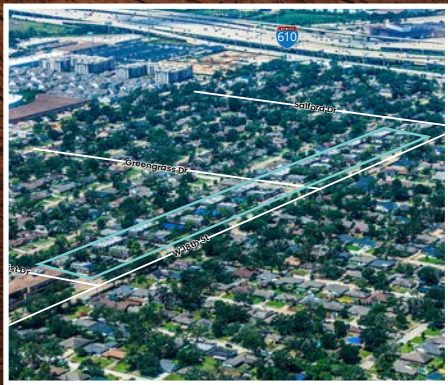
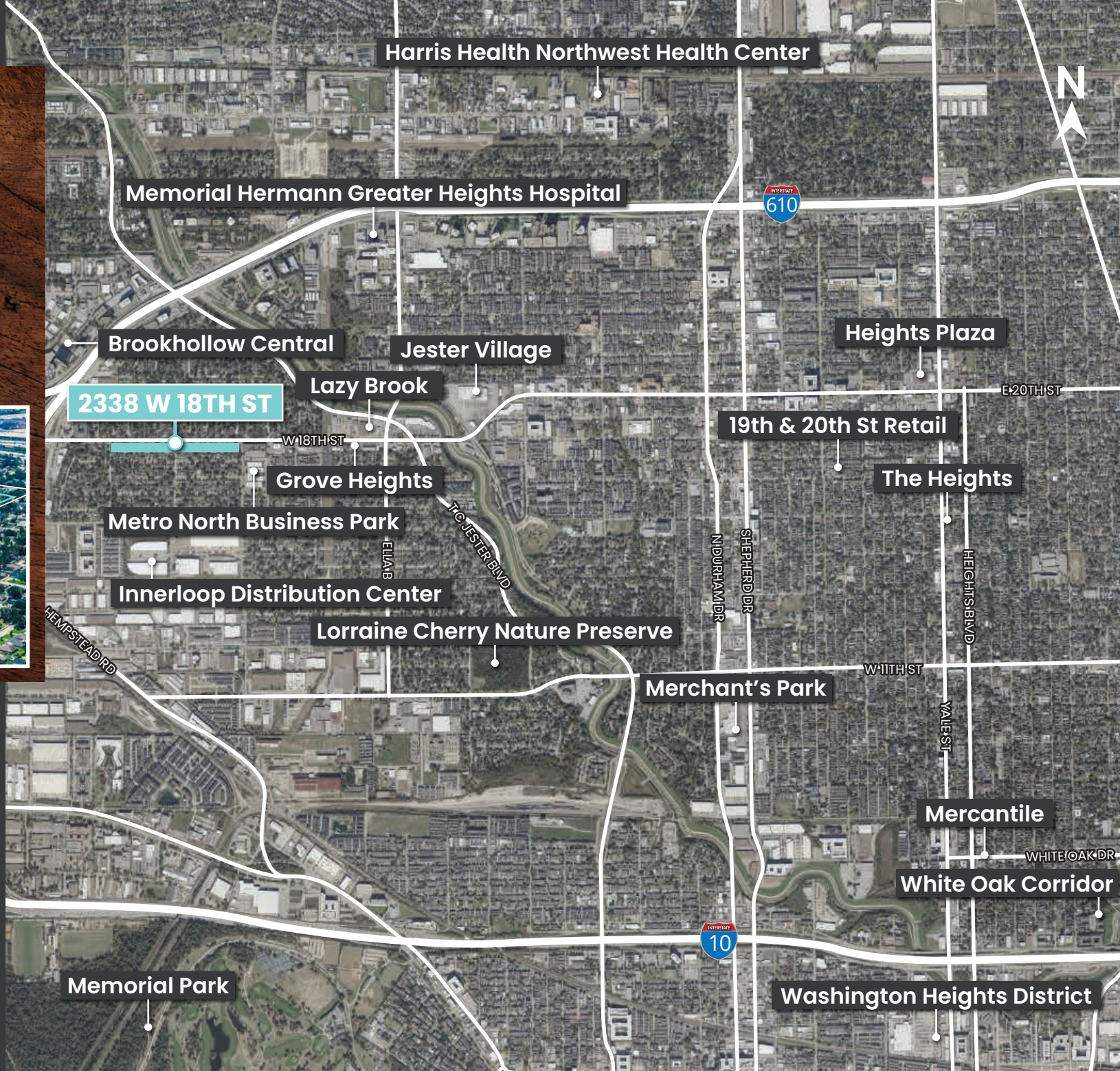


± 7.85
Acres



2338 W 18TH ST,
HOUSTON, TX
77008

NEWMARK



AVAILABLE FOR ACQUISITION AS EITHER A LAND OPPORTUNITY OR AN EXISTING APARTMENT INVESTMENT.

Exclusive Representation

EXCLUSIVE REPRESENTATION

Newmark has been exclusively retained to represent the Seller in the disposition of ±7.85 acres at 2338 W 18th St, Houston, TX 77008 (“Brittany Place”, “Property”, “Offering”). All inquiries about the Property should be directed to Newmark.

OFFERING PROCESS

- Property is being offered on an “all cash” basis to qualified purchasers.
- Prospective purchasers will have the opportunity to visit the Property through scheduled tours with Newmark. Please do not contact the on-site management directly.

OFFER REQUIREMENTS

Offers should be presented in the form of a non-binding Letter of Intent, and must include at least:

1. Asset Pricing
2. Due Diligence and Closing Timeframe
3. Earnest Money Deposit
4. Description of Debt/Equity Structure
5. Qualifications to Close

Purchase terms shall require cash to be paid at closing. Offers should be delivered to the attention of Dillon Mills & Matt Saunders via email.

FINANCING

For parties interested in receiving debt quotes, please contact our Debt & Structured Finance team, Tip Strickland, David Schwarz or Purvesh Gosalia. Newmark Capital Markets facilitates agency, life company, bank, bridge, and mezzanine financing options.

UNDERWRITING

For questions regarding the underwriting presented in this offering memorandum please contact Duncan Guinn at duncan.guinn@nmrk.com.

PROPERTY TOURS

To accommodate the Property’s ongoing operations, Newmark requests 24-hour advance notice to schedule a tour.

LAND SERVICES

Dillon Mills

dillon.mills@nmrk.com
M 713-254-3824

Chet Manning

chet.manning@nmrk.com
M 830-370-9853

INVESTMENT SALES

Matt Saunders

matt.saunders@nmrk.com
M 281-300-1468

Thomas Alleman

thomas.alleman@nmrk.com
M 713-305-3827

Russell Jones

russell.jones@nmrk.com
M 832-541-1499

Jonathan Powell

jonathan.powell@nmrk.com
M 512-810-1555

Carter Mizell

carter.mizell@nmrk.com
M 832-457-7843

Anthony Lukefahr

anthony.lukefahr@nmrk.com
M 713-823-8648

David Mitchell

david.mitchell@nmrk.com
M 713-503-2513

DEBT & STRUCTURED FINANCE

Tip Strickland

tip.strickland@nmrk.com
M 832-724-4288

Purvesh Gosalia

purvesh.gosalia@nmrk.com
M 313-570-5221

David Schwarz

david.schwarz@nmrk.com
M 713-412-9055

HOUSTON MULTIFAMILY CAPITAL MARKETS

1700 Post Oak Blvd, 2 BLVD Place, Suite 400, Houston, TX 77056

T 713 599 1800 | F 713 599 1801

nmrk.com

LAND SERVICES

Brittany Place Apartments

2338 W 18th St,
Houston, TX 77008



Executive Summary

Attractive Covered Land Play with Potential for 2-Phase Redevelopment

High Density Residential Permitted (Other Uses Restricted)

Rare Large Acreage, Inner-Loop Redevelopment Site



ADDRESS

2338 W 18th Houston, TX 77008

SIZE

± 7.85 acres

UTILITIES

City of Houston

JURISDICTION

City of Houston

ZONING

None

FLOOD PLAIN

None

DETENTION

Required On Site

TAX RATE

2.014811%

SCHOOL DISTRICT

Houston ISD

ACCESS/VISIBILITY

W 18th St, Greengrass Dr, and Seamist Dr

POTENTIAL USES

Residential

OWNERSHIP

BPA HM Houston, LLC

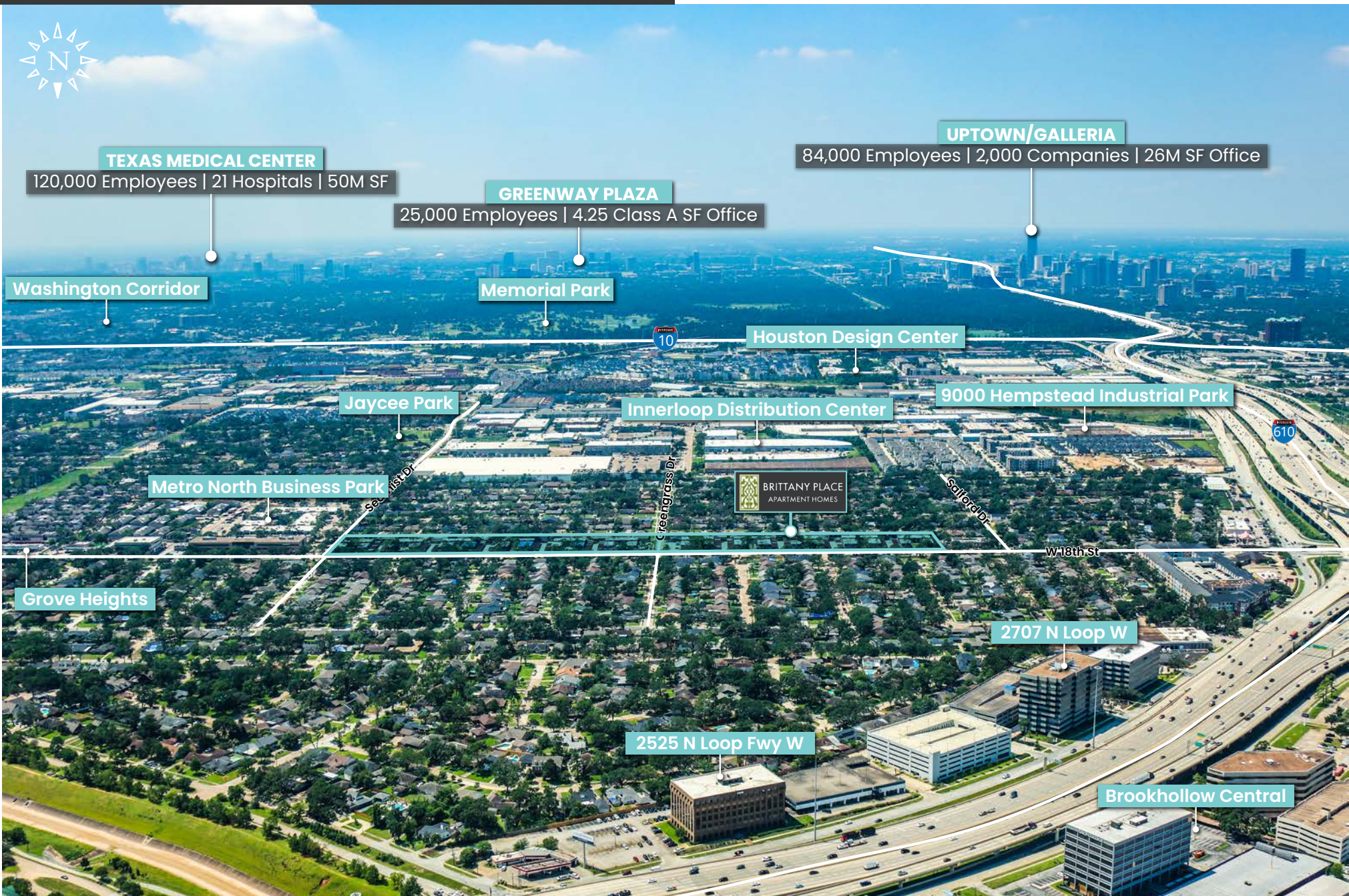
APN

925290000001

LEGAL

LTS 1 THRU 16 BLK 6 & LTS 3 THRU 16 BLK 1; TIMBERGROVE MANOR SEC 13; TIMBERGROVE MANOR SEC 14

Aerial View



TEXAS MEDICAL CENTER
120,000 Employees | 21 Hospitals | 50M SF

GREENWAY PLAZA
25,000 Employees | 4.25 Class A SF Office

UPTOWN/GALLERIA
84,000 Employees | 2,000 Companies | 26M SF Office

Washington Corridor

Memorial Park

Houston Design Center

Jaycee Park

Innerloop Distribution Center

9000 Hempstead Industrial Park

Metro North Business Park

BRITTANY PLACE
APARTMENT HOMES

Grove Heights

W 18th St

2707 N Loop W

2525 N Loop Fwy W

Brookhollow Central

Aerial View



CENTRAL BUSINESS DISTRICT

150,000 Employees | 3,000+ Businesses | 51M SF of Office Space

The Heights

Jester Village

Lazy Brook

2150 W 18th St

Metro North Business Park

Grove Heights

Innerloop Distribution Center

BRITTANY PLACE
APARTMENT HOMES

2727 N Loop W

Brookhollow Central

BRITTANY PLACE APARTMENTS

2338 W 18TH ST, HOUSTON, TX 77008

Existing Utilities:

- Water
 - » 24" water line on south side of West 18th Street (transmission line – City does not allow connection to transmission lines)
 - » 8" water line on west side of Greengrass Drive
 - » 12" water line on west side of Seamist Drive
- Sanitary Sewer
 - » 18" sanitary sewer line on south side of West 18th Street
 - » 12" sanitary sewer line in Greengrass Drive right of way
- Storm Drain
 - » 24" storm drain on south side of West 18th Street, upsizing to a 30" towards the intersection of West 18th Street and Seamist Drive.

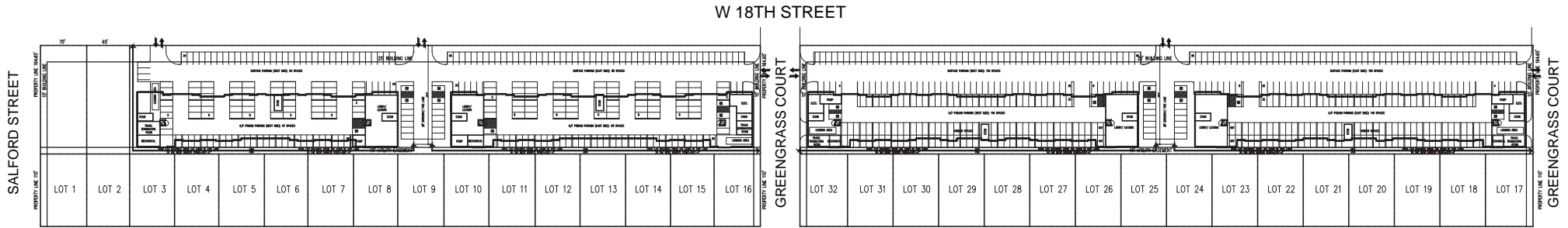
Floodplain:

- Both tracts are located outside of the mapped 100 and 500 year floodplains

Stormwater Detention Requirements and Other Potential Site Constraints:

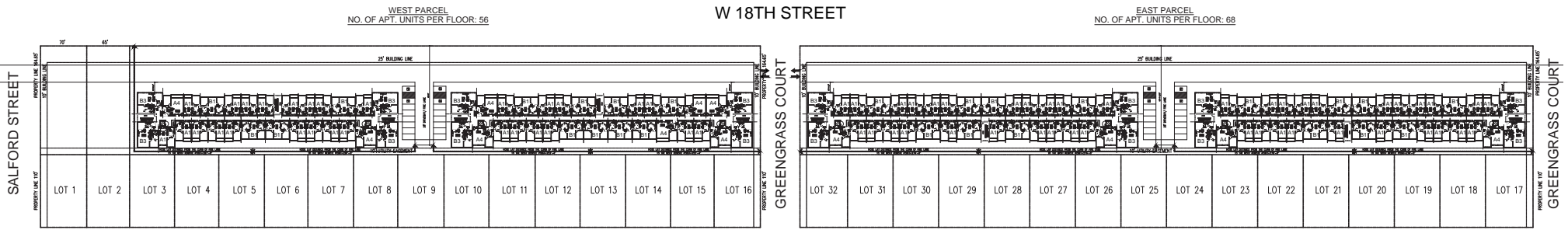
- Please reach out to Broker.

Potential Site Plan - 4 Over 1 Podium



24050 BRITTANY PLACE APARTMENTS REDEVELOPMENT CONCEPT PLANS (NEWMARK)
 GROUND FLOOR PLAN
 DATE: AUGUST 20, 2024
 EDI INTERNATIONAL PC.

SCHEME-4 PODIUM

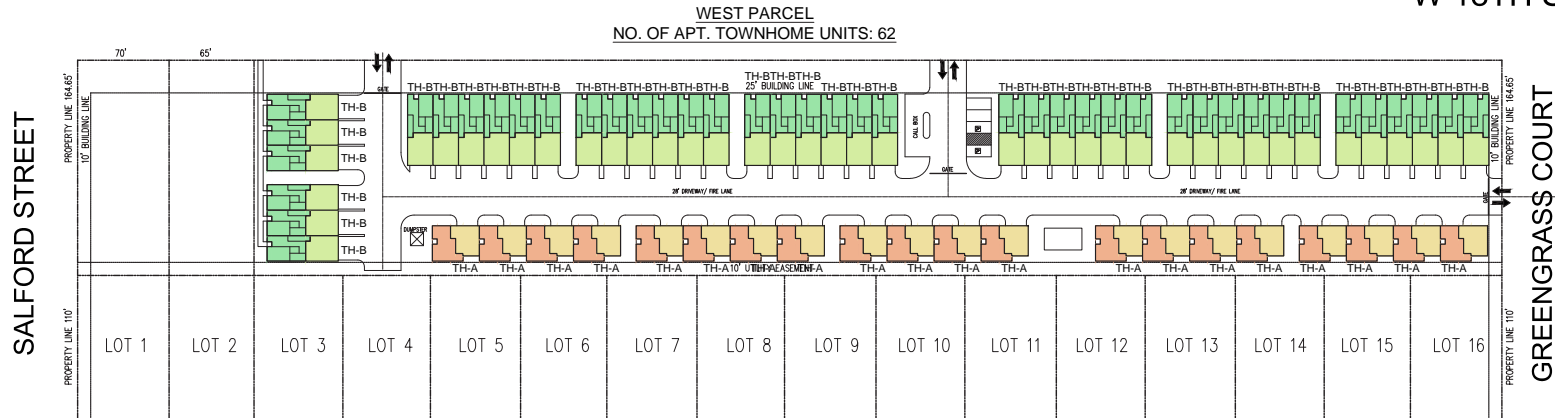


24050 BRITTANY PLACE APARTMENTS REDEVELOPMENT CONCEPT PLANS (NEWMARK)
 TYPICAL FLOOR PLAN
 DATE: AUGUST 20, 2024
 EDI INTERNATIONAL PC.

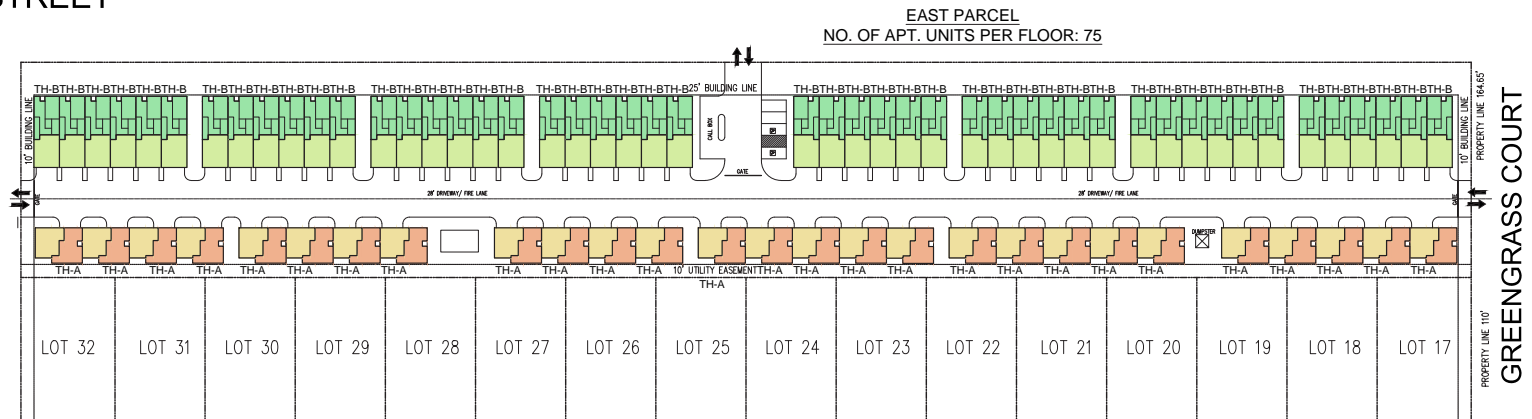
	WEST PARCEL	EAST PARCEL	TOTALS/AVG
UNITS	224	272	496
AVERAGE UNIT SIZE	900	870	885
ACRES	3.61	4.196	7.806
UNITS/ACRE	62	66	64

Potential Site Plan - Townhome

W 18TH STREET



W 18TH STREET



24050 BRITTANY PLACE APARTMENTS REDEVELOPMENT CONCEPT PLANS (NEWMARK)
TYPICAL FLOOR PLAN
DATE: AUGUST 04, 2024
EDI INTERNATIONAL PC.

Heights & I-10 Key Locations

MERCANTILE

3.4 MI

MELANGE CREPERIE
CLOUD 10 CREAMERY
LOCAL FOODS
IMPECCABLE PIG
LULULEMON
ST LO BOUTIQUE
THE GYPSY WAGON
CHUBBIES HOUSTON
RYE 51
MARINE LAYER
WARBY PARKER

WHITE OAK CORRIDOR

4.2 MI

ONION CREEK COFFEE
PHO BINH HEIGHTS
BB'S CAFE
RITUAL
LITTLE WOODROWS IN THE HEIGHTS
FITZGERALD'S
BARNABY'S
TACOS A GO-GO
COLTIVARE PIZZA
HAPPY FATZ
REVIVAL MARKET
BETTER LUCK TOMORROW
OBSIDIAN THEATER

19TH & 20TH STREET

1.7 MI

MELLOW MUSHROOM	HEB
KA SUSHI	SPORTS CLIPS
HOGS & DONUTS,	UPS
SMOOTHIE KING	COAMERICA
FAT CAT CREAMERY	VENUS HAIR
CANE ROSSO	BBVA COMPASS
SNOOZE	HEIGHTS WATERWORKS
ROCKET FARM	KROGER
TORCHY'S TACOS	AVEDA SALON
ALLI'S PIZZERIA	WALGREEN'S
KRAFSTMEN	CVS
COLLINA'S	PROPER
MENCHIES	HEIGHTS THEATER
HAROLD'S	MOODY ICE

WASHINGTON CORRIDOR

5.0 MI

EL TIEMPO CANTINA	CYCLONE ANAYA'S	FUEGO'S SALOON	CVS
COCO'S CREPES	MIYAKO SUSHI	VELVET TACOS	FED EX
CLUTCH BAR	LAURENZO'S	W. GRILL MARGARITAS	JOY YOGA CENTER
KUNG FU SALOON	LAREDO TAQUERIA	EL REY TAQUERIA	COST PLUS
CONCRETE COWBOY	PEARL BAR	POLLO CAMPERO	CADILLAC BAR
PINK'S PIZZA	UNDERDOG'S PUB	SALT GRASS STEAK HOUSE	SOMA SUSHI
LINCOLN BAR	ZOE'S KITCHEN	THE SPAGUETTI WESTERN ITALIAN CAFE	JAX GRILL
ATLAS PUB	FIVE GUYS	LUPE TORTILLA	BUFFALO WILD WINGS
DAISY DUKE'S HOUSTON			

HIKE & BIKE TRAIL

2.7 MI

WASHINGTON HEIGHTS DISTRICT

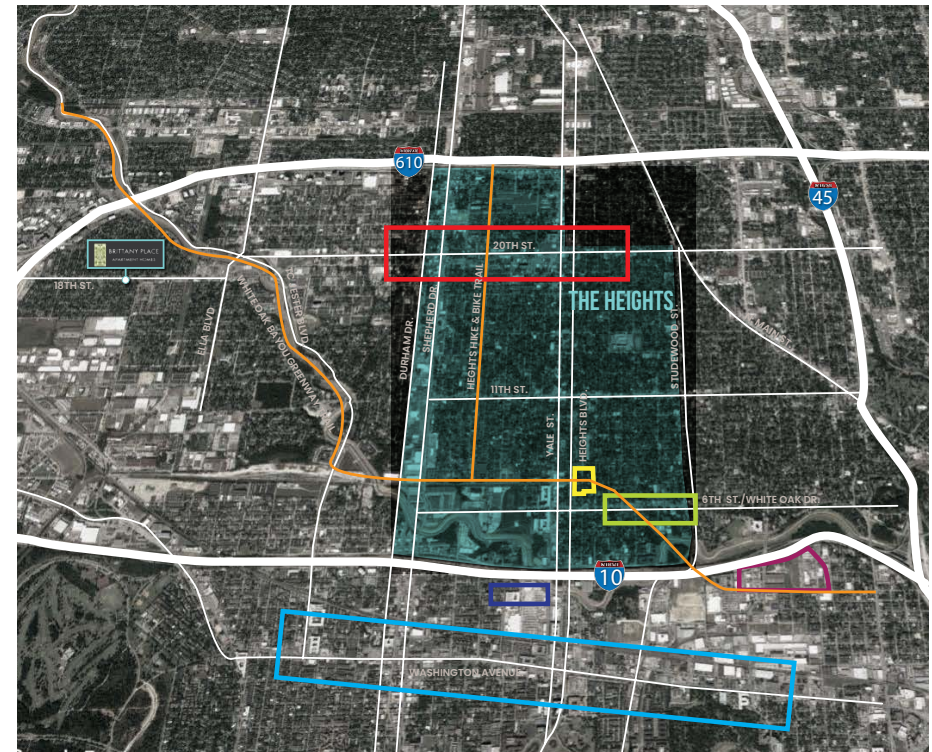
4.1 MI

BRADLEYS FINE DINER	WALMART
CHIPOTLE	GNC
CORNER BAKERY	VERIZON
FUNKY CHICKEN	SPORTS CLIPS
JERSEY MIKE'S	CHASE
STARBUCKS	DOCTOR EXPRESS
SALATA	ECO-CLEANERS
TACO CABANA	IDEAL IMAGE
U-SWIRL	KOKO FIT CLUB
WHICH WICH	NAIL TIME

SAWYER HEIGHTS VILLAGE

4.8 MI

CHICK-FIL-A	ANTARAMA'S ART SUPPLIES
PANDA EXPRESS	AMEGY BANK
SOUTHWELLS	STAPLES
CHILI'S	AT&T
KROGER	PETSMART
TARGET	



INVESTMENT SALES

Brittany Place Apartments

2338 W 18th St,
Houston, TX 77008



Executive Summary

Excellent Opportunity to Implement a Full Value-Add Program

Strong Surrounding Area Demographics

Immediate Access to Several of Houston's Major Thoroughfares



ADDRESS
2338 W 18th Houston, TX 77008

AVG UNIT SIZE
766 SF

TERMS
All Cash

MARKET RENT
\$1,018

SUBMARKET
Brookhollow/Northwest Crossing

OCCUPANCY
87%

STYLE
Garden

ACRES & DENSITY
7.85 acres | 30.07 units/acre

OF UNITS
236

PARKING
346 total spaces

NET RENTABLE AREA
341,833 SF

HOUSTON ISD
Sinclair Elementary School
Black Middle School
Waltrip High School

YOC
1969

UNIT MIX

Unit Designation	Unit Description	Units	% Type	Unit SF	Mkt Rent/ Unit/ Mo	Mkt Rent/ SF/ Mo	Total SF	Monthly Market Total	Annual Market Total
1AGc	1-BEDROOM / 1-BATHROOM	132	61.7%	694	\$907	\$1.31	91,608	\$119,710	\$1,436,520
1AZg	1-BEDROOM / 1.5-BATHROOM	14	6.5%	887	\$1,155	\$1.30	12,418	\$16,170	\$194,040
2BGg	2-BEDROOM / 1.5-BATHROOM	68	31.8%	887	\$1,206	\$1.36	60,316	\$82,040	\$984,480
Totals/Averages		214	100.0%	768	\$1,018	\$1.33	164,342	\$217,920	\$2,615,040

Excellent Opportunity to Implement a Full Value-Add Program

Brittany Place Value-Add Potential

Current Unit Scope	Potential Upgrade Scope
White Appliances	Stainless Steel Appliances
Formica Countertops	Granite Countertops
Original White Cabinets	Upgraded Modern Cabinets with Pulls
Carpet with Wood Flooring in Kitchen	New Vinyl Wood Flooring Throughout
Original Lighting and Plumbing Fixtures	Upgraded Lighting and Plumbing Fixtures
No Backsplash	Kitchen Tile Backsplash
Overmount Sink	Undermount Sink

Brittany Place currently contains 100% classic units which include white appliances, formica countertops, original white cabinets, carpet with wood flooring in the kitchen, original lighting and plumbing fixtures, etc.

A potential buyer has the opportunity to implement a full value-add program on all units in order to help bridge the \$339 rent gap between Brittany Place and nearby rent comparables.

A potential upgrade scope would include stainless steel appliances, granite countertops, upgraded modern cabinets with pulls, new vinyl wood flooring throughout, upgraded lighting and plumbing fixtures, kitchen tile backsplash, and undermount sinks.



Strong Surrounding Area Demographics

	1 MILE	3 MILES	5 MILES
Population Growth (2010-2024)	36.8%	25.7%	22.5%
Population Growth (2024-2029)	1.1%	4.1%	3.9%
Average Household Income (2024)	\$138,852	\$171,905	\$149,291
Average Household Income Growth (2024-2029)	14.4%	13.1%	12.9%
Average Home Value (2024)	\$514,253	\$593,866	\$635,635,364
White Collar Jobs	79.7%	79.6%	73.8%



Houston Heights

Home Values Up To \$2.69M

Garden Oaks

Home Values Up To \$2.45M

Oak Forest

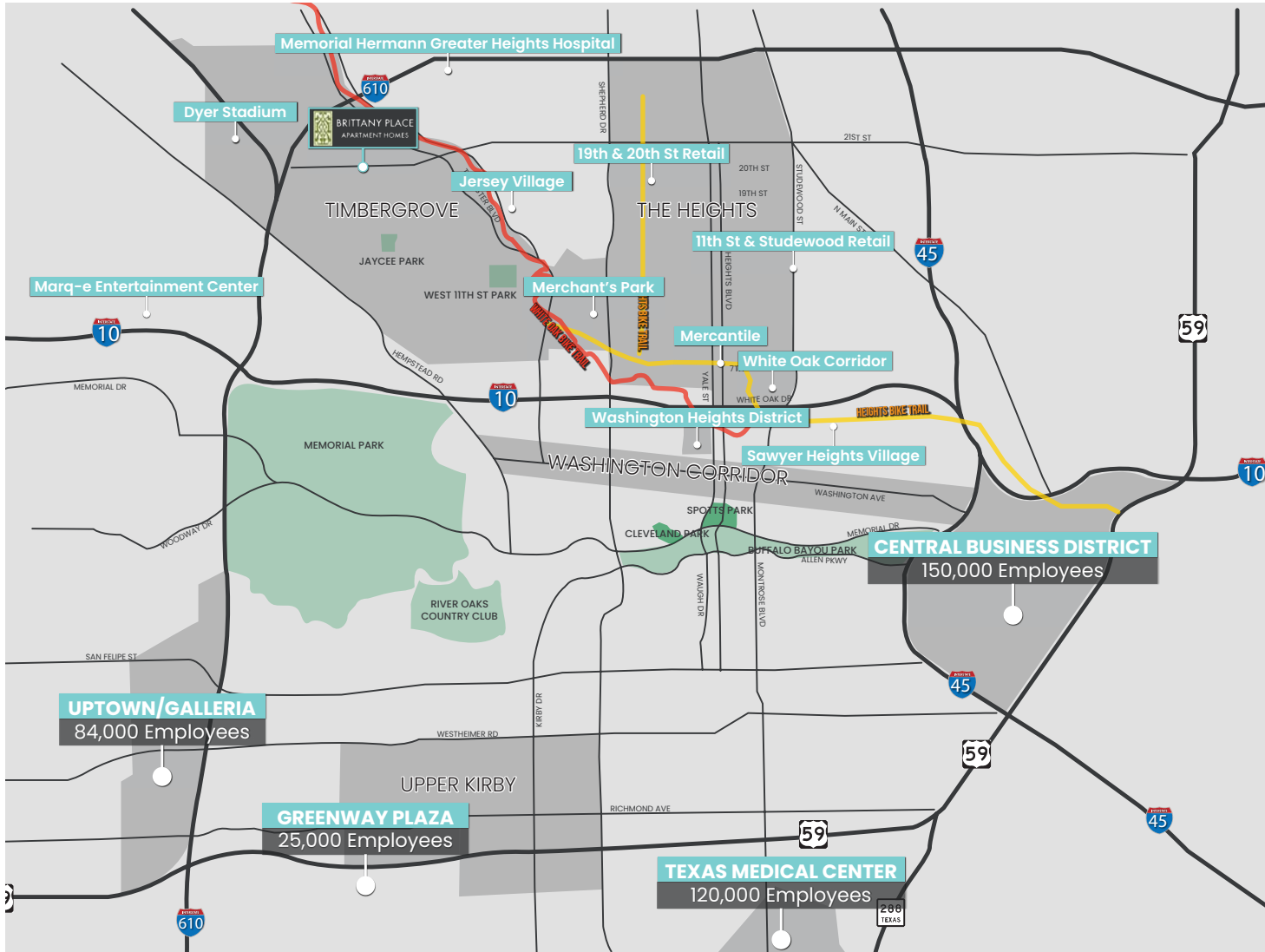
Home Values Up To \$1.98M

Timbergrove Manor

Home Values Up To \$1.92M

Immediate Access to Several of Houston's Major Thoroughfares

Brittany Place is conveniently located near three of Houston's largest thoroughfares including I-610 (0.25 mi), U.S. 290 (0.50 mi), and I-10 (1.5 mi), providing easy access to several of Houston's major employment centers including Downtown, Texas Medical Center, Greenway Plaza, Energy Corridor, and the Galleria.



DISTANCE TO HOUSTON'S KEY EMPLOYMENT CENTERS

6 MILES
Galleria/Uptown
82,000 employees

9 MILES
Central Business District
150,000 employees

9 MILES
Greenway Plaza
25,000 employees

12 MILES
Texas Medical Center
120,000 employees

Unique Timbergrove/Heights Neighborhood Location & Culture

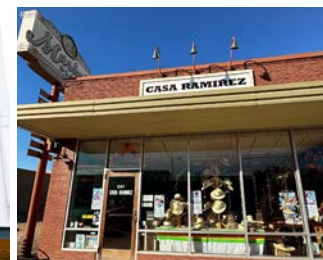


The Property is located within Timbergrove which is adjacent to two of Houston's most vibrant areas, the Heights and the Washington Corridor, while also featuring improved accessibility and a more suburban feel.

Proximity to one of the most vibrant retail scenes in Houston with numerous boutique mom-and-pop shops as well as local, highly rated restaurants.

The Houston Heights is the oldest neighborhood in Houston and Texas' earliest planned community. It was incorporated as its own city in 1896 and annexed by the City of Houston in 1918. As Houston has grown around the Heights, the neighborhood has retained much of its unique characteristics and charm.

In recent decades, the Heights has surged in popularity, which has driven home values up to among the priciest in Houston. Young professionals and empty nesters alike are drawn to the unique lifestyle the neighborhood offers. The walkability, the abundant mom-and-pop shops, the distinct architecture, and the proximity to downtown all make for a living experience unlike any other in Houston.



Major Area Employment Centers

Central Business District

- 150,000 employees | 9 Fortune 500 companies
- Major employers (number of employees) include Chevron (8,000), Chase Bank (4,695), KBR (3,175), Deloitte (1,960), Kinder Morgan (1,850), CenterPoint Energy (1,803), Hess Corporation (1,870), United Airlines (1,840), Accenture (1,800) and Wells Fargo (1,695)
- Home to Minute Maid Park (Houston Astros) and Toyota Center (Houston Rockets)
- Contains 1.2 million square foot George R. Brown Convention Center

Texas Medical Center

- World's largest medical complex
- 120,000 Employees - More people than Exxon, Apple, or Google
- 1,345 Acres - TMC is the eighth-largest business district in the country - right after Philadelphia and Seattle
- 7.2 Million Visits Per Year - More than the populations of Los Angeles, Houston, and San Francisco—combined
- 18 Miles of Public and Private Streets

Uptown/Galleria

- 14th largest business district in the US
- 82,000 employees
- Five million square feet of retail space and more than 1,000 stores
- The Galleria hosts 26 million visitors annually, making it the number one shopping and tourist attraction in Houston



Property Details

CONSTRUCTION DETAILS

STYLE

Garden

BUILDINGS

33 two-story residential buildings, 1 leasing office, 1 maintenance shop, 6 laundry rooms

FOUNDATION

Concrete slab

EXTERIOR WALLS

Brick, slat shingles

ROOF SYSTEM

Flat

FLOOR COVERINGS

Vinyl flooring, carpet in bedrooms

PAVING

Asphalt

PIPING

Galvanized

WIRING

Pigttailed CO/ALR

MECHANICAL SYSTEMS

ELECTRICAL

Individually metered

WATER

Sub-metered

HVAC

Individual climate controlled units

HOT WATER

6 boilers

FIRE EXTINGUISHERS

236 units plus laundry rooms

GAS

Allocated by usage

PARKING

OPEN SPACES

110

RESERVED/COVERED SPACES

236

HANDICAP SPACES

2

TOTAL PARKING SPACES

346, 1.47 spaces/unit



Property Details



FEES & DEPOSITS

APPLICATION FEE
\$50

ADMINISTRATIVE FEE
\$100

SECURITY DEPOSIT
1 B - \$150, 2 B - \$250

PET FEE
\$150

PET DEPOSIT
\$150

PET RENT
\$20/pet

PET LIMITATIONS
2 pets max, 50 lbs, breed-restricted

PERSONNEL OVERVIEW

MANAGER
1 full-time

LEASING CONSULTANT
1 full-time

MAINTENANCE SUPERVISOR
1 full-time

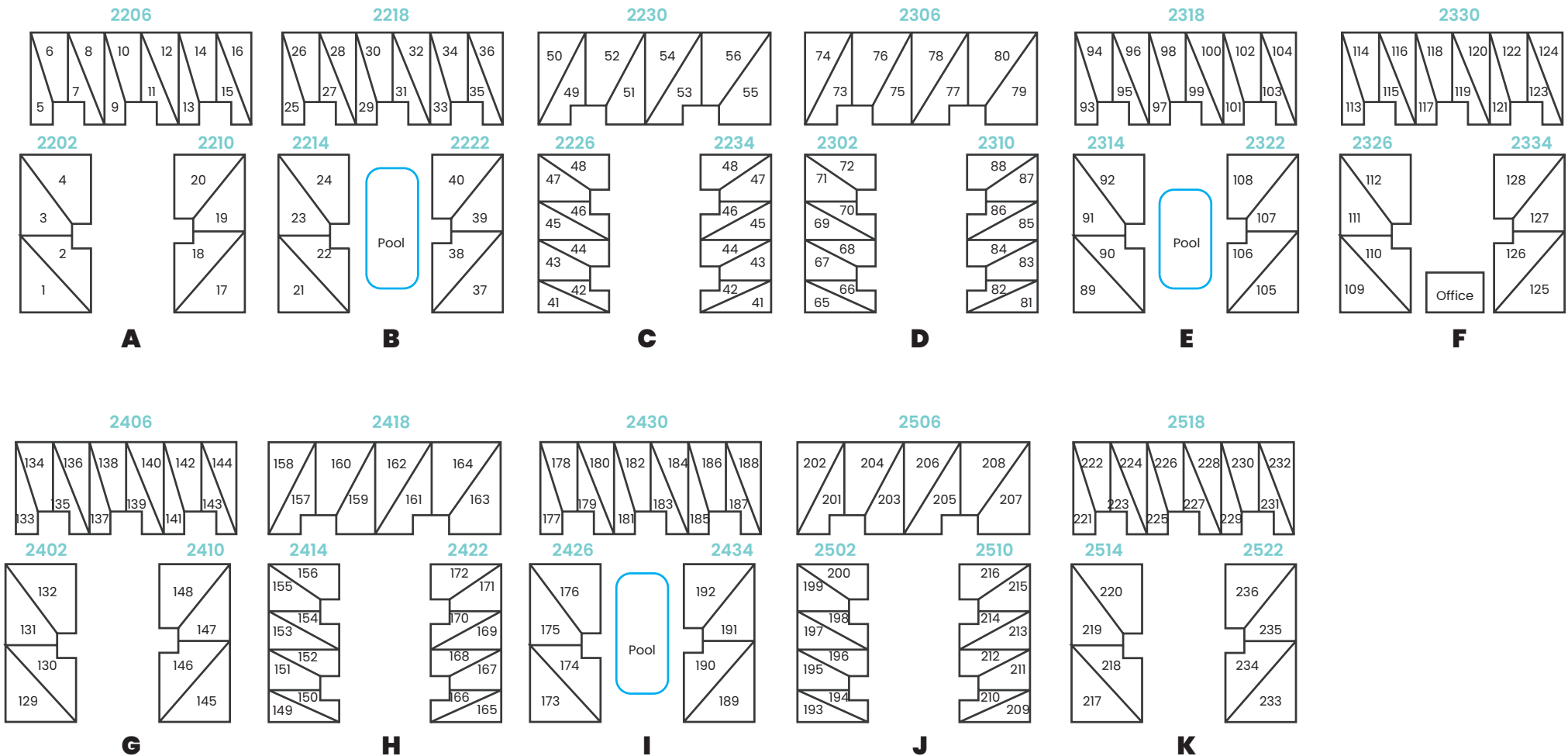
PORTER
1 full-time

HOUSEKEEPER
1 full-time

MAKE READY
1 full-time

TOTAL EMPLOYEES
6 full-time

Site Plan



Community Amenities

- Three Pools
- Door-to-Door Mail Delivery
- Assigned Covered Parking
- Laundry Center



Interior Features

- Spacious Closets
- Large Patios & Balconies
- Pet-Friendly Living



Rent Comparables

#	PROPERTY	YOC	OCCUPANCY	UNIT TYPE	# OF UNITS	TOTAL NRA	AVG. SF	MARKET	MARKET	EFFECTIVE	EFFECTIVE	EFF. RENT	EFF. RENT
								RENT	RENT PSF	RENT	RENT PSF	DELTA (Comp vs. Subject)	PSF DELTA (Comp vs. Subject)
1	Grove at White Oak	1985	96%	1-Bed	104	72,384	696	\$1,526	\$2.19	\$1,526	\$2.19	\$660	\$0.98
				2-Bed	52	41,600	800	\$1,924	\$2.41	\$1,924	\$2.41	\$908	\$1.26
				Total/Avg.	156	113,984	731	\$1,659	\$2.27	\$1,659	\$2.27	\$743	\$1.08
2	Dominion at Oak Forest	1975	92%	1-Bed	56	39,816	711	\$1,513	\$2.13	\$1,513	\$2.13	\$647	\$0.92
				2-Bed	79	87,137	1,103	\$1,608	\$1.46	\$1,608	\$1.46	\$592	\$0.31
				Total/Avg.	135	126,953	940	\$1,569	\$1.67	\$1,569	\$1.67	\$653	\$0.48
3	Bend at Oak Forest	1979	90%	Efficiency	52	24,960	480	\$939	\$1.96	\$939	\$1.96	N/A	N/A
				1-Bed	52	28,704	552	\$1,060	\$1.92	\$1,060	\$1.92	\$194	\$0.71
				2-Bed	240	211,200	880	\$1,231	\$1.40	\$1,231	\$1.40	\$215	\$0.25
				3-Bed	48	58,080	1,210	\$1,459	\$1.21	\$1,459	\$1.21	N/A	N/A
				Total/Avg.	392	322,944	824	\$1,198	\$1.45	\$1,198	\$1.45	\$282	\$0.27
4	La Serena	1970	95%	1-Bed	98	69,384	708	\$912	\$1.29	\$912	\$1.29	\$46	\$0.08
				2-Bed	174	169,824	976	\$1,201	\$1.23	\$1,201	\$1.23	\$185	\$0.08
				3-Bed	51	66,300	1,300	\$1,500	\$1.15	\$1,500	\$1.15	N/A	N/A
				Total/Avg.	323	305,508	946	\$1,161	\$1.23	\$1,161	\$1.23	\$245	\$0.04
5	Castlewood	1972	96%	1-Bed	98	68,600	700	\$923	\$1.32	\$923	\$1.32	\$57	\$0.11
				2-Bed	196	194,824	994	\$1,205	\$1.21	\$1,205	\$1.21	\$189	\$0.07
				3-Bed	40	55,000	1,375	\$1,465	\$1.07	\$1,465	\$1.07	N/A	N/A
				Total/Avg.	334	318,424	953	\$1,153	\$1.21	\$1,153	\$1.21	\$238	\$0.02
6	Colonial	1961	93%	1-Bed	78	48,360	620	\$1,165	\$1.88	\$1,062	\$1.71	\$196	\$0.50
				2-Bed	78	60,840	780	\$1,315	\$1.69	\$1,208	\$1.55	\$192	\$0.40
				Total/Avg.	156	109,200	700	\$1,240	\$1.77	\$1,135	\$1.62	\$220	\$0.44
TOTALS/ AVERAGES		1974	94%	Efficiency	52	24,960	480	\$939	\$1.96	\$939	\$1.96	N/A	N/A
				1-Bed	81	327,248	673	\$1,171	\$1.74	\$1,155	\$1.71	\$289	\$0.50
				2-Bed	137	765,425	935	\$1,307	\$1.40	\$1,297	\$1.39	\$280	\$0.24
				3-Bed	46	179,380	1,291	\$1,476	\$1.14	\$1,476	\$1.14	N/A	N/A
				Total/Avg.	316	1,297,013	867	\$1,266	\$1.46	\$1,255	\$1.45	\$339	\$0.26
SUBJECT	Brittany Place	1969	87%	1-Bed	146	104,026	713	\$931	\$1.31	\$866	\$1.21		
				2-Bed	68	60,316	887	\$1,206	\$1.36	\$1,016	\$1.15		
				Total/Avg.	214	164,342	768	\$1,018	\$1.33	\$915	\$1.19		

* Subject rents and occupancy are based on the current rent roll and may not tie to the financials

Rent Comparables



GROVE AT WHITE OAK



DOMINION AT OAK FOREST



BEND AT OAK FOREST



LA SERENA AT SPRING BRANCH



CASTLEWOOD



COLONIAL

Information on Brokerage Services

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.

Southwest Residential Partners, Inc. dba Newmark 456477 aimee.hawthorne@nmrk.com 713-425-5430

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DESIGNATED BROKER'S NAME	LICENSE NO.	EMAIL	PHONE

AGENT'S SUPERVISOR'S NAME	LICENSE NO.	EMAIL	PHONE

SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

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Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of Brittany Place Apartment Homes - 2338 W 18th St, Houston, TX 77008 (the "Property") by 'Ownership' (the "Seller").

OFFERING MEMORANDUM

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (September 2024) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with a party any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

RESEARCH

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