



Landmark Center

FOR SALE: Multi-Tenant Retail Investment Property

5858 S Gessner Dr - Houston, Texas 77036

New Family Dollar lease renewal
97% Leased (Only 1,664 SF Available)
Staggered Lease Expirations
Excellent Visibility and Tenant Mix

PRICE: \$5,500,000



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For More Information:

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Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of Retail Solutions ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and Retail Solutions.

Investment Overview

PROPERTY DESCRIPTION

97% leased multi-tenant retail investment. Staggered lease expirations, good visibility and a broad array of tenants make this an attractive investment

Property Address	5858 S Gessner Dr - Houston, Texas 77036
Location	SWQ S Gessner Dr & Harwin Dr
County	Harris
Rentable Building Area	55,847 (plus 1 stand alone retail kiosk)
Lot Size	4.07 acres
Occupancy	97.02% (54,183 SF)
Vacancy	2.98% (1,6645 SF)
Year of Construction	1985
Number of Buildings	1 Building + 1 Kiosk
Number of Tenants	19
Lease Type	Modified Gross
NNN	\$3.04

FINANCIALS

Price	\$5,500,000
Price / SF	\$98.48
Capitalization Rate	8.17%
Terms	Cash to Seller

INCOME & EXPENSE*

Base Rent	\$527,039
Reimbursements	\$92,159
Total Gross Income	\$619,198
Expenses	\$169,581
Net Operating Income	\$449,617

**Income: June 2011 Annualized*

Expenses: 2011 Budgeted



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Investment Overview (continued)

EXPENSES

CAM	\$116,382 (\$2.08 PSF)
Taxes	\$34,569 (\$0.62 PSF)
Insurance	\$18,630 (\$0.33 PSF)

Total **\$169,581 (\$3.04 PSF)***

**2011 Budgeted*

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Rent Roll

TENANT	SQ. FT.	%	Rent PSF	ANNUAL RENT	Lease Ends
\$.99 Stop	2,800	5.01%	\$14.51	\$40,632	12/31/2013
Braids by African Profile	960	1.72%	\$15.00	\$14,400	6/1/2013
All Nations Insurance Agency	975	1.75%	\$12.81	\$12,487	monthly
China Silks	12,124	21.71%	\$5.44	\$66,000	12/30/2012
Comtech Systems Computers	1,595	2.86%	\$13.18	\$21,015	6/30/2013
Expert Cleaners	700	1.25%	\$13.71	\$9,600	6/30/2013
King Multiservice	802	1.44%	\$15.26	\$12,240	6/30/2012
Family Dollar	9,400	16.83%	\$7.08	\$66,550	12/31/2016
H&R Block	1,300	2.33%	\$11.50	\$14,949	Monthly
Iglesia De Shanna	4,062	7.27%	\$7.80	\$31,688	10/30/2012
Vacant	1,664	2.98%	\$0.00	-	-
John Tran	1,820	3.26%	\$10.02	\$18,240	8/30/2013
Herbalite	1,340	2.40%	\$12.80	\$17,148	5/31/2013
LA crawfish Shack	4,975	8.91%	\$11.40	\$56,715	6/1/2014
Kim's Fashion	3,500	6.27%	\$10.80	\$37,800	2/28/2014
Last Touch Hair Salon	1,044	1.87%	\$13.92	\$14,532	5/31/2013
Nguyen Hanh D.D.S	1,191	2.13%	\$13.50	\$16,078	12/31/2012
Lily's Nails	1,050	1.88%	\$13.00	\$13,650	3/31/2013
Radio Shack	2,400	4.30%	\$12.50	\$30,000	3/31/2013
Exclusive Wireless	1,176	2.11%	\$12.00	\$14,112	6/30/2012
Storage	969	1.74%	\$12.38	\$12,000	5/31/2015
Glacier	Kiosk			\$7,200	10/30/2013
TOTAL:	55,847	100%		\$527,039	

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Site Plan



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Property Highlights

- Area Retailers:



- Demographics:

DEMOGRAPHIC SNAPSHOT

	1 mile	3 miles	5 miles
2010 Census Population	31,406	222,811	547,957
Daytime Employees	22,309	143,123	318,300
Average HH Income	\$57,054	\$73,368	\$93,029

- Traffic Counts: Gessner Rd: 31,041 (2008) | Harwin Dr: 22,666 (2008)

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Photos



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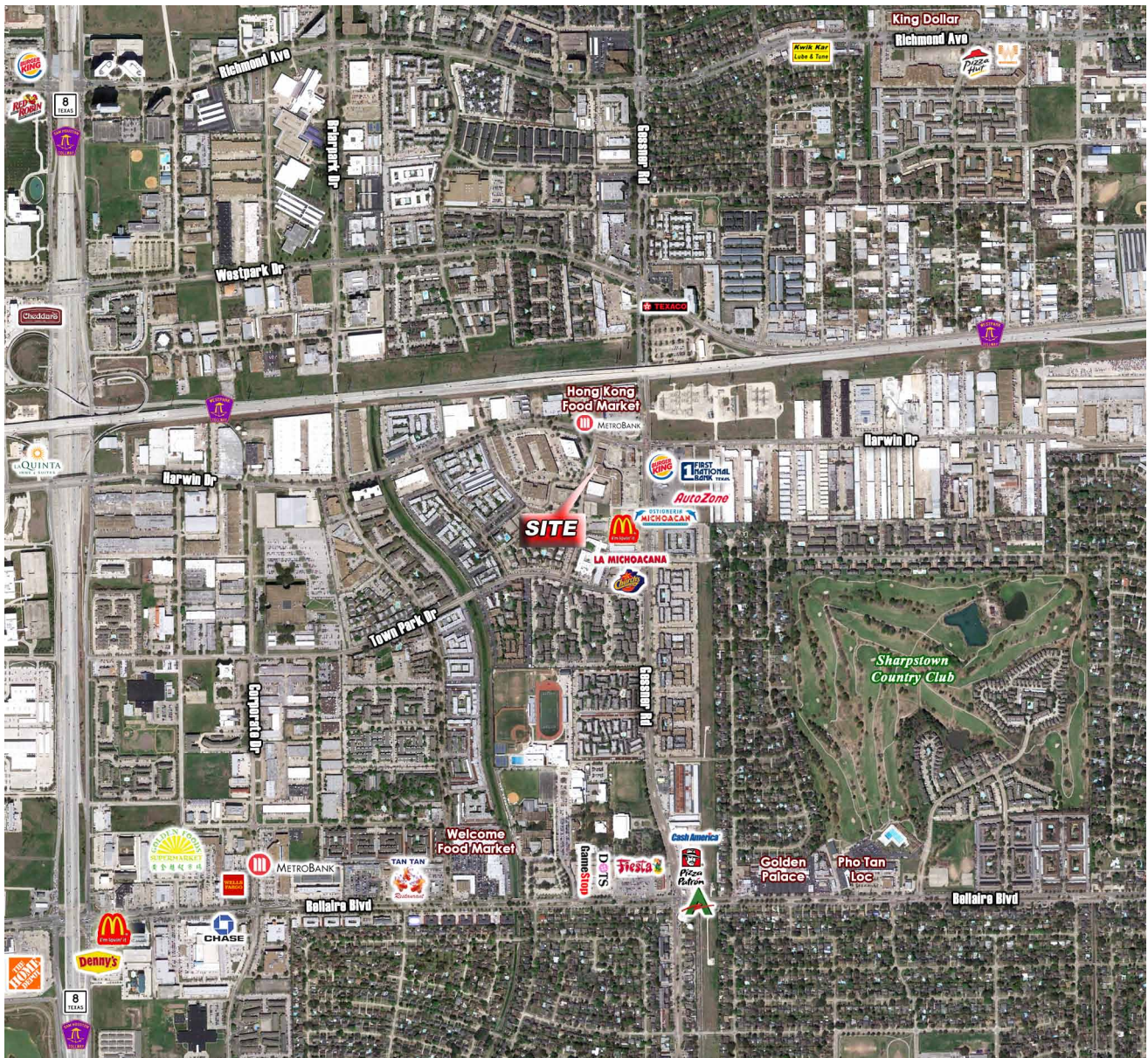
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Aerial



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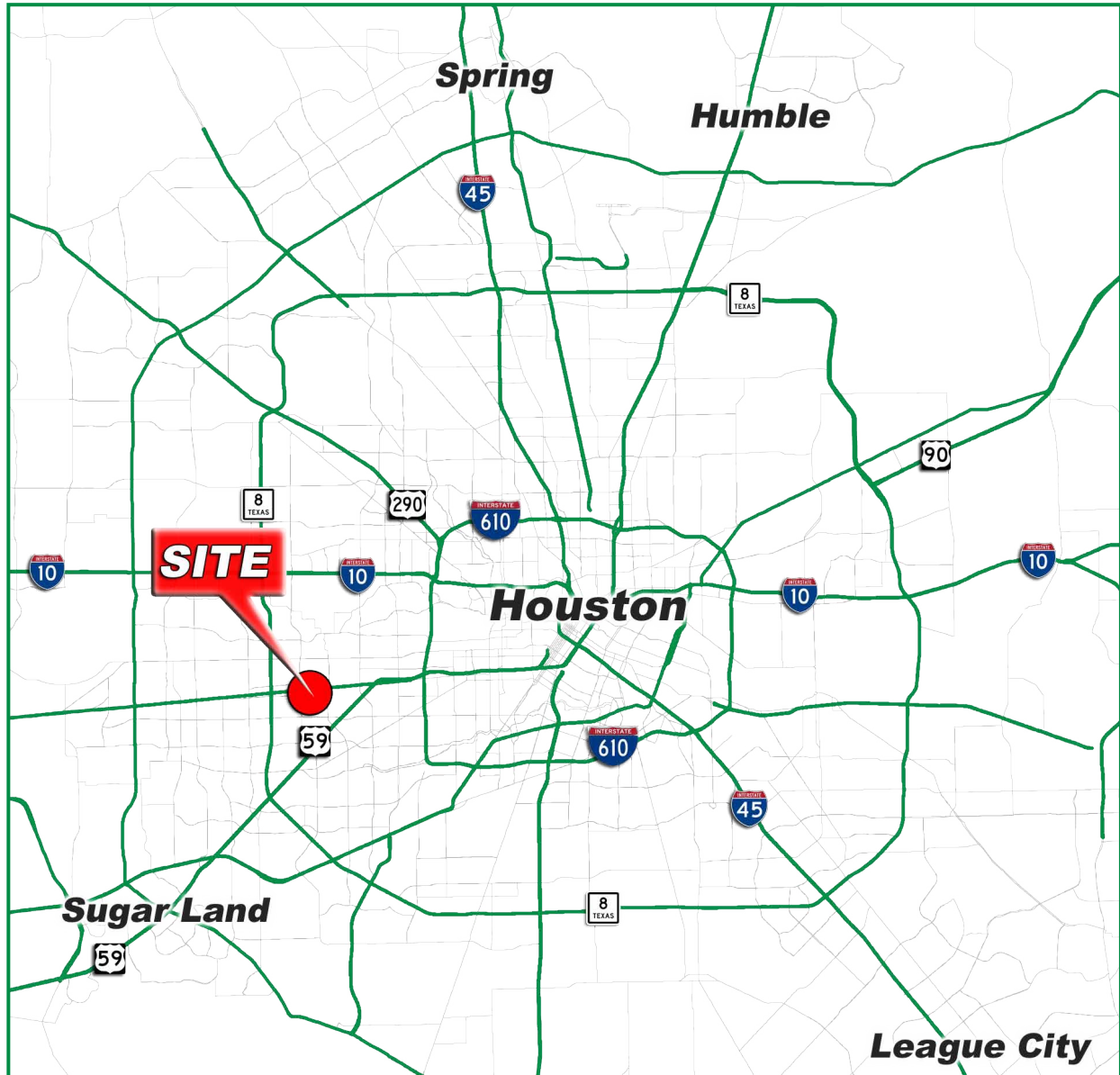
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Area Map



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Demographics

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION				
1990 Population	24,531	73,360	166,688	430,460
2000 Population	31,953	91,417	213,432	528,205
2010 Population (Census)	31,406	96,736	222,811	547,957
% Growth 2000 - 2010	-1.7%	5.5%	4.2%	3.6%
% Growth 2011 - 2016	1.7%	2.6%	2.7%	3.6%
HOUSEHOLDS				
1990 Households	11,945	35,022	76,532	186,948
2000 Households	13,041	39,222	87,150	212,777
2011 Households	12,598	39,979	89,027	220,666
Avg Household Size	2.5	2.4	2.6	2.6
EMPLOYMENT				
2011 Total Employers	1,425	4,607	8,347	18,962
2011 Workplace Employees	22,309	78,389	143,123	318,300
POPULATION BY OCCUPATION				
Total Workforce	12,312	39,007	91,695	239,374
% Blue Collar	40.7%	34.7%	36.5%	30.4%
% White Collar	59.3%	65.3%	63.5%	69.6%
RACE				
% White	11.5%	17.2%	19.4%	27.4%
% Hispanic	54.8%	48.1%	50.9%	41.6%
% Black	16.2%	18.5%	16.8%	18.3%
% Asian	15.8%	14.5%	11.1%	10.9%
% Other	1.6%	1.8%	1.7%	1.7%
White	3,556	16,058	42,274	149,493
Hispanic	16,911	44,978	110,810	226,976
Black	4,988	17,303	36,608	99,872
Asian	4,875	13,542	24,173	59,278
Other	502	1,706	3,653	9,516
HOUSING				
% Renter Occupied Housing Units	81.3%	74.5%	71.3%	61.9%
% Owner Occupied Housing Units	18.7%	25.5%	28.7%	38.1%
INCOME				
2011 Median Household Income	\$45,388	\$57,500	\$58,351	\$71,663
2011 Average Household Income	\$57,054	\$71,994	\$73,368	\$93,029

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Listing Team

Alan P. Rust, CCIM | Principal

alan@retailsolutions.us

512.474.5557



Alan P. Rust, CCIM specializes in the leasing and sale of retail property throughout central Texas. Alan has had a diverse professional career which has spanned more than 20 years. Alan has done business and negotiated deals across the United States and internationally. His responsibilities have included the negotiation of retail acquisitions, dispositions, leases, development opportunity identification, site selection, development of strategies to mitigate risk. Previously, Alan was with Sperry Van Ness, a national brokerage firm, where he specialized in the leasing and sales of Investment retail real estate.

Herman Tjahja | Vice President

herman@retailsolutions.us

512.474.5557



Herman Tjahja started his real estate career in Austin in 2001 with First Place Realty. In 2003, he became a Partner at ETM Realty where he specialized in restaurant representation and in 2008, closed over \$12 million dollars' worth of deals.

Herman joined Retail Solutions in 2011 where he continues to use his unique skills (he speaks FIVE different languages!) to represent an array of tenants to help them find the space they are looking for, and to help our landlords fill up their vacancies.

Herman graduated from the University of Indiana in 1995 and is a member of ICSC.

Approved by the Texas Real Estate Commission for Voluntary Use



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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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