

DOWNTOWN



GALLERIA

BERING DRIVE

AUGUSTA DRIVE

SAN FELIPE STREET

9.49 acres YMCA

HOUSTON, TEXAS

OPPORTUNITY TO REDEVELOP THE EXISTING PROPERTY INTO A MIXED-USE DEVELOPMENT THAT WOULD INCLUDE A NEW, STATE-OF-THE-ART, YMCA FACILITY





The YMCA is a leading 501(c)3 nonprofit organization committed to strengthening individuals and communities across the country. Every day, the Y helps people connect to their purpose, potential, and each other. Working locally, Ys focus on supporting young people, improving health and well-being and inspiring action in and across communities.

In the Greater Houston area, the Y is working to bring real change to issues affecting our neighbors and communities, and the organization strives to ensure that everyone in every community has equal opportunity to learn, grow, and thrive through the Houston Y's purpose-driven membership model.

When it comes to real estate, the YMCA in Houston owns and operates nearly two dozen membership facilities from the Woodlands in the north to Alvin in the south, from Katy in the west to Lake Houston in the east, and everywhere in between. This includes the venerable and iconic Trotter Family YMCA located in the Tanglewood/Post Oak neighborhood.

The Trotter YMCA, originally named the West Family Y and later the Post Oak Y, was developed over the years through the hard work of countless volunteers and donors. The present YMCA sits on Augusta and Bering Streets, near San Felipe, and was acquired through an intensive effort by YMCA volunteers to redefine deed restrictions on the property that had previously limited non-residential construction. The first phase of the Y facilities, consisting of a gymnasium, gymnastic gym, playing fields, and the outside shell of the building, was completed in 1972. Major expansions and additions were completed in 1973, 1981, 1986 and 1993.

On March 27, 2007, the Post Oak YMCA was renamed the Trotter Family YMCA, honoring Jack and Betty Trotter, who were founding lay leaders of this YMCA. A unique capital campaign that year by Y volunteers honored the Trotter family. It raised over \$4 million, and the renewal and expansion of the facilities and a second family pool were completed in 2010. In 2014, \$1.4 million was raised to renovate the Y fields into the Edward Randall III Family Sports Complex, with its fields named in honor of long-time Y volunteer Don "Coach" Wilson. An education-based holistic garden, named Shannon's Garden for Shannon Wallace, was dedicated in a vine-cutting ceremony on May 30, 2014; and a garden cottage there was named June's Cottage for June Tellepsen.

As the YMCA looks to the future of a new Trotter facility on the present site, it is seeking to partner with a developer to create a concept and design that honors this YMCA's rich history and the people that have supported it so well. In the minds of many members, donors and neighbors, the Y is seen or remembered as an "oasis" for families.

The Y envisions its new facility as a highly visible anchor in a new mixed-use design. When evaluating proposals, the Y will look favorably upon designs that demonstrate a responsibility for the stewardship of this YMCA's heritage. The Y is looking forward to reviewing concepts that honor the Y's history and strive to preserve the sense of the property as a neighborhood gathering place with creative green spaces and outdoor opportunities for members, tenants, and neighbors to enjoy.

The Opportunity

ADDRESS: 1331 Augusta, Houston, TX 77057

SIZE: ± 9.49 Acres

EXISTING IMPROVEMENTS: 86,600 SF YMCA Facility

INVESTMENT HIGHLIGHTS

- Ability to partner with YMCA & develop a new mixed-use development
- The YMCA will offer an abundance of amenities including pools, fitness floor and studios, gymnasium, playground, pickleball center, co-working space, and various youth and senior programs for its members.
- Located in the Tanglewood/Uptown submarket, one of Houston's wealthiest and established neighborhoods.
- Frontage along Augusta and Bering, two major north/south thoroughfares.
- Fantastic demographic base with significant community investment in the area.
- Large site, coupled with Houston's lack of zoning, allows for irreplaceable development opportunity
- Surrounding amenities include a plethora of business centers, medical facilities, restaurants, and retail hubs.
- YMCA is flexible and is open to developer's preferred or recommended deal structure*



**Disclaimer: The YMCA will only entertain uses that are compatible with its program and the surrounding community. Housing, health, education, office, and not-for-profit uses are considered generally compatible. The YMCA will not entertain a proposed use by a commercial health club or childcare entity.*



Property Overview

Site Attributes

ADDRESS	1331 Augusta Drive
OWNERSHIP	YMCA
PARCEL/LOT SIZE	+/-9.49 Acres
ZONING	None
PARKING STALLS	450 (Parking Ramp)
PARCEL APN	0690910000032 1319130010001
FLOODPLAIN	None
UTILITIES	City of Houston

Facility Attributes

SIZE	±86,600 Square Feet
GEOGRAPHY	Urban
VINTAGE	Dated
TYPE	Full Facility; Childcare
FACILITY RATING	B/C
FACILITY AGE	1972/1981/1993/2010/2013





Ability to partner with YMCA & develop mixed-use community

Trotter YMCA offers qualified developers the opportunity to be at the forefront of one of Houston’s first YMCA mixed-use development. YMCA’s presence within multifamily and commercial properties helps to stimulate the growth within the development, while creating a relationship within the community. As evidenced by comparable properties across the country, the partnership between commercial developers and YMCA helps to expand the missions and service of the YMCA while also creating further improvements that enhance the community.

YMCA Preferred Facility Specifications

ADDRESS	1331 Augusta, Houston, TX 77057
11 SF / MEMBERSHIP UNIT	±90,000 – 100,000 SF
SHARED PARKING	350 – 400 Parking Spaces
AMENITIES OF NOTE:	Walking track, gymnasium, fitness floor, fitness studios, youth program, co-working space, indoor teaching pool
OTHER DESIRED OUTDOOR AMENITIES	Outdoor pool + sundeck, fitness / event terrace (turf), rooftop garden & playground, pickleball center (8-10 courts)
PEAK DEMAND	Mornings 8am – Noon, Monday – Saturday; Evenings 4 pm - 8 pm Monday – Thursday
KEY ADJACENCIES	Health System/Medical* Space, 5,000 – 10,000 SF (with potential for a larger space based upon developer interest); Café*, 1,000 – 2,500 SF. <i>*Tenants to be selected by YMCA in partnership with the developer</i>





MEMORIAL PARK

CBD

River Oaks
\$1.5MM-\$25MM Home Values

GREENWAY PLAZA

TEXAS MEDICAL CENTER

UPTOWN

THE GALLERIA

Tanglewood
\$1.5MM-\$15MM Home Values

T.H. ROGERS SCHOOL

POST OAK LITTLE LEAGUE

BERING DRIVE

SAN JUAN STREET

AUGUSTA DRIVE

H-E-B



WESTCHASE

ENERGY CORRIDOR

CITYCENTRE

MEMORIAL CITY MALL

KINKAID

WHOLE FOODS

TRADER JOE'S

Kroger

Memorial Villages
(\$1MM - \$6MM) Home Values

VOSS ROAD

WOODWAY DRIVE

HOUSTON COUNTRY CLUB

H-E-B

AUGUSTA DRIVE

T.H. ROGERS SCHOOL

Trotter YMCA

SAN FELIPE STREET

BERING DRIVE

GABLES TANGLEWOOD

Located in the Tanglewood/Uptown submarket one of Houston's most recognizable and affluent neighborhoods

The Trotter YMCA is located on the west boarder of Tanglewood, positioning it around Houston's best schools, luxury retail centers, finest hotels, outdoor sanctuaries, sporting attractions of the downtown CBD, and all of Houston's major employment centers.

DEMOGRAPHICS

1-mile 5-Mile

2020 POPULATION	24,497	185,341
2020 AVERAGE HH INCOME	\$142,294	\$120,889
EDU. ATTAINMENT (BACHELOR'S OR HIGHER)	73.8%	54.2%

The Property's Unique, Irreplaceable Location

+/-9.49 Acres – YMCA sits in between Augusta and Bering Drive, two major North to South residential thoroughfares, and is located directly north of San Felipe. San Felipe sees over 46,515 VPD and Augusta Drive is responsible for 18,058 VPD. The Property is just 1.9 miles from both 610 and only 3.3 miles from Interstate 10. 610, Houston's "Inner Loop" connects the site with high population centers such as the Heights, West University, River Oaks, and Braeswood. Interstate 10 is Houston's major East/West thoroughfare, connecting the city across the rest of the state and beyond.

Surrounding Amenities Include a Plethora of Business Parks, Restaurants, and Retail Hubs

Tanglewood Court (1 Minute)

- Located only 0.4 miles from the property, Tanglewood Court is a 125,500 square foot, HEB anchored retail center in the heart of the Tanglewood neighborhood of Houston that sees over 175,000 visitors a month.

Uptown Houston (5 Minutes)

- One of the largest business districts in the nation, ranked 15th overall in the US in terms of office space, comparable in size to the downtowns of Pittsburgh and Denver. Uptown is home to approximately 2,000 companies with 83,000 employees, representing a variety of diverse industries including prominent energy, financial, information technology, real estate, and professional services companies.

The Galleria (5 Minutes)

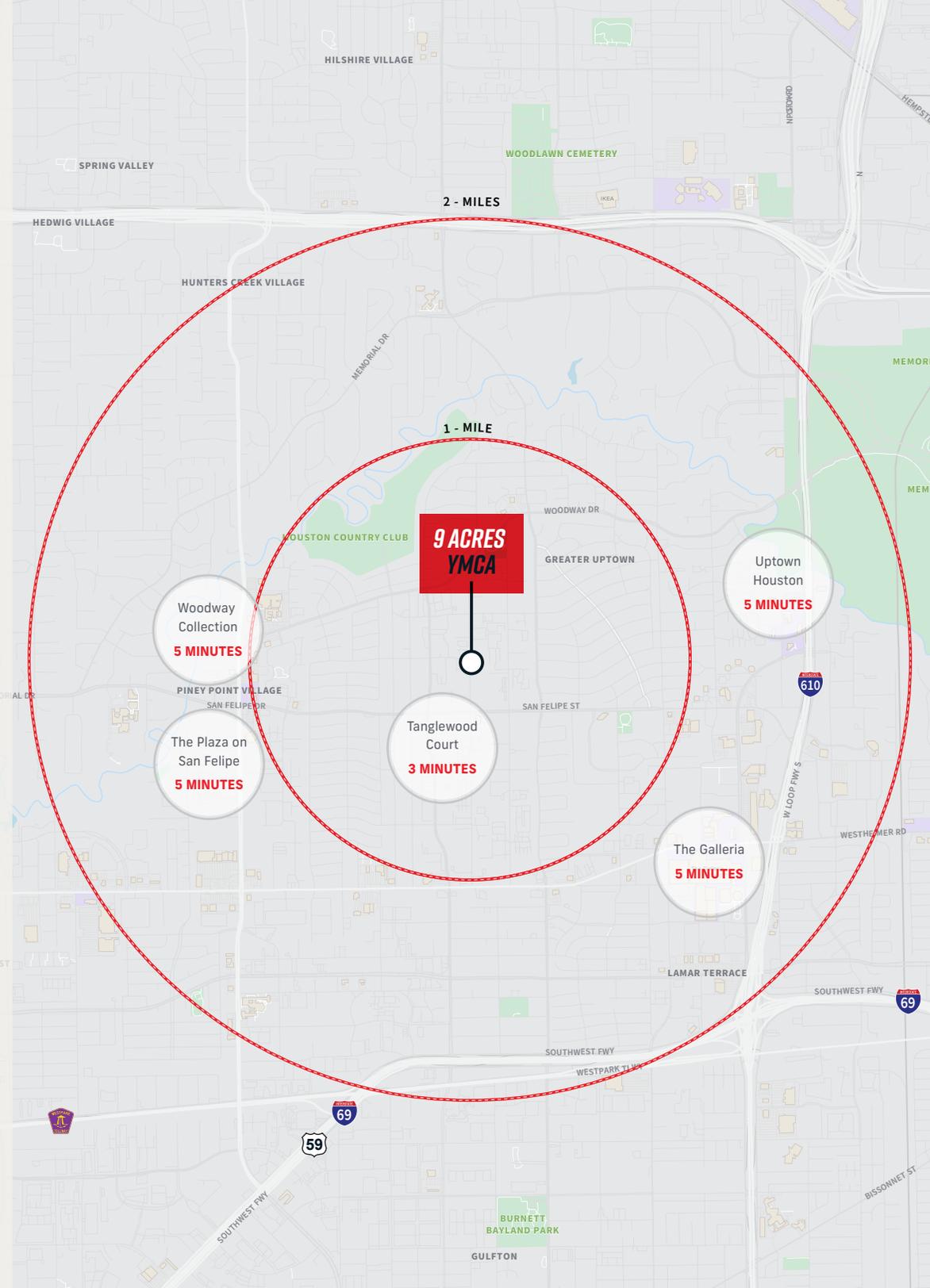
- Spanning 2.4 million square feet, housing 400 stores and restaurants, two high-rise hotels, and three office towers, the Galleria is ranked as the fourth largest retail complex in the country. Annual retail sales exceed \$3.6 billion, making it the highest volume of any retail shopping district in the metropolitan area.

Woodway Collection (5 Minutes)

- Located just 1.5 miles from the Property, Woodway Collection is a Whole Foods anchored retail center positioned on the northeast corner of San Felipe and Voss. The Whole Foods is the number 1 ranked Whole Foods location within a 50-mile radius, and is the 4th ranked location in the entire state of Texas.

The Plaza on San Felipe (5 Minutes)

- The Plaza on San Felipe is a 97,727 square foot, Kroger-Anchored shopping center located on the Southeast corner of San Felipe and Voss. Its central location coupled with the strong, internet-resilient tenant base makes the center one of the most highly trafficked shopping centers in the immediate area.



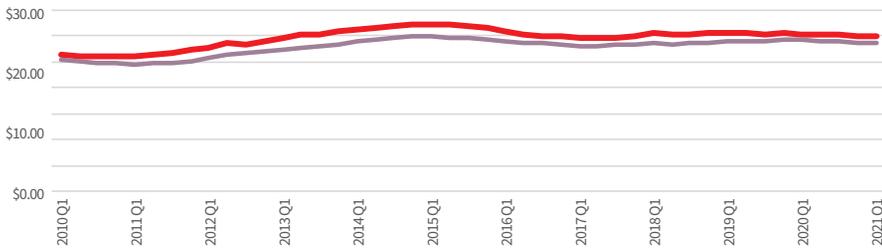
The Market

— TRADE AREA — HOUSTON

OFFICE:

Over the last ten years, rental rates have remained just above the Houston average in office properties.

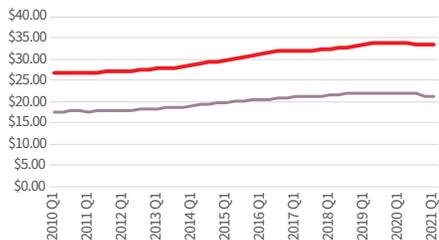
OFFICE MARKET RENT PSF



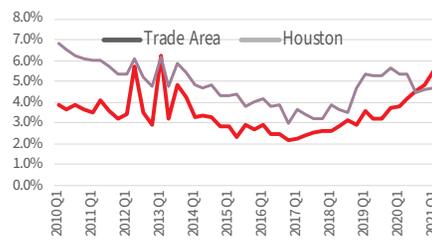
RETAIL:

The retail fundamentals around 9 Acres – YMCA have been strong over the past 10 years and have remained resilient even through the COVID pandemic. Asking rents for retail assets in the trade area have grown at a consistent pace relative to the greater Houston area, and have remained over \$5 PSF higher throughout the past decade and beyond. The vacancy rate has remained higher than the Houston average historically; however, recent trends show that retailers continue to move into higher density areas driven by the affluent nature of the surrounding neighborhoods.

RETAIL ASKING RENT PSF



RETAIL VACANCY



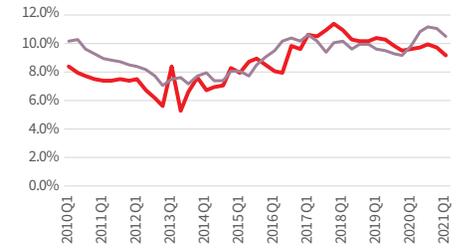
MULTIFAMILY:

The common trends from retail carry over to the multifamily market for 9 Acres – YMCA. Asking rents and occupancy rates remain at a consistent level to that of the great Houston area.

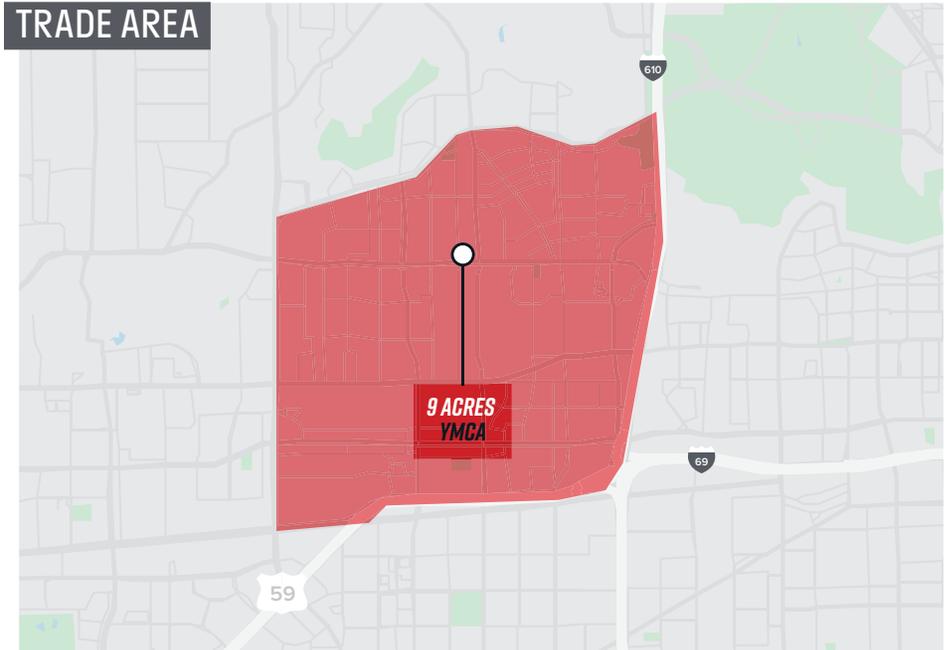
MULTIFAMILY ASKING RENTS PSF



MULTIFAMILY VACANCY %



TRADE AREA



National YMCA Redevelopment Examples



ALLAPATTAH YMCA

Miami, Florida

- Developer: Biscayne House Group LL
- YMCA at base of affordable housing towers
- 90 elderly units, 110 family units
- 37,000 SF (YMCA)
- County provided land (14 acres), site improvements, and 6% of construction costs to the YMCA
- YMCA owns land with long-term lease to developer
- YMCA as contracted vendor of rec services
- Approvals by County Agency head and County Commission
- YMCA has use of parking owned & operated by the developer



ANTHONY BOWEN YMCA

Washington, DC

- Reopened after renovation in Fall 2013
- 44,000 SF
- Includes indoor pool, rock-climbing wall, wellness center, studios, demonstration kitchen, and child watch
- Also includes 170 residential units, retail space, and underground parking

National YMCA Healthcare Partnerships

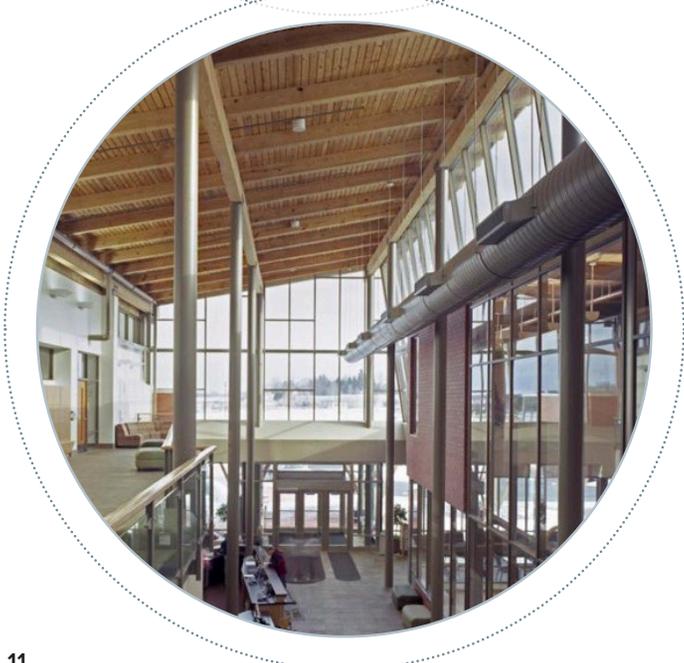


N. ANDOVER YMCA

Andover, MA

Multiple Entities

- Four (4) collaborators with the YMCA
- Hospital contributed capital as pre-payment on lease term
 - Separate, branded entry
- Q3 2015 completion
- Four (4) Individual partners now slated to operate under Y umbrella
- Cap. Contribution as pre-paid lease
 - Teen Center (1,000 SF)
 - Senior Center (1,000 SF)
 - Lawrence Gen. Hospital (5,000 SF)
- Public School Pre-K
 - Expanding existing full-day child care to include pre-K from public school systemper



EASTSIDE YMCA

Rochester, NY

Hospital

- Collaboration not part of initial phase
 - 2005: 70,000 SF
 - 2015: 10,650 SF addition, \$7.5 M
 - Hospital: 6k SF w/ 6k SF option
- Healthcare: (U. of Rochester Medicine)
 - Contributed initial capital
 - Paying premium lease
 - Rehab & occupational therapy
 - Separate entry with YMCA access
 - Hospital suite as unique portal to larger, daunting facility
- Non-exclusive agreement

HOUSTON MSA AT A GLANCE



GEOGRAPHY

9 COUNTIES
in the Houston MSA

10,000
square miles
larger than the state of NJ



POPULATION & DEMOS

7 MILLION residents in the Houston MSA

2.3 MILLION residents in the city of Houston

1 IN **4** Houstonians are foreign-born

5TH MOST POPULOUS MSA IN THE NATION • **4TH** MOST POPULOUS CITY IN THE NATION



CLUTCH CITY



GATEWAY TO THE WORLD

4TH LARGEST
MULTI-AIRPORT SYSTEM
IN THE U.S.

58.3 MILLION PASSENGERS

GLOBAL HUB FOR
AEROSPACE TECHNOLOGY



ECONOMY

26TH
LARGEST

economy in the world if Houston were an independent nation



7TH
LARGEST

U.S. metro economy in the nation



\$480
BILLION GDP



EMPLOYMENT



3.2 MILLION JOBS IN THE HOUSTON MSA

more than 35 states and nearly a quarter of Texas' entire employment base

2ND LARGEST
NUMBER OF JOBS CREATED IN 2020
OUT OF ANY MSA IN THE NATION



CORPORATE HEADQUARTERS

22 FORTUNE 500
companies call Houston home

3RD LARGEST
NUMBER OF FORTUNE 1000
companies in the nation

4TH LARGEST
NUMBER OF FORTUNE 500
companies in the nation



GLOBAL TRADE CITY

LARGEST GULF COAST CONTAINER PORT

73
FOREIGN-OWNED FIRMS



1ST
IN FOREIGN WATERBORNE TONNAGE

1ST IN IMPORT AND EXPORT
1ST GULF COAST CONTAINER PORT



THE TEXAS MEDICAL CENTER
LARGEST MEDICAL COMPLEX IN THE WORLD

HOUSTON
Methodist
LEADING MEDICINE

THE UNIVERSITY OF TEXAS
MD Anderson
Cancer Center

MEMORIAL
HERMANN

Texas Children's
Hospital

\$25 billion
IN LOCAL GDP

8TH largest
BUSINESS DISTRICT IN THE U.S.

10 million
PATIENT ENCOUNTERS PER YEAR

106,000+
EMPLOYEES AT TMC

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