

 **3033 CHIMNEY ROCK  
3033 CHIMNEY ROCK RD  
HOUSTON, TX 77056**

## OFFERING SUMMARY

Price	TBD by Market
Down Payment	All Cash
Rentable SF	80,653
Year Built	1983
Lot Size	1.37 Acre(s)


## PROPERTY INVESTMENT SUMMARY

	CURRENT
CAP Rate	0.0%
Net Operating Income	\$511,216
Net Cash Flow After Debt Service	\$511,216
Total Return	\$511,216



## INVESTMENT HIGHLIGHTS

- Located Less than One Mile from The Galleria Mall
- Direct Access to West Loop 610 and Interstate 69
- 72% Leased | Value-Add Upside Through Occupancy and Rental Rates
- Defensive Investment | Diverse Tenancy with Limited Energy Exposure
- Structured Parking Garage | Electronically Controlled
- New Retail Development Underway in Surrounding Area


**3033 CHIMNEY ROCK**  
**3033 CHIMNEY ROCK RD**  
**HOUSTON, TX 77056**



REVENUE		
	CURRENT	\$/SF
Scheduled Base Rent	\$1,397,584	\$17.33
Miscellaneous Income	\$1,140	
Potential Gross Revenue	\$1,398,724	\$17.34
General Vacancy	(\$409,356)	(\$5.08)
<b>Effective Gross Income</b>	<b>\$989,368</b>	<b>\$12.27</b>

EXPENSES		
Real Estate Taxes	\$120,107	\$1.49
Insurance	\$34,422	\$0.43
Management Fee	\$39,575	\$0.49
Non-Reimbursable Expenses	\$478,152	\$5.93
<b>Total Expenses</b>	<b>\$478,152</b>	<b>\$5.93</b>

NET OPERATING INCOME		
<b>Net Operating Income</b>	<b>\$511,216</b>	<b>\$6.34</b>