

1100 S PERSIMMON ST



OFFICE WAREHOUSE FACILITY AND EXCESS OF LAND

Presented by:

STEP REAL ESTATE

Manuel Noriega

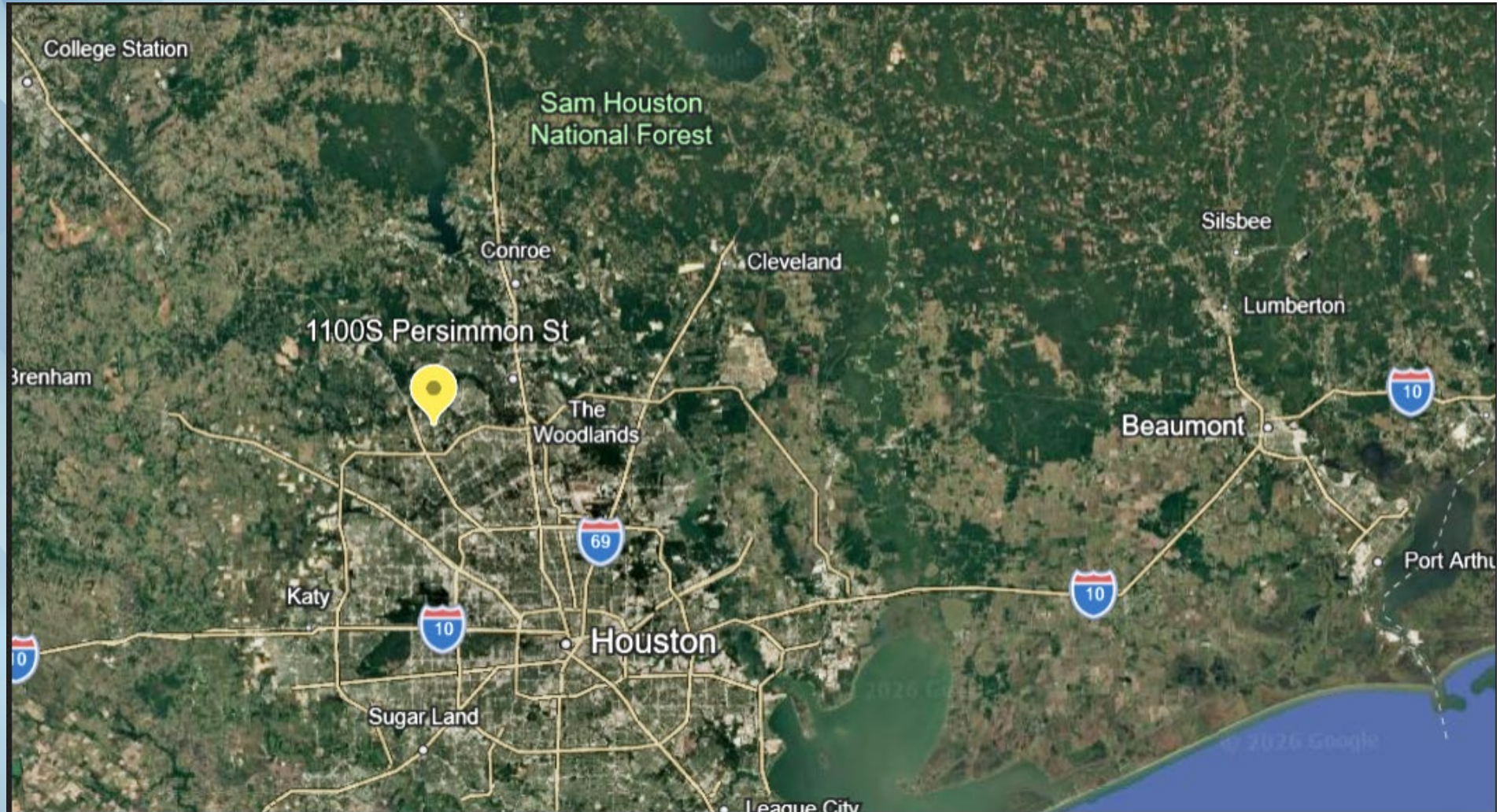
713-816-5049

mnoriega@norei.net



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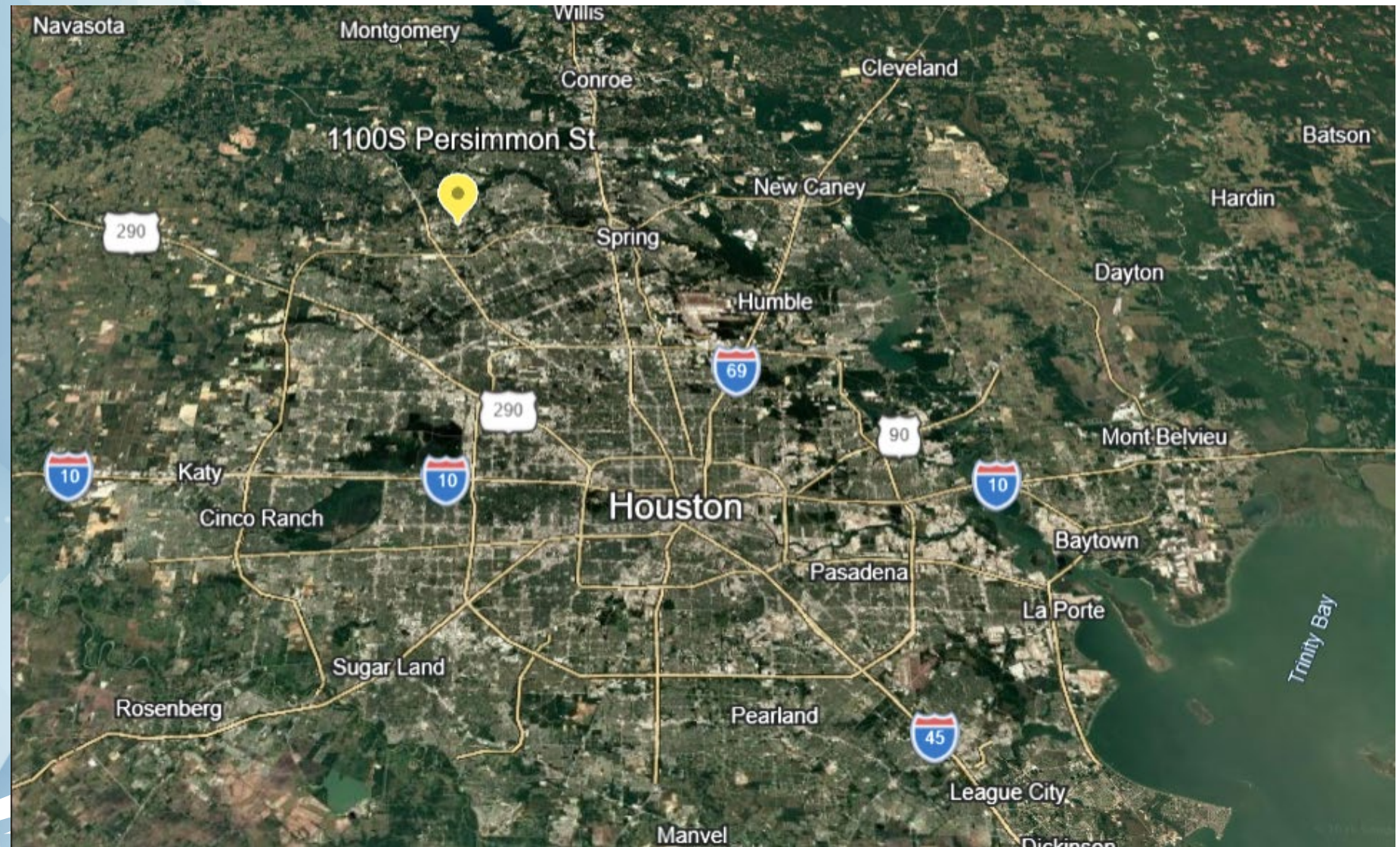
Our Location



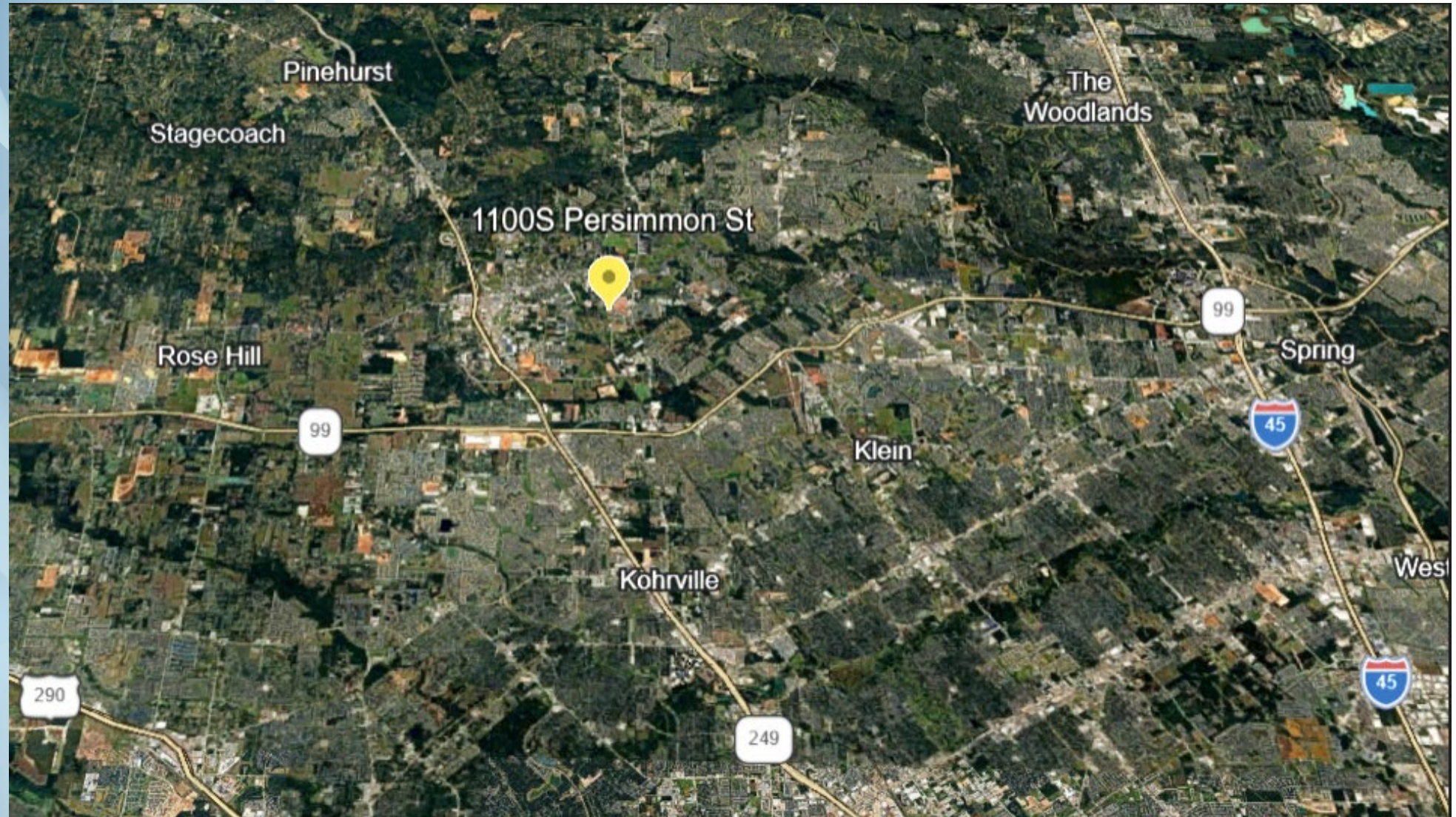
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“The property is located in the northwest area of the City of Houston, 25 minutes to I-45, 40 minutes to George Bush Intercontinental Airport, 55 minutes to the Port of Houston, and 60 minutes to Downtown Houston.”



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5 Acres land



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Highlights:

- The property consists of two adjacent parcels: the one occupied by the office and 4 warehouse buildings is 1 Acre, and the other is 4 Acres, for a total of 5 Acres
 - The office buildings were constructed in 1971, totaling 1,284 square feet, which represents approximately 3% of the 1-acre site. The layout includes three private offices, a showroom, a sales area, a breakroom, and two full restrooms, all on a single level.
 - There are included also 4 industrial warehouse buildings, with the following areas:
 - 1. 5,650 sqft
 - 2. 6,750 sqft
 - 3. 4,500 sqft
 - 4. 1,600 sqft
- Total 18,475 sqft warehouse
Total building area: **19,759 sqft**
- The property includes: 10 covered parking spaces
 - Flood Code Description: Zone X. Outside the 100 – 500 Year Floodplains

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Construction Detail:

- **General layout:** Single story industrial building
- **Foundation:** Poured concrete slab
- **Construction:** Metal
- **Exterior walls:** Brick veneer / Metal
- **Roof Type:** Sloped
- **Roof cover:** Metal
- **Roll door:** 2
- **Clear height:** 21'
- **Truck load dock:** 1

Interior Detail:

- **Interior walls:** Drywall / Metal
- **Ceilings:** Drywall / Metal
- **Lighting:** Fluorescent and incandescent

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Site comments:

- The subject site has average access and visibility along S Persimmon St.
- The physical characteristics of the site are conducive to development. There are no adverse easements, environmental conditions, or restrictions that would severely restrict the potential utilization of the site.

Age and condition:

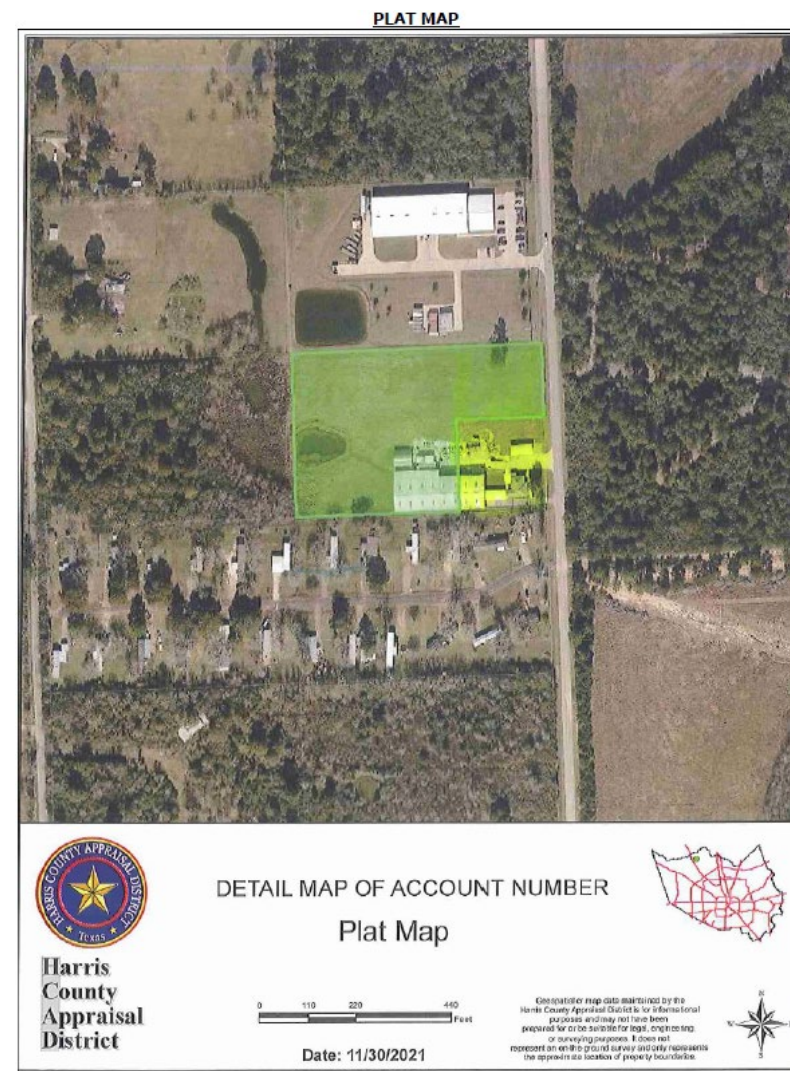
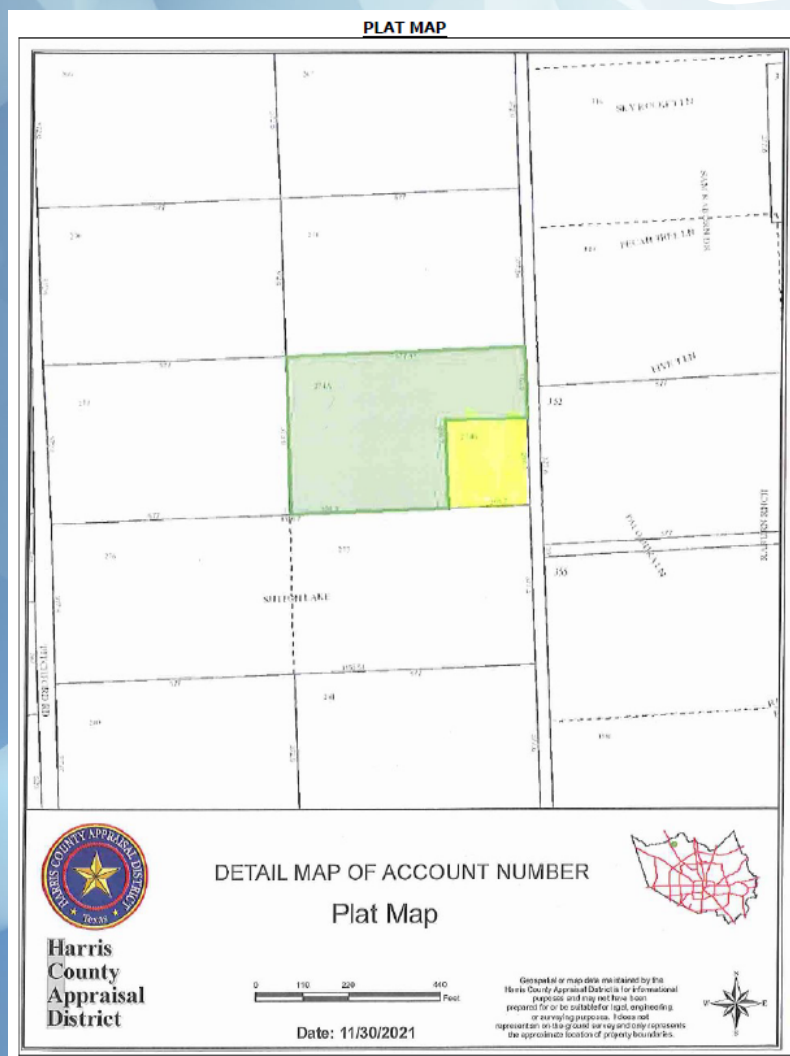
- The office building was built in 1971 and the warehouse in 1995, which were renovated in 2004 and 2008 respectively. The improvements have a remaining economic life of 30 years after renovation.

Highest and best use:

- As vacant: Develop the site with a commercial / industrial oriented use commensurate with surrounding improvements.
- As improved: "AS-is" office warehouse / industrial facility.



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Profile of Potential Customers:

- Contractors generic use
- Manufacturers: Small and medium – sized manufacturing industry
- Distribution and sales companies: managing and moving goods through supply chains
- B2B and B2C fulfillment centers: store inventory. Manage orders and facilitate shipping and delivery
- Medical and pharmaceutical companies: laboratories, offices, storage, including research and development teams
- Startups and growing companies: Allows companies to expand and grow in its own property
- Food and beverage processors
- Mechanical workshops in general (Automotive, HVAC, Metalworking, etc.)
- Construction Material distributors
- Investors looking for passive income generation
- Among others

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Financing Programs Available



PRODUCT / PRICING SHEET

Commercial Real Estate Loan Programs

	Construction Owner-Occupied or Investor	Bridge Owner-Occupied or Investor	Conventional Owner-Occupied or Investor	SBA 504 – 1 st Mortgage Owner-Occupied
Loan Amount	Up to \$20MM	Up to \$30MM	Up to \$20MM	Up to \$20MM
LTV/LTC	Up to 70%	Up to 70%	Up to 75%	to 90% on qualified projects (CTLV including the 1 st and 2 nd)
Term	up to 36 months	up to 36 months	10 years with a 5-year rate reset	10 years
Amortization	Interest only payments	Interest only payments	25 years	25 - 30 years
Interest Rate <i>As of Sep 2024</i>	WSJ Prime + 3.0 to 4.5 SOFR + 5.0 to 7.5	WSJ Prime + 2.5 to 4.0	5-year CMT plus 3.00%	5-year CMT plus 3.00%
Origination	2.00%	2.00%	1.00%	1.00% - 2.00%
Exit Fee	1.00%	1.00%	N/A	N/A
Prepayment Penalty	N/A	N/A	None	5, 4, 3, 2, 1 declining annually
Asset Classes	Hotel, Industrial, Multi-Family, Self-Storage, Grocery-Anchored Retail	Hotel, Industrial, Multi-Family, Self-Storage, Grocery-Anchored Retail	Industrial, Multi-Family, Retail, Office, Hotel, Self-Storage	All asset classes (must be owner occupied)
Uses of Proceeds	Construction, Acquisition, Repositioning, Redevelopment	Refinance, Acquisition	Refinance, Acquisition, Cash Out, Property Improvements	Acquisition, Refinance, Construction
Full Recourse	Yes	Yes	Yes	Yes

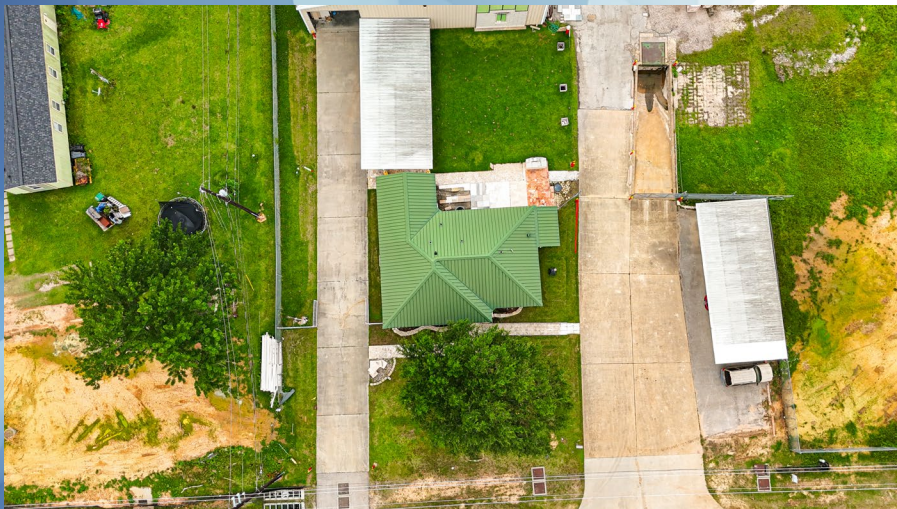
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Information About Brokerage Services

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

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Step Real Estate	9011561	Info@stepbrokerage.com	(832) 224-5485
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matia Iueta	631316	Info@stepbrokerage.com	(832) 224-5485
Designated Broker of Firm	License No.	Email	Phone
Matia Iueta	631316	Info@stepbrokerage.com	(832) 224-5485
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Manuel Noriega	0494295	mnoriega@noriei.net	(713) 816-5049
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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THANK YOU

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NORIEGA REAL ESTATE INTERNATIONAL, LLC.**

Manuel Noriega

713.816.5049

mnoriega@norei.net