

14702 GRANT ROAD

BUSINESS PARK | 12,400 SF ON 1 ACRE SITE

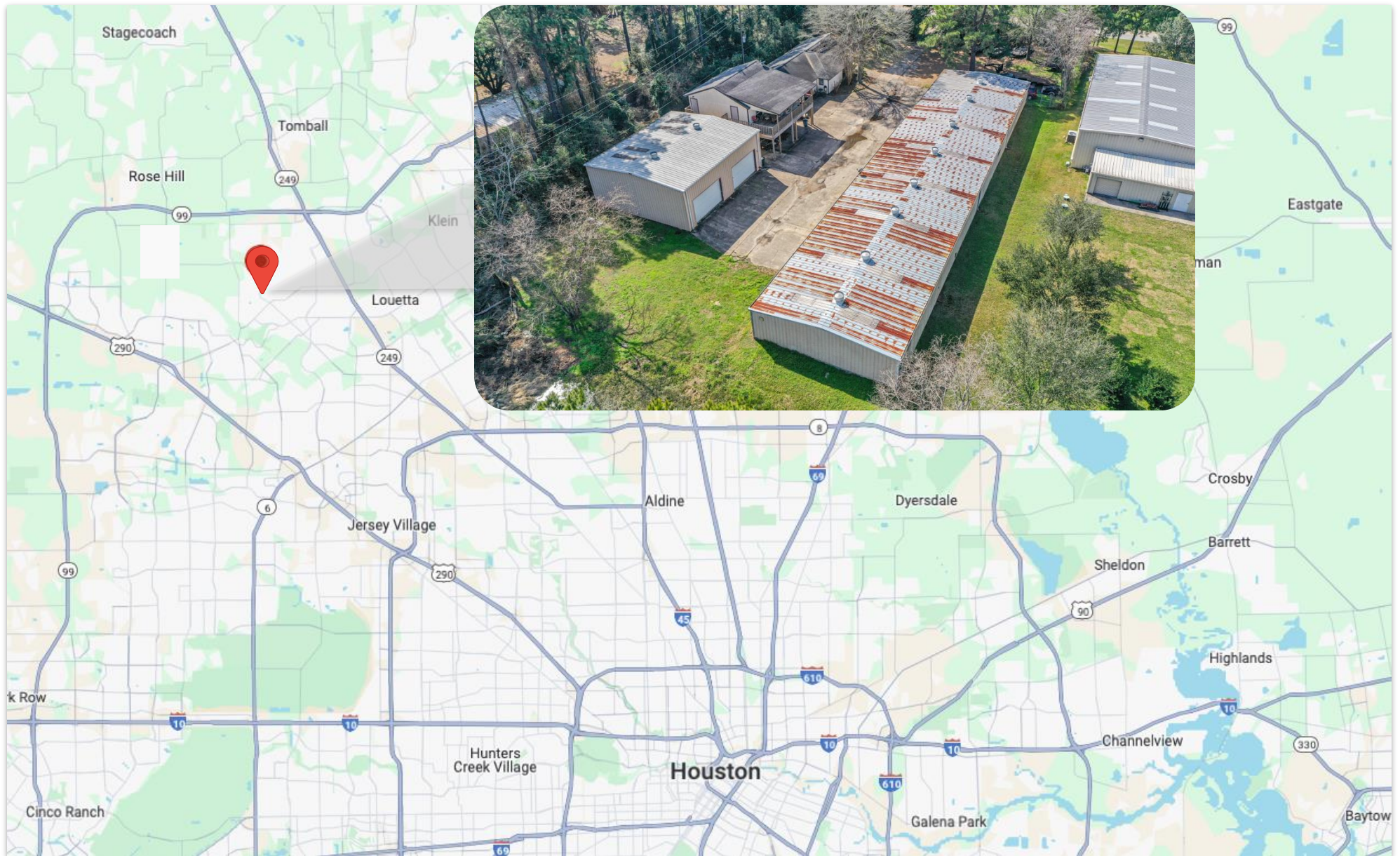
ATTRACTIVE OWNER FINANCING AVAILABLE



**11 UNITS | CURRENTLY MTM
UNDER MARKET RENTS**

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	Current Rents	Market
Building A	\$0	\$21,600
Building B	\$9,000	\$14,400
Building C	\$6,600	\$15,000
Building D	\$26,400	\$88,800
	\$42,000	\$139,800

	UNITS	SF	TYPE
Building A	1	1,800	SF Residence
Building B	1	1,200	SF Residence
Building C	1	2,000	Warehouse
Building D	8	7,400	Warehouse
	11	12,400	

Notes:

Monthly rental assumptions per building respectively:

Building A \$1,800

Building B \$1,200

Building C @ \$7.5 / SF

Building D @ \$7.5 / SF

Utilities:

1 electric meter services BLDG A,C,D and 1 meter services BLDG B. Sewer is an aerobic septic system at the back of the property. Water is provided by the city. All rents (Except BLD B) include all utilities.

Property Optimization:

Bring all units to market rent, implement RUBS for utilities recapture. Potentially charge CAM or NNN fee structure to property to recapture expenses.

* All building dimensions and SF are approximations, Buyer to verify actual information.

Expenses	
Insurance	\$15,000
Taxes	\$12,500
Electric	\$4,500
Water	\$250
Sewer	\$750
	\$33,000

Notes:

Well and septic require low maintenance. Water well was drilled in 2011. Septic requires an annual \$250 inspection.

Electric runs approximately \$350 / month. Insurance and 2025 property taxes are estimated.



Impression St

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PROPOSED OWNER-FINANCE STRUCTURE

Loan Type	Owner Finance
LTV	65.0%
Loan Balance	\$780,000
Equity (Down Payment)	\$420,000
Interest Rate	6.5%
Term (Years)	5-8 Years
Interest Only Period (Months)	60-96 Months
Amortization Period (Years)	25 Years
Estimated Monthly Payment (P&I)	\$5,250

This pricing summary is an example debt structure for reference. All terms and rates are negotiated by Buyer and Seller..



Information About Brokerage Services

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

11/2/2015

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.

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