

Single-Tenant Home Depot (S&P A) Office Building

10255 RICHMOND AVENUE | HOUSTON, TEXAS 77042



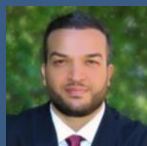
NEARLY
7 YEARS REMAINING



HOME DEPOT
CORPORATE GUARANTEE
S&P A RATED



STRONG DEMOS
HOUSTON MARKET



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Offered At
\$25,126,000

Cap Rate
6.50%

PROPERTY SUMMARY

Price	\$25,126,000
Net Operating Income	\$1,633,209
Lease Type	Modified Gross
Property Size	107,923-Square Feet
Lot Size	5.76 Acres
Number of Buildings	1
Building Stories	4
Parcel ID	1113790010015
Year Built / Renovated	1981
Type of Ownership	Fee Simple
Property Type	Single-Tenant Office

HIGHLIGHTS OVERVIEW



HOME DEPOT CREDIT

Standard and Poor's A Credit
Blinds.com is Subsidiary
7 Years Remaining



HIGHLY TRAFFICKED

Great Frontage & Exposure
on Richmond Avenue
43,098+ Vehicles Traveling Per Day



PARCEL

5.76 Acres
250,905 SF



DENSE HOUSTON MSA

7+ Million People
5th Largest MSA in USA



PROPERTY

107,923 SF Existing Bldg
4 Stories | Single-Tenant



SAM HOUSTON PARKWAY

One Quarter Mile to Sam Houston Pkwy (8)
198,000+ Vehicles Traveling Per Day



POPULATION

597k Ppl | 82k Households
5-mi Radius



MINUTES FROM AIRPORT

35-Minute Drive to Houston International
12th Busiest Airport in United States



CITY OF HOUSTON

Fourth Largest City in USA
Several Corporate Headquarters



HIGHER INCOME AREA

\$82,658 in 5-Mile Radius

INVESTMENT SALES FINANCIALS

TENANT NAME	SUITE	SF	% SHARE	COMM.	EXP.	RENT PSF	MONTHLY RENT	ANNUAL RENT	LEASE TYPE	OPTIONS
Blinds.com (Home Depot)	100 1 st Floor	12,579	11.7%	7/1/20	11/30/27	\$22.25	\$23,324	\$279,883	Modified Gross	(1) 5-Yr
Blinds.com (Home Depot)	150 1 st Floor	12,579	11.7%	7/1/19	11/30/27	\$22.25	\$23,324	\$279,883	Modified Gross	(1) 5-Yr
Blinds.com (Home Depot)	200 2 nd Floor	27,292	25.3%	7/1/16	11/30/27	\$22.25	\$50,604	\$607,247	Modified Gross	(1) 5-Yr
Blinds.com (Home Depot)	300 3 rd Floor	27,969	25.9%	4/1/13	11/30/27	\$22.25	\$51,859	\$622,310	Modified Gross	(1) 5-Yr
Blinds.com (Home Depot)	400 4 th Floor	27,504	25.5%	5/1/14	11/30/27	\$22.25	\$50,997	\$611,964	Modified Gross	(1) 5-Yr
TOTAL		107,923				\$22.25	\$200,107	\$2,401,287		
Occupied Tenants: 1 Occupied Suites: 5		Unoccupied Tenants: 0			Occupied GLA: 100.00%				Unoccupied GLA: 0.00%	

Offering Notes

- Entire Property is on a Modified Gross Lease + Base Year; Leased to Home Depot USA as Guarantor
- Any Increases in Real Estate Taxes are Passed Through to Tenant
- Tenant has one (1), five (5) year option to extend at Fair Market Value. Notice must be given no earlier than 12 months and no later than 9 months prior to end of Term.
- Blinds.com and affiliates were part of corporate restructuring in 2018 and the Lease was merged into Home Depot USA, Inc. (dba The Home Depot). Home Depot USA, Inc. assumed all of Tenant's rights and guarantees under the Lease
- Top Floor was Recently Leased by Blinds.com in 2020
- Offered Free & Clear – Fee Simple



INVESTMENT SALES FINANCIALS

Income	Year 1	Per SF
Scheduled Base Rental Income	2,401,287	22.25
Expense Reimbursement Income		
CAM	16,158	0.15
Total Reimbursement Income	\$16,158 2.0%	\$0.15
Additional Income (Comcast, Phonoscope)	8,523	0.08
RE Tax Escalations	18,797	0.17
Effective Gross Revenue	\$2,444,765	\$22.65
Operating Expenses	Year 1	Per SF
Common Area Maintenance (CAM)		
Utilities - Electric	39,415	0.37
Utilities - Water/Sewer	22,469	0.21
Payroll	114,948	1.07
Repairs & Maintenance	268,465	2.49
Administrative Expenses	92,656	0.86
Professional Fees	5,093	0.05
Insurance	27,841	0.26
Real Estate Taxes	184,569	1.71
Management Fee	56,100 2.3%	0.52
Total Expenses	\$811,556	\$7.52
Expenses as % of EGR	33.2%	
Net Operating Income	\$1,633,209	\$15.13

INVESTMENT SALES FINANCIALS

Summary

Price	\$25,126,000	
Down Payment	\$25,126,000	100%
Number of Suites	5	
Price Per SqFt	\$232.81	
Gross Leasable Area (GLA)	107,923 SF	
Lot Size	5.76 Acres	
Year Built/Renovated	2017	
Occupancy	100.00%	

Returns	Year 1
CAP Rate	6.50%
Cash-on-Cash	6.50%

Operating Data

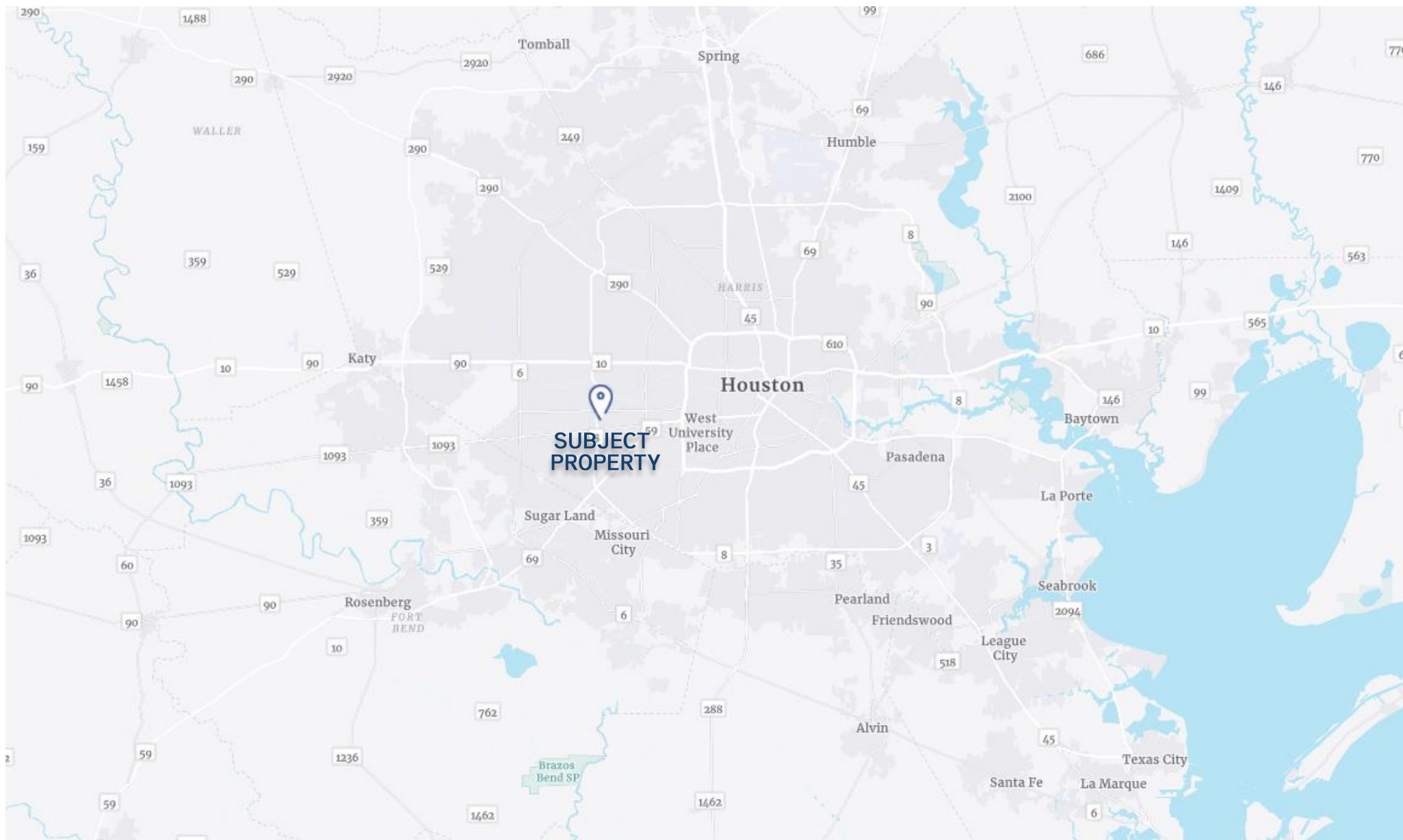
Scheduled Base Rental Income		\$2,401,287
Total Reimbursement Income	0.7%	\$16,158
Other Income		\$27,321
Potential Gross Revenue		\$2,444,765
General Vacancy		\$0
Effective Gross Revenue		\$2,444,765
Less: Operating Expenses	33.2%	(\$811,556)
Net Operating Income		\$1,633,209
Tenant Improvements		\$0
Leasing Commissions		\$0
Capital Expenditures		\$0
Cash Flow		\$1,633,209
Debt Service		\$0
Net Cash Flow After Debt Service	6.50%	\$1,633,209
Principal Reduction		\$0
Total Return	6.50%	\$1,633,209

Operating Expenses	Year 1
CAM	\$543,047
Insurance	\$27,841
Real Estate Taxes	\$184,569
Management Fee	\$56,100
Total Expenses	\$811,556
Expenses/SF	\$7.52

PROPERTY PHOTOS



REGIONAL OVERVIEW

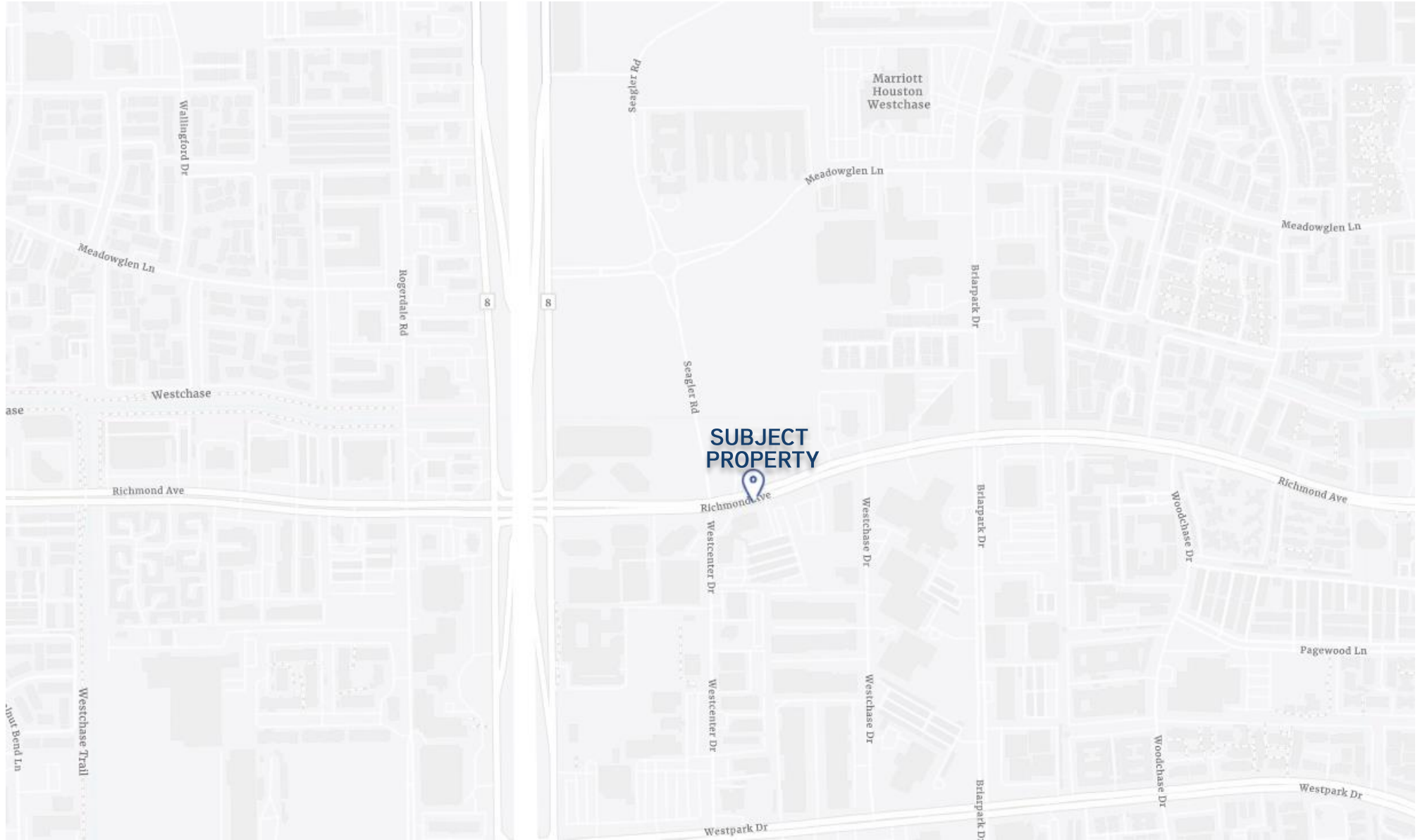


OFFERING MEMORANDUM

10255 Richmond Avenue | Houston, Texas 77042



LOCAL OVERVIEW



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JOHNSON GROUP
REAL ESTATE INVESTMENT SERVICES

Colliers
INTERNATIONAL

LOCATION DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	19,878	184,165	515,856
2010 Total Population	22,958	197,004	540,330
2020 Total Population	25,895	213,803	597,114
2020 Group Quarters	102	796	3,351
2025 Total Population	27,359	224,375	629,455
2020-2025 Annual Rate	1.11%	0.97%	1.06%
2000 to 2010 Population Change	15.5%	7.0%	4.7%
2000 to 2020 Population Change	30.3%	16.1%	15.8%
2010 to 2025 Population Change	19.2%	13.9%	16.5%
2020 to 2025 Population Change	5.7%	4.9%	5.4%
2020 Total Daytime Population	43,237	226,009	635,082
Workers	31,692	118,537	333,120
Residents	11,545	107,472	301,962
2020 Employees % of Daytime Population	73.3%	52.4%	52.5%
2020 Residents % of Daytime Population	26.7%	47.6%	47.5%
Household Summary			
2000 Households	10,565	78,103	206,951
2010 Households	11,124	81,039	209,814
2020 Households	12,174	86,545	228,501
2020 Average Household Size	2.12	2.46	2.60
2025 Households	12,752	90,320	239,748
2020-2025 Annual Rate	0.93%	0.86%	0.97%
2000 to 2010 Household Change	5.3%	3.8%	1.4%
2000 to 2020 Household Change	15.2%	10.8%	10.4%
2010 to 2025 Household Change	14.6%	11.5%	14.3%
2020 to 2025 Household Change	4.7%	4.4%	4.9%
2010 Families	4,998	46,300	126,342
2020 Families	5,419	48,631	135,859
2025 Families	5,685	50,686	142,483
2020-2025 Annual Rate	0.96%	0.83%	0.96%
Housing Unit Summary			
2020 Housing Units	13,663	97,974	259,083
Owner Occupied Housing Units	10.3%	25.7%	28.2%
Renter Occupied Housing Units	78.8%	62.6%	60.0%
Vacant Housing Units	10.9%	11.7%	11.8%
Owner Occupied Median Home Value			
2020 Median Home Value	\$137,426	\$269,312	\$252,417
2025 Median Home Value	\$159,472	\$301,715	\$288,456
Income			
2020 Per Capita Income	\$26,410	\$31,638	\$31,674
2020 Median Household Income	\$38,384	\$44,813	\$48,108
2020 Average Household Income	\$55,427	\$78,290	\$82,658

IN 5 MILE RADIUS

POPULATION

597k+

AVERAGE
HOUSEHOLD INCOME

\$82k+

TOTAL HOUSEHOLDS

228k+

OFFERING MEMORANDUM

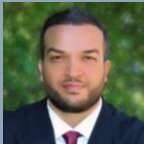
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- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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