

FOR SALE

THE OFFICES AT VINTAGE MARKETPLACE

10103 Louetta Road, Houston, TX 77070

2,250 SF – 6,750 SF

Turn-Key Units

& Shell Units



THE
OFFICES
-at-
VINTAGE MARKETPLACE



10103 Louetta Road





THE OFFICES
at
VINTAGE MARKETPLACE
10103 Louetta Road

An opportunity for entrepreneurs, business owners and investors to purchase an office condominium in a premier mixed-use environment.

BENEFITS

- Invest in real estate while remaining focused on your primary business.
- Ownership without the challenges of acquiring land or overseeing the construction process.
- Choose from preselected high-end finishes, or collaborate with our design team to customize your office. Once selections are made, your office will be finished in the interior condition selected.

- Asset Accumulation
- Equity Growth
- Long-Term Cost Control
- Retail/Restaurant/Service Walkability



TURN-KEY & SHELL UNITS AVAILABLE
2,250 SF - 6,750 SF

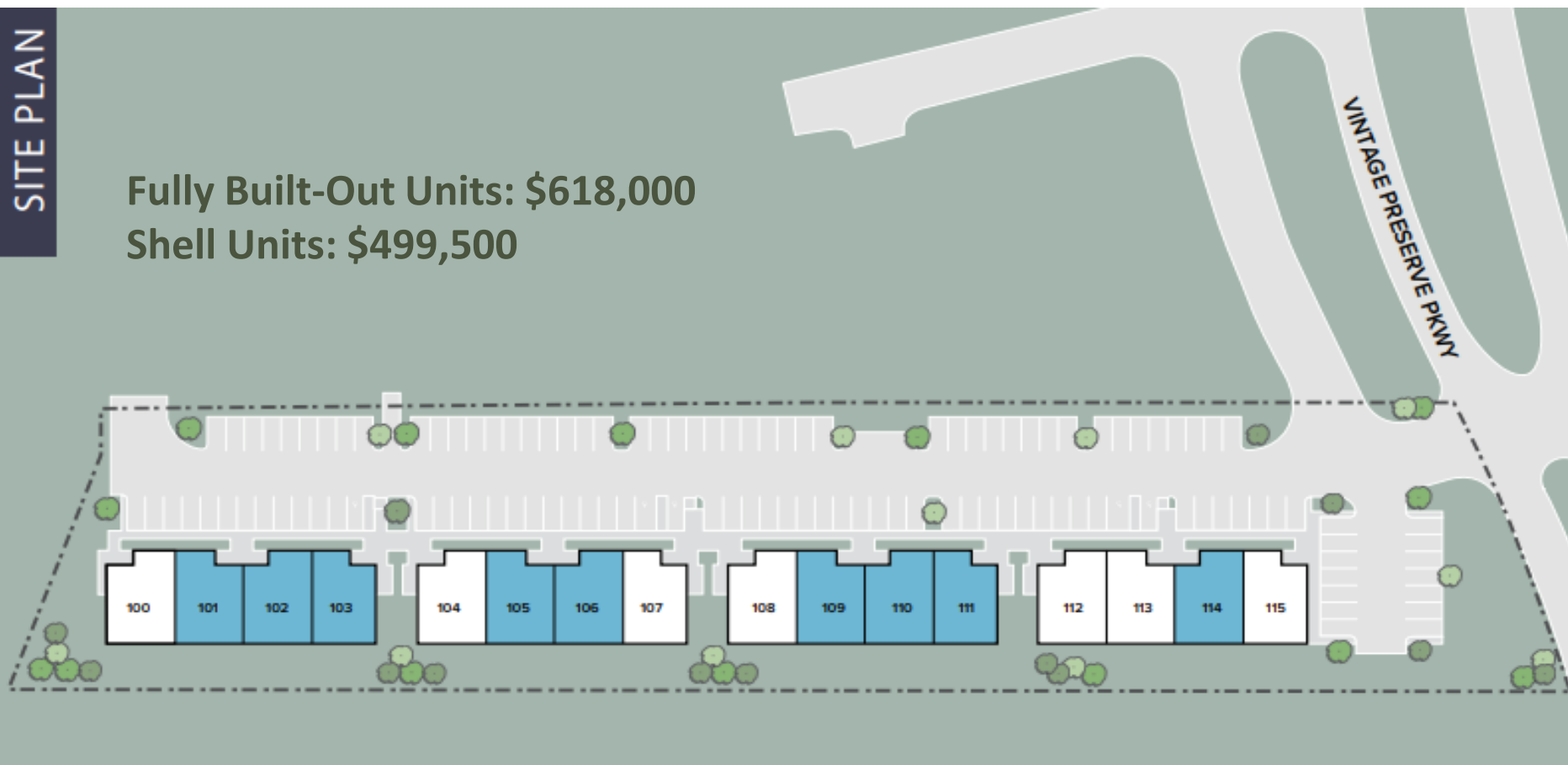
AMENITIES



View from 2nd Floor, facing NE

SITE PLAN

Fully Built-Out Units: \$618,000
 Shell Units: \$499,500



BUILDING A	
SUITE	SIZE
100	Sold 2,250 SF
101	Available 2,250 SF
102	Available 2,250 SF
103	Available 2,250 SF

BUILDING B	
SUITE	SIZE
104	Sold 2,250 SF
105	Available 2,250 SF
106	Available 2,250 SF
107	Sold 2,250 SF

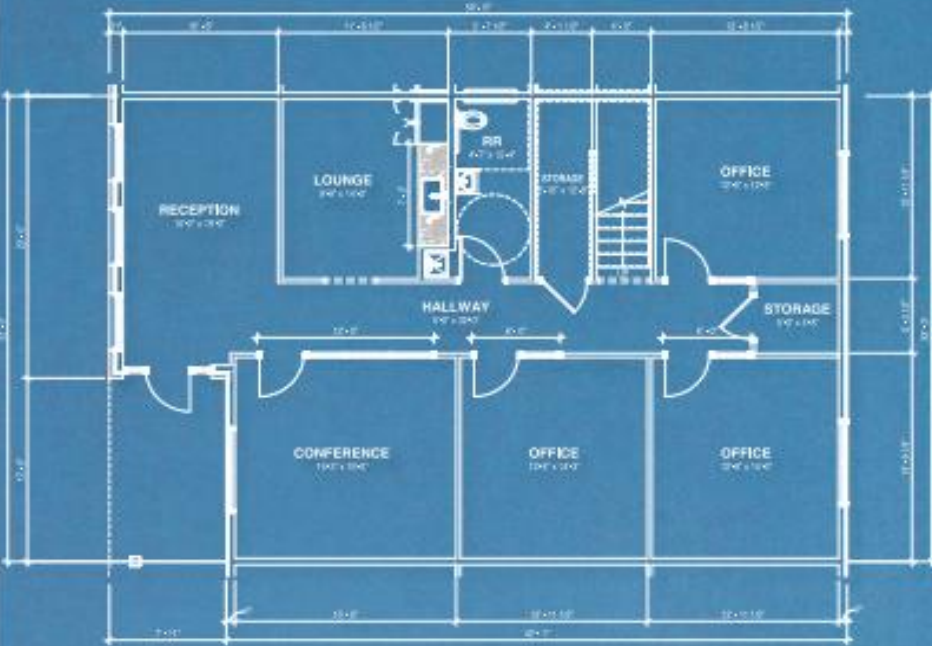
BUILDING C	
SUITE	SIZE
108	Sold 2,250 SF
109	Available 2,250 SF
110	Available 2,250 SF
111	Available 2,250 SF

BUILDING D	
SUITE	SIZE
112	Sold 2,250 SF
113	Sold 2,250 SF
114	Available 2,250 SF
115	Sold 2,250 SF

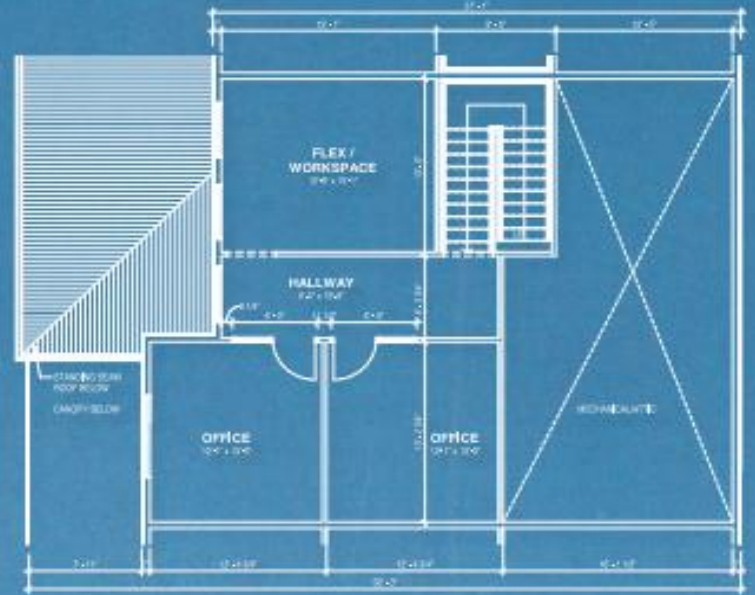
FLOOR PLAN



1ST FLOOR



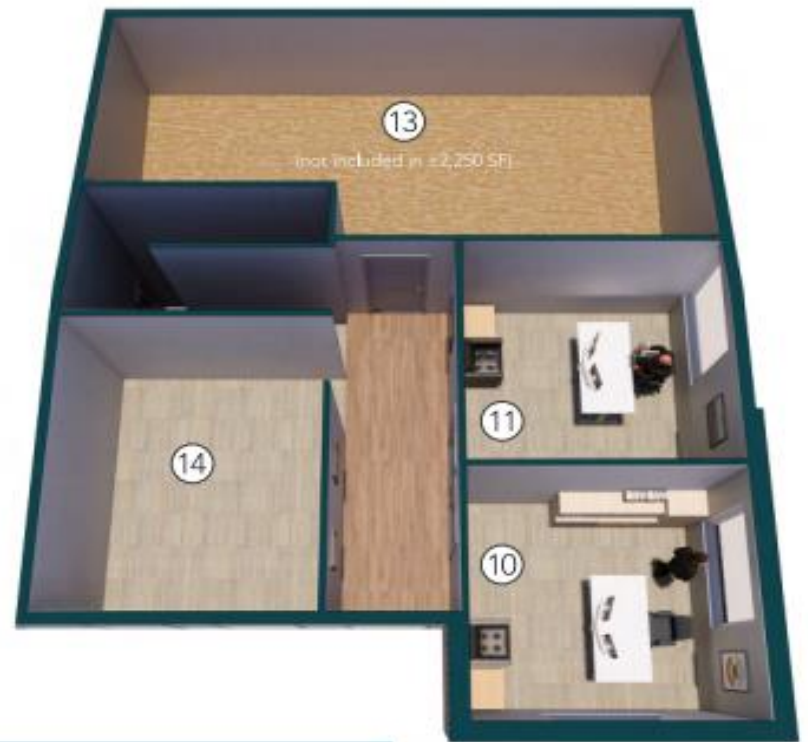
2ND FLOOR



3D FLOOR PLANS & PRICING



1ST FLOOR



2ND FLOOR

No.	Floor	Room	SF (Approximate)
1	First	Reception	195
2	First	Conference	214
3	First	Break Room	139
4	First	Office	180.5
5	First	Office	180.5
6	First	Office	157
7	First	Storage	28.3
8	First	Storage	48.5
9	First	Restroom	20

No.	Floor	Room	SF (Approximate)
10	Second	Office	160
11	Second	Office	160
12	Second	Office	160
13	Second	Attic/Mechanical	402
14	Second	Flex/Workspace	191

*Second floor restroom available as upgrade

UNIT PRICE
\$618,000
(\$499,000 FOR SHELL CONDITION)

UNIT SIZE
±2,250 SF



INTERIOR FINISHES



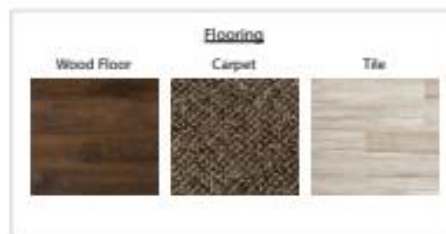
MODERN

FORWARD + FRESH



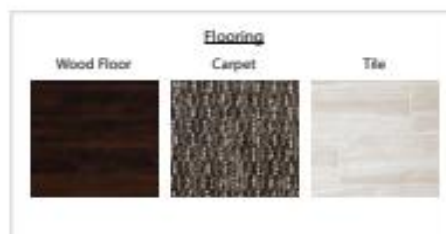
RUSTIC

RURAL + RELAXED



TRADITIONAL

CLASSIC + TAILORED



* Interior finishes may be customized with our design studio.

- 1 START**
Select the unit that works best for your specific needs
- 2 DESIGN**
Choose an interior color scheme and finish options
 - a. Use our preselected finish options or customize with our design studio
- 3 FINANCE**
Sign purchase contract and apply for mortgage loan with a lender of your choice
 - a. We can provide lender suggestions
 - b. Pay \$5,000 in earnest money, refundable or applicable to the purchase price
 - c. 45-day feasibility period
- 4 PREPARE**
After expiration of the feasibility period, deposit an additional amount to equal a total earnest deposit of 10% of the purchase price
 - a. Total deposit is non-refundable, inclusive of original \$5,000 deposit
 - b. Total deposit is applicable to the purchase price

Work with your lender and the title company to prepare for the closing
- 5 CLOSE**
Closing is 2 weeks following the later of construction completion or the 45-day feasibility period

FINISH

>>> The office is yours!

Why Buy Instead of Lease?

Potential Financial Benefits Over the First 10 Years

CASH FLOW SAVINGS

Ownership		Leasing	
Unit Size (SF)	2,250	Usable SF	2,250
Purchase Price	\$618,000	Rentable SF*	2,655
Financing	LTV: 80%		
	Interest Rate: 6.0%		
	Amort. (Years): 25		
	PSF (ann.)	PSF (ann.)	Per Year
Est P&I Payment	\$16.99	\$22.00	\$58,410
Est Operating Expenses	\$12.04	\$12.00	\$31,800
Annual Cost to Own	\$29.03	\$40.12	\$90,270

Cash flow savings are based on a comparison between owning at The Offices at Vintage Marketplace and leasing space in an office building in the Spring Cypress submarket.

*Office buildings allocate a pro-rata share of all common areas to each suite. Market add-on factors range from 15% - 20%. We have utilized an add-on factor of 18% for this illustration.

10-Year Cash Flow Savings: \$249,549

PRINCIPAL AMORTIZATION

	Annually	Over Ten Years
Principal Amortization	\$11,692	\$116,916

Principal Amortization is the equity realization through principal payments over a 10-year period.

10-Year Principal Amortization: \$116,916

ASSET APPRECIATION

	Annually	Over Ten Years
Asset Appreciation	\$21,254	\$212,540

The asset value appreciation was concluded based on an estimated 3% appreciation rate.

10-Year Asset Appreciation: \$212,540

10 YEAR TOTAL FINANCIAL BENEFITS OF OWNERSHIP = \$579,005

The financial information and benefits reflected are based on certain assumptions and estimates, we intend to illustrate examples of possible financial outcomes, but do not predict or guarantee financial performance, specific financial benefits or results. Financial benefits and outcomes will vary among purchasers and are dependent upon factors unique to each purchaser. Each purchaser should perform its independent diligence, analysis, and assessment of their financial condition and business situation in deciding to make the financial investment of purchasing the property.

FOR MORE INFORMATION:

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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 coincidental 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.

<u>B.Pennington Commercial Real Estate, Inc.</u>	<u>404012</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Brenda Pennington</u>	<u>341099</u>	<u>brenda@penningtoncommercial.com</u>	<u>(713)621-5050</u>
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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IABS 1-0 Date

TXR 2501

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