



HORSEPEN CREEK BUSINESS PARK
TEASER FLYER



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7 BUILDINGS	46,800 SF	6.39 ACRES	100% LEASED
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THE OFFERING

Finial Group – Houston, LLC (“Finial Group”) is pleased to exclusively offer the opportunity for investors to acquire the Horsepen Creek Business Park (the “Park”). The Park consists of 7 multi and single-tenant light industrial buildings in Northwest Houston, one of the city’s premier industrial submarkets. All 7 buildings are highly functional and in strong demand from a variety of industrial tenants. The Park is 100% leased to 9 tenants with a weighted average lease term of approximately 3.14 years.

The Park presents investors a unique opportunity to acquire multiple buildings with a diverse tenant mix and staggered rent roll at below replacement cost. Investors will benefit from stabilized cash flow immediately following closing and will avoid any substantial capital expenditures typically needed in new acquisitions given the age, quality, and historical upkeep of the park.



PORTFOLIO SUMMARY

Buildings	7
Size	46,800 SF
Office	12.93%
Land	6.39 Acres
Year Built	2019
Total Tenants	9
% Leased	100%
WALT	3.14 Years
NOI	\$527,579

*NOI and WALT as of 2/1/2023

Diversified Tenant Mix	Stabilized Cash Flow Day 1	High Quality Construction	Irreplaceable Location



Disclaimer: Finial Group has been authorized by the owner of this property to market it for sale. The information contained herein and in the subsequent pages of this Offering Memorandum was obtained from sources deemed to be reliable; however, Finial Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

Diverse Tenant Mix With Staggered Rent Rolls

The Portfolio is 100% leased to a variety of industrial users, allowing investors to decrease exposure to any specific tenant industry. That coupled with staggered lease expirations offsets risk by reducing rollover in any given year.

7 Building Park in Houston's Premier Northwest Industrial Submarket

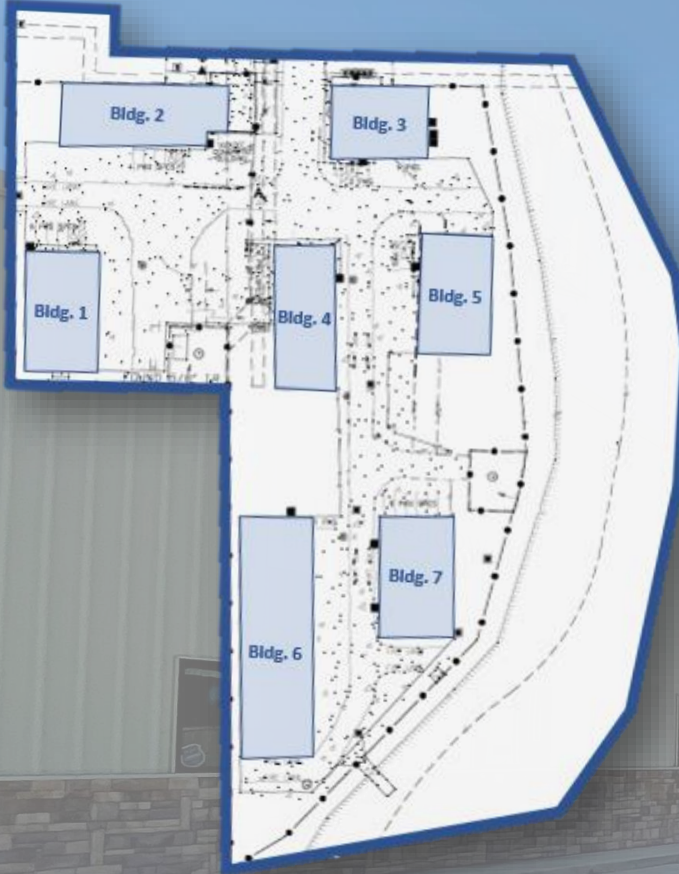
The 7-building business park is located in Northwest Houston, one of Houston's leading industrial submarkets. Due to the concentration of industrial assets in this submarket, this area has consistently outpaced the Houston market average in both leasing and sales demand.



HORSEPEN CREEK BUSINESS PARK

Horsepen Creek Business Park is a fully leased light industrial park located in Northwest Houston, right off FM 529. The park was constructed in 2019 by a local developer in Houston. The strategic location is very desirable for tenants due to the park's proximity to some of Houston's major thoroughfares, as well as Houston's fastest growing residential pockets. That coupled with the smaller average suite sizes allows ownership to maintain strong tenant demand and maximize lease rates.

This property offers investors the opportunity to acquire a 100% leased, high class metal business park with large upside due to constant tenant demand and market rent growth for this product type. Ownership will be able to consistently push the average rents through renewals or with new tenants as leases expire.



HORSEPEN CREEK BUSINESS PARK



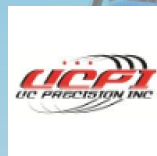
Property	14415 FM 529 Bldg. 1	14423 FM 529 Bldg. 2	14323 FM 529 Bldg. 3	14355 FM 529 Bldg. 4	14331 FM 529 Bldg. 5	14347 FM 529 Bldg. 6	14339 FM 529 Bldg. 7	Total Park
Size	6,000 SF	6,000 SF	4,800 SF	6,000 SF	6,000 SF	12,000 SF	6,000 SF	46,800 SF
Office	10.00%	24.17%	12.50%	13.33%	10.00%	6.67%	20.00%	12.93%
Land	0.79 AC	0.79 AC	0.63 AC	0.79 AC	0.79 AC	1.58 AC	0.79 AC	6.39 AC
Year Built	2019	2019	2019	2019	2019	2019	2019	2019
Construction	Metal	Metal	Metal	Metal	Metal	Metal	Metal	Metal
Clear Height	20'	20'	20'	20'	20'	20'	20'	20'
Power	3P; 208V; 400A	3P; 208V; 400A	3P; 208V; 400A	3P; 208V; 400A	3P; 208V; 400A	3P; 208V; 200A	3P; 208V; 200A	Varies
Roof Type/Age	Metal (2019)	Metal (2019)	Metal (2019)	Metal (2019)	Metal (2019)	Metal (2019)	Metal (2019)	Metal (2019)
Doors	2 GL	2 GL	2 GL	3 GL	3 GL	5 GL	2 GL	19 GL
Truck Court	50'	65'	45'	35'	35'	30' – 75'	30'	Varies





DRIVE TIMES

- Bush Int'l Airport – 30 Minutes
- Hobby Airport – 40 Minutes
- Houston CBD – 25 Minutes
- Galleria – 22 Minutes
- Medical Center – 28 Minutes
- Port of Houston – 35 Minutes



Company	Wave Granite & Marble	U.C. Precision	El Blanquillo Foods	Texas Pet Meadow
Address	14415 FM 529 – Bldg. 1	14423 FM 529 – Bldg. 2	14323 FM 529 – Bldg. 3	14355 FM 529 – Bldg. 4
% of Portfolio	12.82%	12.82%	10.26%	12.82%
Industry	Countertops	Precision Machining	Food Distribution	Pet Cremation
Website	www.wavegranite.com	N/A	N/A	www.petmeadowtexas.com
Summary	Wave Granite and Marble provides a wide selection of natural stone, porcelain, marble, quartz and more slabs. They are one of the largest fabricators of solid surface, natural stone and engineered stone providing a single point of contact for their residential and commercial clients.	U.C. Precision has been serving its customers with quality precision machining since 1996. They offer a variety of precision machining services, including working with numerous types of metals and plastics. As a family-owned business, they pride themselves in quality and customer satisfaction.	El Blanquillo Foods is a Houston-based food distribution company that specializes in the transportation of meats, general freight, and other products related to the restaurant industry. <i>*Company does not have a logo.</i>	Texas Pet Meadow is family owned and operated, providing private pet cremation services and more. For over 20 years, Pet Meadow has provided Houston families and individuals with the care needed after the loss of a beloved pet.



Company	Marsol Trading	Modular Framing Systems	Iconic Gym	Canline Pipeline Solutions	Trucore Communications
Address	14331 FM 529 – Bldg. 5	14347 FM 529 – Bldg. 6A	14347 FM 529 – Bldg. 6B	14339 FM 529 – Bldg. 7A	14339 FM 529 – Bldg. 7B
% of Portfolio	12.82%	12.82%	12.82%	6.41%	6.41%
Industry	Fire Prevention Systems	Aluminum Framing Systems	Health/Fitness	Piping Manufacturer	IT Support
Website	www.marsoltech.com	www.modularframing.com	N/A	www.canlinepipeline.com	www.trucoretg.com
Summary	Marsol Technologies is based in Houston, Texas and has more than 30 years of experience in the fire suppression industry. Specifically, Marsol Technologies provides fire suppression systems for helideck and helipad operations within the oil & gas and off-shore industries.	Modular Framing Systems, based in Houston, is the sole distributor for their unique aluminum framing system throughout the nation. Their products provide a faster, more efficient way to build the frame of an enclosure for industrial-grade products.	Iconic Gym is a local Houston facility designed to cater to the needs of fitness-focused individuals. Their vast array of equipment, 24/7 key card access, and spacious area makes it the perfect place for gym seekers.	Canline Pipeline Solutions has provided economical, environmentally conscious solutions to monitor and maintain pipelines for over 35 years to those in the oil and gas, mining, construction, industrial, municipal, and agricultural industries throughout the U.S. and Canada.	Trucore Group provides top-quality IT support for businesses throughout Houston. Their services include cybersecurity, cloud solutions, backup and disaster recovery, and more.

GREATER HOUSTON

INDUSTRIAL MARKET OVERVIEW



Houston's industrial market continues to rank among the highest in the U.S. and has displayed strong fundamentals across the board for many years. It's strategic location in Texas provides access to many the state's major thoroughfares, along with the Port of Houston. These factors have kept Houston as one of the most desirable markets for businesses to have a presence in.

Key Takeaways:

- Houston's economy is traditionally known for it's hold on the energy industry, but that is not the only economic driver in the city. Houston has a strong presence in health care, biomedical research and aerospace, among many other industries.
- Houston has recorded net absorption over the past 12 months of 30.1 MSF, the highest among all U.S. metros.
- Tenant demand and market rent growth continues to outpace the nation's average, which is being emphasized by the continued growth of e-commerce across the US and users wanting to have a presence near the Port of Houston.
- In order to accommodate the unprecedented demand from industrial users, developers have delivered record amounts of new industrial product. Roughly 21.1 MSF of industrial space has been completed in the last 12 months, with another 25.8 MSF currently under construction.

Key Industrial Metrics:

- Inventory: 752 MSF
- Total Vacancy: 5.70%
- Net Absorption (YTD): 30.1 MSF
- Under Construction: 25.8 MSF
- Annual Rent Growth: 5.10%
- 12 Month Sales Volume: \$2.6 B

*Some Data and Graphics are Courtesy of CoStar Group



**2nd Largest Market
in Texas**



6.6 Million

**Growing
Population**



Port of Houston



Business Hotspot



**Energy Capital of
the World**

NORTHWEST HOUSTON

INDUSTRIAL SUBMARKET OVERVIEW

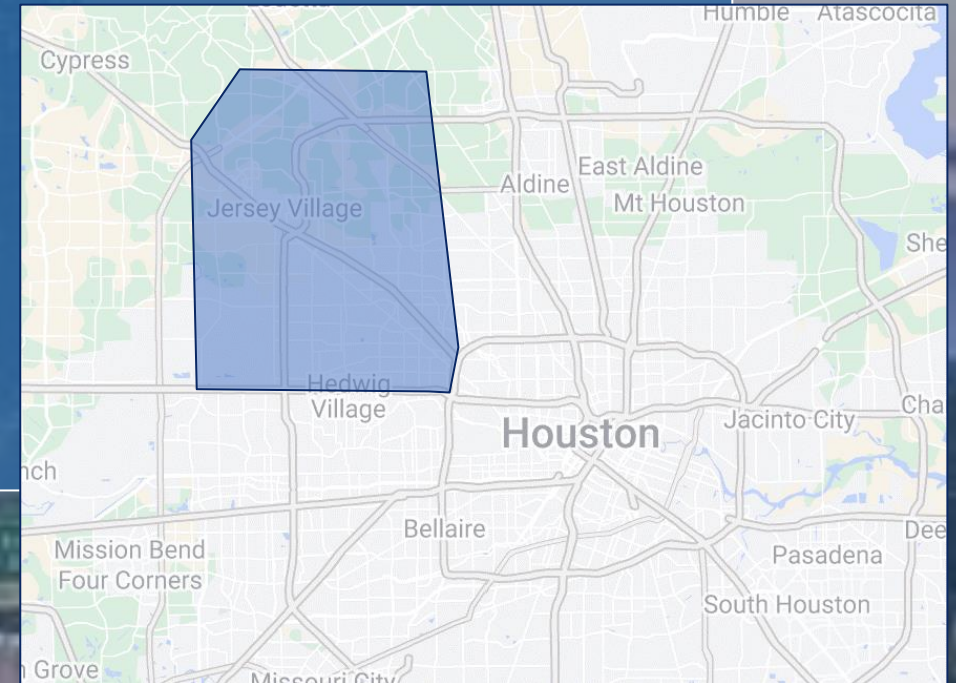
The Northwest Houston Industrial Submarket has continued to display strong momentum and fundamentals, with lower vacancy than the market average, strong tenant demand demonstrated by market rent growth and an increasing net absorption over the last 3 quarters.

Key Takeaways:

- Vacancy rate has been consistently dropping since Q1 2021, from 7.10% to the current rate of 5.00%.
- The Northwest Houston Industrial Submarket has the highest sales volume over the last 12 months of any submarket in Houston.
- Northwest Houston's proximity to many of Houston's major thoroughfares as well as much of its residential growth has allowed it to continue to have strong tenant demand.

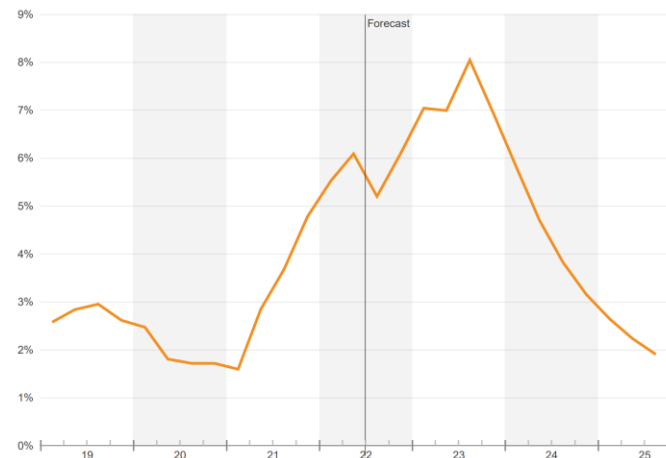
Key Industrial Metrics:

- Inventory: 97.6 MSF
- Total Vacancy: 5.00%
- Net Absorption (YTD): 2.2 MSF
- Under Construction: 1.2 MSF
- Annual Rent Growth: 6.00%
- 12 Month Sales Volume: \$240 M

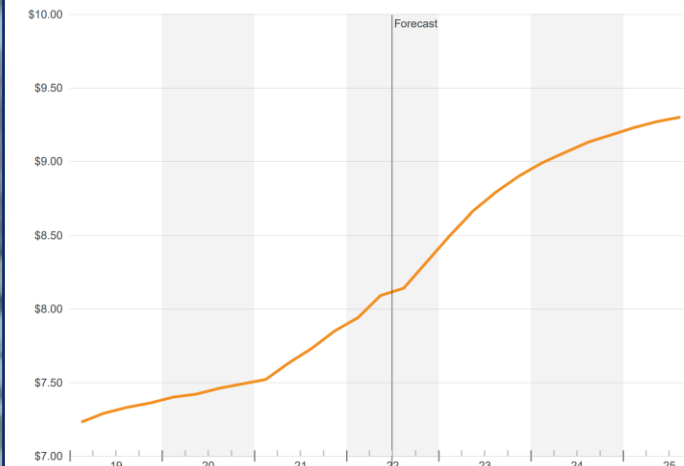


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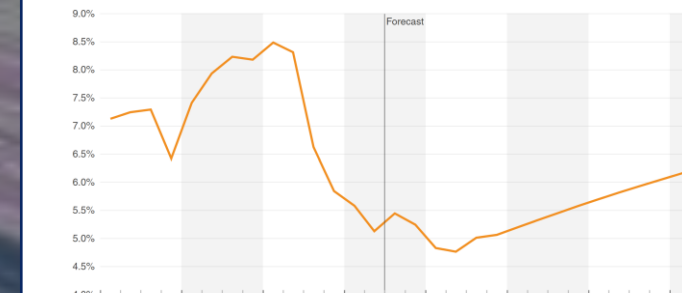
Market Rent Growth (YOY)



Market Rent per SF



Vacancy Rate



INVESTMENT CONTACTS

Acquisition Information

Jack Gaffney

Vice President

Jack.Gaffney@FinialGroup.com

713.814.4921

Chase Tucker

Senior Associate

Chase.Tucker@FinialGroup.com

713.422.2097

William Alcorn

Associate

William.Alcorn@FinialGroup.com

713.814.3798

CONTACT INFORMATION



Finial Group is a fully-integrated real estate firm that was formed to provide value oriented, execution driven investment, development, management, leasing and construction services. Our organizational structure allows us to provide unmatched service to our clients, investors and our partners. Our associates have experience and proven track records in every facet of commercial real estate.



DALLAS OFFICE

2550 Pacific Avenue, Suite 840
Dallas, TX 75226



HOUSTON OFFICE

8381 Westview Drive, Suite 200
Houston, TX 77055



SAN ANTONIO OFFICE

200 E Grayson Street, Suite 108
San Antonio, TX 78215



ATLANTA OFFICE

1201 Peachtree Street North East, 2nd Floor
Atlanta, GA 30361



NASHVILLE OFFICE

222 2nd Avenue, 17th Floor
Nashville, TN 37201

Contact Us At:

(713) 422-2100

www.FinialGroup.com