

Champions Village Shopping Center

FOR SALE



6500 Cypress Creek Parkway, Houston, TX 77069

PRESENTED BY:

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Relationships in Real Estate

TCN
WORLDWIDE
REAL ESTATE SERVICES

Investment Profile

Champions Village Shopping Center



Address: 6402 – 6578 Cypress Creek Parkway (FM 1960 West) & 13025 – 13029 Champions Drive, Houston, Texas 77069

Location: Northwest Corner of Cypress Creek Parkway at Champions Drive at the Entrance to the Champions Subdivision and the famed Champions Golf Club in Northwest Houston, Harris County, Texas

Land Size: 14.84 Acres (with Walgreens Ground Lease)
13.80 Acres (without Walgreens)

Building Size: 148,515 SF (with Walgreens Ground Lease)
134,817 SF (without Walgreens)

Occupancy: 69.4% (with Walgreens Ground Lease)
66.2% (without Walgreens)

Price: \$18,000,000 or \$121.20 per SF (with Walgreens Ground Lease)
\$14,000,000 or \$103.84 per SF (without Walgreens)

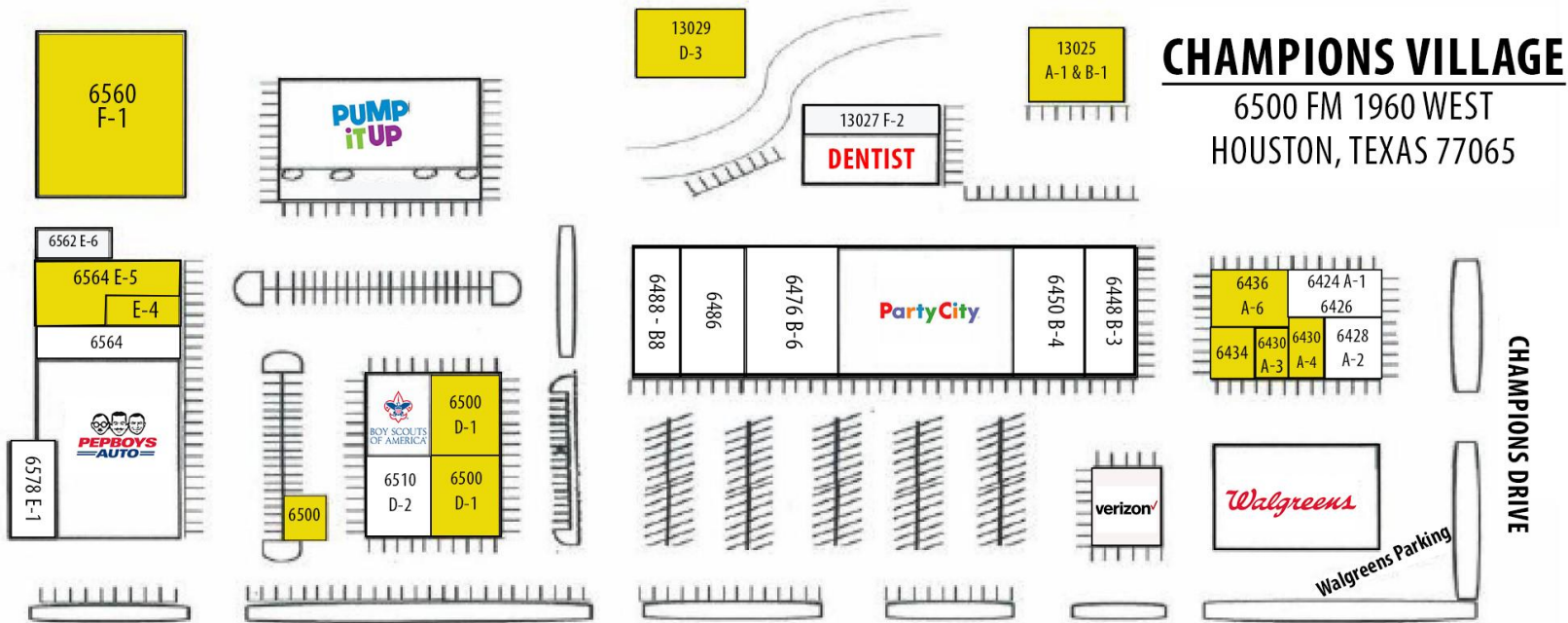


Relationships in Real Estate



Site Plan

Champions Village Shopping Center



Relationships in Real Estate



Income & Expenses

Champions Village Shopping Center

SCHEDULED INCOME	
Shopping Center Base Rent	\$1,077,782
Walgreens Base Rent	\$208,000
NNN Reimbursements	\$311,706
Other Income	\$4,008
TOTAL INCOME	\$1,601,496
OPERATING EXPENSES	
Estimated Operating Expenses (\$3.72/SF)	\$501,519
NET OPERATING INCOME	
NOI (with Walgreens)	\$1,099,977
NOI (without Walgreens)	\$891,977
CAP RATES	
Cap Rate @ \$18,000,000	6.1% (with Walgreens)
Cap Rate @ \$14,000,000	6.4% (without Walgreens)



Relationships in Real Estate



Rent Roll

Champions Village Shopping Center

SPACE #	TENANT	SF	RENT	\$/SF	CAM	\$/SF	AMT	TOTAL/MONTH	END DATE	OPTION
6424 A-1/6426	Champions Mart	3,588	\$2,332.20	\$0.65	\$1,112.28	\$0.31		\$3,444.48	2015	
6428 A-2	Chidi-Ebere Inc.	2,000	\$2,700.00	\$1.35	\$620.00	\$0.31		\$3,320.00	2023	2/5 Year MKT
6430-A3	VACANT	1,583								
6430-A4	VACANT	1,418								
6436-A6	VACANT	1,083								
6434	VACANT	1,752								
6448 B-3	Clementine's	4,698	\$4,463.10	\$ 0.95	\$1,315.44	\$0.28	\$50.00	\$5,828.54	2024	
6450 B-4	Champions Liquor	7,200	\$7,200.00	\$1.00	\$2,232.00	\$ 0.31	\$60.00	\$9,492.00		
6452 B-5	Party City (old Boot Town)	15,000	\$18,000.00	\$1.20	\$4,650.00	\$0.31	\$60.00	\$22,710.00	2021	
6476 B-6	Red Tag Furniture	9,600	\$8,160.00	\$0.85	\$2,688.00	\$ 0.28		\$10,848.00	2024	1/5 MKT
6486	Carpet Villa	5,900	\$4,926.50	\$0.83	\$1,770.00	\$ 0.31		\$6,696.50	2024	1/5 MKT
6488-B8	Panang Thai Restaurant	2,010	\$2,761.50	\$1.37	\$ 623.10	\$0.31	\$116.00	\$3,500.60	2021	2/5 Years
6500	VACANT	360								
6470 C-7	Verizon Wireless	3,500	\$7,157.50	\$ 2.05	\$1,085.00	\$0.31		\$8,242.50	2024	1/5 YR @ \$25.5
6500 D-1	VACANT	3,200								
6500 D-1	VACANT	3,905								
6510 D-2	VACANT	4,209								
6512 D-3	Boy Scouts of America	1,886	\$2,206.62	\$1.17	\$584.66	\$0.31		\$2,791.28	2020	



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Rent Roll

Champions Village Shopping Center

SPACE #	TENANT	SF	RENT	\$/SF	CAM	\$/SF	AMT	TOTAL/MONTH	END DATE	OPTION
6578 E-1	Hertz	1,240	\$1,900.00	\$1.53	\$384.40	\$0.31		\$ 2,284.40	2024	2/5 YR
6568 E-3	Pep Boys	14,560	\$12,012.00	\$0.83	\$4,077.80	\$0.28		\$16,088.80	2021	3/5 YR
6564	Grasshoff Veterinary Clinic	2,266	\$2,266.00	\$1.00	\$702.46	\$0.31	\$58.00	\$3,026.46	2021	
6564 E-4	VACANT	880								
6564 E-5	VACANT	2,400								
6562 E-6	Houston Hair Studio	1,600	\$1,680.00	\$1.05	\$496.00	\$0.31		\$2,176.00	2022	1/5 YR
6560 F-1	VACANT	9,360								
6536 G-1	Pump It Up (Not Paying Due To Covid)	12,000	\$9,000.00	\$0.75	\$3,000.00	\$0.25		\$12,000.00	2021	2/5 YR
6540 G-2										
6542 G-3										
13025 A-1 & B-1	VACANT	5,184								
13027 A-2	VACANT	908								
13027 B-2	VACANT	1,840								
13027 C-2	VACANT	420								
13027 D-2	VACANT	432								
13027 F-2	Dr. Reagan McKewen	2,259	3,049.80	\$1.35	\$635.40	\$0.30		\$3,685.20		
13029 B-3	VACANT	1,336								
13029 D-3	VACANT	5,240								
SUBTOTALS		134,817	\$89,815.22		\$25,975.54		\$334.00	\$116,124.76		
6402	WALGREENS (GROUND LEASE)	13,698	\$17,333.33		NNN			\$17,333.33	2078	
TOTAL WITH WALGREENS GROUND LEASE		148,515	\$107,148.55					\$133,458.09		



Relationships in Real Estate



*Estimated Additional Income

The information contained herein was obtained from sources believed reliable; however, Moody Rabin 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.

Property Photos

Champions Village Shopping Center



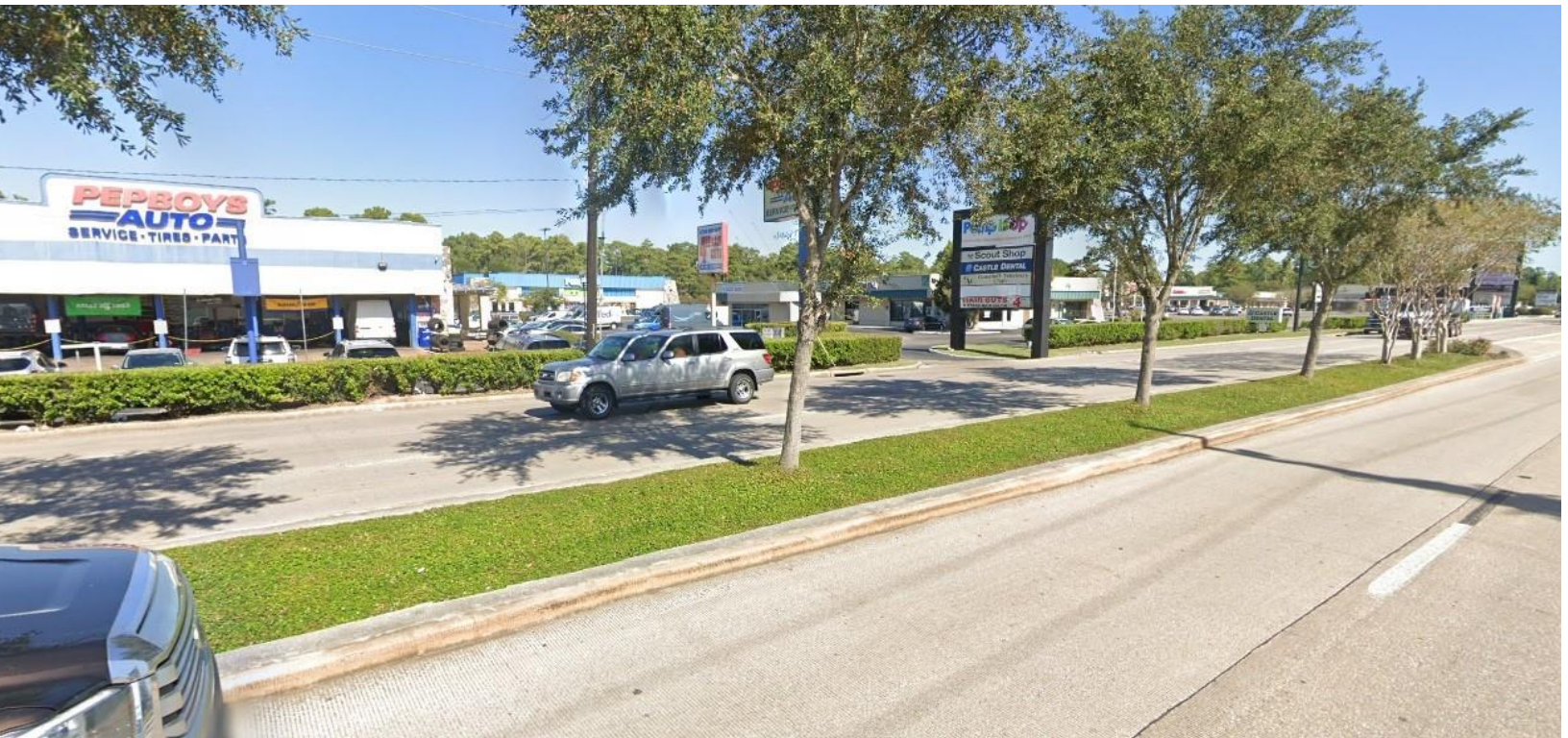
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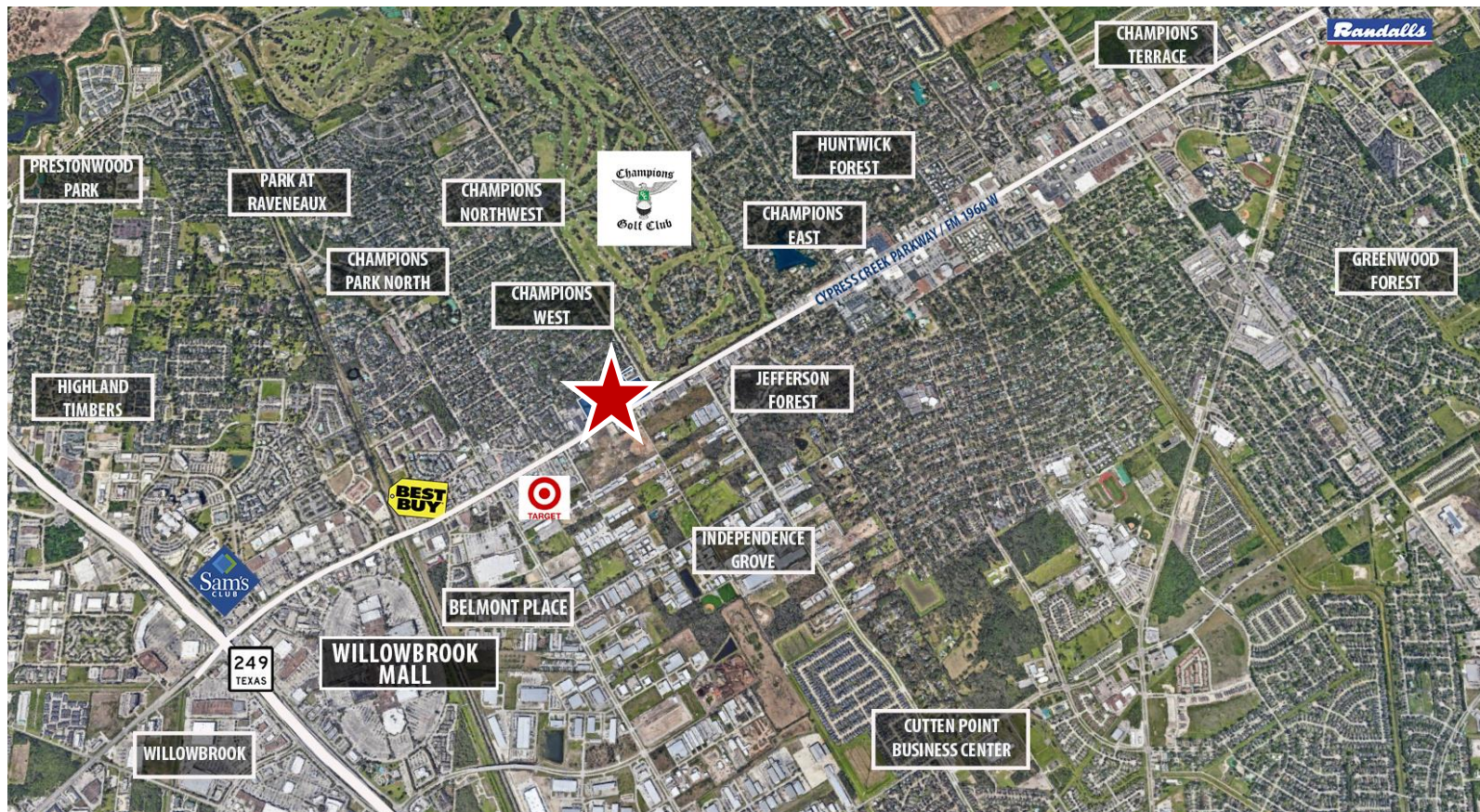
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Location Maps

Champions Village Shopping Center



Relationships in Real Estate



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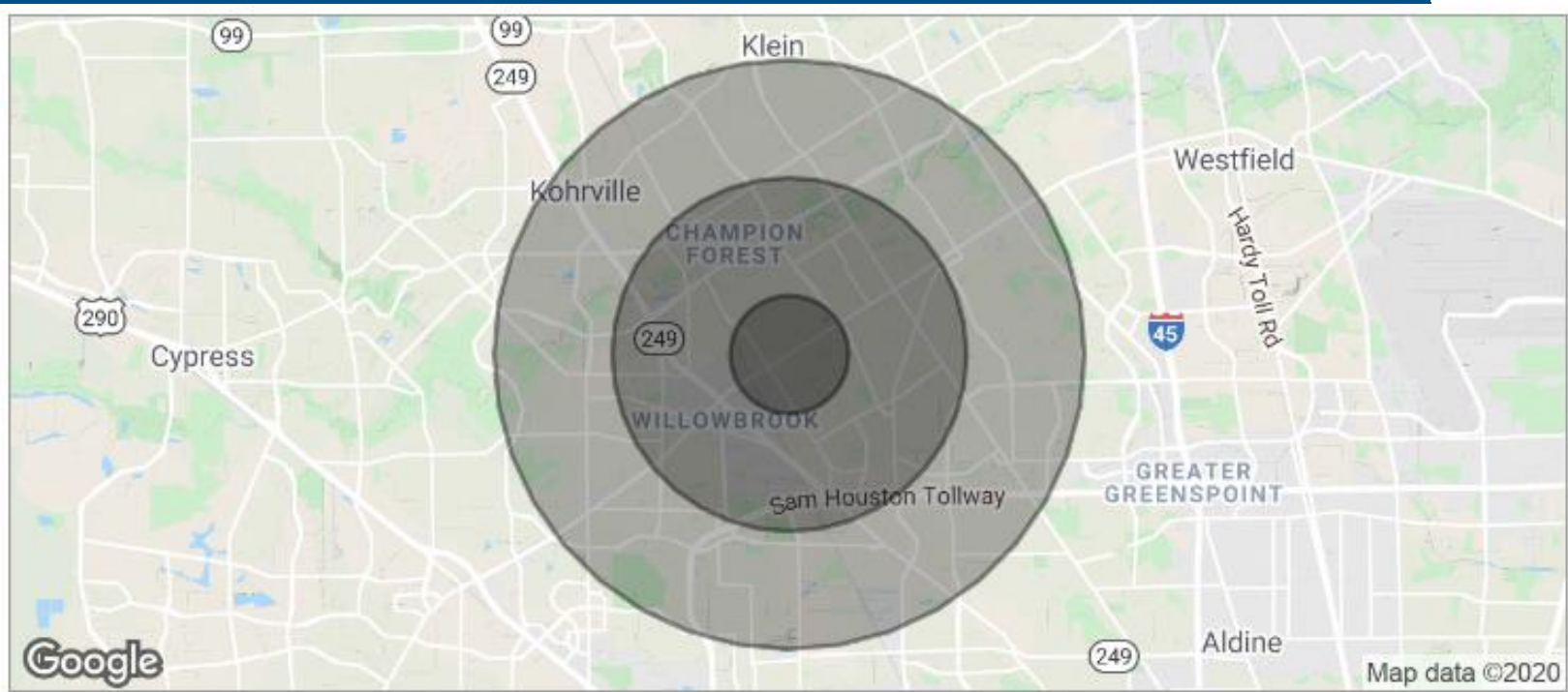


Relationships in Real Estate



Demographics

Champions Village Shopping Center



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,154	85,348	264,286
MEDIAN AGE	43.8	36.4	33.9
MEDIAN AGE (MALE)	42.8	35.3	32.9
MEDIAN AGE (FEMALE)	44.3	37.4	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,189	31,862	89,845
# OF PERSONS PER HH	2.2	2.7	2.9
AVERAGE HH INCOME	\$103,968	\$85,025	\$82,172
AVERAGE HOUSE VALUE	\$266,640	\$229,133	\$188,205
RACE	1 MILE	3 MILES	5 MILES
% WHITE	75.3%	63.3%	60.0%
% BLACK	11.7%	15.3%	17.8%
% ASIAN	5.6%	11.4%	10.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.2%	0.3%
% OTHER	5.8%	8.2%	9.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	16.3%	27.1%	31.3%

* Demographic data derived from 2010 US Census



Relationships in Real Estate



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Champions Village Shopping Center

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moody Rabin in compliance with all applicable fair housing and equal opportunity laws.



Relationships in Real Estate





Information About Brokerage Services

Texas law requires all real estate license holders 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.

MRIO, Inc. (Moody Rambin)	542512		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert O. Cromwell II	385561	bcromwell@moodyrambinint.com	(713) 773-5500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Fredricks	350464	bfredricks@moodyrambinint.com	(713) 572-3500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date