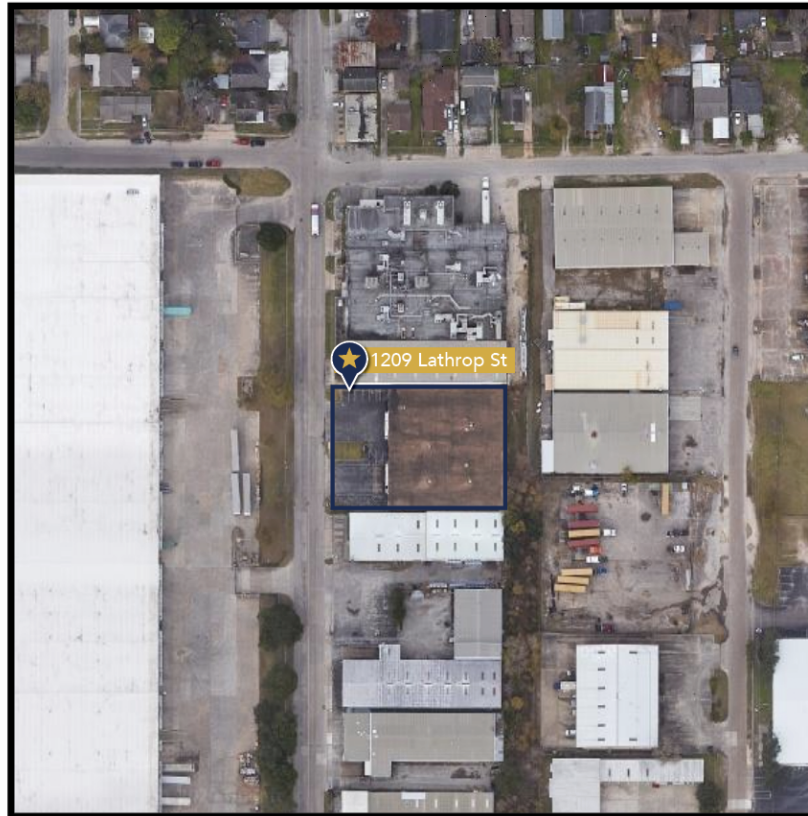
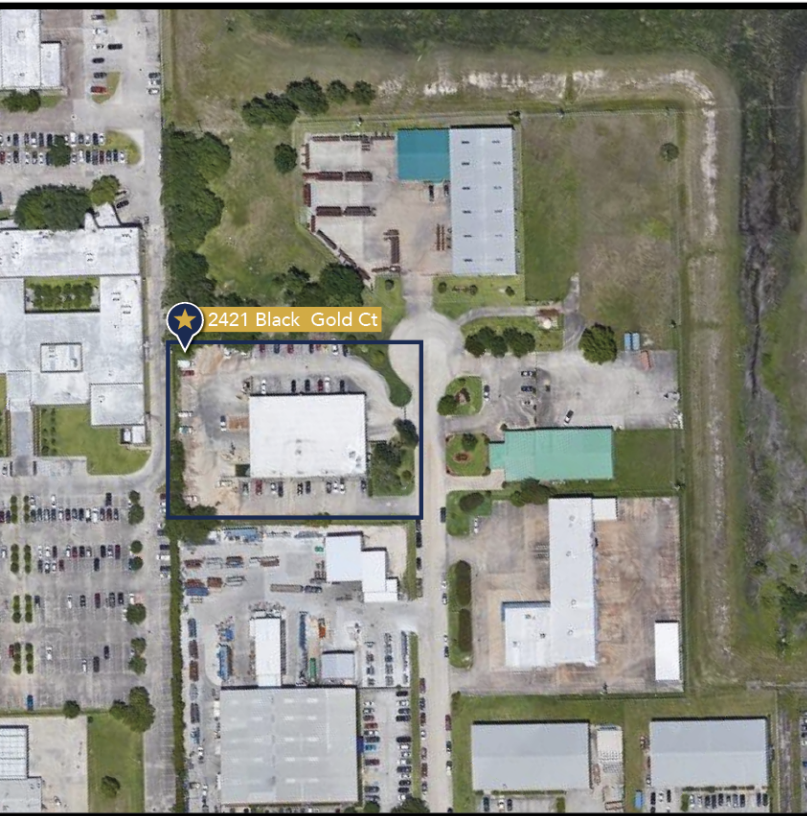


1209 LATHROP ST & 2421 BLACK GOLD CT

1209 Lathrop St, Houston, TX 77020 & 2421 Black Gold Ct, Houston, TX 77073

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This industrial investment portfolio includes 2 properties in East Downtown Houston and the North Houston Industrial Park.

1209 Lathrop St., Houston, TX 77020:

Located in the rapidly developing East Downtown (EaDo) district, this single-tenant industrial warehouse property has been continuously occupied by the same tenant since 1998. The property's access to Interstate 10 and US Highway 90 add to its strategic value for occupiers.

2421 Black Gold Ct., Houston, TX 77073:

Less than a mile from Bush IAH, this single-tenant industrial warehouse has been continuously occupied for nearly 30 years with a recently renewed lease that runs through 2025. The property's premier access to the expanding Hardy Toll Road, Interstate 45, and Beltway 8 is greatly important to for occupiers in search of airport and logistic access.

INVESTMENT HIGHLIGHTS

- Multi-property, industrial warehouse investment opportunity
- 100% leased by long-term stable tenants
- 38,250 square feet across two properties, located in fast-growing EaDo and IAH districts
- Attractive in-place capex rate investment with double digit levered cash-on-cash returns
- High potential for NOI growth as rents are rolled to market rates
- Excellent connectivity to Interstate 45, Hardy Toll Road, and Beltway 8 arterial thoroughfares
- Contact Broker for pricing and more information

For More Information Please Contact:

Matthew Goldsby, CCIM
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Nate Han
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nateh@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.

1209 LATHROP ST

1209 Lathrop St, Houston, TX 77020



BELVOIR

REAL ESTATE GROUP, LLC

LOCATION MAPS



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2421 BLACK GOLD CT

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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Belvoir Real Estate Group, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9001128 License No.	info@belvoir.net Email	(713)332-8202 Phone
Matthew Goldsby Designated Broker of Firm	601116 License No.	matthewg@belvoir.net Email	(713)332-8222 Phone
Matthew Goldsby Licensed Supervisor of Sales Agent/ Associate	601116 License No.	matthewg@belvoir.net Email	(713)332-8222 Phone
Noori "Nate" Han Sales Agent/Associate's Name	733968 License No.	nateh@belvoir.net Email	(713)332-8206 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Belvoir Real Estate Group, 15835 Park Ten Place Houston TX 77084

Nate Han

Information available at www.trec.texas.gov

IABS 1-0 Date

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15835 Park Ten Pl

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