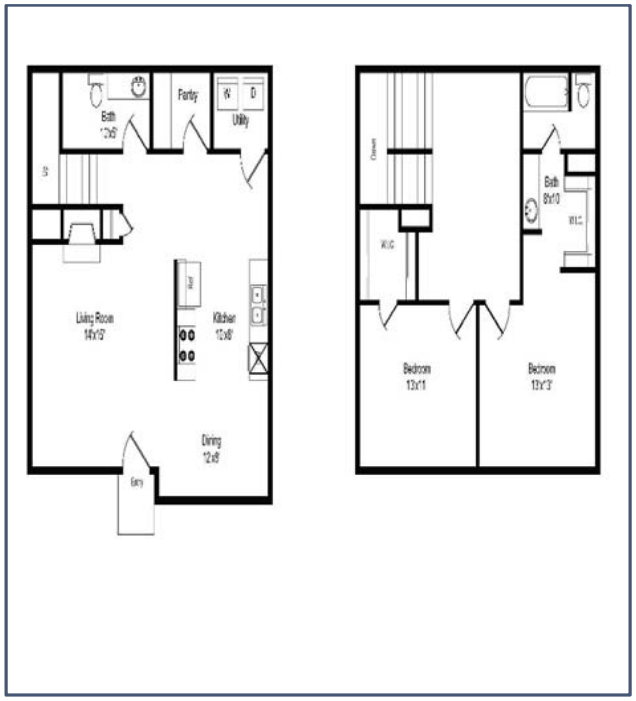
Community Amenities

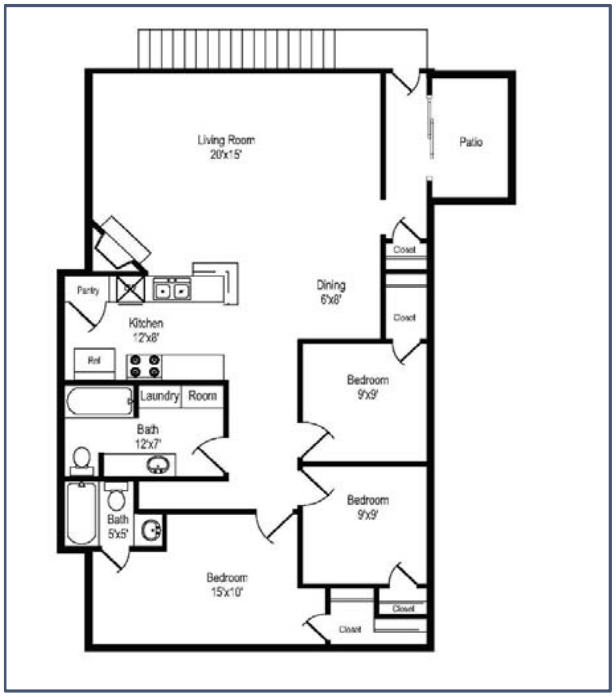
- On-Site Management
- Leasing Office
- Convenient to Entertainment
- Minutes to Airport and Medical Facilities
- Shopping and Dining Nearby
- Upgraded Units
- Assigned Parking
- Guest Parking
- One Model Unit
- Two Story Buildings
- **Attached Garages**
- School Bus Pick-Up
- Easy Access to I-45, Hardy Toll Road, BW 8
- High Speed Internet Available
- Perimeter Fencing
- Area Park less than a block away
- Elementary School down the street
- Nicely Landscaped
- Quiet Atmosphere

TRAILING VINE
APARTMENTS

Sample Floor Plans













UNIT MIX - CURRENT MARKET RENTS (please verify)

#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
24	2-2		945	22,680	$1,350	$32,400	$1.43
24	2-1.5	TH	1080	25,920	$1,380	$33,120	$1.28
24	2-1.5	TH	1080	25,920	$1,410	$33,840	$1.31
24	3-2		1107	26,568	$1,459	$35,016	$1.32
96		96%	1,053	101,088	$1,400	$134,376	$1.329
TOTAL UNITS		Occupancy	AVG. SQ. FT.	TOTAL SQ. FT.	AVG. RENT/U	TOTAL RENT	AVG. RENT/SF

THESE ARE SAMPLE FLOOR PLANS AND MAY VARY FROM ACTUAL UNITS

TRAILING VINE
APARTMENTS

Property Photos









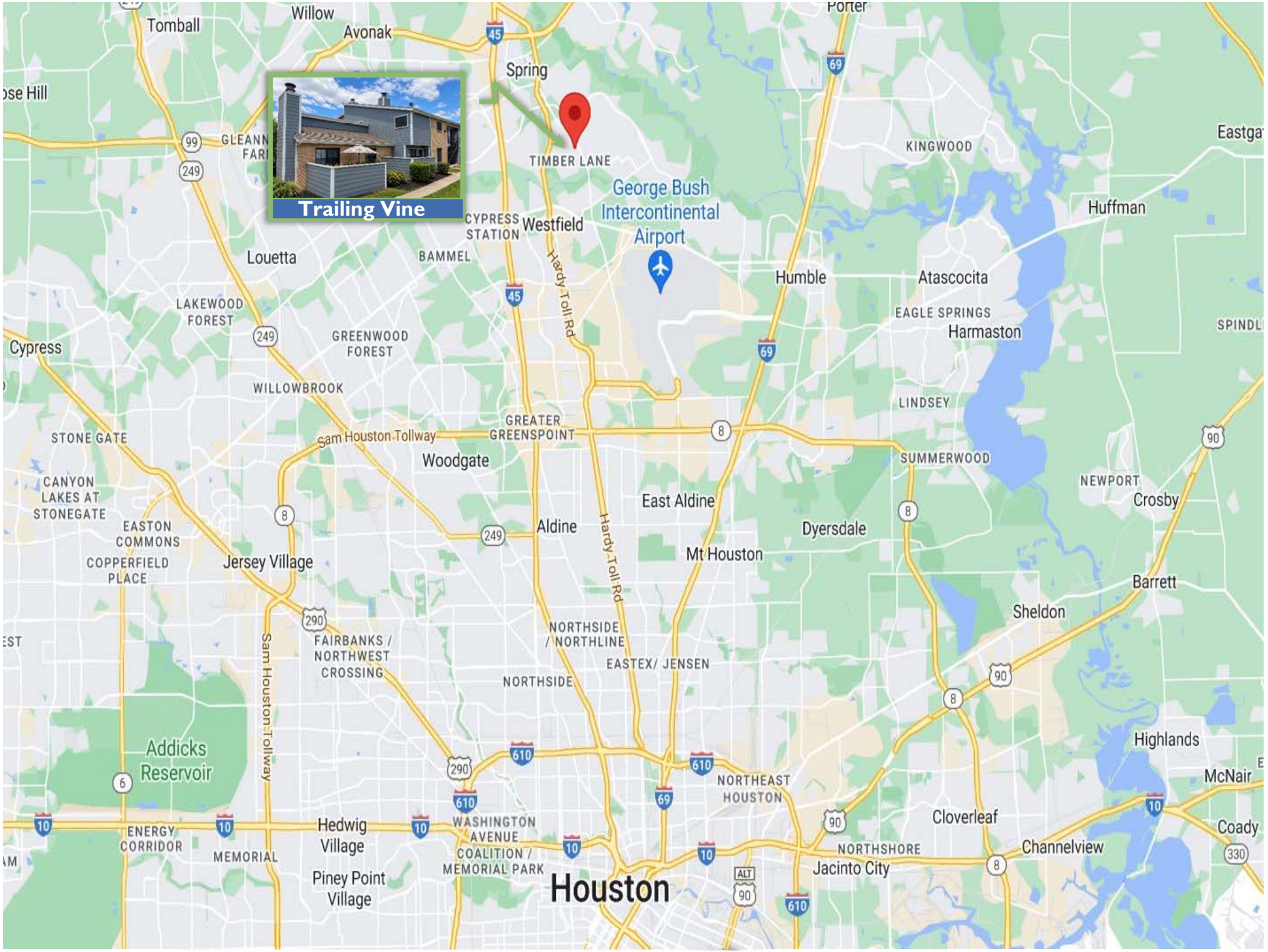


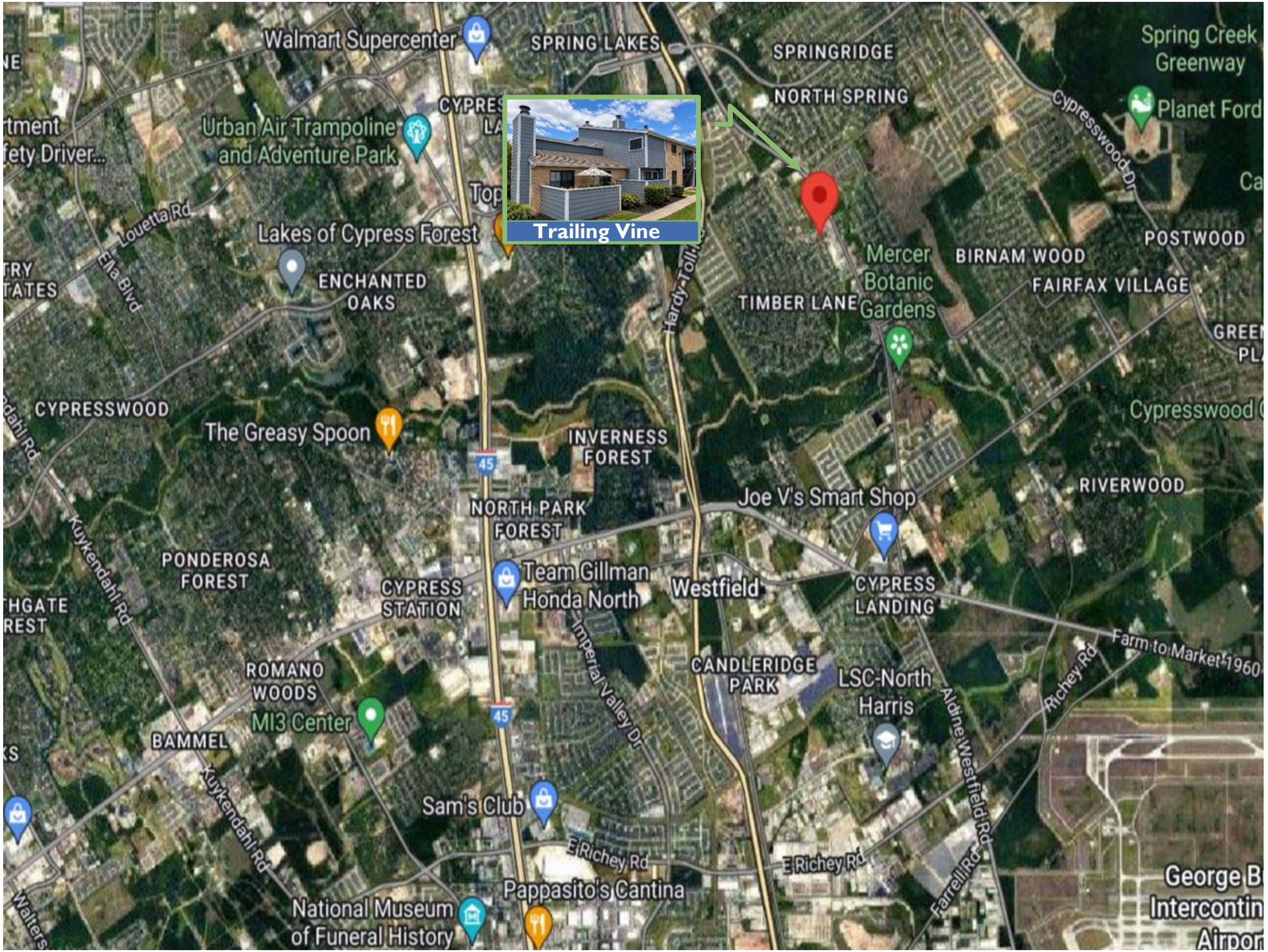


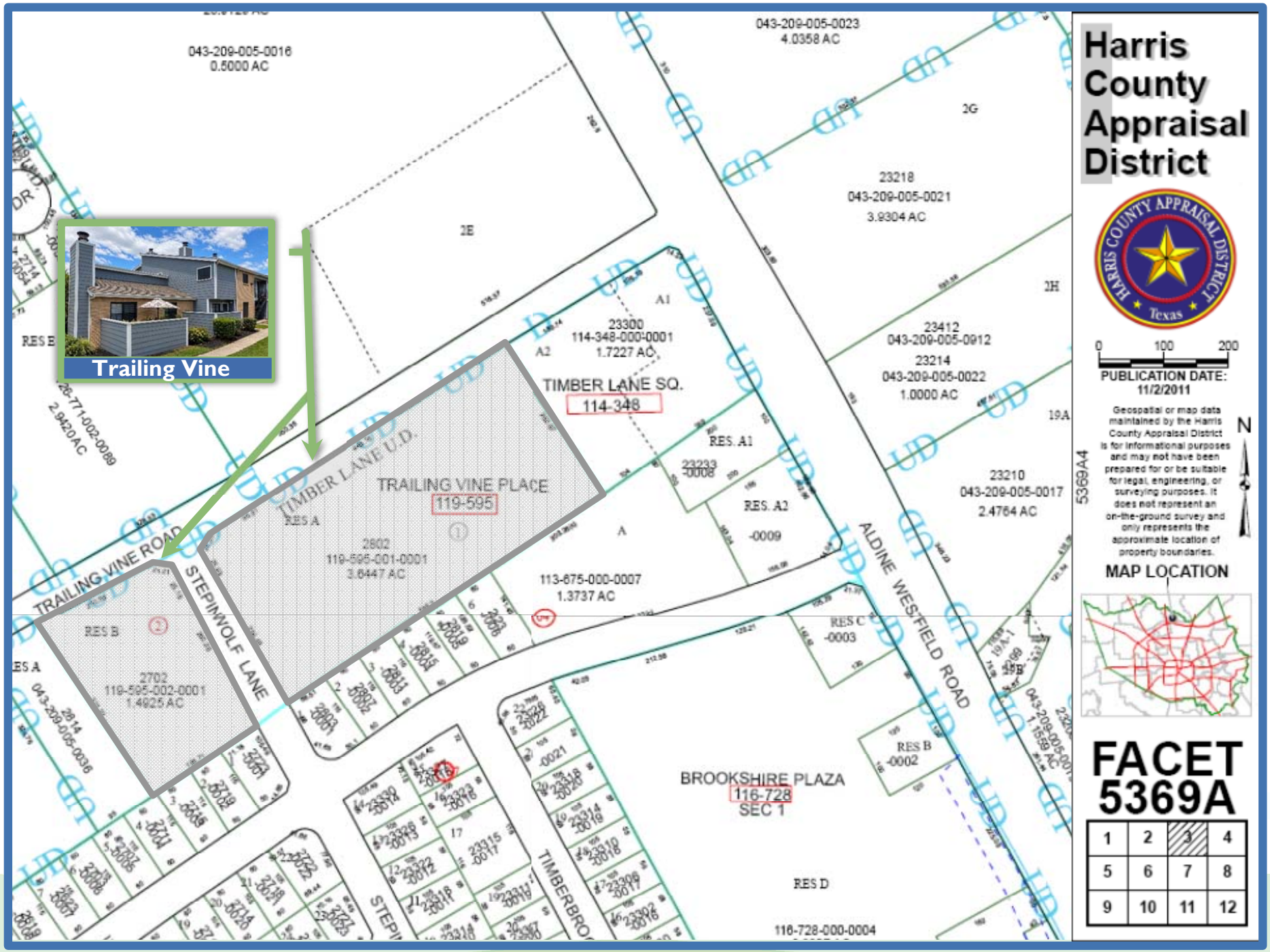
TRAILING VINE
APARTMENTS

Site Plan

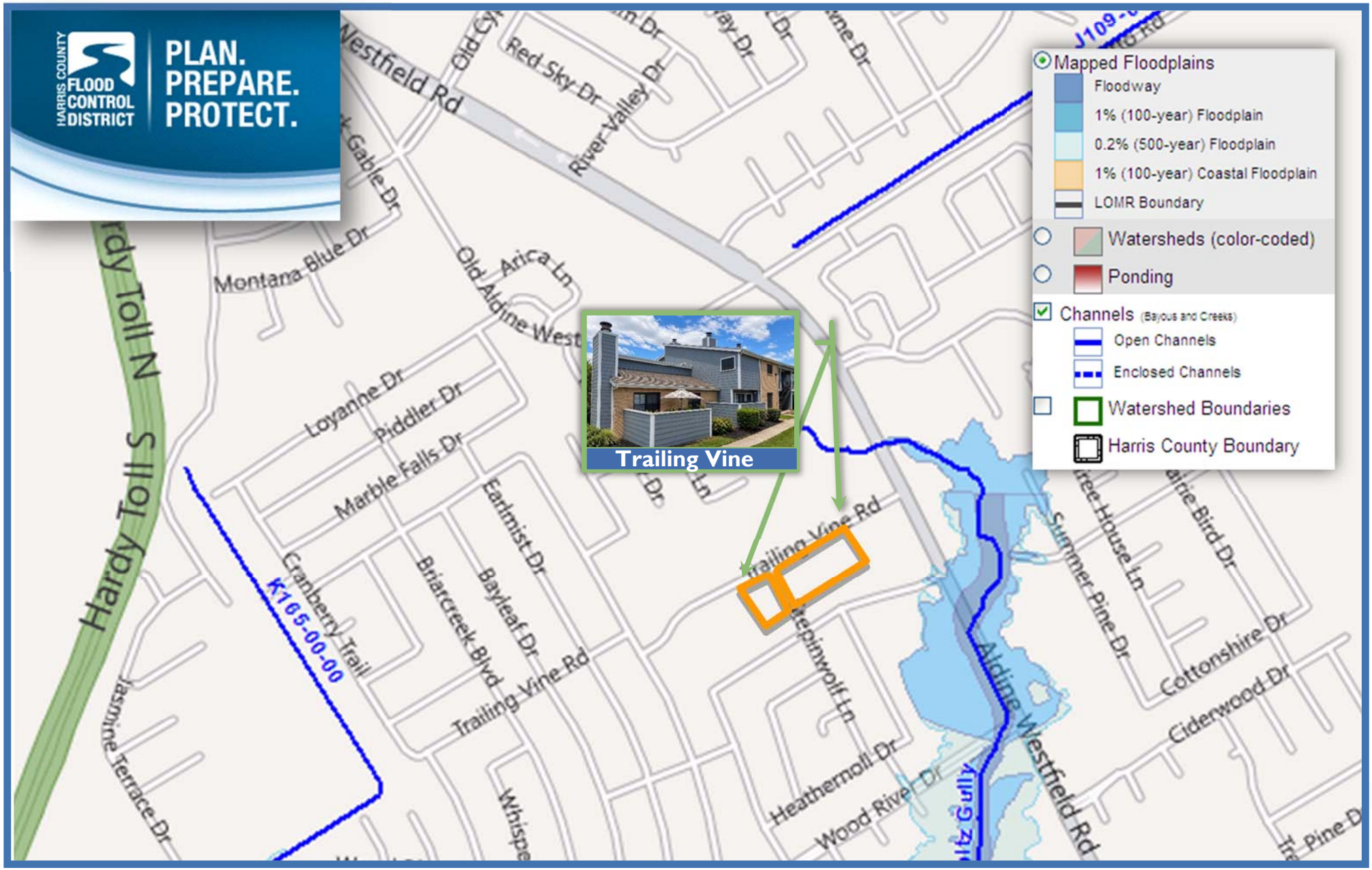

TRAILING VINES
APARTMENTS
2812 TRAILING VINE RD STE. #C SPRING, TX 77373 | (281) 350-8871
TRAILINGVINEPLACE.COM | TRAILINGVINE@URBANSWCAPITALCOM
Dumpster
Dumpster
Driveway
Driveway
Stepinwolf Lane
2838
2836
2834
2832
2830
2826
2824
2822
2820
2818
2716
2714
2712
2710
Dumpster
Dumpster
2814
2812
Office
2810
2808
2806
2804
2802
2706
2704
2702
PLAN A
2 bd / 2 bth
945 SQ. FT.*
PLAN B & C
2 bd / 1.5 bth
1,080 SQ. FT.*
PLAN D
3 bd / 2 bth
1,107 SQ. FT.*
Trailing Vine Road


Trailing Vine
Tomball
Willow
Avonak
Spring
Porter
TIMBER LANE
George Bush Intercontinental Airport
KINGWOOD
Huffman
Eastgate
GLEANN FARI
CYPRESS STATION
Westfield
Louetta
BAMMEL
Hardy Toll Rd
Humble
Atascocita
EAGLE SPRINGS
Harmaston
LAKEWOOD FOREST
GREENWOOD FOREST
Cypress
WILLOWBROOK
LINDSEY
GREATER GREENSPOINT
Sam Houston Tollway
STONE GATE
Woodgate
SUMMERWOOD
NEWPORT
Crosby
CANYON LAKES AT STONEGATE
East Aldine
EASTON COMMONS
COPPERFIELD PLACE
Jersey Village
Aldine
Dyersdale
Mt Houston
Barrett
Sheldon
NORTHSIDE / NORTHLINE
FAIRBANKS / NORTHWEST CROSSING
EASTEX/ JENSEN
NORTHSIDE
Addicks Reservoir
Highlands
McNair
NORTHEAST HOUSTON
Cloverleaf
Coady
ENERGY CORRIDOR
MEMORIAL
Hedwig Village
WASHINGTON AVENUE COALITION / MEMORIAL PARK
NORTHSHORE
Channelview
Jacinto City
Piney Point Village
Houston


Trailing Vine
Walmart Supercenter
SPRING LAKES
SPRINGRIDGE
NORTH SPRING
Spring Creek Greenway
Planet Ford
Urban Air Trampoline and Adventure Park
Cypresswood Dr
Lakes of Cypress Forest
ENCHANTED OAKS
Louetta Rd
Ella Blvd
Hardy Toll
Mercer Botanic Gardens
TIMBER LANE
BIRNAM WOOD
POSTWOOD
FAIRFAX VILLAGE
CYPRESSWOOD
The Greasy Spoon
INVERNESS FOREST
45
NORTH PARK FOREST
Joe V's Smart Shop
RIVERWOOD
PONDEROSA FOREST
Team Gillman Honda North
Westfield
CYPRESS STATION
CYPRESS LANDING
Kuykendahl Rd
Imperial Valley Dr
Farm to Market 1960
CANDLERIDGE PARK
LSC-North Harris
ROMANO WOODS
MI3 Center
BAMMEL
Richey Rd
Aldine Westfield Rd
Sam's Club
E Richey Rd
Pappasito's Cantina
National Museum of Funeral History
Farrell Rd


Trailing Vine
043-209-005-0016
0.5000 AC
043-209-005-0023
4.0358 AC
23218
043-209-005-0021
3.9304 AC
23412
043-209-005-0912
23214
043-209-005-0022
1.0000 AC
23210
043-209-005-0017
2.4764 AC
23300
114-348-000-0001
1.7227 AC
TIMBER LANE SQ.
114-348
TIMBER LANE U.D.
TRAILING VINE PLACE
119-595
2802
119-595-001-0001
3.6447 AC
TRAILING VINE ROAD
STEPPINWOLF LANE
2702
119-595-002-0001
1.4925 AC
113-675-000-0007
1.3737 AC
ALDINE WESTFIELD ROAD
BROOKSHIRE PLAZA
116-728
SEC 1
116-728-000-0004
RES A
RES B
RES C
RES D
RES E
RES. A1
RES. A2
Harris County Appraisal District
HARRIS COUNTY APPRAISAL DISTRICT Texas
0 100 200
PUBLICATION DATE:
11/2/2011
Geospatial or map data maintained by the Harris County 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.
N
5369A4
MAP LOCATION
FACET
5369A
1 2 3 4
5 6 7 8
9 10 11 12

Flood Map



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

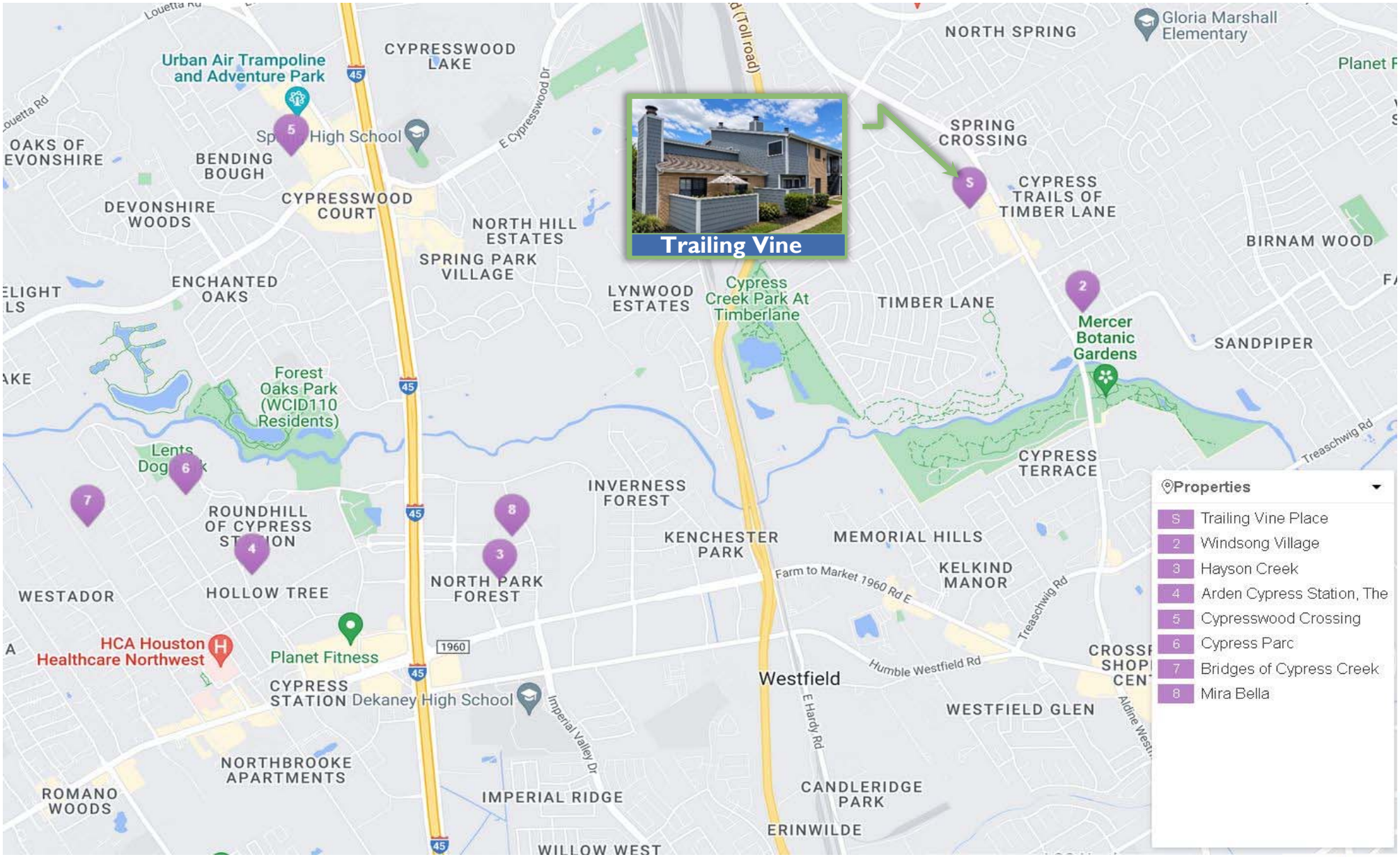
Rent Comparables

Map #	Property Name	Address	City	State	ZIP	Completed Year	Units	Min SqFt	Max SqFt	Min Market Rent	Max Market Rent
2	Windsong Village	2929 Hirschfield Road	Spring	TX	77373	1984	168	845	1,004	$961	$1,166
3	Hayson Creek	411 Highland Cross Drive	Houston	TX	77073	1982	378	549	1,100	$684	$1,370
4	Arden Cypress Station	905 Cypress Station Drive	Houston	TX	77090	1980	236	685	1,140	$766	$1,276
5	Cypresswood Crossing	19700 Hickory Twig Way	Spring	TX	77388	1983	260	660	1,137	$954	$1,284
6	Cypress Parc	18001 Cypress Trace Rd	Houston	TX	77090	1982	131	1,337	2,000	$1,511	$1,820
7	Bridges of Cypress Creek	17710 Red Oak Drive	Houston	TX	77090	1980	448	533	1,205	$941	$1,785
8	Mira Bella	22921 Imperial Valley Dr	Houston	TX	77073	1979	200	926	1,420	$611	$1,281
Subject	Trailing Vine	**2830 Trailing Vine**	**Houston**	**TX**	**77373**	**1984**	**96**	**945**	**1,107**	**$1,350**	**$1,459**

Map #	Property Name	Address				Completed Year	Unit Count	Occupancy	Average SqFt	Market Rent / Unit	Market Rent / SF
2	Windsong Village	2929 Hirschfield Road	Spring	TX	77373	1984	168	90%	906	$1,060	$1.17
3	Hayson Creek	411 Highland Cross Drive	Houston	TX	77073	1982	378	92%	871	$1,072	$1.23
4	Arden Cypress	905 Cypress Station Drive	Houston	TX	77090	1980	236	99%	797	$996	$1.25
5	Cypresswood	19700 Hickory Twig Way	Spring	TX	77388	1983	260	97%	894	$1,117	$1.25
6	Cypress Parc	18001 Cypress Trace Rd	Houston	TX	77090	1982	131	90%	1,159	$1,685	$1.45
7	Bridges of Cypress	17710 Red Oak Drive	Houston	TX	77090	1980	448	92%	723	$1,048	$1.45
8	Mira Bella	22921 Imperial Valley Dr	Houston	TX	77073	1979	200	85%	744	$777	$1.04
							Unit Count	**Avg. Occ.**	**Avg Sq. Ft.**	**Avg Rent / Unit**	**Avg Rent / SF**
	Avg / Total						**1821**	**92%**	**838**	**$1,073.26**	**$1.28**
Subject	**Trailing Vine**	**2830 Trailing Vine**	**Houston**	**TX**	**77373**	**1984**	**96**	**98%**	**1,053**	**$1,400**	**$1.33**

TRAILING VINE
APARTMENTS

Rent Comparable Map



TRAILING VINE
APARTMENTS

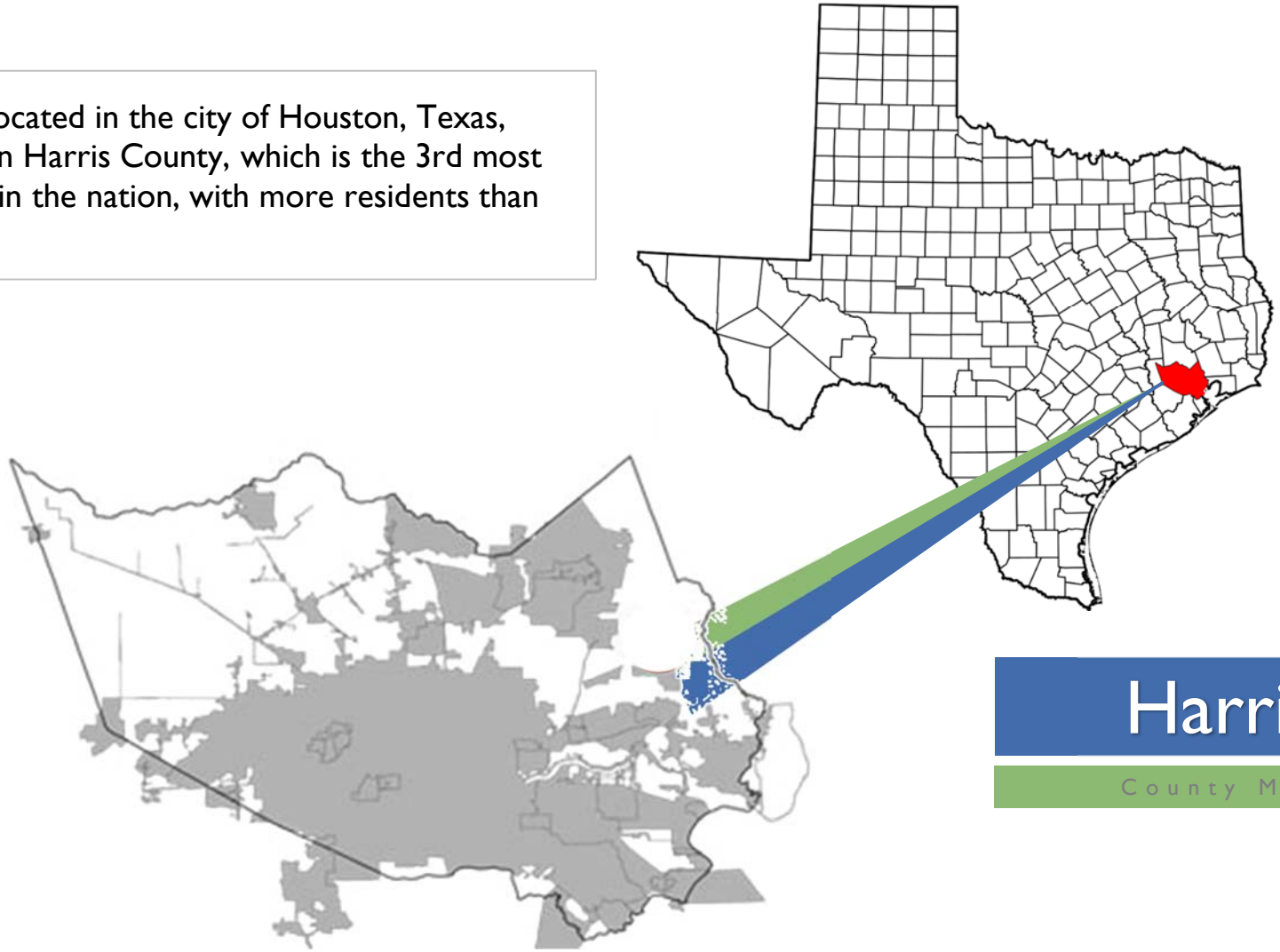




Location Overview

County Location Map

Trailing Vines is located in 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.

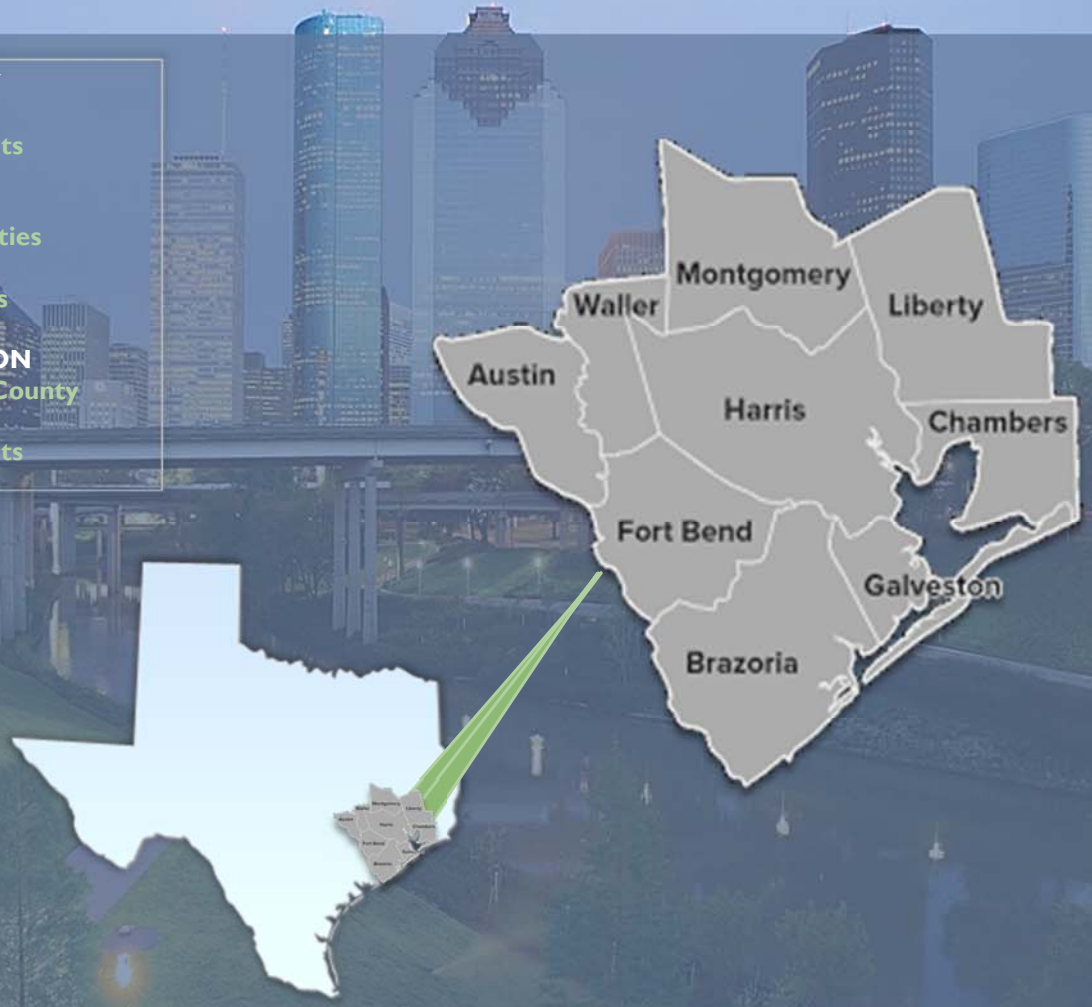


Houston MSA

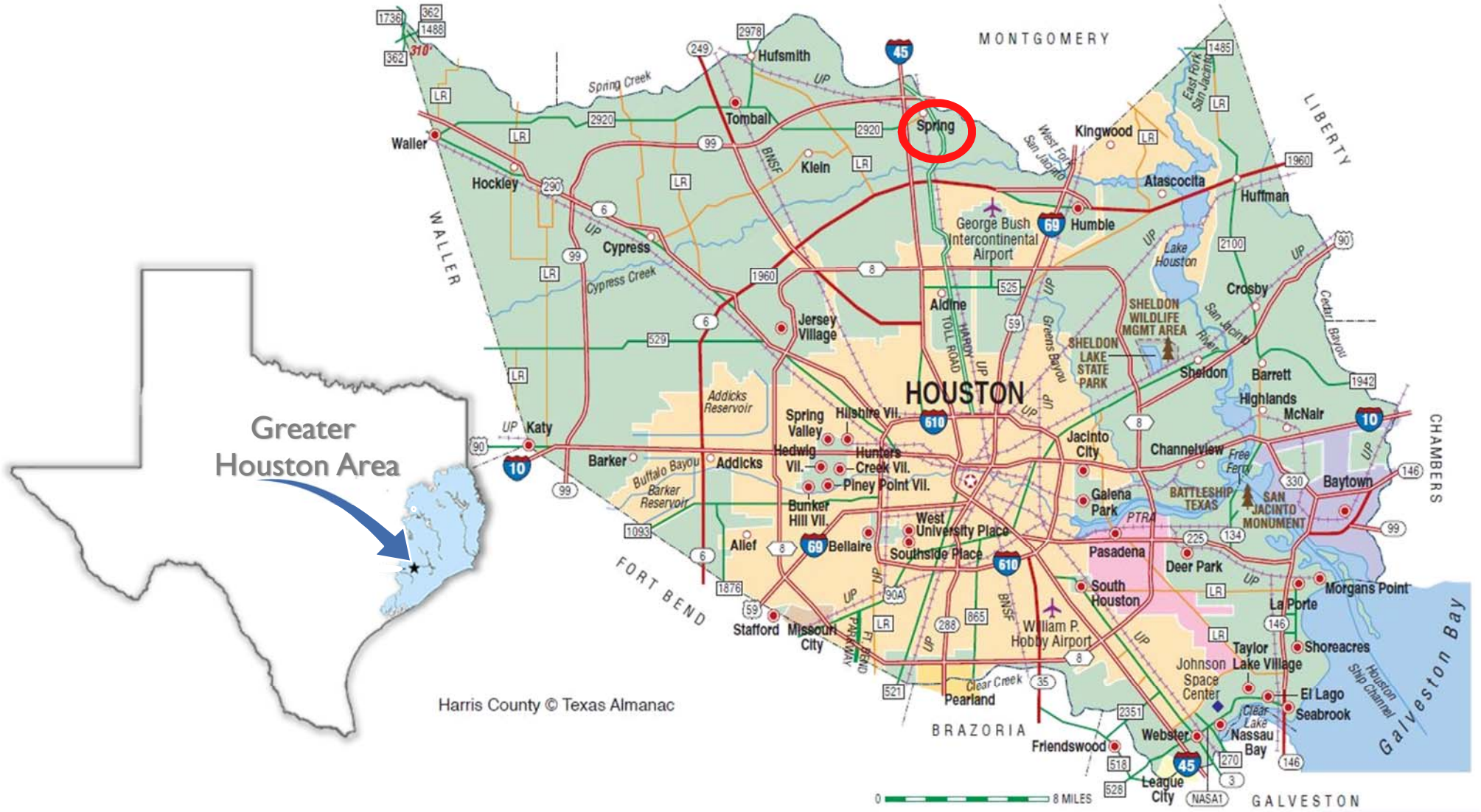
HARRIS COUNTY
1,777 square miles
4,100,000+ Residents

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



TRAILING VINE
APARTMENTS


Greater Houston Area
HOUSTON
MONTGOMERY
LIBERTY
CHAMBERS
WALLER
FORT BEND
BRAZORIA
GALVESTON
Harris County © Texas Almanac
Spring
Tomball
Hufsmith
Klein
Hockley
Waller
Cypress
Jersey Village
Katy
Addicks
Barker
Addicks Reservoir
Barker Reservoir
Spring Valley
Hilshire Vil.
Hedwig Vil.
Hunters Creek Vil.
Piney Point Vil.
Bunker Hill Vil.
Bellaire
West University Place
Southside Place
Allief
Stafford
Missouri City
Pearland
Aldine
George Bush Intercontinental Airport
Kingwood
Atascocita
Humble
Huffman
Lake Houston
Crosby
Sheldon
Sheldon Wildlife Mgmt Area
Sheldon Lake State Park
Barrett
Highlands
McNair
Channelview
Jacinto City
Galena Park
Pasadena
Deer Park
South Houston
William P. Hobby Airport
Baytown
Morgans Point
La Porte
Shoreacres
Taylor Lake Village
El Lago
Seabrook
Nassau Bay
Webster
Friendswood
League City
Johnson Space Center
Clear Lake
Galveston Bay
Houston Ship Channel
Buffalo Bayou
Greens Bayou
Cypress Creek
Spring Creek
East Fork San Jacinto
West Fork San Jacinto
San Jacinto River
Cedar Bayou
Free Ferry
PTRA
Battleship Texas
San Jacinto Monument
Hardy Toll Road
BNSF
UP
0 8 MILES

Houston MSA Facts

Houston, Texas, stands as a beacon of diversity and economic vitality in the United States. As the largest city in Texas and the fourth-largest in the country, Houston is a melting pot of cultures, with over 2.3 million residents representing various backgrounds, ethnicities, and languages. This vibrant demographic landscape lends the city a rich cultural tapestry, exemplified through its array of festivals, museums, and culinary offerings that reflect influences from around the globe.
Economically, Houston is a powerhouse. The city plays a pivotal role in the global energy sector, being home to numerous oil and gas companies, including industry giants like ExxonMobil and ConocoPhillips. Beyond energy, Houston boasts a diverse economy driven by healthcare, aerospace, and manufacturing. The Texas Medical Center, the largest medical complex in the world, underscores the city's commitment to healthcare innovation and research. This economic diversity not only fosters job creation but also attracts a steady influx of individuals and families seeking opportunities.

Education is another cornerstone of Houston's identity. With institutions such as the University of Houston and Rice University, the city nurtures a dynamic learning environment that equips students with the skills necessary for various industries. The strong emphasis on education supports a highly skilled workforce, which is essential for the city's continued growth and competitiveness.

Houston's transportation infrastructure also enhances its appeal as a destination for business and living. The city features an extensive highway system and is served by two major airports, making it easily accessible. Its geographic location, situated equidistant from both U.S. coasts, further bolsters its role as a central hub for trade, particularly with Latin America.
Culturally, Houston is rich and multifaceted. The city's art scene thrives with numerous galleries, theaters, and concert halls, while its sports teams—such as the Houston Texans, Rockets, and Astros—bring the community together in shared enthusiasm. The culinary landscape is equally diverse, offering everything from Tex-Mex to international cuisines, reflecting the city's multicultural essence.

In conclusion, Houston, Texas, is a dynamic city that exemplifies the spirit of growth and inclusivity. Its rich cultural heritage, robust economy, top-notch educational institutions, and comprehensive infrastructure create an inviting environment for residents and businesses alike. As the city continues to evolve, it remains a critical player on the national stage, poised for future development and innovation.

WHY HOUSTON



Houston Industries: Driving Innovation and Growth

Houston's economy is powered by key industries including aerospace, advanced manufacturing, energy, life sciences, and a rapidly growing digital tech sector.

Financial Incentives: Low Taxes Fuel Business Growth

Houston offers competitive tax rates and robust incentives—property-tax abatements, enterprise zones, targeted grants, and energy R&D credits boost business growth.

A Global Gateway for Business & Trade

Houston's global location, diverse workforce, and world-class ports and airports make it a premier hub for international business and global trade connections.

Diverse Talent Drives Economic Growth

Houston's workforce is diverse, skilled, and rapidly growing—providing talent across industries like energy, healthcare, aerospace, tech, and manufacturing.



The Gulf Coast Gateway for Business

Harris County hosts a robust business climate with its bustling location on the Gulf Coast, which includes the Houston Metro, access to national and international transportation outlets, strong infrastructure, Port of Houston, the Houston Ship Channel and pro-business leadership that supports and advocates economic growth.

$15 Billion

In Industrial Investment in Harris County in First Part of 2026 Alone

Harris County is experiencing significant industrial investment, with $15 billion worth of projects currently under construction in the Greater Houston area in 2026. This investment spans various major industrial sectors, including chemicals, manufacturing, and oil and gas.

Key Details on Industrial Investment

- **Project Diversity:** The investment includes large-scale projects, such as those in chemical processing and manufacturing, showcasing Houston's strength in these areas.
- **Leading County:** Harris County is recognized as the most active U.S. county for industrial projects, with 128 major industrial projects in the works, amounting to over $3.4 billion in potential spending.

This infusion of capital highlights the region's ongoing commitment to fostering a robust industrial landscape, attracting businesses and creating jobs while enhancing the local economy.

Access to the Nation. Access to the World.

Harris County serves as a vital transportation hub, positioned equidistant from both U.S. coasts. This strategic location significantly enhances trade opportunities with Mexico, Canada, and other Latin American markets, making it an ideal site for manufacturing and logistics. **The presence of the Port of Houston—a key gateway for international trade—further amplifies this advantage, establishing the area as unparalleled in its capacity for facilitating commerce and enhancing supply chain efficiencies.**

Business is Booming

Overall, Harris County represents a thriving business climate, showcasing both resilience and potential for continued growth amidst challenges. The focus on innovation, coupled with favorable policies, positions the region as a key player in the national economy.

Houston MSA Facts

Area

The 10-county Houston-Pasadena-The Woodlands Metropolitan Statistical Area (MSA) covers 8,838 square miles of land. If the MSA were a state, it would rank as the 46th largest, behind Vermont, New Hampshire, but ahead of New Jersey, Connecticut, Delaware, and Rhode Island.

Harris County covers 1,707 square miles, enough space to fit the cities of Austin, Boston, Chicago, Dallas, New York City, and Seattle with room still to spare.

At 641 square miles, the **City of Houston** is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix, and San Diego.

Economy

If the MSA were an independent nation, it would rank as **the world's 22nd largest economy,** behind Switzerland ($884.9) and Poland ($809.2 billion) but ahead of Argentina ($646.1 billion) and Belgium ($644.8 billion), according to the World Bank.

The U.S. Bureau of Economic Analysis estimates the Houston-The Woodlands-Sugar Land MSA's Gross Domestic Product (GDP) at **$697.0 billion in '23,** making it the seventh largest U.S. metro economy.

If Houston were a state, its GDP would rank 14th, behind Massachusetts ($736.2 billion) and Virginia ($719.9 billion) but ahead of Michigan ($673.8 billion) and Colorado ($529.6 billion).

DEMOGRAPHICS

Population and People



5,009,302
residents as of July 1, 2024

105,852
residents added between July '23 and July '24, a 2.2% increase

3rd
most populous county in the nation



2,390,125
residents as of July 1, 2024

43,217
residents added between July '23 and July '24, a 1.8% increase

4th
most populous U.S. city



7,796,182
residents as of July 1, 2024

198,171
residents added between July '23 to July '24, a 2.6% increase

5th
most populous U.S. metro area

HOUSTON ECONOMY

Houston's economy remains one of the largest and most diverse in the nation. Since April '20, the region has added more than 635,400 jobs, bringing total employment to 3.5 million as of April '25. The unemployment rate stood at 3.9 percent, consistent with a tight labor market.

This expansion reflects more than a recovery from the COVID-19 pandemic. Continued job growth has been supported by national economic momentum, strong global trade ties, rising corporate investment, and sustained population growth.

Several key trends help explain the region's ongoing economic performance:

Strong U.S. economic growth: Since April '20, the nation has added over 29.0 million jobs, 8.4 million more than it lost in the pandemic. U.S. gross domestic product has grown nearly 25 percent since then, adjusted for inflation. As of April '25, the nation's unemployment rate has tracked 4.2 percent or lower for 41 consecutive months. It hasn't tracked that low for that long since Richard Nixon was President.



Close ties to the global economy: Houston exports topped $180.9 billion in '24, the second highest level on record. The Houston-Galveston Customs District ranked first in the country in volume (432.6 million metric tons) and fourth in value ($376.3 billion) in '24. The Houston Airport System handled a record 13.1 million international passengers in '24.

Increased corporate activity: Over 1,400 companies have announced relocations, expansions, or start-up operations in the region since '21, with more than 250 of these projects involving foreign-owned companies.

Logistics and industrial growth: Developers have added over 215 million square feet of warehouse/industrial space since '16. Container traffic through the Port of Houston has roughly doubled over the same period. The Port set a record last year with 4.1 million total containers handled.

Sustained population growth: Over 450,000 people moved to the metro area between April '20 and July '24, drawn by employment opportunities, affordable housing and quality of life. The region's population is expected to surpass 8.0 million residents by the end of the decade.

Strong sense of community: According to the 44th Annual Kinder Houston-Area survey, 80 percent of respondents identified as Houstonians, including nearly two-thirds of those who moved to the region as adults. More than 80 percent said Houston was a better place to live compared to other major metros, with many saying that economic opportunity and the low cost of living are the best things about living here.

HOUSTON'S LARGEST COMPANIES BY REVENUE

OVER $50 BILLION

- ConocoPhillips
- Exxon Mobil
- Phillips 66
- Sysco

$25 TO $50 BILLION

- Baker Hughes
- Enterprise Products Partners
- Hewlett Packard Enterprise
- LyondellBasell Industries
- Occidental Petroleum
- Plains All American Pipeline
- Plains GP Holdings
- SLB

$10 TO $25 BILLION

- Cheniere Energy
- Corebridge Financial
- EOG Resources
- Group 1 Automotive
- Halliburton
- Kinder Morgan
- Quanta Services
- Targa Resources
- WM
- Westlake

$5 TO $10 BILLION

- Academy Sports and Outdoors
- APA
- CenterPoint Energy
- Cheniere Energy Partners
- Comfort Systems USA
- Coterra Energy
- Crown Castle
- CVR Energy
- Insperity
- Marathon Oil
- NOV
- Par Pacific Holdings
- Southwestern Energy
- TechnipFMC
- Waste Connections

$1 TO $5 BILLION

- Cactus
- Camden Property Trust
- ChampionX
- Chord Energy
- Crescent Energy
- DNOW
- DXP Enterprises
- Excelerate Energy
- Genesis Energy
- Hess Midstream
- IES Holdings
- Kinetik Holdings
- Kirby
- LGI Homes
- MRC Global
- Murphy Oil
- Noble
- Oceaneering International
- Patterson-UTI Energy
- Prosperity Bancshares
- Quanex Building Products
- Select Water Solutions
- Service International
- Sterling Infrastructure
- Stewart Information Services
- Tidewater
- U.S. Silica Holdings
- Western Midstream Partners
- Westlake Chemical Partners

Note: Based on financial filings for 2023
Source: Houston Chronicle, The Chronicle 100, 2024

26 Fortune 500 Headquarters

43 Fortune 1000 Headquarters

8 Fortune Global 500 Headquarters*

24 Forbes Global 2000 Headquarters

94 Inc. 1000 Headquarters*

4 Fortune 100 Best places to work

*Denotes 2023 data, latest available



Market Drivers

As the increasing availability of data emphasizes the significance of targeting submarkets, it's crucial to recognize a broader, gradual shift occurring across the United States. Over the past fifty years, social and economic trends have driven a consistent migration of both population and jobs toward the South and West regions. This trend accelerated during the pandemic as individuals sought refuge in states with more open economies.

This migration is fueled by a blend of governance, economic, social, and technological factors. Both individuals and companies are increasingly relocating to lower-cost markets and metropolitan areas that are more business-friendly, particularly those with expertise in rapidly growing sectors like technology and healthcare. Advances in technology have further enhanced mobility, enabling both people and businesses to become less reliant on physical locations in our increasingly service-oriented economy. Furthermore, this migration tends to favor regions with warm climates and appealing amenities. Notably, policy decisions have also played a role in shaping these trends; for example, the 2017 tax reform eliminated the ability to deduct state and local taxes from federal income, intensifying the financial burden on residents in states with high property taxes such as Illinois, New York, New Jersey, and California.

Houston emerges as a standout city along the Gulf Coast, recognized as one of the greatest cities in the world. With its robust economy, diverse culture, and exceptional quality of life, it serves as an ideal destination for business. The region supports a wide range of industries, from energy and healthcare to aerospace and information technology, backed by strong infrastructure and a vibrant innovation landscape that nurtures the next generation of companies. Additionally, with 1.5 million residents aged 25 and older holding a bachelor's degree and over 3.52 million jobs in the Houston Metropolitan Statistical Area (MSA), the region is well-positioned as one of the strongest economies in the nation. The Houston MSA presents an enticing opportunity, as its steadily growing population continues to unveil its numerous advantages. Notably, living costs in Houston are approximately 25% lower than the average of the top 20 metropolitan areas.

Below are some noteworthy relocations and expansions to the Houston MSA in recent years.



Houston Demographics

City Of Houston, TX	Houston	
Population		
Estimated Population (2025)	2,511,771	
Projected Population (2030)	2,510,212	
Census Population (2020)	2,294,246	
Census Population (2010)	2,109,465	
Projected Annual Growth (2025 to 2030)	-1,559	-
Historical Annual Growth (2020 to 2025)	217,525	1.9%
Historical Annual Growth (2010 to 2020)	184,781	1.8%
Estimated Population Density (2025)	3,736	psm
Trade Area Size	672.3	sq mi
Average Household Income		
Estimated Average Household Income (2025)	$110,401	
Projected Average Household Income (2030)	$110,085	
Estimated Average Family Income (2025)	$125,798	
Median Household Income		
Estimated Median Household Income (2025)	$66,973	
Projected Median Household Income (2030)	$66,352	
Estimated Median Family Income (2025)	$74,293	
Per Capita Income		
Estimated Per Capita Income (2025)	$43,188	
Projected Per Capita Income (2030)	$44,158	
Estimated Per Capita Income 5 Year Growth	$970	2.2%
Estimated Average Household Net Worth (2025)	$853,659	
Daytime Demos (2025)		
Total Businesses	177,624	
Total Employees	1,681,630	
Company Headquarter Businesses	6,382	3.6%
Company Headquarter Employees	363,139	21.6%
Employee Population per Business	9.5	
Residential Population per Business	14.1	

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, 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.

City Of Houston, TX	Houston	
Race & Ethnicity		
White (2025)	825,059	32.8%
Black or African American (2025)	596,230	23.7%
American Indian or Alaska Native (2025)	27,183	1.1%
Asian (2025)	202,685	8.1%
Hawaiian or Pacific Islander (2025)	1,434	-
Other Race (2025)	466,110	18.6%
Two or More Races (2025)	393,070	15.6%
Not Hispanic or Latino Population (2025)	1,399,256	55.7%
Hispanic or Latino Population (2025)	1,112,515	44.3%
Not Hispanic or Latino Population (2030)	1,381,040	55.0%
Hispanic or Latino Population (2030)	1,129,172	45.0%
Not Hispanic or Latino Population (2020)	1,259,359	54.9%
Hispanic or Latino Population (2020)	1,034,887	45.1%
Not Hispanic or Latino Population (2010)	1,188,357	56.3%
Hispanic or Latino Population (2010)	921,108	43.7%
Projected Hispanic Annual Growth (2025 to 2030)	16,657	0.3%
Historic Hispanic Annual Growth (2010 to 2025)	191,407	1.4%
Age Distribution (2025)		
Age Under 5	169,174	6.7%
Age 5 to 9 Years	165,946	6.6%
Age 10 to 14 Years	159,849	6.4%
Age 15 to 19 Years	164,873	6.6%
Age 20 to 24 Years	185,541	7.4%
Age 25 to 29 Years	211,364	8.4%
Age 30 to 34 Years	218,476	8.7%
Age 35 to 39 Years	194,365	7.7%
Age 40 to 44 Years	174,729	7.0%
Age 45 to 49 Years	152,293	6.1%
Age 50 to 54 Years	145,540	5.8%
Age 55 to 59 Years	131,003	5.2%
Age 60 to 64 Years	123,437	4.9%
Age 65 to 74 Years	190,923	7.6%
Age 75 to 84 Years	93,429	3.7%
Age 85 Years or Over	30,829	1.2%
Median Age	34	

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TRAILING VINE APARTMENTS

Neighborhood Demographics

2830 Trailing Vine Rd Spring, TX 77373	1 mi radius		2 mi radius		3 mi radius	
Population						
Estimated Population (2026)	17,378		51,124		87,393	
Projected Population (2031)	18,636		54,762		93,030	
Census Population (2020)	14,712		44,741		78,337	
Census Population (2010)	12,585		36,517		63,333	
Projected Annual Growth (2026 to 2031)	1,258	1.4%	3,638	1.4%	5,637	1.3%
Historical Annual Growth (2020 to 2026)	2,666	3.0%	6,383	2.4%	9,056	1.9%
Historical Annual Growth (2010 to 2020)	2,127	1.7%	8,224	2.3%	15,004	2.4%
Estimated Population Density (2026)	5,534	psm	4,070	psm	3,092	psm
Trade Area Size	3.1	sq mi	12.6	sq mi	28.3	sq mi
Average Household Income						
Estimated Average Household Income (202	$100,021		$109,066		$108,981	
Projected Average Household Income (203	$98,820		$108,404		$108,654	
Estimated Average Family Income (2026)	$106,177		$115,833		$117,396	
Median Household Income						
Estimated Median Household Income (2026)	$81,732		$90,274		$86,117	
Projected Median Household Income (2031)	$81,812		$89,508		$86,035	
Estimated Median Family Income (2026)	$86,005		$95,684		$93,806	
Per Capita Income						
Estimated Per Capita Income (2026)	$35,001		$36,497		$37,416	
Projected Per Capita Income (2031)	$35,158		$36,582		$37,523	
Estimated Per Capita Income 5 Year Growth	$157	0.4%	$86	0.2%	$106	0.3%
Estimated Average Household Net Worth (2	$685,490		$853,642		$820,841	
Daytime Demos (2026)						
Total Businesses	305		1,078		2,557	
Total Employees	1,814		6,973		18,440	
Company Headquarter Businesses	2	0.7%	14	1.3%	48	1.9%
Company Headquarter Employees	28	1.6%	583	8.4%	1,484	8.0%
Employee Population per Business	6.0		6.5		7.2	
Residential Population per Business	57.0		47.4		34.2	

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2830 Trailing Vine Rd Spring, TX 77373	1 mi radius		2 mi radius		3 mi radius	
Race & Ethnicity						
White (2026)	5,963	34.3%	17,050	33.4%	29,035	33.2%
Black or African American (2026)	4,972	28.6%	15,466	30.3%	25,722	29.4%
American Indian or Alaska Native (2026)	282	1.6%	679	1.3%	1,080	1.2%
Asian (2026)	597	3.4%	1,987	3.9%	3,992	4.6%
Hawaiian or Pacific Islander (2026)	76	0.4%	203	0.4%	323	0.4%
Other Race (2026)	2,891	16.6%	8,093	15.8%	14,058	16.1%
Two or More Races (2026)	2,597	14.9%	7,646	15.0%	13,184	15.1%
Not Hispanic or Latino Population (2026)	10,170	58.5%	30,507	59.7%	52,125	59.6%
Hispanic or Latino Population (2026)	7,208	41.5%	20,617	40.3%	35,268	40.4%
Not Hispanic or Latino Population (2031)	10,699	57.4%	31,960	58.4%	54,496	58.6%
Hispanic or Latino Population (2031)	7,937	42.6%	22,803	41.6%	38,534	41.4%
Not Hispanic or Latino Population (2020)	9,415	64.0%	28,523	63.8%	49,190	62.8%
Hispanic or Latino Population (2020)	5,297	36.0%	16,218	36.2%	29,147	37.2%
Not Hispanic or Latino Population (2010)	8,815	70.0%	25,439	69.7%	43,123	68.1%
Hispanic or Latino Population (2010)	3,770	30.0%	11,078	30.3%	20,210	31.9%
Projected Hispanic Annual Growth (2026 to	729	2.0%	2,185	2.1%	3,266	1.9%
Historic Hispanic Annual Growth (2010 to 2	3,438	5.7%	9,539	5.4%	15,058	4.7%
Age Distribution (2026)						
Age Under 5	1,235	7.1%	3,738	7.3%	6,375	7.3%
Age 5 to 9 Years	1,337	7.7%	4,112	8.0%	6,855	7.8%
Age 10 to 14 Years	1,308	7.5%	4,026	7.9%	6,784	7.8%
Age 15 to 19 Years	1,285	7.4%	3,989	7.8%	6,696	7.7%
Age 20 to 24 Years	1,133	6.5%	3,246	6.3%	5,845	6.7%
Age 25 to 29 Years	1,333	7.7%	3,688	7.2%	6,430	7.4%
Age 30 to 34 Years	1,403	8.1%	4,045	7.9%	7,037	8.1%
Age 35 to 39 Years	1,326	7.6%	3,905	7.6%	6,784	7.8%
Age 40 to 44 Years	1,267	7.3%	3,734	7.3%	6,450	7.4%
Age 45 to 49 Years	1,082	6.2%	3,189	6.2%	5,468	6.3%
Age 50 to 54 Years	998	5.7%	2,974	5.8%	5,089	5.8%
Age 55 to 59 Years	919	5.3%	2,564	5.0%	4,352	5.0%
Age 60 to 64 Years	866	5.0%	2,460	4.8%	4,052	4.6%
Age 65 to 74 Years	1,265	7.3%	3,605	7.1%	6,036	6.9%
Age 75 to 84 Years	515	3.0%	1,524	3.0%	2,549	2.9%
Age 85 Years or Over	106	0.6%	323	0.6%	590	0.7%
Median Age	32.8		32.6		32.7	

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Appendix

Disclaimer

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.

Houston Income Properties, Inc. has not determined whether the property complies with deed restrictions or city or other municipality licensing or ordinances. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE AND PERFORM OR HAVE PERFORMED ANY INSPECTIONS TO VERIFY POSSIBLE CONTAMINATION BY ASBESTOS, LEAD PAINT, MOLD OR ANY OTHER HAZARDOUS SUBSTANCES.

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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.

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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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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