

Offering Memorandum



Actual Location

Family Dollar
6901 Bellfort Ave.
Houston, TX 77087

Texas Net Lease is pleased to present for sale an attractive, long-term net leased investment property in the 4th Largest City in the United States. This is a newly constructed building that opened in August of 2010 and has 10.5 years left on the lease. The property is located 7 miles from downtown Houston and 2.5 miles from Houston's Hobby Airport. Family Dollar is one of the nation's leading discount general merchandise retailers with over 6,800, all corporate stores nationwide and a net worth in excess of 1.4 Billion dollars as of their last annual report (fiscal year ending August 28, 2010. Family Dollar has a 50 year history of success, is thriving in the current economy, and is positioned to be a long-term, stable but growing tenant.

Texas Net Lease

Barry Forrest

972.956.8171 | 214.276.7401 (F) | <mailto:bforrest@texasnetlease.com>

Investment Highlights



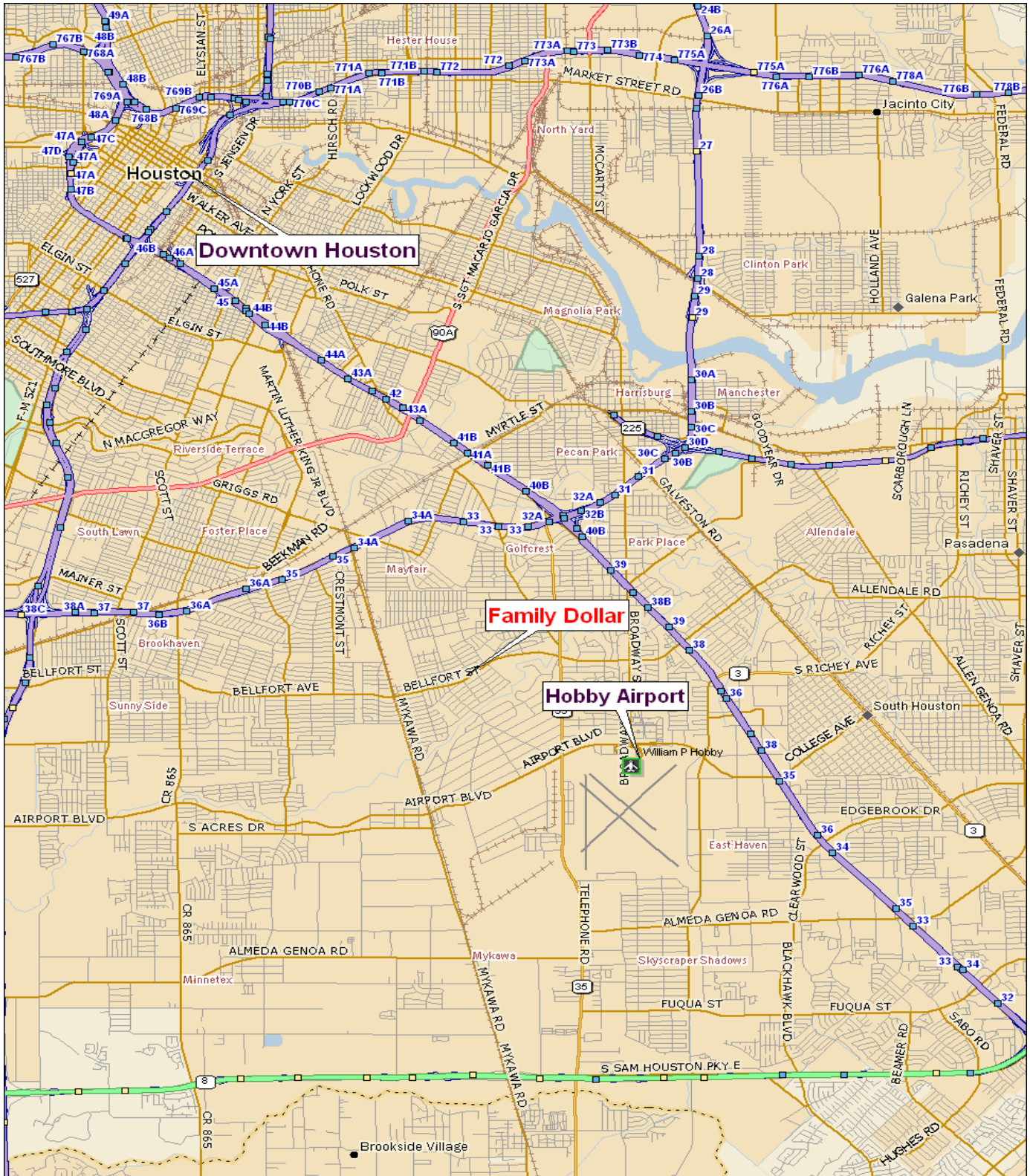
Offering Price

\$1,212,232

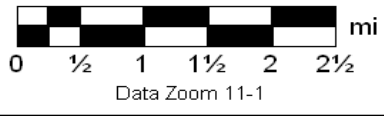
8.65% Cap

- *Strong Tenant With Over 6 Billion Market Cap*
- *Corporate Guaranty*
- *Dense Residential Area with 138,000 in 3 Miles*
- *7 Miles From the Center of Downtown Houston*
- *2.5 Miles From Houston Hobby Airport*
- *10.5 Years Left Expiring 6/30/21*
- *Almost No Landlord Management*
- *New Construction (August, 2010)*

Maps



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www.delorme.com



Aerials



Tenant Overview

Family Dollar's headquarters are located in Matthews, North Carolina, just outside of Charlotte and is one of the fastest growing discount store chains in the United States. During the last ten years, more than 4,000 new stores have been added to the chain, of which over half were added in the last five years. The merchandising strategy that drives this growth provides customers with good values on basic merchandise for the family and home in a small-box, neighborhood format. Their merchandise is sold at everyday low prices in a no frills, convenient, self-service environment. Most merchandise is priced under \$10.00.

The chain has over 6,800 stores which are located in a contiguous 44-state area ranging northeast to Maine, southeast to Florida, as far northwest as Idaho and southwest to Arizona. Family Dollar stores generally range in size from 7,500 to 9,500 square feet, and most are operated in leased facilities. The relatively small size permits the Company to open new stores in rural areas and small towns, as well as in large urban neighborhoods.

Financial

Market Cap: Over \$6 Billion (December, 2010).

Net Worth: \$1.4 Billion

Sales: \$7.8 Billion

2010 vs 2009 Comparison

Same Store Sales: 4.8% Increase

Operating Margin: 110 Basis Point Increase

Return On Equity: 25% Increase

Lease Summary

Corporate Guarantor: Family Dollar Stores, Inc.

Primary Term: Expires June 30, 2021.

Renewal Options: Five at Five Years Each.

*Annual Rent: Years 1 -5 \$104,858.04
Years 6 – 10 \$110,101.08 5% Increase*

<i>Rental Increases:</i>	<i>10%</i>	<i>1st Option</i>	<i>\$121,111.08</i>
	<i>10%</i>	<i>2nd Option</i>	<i>\$133,222.08</i>
	<i>10%</i>	<i>3rd Option</i>	<i>\$146,544.00</i>
	<i>10%</i>	<i>4th Option</i>	<i>\$161,199.00</i>
	<i>10%</i>	<i>5th Option</i>	<i>\$177,319.08</i>

Property Summary

Building Size: 9,180 SF

Lot Size: 39,767 SF

Construction: Decorative Block Front; Metal Building; Asphalt Parking

Built: August - 2010

Landlord/Tenant Responsibilities

Tenant: Responsible for all interior maintenance including HVAC and plumbing as well as parking lot and landscape maintenance. Taxes and Insurance are fully reimbursed.

Landlord: Responsible for roof and structure and major repairs (any single repair over \$5,000) parking lot.

Location Description

HOUSTON POPULATION ESTIMATES — JULY 1, 2009

County	Houston Primary Metropolitan Statistical Area (PMSA)	Houston-Galveston-Brazoria Consolidated Metropolitan Statistical Area (CMSA)	Houston- Sugar Land-Baytown Metropolitan Statistical Area (MSA)	Houston-Baytown-Huntsville Combined Statistical Area (CSA)
Austin	<i>Not in PMSA</i>	<i>Not in CMSA</i>	27,248	27,248
Brazoria	<i>Not in PMSA</i>	309,208	309,208	309,208
Chambers	31,431	31,431	31,431	31,431
Fort Bend	556,870	556,870	556,870	556,870
Galveston	<i>Not in PMSA</i>	286,814	286,814	286,814
Harris	4,070,989	4,070,989	4,070,989	4,070,989
Liberty	75,779	75,779	75,779	75,779
Matagorda	<i>Not in PMSA</i>	<i>Not in CMSA</i>	<i>Not in MSA</i>	36,978
Montgomery	447,718	447,718	447,718	447,718
San Jacinto	<i>Not in PMSA</i>	<i>Not in CMSA</i>	24,902	24,902
Walker	<i>Not in PMSA</i>	<i>Not in CMSA</i>	<i>Not in MSA</i>	64,119
Waller	36,530	36,530	36,530	36,530
Total	5,219,317	5,815,339	5,867,489	5,968,586

Note: The Office of Management and Budget (OMB) defines metropolitan geography. The PMSA and CMSA were defined in 1993, and were superseded by the MSA and CSA in 2003.

Source: U.S. Bureau of the Census, 2010

- The Houston MSA contains more people than Maryland, which ranks 19th among the states in population. Between mid-06 and mid-07, the Houston MSA surpassed both Maryland and Wisconsin in total population.
- Harris County contains more people than Oregon, which ranks 27th.
- The city of Houston, with 2,257,926 residents in 2009, is the nation's fourth most populous city.
- MSAs larger than Houston, in descending order of population, are New York, Los Angeles, Chicago, Dallas-Fort Worth and Philadelphia. Houston surpassed Washington in the 2004 estimates and Miami in the 2006 estimates.



Site Map

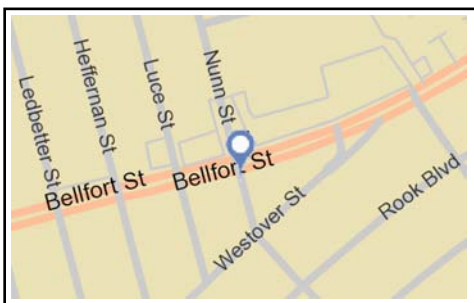
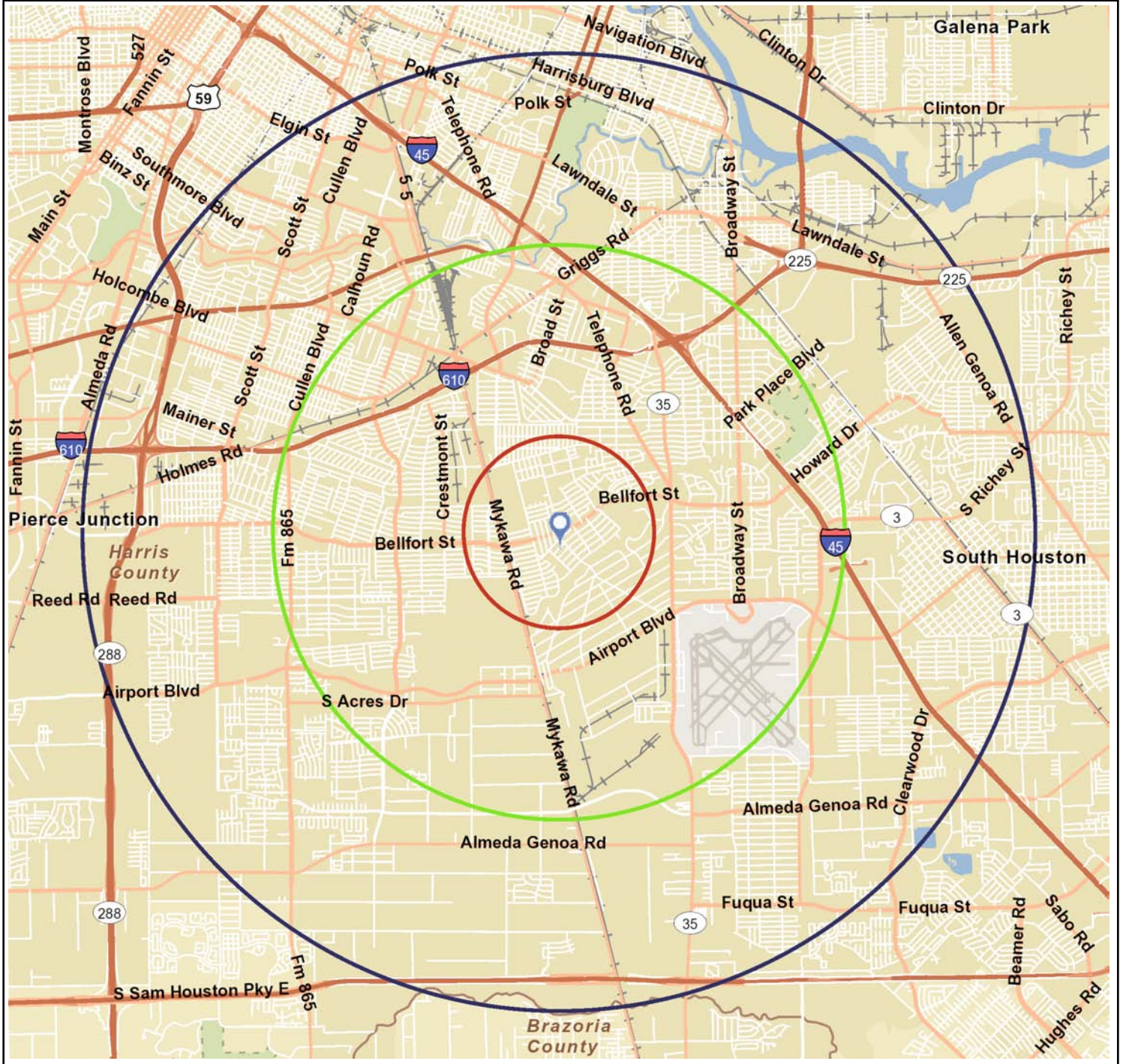
Prepared by Barry Forrest Texas Net Lease

6901 Belfort Ave, Houston, ...

Latitude: 29.6682

Longitude: -95.308699

Ring: 1, 3, 5 Miles





Executive Summary

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6901 Bellfort Ave, Houston, ...

Latitude: 29.6682

Longitude: -95.308699

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	11,315	135,398	321,065
Male Population	47.4%	49.5%	49.3%
Female Population	52.6%	50.5%	50.7%
Median Age	35.5	29.5	29.8
2010 Income			
Median HH Income	\$44,380	\$34,427	\$36,910
Per Capita Income	\$17,141	\$13,384	\$14,615
Average HH Income	\$54,161	\$43,763	\$45,891
2010 Households			
Total Households	3,531	41,042	100,625
Average Household Size	3.18	3.27	3.14
2010 Housing			
Owner Occupied Housing Units	68.5%	45.5%	46.0%
Renter Occupied Housing Units	23.4%	43.6%	42.3%
Vacant Housing Units	8.1%	10.9%	11.7%
Population			
1990 Population	10,445	112,042	265,973
2000 Population	10,590	126,594	290,949
2010 Population	11,315	135,398	321,065
2015 Population	11,777	140,077	336,893
1990-2000 Annual Rate	0.14%	1.23%	0.9%
2000-2010 Annual Rate	0.65%	0.66%	0.97%
2010-2015 Annual Rate	0.8%	0.68%	0.97%

In the identified market area, the current year population is 321,065. In 2000, the Census count in the market area was 290,949. The rate of change since 2000 was 0.97 percent annually. The five-year projection for the population in the market area is 336,893, representing a change of 0.97 percent annually from 2010 to 2015. Currently, the population is 49.3 percent male and 50.7 percent female.

Households			
1990 Households	3,248	37,134	87,047
2000 Households	3,317	39,323	92,222
2010 Households	3,531	41,042	100,625
2015 Households	3,670	42,284	105,569
1990-2000 Annual Rate	0.21%	0.57%	0.58%
2000-2010 Annual Rate	0.61%	0.42%	0.85%
2010-2015 Annual Rate	0.78%	0.6%	0.96%

The household count in this market area has changed from 92,222 in 2000 to 100,625 in the current year, a change of 0.85 percent annually. The five-year projection of households is 105,569, a change of 0.96 percent annually from the current year total. Average household size is currently 3.14, compared to 3.10 in the year 2000. The number of families in the current year is 70,999 in the market area.

Housing

Currently, 46.0 percent of the 113,906 housing units in the market area are owner occupied; 42.3 percent, renter occupied; and 11.7 percent are vacant. In 2000, there were 99,605 housing units - 48.4 percent owner occupied, 44.2 percent renter occupied and 7.4 percent vacant. The rate of change in housing units since 2000 is 1.32 percent. Median home value in the market area is \$68,237, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.43 percent annually to \$80,768. From 2000 to the current year, median home value changed by 2.98 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



Executive Summary

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6901 Bellfort Ave, Houston, ...

Latitude: 29.6682

Longitude: -95.308699

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$27,015	\$20,057	\$20,532
2000 Median HH Income	\$34,550	\$27,421	\$28,429
2010 Median HH Income	\$44,380	\$34,427	\$36,910
2015 Median HH Income	\$53,644	\$41,233	\$44,460
1990-2000 Annual Rate	2.49%	3.18%	3.31%
2000-2010 Annual Rate	2.47%	2.24%	2.58%
2010-2015 Annual Rate	3.86%	3.67%	3.79%
Per Capita Income			
1990 Per Capita Income	\$9,827	\$8,365	\$8,517
2000 Per Capita Income	\$14,588	\$11,866	\$12,451
2010 Per Capita Income	\$17,141	\$13,384	\$14,615
2015 Per Capita Income	\$19,721	\$15,419	\$16,857
1990-2000 Annual Rate	4.03%	3.56%	3.87%
2000-2010 Annual Rate	1.59%	1.18%	1.58%
2010-2015 Annual Rate	2.84%	2.87%	2.9%
Average Household Income			
1990 Average Household Income	\$30,736	\$24,869	\$25,633
2000 Average Household Income	\$45,581	\$37,627	\$38,625
2010 Average HH Income	\$54,161	\$43,763	\$45,891
2015 Average HH Income	\$62,432	\$50,648	\$52,985
1990-2000 Annual Rate	4.02%	4.23%	4.19%
2000-2010 Annual Rate	1.7%	1.48%	1.7%
2010-2015 Annual Rate	2.88%	2.97%	2.92%

Households by Income

Current median household income is \$36,910 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$44,460 in five years. In 2000, median household income was \$28,429, compared to \$20,532 in 1990.

Current average household income is \$45,891 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$52,985 in five years. In 2000, average household income was \$38,625, compared to \$25,633 in 1990.

Current per capita income is \$14,615 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$16,857 in five years. In 2000, the per capita income was \$12,451, compared to \$8,517 in 1990.

Population by Employment

Total Businesses	312	4,039	9,581
Total Employees	2,586	36,189	101,722

Currently, 85.0 percent of the civilian labor force in the identified market area is employed and 15.0 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 87.4 percent of the civilian labor force, and unemployment will be 12.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 55.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 43.4 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 22.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 34.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 65.9 percent of the market area population drove alone to work, and 1.3 percent worked at home. The average travel time to work in 2000 was 28.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 41.0 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 28.8 percent were high school graduates only (29.6 percent in the U.S.)
- 3.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 6.9 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 4.5 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



Demographic and Income Profile

6901 Bellfort Ave, Houston, TX 77087

Ring: 1 mile radius

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.6682

Longitude: -95.308699

Summary	2000	2010	2015
Population	10,590	11,315	11,777
Households	3,317	3,531	3,670
Families	2,557	2,660	2,733
Average Household Size	3.17	3.18	3.19
Owner Occupied Housing Units	2,535	2,633	2,716
Renter Occupied Housing Units	782	898	954
Median Age	33.8	35.5	36.0
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.80%	1.65%	0.76%
Households	0.78%	1.63%	0.78%
Families	0.54%	1.48%	0.64%
Owner HHs	0.62%	1.72%	0.82%
Median Household Income	3.86%	2.54%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	644	19.3%	554	15.7%	463	12.6%
\$15,000 - \$24,999	520	15.6%	379	10.7%	328	8.9%
\$25,000 - \$34,999	524	15.7%	388	11.0%	334	9.1%
\$35,000 - \$49,999	577	17.3%	556	15.7%	441	12.0%
\$50,000 - \$74,999	581	17.4%	870	24.6%	1,009	27.5%
\$75,000 - \$99,999	301	9.0%	471	13.3%	611	16.6%
\$100,000 - \$149,999	109	3.3%	236	6.7%	371	10.1%
\$150,000 - \$199,999	36	1.1%	31	0.9%	46	1.3%
\$200,000+	39	1.2%	47	1.3%	67	1.8%

Median Household Income	\$34,550	\$44,380	\$53,644
Average Household Income	\$45,581	\$54,161	\$62,432
Per Capita Income	\$14,588	\$17,141	\$19,721

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	746	7.0%	809	7.1%	849	7.2%
5 - 9	873	8.2%	839	7.4%	885	7.5%
10 - 14	951	9.0%	855	7.6%	910	7.7%
15 - 19	873	8.2%	914	8.1%	855	7.3%
20 - 24	710	6.7%	779	6.9%	805	6.8%
25 - 34	1,297	12.2%	1,389	12.3%	1,437	12.2%
35 - 44	1,455	13.7%	1,356	12.0%	1,411	12.0%
45 - 54	1,491	14.1%	1,498	13.2%	1,423	12.1%
55 - 64	1,023	9.7%	1,430	12.6%	1,487	12.6%
65 - 74	677	6.4%	839	7.4%	1,071	9.1%
75 - 84	390	3.7%	430	3.8%	468	4.0%
85+	108	1.0%	177	1.6%	180	1.5%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,781	26.3%	2,756	24.4%	2,852	24.2%
Black Alone	5,426	51.2%	5,368	47.4%	5,347	45.4%
American Indian Alone	40	0.4%	49	0.4%	51	0.4%
Asian Alone	46	0.4%	48	0.4%	50	0.4%
Pacific Islander Alone	1	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	2,025	19.1%	2,756	24.4%	3,109	26.4%
Two or More Races	271	2.6%	335	3.0%	365	3.1%
Hispanic Origin (Any Race)	3,879	36.6%	5,162	45.6%	5,785	49.1%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

December 09, 2010



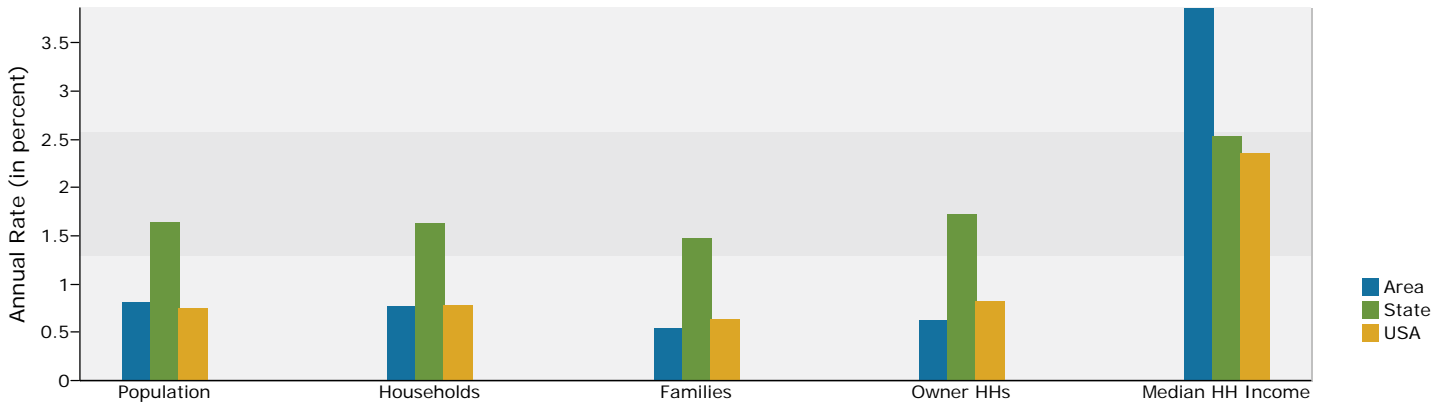
Demographic and Income Profile

6901 Bellfort Ave, Houston, TX 77087
 Ring: 1 mile radius

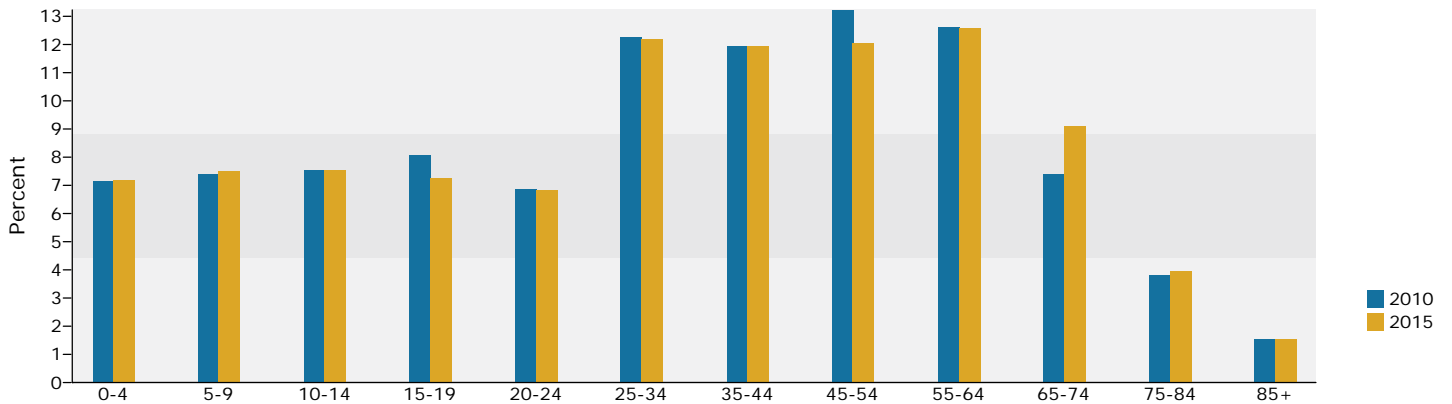
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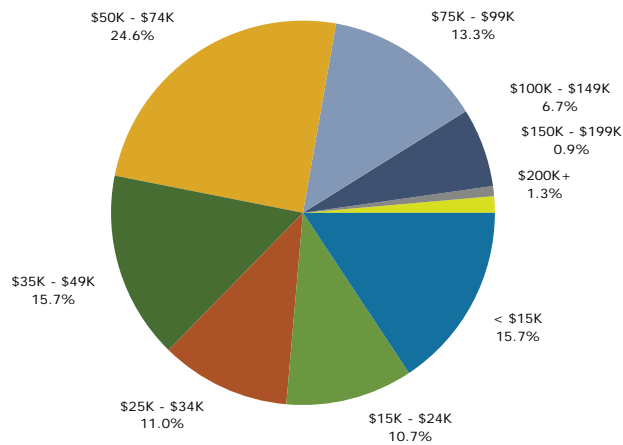
Trends 2010-2015



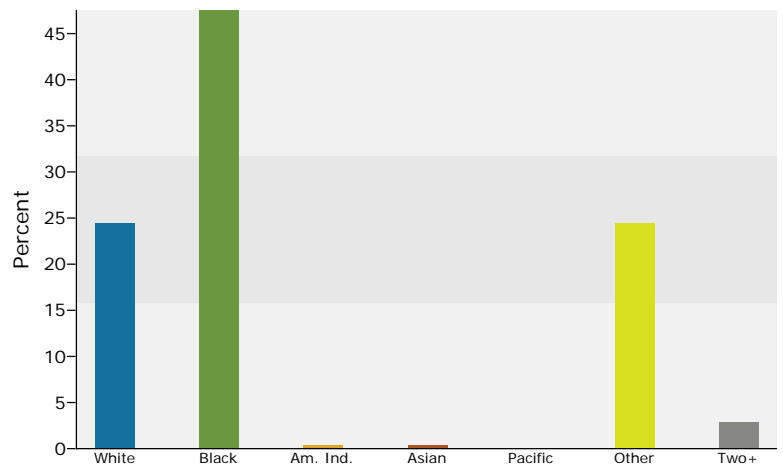
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 45.6%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

December 09, 2010



Demographic and Income Profile

6901 Bellfort Ave, Houston, TX 77087
 Ring: 3 miles radius

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Latitude: 29.6682
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Summary	2000	2010	2015
Population	126,594	135,398	140,077
Households	39,323	41,042	42,284
Families	29,488	29,983	30,511
Average Household Size	3.20	3.27	3.29
Owner Occupied Housing Units	20,222	20,955	21,383
Renter Occupied Housing Units	19,101	20,087	20,901
Median Age	28.5	29.5	29.5
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.68%	1.65%	0.76%
Households	0.60%	1.63%	0.78%
Families	0.35%	1.48%	0.64%
Owner HHs	0.41%	1.72%	0.82%
Median Household Income	3.67%	2.54%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	10,307	26.2%	8,970	21.9%	8,034	19.0%
\$15,000 - \$24,999	7,498	19.1%	6,097	14.9%	5,607	13.3%
\$25,000 - \$34,999	6,541	16.6%	5,697	13.9%	5,029	11.9%
\$35,000 - \$49,999	6,394	16.3%	6,346	15.5%	5,213	12.3%
\$50,000 - \$74,999	5,053	12.8%	8,308	20.2%	10,231	24.2%
\$75,000 - \$99,999	1,979	5.0%	3,281	8.0%	4,488	10.6%
\$100,000 - \$149,999	992	2.5%	1,583	3.9%	2,542	6.0%
\$150,000 - \$199,999	224	0.6%	326	0.8%	497	1.2%
\$200,000+	355	0.9%	435	1.1%	644	1.5%

Median Household Income	\$27,421	\$34,427	\$41,233
Average Household Income	\$37,627	\$43,763	\$50,648
Per Capita Income	\$11,866	\$13,384	\$15,419

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,053	9.5%	13,025	9.6%	13,582	9.7%
5 - 9	12,150	9.6%	12,231	9.0%	12,599	9.0%
10 - 14	10,635	8.4%	10,658	7.9%	11,440	8.2%
15 - 19	10,414	8.2%	11,423	8.4%	10,487	7.5%
20 - 24	10,685	8.4%	10,900	8.1%	11,980	8.6%
25 - 34	19,954	15.8%	20,052	14.8%	20,342	14.5%
35 - 44	17,406	13.7%	16,847	12.4%	16,811	12.0%
45 - 54	13,491	10.7%	15,477	11.4%	14,752	10.5%
55 - 64	9,052	7.2%	12,365	9.1%	13,772	9.8%
65 - 74	6,172	4.9%	7,088	5.2%	8,740	6.2%
75 - 84	3,505	2.8%	3,782	2.8%	3,978	2.8%
85+	1,077	0.9%	1,548	1.1%	1,593	1.1%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	38,292	30.2%	38,187	28.2%	39,106	27.9%
Black Alone	48,458	38.3%	48,603	35.9%	48,788	34.8%
American Indian Alone	574	0.5%	653	0.5%	670	0.5%
Asian Alone	3,580	2.8%	3,351	2.5%	3,287	2.3%
Pacific Islander Alone	98	0.1%	136	0.1%	134	0.1%
Some Other Race Alone	32,134	25.4%	40,431	29.9%	43,815	31.3%
Two or More Races	3,457	2.7%	4,037	3.0%	4,277	3.1%
Hispanic Origin (Any Race)	63,822	50.4%	77,443	57.2%	83,266	59.4%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

December 09, 2010



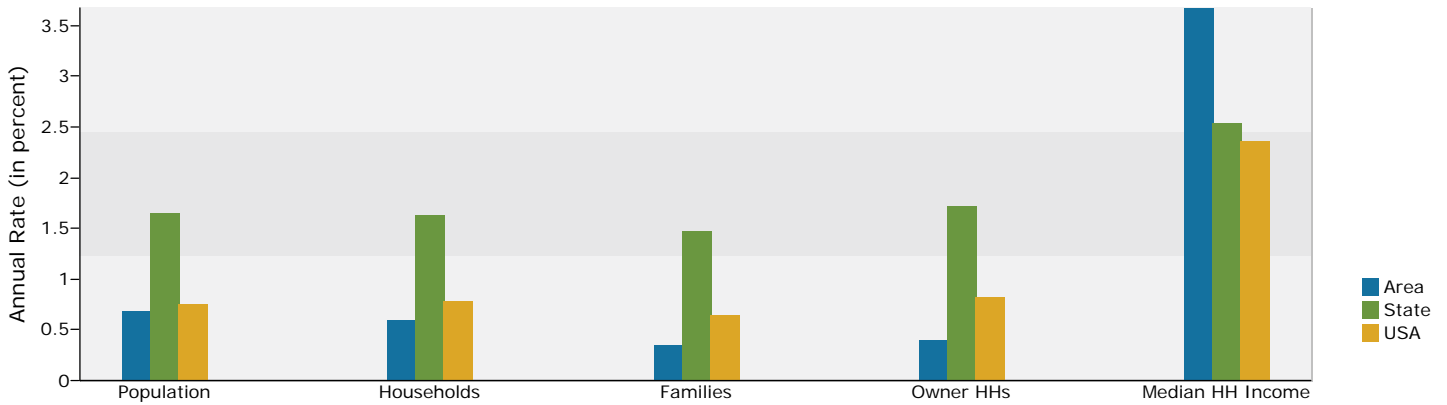
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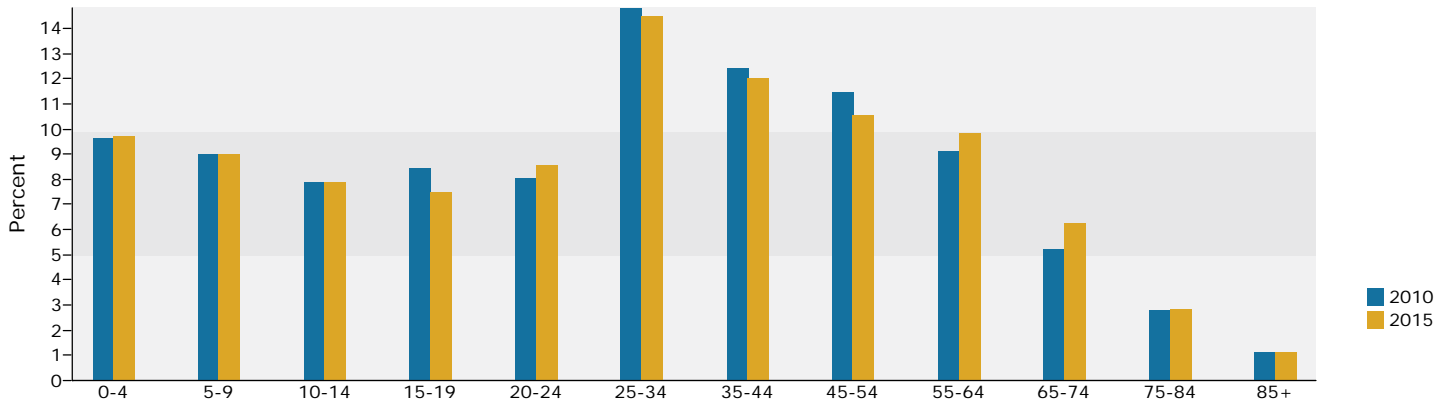
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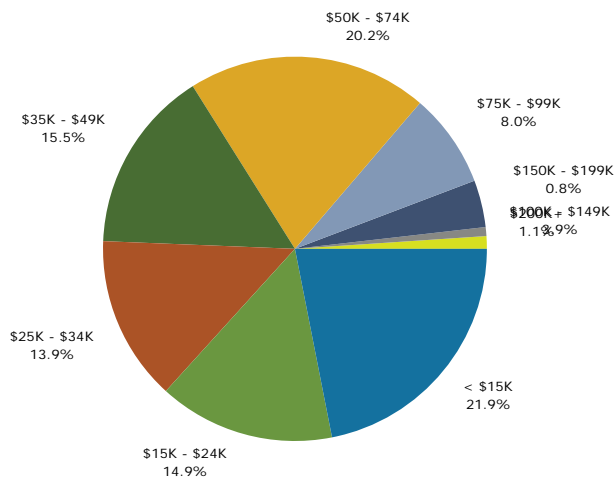
Trends 2010-2015



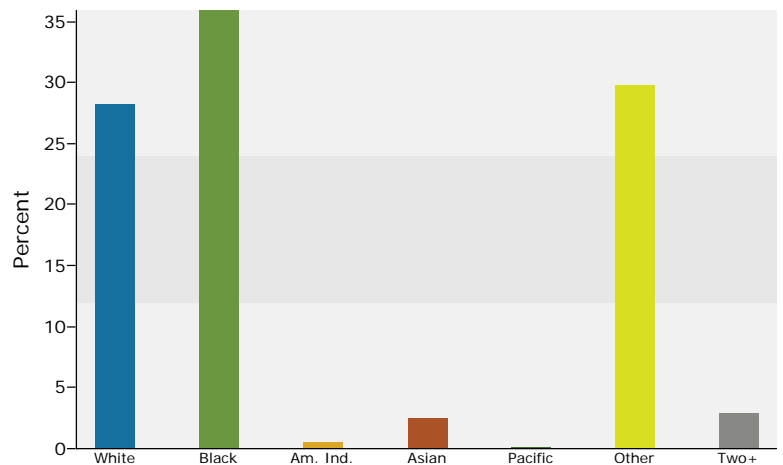
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 57.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



Demographic and Income Profile

6901 Bellfort Ave, Houston, TX 77087
 Ring: 5 miles radius

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.6682
 Longitude: -95.308699

Summary	2000	2010	2015
Population	290,949	321,065	336,893
Households	92,222	100,625	105,569
Families	67,311	70,999	73,318
Average Household Size	3.10	3.14	3.14
Owner Occupied Housing Units	48,170	52,392	54,388
Renter Occupied Housing Units	44,052	48,233	51,181
Median Age	28.8	29.8	30.0
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.97%	1.65%	0.76%
Households	0.96%	1.63%	0.78%
Families	0.64%	1.48%	0.64%
Owner HHs	0.75%	1.72%	0.82%
Median Household Income	3.79%	2.54%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	24,487	26.5%	21,982	21.8%	19,902	18.9%
\$15,000 - \$24,999	16,197	17.5%	13,540	13.5%	12,528	11.9%
\$25,000 - \$34,999	14,817	16.1%	12,523	12.4%	11,058	10.5%
\$35,000 - \$49,999	15,043	16.3%	14,587	14.5%	12,172	11.5%
\$50,000 - \$74,999	12,673	13.7%	22,530	22.4%	27,315	25.9%
\$75,000 - \$99,999	4,983	5.4%	8,799	8.7%	12,119	11.5%
\$100,000 - \$149,999	2,754	3.0%	4,549	4.5%	7,326	6.9%
\$150,000 - \$199,999	581	0.6%	1,067	1.1%	1,628	1.5%
\$200,000+	766	0.8%	1,042	1.0%	1,513	1.4%

Median Household Income	\$28,429	\$36,910	\$44,460
Average Household Income	\$38,625	\$45,891	\$52,985
Per Capita Income	\$12,451	\$14,615	\$16,857

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	26,454	9.1%	29,406	9.2%	30,796	9.1%
5 - 9	26,584	9.1%	27,623	8.6%	28,849	8.6%
10 - 14	23,791	8.2%	24,414	7.6%	26,543	7.9%
15 - 19	24,617	8.5%	27,228	8.5%	25,979	7.7%
20 - 24	25,709	8.8%	27,466	8.6%	30,039	8.9%
25 - 34	45,502	15.6%	47,863	14.9%	49,057	14.6%
35 - 44	40,085	13.8%	39,611	12.3%	40,486	12.0%
45 - 54	31,078	10.7%	37,576	11.7%	36,218	10.8%
55 - 64	20,477	7.0%	29,176	9.1%	33,452	9.9%
65 - 74	15,571	5.4%	16,860	5.3%	21,033	6.2%
75 - 84	8,529	2.9%	9,979	3.1%	10,226	3.0%
85+	2,553	0.9%	3,865	1.2%	4,215	1.3%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	97,709	33.6%	98,485	30.7%	101,169	30.0%
Black Alone	104,512	35.9%	112,050	34.9%	115,905	34.4%
American Indian Alone	1,414	0.5%	1,638	0.5%	1,693	0.5%
Asian Alone	6,894	2.4%	7,480	2.3%	7,795	2.3%
Pacific Islander Alone	160	0.1%	237	0.1%	239	0.1%
Some Other Race Alone	71,544	24.6%	90,715	28.3%	98,861	29.3%
Two or More Races	8,715	3.0%	10,459	3.3%	11,231	3.3%
Hispanic Origin (Any Race)	148,825	51.2%	181,714	56.6%	196,512	58.3%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



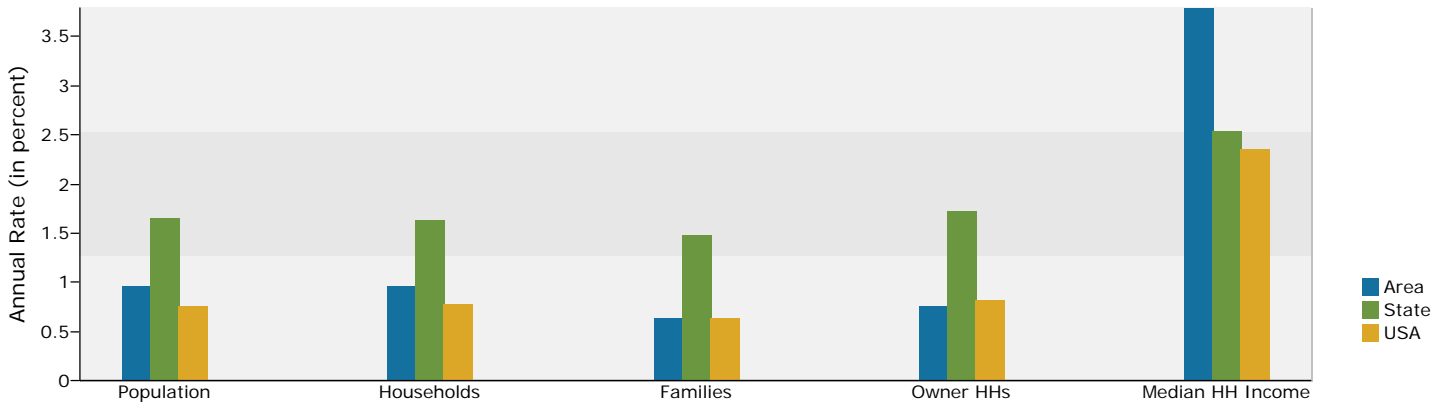
Demographic and Income Profile

6901 Bellfort Ave, Houston, TX 77087
 Ring: 5 miles radius

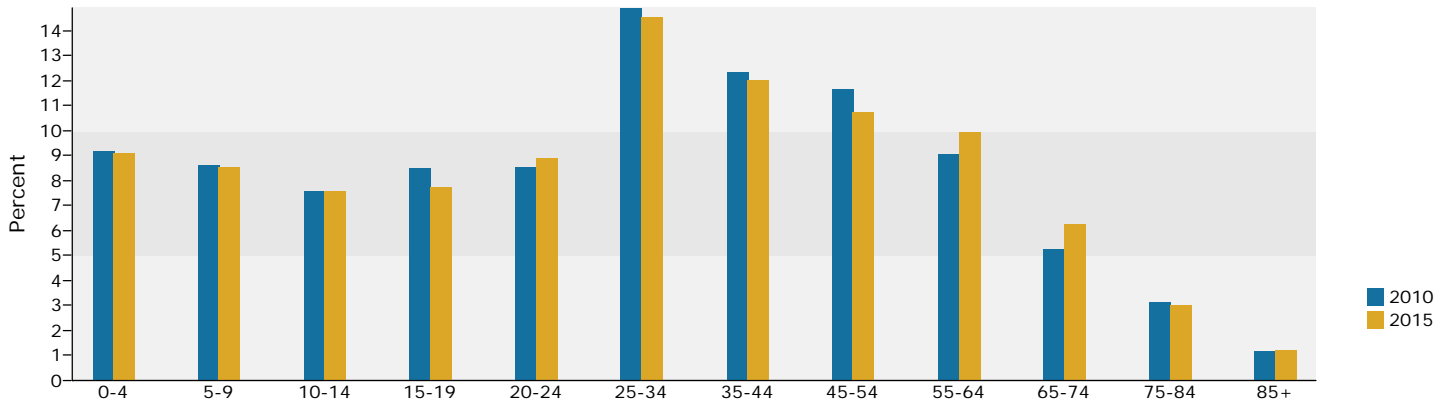
Prepared by Barry Forrest Texas Net Lease

Latitude: 29.6682
 Longitude: -95.308699

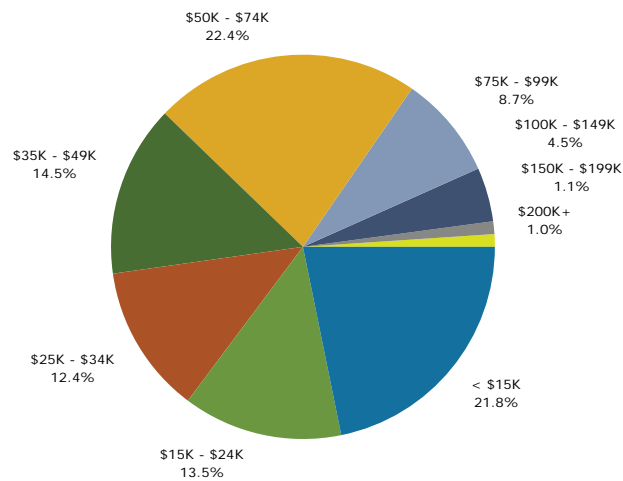
Trends 2010-2015



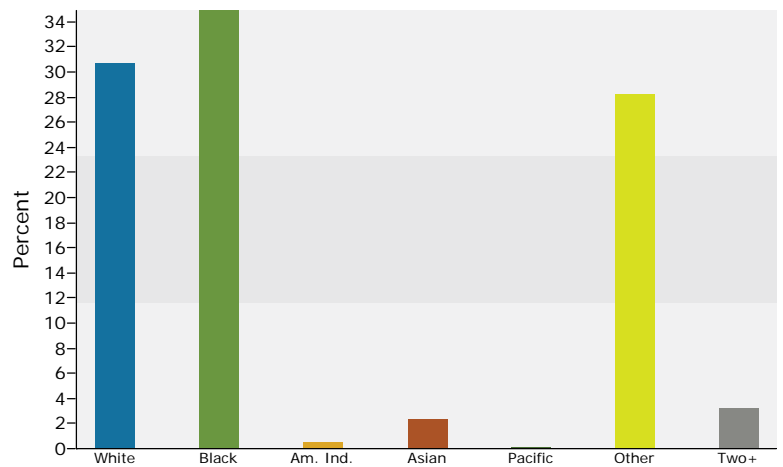
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 56.6%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



6901 Belfort Ave, Houston, ...




Market Profile

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.6682

Longitude: -95.308699

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	10,590	126,594	290,949
2000 Group Quarters	70	901	4,837
2010 Total Population	11,315	135,398	321,065
2015 Total Population	11,777	140,077	336,893
2010 - 2015 Annual Rate	0.8%	0.68%	0.97%
 2000 Households	3,317	39,323	92,222
2000 Average Household Size	3.17	3.2	3.1
2010 Households	3,531	41,042	100,625
2010 Average Household Size	3.18	3.27	3.14
2015 Households	3,670	42,284	105,569
2015 Average Household Size	3.19	3.29	3.14
2010 - 2015 Annual Rate	0.78%	0.6%	0.96%
2000 Families	2,557	29,488	67,311
2000 Average Family Size	3.68	3.72	3.67
2010 Families	2,660	29,983	70,999
2010 Average Family Size	3.75	3.87	3.79
2015 Families	2,733	30,511	73,318
2015 Average Family Size	3.78	3.92	3.83
2010 - 2015 Annual Rate	0.54%	0.35%	0.64%
 2000 Housing Units	3,493	42,255	99,605
Owner Occupied Housing Units	72.4%	47.9%	48.4%
Renter Occupied Housing Units	22.3%	45.2%	44.2%
Vacant Housing Units	5.2%	6.9%	7.4%
2010 Housing Units	3,843	46,062	113,906
Owner Occupied Housing Units	68.5%	45.5%	46.0%
Renter Occupied Housing Units	23.4%	43.6%	42.3%
Vacant Housing Units	8.1%	10.9%	11.7%
2015 Housing Units	4,011	47,781	120,291
Owner Occupied Housing Units	67.7%	44.8%	45.2%
Renter Occupied Housing Units	23.8%	43.7%	42.5%
Vacant Housing Units	8.5%	11.5%	12.2%
Median Household Income			
2000	\$34,550	\$27,421	\$28,429
2010	\$44,380	\$34,427	\$36,910
2015	\$53,644	\$41,233	\$44,460
Median Home Value			
2000	\$54,376	\$47,746	\$50,497
2010	\$74,169	\$63,319	\$68,237
2015	\$87,809	\$75,188	\$80,768
Per Capita Income			
2000	\$14,588	\$11,866	\$12,451
2010	\$17,141	\$13,384	\$14,615
2015	\$19,721	\$15,419	\$16,857
Median Age			
2000	33.8	28.5	28.8
2010	35.5	29.5	29.8
2015	36.0	29.5	30.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.


Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



6901 Belfort Ave, Houston, ...

Latitude: 29.6682
Longitude: -95.308699

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2000 Households by Income			
 Household Income Base	3,331	39,343	92,301
< \$15,000	19.3%	26.2%	26.5%
\$15,000 - \$24,999	15.6%	19.1%	17.5%
\$25,000 - \$34,999	15.7%	16.6%	16.1%
\$35,000 - \$49,999	17.3%	16.3%	16.3%
\$50,000 - \$74,999	17.4%	12.8%	13.7%
\$75,000 - \$99,999	9.0%	5.0%	5.4%
\$100,000 - \$149,999	3.3%	2.5%	3.0%
\$150,000 - \$199,999	1.1%	0.6%	0.6%
\$200,000+	1.2%	0.9%	0.8%
Average Household Income	\$45,581	\$37,627	\$38,625
2010 Households by Income			
Household Income Base	3,532	41,043	100,619
< \$15,000	15.7%	21.9%	21.8%
\$15,000 - \$24,999	10.7%	14.9%	13.5%
\$25,000 - \$34,999	11.0%	13.9%	12.4%
\$35,000 - \$49,999	15.7%	15.5%	14.5%
\$50,000 - \$74,999	24.6%	20.2%	22.4%
\$75,000 - \$99,999	13.3%	8.0%	8.7%
\$100,000 - \$149,999	6.7%	3.9%	4.5%
\$150,000 - \$199,999	0.9%	0.8%	1.1%
\$200,000+	1.3%	1.1%	1.0%
Average Household Income	\$54,161	\$43,763	\$45,891
2015 Households by Income			
Household Income Base	3,670	42,285	105,561
< \$15,000	12.6%	19.0%	18.9%
\$15,000 - \$24,999	8.9%	13.3%	11.9%
\$25,000 - \$34,999	9.1%	11.9%	10.5%
\$35,000 - \$49,999	12.0%	12.3%	11.5%
\$50,000 - \$74,999	27.5%	24.2%	25.9%
\$75,000 - \$99,999	16.6%	10.6%	11.5%
\$100,000 - \$149,999	10.1%	6.0%	6.9%
\$150,000 - \$199,999	1.3%	1.2%	1.5%
\$200,000+	1.8%	1.5%	1.4%
Average Household Income	\$62,432	\$50,648	\$52,985
2000 Owner Occupied HUs by Value			
Total	2,531	20,175	48,311
<\$50,000	41.4%	53.9%	49.3%
\$50,000 - 99,999	53.3%	40.7%	43.1%
\$100,000 - 149,999	4.3%	3.9%	5.0%
\$150,000 - 199,999	0.4%	0.7%	1.2%
\$200,000 - \$299,999	0.3%	0.3%	0.8%
\$300,000 - 499,999	0.2%	0.3%	0.4%
\$500,000 - 999,999	0.0%	0.1%	0.2%
\$1,000,000+	0.0%	0.1%	0.0%
Average Home Value	\$59,819	\$55,069	\$59,790
2000 Specified Renter Occupied HUs by Contract Rent			
Total	782	19,106	43,904
With Cash Rent	91.8%	95.3%	95.4%
No Cash Rent	8.2%	4.7%	4.6%
Median Rent	\$413	\$403	\$399
Average Rent	\$383	\$398	\$403

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.


Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



6901 Belfort Ave, Houston, ...

Latitude: 29.6682
Longitude: -95.308699

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2000 Population by Age			
 Total	10,594	126,594	290,951
Age 0 - 4	7.0%	9.5%	9.1%
Age 5 - 9	8.2%	9.6%	9.1%
Age 10 - 14	9.0%	8.4%	8.2%
Age 15 - 19	8.2%	8.2%	8.5%
Age 20 - 24	6.7%	8.4%	8.8%
Age 25 - 34	12.2%	15.8%	15.6%
Age 35 - 44	13.7%	13.7%	13.8%
Age 45 - 54	14.1%	10.7%	10.7%
Age 55 - 64	9.7%	7.2%	7.0%
Age 65 - 74	6.4%	4.9%	5.4%
Age 75 - 84	3.7%	2.8%	2.9%
Age 85+	1.0%	0.9%	0.9%
Age 18+	70.6%	67.6%	68.8%
2010 Population by Age			
Total	11,315	135,394	321,067
Age 0 - 4	7.1%	9.6%	9.2%
Age 5 - 9	7.4%	9.0%	8.6%
Age 10 - 14	7.6%	7.9%	7.6%
Age 15 - 19	8.1%	8.4%	8.5%
Age 20 - 24	6.9%	8.1%	8.6%
Age 25 - 34	12.3%	14.8%	14.9%
Age 35 - 44	12.0%	12.4%	12.3%
Age 45 - 54	13.2%	11.4%	11.7%
Age 55 - 64	12.6%	9.1%	9.1%
Age 65 - 74	7.4%	5.2%	5.3%
Age 75 - 84	3.8%	2.8%	3.1%
Age 85+	1.6%	1.1%	1.2%
Age 18+	72.9%	68.4%	69.8%
2015 Population by Age			
Total	11,781	140,076	336,893
Age 0 - 4	7.2%	9.7%	9.1%
Age 5 - 9	7.5%	9.0%	8.6%
Age 10 - 14	7.7%	8.2%	7.9%
Age 15 - 19	7.3%	7.5%	7.7%
Age 20 - 24	6.8%	8.6%	8.9%
Age 25 - 34	12.2%	14.5%	14.6%
Age 35 - 44	12.0%	12.0%	12.0%
Age 45 - 54	12.1%	10.5%	10.8%
Age 55 - 64	12.6%	9.8%	9.9%
Age 65 - 74	9.1%	6.2%	6.2%
Age 75 - 84	4.0%	2.8%	3.0%
Age 85+	1.5%	1.1%	1.3%
Age 18+	73.1%	68.7%	70.1%
2000 Population by Sex			
Males	47.7%	49.5%	49.4%
Females	52.3%	50.5%	50.6%
2010 Population by Sex			
Males	47.4%	49.5%	49.3%
Females	52.6%	50.5%	50.7%
2015 Population by Sex			
Males	47.2%	49.4%	49.3%
Females	52.8%	50.6%	50.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



6901 Belfort Ave, Houston, ...



Market Profile

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.6682

Longitude: -95.308699

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2000 Population by Race/Ethnicity			
 Total	10,590	126,593	290,948
White Alone	26.3%	30.2%	33.6%
Black Alone	51.2%	38.3%	35.9%
American Indian Alone	0.4%	0.5%	0.5%
Asian or Pacific Islander Alone	0.4%	2.9%	2.4%
Some Other Race Alone	19.1%	25.4%	24.6%
Two or More Races	2.6%	2.7%	3.0%
Hispanic Origin	36.6%	50.4%	51.2%
Diversity Index	82.2	88.1	87.9
2010 Population by Race/Ethnicity			
Total	11,314	135,398	321,064
White Alone	24.4%	28.2%	30.7%
Black Alone	47.4%	35.9%	34.9%
American Indian Alone	0.4%	0.5%	0.5%
Asian or Pacific Islander Alone	0.4%	2.6%	2.4%
Some Other Race Alone	24.4%	29.9%	28.3%
Two or More Races	3.0%	3.0%	3.3%
Hispanic Origin	45.6%	57.2%	56.6%
Diversity Index	85.7	89.3	89.0
2015 Population by Race/Ethnicity			
Total	11,776	140,077	336,893
White Alone	24.2%	27.9%	30.0%
Black Alone	45.4%	34.8%	34.4%
American Indian Alone	0.4%	0.5%	0.5%
Asian or Pacific Islander Alone	0.4%	2.4%	2.4%
Some Other Race Alone	26.4%	31.3%	29.3%
Two or More Races	3.1%	3.1%	3.3%
Hispanic Origin	49.1%	59.4%	58.3%
Diversity Index	86.8	89.7	89.3
2000 Population 3+ by School Enrollment			
 Total	10,156	119,424	275,067
Enrolled in Nursery/Preschool	1.8%	1.8%	1.8%
Enrolled in Kindergarten	2.2%	2.3%	2.1%
Enrolled in Grade 1-8	15.1%	15.8%	15.2%
Enrolled in Grade 9-12	7.0%	6.6%	6.7%
Enrolled in College	4.6%	3.7%	5.0%
Enrolled in Grad/Prof School	0.3%	0.4%	0.7%
Not Enrolled in School	69.0%	69.4%	68.4%
2010 Population 25+ by Educational Attainment			
Total	7,119	77,162	184,929
Less than 9th Grade	16.6%	24.5%	23.5%
9th - 12th Grade, No Diploma	15.1%	18.5%	17.6%
High School Graduate	31.5%	29.8%	28.8%
Some College, No Degree	19.2%	15.5%	15.5%
Associate Degree	5.1%	3.3%	3.3%
Bachelor's Degree	7.8%	5.5%	6.9%
Graduate/Professional Degree	4.7%	2.9%	4.5%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



6901 Belfort Ave, Houston, ...




Market Profile

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.6682

Longitude: -95.308699

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population 15+ by Marital Status			
 Total	8,811	99,484	239,621
Never Married	32.7%	37.9%	37.9%
Married	51.4%	46.4%	46.0%
Widowed	6.2%	6.6%	6.9%
Divorced	9.7%	9.1%	9.2%
2000 Population 16+ by Employment Status			
 Total	7,849	89,715	209,377
In Labor Force	53.8%	56.0%	55.6%
Civilian Employed	48.9%	49.6%	48.8%
Civilian Unemployed	4.9%	6.4%	6.8%
In Armed Forces	0.0%	0.0%	0.0%
Not in Labor Force	46.2%	44.0%	44.4%
2010 Civilian Population 16+ in Labor Force			
Civilian Employed	86.4%	84.0%	85.0%
Civilian Unemployed	13.6%	16.0%	15.0%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	88.6%	86.6%	87.4%
Civilian Unemployed	11.4%	13.4%	12.6%
2000 Females 16+ by Employment Status and Age of Children			
Total	4,143	46,098	107,490
Own Children < 6 Only	6.8%	10.0%	9.4%
Employed/in Armed Forces	2.8%	4.1%	3.9%
Unemployed	0.4%	0.9%	0.9%
Not in Labor Force	3.6%	5.0%	4.6%
Own Children < 6 and 6-17 Only	8.6%	10.2%	9.3%
Employed/in Armed Forces	3.9%	4.0%	3.6%
Unemployed	0.4%	0.6%	0.6%
Not in Labor Force	4.2%	5.6%	5.1%
Own Children 6-17 Only	17.7%	17.7%	17.7%
Employed/in Armed Forces	10.9%	9.9%	9.6%
Unemployed	0.6%	1.0%	0.9%
Not in Labor Force	6.2%	6.9%	7.2%
No Own Children < 18	66.9%	62.1%	63.6%
Employed/in Armed Forces	28.6%	24.5%	25.0%
Unemployed	2.4%	3.8%	4.2%
Not in Labor Force	36.0%	33.8%	34.5%
2010 Employed Population 16+ by Industry			
 Total	3,786	42,939	104,276
Agriculture/Mining	1.3%	1.0%	1.1%
Construction	8.6%	14.5%	12.9%
Manufacturing	7.0%	8.4%	8.1%
Wholesale Trade	3.4%	3.9%	3.9%
Retail Trade	12.0%	9.6%	9.8%
Transportation/Utilities	8.8%	7.1%	6.6%
Information	1.7%	0.9%	1.2%
Finance/Insurance/Real Estate	5.7%	5.1%	5.4%
Services	46.1%	46.4%	47.8%
Public Administration	5.3%	3.2%	3.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



6901 Belfort Ave, Houston, ...


Market Profile

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.6682

Longitude: -95.308699

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Employed Population 16+ by Occupation			
Total	3,784	42,940	104,273
White Collar	50.6%	38.5%	43.4%
Management/Business/Financial	6.1%	5.8%	6.6%
Professional	17.8%	10.2%	13.7%
Sales	10.3%	8.9%	8.8%
Administrative Support	16.4%	13.5%	14.2%
Services	16.4%	23.6%	22.2%
Blue Collar	33.1%	37.9%	34.5%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	9.1%	14.6%	12.8%
Installation/Maintenance/Repair	4.3%	4.6%	4.1%
Production	7.2%	8.5%	8.2%
Transportation/Material Moving	12.5%	10.1%	9.2%
2000 Workers 16+ by Means of Transportation to Work			
 Total	3,719	43,116	98,984
Drove Alone - Car, Truck, or Van	71.6%	64.2%	65.9%
Carpooled - Car, Truck, or Van	21.4%	23.2%	21.5%
Public Transportation	3.8%	6.9%	6.7%
Walked	0.4%	1.9%	2.4%
Other Means	1.2%	2.4%	2.1%
Worked at Home	1.6%	1.4%	1.3%
2000 Workers 16+ by Travel Time to Work			
Total	3,718	43,118	98,985
Did Not Work at Home	98.4%	98.6%	98.7%
Less than 5 minutes	1.0%	1.4%	1.5%
5 to 9 minutes	5.3%	5.4%	6.0%
10 to 19 minutes	25.1%	25.0%	27.2%
20 to 24 minutes	15.5%	15.5%	15.0%
25 to 34 minutes	27.7%	26.8%	26.3%
35 to 44 minutes	4.7%	6.2%	6.0%
45 to 59 minutes	10.1%	7.6%	7.7%
60 to 89 minutes	6.3%	6.6%	5.7%
90 or more minutes	2.5%	4.0%	3.3%
Worked at Home	1.6%	1.4%	1.3%
Average Travel Time to Work (in min)	29.8	30.6	28.9
2000 Households by Vehicles Available			
Total	3,313	39,321	92,293
None	7.6%	16.2%	16.7%
1	36.0%	42.5%	41.2%
2	39.2%	30.0%	29.9%
3	12.2%	8.0%	8.6%
4	4.2%	2.4%	2.6%
5+	0.8%	0.9%	0.8%
Average Number of Vehicles Available	1.7	1.4	1.4

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



6901 Bellfort Ave, Houston, ...



Market Profile

Prepared by Barry Forrest Texas Net Lease

Latitude: 29.6682

Longitude: -95.308699

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2000 Households by Type			
 Total	3,317	39,324	92,224
Family Households	77.1%	75.0%	73.0%
Married-couple Family	51.1%	45.6%	44.9%
With Related Children	28.0%	28.9%	27.7%
Other Family (No Spouse)	26.0%	29.4%	28.1%
With Related Children	15.6%	19.3%	18.3%
Nonfamily Households	22.9%	25.0%	27.0%
Householder Living Alone	19.8%	20.6%	22.2%
Householder Not Living Alone	3.1%	4.4%	4.8%
Households with Related Children	43.6%	48.2%	46.0%
Households with Persons 65+	26.6%	20.7%	22.1%
2000 Households by Size			
Total	3,317	39,323	92,222
1 Person Household	19.8%	20.6%	22.2%
2 Person Household	25.5%	23.2%	23.9%
3 Person Household	18.3%	18.2%	17.7%
4 Person Household	15.3%	15.7%	15.2%
5 Person Household	10.3%	11.0%	10.4%
6 Person Household	5.3%	5.8%	5.4%
7+ Person Household	5.5%	5.6%	5.2%
2000 Households by Year Householder Moved In			
Total	3,311	39,323	92,294
Moved in 1999 to March 2000	8.2%	20.7%	21.4%
Moved in 1995 to 1998	21.6%	26.2%	26.7%
Moved in 1990 to 1994	14.9%	14.8%	14.3%
Moved in 1980 to 1989	15.5%	12.6%	12.4%
Moved in 1970 to 1979	28.8%	13.9%	11.9%
Moved in 1969 or Earlier	10.9%	11.7%	13.2%
Median Year Householder Moved In	1987	1994	1994
2000 Housing Units by Units in Structure			
 Total	3,494	42,255	99,706
1, Detached	87.0%	58.8%	60.7%
1, Attached	0.7%	2.5%	3.6%
2	0.5%	1.8%	2.5%
3 or 4	1.7%	2.8%	3.7%
5 to 9	1.1%	3.9%	4.0%
10 to 19	2.1%	7.7%	5.8%
20+	5.4%	20.6%	17.3%
Mobile Home	1.2%	1.7%	2.2%
Other	0.3%	0.1%	0.1%
2000 Housing Units by Year Structure Built			
Total	3,487	42,286	99,731
1999 to March 2000	0.3%	0.4%	0.9%
1995 to 1998	1.1%	0.7%	2.3%
1990 to 1994	0.5%	1.7%	2.4%
1980 to 1989	5.1%	6.9%	8.3%
1970 to 1979	13.9%	20.8%	18.6%
1969 or Earlier	79.1%	69.6%	67.4%
Median Year Structure Built	1959	1962	1962

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



6901 Bellfort Ave, Houston, ...

Market Profile

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Latitude: 29.6682

Longitude: -95.308699

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Top 3 Tapestry Segments			
1.	Family Foundations	NeWest Residents	Southwestern Families
2.	Southwestern Families	Southwestern Families	Industrious Urban Frin
3.	Industrious Urban Frin	Family Foundations	Modest Income Homes



2010 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$4,591,988	\$45,417,306	\$115,976,518
Average Spent	\$1,300.48	\$1,106.61	\$1,152.56
Spending Potential Index	54	46	48
Computers & Accessories: Total \$	\$581,480	\$5,802,667	\$14,880,798
Average Spent	\$164.68	\$141.38	\$147.88
Spending Potential Index	75	64	67
Education: Total \$	\$3,218,242	\$29,432,027	\$76,625,209
Average Spent	\$911.43	\$717.12	\$761.49
Spending Potential Index	75	59	62
Entertainment/Recreation: Total \$	\$8,768,988	\$80,953,197	\$209,434,299
Average Spent	\$2,483.43	\$1,972.45	\$2,081.33
Spending Potential Index	77	61	65
Food at Home: Total \$	\$12,597,130	\$125,316,505	\$318,886,654
Average Spent	\$3,567.58	\$3,053.37	\$3,169.06
Spending Potential Index	80	68	71
Food Away from Home: Total \$	\$9,028,245	\$88,055,786	\$224,847,828
Average Spent	\$2,556.85	\$2,145.50	\$2,234.51
Spending Potential Index	79	67	69
Health Care: Total \$	\$10,664,310	\$92,886,460	\$240,703,954
Average Spent	\$3,020.20	\$2,263.21	\$2,392.09
Spending Potential Index	81	61	64
HH Furnishings & Equipment: Total \$	\$4,892,054	\$45,473,907	\$117,509,301
Average Spent	\$1,385.46	\$1,107.98	\$1,167.79
Spending Potential Index	67	54	57
Investments: Total \$	\$3,859,343	\$32,714,054	\$86,737,618
Average Spent	\$1,092.99	\$797.09	\$861.99
Spending Potential Index	63	46	50
Retail Goods: Total \$	\$66,051,529	\$623,002,225	\$1,603,559,767
Average Spent	\$18,706.18	\$15,179.63	\$15,936.00
Spending Potential Index	75	61	64
Shelter: Total \$	\$43,131,727	\$418,522,071	\$1,070,380,725
Average Spent	\$12,215.16	\$10,197.41	\$10,637.32
Spending Potential Index	77	65	67
TV/Video/Audio: Total \$	\$3,459,585	\$33,325,749	\$85,620,724
Average Spent	\$979.77	\$811.99	\$850.89
Spending Potential Index	79	65	69
Travel: Total \$	\$4,971,892	\$43,922,077	\$113,866,289
Average Spent	\$1,408.07	\$1,070.17	\$1,131.59
Spending Potential Index	74	57	60
Vehicle Maintenance & Repairs: Total \$	\$2,642,958	\$25,001,396	\$64,222,496
Average Spent	\$748.50	\$609.17	\$638.24
Spending Potential Index	79	65	68

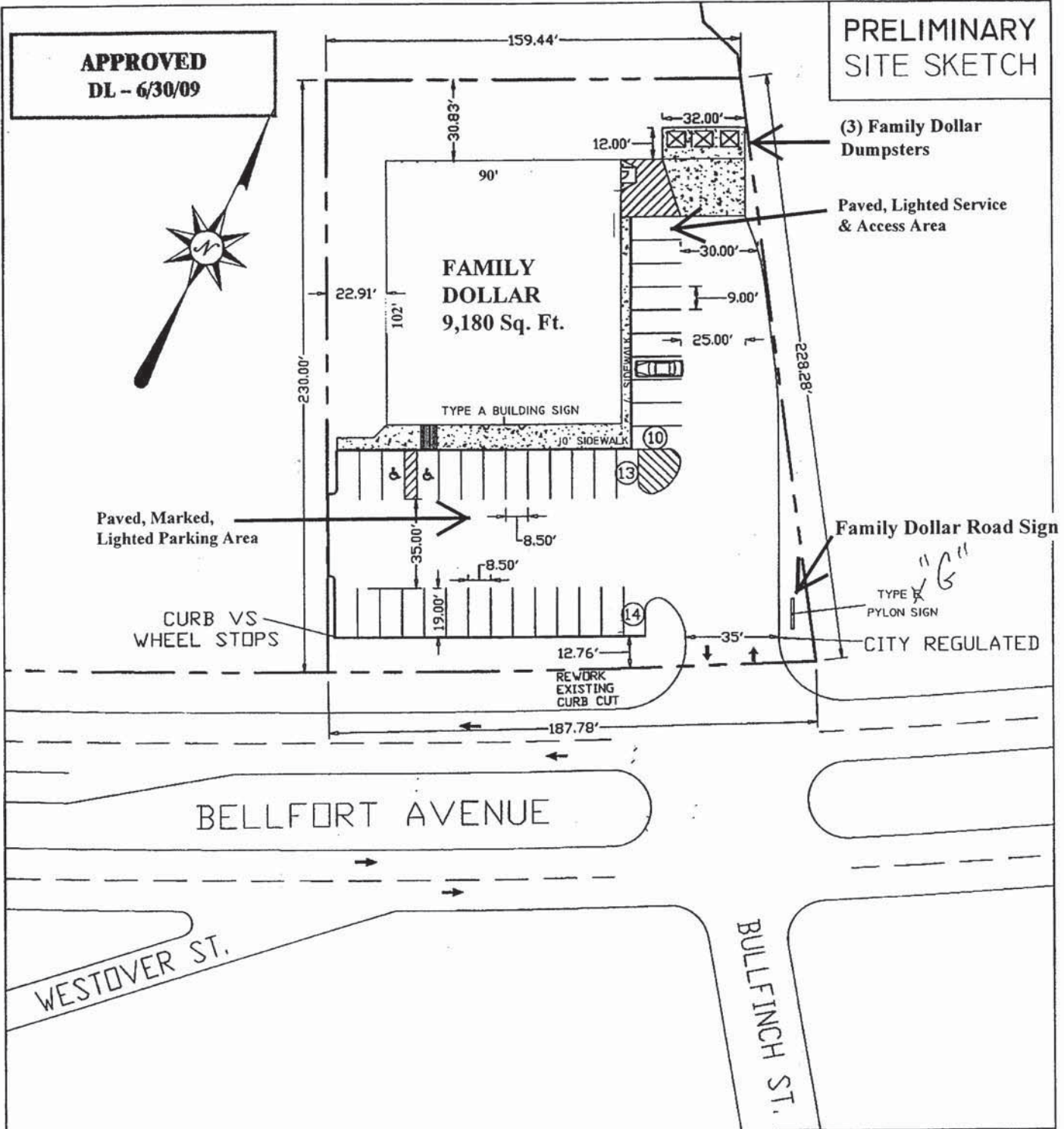
Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2005 and 2006 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.

APPROVED
DL - 6/30/09



PRELIMINARY
SITE SKETCH



400338-HOUSTON, TX

PARKING SUMMARY					
	TOTAL BUILDING SF	REQ-D	SPACES	PROV-D	SPACE SIZE
PROPOSED	9,180 SF	1/250 SF	37	1/248 SF	8.5' x 19'

AREA SUMMARY		
	SQUARE FOOTAGE	ACREAGE
GROSS AREA	39,767 SF	0.91
PAVING AREA	18,958 SF	0.44

BUILDING SETBACKS		
	REQ-D	PROV-D
FRONT	25 FT	95.48 FT
REAR	0 FT	35.83 FT
SIDE	0 FT	10.00 FT
SIDE	0 FT	56.47 FT

LOCATION	Houston, TX	DRAWN BY	JH
DATE	MAY 15, 2009		

Exhibit - A-Site Plan
 Lease Agreement Dated: 8-13-2009
 Project #400338
 Location: Houston, TX
 Landlord: Tenant:

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 licensee asks 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 or 512-465-3960.

