

11721 Fuqua St
HOUSTON · TEXAS · 77034

partners



ASSET CLASS
Multi-Tenant Medical Office

BUILDING
10,268 SF · 1.01 AC

OCCUPANCY
69% Leased

THE TEAM



Ryan McCullough SIOR

PARTNER & MANAGING DIRECTOR

512 580 6225

ryan.mccullough@partnersrealestate.com



Rucha Ratanpara

ASSOCIATE

512 647 1546

rucha.ratanpara@partnersrealestate.com

DISCLAIMER: This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or their agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum, or any information contained herein. Partners and/ or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

A stabilized medical asset with a clear path to value-add upside.



Partners is pleased to offer for sale 11721 Fuqua Street — a 10,268-square-foot, two-story medical office building in Southeast Houston, offered as a sale leaseback with South Belt Medical Clinic, the founding and only tenant since 2008.

South Belt occupies the 7,066-SF ground floor on a new 5-year NNN lease reimbursing 100% of property expenses. The upstairs 3,202 SF is in shell condition and available for an owner/user or new tenant — supplying immediate upside on a fully stabilized in-place return.

LIST PRICE	\$2,100,000
PRICE / SF	\$204.52
IN-PLACE NOI	\$161,184
IN-PLACE CAP RATE	7.68%
PRO-FORMA CAP RATE	10.00%
BUILDING SIZE	10,268 SF
LAND SIZE	1.01 AC
OCCUPANCY	69% Leased 31% Shell
LEASE TYPE	NNN 5-Year Term
YEAR BUILT	2008
STORIES	2 (Elevator)



Five reasons this asset rewards a long-term medical office investor

01

Long-Tenured, Owner-Operated Tenant

South Belt Medical Clinic has operated at this location since 2008, with founding physicians deeply embedded in the surrounding community. The tenant's decision to sell and leaseback is a direct signal of long-term locational commitment

02

Dual Board-Certified Physicians

Both physicians serve as Medical Directors at area hospitals and rehabilitation facilities, driving consistent referrals and anchoring the practice well beyond a typical outpatient clinic. The platform spans internal medicine, wound care, obesity medicine, geriatric care, and palliative/hospice care.

03

Immediate, Stabilized NNN Income

The NNN lease delivers strong in-place annual base rent with 3% annual escalations and two 5-year renewal options. A buyer steps into a fully occupied, income-producing asset on day one with zero landlord responsibilities.

04

Dense Trade Area

The South Belt/Ellington submarket serves nearly 100,000 residents with a median age of 34 — a densely populated, underserved trade area with growing demand for accessible primary and specialty care. St. Luke's Health is visible from the site.

05

Attractive Basis

The offering provides a compelling entry basis for a stabilized medical asset in the Houston MSA. The 31% vacant shell space represents a clear value-add opportunity — full stabilization at market rents would push returns well above the in-place cap rate.

RENT ROLL

11721 FUQUA ST • HOUSTON, TX 77034

TENANT	RENTABLE SF	% OF TOTAL	TERM	LEASE TYPE	ORIGINAL START DATE	RENT PSF/ YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
South Belt Medical Center*	7,066	69%	5 Years	NNN	COE	\$22.81	\$13,432.00	\$161,184.00	3% Annually	Two 5 Year
Vacant (Shell)	3,202	31%	-	-	-	\$-	\$-	\$-	-	-
Total	10,268							\$161,184.00		

*South Belt Medical Center Will Reimburse for 100% of the Property Expenses until suite 200 is leased

IN-PLACE NOI

\$161,184

GOING-IN CAP RATE

7.68%

IN-PLACE RENT (PSF)

\$22.81

EXPENSE COVERAGE

100%



South Belt Medical Clinic — 25 years serving Southeast Houston.

PRIMARY CARE • INTERNAL MEDICINE

South Belt Medical Clinic is a Houston-based internal medicine practice with over two decades of continuous operation, founded in 2000 by Dr. T. Gopalakrishnan (Dr. G.) and Dr. Subhadra Bandhakavi (Dr. B.). Both physicians are board-certified in three disciplines — Internal Medicine, Wound Care, and Obesity Medicine — a combination of credentials held by relatively few practitioners nationally.

Dr. Gopalakrishnan completed his residency in Internal Medicine at Interfaith Hospital in New York, trained at institutions in India and the United Kingdom, and has practiced in the Houston area since 1998. He currently serves as Medical Director for Advanced Wound Care at HCA Houston Healthcare Southeast in Pasadena and as Medical Director at Vista Nursing and Rehabilitation Center, where he oversees long-term care, hospice, and palliative medicine. Dr. Bandhakavi earned her medical degree from Andhra Medical College and brings extensive international and domestic clinical experience to the practice, with additional board certification in Sleep Medicine.

Together, the physicians bring a breadth of specialty expertise — chronic disease management, complex wound care, geriatrics, palliative care, and medical weight management — that positions the practice as a comprehensive clinical resource for the Southeast Houston patient population. Their dual roles as medical directors at area hospitals and rehabilitation facilities reflect a deep institutional integration within the local healthcare ecosystem and underscore the long-term, community-embedded nature of this tenancy.

SOUTHBELTMEDICALCLINIC.COM

CLINICAL SPECIALTIES

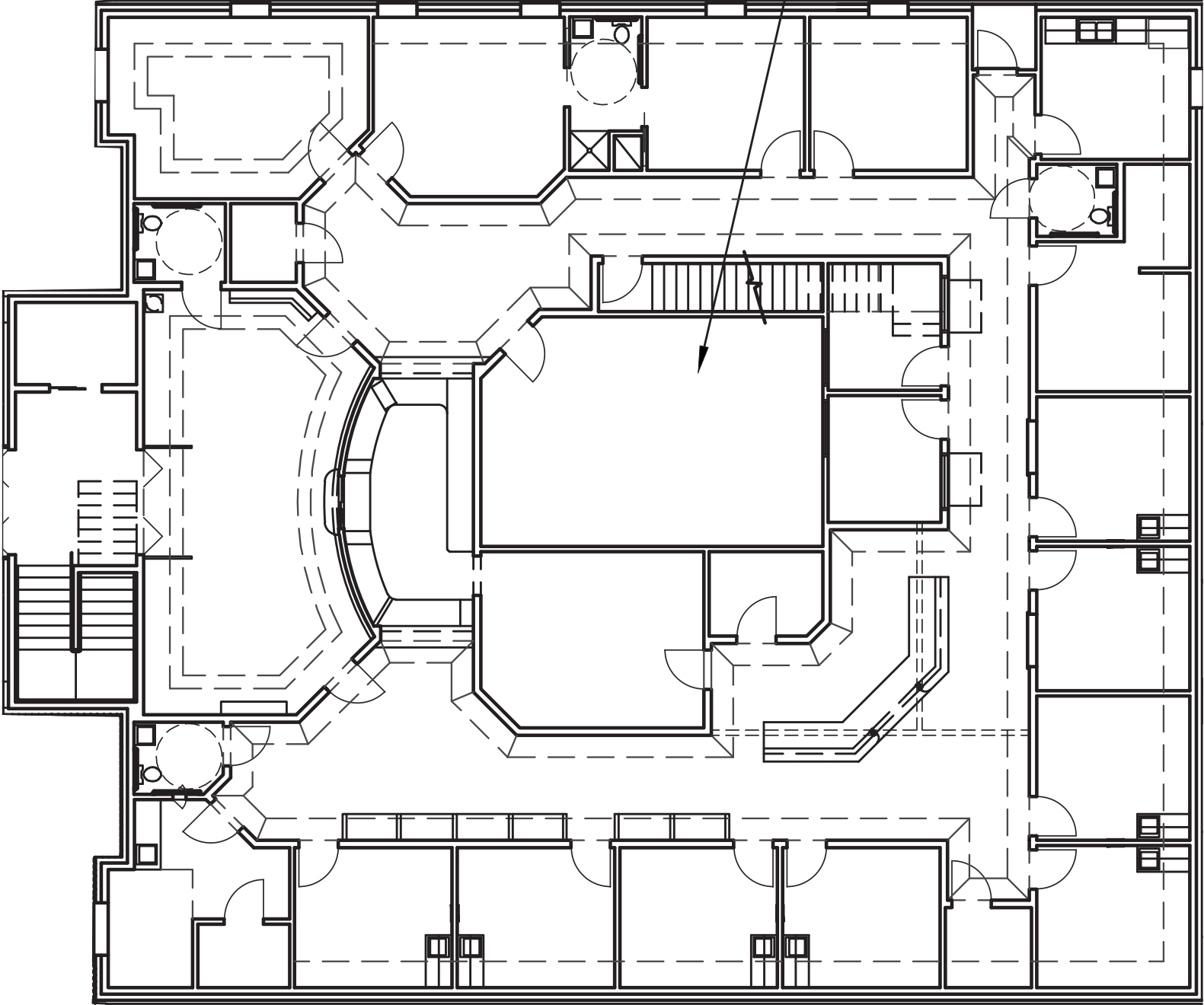
01 Internal Medicine	02 Sleep Medicine
03 Wound Care	04 Obesity Medicine
05 Geriatric Care	06 Palliative & Hospice

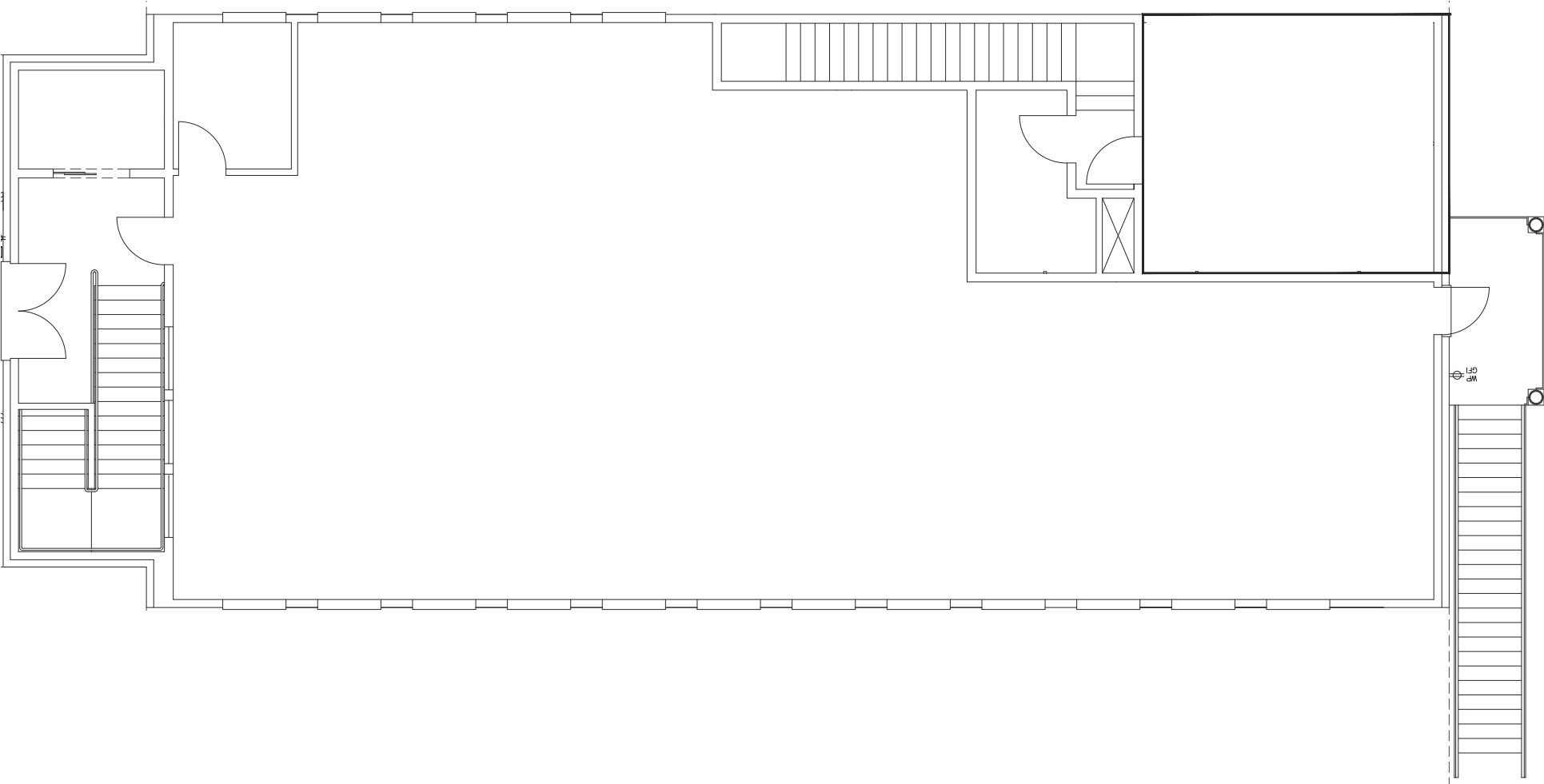
5
PRACTICING
PHYSICIANS

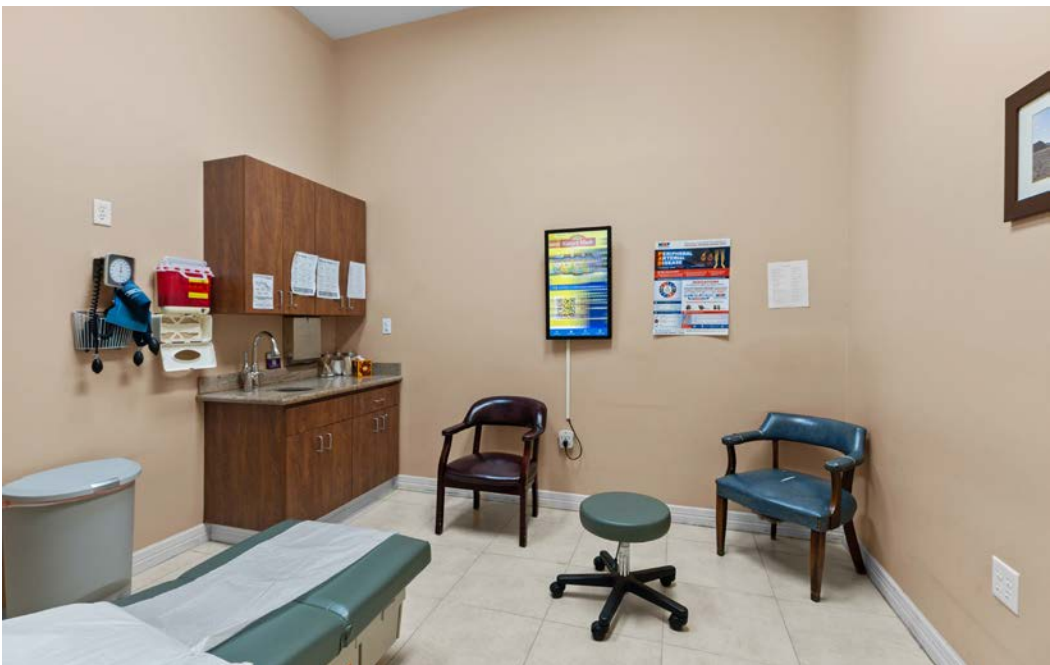
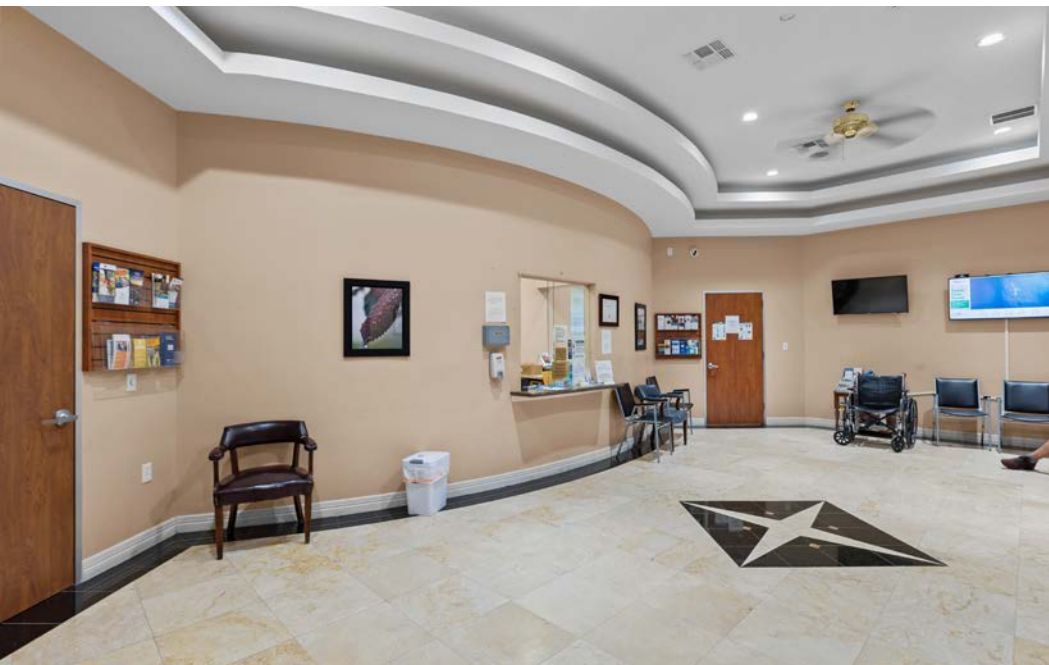
25
YEARS IN
PRACTICE

17
YEARS AT
THIS LOCATION

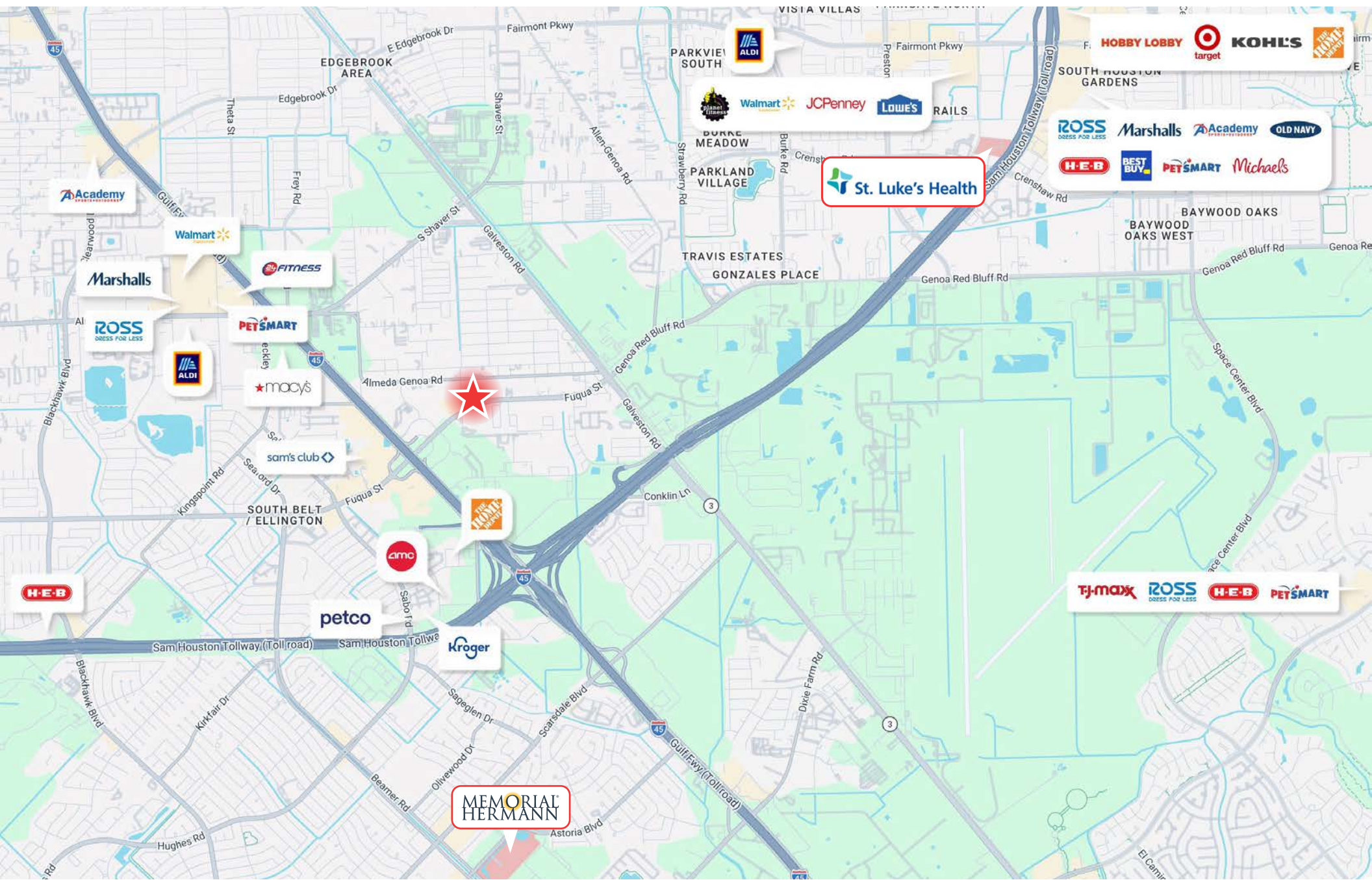






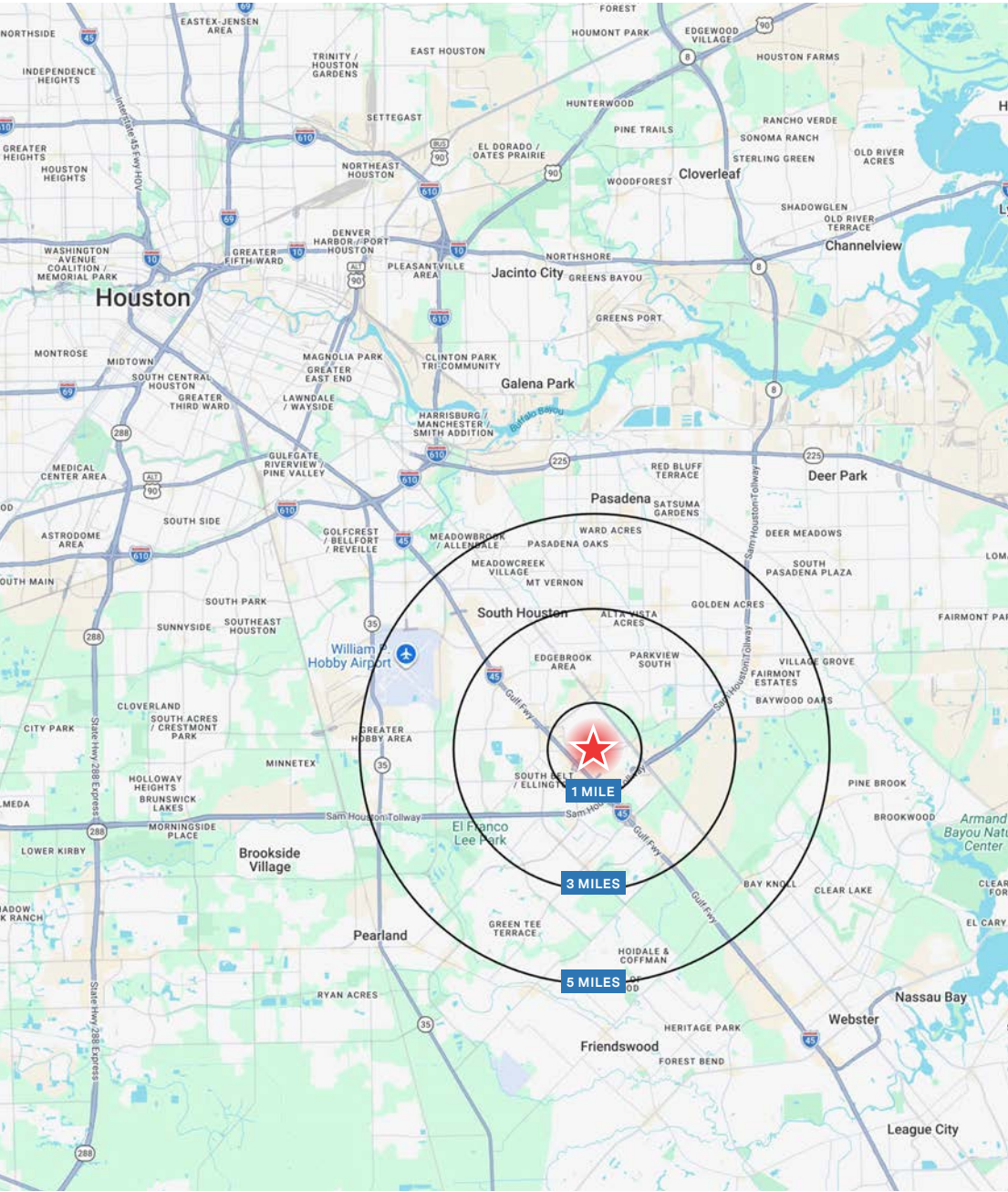






DEMOGRAPHICS

11721 FUQUA ST • HOUSTON, TX 77034





11721 FUQUA ST • HOUSTON, TX 77034





Information About Brokerage Services

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and

• The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	713-620-0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-275-9608
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Name of Sales Agent/Associate	License No.	Email	Phone