



23039 CANAL ROAD FEATURE SHEET

- New fixtures
 - New sink
- New paint on walls, doors, roof and outside patio
 - New faucets in kitchen and bathrooms
 - New carpet in whole house
 - New door knobs
 - New fans
 - New Lightings
 - New exhaust fan in kitchen
 - Brand new stove and dishwasher
 - Refrigerator
 - Granite countertops
 - Changed garage door
- New chandelier in family room and living room



6565 E WALLISVILLE ROAD FEATURE SHEET

- Local land Comps are comparable
 - Asking price is reasonable
- Room for Detention pond or use existing water pond for detention or retention
- Harris County has plans to widen and deepen Cedar Bayou (to help with flooding)
 - Harris County has plans to widen Wallisville road to Sjolander
 - Mineral rights are available, \$200K additional adder
- Several pipelines, (Equistar, DCP, Enterprise...) run thru the very north part of the property, East to West, (already have an inquiry for an additional pipeline)
 - 3 miles from new San Jacinto mall
 - 5 miles to Mt Belvieu
 - 26 miles to Minute Maid Park and Downtown
 - 30 miles to Hobby Airport
 - 35 to Reliant Stadium and Medical District
 - 39 miles to BW 8 Katy
 - 55 to Woodlands, I-45N@Research
 - 60 miles to Sugarland
- East I-10 just completed upgrades from BW 8 / Channelview / Uvalde area and upgraded 2 East I-10 bridges