

7 Acres

Coolwood Drive, Houston, TX.

76

LOCATION: THE EAST SIDE OF COOLWOOD DRIVE JUST NORTH OF INTERSTATE 10 EAST AND JUST WEST OF FEDERAL ROAD IN THE EAST QUADRANT OF THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

COOLWOOD IS A DEAD END STREET AND THE SITE ENDS AT THE NORTHERN MOST POINT OF THIS STREET.

KEY MAP # 496 F

ADDRESS: 767 COOLWOOD DRIVE, HOUSTON, TEXAS 77013 (HEAD START ADDRESS)

LAND SIZE: 6.546 ACRES @ \$1.40 PSF = \$399,000
.449 ACRE + 4667 SF MODULAR BUILDING INCOME PROPERTY = \$535,000
7 ACRES TOTAL

BUILDING SIZE: 4,667 SQUARE FOOT MODULAR BUILDING LEASED BY HEAD START
AGE: APPROXIMATELY 10 YEARS

**SALES PRICE:
(TOTAL)** \$934,000 (\$399,000 FOR 6.5 AD + \$535,000 .4 AC & INCOME PROPERTY)

TENANT: HEAD START (A FEDERAL GOVERNMENT PROGRAM FOR PRESCHOOL CHILDREN AGES 3-5 YEAR OLD)

**RENTAL INCOME,
EXPENSES, NOI:** 2017 INCOME: \$5,125 MO. / \$61,500 ANNUAL
2017 ESTIMATED EXPENSES: \$8,000
2017 ESTIMATED NOI: \$53,500

LEASE TERM: HEAD START HAS BEEN A TENANT FOR 10 YEARS AND RECENTLY RENEWED FOR ANOTHER 10 YEAR TERM ENDING IN 2017.
YEAR TO YEAR RENEWALS WITH 2.5% RENTAL INCREASES EACH YEAR.

**LANDLORD
RESPONSIBILITIES:** ROOF, STRUCTURE, INSURANCE AND PROPERTY TAXES

**LAND DIMENSIONS
& FRONTAGE:** 375 FEET FRONTAGE ALONG COOLWOOD DR. (WEST BORDER)
780 FEET NORTH BORDER
571 FEET EAST BORDER
544 FEET SOUTH BORDER

UTILITIES: WATER AND WASTE WATER SERVICE PROVIDED BY CITY OF HOUSTON. WATER LINE, SANITARY LINE AND STORM SEWERS ARE BELIEVED TO BE LOCATED ALONG THE BOUNDARIES. CAPACITY AVAILABILITY UNKNOWN. ELECTRICITY IS TO THE SITE.

DRAINAGE: NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA. UNKNOWN IF ON SITE STORM WATER DETENTION WILL BE REQUIRED. TO BE DETERMINED BY HARRIS COUNTY FLOOD CONTROL DURING FEASIBILITY PERIOD OF A SALE CONTRACT.

**CURB CUT &
ACCESS EASEMENT:** ONE EXISTING CURB CUT ALONG COOLWOOD DR. IN FRONT OF HEAD START

EASEMENTS: NONE KNOWN

BLDG SET BACKS: CITY OF HOUSTON BUILDING SET BACKS TO APPLY.

TOPOGRAPHY: GENERALLY FLAT WITH BRUSH AND TREES.

RESTRICTIONS / ZONING: NONE

TAXING JURISDICTIONS: HARRIS COUNTY, CITY OF HOUSTON, HOUSTON ISD

AREA DEVELOPMENTS: COOLWOOD OAKS APARTMENTS ALONG THE SOUTH BORDER. CONDOMINIMUMS ACROSS COOLWOOD DRIVE.

HIGHLIGHTS

LOCATED ONE HALF MILE NORTH OF INTERSTATE 10 EAST

NICE SHAPED TRACT OF LAND READY FOR DEVELOPMENT!

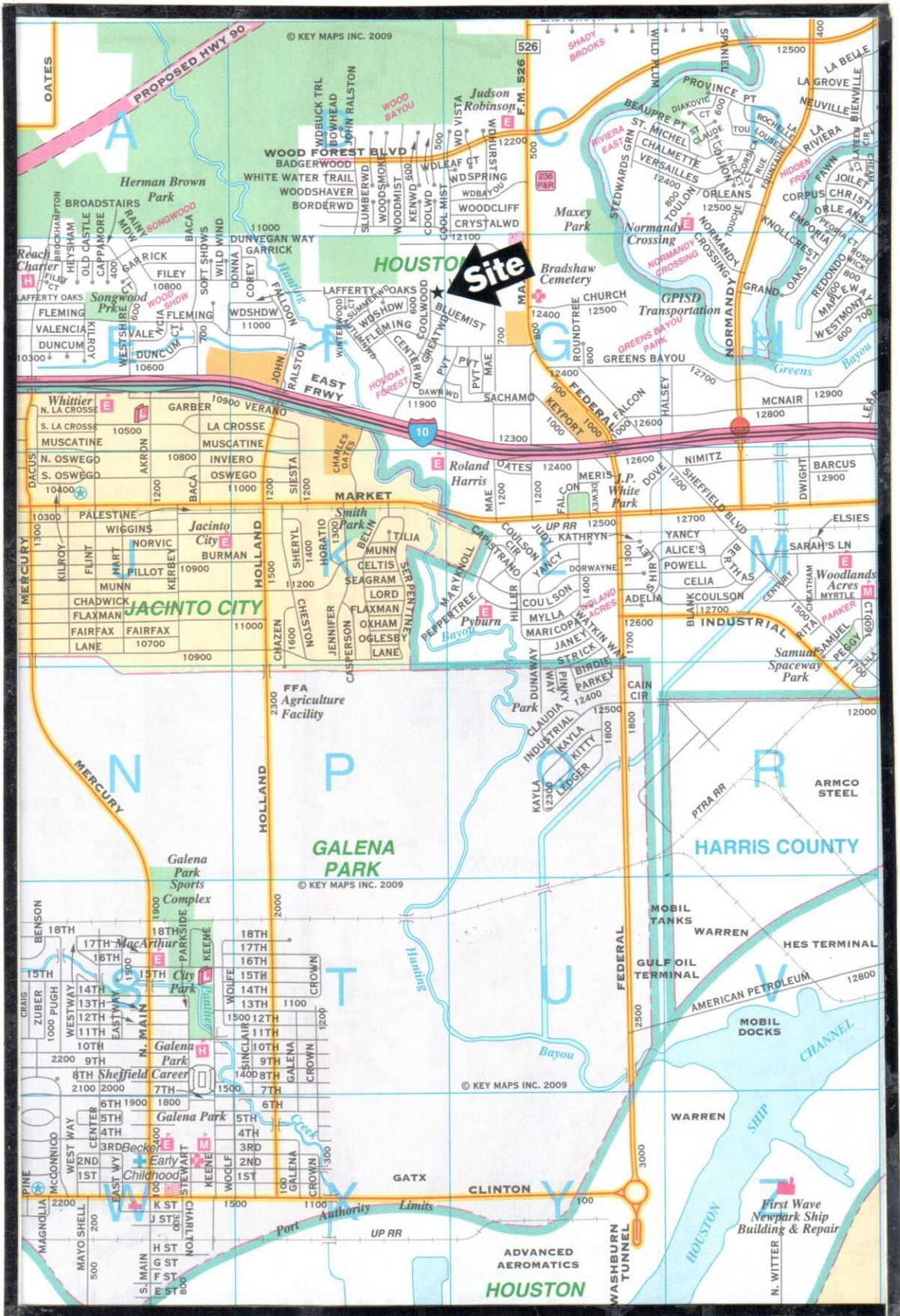
INEXPENSIVE LAND WITHIN HOUSTON AND HARRIS COUNTY.

FOR MORE INFORMATION CONTACT:

TIM OPATRNY
TAO INTERESTS, INC.
770 South Post Oak Lane, Suite 540, Houston, Texas 77056
713-621-9841 866-749-5988 (FAX)
tim@taointerests.com

ALL INFORMATION SHOWN IN THIS PRESENTATION, WHILE BASED UPON INFORMATION SUPPLIED BY THE SOURCES DEEMED TO BE RELIABLE, IS NOT IN ANY WAY WARRANTED BY TAO INTERESTS, INC. THIS PROPERTY IS SUBJECT TO PRIOR SALE, WITHDRAWAL, OR CHANGE IN PRICE WITHOUT NOTICE.

Area Map

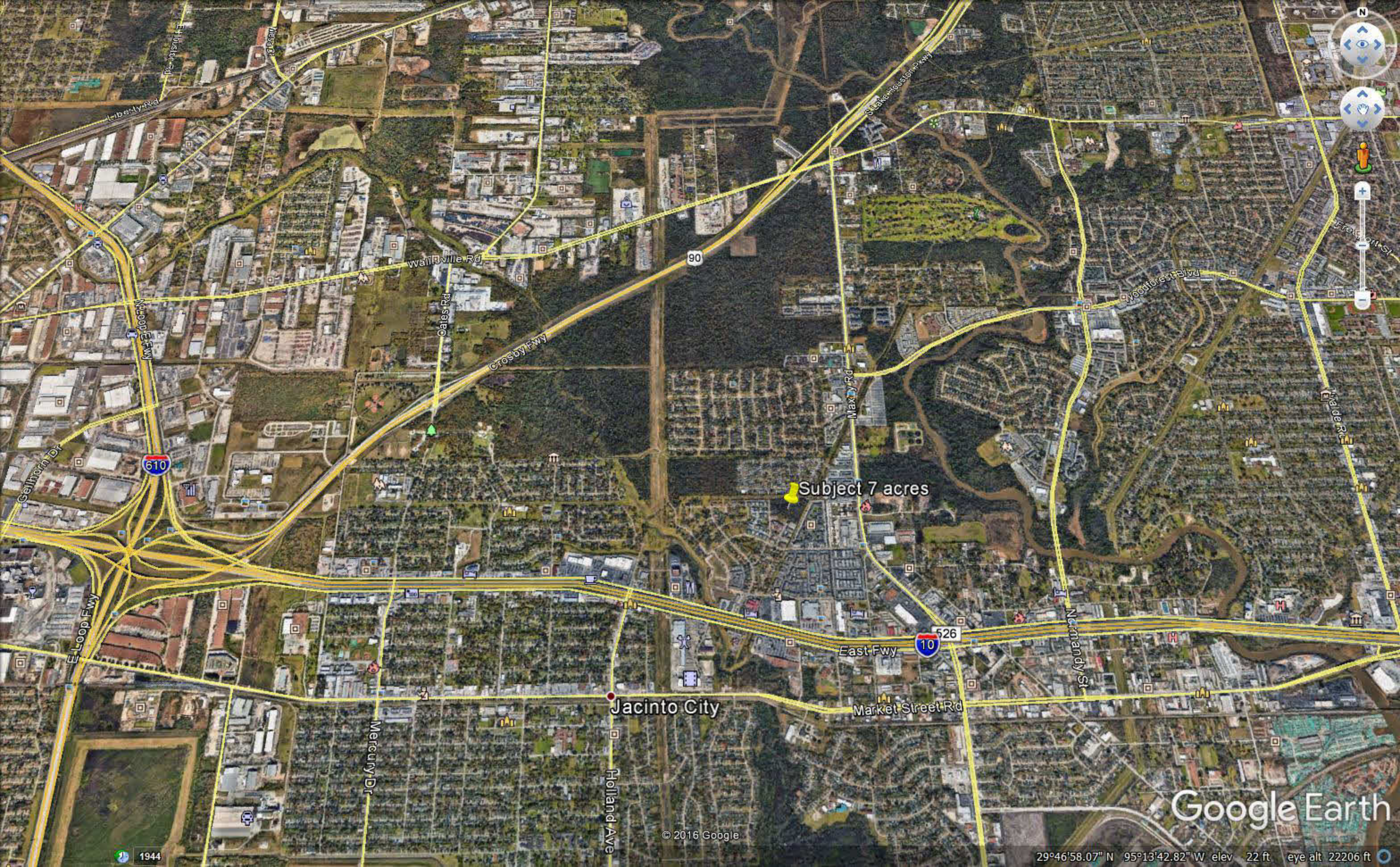


© KEY MAPS INC. 2009

© KEY MAPS INC. 2009

© KEY MAPS INC. 2009

HOUSTON



Subject 7 acres

Jacinto City

Google Earth

© 2016 Google

29°46'58.07" N 95°13'42.82" W elev 22 ft eye alt 22206 ft

1944



Subject 7 acres

526

Church Rd

Summerwood Ln

Cherwood Dr

Fleming Dr

Greens Bayou St

Dawnwood Dr

Centerwood Dr

Mae Dr

Maxey Rd

Keyport Ln

Sheffield Blvd

Federal Rd

Falcon St

East Fwy



Google Earth

© 2016 Google

1944

29°46'26.81" N 95°13'17.41" W elev 35 ft eye alt 4538 ft

5758A8

5758B5

043-211-000-001

65B

043-211-000-006

043-211-000-007

670

9.5143 AC

31.9

65C

65C

043-211-000-0007
33.9000 AC

043-211-000-0015
5.1640 AC

ROLLING WOODS APT

WOOD SHADOWS

109-425
SEC. 4

RES A
109-425-000-0001
6.4451 AC

RES A

RES A2
777
-0003

RES A2-1

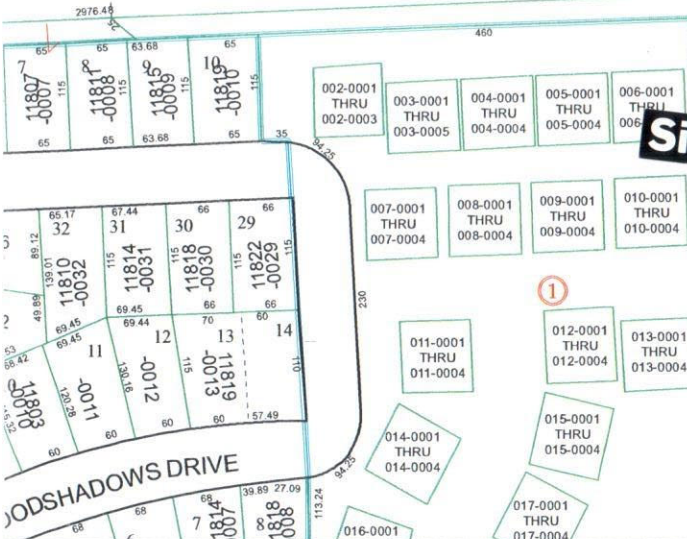
RES A2-1A

YORKSHIRE VILLAGE APTS

RES A1



55H

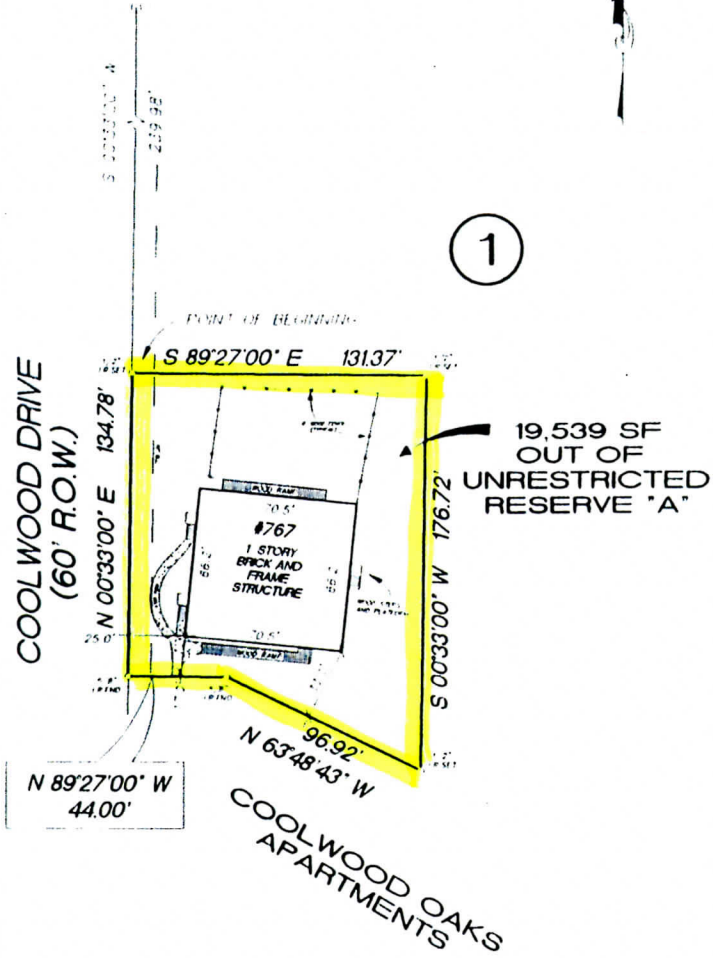


5758C4

5758D1

Exhibit "B"

WOOD SHADOWS
SECTION FOUR (4)
M.R.H.C.T.



THIS SURVEY WAS
PREPARED WITHOUT
THE BENEFIT OF A TITLE
COMMITMENT AND MAY
NOT SHOW ALL EASEMENTS
OF RECORD.

PROPERTY DESCRIPTION		Being 19,539 square foot out of Unrestricted Reserve "A", in Block One (1), of WOOD SHADOWS, SECTION FOUR (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 235, Page 38, of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds attached hereto and made a part hereof.	
CUSTOMER	H.J. Zieben	ADDRESS	767 Coolwood Drive, Houston, Texas, 77072
According to the Federal Insurance Rate Maps , published by the Federal Emergency Management Agency , the property shown hereon lies in ZONE X , not in the 100 year Flood Hazard Area , Panel No.48201C0245G. DATE: Sept. 28, 1990.			
DATE	01/09/97	SCALE	1"=60' FRL
I do hereby certify that the above property has been surveyed under my supervision, is true and correct, that the corners of the			



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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