

# HANGER CLINIC FACILITY

11155 Main St, Houston, TX 77025



## BELVOIR

REAL ESTATE GROUP, LLC

NET INVESTMENT SALE



### PROPERTY HIGHLIGHTS

- Sales Price: \$7,220,000
- 7.75% Starting Cap Rate
- Starting NOI: \$559,376
- 3% annual increases in Rental Rate
- NNN Lease, with over 6 years remaining
- Publicly traded Tenant (NYSE: HNGR)
- Tenant's 2017 annual revenues \$1 Billion+
- 800 locations in the US
- In business for 155 years
- \$750,000 building renovation in 2015

### PROPERTY OVERVIEW

Net Leased medical office and device production facility at the doorstep to the Texas Medical Center. The property consists of a 25,221 SF tilt-wall medical office building and adjoining parking lot.

The medical office building has two stories, with two patient waiting areas, 7 medical office pods, physical rehabilitation rooms, large AV training room, device manufacturing, and administrative offices. Heavy power, secured parking, controlled building access and security cameras give full functionality

The tenant, Hanger, Inc. (NYSE:HNGR), is a publicly traded corporation and provides prosthetic and orthotic patient care services in the United States. The Tenant services The Medical Center from this location.



For More Information Please Contact:

**Matthew Goldsby**

713.332.8220

matthewg@belvoir.net

**George Froming**

713.332.8217

georgef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# HANGER MEDICAL FACILITY

11155 Main St., Houston, TX 77025



## BELVOIR

REAL ESTATE GROUP, LLC

ADDITIONAL PHOTOS



For More Information Please Contact:

**Matthew Goldsby**

713.332.8220

matthewg@belvoir.net

**George Froming**

713.332.8217

georgef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# HANGER MEDICAL FACILITY

11155 Main St., Houston, TX 77025



## BELVOIR

REAL ESTATE GROUP, LLC

### ADDITIONAL PHOTOS



#### For More Information Please Contact:

**Matthew Goldsby**  
713.332.8220  
matthewg@belvoir.net

**George Froming**  
713.332.8217  
georgef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, L.L.C. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# HANGER MEDICAL FACILITY

11155 Main St., Houston, TX 77025



**BELVOIR**  
REAL ESTATE GROUP, LLC

## ABOUT HANGER, INC



# Hanger<sup>®</sup> CLINIC

*Empowering Human Potential*

Hanger is a \$1 billion+ publicly-traded company (NYSE: HNGR) with more than 4,500 employees who have collectively enhanced human physical capabilities and improved the lives of millions of people with amputations, limb deficiencies, neuromuscular disorders, and other musculoskeletal anomalies for over 150 years.

The ingenuity and business savvy demonstrated by Mr. Hanger revolutionized the prosthetic industry and paved the way for ground-breaking prosthetic innovations including the incorporation of microprocessors, carbon fiber, accelerometers, robotics, and advanced socket materials.

Hanger treats 1,000,000 patients annually, has 400,000 Orthotic and Prosthetic product offerings, trains 32,000 therapists per year, has 6,000 Skilled Nursing Facility client-partners and 1,500 clinical providers.

Hanger Incorporation. Hanger, Inc. is a rehabilitative product and service company. The Company delivers orthotic and prosthetic (O&P) patient care, products, services and therapeutic solutions. The Company offers advanced prosthetics and orthotics, clinically differentiated programs and unsurpassed customer service.

The Company comprises nine business units that serve various segments of the O&P industry. The Company's segments include Patient Care, and Products & Services. The Patient Care segment includes Hanger Clinic and Linkia. The Hanger Clinic specializes in orthotic and prosthetic services and products. Linkia is a specialty healthcare company, which is engaged in the O&P management and care. The Products & Services segment includes Southern Prosthetic Supply (SPS), Accelerated Care Plus (ACP), SureFit, Innovative Neurotronics, Inc. and SPS National Labs.

### For More Information Please Contact:

**Matthew Goldsby**

713.332.8220

matthewg@belvoir.net

**George Froming**

713.332.8217

georgef@belvoir.net

**15835 Park Ten Place, Suite 150 | Houston, TX 77084**

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# HANGER MEDICAL FACILITY

11155 Main St., Houston, TX 77025

HOUSTON, TEXAS



## BELVOIR

REAL ESTATE GROUP, LLC



## HOUSTON, TEXAS

Houston is the most populous city in the state of Texas and the fourth-most populous city in the United States. With an estimated 2016 population of 2.303 million, it is also the largest city in the southern United States. Located near the Gulf of Mexico, it is the principal city of the Greater Houston metro area, which is the fifth-most populated MSA in the United States. Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Leading in health care sectors and building oil field equipment, outside of New York City, Houston has more Fortune 500 headquarters than any other U.S. municipality within its city limits. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. Nicknamed the "Space City", Houston is a global city, with strengths in business, international trade, entertainment, culture, media, fashion, science, sports, technology, education, medicine, and research.

The city has a population from various ethnic and religious backgrounds and a large and growing international community. Houston is the most diverse city in Texas and has been described as the most racially and ethnically diverse major metropolis in the U.S. It is home to many cultural institutions and exhibits, which attract more than 7 million visitors a year to the Museum District.

Houston has representation in most major US sports with teams including the Houston Astros (MLB), the Houston Rockets (NBA), the Houston Texans (NFL), and the Houston Dynamo (MLS). In addition to the hundreds of thousands of spectators each of these teams draw, thousands of fans descend upon the city for the annual Houston Open golf tournament (PGA), Houston College Classic baseball tournament (NCAA), the Texas Bowl (NCAA), and the Grand Prix of Houston (IndyCar)

For More Information Please Contact:

**Matthew Goldsby**

713.332.8220

matthewg@belvoir.net

**George Froming**

713.332.8217

georgef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# HANGER MEDICAL FACILITY

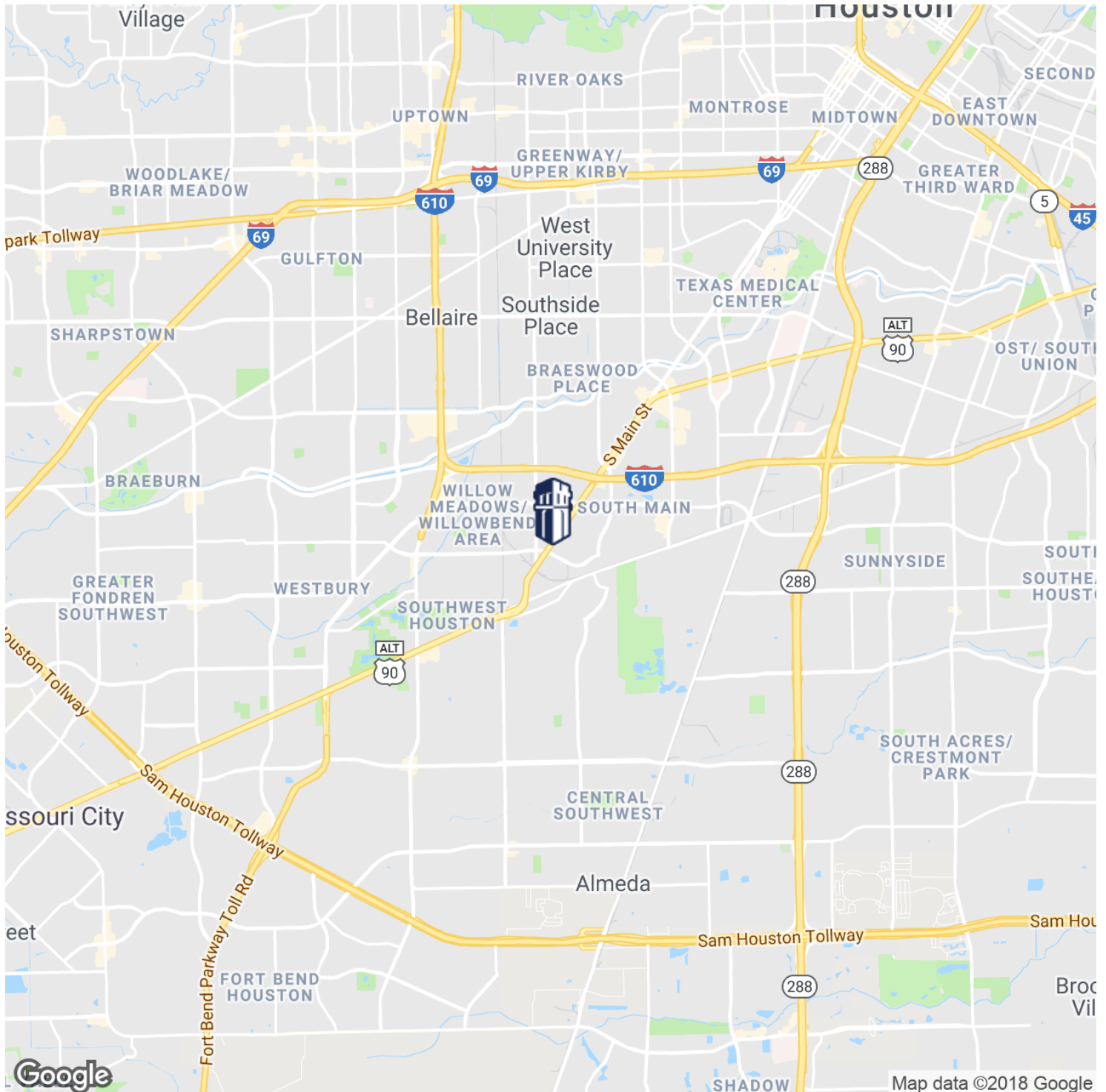
11155 Main St., Houston, TX 77025



## BELVOIR

REAL ESTATE GROUP, LLC

### LOCATION MAPS



#### For More Information Please Contact:

**Matthew Goldsby**  
713.332.8220  
matthewg@belvoir.net

**George Froming**  
713.332.8217  
georgef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# HANGER MEDICAL FACILITY

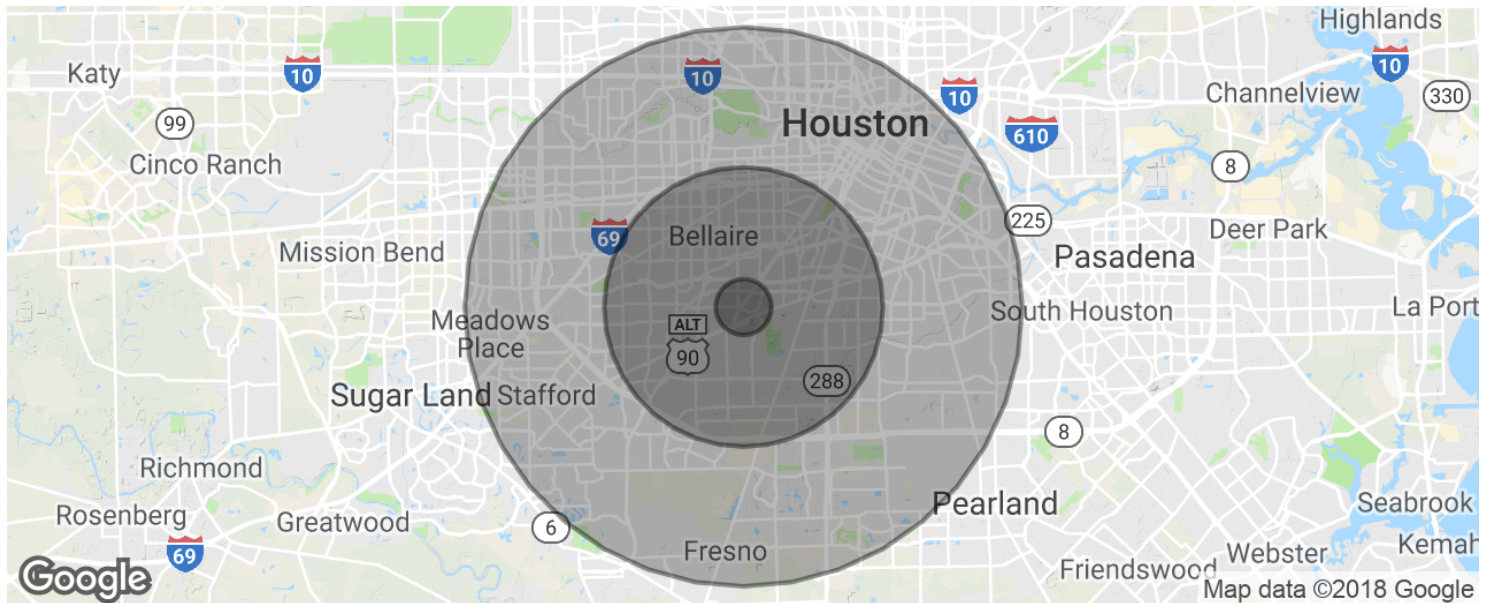
11155 Main St., Houston, TX 77025



## BELVOIR

REAL ESTATE GROUP, LLC

### DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	9,028	346,703	1,251,185
Median age	30.3	33.4	33.8
Median age (Male)	30.5	32.1	32.7
Median age (Female)	30.5	34.6	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,617	133,882	488,651
# of persons per HH	2.5	2.6	2.6
Average HH income	\$62,608	\$87,687	\$81,452
Average house value	\$240,883	\$356,967	\$276,667

\* Demographic data derived from 2010 US Census

#### For More Information Please Contact:

**Matthew Goldsby**  
713.332.8220  
matthewg@belvoir.net

**George Froming**  
713.332.8217  
georgef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# HANGER MEDICAL FACILITY

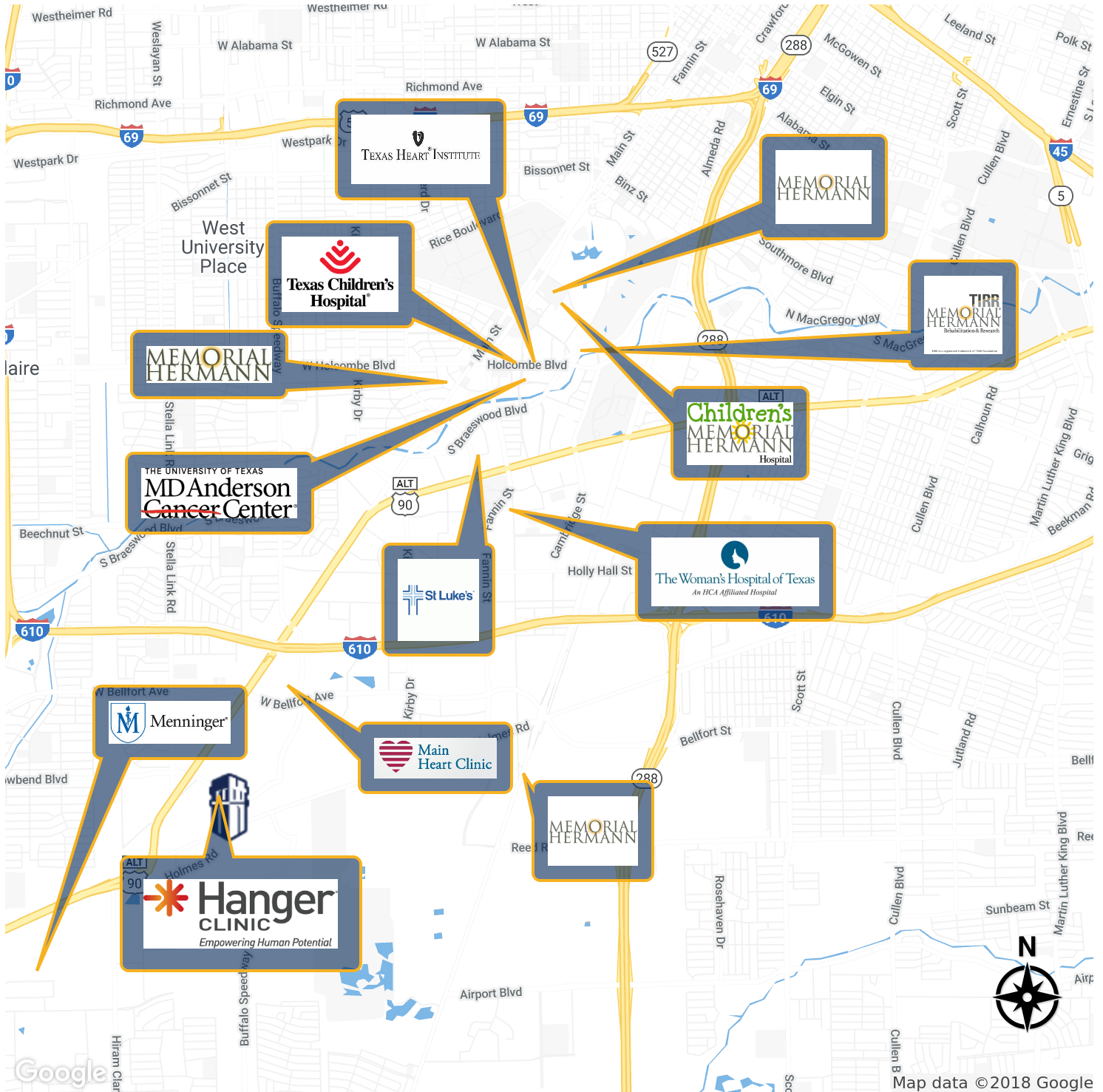
11155 Main St., Houston, TX 77025



## BELVOIR

REAL ESTATE GROUP, LLC

### RETAILER MAP



For More Information Please Contact:

**Matthew Goldsby**  
713.332.8220  
matthewwg@belvoir.net

**George Froming**  
713.332.8217  
georgef@belvoir.net

15835 Park Ten Place, Suite 150 | Houston, TX 77084

The information contained herein was obtained from sources believed reliable; however, Belvoir Real Estate Group, L.L.C. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



## CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

This Confidentiality and Non-Disclosure Agreement (this “Agreement”) is entered into as of the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between **Belvoir Real Estate Group, LLC** (the “Company”) and \_\_\_\_\_ (“\_\_\_\_\_”). The Company and \_\_\_\_\_ are collectively referred to herein as the “Parties” and each, a “Party”.

The Company and \_\_\_\_\_ are about to begin or have begun discussions and negotiations concerning potential business transactions between them. These discussions and negotiations are referred to in this Agreement as the “Potential Transactions”. Each of the Company and \_\_\_\_\_ hereby agrees to safeguard information obtained from the other in connection with the Potential Transactions. In connection therewith, each of the Company and \_\_\_\_\_ further agree as follows:

1. The Parties wish to explore a business opportunity and/or relationship of mutual interest. In connection with this opportunity, the Parties may disclose to the other certain Confidential Information (as defined below) which the Parties desire the other Party treat as confidential.

2. Confidential Information means any information disclosed to either Party, either directly or indirectly in writing or orally regarding any and all non-public information about the existence and nature of the Potential Transactions. The term Confidential Information shall not include information which (a) was in a Party’s possession prior to disclosure by the other Party, (b) is independently developed by a party, (c) becomes available without violation of this Agreement or by any fault of any Party, (d) becomes lawfully available from a third Party, or (e) is approved for disclosure by written authorization of a Party.

3. Each Party’s Confidential Information shall at all times remain its property. For the avoidance of doubt, information provided by the Company with respect to the terms of a Potential Transaction shall be deemed to be the property of the Company.

4. The Parties agree that (except as otherwise agreed) the Confidential Information is disclosed on an “as is” basis, with no representations or warranties, express or implied. In no event (except as otherwise agreed) will a disclosing Party be liable for any damages suffered by such Party arising out of any use by such Party of the Confidential Information disclosed hereunder to the other Party.

5. Each Party agrees to, upon the request of the other Party, return or destroy all documents and materials (including any permitted copies) containing Confidential Information of the other Party, and to destroy or delete all documents and materials containing Confidential Information to the extent held by such Party in any electronic or other intangible form. The choice of whether to return or destroy shall be at the discretion of the Party at which the request was directed.

6. This Agreement shall be effective as of the date hereof and may be terminated by either Party upon ten (10) days written notice given to the other Party, and otherwise will terminate two (2) years from the date hereof. All obligations under this Agreement shall survive the termination of this Agreement for a period of two (2) years.

7. No waiver by either Party of any provision or any breach of this Agreement constitutes a waiver of any other provision or of any other breach of this Agreement, and no waiver shall be effective unless made in writing. The right of each Party to require strict performance and observance of any obligations hereunder shall not be affected in any way by any previous waiver, forbearance or course of dealing.

8. This Agreement is a non-exclusive agreement between the parties hereto. Similar agreements may be entered into by either or both Parties with any other person or entity.

9. In the event that any provision of this Agreement is determined to be invalid, unenforceable or illegal, then such provision shall be deemed to be superseded and this Agreement modified with a provision that most nearly corresponds to the intent of the parties and is valid, enforceable and legal.

10. Each Party agrees that monetary damages may not be a sufficient remedy for any threatened or actual breach of this Agreement. Therefore, in addition to monetary damages, each Party shall be entitled to seek other remedies at law, injunctive or other equitable relief and/or specific performance to remedy or prevent any threatened or actual breach of this Agreement.

11. THIS AGREEMENT SHALL BE GOVERNED BY, AND CONSTRUED, INTERPRETED AND ENFORCED ACCORDING TO, THE LAWS OF THE STATE OF TEXAS. In the event that any controversy or claim arises out of the agreement, the parties hereto shall negotiate in good faith to resolve such controversy or claim. If the parties through negotiation cannot settle such controversy or claim, such controversy or claim shall be settled by binding arbitration. During the arbitration both parties shall continue to perform their obligations under this agreement unless the agreement has been terminated. In addition to any other recovery, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs thereby incurred.

12. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall be deemed to constitute one agreement. It is understood and agreed that if facsimile copies of this Agreement bearing facsimile signatures are exchanged between the Parties, such copies shall in all respects have the same weight, force and legal effect and shall be fully as valid, binding, and enforceable as if such signed facsimile copies were original documents bearing original signature.

13. This Agreement supersedes all prior agreements, written or oral, between the Parties relating to the subject matter of this Agreement. This Agreement constitutes the final and complete understanding and agreement between the Parties concerning the subject matter hereof and shall be binding on, and inure to the benefit of, the Parties and their respective successors and assigns. This Agreement may only be amended or modified by a further written agreement executed by an authorized representative of each Party hereto.

Executed under seal as of the date first set forth above.

**Belvoir Real Estate Group, LLC**

\_\_\_\_\_

By: \_\_\_\_\_  
Name:  
Title:

By: \_\_\_\_\_  
Name:



# Information About Brokerage Services

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

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Belvoir Real Estate Group, LLC</b>	<b>9001128</b>		<b>(713)332-8202</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Matthew Goldsby</b>	<b>601116</b>	<b>matthewg@belvoir.net</b>	<b>(713)332-8220</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Matthew Goldsby</b>	<b>601116</b>	<b>matthewg@belvoir.net</b>	<b>(713)332-8220</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date