FOR SALE

150 E. Medical Center Blvd.
Webster, TX (Houston), Harris County

**Investment Highlights**
- Multi tenant Medical Office Building available
- Investment and owner/user opportunity
- Located in the Clear Lake medical center area
- Year Built 2008
- 10,251 rentable square feet; 1.38 acres
- Parking spaces 66; 6/1,000 sf parking ratio
- $2,842,000 / 8% cap rate at full occupancy

**Tenants**
- Nassau Bay Pediatrics - 6,336 rsf
  - 2.5 years remaining on lease
- Bay Area Primary Care – 1,535 rsf
  - 3.7 years remaining on lease
- Front end cap vacant shell space – 2,380 sf
- Current occupancy 77%

FOR INFORMATION:
Kelly Hutchinson
Kelly@commercialhouston.com
Mobile: 281-830-9747

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Located in the City of Webster, Bay Area Houston / Clear Lake within the “Medical Center of the South”, “where more than 1,800,000 patients are accommodated annually and powered by a more than 2,200-strong physician base. Positioned midway between downtown Houston and Galveston off of I-45 S between Bay Area Blvd and Nasa Parkway, the expansion and growth this medical center area is attributed to the needs of the population growth of the region.” —City of Webster.

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Offering Summary

Price $2,842,000

Loan Type Proposed new

Down Payment (30%) $852,529

Loan Amount $1,989,234

Interest Rate/ Amortization 4.75%/ 25 years

Gross Leasable Area 10,251 rsf

Year Built 2008

Cap Rate at 100% Leased 8%

Annual Income

Gross Income at 100% Occupancy $300,423

Expense Reimbursements $72,482

Net Operating Income $227,341

Annual Debt Service $136,092

Net Cash Flow After Debt Service 10.7% / $91,249

Annual Expenses

Property Taxes $46,000

Property Insurance $16,223

Utilities $1,766

Property Management $6,893

Miscellaneous $2,200

Total Expenses $73,082

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Healthcare facilities located within this medical center area include:

- **Clear Lake Regional Medical Center Hospital**—Opened in 1972, 595 beds, 29,000 inpatients/120,000 emergency room patients annually. Recent $92M expansion. The only pediatric emergency room in the region, the only level II trauma capabilities in the region, comprehensive robotic surgery program, brain and spine program.

- **The Heart and Vascular Hospital**—Opened in 2007, 132 beds and connected to Clear Lake Regional by a sky bridge. The only hospital in the region to achieve accreditation as a full cycle level II chest pain center, and specializing in state of the art prevention, detection and treatment of cardiovascular disorders.

- **Bay Area Regional Medical Center Hospital**—Opened in 2014, the newest hospital in the region has 104 bed soon to expand to 176 beds, state of the art operating rooms system, cardiac catheterization, full service emergency department, the only 3D digital breast tomography unit in the region.

- **Houston Physicians Hospital**—One of the top ranked hospitals in the state according to Consumer Reports. Offers almost all surgical specialty. State of the art radiology and clinical support services.

- **Webster Rehabilitation Hospital**—Construction is now being completed for this 60,000 sf, 45 bed rehabilitation and acute care facility.

- **Kindred Hospital-Clear Lake**—Opened 2005, 110 beds, long term acute care hospital for patients requiring extended hospitalization. Medical rehabilitation program.

- **Bay Area Surgery Center**—Is part of a national network of one-day surgical centers.

- **Cornerstone Hospital of Houston-Clear Lake**—149 beds, long-term acute care hospital for medically complex and catastrophically ill patients.

- **The Pointe**—120 bed health care facility providing rehabilitation, skilled nursing and long-term care services.

- **Deke Slayton Cancer Center**—Named for one of the original seven astronauts, all types of cancers are treated. This community based outpatient cancer center offers the leading cancer treatments and radiation oncology, PET/CT, SRS, HDR, and IMRT.
150 E. Medical Center Blvd.
Medical Office Building
Webster, TX (Houston)

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AREA DESCRIPTION

The Clear Lake Area and the Webster, League City, Friendswood region are among the fastest growing sections of Texas. Considered to be one of Houston’s premier outlying regions, the communities can attribute their growth to 300 square miles of prime employment, affordable housing, outstanding safe neighborhoods, award-winning school districts, 35 miles of waterfront property, and a desirable central location between downtown Houston and Galveston. The region boasts a low crime rate, low unemployment rate, above average income levels, cultural events as well as recreational facilities in boating and water sports, golf and tennis, and the full range of amateur sports facilities and is known as the nation’s third largest boating and marina area, bordered by Clear Lake and Galveston Bay.

The Bay Area’s economic base is diverse and includes NASA / Johnson Space Center, biomedical, engineering, a significant center medical area - Webster’s “medical center of the south”, Ellington Field, Port of Houston and a local workforce of more than 188,000. This property is 30 minutes from Hobby Airport and 22 miles southeast of Houston CBD.

Population for 10 Mile Radius
150 E Medical Center Blvd, Webster, TX 77598

<table>
<thead>
<tr>
<th>Population</th>
<th>3 Mile</th>
<th>5 Mile</th>
<th>10 Mile</th>
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<tbody>
<tr>
<td>2015 Total Population:</td>
<td>75,059</td>
<td>191,961</td>
<td>567,589</td>
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<tr>
<td>2020 Population:</td>
<td>81,043</td>
<td>207,361</td>
<td>613,242</td>
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<tr>
<td>Pop Growth 2015-2020:</td>
<td>7.97%</td>
<td>8.03%</td>
<td>8.04%</td>
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<td>Average Age:</td>
<td>36.70</td>
<td>37.10</td>
<td>35.90</td>
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<table>
<thead>
<tr>
<th>Households</th>
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<tbody>
<tr>
<td>2015 Total Households:</td>
<td>32,111</td>
<td>74,914</td>
<td>204,149</td>
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<tr>
<td>HH Growth 2015-2020:</td>
<td>7.84%</td>
<td>8.07%</td>
<td>8.09%</td>
</tr>
<tr>
<td>Median Household Inc:</td>
<td>$60,869</td>
<td>$79,452</td>
<td>$99,974</td>
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<tr>
<td>Avg Household Size:</td>
<td>2.30</td>
<td>2.50</td>
<td>2.80</td>
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<tr>
<td>2015 Avg HH Vehicles:</td>
<td>2.00</td>
<td>2.00</td>
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<table>
<thead>
<tr>
<th>Housing</th>
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<tbody>
<tr>
<td>Median Home Value:</td>
<td>$160,911</td>
<td>$161,350</td>
<td>$161,016</td>
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<tr>
<td>Median Year Built:</td>
<td>1983</td>
<td>1988</td>
<td>1986</td>
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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 licensees ask 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, 512-933-5000 (http://www.trec.state.tx.us)