

VIN REALTY

FOR SALE

VIN REALTY
6100 Corporate Dr. #180
Houston, TX, 77036
832-782-4690

Monkey Joe's
parties play

THE COMMONS AT THE PARKWAY

2530 S Eldridge Parkway
Houston, TX, 77077

THE COMMONS AT THE PARKWAY

Monkey Joe's PARTY BIG. PLAY GREAT.

Lasagna House

Bank of America

VISHALA GROCERY
INDO-PAK GROCERY

Ashford Pub

bestbrains
LEARNING CENTER

Red Sky Hookah Lounge

Cappadocia
LOUNGE & GRILL

Delicate Dental

JEMIMA EVENTS VENUE

ONE STOP SMOKE SHOP

Alvand Bakery

Star Nail & Spa
281-589-9990

SAMA CAFE
MEDITERRANEAN CUISINE

FAME 1.25 CLEANERS

PRICE **\$ 26,856,609.20**

NET OPERATING INCOME **\$ 2,014,245.69**

CAP RATE **7.50%**

PRICE PER SF **\$245.50/SF**

Building Size **109,405 SF**

Land Area **424,231 SF**

Occupancy **91.14%**

Year Build **1985**

Year Renovation **2025**

NET OPERATING INCOME

INCOME

| | |
|---------------------|----------------|
| Gross Rental Income | \$1,792,297.20 |
| Expense Recovery | \$751,431.17 |
| Water | \$27,900.00 |
| Signs | \$6,900.00 |

TOTAL INCOME **\$2,578,528.37**

OPERATING EXPENES

| | |
|------------------------------|--------------|
| Taxes | \$295,700.49 |
| Insurance | \$62,800.00 |
| HOA | \$28,718.72 |
| Electricity | \$16,463.47 |
| Water | \$70,000.00 |
| Maintenance | \$48,000.00 |
| Landscaping & Trash services | \$28,800.00 |
| Management Fee | \$13,800.00 |

TOTAL EXPENSES **\$564,282.68**

NET OPERATING INCOME **\$2,014,245.69**

THE COMMONS AT THE PARKWAY | RENT ROLL

| NO. | SUITE | TENANT NAME | SF | % OF BUILDING | LEASE START | LEASE EXPIRED | BASE RENT | RENT/SF | NNN | TOTAL |
|---------------|---------------------------------|--|----------------|----------------|-----------------------|--------------------------|------------------------------|----------------------|------------------------------|----------------------------|
| 1 | 13302-5-250/ 13304/13306-100 | The United States of America Social Security Services | 25,708 | 23.50% | 9/1/2023 | 8/31/2038 | \$ 675,613.20 | \$ 26.28 | \$ 334,851.17 | \$1,010,464.37 |
| 2 | 13306-200 | VACANT | 2,200 | 2.01% | | | \$ - | \$ - | | \$0.00 |
| 3 | 13306-400 | Lasagna House | 7,529 | 6.88% | 9/31/2001 | 8/31/2027 | \$ 122,100.00 | \$ 16.22 | \$ 35,244.00 | \$157,344.00 |
| 4 | 13308-100 | Ashford Pub | 3,460 | 3.16% | 5/6/2011 | Month to Month | \$ 56,052.00 | \$ 16.20 | \$ 12,456.00 | \$68,508.00 |
| 5 | 13308-400 13310-100 | Red Sky Hookah Lounge | 3,230 | 2.95% | 3/25/2025 | 4/30/2031 | \$ 56,976.00 | \$ 17.64 | \$ 17,280.00 | \$74,256.00 |
| 6 | 13310-150 | One Stop Smoke Shop | 2,000 | 1.83% | 2/1/2023 | 1/31/2026 | \$ 36,000.00 | \$ 18.00 | \$ 10,800.00 | \$46,800.00 |
| 7 | 13310-200 | Game Room | 2,000 | 1.83% | 2/1/2017 | 7/31/2026 | \$ 48,000.00 | \$ 24.00 | \$ 14,400.00 | \$62,400.00 |
| 8 | 13316-200 | Delicate Dental Care | 1,200 | 1.10% | 8/1/2003 | Month to Month | \$ 26,352.00 | \$ 21.96 | \$ 4,320.00 | \$30,672.00 |
| 9 | 13316-300 | Star Nail & Spa | 1,600 | 1.46% | 1/27/2025 | 1/27/2030 | \$ 25,920.00 | \$ 16.20 | \$ 9,600.00 | \$35,520.00 |
| 10 | 13312-100 | Best Brains | 1,400 | 1.28% | 2/1/2015 | 1/31/2027 | \$ 25,224.00 | \$ 18.02 | \$ 8,460.00 | \$33,684.00 |
| 11 | 13318-100 13318-200 | Caribbean Food Restaurant | 3,280 1,440 | 3.00% 1.32% | 4/1/2022 4/1/2022 | 3/31/2027 3/31/2027 | \$ 59,040.00 \$ 25,920.00 | \$ 18.00 \$ 18.00 | \$ 19,680.00 \$ 8,760.00 | \$78,720.00 \$34,680.00 |
| 12 | 13318-300 | Alvand Bakery | 1,500 | 1.37% | 6/1/2019 | 2/1/2030 | \$ 28,200.00 | \$ 18.80 | \$ 8,100.00 | \$36,300.00 |
| 13 | 13314 13316-100 | Vishala Grocery | 5,000 2,400 | 4.57% 2.19% | 7/2/2014 10/1/2020 | 10/31/2025 10/31/2025 | \$ 63,000.00 \$ 30,240.00 | \$ 12.60 \$ 12.60 | \$ 21,000.00 \$ 10,080.00 | \$84,000.00 \$40,320.00 |
| 14 | 13316-300 | Monkey Joe's | 24,560 | 22.45% | 9/1/2021 | 8/31/2026 | \$ 235,776.00 | \$ 9.60 | \$ 147,360.00 | \$383,136.00 |
| 15 | 13320-200 | VACANT | 4,900 | 4.48% | | | \$ - | \$ - | | \$0.00 |
| 16 | 13320-400 | Jemima Event Venue | 4,900 | 4.48% | 8/1/2019 | 4/3/2028 | \$ 92,904.00 | \$ 18.96 | \$ 34,200.00 | \$127,104.00 |
| 17 | 13320-350 | \$1.25 Dry Cleaners | 2,400 | 2.19% | 1/2/2018 | 12/31/2028 | \$ 43,200.00 | \$ 18.00 | \$ 11,040.00 | \$54,240.00 |
| 18 | 13320-300 | VACANT | 2,698 | 2.47% | | | \$ - | \$ - | | \$0.00 |
| 19 | 13320-100 | Sama Café | 6,000 | 5.48% | 11/15/2024 | 11/14/2029 | \$ 120,000.00 | \$ 20.00 | \$ 43,800.00 | \$163,800.00 |
| 20 | Parking Lot | Bank of America -ATM | 0 | 0.00% | 11/30/2023 | 11/30/2038 | \$ 21,780.00 | | | \$21,780.00 |
| TOTALS | | | 109,405 | 100% | | | \$ 1,792,297.20 | | \$ 751,431.17 | \$2,543,728.37 |

- 1) The landlord did not perform the NNN reconciliation. The average current NNN is \$3.60/SF, which is significantly lower than the current market NNN in the area, ranging from \$7.20 to \$9.60/SF
- 2) Monkey Joe's is owned by the landlord.
- 3) Ashfor Pub & Delicate Dental Care would like to execute the lease admendment before closing.

THE COMMONS AT THE PARKWAY | EXPENSES RECOVERY



| NO. | SUITE | TENANT NAME | NNN | SIGN | WATER | DEPOSIT |
|---------------|---------------------------------|--|------------------------------|--------------------|----------------------------|-----------------------------|
| 1 | 13302-5-250/ 13304/13306-100 | The United States of America Social Security Services | \$ 334,851.17 | \$ 1,200.00 | \$ 3,600.00 | |
| 2 | 13306-200 | VACANT | | | | |
| 3 | 13306-400 | Lasagna House | \$ 35,244.00 | \$ 480.00 | | \$ 10,600.00 |
| 4 | 13308-100 | Ashford Pub | \$ 12,456.00 | \$ 900.00 | \$ 300.00 | \$ 4,498.00 |
| 5 | 13308-400 13310-100 | Red Sky Hookah Lounge | \$ 17,280.00 | \$ 900.00 | \$ 1,800.00 | \$ 9,000.00 |
| 6 | 13310-150 | One Stop Smoke Shop | \$ 10,800.00 | | \$ 600.00 | \$ 4,000.00 |
| 7 | 13310-200 | Game Room | \$ 14,400.00 | | | \$ 12,000.00 |
| 8 | 13316-200 | Delicate Dental Care | \$ 4,320.00 | \$ 720.00 | | \$ 2,196.00 |
| 9 | 13316-300 | Star Nail & Spa | \$ 9,600.00 | \$ 300.00 | \$ 2,100.00 | \$ 5,000.00 |
| 10 | 13312-100 | Best Brains | \$ 8,460.00 | \$ 600.00 | \$ 900.00 | \$ 2,617.00 |
| 11 | 13318-100 13318-200 | Caribbean Food Restaurant | \$ 19,680.00 \$ 8,760.00 | | \$ 1,800.00 \$ 1,800.00 | \$ 12,050.00 \$ 2,900.00 |
| 12 | 13318-300 | Alvand Bakery | \$ 8,100.00 | \$ 900.00 | \$ 1,200.00 | \$ 3,010.00 |
| 13 | 13314 13316-100 | Vishala Grocery | \$ 21,000.00 \$ 10,080.00 | \$ 900.00 | \$ 2,400.00 \$ 1,200.00 | \$ 6,750.00 |
| 14 | 13316-300 | Monkey Joe's | \$ 147,360.00 | | | |
| 15 | 13320-200 | VACANT | | | | |
| 16 | 13320-400 | Jemima Event Venue | \$ 34,200.00 | | \$ 3,000.00 | \$ 11,433.00 |
| 17 | 13320-350 | \$1.25 Dry Cleaners | \$ 11,040.00 | | \$ 3,600.00 | \$ 5,000.00 |
| 18 | 13320-300 | VACANT | | | | |
| 19 | 13320-100 | Sama Café | \$ 43,800.00 | | \$ 3,600.00 | \$ 2,500.00 |
| 20 | Parking Lot | Bank of America -ATM | | | | |
| TOTALS | | | \$ 751,431.17 | \$ 6,900.00 | \$ 27,900.00 | \$ 93,554.00 |

THE COMMONS AT THE PARKWAY | RENTAL INCREASES

| SUITE | TENANT NAME | DATE | RENT/SF | ANNUAL RENT | BUMPS OPTIONS |
|---------------------------------|--|---|----------|------------------------------|-----------------|
| 13302-5-250/ 13304/13306-100 | The United States of America Social Security Services | 9/1/2031-8/31/2038 | \$ 35.82 | \$ 920,871.64 | 1-13 Years |
| 13306-400 | Lasagna House | | | | 1-10 years |
| 13308-400 13310-100 | Red Sky Hookah Lounge | 3/26/2028-4/30/2031 | \$ 18.52 | \$ 59,820.00 | |
| 13310-150 | One Stop Smoke Shop | | | | 1-3 Years |
| 13310-200 | Game Room | 8/1/2025-7/31/2026 | \$ 24.00 | \$ 48,000.00 | 1-3 Years |
| 13316-300 | Star Nail & Spa | | | | 1-5 Years |
| 13312-100 | Best Brains | | | | 1-5 Years |
| 13318-100 13318-200 | Caribbean Food Restaurant | | | | 1- 5 Years |
| 13318-300 | Alvand Bakery | | | | 1-5 Years |
| 13316-300 | Monkey Joe's | | | | 1-5 Years |
| 13320-400 | Jemima Event Venue | | | | 1- 5 Years |
| 13320-350 | \$1.25 Dry Cleaners | 1/1/2026-12/31/2028 | \$ 19.80 | \$47,520.00 | 1-10 Years |
| 13320-100 | Sama Café | 1/16/2028-11/15/2029 | \$ 22.00 | \$ 132,000.00 | 1-5 Years |
| Parking Lot | Bank of America -ATM | 1/1/2028-11/30/2033 12/1/2033-11/30/2038 | | \$ 22,869.00 \$ 24,002.88 | 2-5 Years |

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 832-782-4690

Social Security Administration

Vacant

Lasagna House

Ashford Pub

Red Sky Hookah

One Stop Smoke

Game room

Delicate Dantal

Star Nails & Spa

Best Brians

Caribbean Food

Alvand

Vishala Grocery

Monkey Joe's

Vacant

Jemima Event

\$1.25 Dry Cleaners

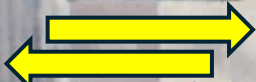
Vacant

Sama Cafe

| | | |
|-----------|---------------------------|-----------|
| 13306-100 | Social Security Services | 25,674 SF |
| 13306-200 | VACANT | 2,200 SF |
| 13306-400 | Lasagna House | 7,529 SF |
| 13308-100 | Ashford Pub | 3,460 SF |
| 13308-400 | Red Sky Hookah Lounge | 2,310 SF |
| 13310-100 | Red Sky Hookah Lounge | 2,000 SF |
| 13310-150 | One Stop Smoke Shop | 2,100 SF |
| 13310-200 | Game Room | 2,000 SF |
| 13316-200 | Delicate Dental Care | 1,200 SF |
| 13316-300 | Star Nail & Spa | 1,600 SF |
| 13312-100 | Best Brains | 1,500 SF |
| 13318-100 | Caribbean Food Restaurant | 3,280 SF |
| 13318-200 | Caribbean Food Restaurant | 1,400 SF |
| 13318-300 | Alvand Bakery | 1,500 SF |
| 13314 | Vishala Grocery | 5,000 SF |
| 13316-100 | Vishala Grocery | 2,400 SF |

| | | |
|-------------|------------------------|-----------|
| 13316-300 | Monkey Joe's | 24,560 SF |
| 13320-200 | VACANT | 4,900 SF |
| 13320-400 | Jemima Event Venue | 4,900 SF |
| 13320-350 | \$1.25 Dry Cleaners | 2,400 SF |
| 13320-300 | VACANT | 2,698 SF |
| 13320-100 | Sama Café | 6,000 SF |
| Parking Lot | Bank of American - ATM | |

WESTHEIMER



SURROUNDING DEVELOPMENT

CVS Pharmacy, The Learning Experience daycare center, and Allegiance Bank to the east; a retail center and Parkway Flats (luxury apartment complex) to the west; a religious facility to the north; and a banking facility and retail center to the south, anchored by a Sam's Club, Petsmart, Dollar Tree, Michaels and Famous Footwear.



PROPERTY HIGHLIGHTS

Address

13302-13320 Westheimer Road, Houston, Texas 77077.
2530 Eldridge Parkway, the secondary physical address.

Frontage

±364 feet of frontage along Westheimer Road,
±1,007 feet of frontage along Eldridge Parkway,

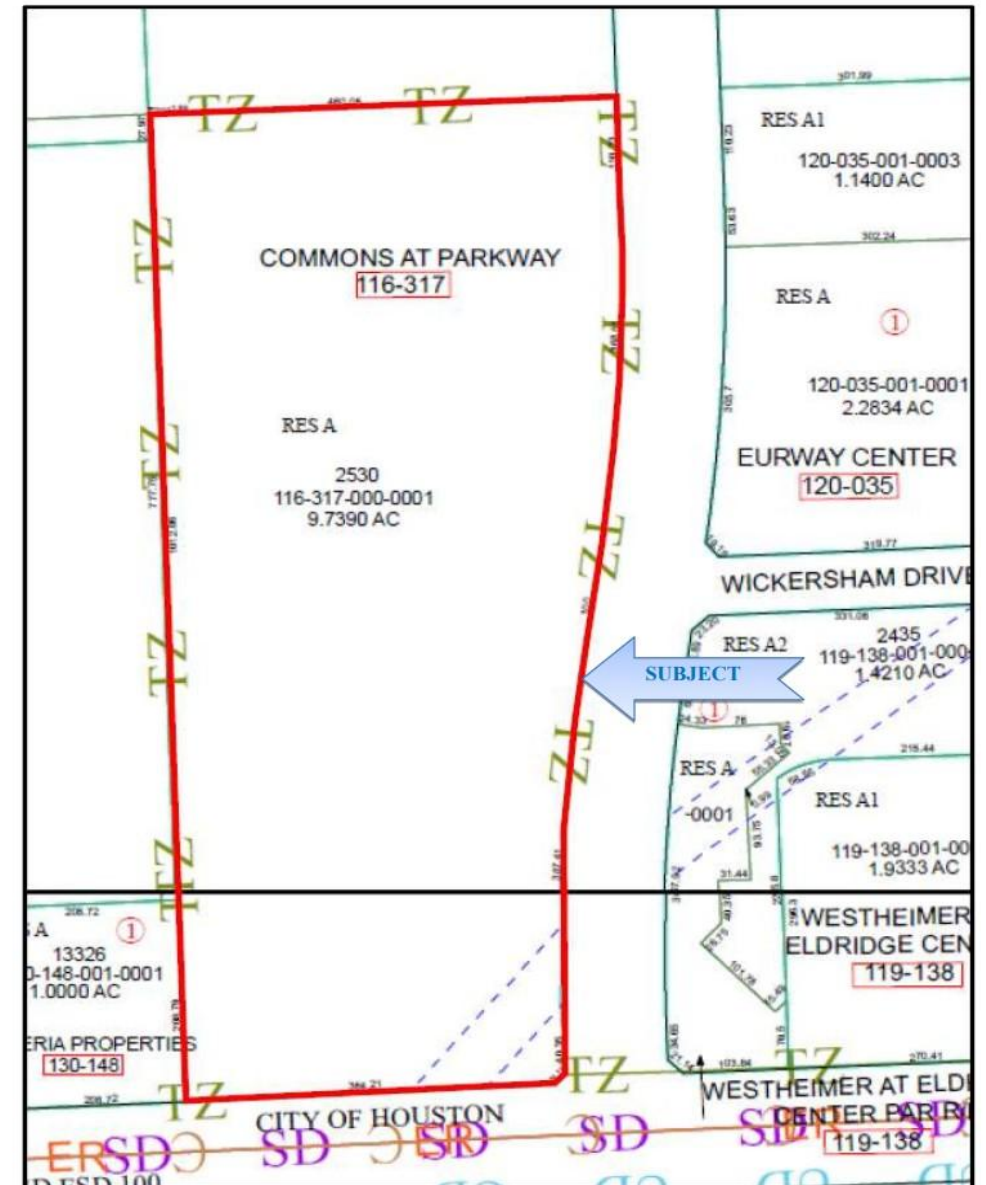
Accessibility

Accessible from the Houston Central Business District
3.50 miles from I 10 (Katy Freeway)
1.11 miles from Beltway 8
3.80 miles from highway 6

Flood Zone

Outside the 500- and 100-year flood plains.

PLAT MAP



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6100 Corporate Dr. #180, Houston, TX, 77036



Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

| VIN REALTY | 9011594 | ndmtri3@yahoo.com | 832 782 4690 |
|--|-------------|-------------------------------|--------------|
| Marcus & Millichap | 9002994 | tim.speck@marcusmillichap.com | 972-755-5200 |
| Tri Nguyen | 603203 | ndmtri3@yahoo.com | 832 782 4690 |
| Tim A. Speck | 432723 | tim.speck@marcusmillichap.com | 972-755-5200 |
| Ford Noe | 709695 | ford.noe@marcusmillichap.com | 713-452-4200 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from **VIN REALTY** and should not be made available to any other person or entity without the written consent of **VIN REALTY**.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation and makes no warranty or representation with respect to:

- the income or expenses for the subject property;
- the future projected financial performance of the property;
- the size and square footage of the property and improvements;
- the presence or absence of contaminating substances, PCBs, or asbestos;
- the compliance with State and Federal regulations;
- the physical condition of the improvements thereon;
- the financial condition or business prospects of any tenant; or
- any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, **VIN REALTY** has not verified, and will not verify, any of the information contained herein, nor has **VIN REALTY** conducted any investigation regarding these matters. Accordingly, **VIN REALTY** makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature; that you will hold and treat it in the strictest confidence; and that you will not disclose its contents in any manner detrimental to the interests of the Owner. You also agree that by accepting this Memorandum, you agree to release **VIN REALTY** and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.