Why Lease When You Can Own?

LOCATION:
- 11329-11435 N Sam Houston Parkway, East Hubmele, Texas 77396
- Located on 2 acres consisting of single story professional office buildings.
- Beltway 8 access and visibility.

PRICING:
Prices start at $175 psf based on a Building Standard Finish.

DESCRIPTION:
- Own your own free standing office buildings with direct exterior access to each unit.
- Designed and developed as a vehicle for businesses and professionals to build equity through the purchase of their own office space.
- Buildings are 1,200-1,375 square feet.
- Design your own floor plan and interior finishes.

Economic Cost of Owning Building

<table>
<thead>
<tr>
<th>Square Feet:</th>
<th>1,200</th>
<th>1,250</th>
<th>1,375</th>
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<tr>
<td>Sales Price PSF</td>
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<td>$175.00</td>
<td>$175.00</td>
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<tr>
<td>Cost</td>
<td>$210,000.00</td>
<td>$218,750.00</td>
<td>$240,625.00</td>
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<tr>
<td>Down Payment (10%)</td>
<td>$21,000.00</td>
<td>$21,875.00</td>
<td>$24,062.00</td>
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<tr>
<td>Loan Amount (90%)</td>
<td>$189,000.00</td>
<td>$196,875.00</td>
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<tr>
<td>Interest Rate</td>
<td>6.25%</td>
<td>6.25%</td>
<td>6.25%</td>
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<tr>
<td>Loan Term (Years)</td>
<td>25</td>
<td>25</td>
<td>25</td>
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<tr>
<td>PSF Loan Payment</td>
<td>$12.46 PSF</td>
<td>$12.46 PSF</td>
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<td>Monthly Loan Amount</td>
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<td>$1,298.72</td>
<td>$1,428.60</td>
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<td>Annual Loan Amount</td>
<td>$14,985.36</td>
<td>$15,584.64</td>
<td>$17,432.00</td>
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</table>

* Note: Loan terms will vary depending on Lender & Purchaser Agreements

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- Design your own floor plan and interior finishes.
Sunset Ridge Office Park

Project Overview

The Sunset Ridge Office Park is located on a 2-acre site consisting of single story professional office buildings designed to be purchased rather than leased.

Similar to other successful Houston area business park developments, the Sunset Ridge Office Park is compromised of freestanding office buildings with direct exterior access to each unit. The Sunset Ridge Office Park is thus tailored to and developed for professionals and businesses that desire to build equity through the purchase of their office space.

Project Location

Located in the rapidly growing Northeast Greater Houston Area at the intersection of Beltway 8 and Sunset Park Drive, the Sunset Ridge Office Park is adjacent to the Sunset Ridge residential community in the growing Humble, Texas market. The site is easily accessible and visible from the Beltway with traffic counts of over 100,000 cars per day (TXDOT 2006). Major retailers and restaurants such as Wal-Mart, Super Target, Walgreens, Starbucks, Chili’s, Sonic, Chic-Fil-A, and Taco Bell have opened locations in the area within the past 2 years and are just minutes away.

The area along the Northeast Corner of Beltway 8 has been one of the largest areas of growth in the Greater Houston Area over the past 3 years. From 2008 to 2010, an additional 21,000 homes will be built amongst 10 different residential neighborhoods within 3 miles of the Office Park. Over the next 3 years, an additional 1,000 apartment units are projected to be built within 3 miles of the site.

Rare Opportunity for Businesses

With such a unique concept that allows a business to own their office building for not much more than the cost of leasing office space, no other project in Northeast Houston rivals what the Sunset Ridge Office Park can offer. Owning an office building with direct frontage along Beltway 8 in one of the fastest growing areas of Houston provides a rare opportunity to build equity and invest in your businesses future.

Sales Information

The 1st phase of the Office Park will consist of 6 buildings to be completed in July 2008 with the 2nd phase to be completed in 2009. Fully customizable buildings are available for purchase and the interior floor plan can be designed to the space planning needs of your business. Buildings range in size from 1,200 square feet – 1,375 square feet in the 1st phase, and 2nd phase buildings can be customized to larger sizes as required by your business. Pricing for a turnkey office building is $175 per square foot with your custom floor plan.
Sunset Ridge Office Park

Sunset Ridge Office Park Development

Designed to attract the small business owner interested in building equity through the purchase of their office space, the Sunset Ridge Office Park features individual office buildings built with wood frame construction and beautiful interior finishes including tile entries and crown molding.

Ranging in size from 1,200 – 1,375 square feet in the 1st phase, each office makes up a “community” of office buildings overseen by an “Office Park Owner’s Association” that each building owner will be a member of. The Association’s monthly fees will cover landscape maintenance, electric for parking lot lights and irrigation controller, trash services, water and wastewater, capital reserves, liability insurance, and property taxes for the Common Areas. Each Buyer will purchase only their building, all other areas such as the parking lot, landscape areas between the buildings, and dumpster enclosures will be owned by the “Office Park Owner’s Association” so you can stay focused on running your business.

Each building will have the exterior look of a home with an interior feel of a business. Included in the turn-key price of your building is:

- Custom floor plan with ADA bathroom
- 9’ sheetrock ceilings
- HVAC system
- CAT 5e - voice and data cabling
- Kitchen with sink
- 10’ x 10’ storage area in attic

Purchase Procedure

1. Buyer to sign a “Letter of Intent” and deposit $5,000 to secure lot and start design development.
2. Meeting between Buyer, Seller, and Architect to design floor plan and finish-out requirements.
3. Seller to finalize pricing and draft Sales Contract for Buyer when design development complete.
4. Buyer to sign Contract with 20% down payment (less $5,000 deposit).
5. Buyer must provide Seller with financing pre-approval letter from Lender prior to commencement of construction.
6. Seller to commence construction and meet with Buyer for brick, paint, and other finish selections.
7. Seller and Buyer to walk building at 90% completion to draft punch list and schedule the closing date.
8. Close purchase per scheduled closing date.
Sunset Ridge Office Park

Shell Building:
1. Plans and specifications
2. Building permit and fees
3. Concrete slab, sidewalk, a/c pad
4. Exterior brick (front/sides) and siding (back)
5. 200-amp electric service to building, gas line sleeve for gas company tie-in
6. Roughed-in plumbing (waterline and sanitary sewer line) for restroom sink and toilet, and kitchen sink. Restroom to be ADA compliant.
7. Up to (10) windows – Low E, double-pane, insulated
8. All exterior wood framing
9. Front door – solid wood with ADA lock and hardware
10. Back door – wood framed metal door with dead bolt and hardware
11. Address plate installed on front of building
12. Roof – 30-year shingles with ridge vent and painted vent pipes
13. Front (1) and rear (1) building lights
14. Downspout and gutters
15. Exterior paint

Interior Finish-Out:
1. Plans and building permits
2. Custom floor plan with lobby, reception area, ADA bathroom, kitchen, and interior offices
3. 9’ sheetrock ceilings
4. Electric
   a. Electric breaker panel
   b. Interior wiring, switches, and outlets
      i. Light fixtures – (1) per room
      ii. Light switches – (1) per room
      iii. Duplex outlets – (3) per room, (1) in restroom, (4) in kitchen
      iv. Vent fan – (1) in restroom
      v. Wiring to hot water heater
5. Plumbing
   a. Hot and cold waterlines to bathroom and kitchen sinks
   b. Cold water line to refrigerator
   c. Cold water line to toilet
   d. Water lines from hot water heater in attic
   e. Sewer drain lines to bathroom and kitchen
   f. Vent pipes
6. Mechanical
   a. (1) 5-ton HVAC unit
   b. Thermostat
   c. Vents
   d. Ductwork
7. Voice/data cabling (CAT 5E)
8. (1) outlet per room except bathroom
9. Bathroom – ADA Compliant
   a. Toilet
   b. Grab bars
   c. Mirror
   d. Sink
   e. Faucet
10. Kitchen
    a. Sink
    b. Faucet
    c. Upper and lower cabinets (pre-finished white)
    d. Laminate countertop
    e. Waterline for refrigerator or coffee maker
11. Interior doors – 3’0” x 6’8” hollow-core with hardware
12. Lighting
    a. Interior – recessed cans or ceiling mount fixtures
    b. Exterior – (1) front and (1) back
13. Flooring
    a. Kitchen – VCT tile
    b. Bathroom – VCT tile
    c. Lobby/reception – Carpet or up to 6’ x 25’ of ceramic tile
    d. Offices/halls – Carpet
14. Trim
    a. Crown molding in lobby/reception (paint grade)
    b. 4” wood base (paint grade)
    c. Wood door and window trim (paint grade)
15. Attic door with ladder
16. 10’ x 10’ (¾”) plywood decking in attic for hot water heater and storage
17. Painted plywood mounted on wall for telephone system (as required)
18. 25-gallon electric hot water heater (installed in attic)
19. Landscape and irrigation
    a. Front flower bed
    b. Side and rear sod
    c. Irrigation
1,200 SF Shell

1,200 SF Option 1

1,200 SF Option 2

1,200 SF Option 3

30' x 40'
Lender Contact Information

1. Sandy Liebig - Lending Assistant
   Sterling Bank
   20045 Katy Freeway
   Katy, Texas 77450
   (Direct) 713-507-7103
   (Office) 713-952-3344
   sandy.liebig@banksterling.com

2. Fernando Parra – Executive V.P.
   Post Oak Bank
   2000 West Loop South, 20th Floor
   Houston, Texas 77027
   (Phone) 713-439-3900
   (Direct) 713-439-3925
   Fernando.parra@postoakbank.com

3. Judy Stienecker – V.P. Business Banking
   Compass Bank
   17950 FM 529
   Houston, Texas 77095
   (Phone) 713-867-2812
   (Cell) 832-788-2047
   judy.stienecker@compassbank.com

4. Downy Vickery - President & CEO
   Tradition Bank
   1515 South Grand Parkway
   Katy, Texas 77494
   (Office) 713-663-8487
   downy@traditionbank.com

5. Kristin Welch – Assistant V.P.
   Small Business Loan Source, LLC
   9801 Westheimer Rd., 11th Floor
   Houston, Texas 77042
   (Phone) 713-425-3921
   (Cell) 832-677-6926
   Kristin.welch@sbls.com
### Pop-Facts: Demographic Quick Facts Report

**Sunset Ridge**

Radius 1: 11411 N SAM HOUSTON PKWY E, HUMBLE, TX 77396-5903, aggregate  
Radius 2: 11411 N SAM HOUSTON PKWY E, HUMBLE, TX 77396-5903, aggregate  
Radius 3: 11411 N SAM HOUSTON PKWY E, HUMBLE, TX 77396-5903, aggregate

#### Description

<table>
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<th>Description</th>
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<th>0.00 - 5.00 miles</th>
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<tr>
<td>2014 Projection</td>
<td>1,451</td>
<td>32,798</td>
<td>87,547</td>
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<td>2009 Estimate</td>
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<td>26,117</td>
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<td>2000 Census</td>
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<td>1990 Census</td>
<td>520</td>
<td>6,957</td>
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<td>Growth 1990 - 2000</td>
<td>88.08%</td>
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<td>Households</td>
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<td>71.65%</td>
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<td>2009 Est. Population by Single Classification Race</td>
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<td>White Alone</td>
<td>428</td>
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<td>American Indian and Alaska Native Alone</td>
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<td>Some Other Race Alone</td>
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<td>2009 Est. Population Hispanic or Latino</td>
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<td>18,461</td>
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<td>2009 Tenure of Occupied Housing Units</td>
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<td>Owner Occupied</td>
<td>178</td>
<td>6,424</td>
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<td>Renter Occupied</td>
<td>37</td>
<td>998</td>
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<td>2009 Average Household Size</td>
<td>3.16</td>
<td>3.16</td>
<td>3.10</td>
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### 2009 Est. Households by Household Income

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<thead>
<tr>
<th>Description</th>
<th>0.00 - 1.00 miles</th>
<th>%</th>
<th>0.00 - 3.00 miles</th>
<th>%</th>
<th>0.00 - 5.00 miles</th>
<th>%</th>
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<tr>
<td>Income Less than $15,000</td>
<td>22</td>
<td>10.23</td>
<td>523</td>
<td>7.05</td>
<td>1,999</td>
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<tr>
<td>Income $15,000 - $24,999</td>
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<td>5.58</td>
<td>422</td>
<td>5.69</td>
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<td>5.58</td>
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<td>Income $35,000 - $49,999</td>
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<td>13.02</td>
<td>1,009</td>
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<td>Income $50,000 - $74,999</td>
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<td>Income $150,000 - $249,999</td>
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<td>1.40</td>
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<tr>
<td>Income $250,000 - $499,999</td>
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<td>1.71</td>
<td>295</td>
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<td>Income $500,000 and over</td>
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<td>0.47</td>
<td>15</td>
<td>0.20</td>
<td>47</td>
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### 2009 Est. Average Household Income

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<th>Description</th>
<th>Radius 1</th>
<th>%</th>
<th>Radius 2</th>
<th>%</th>
<th>Radius 3</th>
<th>%</th>
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<tbody>
<tr>
<td></td>
<td>$73,641</td>
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<td>$80,241</td>
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### 2009 Est. Median Household Income

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<th>Description</th>
<th>Radius 1</th>
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<th>Radius 2</th>
<th>%</th>
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<tbody>
<tr>
<td></td>
<td>$65,972</td>
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<td>$67,342</td>
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### 2009 Est. Per Capita Income

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<th>Description</th>
<th>Radius 1</th>
<th>%</th>
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<th>%</th>
<th>Radius 3</th>
<th>%</th>
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<tbody>
<tr>
<td></td>
<td>$17,143</td>
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<td>$23,889</td>
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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant __________________________ Date ___________

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.