



Tidwell Corners

7844 West Tidwell Rd
Houston, Texas 77040

FOR SALE: 100% NNN Leased Multi-Tenant Retail Investment

82.5% LEASED TO STRONG CORPORATE TENANTS
Prime location, shadow-anchored by Wal-Mart Supercenter
Within 5 miles: over 290,000 population, Avg. household income over \$50,000

Price: \$1,554,000 / Cap Rate: 8.1%



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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.

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Investment Overview

PROPERTY DESCRIPTION

A 100% NNN leased multi-tenant retail investment in the heart of Northwest Houston. Two strong corporate tenants in Comcast (a public company with over \$37 Billion in 2010 sales who just executed a 3 year lease renewal here) and The Cash Store (with over 270 locations in 7 states). The third tenant is a well-established local business that has been in business and a tenant here since 1996.

Property Address	
Location	NEQ Hwy 290 & Tidwell Rd
County	Harris
Rentable Building Area	6,856 SF (on 35,658 SF Land)
Occupancy	100%
Year of Construction	1996
Number of Buildings	1
Number of Tenants	3
Lease Type	NNN
NNN	\$7.31 PSF

FINANCIALS

Price	\$1,554,000
Capitalization Rate	8.5%
Terms	Cash to Seller

INCOME & EXPENSE*

Base Rent	\$141,640
Reimbursements	\$50,109
Total Gross Income	\$191,749
Vacancy Loss (5%)	(\$9,587)
Operating Expenses	(\$50,109)
Net Operating Income	\$132,053

**Income: Current
Expenses: 2011 Budget*

Investment Overview (continued)

EXPENSES

CAM	\$13,712 (\$2.00 PSF)
Real Estate Taxes	\$24,270 (\$3.54 PSF)
Insurance	\$2,400 (\$0.35 PSF)
Administrative*	\$2,057 (\$0.30 SF)
Management**	\$7,670 (\$1.12 PSF)
Total	\$50,109 (\$7.31 PSF)

*Administrative Fee is 15% of CAM

** Management Fee is 4.0% of Potential Gross Income

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Rent Roll

TENANT	SQ. FT.	%	Rent PSF	ANNUAL RENT	LEASE TO	LEASE TYPE	NOTES
Cash Store	1,456	21.1%	\$25.00	\$36,400	6/2013	NNN	Corporate Lease
Q-Tee Nails	1,200	17.6%	\$19.10	\$22,920	11/2011	NNN	5 year lease extension being finalized
Comcast Cable	4,200	61.3%	\$19.60	\$82,320	6/2014	NNN	Brand new 3 year renewal in place – tenant is public company
Totals:	6,856	100%		\$141,640			

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Tenant Profiles



Comcast Corp. (CMCSA: NASDAQ)

Company description: Commerce plus broadcasting equals Comcast. The company's core cable division is the largest provider in the US (ahead of Time Warner Cable) with nearly 23 million subscribers. Comcast derives the bulk of its revenue from television, Internet, and digital phone services offered in 39 states and the District of Columbia. It has about 17 million broadband Internet subscribers, while its XFINITY computer telephony service has more than 8 million customers. Comcast also has cable programming interests, such as G4, VERSUS, and The Golf Channel, and it owns entertainment channel E!. In 2011 the company formed a joint venture with General Electric that gave it a 51% interest in NBCUniversal (NBCU).

Founded 1969

S&P Credit Rating: BBB

2010 Sales: \$37.9 Billion

#66 on the Fortune 500

#119 on the Financial Times Global 500

Source: Standard & Poor's, Hoovers



Cash Store

Parent Company: Cottonwood Financial (A private company)

Company: Regional corporation

Founded: 1996

Operating in 7 States: Idaho, Illinois, Michigan, New Mexico, Texas, Utah and Wisconsin

Over 270 cash Store locations. Over 123 locations in Texas

Company Headquartered in Irving, Texas

Source: www.cashstore.com & www.manta.com

Q-Tee Nails

Company Type: Private, Local

Well Established - In business on Site since 1996

Property Highlights

DEMOGRAPHIC SNAPSHOT	1 mile	2 miles	3 miles
Population	9,211	39,434	112,963
Total Daytime Population	18,836	54,408	119,349
Average HH Income	\$65,522	\$58,619	\$59,991

- Located in a dense daytime and nighttime population trade area
- Within 5 miles in 2009:
 - Over 290,000 residents
 - Average household income over \$65,000
 - Over 320,000 daytime population
- In the heart of a major retail trade area
- Shadow-anchored by Walmart Supercenter
- Excellent exposure to a significant amount of traffic
- Excellent tenant mix
- Located off-corner at a lighted intersection

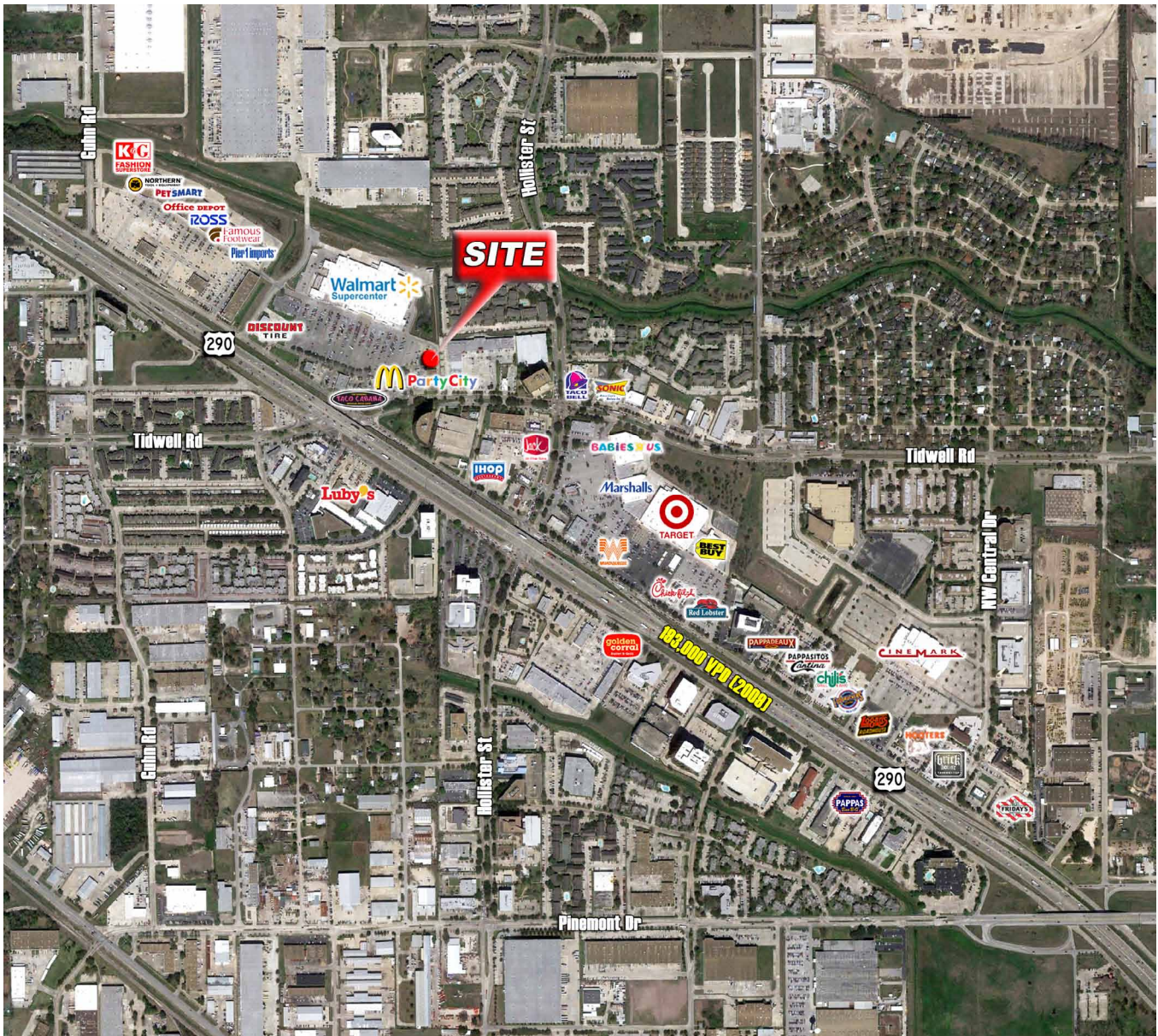
Area Retailers:



TRAFFIC COUNTS (TxDOT, 2009)

Hwy 290: 193,000 vehicles per day

Aerial

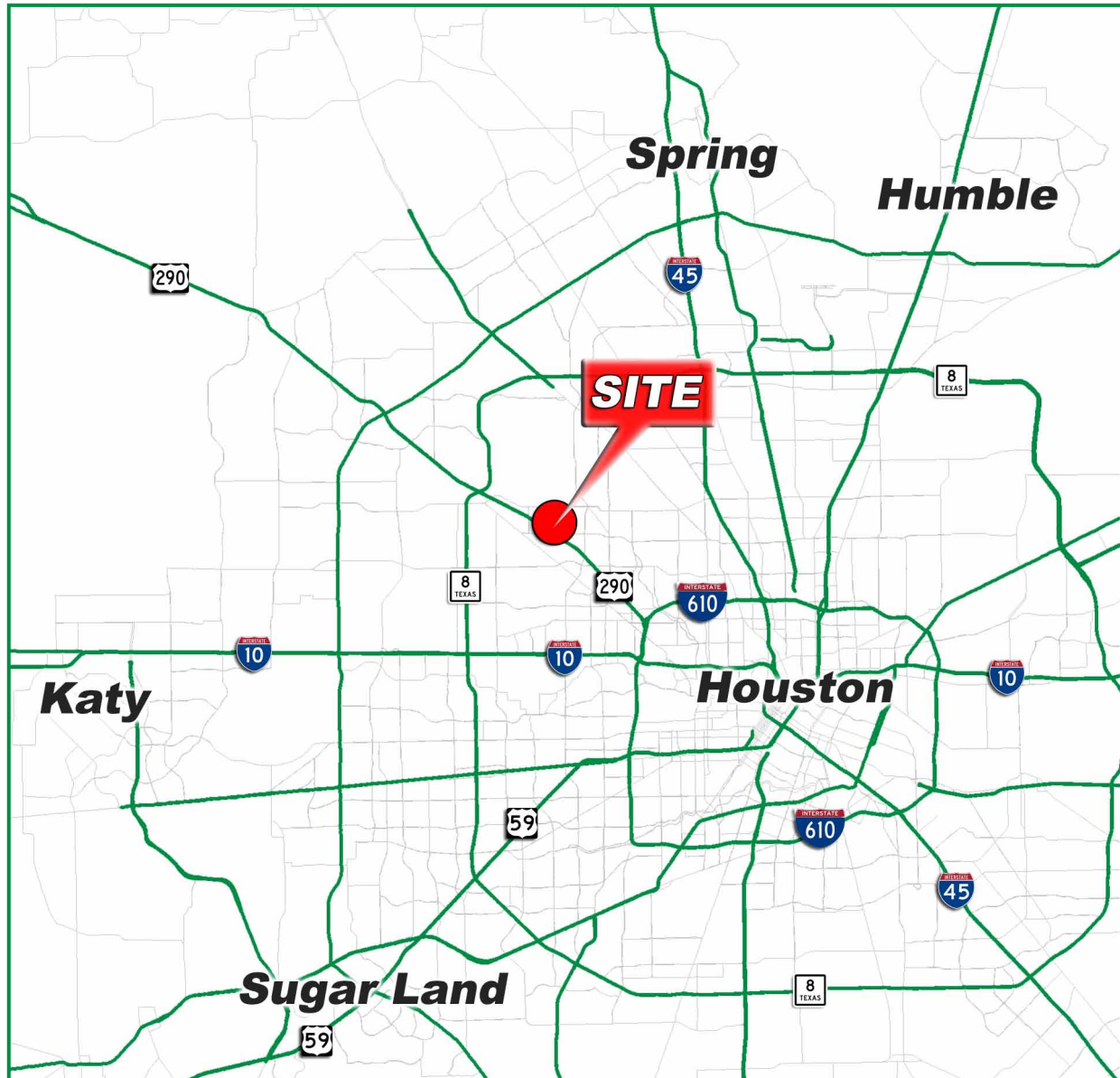


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Area Map



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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 Total Population	7,215	31,864	91,787	235,334
2000 Total Population	9,684	39,915	111,961	280,473
2009 Total Population	9,211	39,434	112,963	290,395
2014 Total Population	9,752	41,403	117,974	306,824
% Population Change 1990-2000	34.22%	25.27%	21.98%	19.18%
% Population Change 2000-2009	-4.88%	-1.21%	0.89%	3.54%
% Population Change 2009-2014	5.87%	4.99%	4.44%	5.66%
2009 Total Daytime Population	18,836	54,408	119,349	324,954
2009 Total Daytime Work Population	15,228	33,760	65,020	175,926
HOUSEHOLDS				
1990 Total Households	3,715	12,067	34,771	85,136
2000 Total Households	4,642	14,162	39,264	96,297
2009 Total Households	4,577	14,549	41,020	103,192
2014 Total Households	4,914	15,472	43,337	110,158
% Households Change 1990-2000	24.95%	17.36%	12.92%	13.11%
% Households Change 2000-2009	-1.40%	2.73%	4.47%	7.16%
% Households Change 2009-2014	7.36%	6.34%	5.65%	6.75%
2009 RACE				
2009 White Population	4,663	19,614	54,160	142,291
2009 Black Population	2,434	6,772	21,960	54,921
2009 American Indian/Alaska Native	59	350	916	2,192
2009 Asian/Hawaiian/Pacific Islander	437	1,233	5,737	16,874
2009 Other Population (Incl 2+ Races)	1,618	11,465	30,191	74,118
% 2009 White Population	50.6%	49.7%	47.9%	49.0%
% 2009 Black Population	26.4%	17.2%	19.4%	18.9%
% 2009 American Indian/Alaska Native	0.6%	0.9%	0.8%	0.8%
% 2009 Asian/Hawaiian/Pacific Islander	4.7%	3.1%	5.1%	5.8%
% 2009 Other Population (Incl 2+ Races)	17.6%	29.1%	26.7%	25.5%
2009 Hispanic Population	3,633	21,671	56,999	138,880
2009 Non-Hispanic Population	5,578	17,763	55,965	151,515
% 2009 Hispanic Population	39.4%	55.0%	50.5%	47.8%
% 2009 Non-Hispanic Population	60.6%	45.0%	49.5%	52.2%
HOUSING				
2009 Average Household Size	2.0	2.7	2.7	2.8
2009 Total Owner Occupied Housing Units	627	6,283	20,590	58,231
2009 Total Renter Occupied Housing Units	3,948	8,290	20,485	44,963
% 2009 Total Owner Occupied Housing Units	13.7%	43.1%	50.1%	56.4%
% 2009 Total Renter Occupied Housing Units	86.3%	56.9%	49.9%	43.6%
INCOME				
2009 Per Capita Income	\$32,558	\$21,627	\$21,784	\$23,303
2009 Median Household Income	\$55,514	\$45,028	\$44,545	\$44,718
2009 Average Household Income	\$65,522	\$58,619	\$59,991	\$65,578

Listing Team

Alan P. Rust, CCIM | Principal

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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.

David Simmonds | Principal

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David Simmonds, was a senior vice president with the Austin Commercial Retail Division of The Weitzman Group from 2000-2008. Simmonds specialized in retail project representation in the greater Austin area. Prior to joining The Weitzman Group, he was a retail brokerage specialist with Lynx Property Services and a property manager for United Commercial Realty. During his tenure at Weitzman- Simmonds was directly and indirectly involved in the closing of over 1,100 deals in 8.5 years!

Simmonds is a member of the International Council of Shopping Centers.

Simmonds received a Bachelor of Arts degree in Economics from Columbia College in New York City.

Approved by the Texas Real Estate Commission for Voluntary Use



solutions

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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