

10 Unit • Class C  
Multifamily Investment Opportunity



Excellent  
Upside  
Opportunity

OFFERED BY:

KET Enterprises Incorporated

**MK** | MARK KALIL &  
ASSOCIATES, INC.



811 COLQUITT  
Apartment Homes



**GREAT LOCATION IN THE  
NEARTOWN/MONTROSE DISTRICT!**

# 811 COLQUITT

## Apartment Homes

811 Colquitt St., Houston, TX 77006

**\$1,350,000**

Units: 10  
Avg Size: 610  
Date Built: 1959  
Rentable Sq. Ft.: 6,100  
Acreage: 0.14  
Occupancy: 100%  
Class: C

Price Per Unit \$135,000  
Price Per Sq. Ft. \$221.31  
Stabilized NOI \$100,799

### INVESTMENT HIGHLIGHTS

- ▶ Excellent Upside Potential with Interior and Exterior Upgrades
- ▶ Great Opportunity for the Smaller Investor
- ▶ Clean Property with Minor Deferred Maintenance
- ▶ Excellent Location Near Downtown and the Texas Medical Center
- ▶ This is a Covered Land Play
- ▶ OFF MARKET OFFERING
- ▶ 0% Commission to Outside Agents

**FOR MORE INFORMATION PLEASE CONTACT:**



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Physical Information		Financial Information		Existing Loan Parameters		Operating Information	
Number of Units	10	Asking Price	\$1,350,000	Mortgage Balance	\$740,000	Est Mkt Rent (Jun-18)	\$9,270
Avg Unit Size	610	Price Per Unit	\$135,000	Amortization (months)	300	Avg Mo 2018	\$8,509
Net Rentable Area	6,100	Price Per Sq. Ft.	\$221.31	P & I	\$2,316	Physical Occ (Jun-18)	100%
Land Area (Acres)	0.14	Stabilized NOI	\$100,799	Debt Service/year	\$27,788	Est Ins per Unit per Yr	\$450
Units per Acre	69.696	Value Capped @ 6. %	\$1,679,987	Origination Date		Property Tax Information	
Date Built	1959	Est Rehab/Upgrade @ \$8,000/unit	\$80,000	Due Date	10 Years	2017 Tax Rate/\$100	2.65356
Water Meter	Metered	Est. Entrepreneurial Profit	\$0	Interest Rate	3.75%	2017 Tax Assessment	\$517,109
Elec Meter	Indiv	Est. Carry to Stabilization	\$0	Type		2017 Est Taxes	\$13,722
Roof Style	Pitched	Calculation of Value	\$1,599,987	Prepayment penalty:	5%	Future Est Tax Assessment	\$945,000
HVAC System	HVAC-Indiv	*Current Value is Stabilized Value less Rehab, Profit and Carry		declines 1% a year		Future Est Taxes	\$25,076

## INCOME

## MODIFIED ACTUALS

## PRO-FORMA

## PRO-FORMA INCOME

Current Street Rent with a 45% Increase	161,298	\$13,442 / Mo
Estimated Gross Scheduled Income	161,298	\$13,442 / Mo
Estimated Loss to Lease (2% of Total Street Rent)	(3,226)	2%
Estimated Vacancy (4% of Total Street Rent)	(4,839)	4%
Estimated Concessions and Other Rental Losses (4% of Total Street Rent)	(6,452)	4%
Estimated Utilities Income		\$ / Unit / Yr
Estimated Other Income	1,077	\$108 / Unit / Yr
Estimated Total Rental Income	147,858	

## ESTIMATED TOTAL PRO-FORMA INCOME

147,858 \$12,322 / Mo

## June 2018 YTD Income Annualized

\$102,108

## EXPENSE

## Fixed Expenses

Taxes  
Insurance  
Total Fixed Expense

June 2018 YTD Expenses	
Fixed Expenses	
\$13,064	\$1,306 per Unit
\$5,504	\$550 per Unit

6/18 operating statement

18,568 \$1,857 per Unit

## Utilities

Electricity  
Water & Sewer  
Gas

Utilities	
\$433	\$43 per Unit
\$3,434	\$343 per Unit
\$1,041	\$104 per Unit

## Total Utilities

4,907 \$491 per Unit

## Other Expenses

General & Admin & Marketing  
Repairs & Maintenance  
Labor Costs  
Contract Services  
Management Fees  
Total Other Expense

Other Expenses	
\$72	\$7 per Unit
\$3,715	\$371 per Unit
\$3,290	\$329 per Unit
\$480	\$48 per Unit
\$0	0.00% \$ per Unit

7,557 \$756 per Unit

Future Expenses	
Estimated Fixed Expenses	
\$13,064	\$1,306 per Unit
\$4,500	\$450 per Unit

Future Tax Rate &amp; Future Assessment

Estimated

17,564 \$1,756 per Unit

Estimated Utilities	
\$433	\$43 per Unit
\$3,434	\$343 per Unit
\$1,041	\$104 per Unit

4,907 \$491 per Unit

Estimated Other Expenses	
\$2,000	\$200 per Unit
\$3,715	\$371 per Unit
\$8,000	\$800 per Unit
\$480	\$48 per Unit
\$7,393	5.00% \$739 per Unit

21,588 \$2,159 per Unit

Note: Loan Interest in the amount of \$11,490.33 has been removed from Expenses.

## Total Operating Expense

31,032 \$3,103 per Unit

44,059 \$4,406 per Unit

## Reserve for Replacement

3,000 \$300 per Unit

3,000 \$300 per Unit

## Total Expense

34,032 \$3,403 per Unit

47,059 \$4,706 per Unit

## Net Operating Income (Actual Underwriting)

68,076

100,799

## Valuation

1,350,000

1,679,987 "All In" Cost

## Cap Rate

5.04%

6.00%

## Proposed Debt

740,000

740,000

## Equity

610,000

939,987

## Estimated Debt Service

27,788

27,788

## Cash Flow

40,288

73,012

## Cash on Cash

6.60%

7.77%

NOTES: ACTUALS: Income and Expenses are 6/18 operating statement. PRO FORMA: Income is Pro Forma as Noted. Taxes were calculated using Future Tax Rate & Future Assessment. Insurance is estimated. Management Fees calculated as 5.0% of Gross Income, Other expenses are Estimated for the Pro Forma.

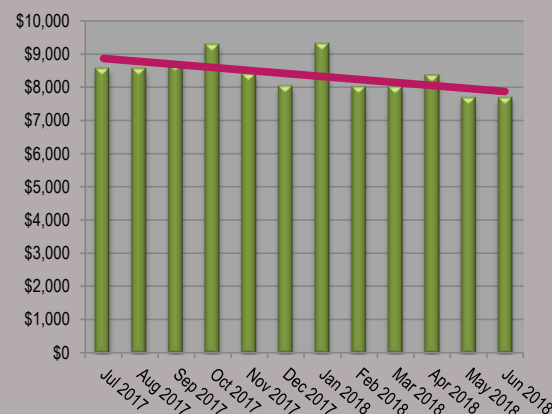
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PROPERTY INFORMATION		CURRENT MORTGAGE		TAXING AUTHORITY Harris County	
Age:	1959	Mortgage Balance	\$740,000	ACCT# 0230720000011	
Renovated:	N/A	Servicer		Houston ISD	\$1.206700
Elec Meter:	Indiv	Amortization		Harris County	\$0.416560
A/C Type:	HVAC	P & I	\$2,315.63	Harris County Flood Control	\$0.028290
Water:	Metered	Type		Port of Houston Authority	\$0.013340
Wiring:	Copper?	Assumable	yes	Harris County Hospital District	\$0.171790
Roof:	Pitched	Monthly Escrow		Harris County Education Dept	\$0.005200
Paving:	Concrete	Origination Date		Houston Community College	\$0.100263
Materials:	Brick/Wood	Due Date		City of Houston	\$0.586420
# of Stories:	2	Interest Rate	3.75%	Harris County ID 6	\$0.125000
Buildings:	1	Yield Maintenance*			
Units/Acre:	69.70	Transfer Fee		2017 Tax Rate/\$100	\$2.653563
Open Parking:	9	MIP		2017 Tax Assessment	\$517,109
Street Parking	Yes	Interest Only*			
Quality:	C	Prepayment penalty:	5.00%		
HCAD NRA Sq. Ft.	5,876	(declines 1% a year)			

### COLLECTIONS

<b>Avg Mo 2018</b>	<b>\$8,509</b>	<b>2018 Total</b>	<b>48,995</b>
Jul 2017	\$8,545	<b>12 Mo Avg</b>	<b>8,369</b>
Aug 2017	\$8,545	<b>9 Mo Avg</b>	<b>8,296</b>
Sep 2017	\$8,665	<b>6 Mo Avg</b>	<b>8,166</b>
Oct 2017	\$9,270	<b>3 Mo Avg</b>	<b>7,900</b>
Nov 2017	\$8,383		
Dec 2017	\$8,020		
Jan 2018	\$9,295		
Feb 2018	\$8,000		
Mar 2018	\$8,000		
Apr 2018	\$8,350		
May 2018	\$7,675		
Jun 2018	\$7,675		



**PLEASE DO NOT VISIT THE SITE WITHOUT AN APPOINTMENT MADE THROUGH THE BROKER.**

### PROPERTY HIGHLIGHTS

811 Colquitt Apartments is a 10 unit apartment building located at 811 Colquitt Street. It contains approximately 6,100 square feet of rentable area and was built in 1959. It is located in the Neartown-Montrose neighborhood. The asset is nestled in a quiet, established, residential neighborhood with an abundance of old oak trees and yesteryear charm.

Residents enjoy a shared laundry facility. There are 9 parking spaces as well as street parking. The units, which range in size from 750 sq. ft. to 1,295 sq. ft., have all tile floors. Electricity is separately metered and paid by the resident. The owner pays gas and water. Water bill is under protest and seller changing insurance out. There is no trash pick up, the property uses Individual residential containers

The tenant profile is predominately young professionals with income above the average Houston Metro income level. Residents enjoy close proximity to the University of St. Thomas, the Museum of Fine Arts, the Houston Museum of Natural Science, Rothko Chapel, the Houston Zoo, the Texas Medical Center and Downtown Houston.

The broker feels that an interior and exterior upgrade and implementing a RUBS could increase rental income.

**Disclaimer:** The information contained in this Memorandum reflects material from sources deemed to be reliable, including data such as operating statements, rent roll, etc. provided by the Owner. Notwithstanding, KET Enterprises Incorporated does not make any warranties about the information contained in this marketing package. Every prospective purchaser should verify the information and rely on his accountants or attorneys for legal and tax advice. This offer is "As-Is, Where-Is". Answers to specific inquiries will have to be supplied by the Owner and are available upon request. Rates of return vary daily. No representations are made concerning

## UNIT MIX JUNE 2018

Unit	Type	No. Units	Sq Ft	Total SqFt	Market Rent	Total Rent	Rent/SF
	1 Bed/1 Bath	1	625	625	\$950	\$950	\$1.52
	1 Bed/1 Bath	1	625	625	\$950	\$950	\$1.52
	2 Bed/1 Bath	1	850	850	\$1,250	\$1,250	\$1.47
	Studio	1	475	475	\$675	\$675	\$1.42
	1 Bed/1 Bath	1	625	625	\$1,000	\$1,000	\$1.60
	1 Bed/1 Bath	1	625	625	\$950	\$950	\$1.52
	2 Bed/1 Bath	1	850	850	\$1,295	\$1,295	\$1.52
	Studio	1	475	475	\$750	\$750	\$1.58
	Studio	1	475	475	\$725	\$725	\$1.53
	Studio	1	475	475	\$725	\$725	\$1.53
		10	610	6,100	\$927	\$9,270	\$1.52
TOTALS AND AVERAGES		Total Units	Average Sq. Ft.	Total Sq. Feet	Average Rent/Unit	Total Rent	Average Rent/ SF

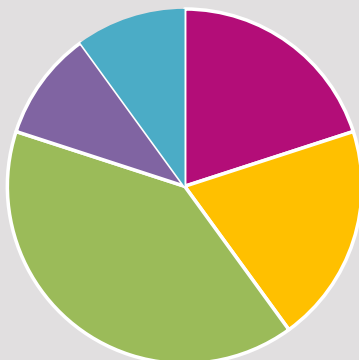
Source: 6/18 RR &amp; Owner

## AREA COMMUNITY GARDEN



\* Select Units

## UNIT TYPE



■ Studio

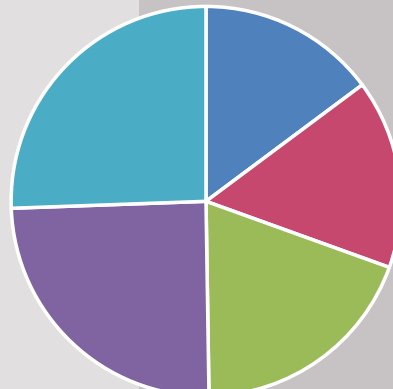
■ Studio

■ 1 Bed/1 Bath

■ 2 Bed/2 Bath

■ 2 Bed/2 Bath

## UNIT SIZE



■ Studio

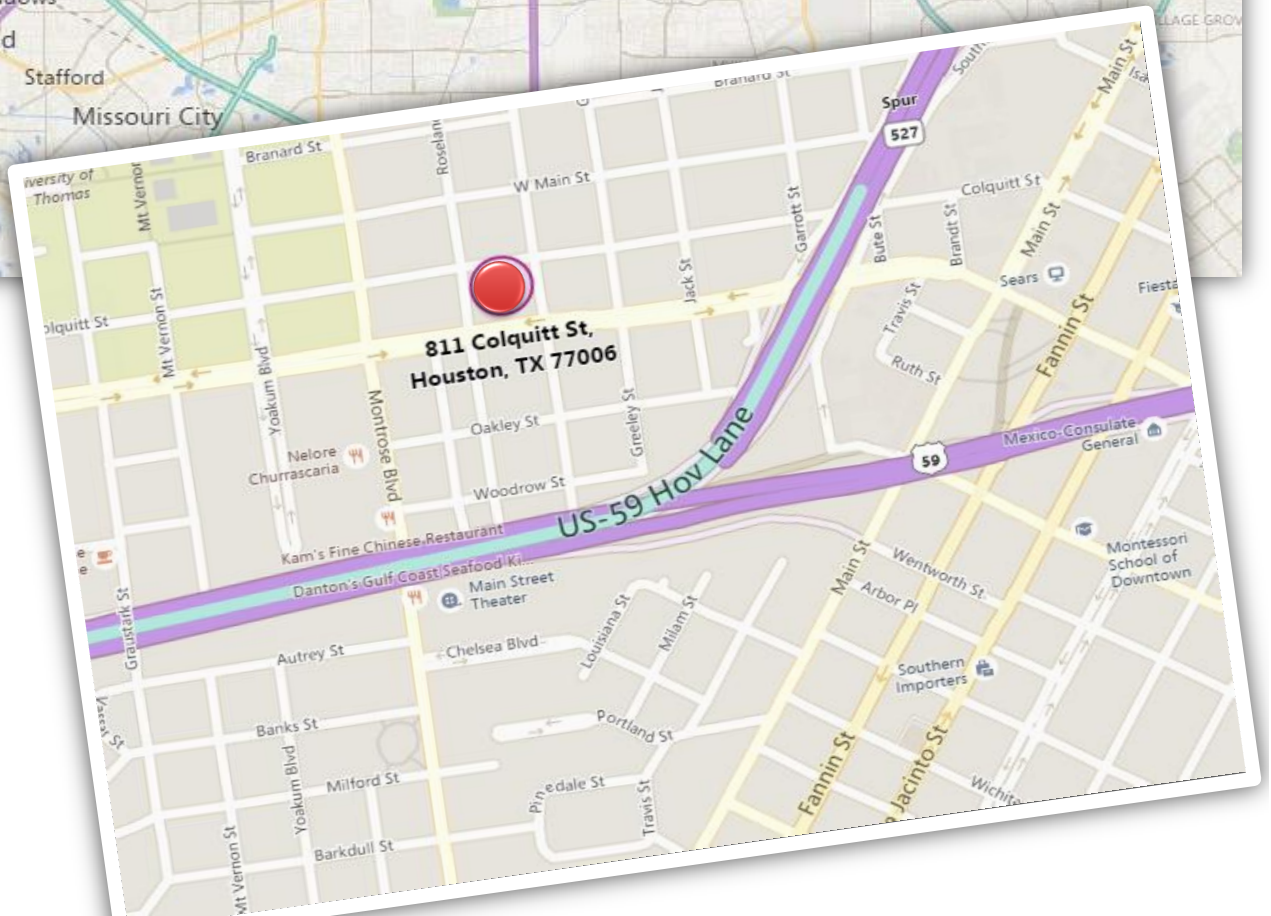
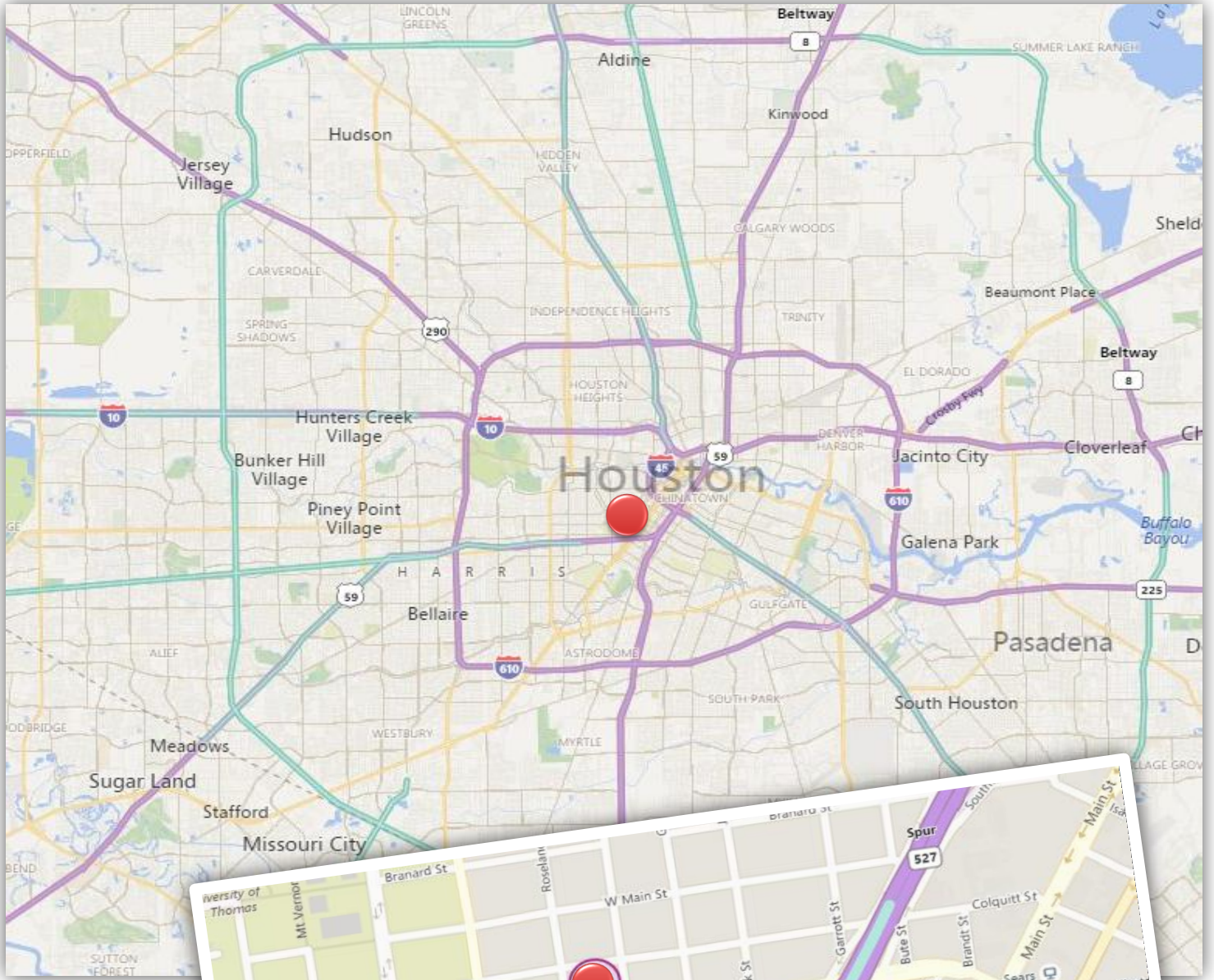
■ Studio

■ 1 Bed/1 Bath

■ 2 Bed/2 Bath

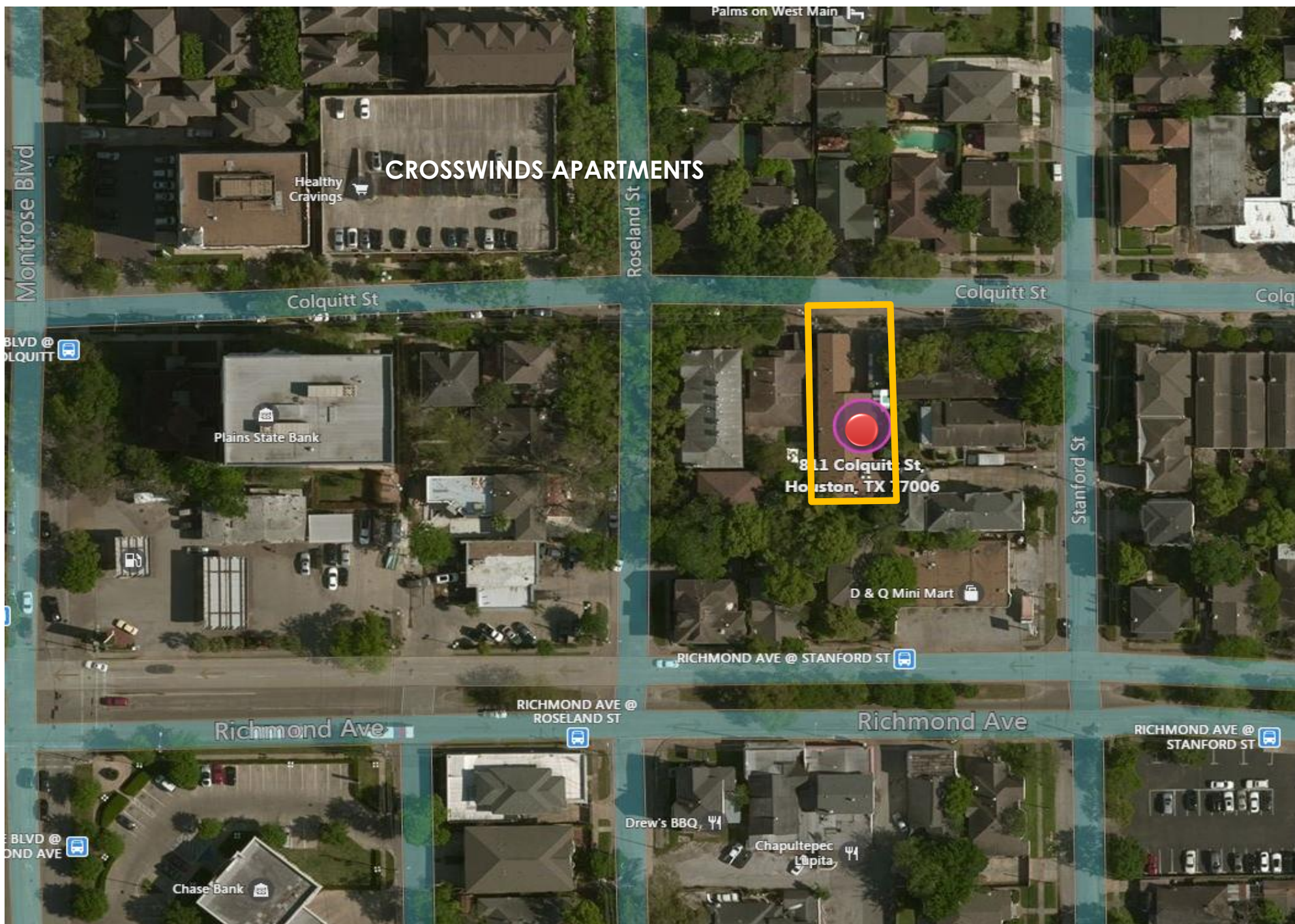
■ 2 Bed/2 Bath





**DIRECTIONS TO PROPERTY:** From Downtown, take Milam St. going south toward U.S. 59. Take a right on Colquitt, the property is on the left.







## Rent Comparables - ADS 2018

Sorted by Ave Rent

	Property Name	Year Built	Year Renovated	Occ	#Units	Avg SF	Avg Rent	P/SF
1	1901 Whitney 1901 Whitney	1952	N/A	100%	9	396	\$867	2.189
2	3618-3620 Garrott 3618 Garrott	1960	N/A	88%	16	482	\$954	1.979
3	2322 Richton 2322 Richton	1962	N/A	95%	20	612	\$1,132	1.850
4	3602 Garrott 3602 Garrott	1963	N/A	100%	20	574	\$1,137	1.981
5	2300 Park Street 2300 Park Street	1966	N/A	97%	20	627	\$1,241	1.979
<b>Totals/Averages Comps</b>		<b>1961</b>	<b>N/A</b>	<b>93%</b>	<b>17</b>	<b>538</b>	<b>\$1,074</b>	<b>\$2.00</b>
<b>811 Colquitt</b>		<b>1959</b>	<b>N/A</b>	<b>100%</b>	<b>10</b>	<b>610</b>	<b>\$927</b>	<b>\$1.52</b>
Sub-Market Averages(Montrose)				76%	12,736	924	\$1,623	\$1.756
Houston Market Averages				90%	630,740	871	\$906	\$1.048



1



2



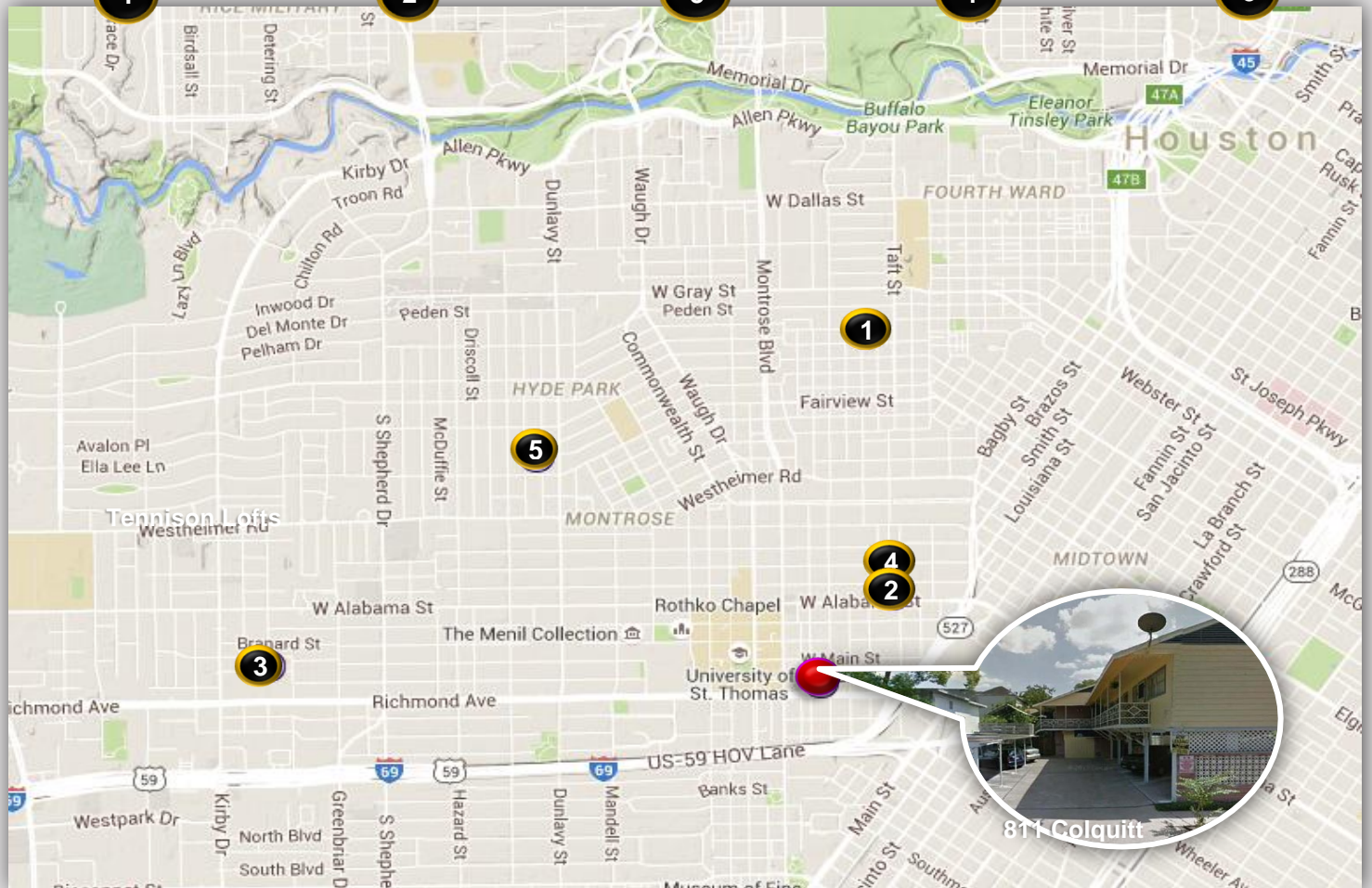
3



4



5

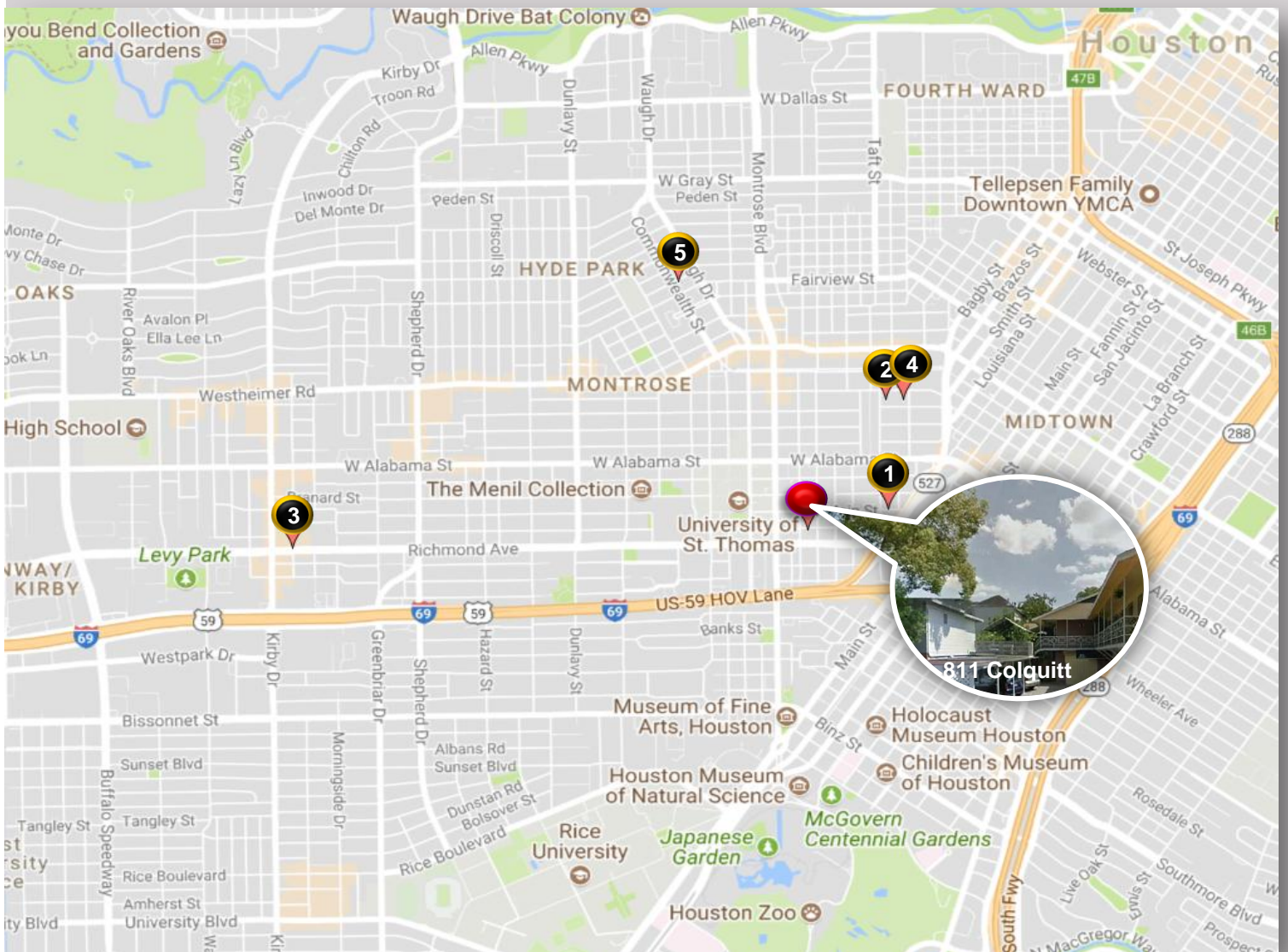




## Sales Comparables

Sorted by Price/SF

	Property Name	Date Sold	Price	Total Sq. Ft.	Units	Price/SF	Price/Unit	Built
1	417 W Main 417 W Main	6/17	\$1,380,000	9,680	12	\$142.56	\$115,000	1955
2	201 Emerson 201 Emerson	6/16	\$2,620,000	13,989	20	\$187.29	\$131,000	1961
3	2300 Park 2300 Park	9/15	\$2,360,040	12,533	20	\$188.31	\$118,002	1966
4	239 Emerson 239 Emerson	6/17	\$3,780,000	19,244	28	\$196.42	\$135,000	1965
	2301 Commonwealth 2301 Commonwealth	6/17	\$3,000,000	12,540	24	\$239.23	\$125,000	1959
Totals/Averages Comps			\$2,628,008	13,597	21	\$190.76	\$124,800	1961
811 Colquitt			\$1,350,000	6,100	10	\$221.31	\$135,000	1959
811 Colquitt								



# HOUSTON, TEXAS

## 2018 BACK ON TRACK



### REGION IN PERSPECTIVE

The City of Houston, the largest city in Texas and the fourth largest city in the United States, is located on the coastal prairies of southeast Texas and is home to a diverse array of industries and cultures. Houston is located in Harris County, the nation's third most populous county. The Houston region, officially designated as the Houston - Woodlands - Sugar Land Metropolitan Statistical Area (MSA), comprises Harris County and eight other counties: Austin, Brazoria, Chambers, Fort Bend, Galveston, Liberty, Montgomery, and Waller. The Houston MSA has a population of approximately 6,772,470 according to new U.S. Census Bureau estimates as of July 1, 2016. The nine county metropolitan area is the fifth-largest metropolitan area in the nation and covers 9,444 square miles. The most urbanized portions of the Houston area are in Harris County, the southern part of Montgomery County, and the eastern section of Fort Bend County. Houston is home to the tenth largest port in the world and is in close proximity to Mexico, a key trading partner. It has a temperate climate and an affordable cost of living.

Source: Greater Houston





Ever since its founding as a port city, Houston has been a dynamic international marketplace, attracting capital and people from all over the world. Today, Houston is the nation's fourth largest economy, and what Forbes calls "**America's next great global city.**"

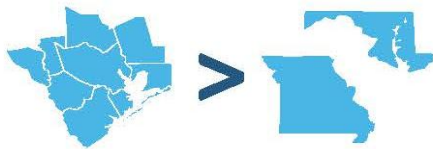
## ECONOMIC HIGHLIGHTS 2017

**6.9** million

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

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

Larger than Missouri or Maryland



Approximate number  
of city of Houston  
residents

**2.3**  
million

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

Houston MSA ranks

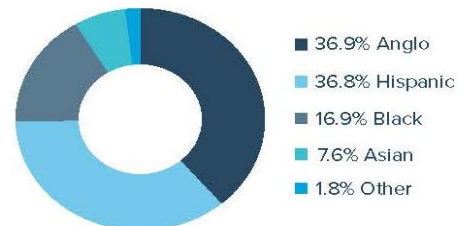
**4<sup>th</sup>**  
in number  
of Hispanics

**7<sup>th</sup>**  
in number  
of Blacks

**7<sup>th</sup>**  
in number  
of Asians

**Race/Ethnicity: Houston MSA**

Houston today mirrors the U.S. in 5 decades

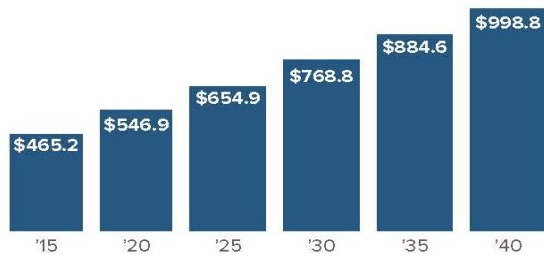


With a population of 2,303,482, according to estimates by the U.S. Census Bureau as of July 1, 2016, the population base includes a wide variety of racial and ethnic groups that give Houston a rich diversity and cosmopolitan feel. Among the nation's metropolitan areas, the Houston MSA ranked fourth in number of Hispanics (2,429,487), seventh in number of Blacks (1,122,767) and seventh in number of Asians (497,099), according to the Census Bureau's 2015 American Community Survey. Harris County covers 1,778 square miles, enough space to fit New York City, Philadelphia, Boston, Chicago, Seattle, Austin and Dallas, with room still to spare. At 655 square miles, the City of Houston is larger than six European countries, ranking just below Luxembourg and above Malta.

The City of Houston lies in three counties: Harris, Fort Bend and Montgomery. Harris County contains the bulk of the City of Houston with small portions of the city lying in Fort Bend and Montgomery counties. Houston is the county seat, or administrative center, of Harris County. Harris County contains all or part of 34 incorporated cities. The Houston MSA includes 124 incorporated communities.

Source: Greater Houston Partnership - Dec 2017

**If the MSA were an independent nation its economy would rank 24th largest in the world, behind Taiwan (\$523.0 billion), but ahead of**



Houston - The Woodlands - Sugarland MSA  
GDP forecast (\$ billions '09 constant dollars)  
Source: Perryman Group

**54.1** million  
Houston airport passengers in '17

global travelers **11.2** million  
domestic travelers **42.9** million

**182 nonstop destinations**

Since the dramatic fall of oil prices that occurred in late 2014, Houston's economy slowed significantly and grew at a lesser pace in 2015, 2016 and 2017 than its' average annual rate. Even though Houston's economy saw accelerated growth in 2017, it was well below Houston's potential. Future growth forecasts are promising as local economists forecast about 45,000 jobs or slightly more in 2018 and expect that number to

**\$192.2** billion

in trade was handled by the  
Houston-Galveston Customs Districts in '17

**\$83.0**

billion  
in imports (in '17)

**\$109.2**

billion  
in exports (in '17)

▪1000 Houston Firms Report Foreign Ownership

▪5,000+ Houston Companies are doing Business Abroad

▪90+ Nations have Consular Representation in Houston

▪Houston has the 3rd Largest Foreign Representation in the Nation

**20** foreign banks

are located in Houston from 10 nations

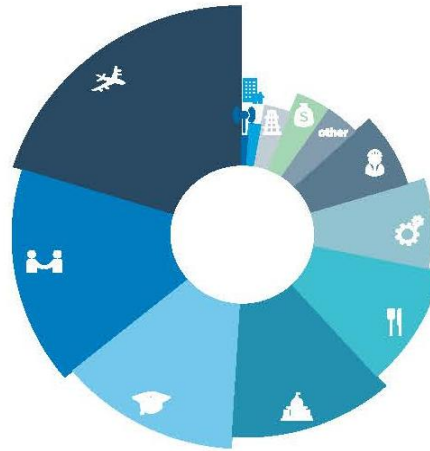
**15** foreign governments

maintain trade and commercial offices in Houston

**35 active foreign chambers of**

**GDP expected to more than double between '15 and '40**





## Industry Share of Houston MSA Employment

21.0%	Trade, Transportation, and Utilities
15.2%	Professional and Business Services
12.9%	Educational and Health Services
13.2%	Government
10.6%	Leisure and Hospitality
7.7%	Manufacturing
7.0%	Construction
3.4%	Other Services
3.2%	Finance and Insurance
2.9%	Mining and Logging (Upstream Energy)
1.8%	Real Estate and Rental and Leasing
1.0%	Information

Source: Texas Workforce Commission

As the energy capital of the world, Houston was brought along on a roller coaster ride. Despite the tumult that occurred in energy, Houston still managed to produce job growth primarily in industries dependent on population growth (e.g., public education, health care, leisure and hospitality). Job losses occurred primarily in sectors that include Houston's economic base (e.g., oil and gas, manufacturing).



## Houston has the largest export

▪Port of Houston Ranks 1st in import tonnage for 26 straight years

▪Port of Houston is the largest Gulf Coast container port

▪Port of Houston ranks 2nd in total tonnage for 24 straight years

▪The Texas Medical Center is the world's largest medical complex with \$3 billion in construction projects under

▪The Texas Medical Center has 50 million developed square feet

**Houston's strategic location and core strengths,** including an expanding healthcare sector, cutting-edge medical advancements, technological breakthroughs across industries and strong import/export trade activity (No. 1 US port in foreign tonnage), uniquely position it to play a vital role in meeting national and global market demands. Houston has and will continue to stand as a leader among U.S. metros and the world.

Source: Greater Houston Partnership - Dec 2017

# 2018 Economic Forecast

## Harvey, tax code changes may spur apartment demand

Houston's economy was jolted in August 2017 when Hurricane Harvey slammed the Texas Gulf Coast and dumped over 50 inches of rain over a three-day period. The event caused widespread flooding, destroying homes, businesses and infrastructure. Further, the historical rainfall totals caused supply chain interruptions, halted distribution logistics and shut down the Port of Houston, manufacturing plants and retail stores for at least a week. Houston area retail spending rose the week leading up to the event and then plummeted 58.7% the week after. The good news is that Houston's resiliency lead to an uptick in consumer spending within weeks after the event, mostly caused by area residents purchasing replacement items damaged by the storm.

### Houston Landlords are Bullish

Source: Houston Chronicle 1/24/18

Houston apartment landlords are bullish going into the new year amid an improving job market, lower supply pipeline and a post-Harvey environment in which many Houstonians flooded out of their homes are likely to remain renters.

- "The numbers of people moving back to homes is going to be much less than anticipated," multifamily analyst Bruce McClenny said Wednesday morning at an annual meeting of the Houston Apartment Association.
- McClenny estimates about 19,000 units were leased as a result of the devastating August hurricane. Several thousand could stay in apartments.
- A healthier job market in 2018 will bolster demand for rentals.
- When the price of oil was \$52 a barrel, Patrick Jankowski, senior vice president of research for the Greater Houston Partnership, forecast 45,500 jobs would be created this year. It closed Wednesday at \$65.61. "If oil prices stay above \$60 for two quarters, my forecast will be low," he said at the Galleria-area industry event.
- Camden Property Trust recently started construction on an apartment tower downtown after it had been delayed during the energy downturn. The company's CEO said Wednesday that





▪"When you double the standard deduction and limit mortgage deduction ... you have shifted the incentives for owning a home versus renting," Ric Campo said. "Doubling that creates more income for our residents."

▪Local apartment rents could grow as much as 2 percent this year, said McClenny, president of ApartmentData.com.

▪Despite low oil prices and an oversupply of rental units the last few years, the market fared reasonably well, said Cyrus Bahrami of Alliance Residential. "We didn't have a lot of foreclosures. We structured our deals better, with less leverage," Bahrami said, referring to the industry as a whole.

▪The market hit bottom in 2016 and began to turn around last year.

▪The hurricane damaged some 15,662 units and by year's end landlords saw an annual average of \$42 in rent growth as thousands of flooded homeowners leased apartments, McClenny said.

▪"We saw the concessions go away," said landlord John

**"When you double the standard deduction and limit mortgage deduction ... you have shifted the incentives for owning a home versus renting," Ric Campo said. "Doubling that creates more income for our residents."**

### **Demand Surge Puts Houston on Top in 4Q 2017**

**Houston was the nation's leader for apartment demand in the 4th quarter 2017 as a flurry of leasing activity following Hurricane Harvey drove up the metro's overall numbers. The big surge in demand provided a shot in the arm to an apartment market which had struggled over the past two years.**

**The number of occupied units in the Houston metro jumped by 13,755 in the final three months of 2017. Houston's demand figure was nearly three times that of the nation's #2 metro, Dallas, which absorbed 4,715 units in the quarter.**

**Houston's elevated demand volumes at the end of 2017 were bolstered by displaced residents turning to apartments for alternative housing. Coupled with the changes to the tax laws the incentive for home ownership in the 25 to 40 year age group has lost the appeal it once had. Millennials are increasingly lured by apartment living that gives them more**

# IN SUMMARY

The storm passed, businesses reopened, employees returned to work, and recovery efforts were underway. Houstonians started rebuilding their homes and replacing storm-damaged furniture and clothing. Families living in hotels and households without kitchens ate at local restaurants and cafés. Businesses took on contract workers to help with the cleanup. And wholesalers filled their warehouses and added to their payrolls to better serve the growing retail and construction trade.

Q4/17 proved to be the best fourth quarter on record for overall job growth in Houston. The region added 66,200 jobs the last three months of the year. 3 Construction, retail, restaurants, wholesale trade and employment services set records for job growth in the quarter. Granted, some of the Q4 job growth resulted from hiring that didn't occur in September being rolled into October. **But even if one subtracts anticipated September growth (10,000 jobs) from Q4/17, the region experienced its second best quarter on record.** Source: Greater Houston Partnership March 2018

## The Long-Term Outlook

The Perryman Group, a Texas-based economic and financial analysis firm, recently released its latest GDP, population and employment forecasts. The group expects the Houston metro area's GDP to grow at a compound annual growth rate (CAGR) of 3.1 percent from '15 to '40 and reach \$998.8 billion in '40. The fastest growing sectors during this period are projected to be in management of companies and enterprises (4.3 percent CAGR), administrative and support and waste management (4.0 percent), and health care and social assistance (3.9 percent). Houston will continue to account for approximately 30 percent of the state's GDP throughout the forecast period. The Perryman Group expects Texas' GDP to grow at an annual rate of 3.2 percent from '15 to '40, outpacing the U.S. rate of 2.7 percent. The firm sees Houston's population growing at a CAGR of 1.6 percent from '15 to '40, reaching 9.9 million in '40. Wage and salary employment is expected to increase 1.7 percent annually to 4.7 million in '40. The Houston metro area is forecasted to add 3.3 million residents and an additional 1.6 million jobs during this period, accounting for 28.0 percent of Texas' population growth and one-fourth of the state's employment creation.

Source: Greater Houston Partnership March 2018



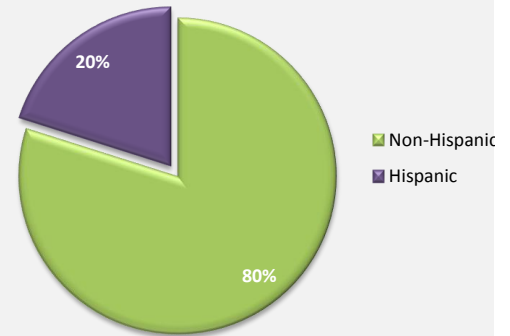
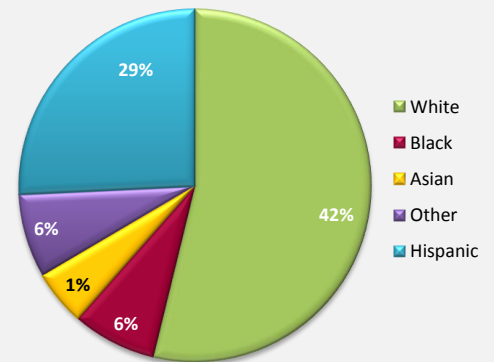
## SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections  
Calculated using Weighted Block Centroid from Block Groups

811 Colquitt • 811 Colquitt St. • Houston, TX 77006

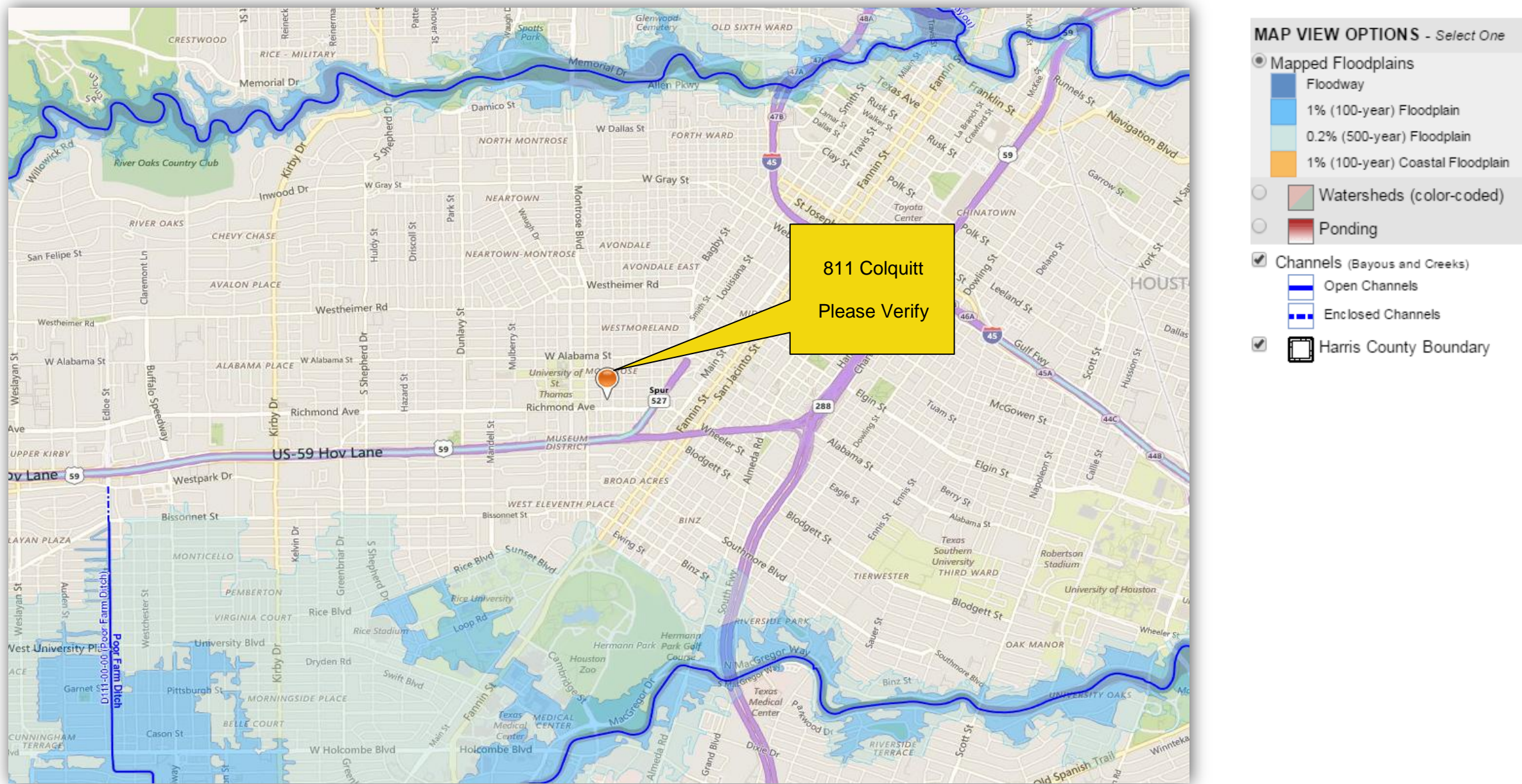
POPULATION	2015 Estimated Population	24,702	191,775	450,169
	2020 Projected Population	27,692	213,026	505,881
	2010 Census Population	21,704	165,734	399,013
	2000 Census Population	21,063	142,718	369,609
	Projected Annual Growth 2015 to 2020	2.4%	2.2%	2.5%
	Historical Annual Growth 2000 to 2015	1.2%	2.3%	1.5%
	2015 Median Age	36	34.8	34.9
HOUSEHOLDS	2015 Estimated Households	14,362	93,004	204,109
	2020 Projected Households	15,758	102,073	225,387
	2010 Census Households	12,322	76,934	174,970
	2000 Census Households	11,379	63,179	152,600
	Projected Annual Growth 2015 to 2020	1.9%	2.0%	2.1%
	Historical Annual Growth 2000 to 2015	1.7%	3.1%	2.3%
RACE AND ETHNICITY	2015 Estimated White	71.7%	59.8%	56.9%
	2015 Estimated Black or African American	10.8%	23.0%	22.4%
	2015 Estimated Asian or Pacific Islander	7.6%	9.8%	8.4%
	2015 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.4%
	2015 Estimated Other Races	9.5%	7.1%	11.9%
	2015 Estimated Hispanic	20.1%	16.8%	28.7%
INCOME	2015 Estimated Average Household Income	\$109,303	\$121,717	\$110,434
	2015 Estimated Median Household Income	\$73,446	\$86,992	\$79,907
	2015 Estimated Per Capita Income	\$63,967	\$60,281	\$50,655
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	4.1%	4.2%	8.0%
	2015 Estimated Some High School (Grade Level 9 to 11)	2.3%	5.2%	6.9%
	2015 Estimated High School Graduate	9.2%	11.5%	14.4%
	2015 Estimated Some College	15.6%	15.2%	16.1%
	2015 Estimated Associates Degree Only	3.0%	3.9%	3.9%
	2015 Estimated Bachelors Degree Only	31.2%	29.3%	26.0%
2015 Estimated Graduate Degree	34.6%	30.7%	24.7%	
BUSINESS	2015 Estimated Total Businesses	2,014	21,274	37,194
	2015 Estimated Total Employees	17,355	485,481	697,685
	2015 Estimated Employee Population per Business	8.6	22.8	18.8
	2015 Estimated Residential Population per Business	12.3	9.0	12.1

Ethnicity - 1 Mile Radius



Average Income Subject - 1 Mile Radius



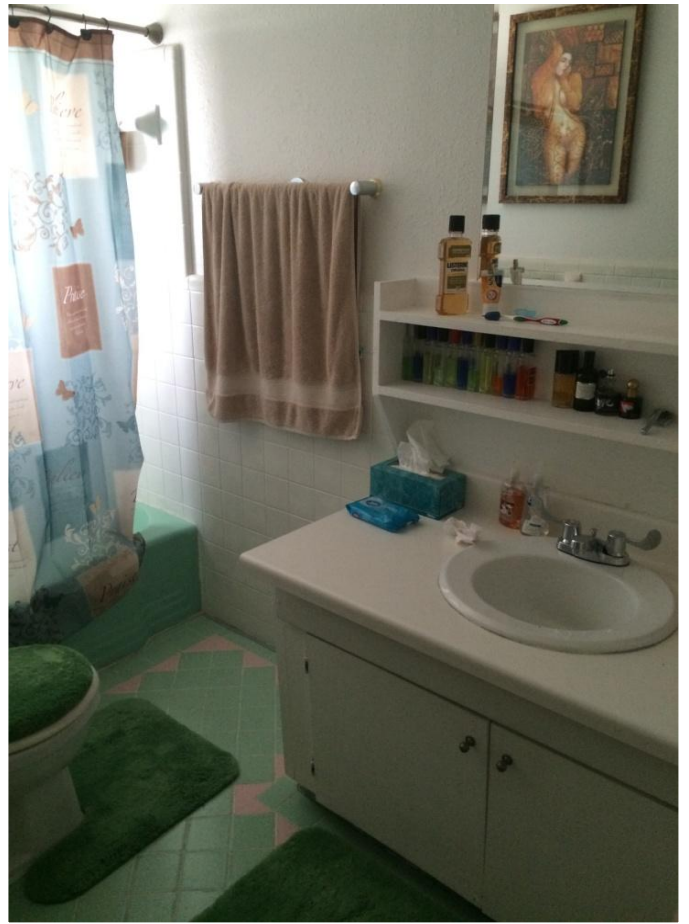


DISCLAIMER: The Harris County Flood Control District's Flood Education Mapping Tool is for general information purposes only and may not be suitable for legal, engineering or surveying purposes. The floodplains shown on this mapping tool are those delineated on the Federal Emergency Management Agency's (FEMA) effective Flood Insurance Rate Map (FIRM or floodplain map) for Harris County that was adopted in 2007, as well as updates that have been made through a Letter of Map Revision (LOMR) since 2007. This mapping tool is not an effective FIRM. The effective FIRM is produced, maintained and published by FEMA and not by the Harris County Flood Control District. Please visit FEMA's Map Service Center at [www.msc.fema.gov](http://www.msc.fema.gov) to view the effective FIRM for Harris County. For an official floodplain determination, please contact an insurance agent or mortgage lender. This map is a representation and approximation of the relative location of geographic information, land marks and physical addresses.













11-2-2015



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

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

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

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

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

KET ENTERPRISES INCORPORATED	0406902	<a href="mailto:TWILK4@KETENT.COM">TWILK4@KETENT.COM</a>	713-355-4646
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
TOM WILKINSON	0173897	<a href="mailto:TWILK4@KETENT.COM">TWILK4@KETENT.COM</a>	713-355-4646
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date