

OFFERING MEMORANDUM
6 BUILDING INVESTMENT

HOUSTON, TEXAS

**SIX-BUILDING 44,187 SQUARE-FOOT INDUSTRIAL ASSET
LOCATED IN HOUSTON'S NW INDUSTRIAL SUBMARKET**



(713) 422-2100

FinialGroup

www.FinialGroup.com

Atlanta Office
1201 Peachtree St NE, 2nd Floor
Atlanta, GA 30361

Dallas Office
2550 Pacific Ave, Ste 840
Dallas, TX 75226

Houston Office
8381 Westview Dr, Ste 200
Houston, TX 77055

Nashville Office
222 2nd Ave S, 17th Floor
Nashville, TN 37201

San Antonio Office
200 E Grayson St, Ste 108
San Antonio, TX 78215

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CONTACT INFORMATION

Dylan K. Schopper, SIOR, CCIM

Managing Director - Investments

(713) 422-2089

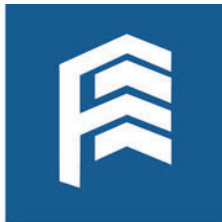
Dylan.Schopper@FinialGroup.com

Keith J. Bilski, SIOR, CCIM

President/CEO

(713) 422-2090

Keith.Bilski@FinialGroup.com



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EXECUTIVE SUMMARY



Finial Group is pleased to offer qualified investors the opportunity to acquire 11421 -11437 Todd Street and 6001 Centralcrest in Houston, Texas (the “Properties”). The six buildings are a total of 44,187 square-feet. The infill freestanding industrial service buildings are located in northwest Houston. The Properties are 92% leased to six tenants with 2.3 years of weighted average lease term remaining and in-place rents 10% below market. With a location just outside Loop 610 in the heart of Houston's major industrial market, the Properties offers unparalleled access to surrounding demand drivers and national thoroughfares. The Properties presents investors a unique opportunity to acquire at a discount to replacement cost while featuring a strong submarket with excellent access to labor along with stable tenancy and predictable cash flow.



**Strong
Submarket**



**Stable In-Place
Cash Flow**



**2.3
Year Wait**



**92%
Occupancy**



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HOUSTON, TEXAS

Todd Street

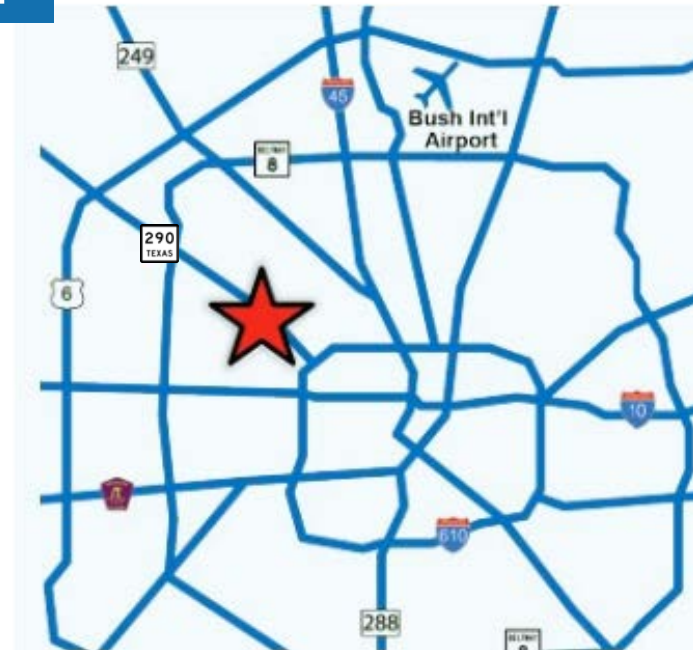


Hempstead Highway



Centralcrest

Total Rentable Area	±44,187 SF
Land	±8.76 Acres
Clear Height	16"
Loading	Grade Level
Construction	Metal
Power	3-Phase Power
Year Built	1984 - 2002



PROPERTY OVERVIEW - TODD STREET



Property Features:

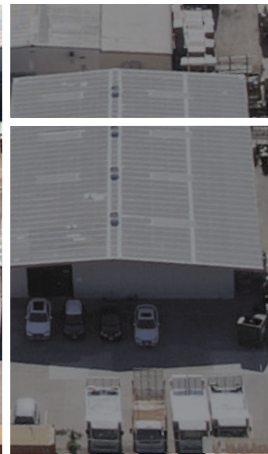
- Total of ± 7,000 SF - 3,375 SF
- ± 3,625 SF Available
- ±1,404 SF Office (3 Private Offices, Large Bull Pen)
- ±2,200 SF Warehouse
- 16' Clear Height
- ± 3,000 SF Outside Storage
- (4) Four Grade-Level Doors



11421 Todd Street



11425 Todd Street

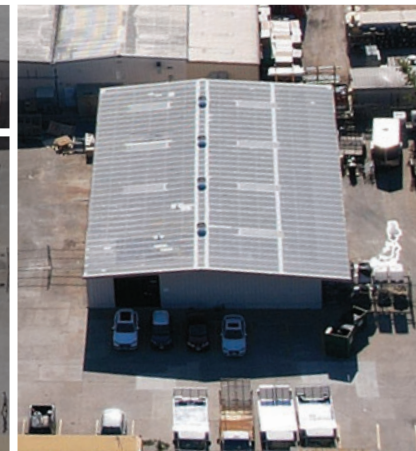


Property Features:

- ±6,000 SF Building
- ±1,200 SF Office Space
- 16' Clear Height
- ±3,000 SF Fenced Outside Storage
- 3-Phase, 120V, 200 AMPS
- (2) Two Grade-Level Overhead Doors
- Interior Warehouse Storage Room

Property Features:

- ±6,000 SF Building
- ±1,683 SF of Office Space
- 16' Clear Height
- ±3,000 SF Fenced Outside Storage
- 3-Phase, 120V, 200 AMPS
- (2) Two Grade-Level Overhead Doors
- Insulated Warehouse with LED Lighting Throughout



11427 Todd Street

PROPERTY OVERVIEW - TODD STREET



Property Features:

- ±6,032 SF Building
- ±1,200 SF Office Space
- 16' Clear Height
- ±3,000 SF Fenced Outside Storage
- 3-Phase, 120V, 200 AMPS
- (4) Four Grade-Level Overhead Doors
- Drive through Building



11431 Todd St.



11437 Todd Street



Property Features:

- ±9,700 SF Building
- ±1,500 SF of Office Space
- 16' Clear Height
- 3-Phase, 120V, 200 AMPS
- (3) Three Grade-Level Overhead Doors
- Insulated Warehouse with LED Lighting Throughout
- Secured Interior Portion of the Warehouse



PROPERTY OVERVIEW - TODD STREET

METES AND BOUNDS
2.206 ACRE PARCEL
LOCATED IN THE
J. FLOWERS SURVEY,
ABSTRACT 269,
HARRIS COUNTY, TEXAS

Being a 2.206 acre parcel of land situated in the J. Flowers Survey, Abstract 269, Harris County, Texas, and being the west half of Lot 4 of Economy Fisheries Claritas as recorded in Volume 655, Page 106 of the Deed Records of Harris County, and being the same property as described in deed recorded in Harris County Clerk's File RP-2016-74445, with the basis of bearings being well read, and being more particularly described as follows:

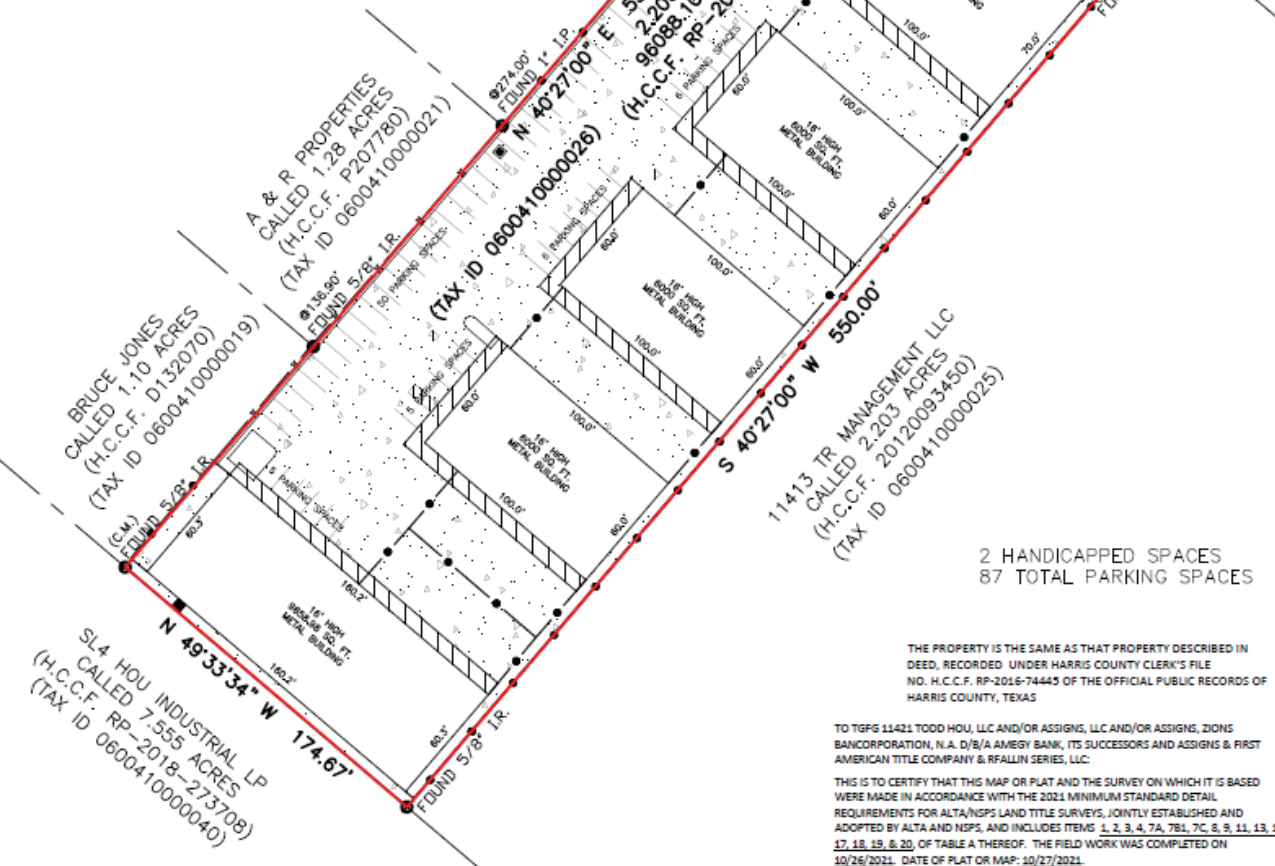
BEGINNING at a 5/8" iron rod set with plastic cap in the southwestern right of way of Todd Street (5/8" R.O.W.) for the east corner of the called 2.044 acres as described in H.C.C.F. RP-2021-72715, and marking the north corner of the herein described parcel;

THENCE, South 49° 29' 09" East, a distance of 174.67 feet along the southwestern right of way of Todd Street to a 1" iron pipe found for the north corner of the called 2.203 acres as described in H.C.C.F. 2012089450, and marking the west corner of the herein described parcel;

THENCE, South 40° 27' 00" West, a distance of 550.00 feet along the southwestern line of the called 2.203 acres to a 5/8" iron rod found for the north corner of the called 2.203 acres as described in H.C.C.F. 2012089450, and marking the west corner of the herein described parcel;

THENCE, North 49° 33' 34" West, a distance of 174.67 feet along the northeastern line of the called 1.10 acres to a 5/8" iron rod found for the north corner of the called 1.10 acres as described in H.C.C.F. D132070, and marking the west corner of the herein described parcel;

THENCE, North 40° 27' 00" East, a distance of 550.00 feet along the southwestern line of the called 1.10 acres, the called 1.28 acres as described in H.C.C.F. P207780, and the called 2.044 acres back to the POINT OF BEGINNING and containing 2.206 acres of land.



LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT ○
- SET MONUMENT ●
- AC PAD ■
- GRATE INLET □
- METER POLE ⊗
- POWER POLE ⊕
- WATER METER ⊕
- HANDICAP SPACE ♿
- COVERED AREA ▨
- CONCRETE ▩
- WOOD FENCE —●—
- CHAIN LINK FENCE —●—
- OVERHEAD POWER —+0—

EXCEPTIONS NOTES:
10.E - THERE EXISTS A MINERAL RESERVATION AS RECORDED IN VOL 1414, PG 734 D.R.H.C. (NOT PLOTTABLE)
10.F - THERE EXISTS AN UNLOCATED PIPELINE EASEMENT AS RECORDED IN VOL 778, PG 34 D.R.H.C. (NOT PLOTTABLE)

NOTES:
THE CITY OF HOUSTON DOES NOT HAVE ZONING RESTRICTIONS. THERE EXIST NO METEAS MARKERS ON THE SUBJECT PROPERTY. THE PROPERTY HAS DIRECT ACCESS TO TODD STREET A PUBLIC RIGHT OF WAY. THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN SUCH TITLE INSURANCE COMMITMENT AND ALL PROPERTY SPECIFIC EXCEPTIONS HAVE BEEN NOTED HEREIN. SURVEY PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT FROM FIRST AMERICAN TITLE COMPANY. G.P. 21006685, EFFECTIVE DATE: 10/17/2021, ISSUE DATE OF 10/21/2021. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A ZONING REPORT FOR THE PROPERTY. THERE EXIST AN UNLOCATED PIPELINE EASEMENT AS RECORDED IN VOL 778, PG 34 D.R.H.C. (NOT PLOTTABLE). THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION. SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS. ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. BEARINGS BASED ON RECORDED PLAT/DEED OF THE CALLED 2.206 ACRES (H.C.C.F. RP-2016-74445). FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS. THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS.

1" = 60'

2 HANDICAPPED SPACES
87 TOTAL PARKING SPACES

THE PROPERTY IS THE SAME AS THAT PROPERTY DESCRIBED IN DEED, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. H.C.C.F. RP-2016-74445 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS

TO TFGS 11421 TODD HOU, LLC AND/OR ASSIGNS, LLC AND/OR ASSIGNS, ZIONS BANCORPORATION, N.A. D/B/A AMEY BANK, ITS SUCCESSORS AND ASSIGNS & FIRST AMERICAN TITLE COMPANY & RFALLIN SERIES, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B, 7C, 8, 9, 11, 13, 16, 17, 18, 19, & 20, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/26/2021. DATE OF PLAT OR MAP: 10/27/2021.

DESCRIPTION: BEING A 2.206 ACRE PARCEL OF LAND			This lot DOES NOT appear to lie in the 100 year flood plain and appears to be in ZONE X-2, located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 4802/05/2014.
RECORDATION: H.C.C.F. RP-2016-74445	COUNTY: HARRIS	ST. ABSTRACT: TX J. FLOWERS, A-269	
RECORD OWNER: RFALLIN SERIES, LLC	TITLE COMPANY: FIRST AMERICAN TITLE COMPANY		JOB #: 2111218
PURCHASER: TFGS 11421 TODD HOU, LLC AND/OR ASSIGNS	LENDER: ZIONS BANCORPORATION, N.A. D/B/A AMEY BANK, ITS SUCCESSORS AND ASSIGNS		
ADDRESS: 11421 TODD STREET HOUSTON, TX 77055			
FIELD WORK:			
TO			
DRAFTED BY: DK, JR 11/17/2021			
CHECKED BY: DK, SR			
G.P. NUMBER 21006685			



I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.

KLSS
KING'S LAND SURVEYING SOLUTIONS, LLC
Professional Land Surveyors
310 GENTRY ROAD #13, SPRING, TX 77380 (281)300-4000

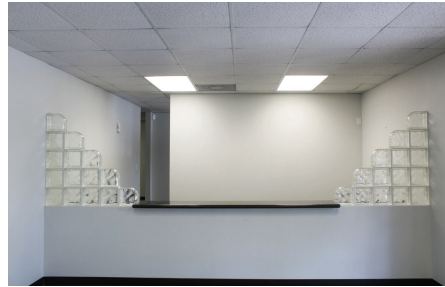
DATE: 11/17/2021

PROPERTY OVERVIEW - CENTRALCREST

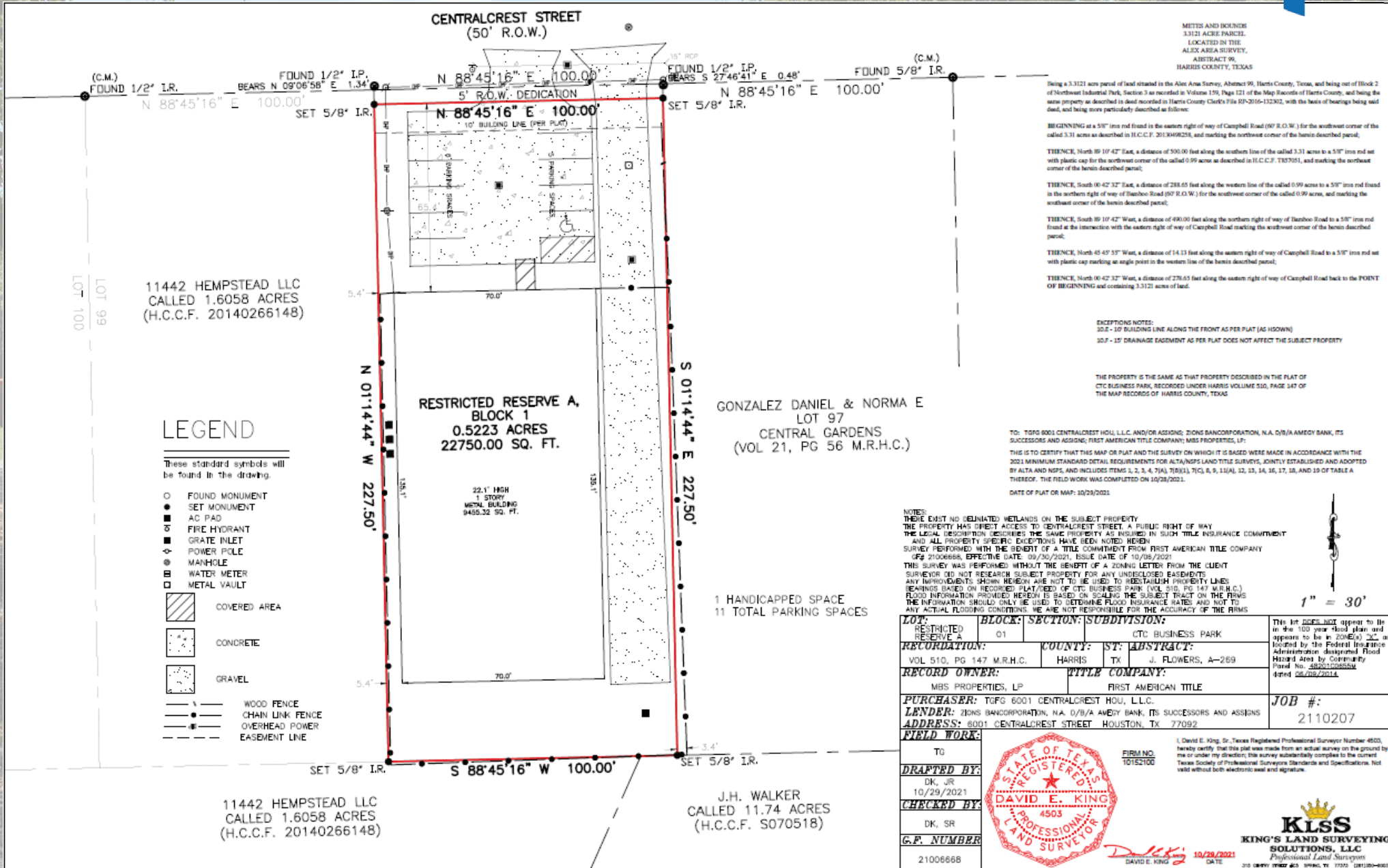


Property Features:

- ± 9,455 SF Leased
- ±4,127 SF Office
- Secured Outside storage - .5223 Acres
- 3 phase, 480v Power
- 18' Clear Height
- New HVAC (2023)
- 5-Grade Level Doors



PROPERTY OVERVIEW - CENTRALCREST



CONTACT INFORMATION

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HOUSTON, TEXAS



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.

Contact Us At: (713) 422- 2100 www.FinialGroup.com



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 S, Office 1717
Nashville, TN 37201