



Deerbrook Mall Pads | Houston, Texas



Centered in Deerbrook's Retail Corridor



Deerbrook mall pads are located in the heart of Humble's retail corridor, nearby some of the most trafficked shopping centers of the area. Directly along FM 1960 and I-69, the asset is centered in the most retail-dense node of Humble, TX. With strong submarket fundamentals, boasting a **94% average occupancy rate**, these two buildings are some of the best positioned in the area.

Property Dashboard

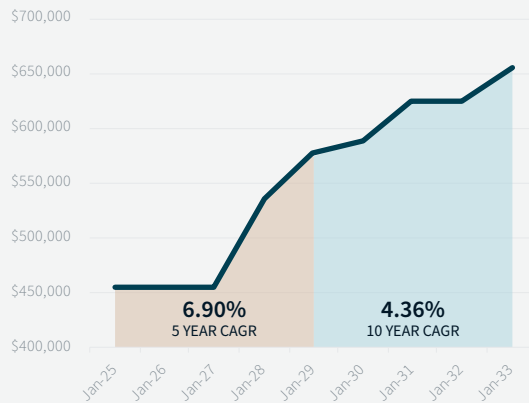
PROPERTY SUMMARY

Address	10027 FM 1960 Bypass Rd W.
Location	Humble, TX 77338
Year built	1986-2004
Property Size	9,042
Land Area	2.5 Acres
In-Place Occupancy	100.0%
Parking Spaces	42
Parking Ratio	6.31/1,000 SF
Traffic Count	I-69: 167,640 VPD FM 1960: 47,646 VPD

FINANCIAL SUMMARY

NOI (Year 1)	\$455,192
5 YR CAGR	6.90%
10 YR CAGR	4.36%
Wtd. Average In Place Rent	\$50.34
Percent Below Market	17.82%
Wtd. Average Tenure	18.1 Years
Wtd. Average Remaining Lease Term	4.8 Years
Rollover Summary	
Within 3 Years of Operation	12.6%
Within 5 Years of Operation	37.0%

NOI GROWTH CHART

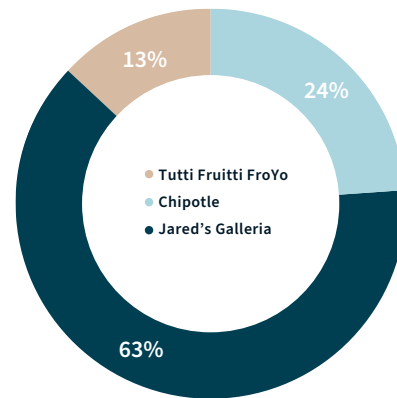


TENANT SUMMARY

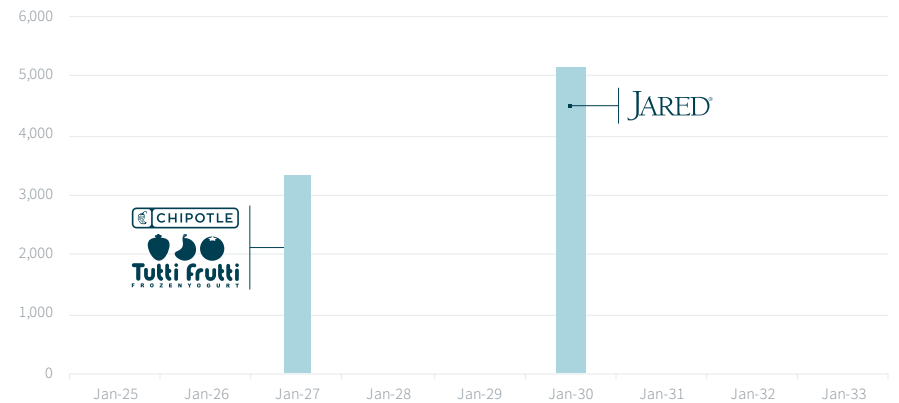
TENANT	SQUARE FEET	% OF BUILDING	IN-PLACE RENT (PSF)	MARKET RENT (PSF)	START DATE	EXP.	OPTIONS	TENURE	REMAINING TERM	SALES PSF (2023)
Jared's Galleria	5,700	63.0%	\$60.73	\$62.00	Nov-04	Jan-30	One (1), Five (5) Year Option	19.6 Years	5.7 Years	-
Tutti Fruitti FroYo	1,142	12.6%	\$37.68	\$60.00	May-11	May-27	N/A	13.1 Years	3.0 Years	-
Chipotle	2,200	24.3%	\$30.00	\$60.00	Sep-07	Sep-27	N/A	16.7 Years	3.3 Years	\$863.46
TENANT TOTALS	9,042	100%	\$50.34	\$61.26				18.1 YEARS	4.8 YEARS	



TENANT BREAKDOWN



EXPIRATION SCHEDULE



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