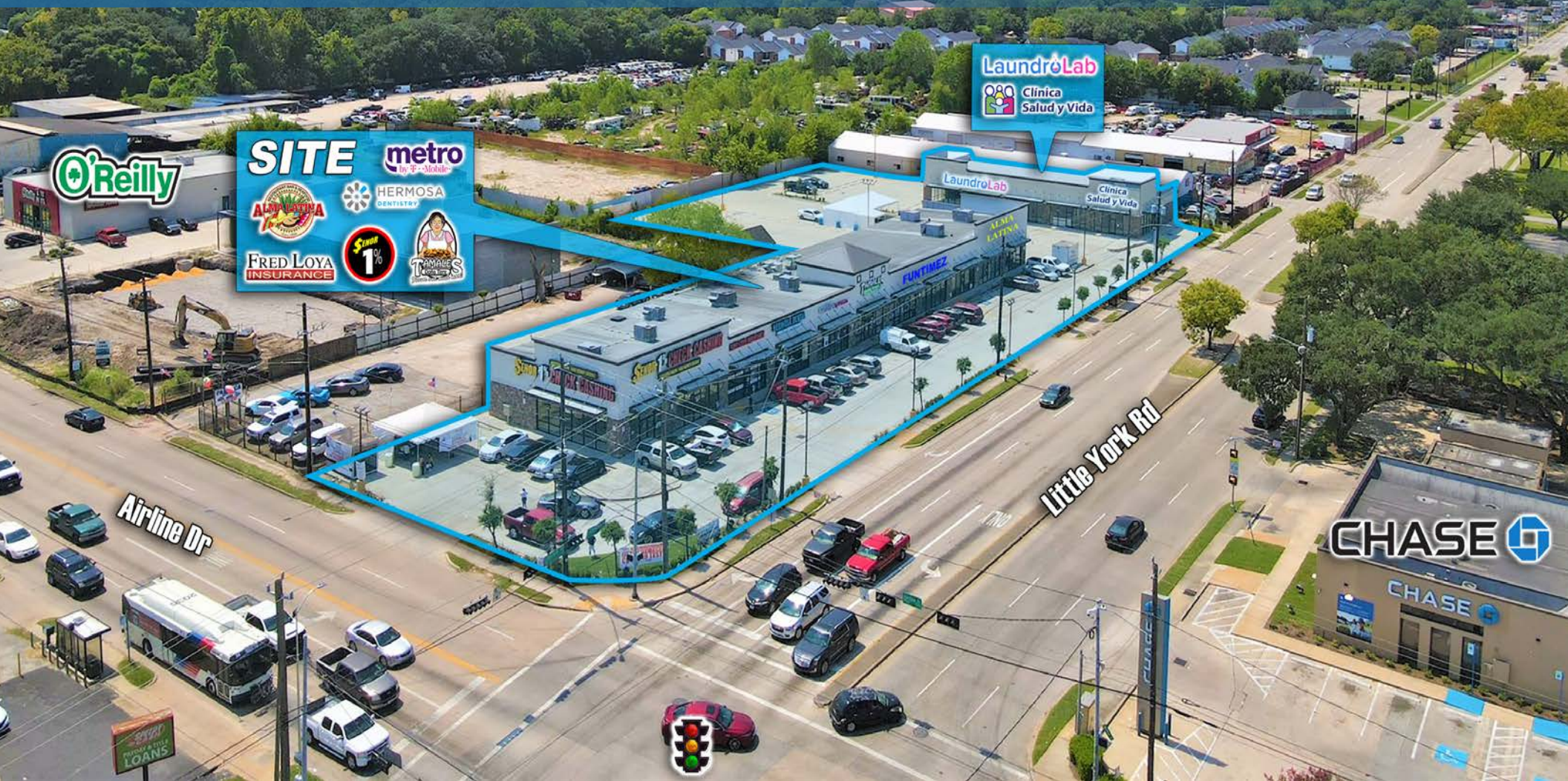


LITTLE YORK PLAZA OFFERING MEMORANDUM

920 E. LITTLE YORK ROAD | HOUSTON, TEXAS 77076



CURRENT TENANTS:



S&P INTERESTS

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 WEST ALABAMA, SUITE 602 | HOUSTON, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW:



ADDRESS

920 E. Little York
Houston, Texas 77076



TENANTS

Senor Check Cashing, Hermosa Dental, Fred Loya Insurance, Metro PCS, Tamales Dona Tere, Alma Latina Seafood, LaundroLab



LAND AREA

1.8 Acres



TOTAL GLA

19,892 SF



YEAR BUILT

2018



ACTUAL NOI

\$602,761.81



CAP RATE

7.0%



SITE

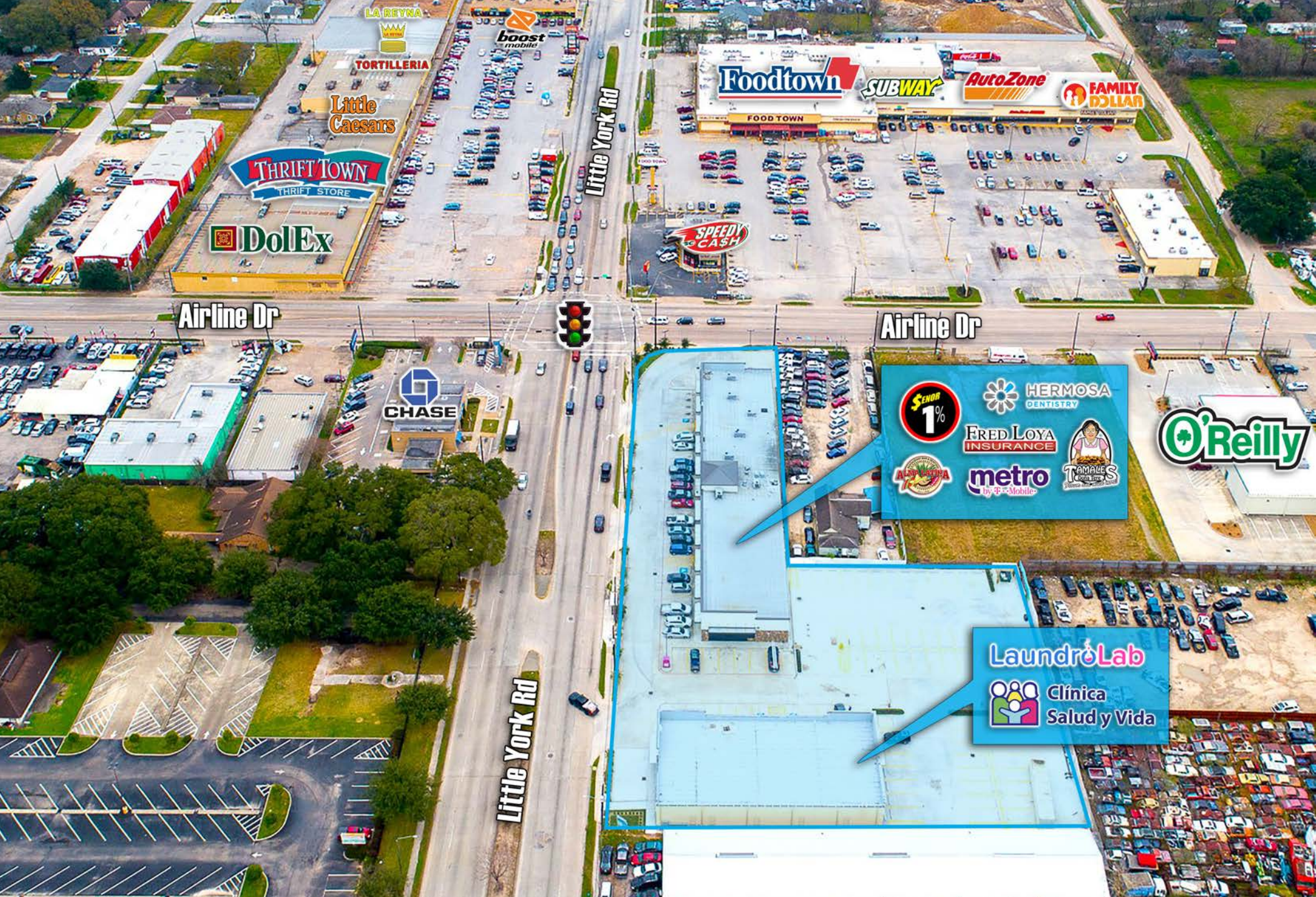
Little York Rd

S&P INTERESTS

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 WEST ALABAMA, SUITE 602 | HOUSTON, TX 77056

JOSHUA SEBESTA
713.298.1341
josh@spinterests.com

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



Airline Dr

Airline Dr

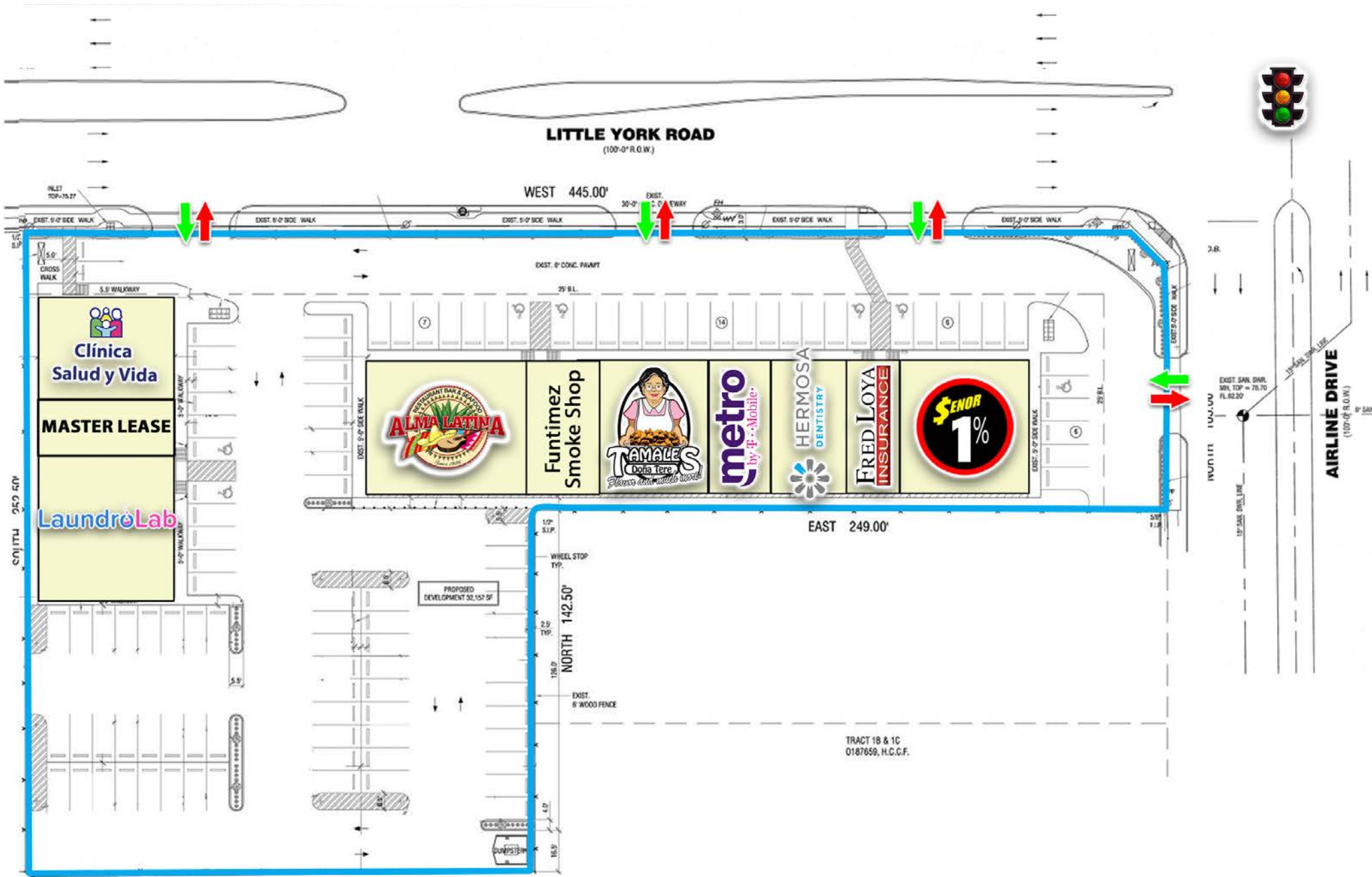
Little York Rd

Little York Rd








- Senior 1%
- Fred Loya Insurance
- Metro by T-Mobile
- Hermosa Dentistry
- Tamale Vendors
- O'Reilly

- LaundroLab
- Clínica Salud y Vida

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



TENANT OVERVIEW:

Tenant	Description
	<p>Independently owned restaurant/bar offering seasonally inspired menus featuring the highest quality seafood available from the local Gulf coast and be. Alma Latina currently has four Houston locations.</p>
	<p>Medical clinic with four locations utilizing a team of highly qualified specialists and cutting-edge technology to provide patients with an accurate and reliable diagnosis.</p>
	<p>Affordable auto insurance company with a commitment to providing fast, dependable service and competitive rates for general auto insurance. One of the fastest growing auto insurance groups in America with over 800 offices in 12 states.</p>
	<p>One-stop-shop for all of your dental care needs that is committed to providing our Houston area patients with the highest quality dental services in a comfortable environment. Four locations to serve you.</p>
	<p>An elevated franchise laundry experience serving thousands of families and professionals. LaundroLab is on a mission to establish the nation's best, most reliable laundromat brand through a 5-star customer experience. Currently 21 locations in 13 states.</p>
	<p>Telecommunications company offering reliable, affordable pre-paid wireless service with thousands of locations across the nation.</p>
	<p>Family owned restaurant that promotes Hispanic traditions by producing tamales of high quality and impeccable flavor at a fair price. At present Tamales Dona Tere, LLC has five locations in the Greater Houston Area with new openings in the near future.</p>
	<p>A chain of community financial centers in Texas providing services ranging from check cashing and money orders to bill payments and prepaid debit cards. Senor Check Cashing has 30 locations in Texas.</p>

RENT ROLL

TENANT	SUITE	SQ FT	PSF	ANNUAL	BASE	CAM	TAX	INS	WATER	TRASH	TOTAL	MGMT FEE	TOTAL WITH MGMT FEE	Rent Bump	Lease Exp
SEÑOR CHECK CASHING	100	2418	\$3.05	\$36.60	\$7,374.90	\$149.56	\$677.04	\$241.25	\$101.00	\$50.00	\$8,593.75	\$343.75	\$8,937.50	AT RENEWAL	1/31/28
FRED LOYA INSURANCE	200	975	\$3.28	\$39.37	\$3,199.15	\$60.31	\$273.00	\$97.28	\$99.58	\$50.42	\$3,779.73	\$151.19	\$3,930.92		9/30/28
HERMOSA DENTAL	300	1500	\$2.37	\$28.50	\$3,562.00	\$92.78	\$420.00	\$149.66	\$125.00	\$77.56	\$4,427.00	\$177.08	\$4,604.08	7/1/24	6/30/28
METRO PCS	400	1200	\$2.83	\$34.00	\$3,400.00	\$74.22	\$336.00	\$119.73	\$122.56	\$62.05	\$4,114.56	\$164.58	\$4,279.15	AT RENEWAL	9/30/25
TAMALES DONA TERE	500	2468	\$2.75	\$33.00	\$6,787.00	\$152.65	\$691.04	\$246.24	\$500.00	\$220.00	\$8,596.93	\$343.88	\$8,940.81	AT RENEWAL	3/31/27
FUNTIMEZ SMOKE	600	1188	\$2.33	\$28.00	\$2,772.00	\$73.48	\$332.64	\$118.53	\$100.00	\$61.43	\$3,458.08	\$138.32	\$3,596.40	8/1/25	7/31/27
ALMA LATINA	900	3744	\$2.35	\$28.22	\$8,805.38	\$231.58	\$1,048.32	\$373.55	\$500.00	\$220.00	\$11,178.83	\$314.80	\$11,493.63	8/1/24	8/31/28
CLINICA SALUD Y VIDA	A-100	1800	\$3.00	\$36.00	\$5,400.00	\$111.34	\$504.00	\$179.59	\$75.00	\$93.08	\$6,363.00	\$254.52	\$6,617.52	6/1/24	5/31/25
MASTER LEASE	A-200	1200	\$3.00	\$36.00	\$3,600.00	\$74.22	\$336.00	\$119.73	\$75.00	\$43.46	\$4,248.41	\$169.94	\$4,418.35		
LAUNDROLAB	A-300	3372	\$1.56	\$18.75	\$5,268.75	\$179.84	\$904.84	\$247.28	NA	\$150.00	\$6,750.71	\$346.28	\$7,096.99	2% per year	8/31/34
Maintenance Room		27					\$39.86								
TOTAL		19892			\$50,169.18	\$1,199.99	\$5,562.74	1,892.82	\$1,698.15	\$1,027.99	\$61,511.01	\$2,404.34	\$63,915.35		

GROSS INCOME

\$766,984.22

TOTAL EXPENSES

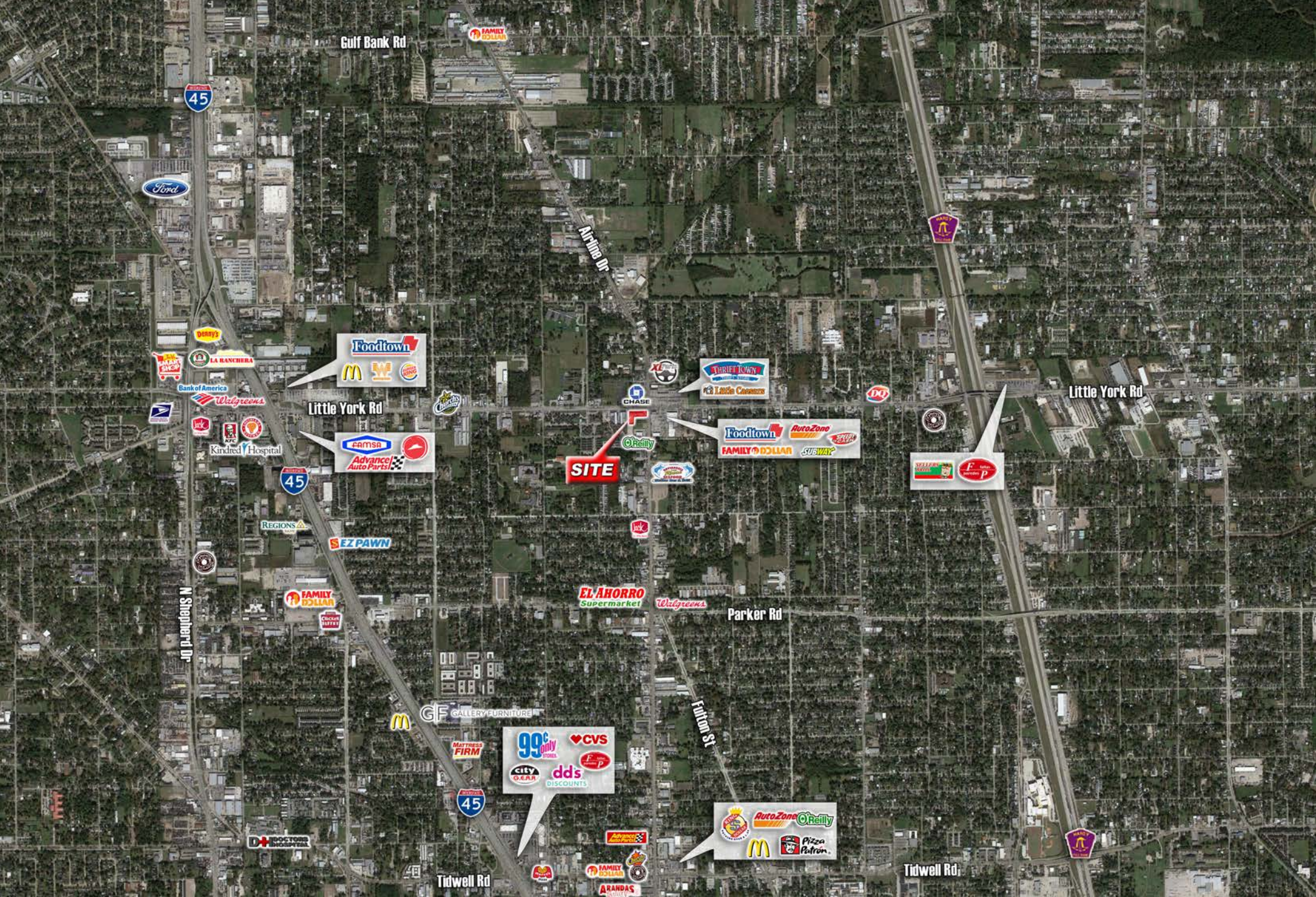
(\$164,222.41)

NET INCOME

\$602,761.81

EXPENSES

PROPERTY TAXES	\$66,752.88
PROPERTY INSURANCE	\$22,713.88
GARBAGE	\$11,289.35
WATER	\$20,214.36
ELECTRICITY	\$4,216.62
TAX SERVICES	\$5,913.25
MISCELLANEOUS	\$1,150.00
LANDSCAPING	\$3,120.00
MANAGEMENT FEE	\$28,852.07
TOTAL EXPENSES	\$164,222.41



S&P INTERESTS

WWW.SPINTERESTS.COM | Main: 713.766.4500
 5353 WEST ALABAMA, SUITE 602 | HOUSTON, TX 77056

JOSHUA SEBESTA
 713.298.1341
josh@spinterests.com

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	16,072	122,455	322,709
2023 Estimate	16,515	124,181	324,099
2010 Census	17,873	124,897	307,486
Growth 2023 - 2028	-2.68%	-1.39%	-0.43%
Growth 2010 - 2023	-7.60%	-0.57%	5.40%

2023 Population by Age	16,515	124,181	324,099
Age 0 - 4	1,169 7.08%	8,564 6.90%	21,887 6.75%
Age 5 - 9	1,248 7.56%	9,192 7.40%	23,475 7.24%
Age 10 - 14	1,357 8.22%	9,988 8.04%	25,203 7.78%
Age 15 - 19	1,339 8.11%	9,888 7.96%	24,611 7.59%
Age 20 - 24	1,271 7.70%	9,374 7.55%	23,157 7.15%
Age 25 - 29	1,337 8.10%	9,788 7.88%	24,343 7.51%
Age 30 - 34	1,365 8.27%	9,940 8.00%	25,316 7.81%
Age 35 - 39	1,277 7.73%	9,273 7.47%	24,306 7.50%
Age 40 - 44	1,144 6.93%	8,327 6.71%	22,249 6.86%
Age 45 - 49	1,019 6.17%	7,431 5.98%	20,043 6.18%
Age 50 - 54	914 5.53%	6,802 5.48%	18,495 5.71%
Age 55 - 59	805 4.87%	6,203 5.00%	17,002 5.25%
Age 60 - 64	695 4.21%	5,607 4.52%	15,523 4.79%
Age 65 - 69	552 3.34%	4,676 3.77%	13,074 4.03%
Age 70 - 74	413 2.50%	3,643 2.93%	10,207 3.15%
Age 75 - 79	272 1.65%	2,478 2.00%	6,946 2.14%
Age 80 - 84	171 1.04%	1,548 1.25%	4,270 1.32%
Age 85+	168 1.02%	1,462 1.18%	3,993 1.23%
Age 65+	1,576 9.54%	13,807 11.12%	38,490 11.88%

Median Age	32.00	32.70	33.80
Average Age	33.60	34.50	35.30

2023 Population By Race	16,515	124,181	324,099
White	14,892 90.17%	97,761 78.72%	243,129 75.02%
Black	1,013 6.13%	21,520 17.33%	66,319 20.46%
Am. Indian & Alaskan	246 1.49%	1,996 1.61%	5,270 1.63%
Asian	123 0.74%	1,190 0.96%	4,579 1.41%
Hawaiian & Pacific Island	24 0.15%	140 0.11%	299 0.09%
Other	218 1.32%	1,575 1.27%	4,503 1.39%

Population by Hispanic Origin	16,515	124,181	324,099
Non-Hispanic Origin	2,218 13.43%	29,179 23.50%	102,079 31.50%
Hispanic Origin	14,297 86.57%	95,002 76.50%	222,021 68.50%

2023 Median Age, Male	32.00	32.50	33.50
2023 Average Age, Male	33.30	34.00	34.70

2023 Median Age, Female	31.90	32.80	34.20
2023 Average Age, Female	33.90	35.00	35.90

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation Classification	12,474	94,459	248,601
Civilian Employed	7,687 61.62%	53,712 56.86%	147,783 59.45%
Civilian Unemployed	160 1.28%	2,307 2.44%	6,733 2.71%
Civilian Non-Labor Force	4,627 37.09%	38,432 40.69%	94,076 37.84%
Armed Forces	0 0.00%	8 0.01%	9 0.00%

Households by Marital Status	2,412	16,593	44,457
Married	2,412	16,593	44,457
Married No Children	941	7,060	20,827
Married w/Children	1,470	9,534	23,629

2023 Population by Education	10,588	82,411	219,006
Some High School, No Diploma	5,038 47.58%	36,180 43.90%	78,661 35.92%
High School Grad (Incl Equivalency)	3,415 32.25%	23,584 28.62%	57,233 26.13%
Some College, No Degree	1,394 13.17%	12,681 15.39%	38,037 17.37%
Associate Degree	457 4.32%	5,236 6.35%	13,238 6.04%
Bachelor Degree	232 2.19%	3,421 4.15%	20,569 9.39%
Advanced Degree	52 0.49%	1,309 1.59%	11,268 5.15%

2023 Population by Occupation	13,465	90,948	257,290
Real Estate & Finance	397 2.95%	2,055 2.26%	6,332 2.46%
Professional & Management	1,844 13.69%	12,315 13.54%	50,218 19.52%
Public Administration	31 0.23%	871 0.96%	2,992 1.16%
Education & Health	942 7.00%	6,814 7.49%	21,530 8.37%
Services	1,625 12.07%	11,584 12.74%	29,082 11.30%
Information	60 0.45%	414 0.46%	1,504 0.58%
Sales	1,305 9.69%	10,376 11.41%	28,950 11.25%
Transportation	157 1.17%	1,485 1.63%	4,028 1.57%
Retail	984 7.31%	6,366 7.00%	15,402 5.99%
Wholesale	204 1.52%	1,278 1.41%	4,540 1.76%
Manufacturing	634 4.71%	4,345 4.78%	12,807 4.98%
Production	1,602 11.90%	10,505 11.55%	25,011 9.72%
Construction	2,087 15.50%	14,161 15.57%	31,867 12.39%
Utilities	753 5.59%	3,507 3.86%	10,093 3.92%
Agriculture & Mining	111 0.82%	641 0.70%	3,321 1.29%
Farming, Fishing, Forestry	0 0.00%	112 0.12%	198 0.08%
Other Services	729 5.41%	4,119 4.53%	9,415 3.66%

2023 Worker Travel Time to Job	7,507	52,058	142,879
<30 Minutes	2,628 35.01%	21,635 41.56%	64,330 45.02%
30-60 Minutes	3,982 53.04%	25,385 48.76%	65,907 46.13%
60+ Minutes	897 11.95%	5,038 9.68%	12,642 8.85%

Radius	1 Mile	3 Mile	5 Mile
2010 Households by HH Size	4,862	35,526	94,893
1-Person Households	709 14.58%	6,667 18.77%	20,658 21.77%
2-Person Households	926 19.05%	7,306 20.57%	22,379 23.58%
3-Person Households	819 16.84%	5,681 15.99%	15,148 15.96%
4-Person Households	888 18.26%	5,711 16.08%	14,062 14.82%
5-Person Households	700 14.40%	4,582 12.90%	10,397 10.96%
6-Person Households	429 8.82%	2,726 7.67%	5,917 6.24%
7 or more Person Households	391 8.04%	2,853 8.03%	6,332 6.67%
2023 Average Household Size	3.70	3.50	3.20

Households			
2028 Projection	4,287	34,551	99,494
2023 Estimate	4,419	35,091	99,973
2010 Census	4,863	35,526	94,893
Growth 2023 - 2028	-2.99%	-1.54%	-0.48%
Growth 2010 - 2023	-9.13%	-1.22%	5.35%

2023 Households by HH Income	4,418	35,090	99,973
<\$25,000	1,310 29.65%	11,588 33.02%	28,930 28.94%
\$25,000 - \$50,000	1,413 31.98%	10,248 29.20%	26,897 26.90%
\$50,000 - \$75,000	856 19.38%	6,235 17.77%	15,827 15.83%
\$75,000 - \$100,000	391 8.85%	2,903 8.27%	8,606 8.61%
\$100,000 - \$125,000	196 4.44%	2,196 6.26%	6,028 6.03%
\$125,000 - \$150,000	224 5.07%	796 2.27%	3,609 3.61%
\$150,000 - \$200,000	28 0.63%	776 2.21%	4,007 4.01%
\$200,000+	0 0.00%	348 0.99%	6,069 6.07%

2023 Avg Household Income	\$48,216	\$50,375	\$68,598
2023 Med Household Income	\$36,901	\$37,839	\$42,995

2023 Occupied Housing	4,419	35,091	99,973
Owner Occupied	2,608 59.02%	19,571 55.77%	56,501 56.52%
Renter Occupied	1,811 40.98%	15,520 44.23%	43,472 43.48%
2010 Housing Units	5,080	37,149	109,414
1 Unit	3,797 74.74%	27,959 75.26%	82,128 75.06%
2 - 4 Units	200 3.94%	1,552 4.18%	5,214 4.77%
5 - 19 Units	600 11.81%	3,560 9.58%	12,957 11.84%
20+ Units	483 9.51%	4,078 10.98%	9,115 8.33%

2023 Housing Value	2,609	19,570	56,500
<\$100,000	861 33.00%	7,682 39.25%	16,762 29.67%
\$100,000 - \$200,000	1,577 60.44%	9,029 46.14%	20,616 36.49%
\$200,000 - \$300,000	123 4.71%	1,634 8.35%	5,150 9.12%
\$300,000 - \$400,000	30 1.15%	643 3.29%	4,761 8.43%
\$400,000 - \$500,000	0 0.00%	158 0.81%	3,087 5.46%
\$500,000 - \$1,000,000	18 0.69%	424 2.17%	4,732 8.38%
\$1,000,000+	0 0.00%	0 0.00%	1,392 2.46%
2023 Median Home Value	\$128,123	\$123,291	\$155,723

Radius	1 Mile	3 Mile	5 Mile
2023 Housing Units by Yr Built	5,398	41,091	116,111
Built 2010+	137 2.54%	1,901 4.63%	9,814 8.45%
Built 2000 - 2010	647 11.99%	2,610 6.35%	9,007 7.76%
Built 1990 - 1999	699 12.95%	2,494 6.07%	5,879 5.06%
Built 1980 - 1989	406 7.52%	3,195 7.78%	9,481 8.17%
Built 1970 - 1979	596 11.04%	8,255 20.09%	23,383 20.14%
Built 1960 - 1969	1,216 22.53%	9,608 23.38%	21,720 18.71%
Built 1950 - 1959	1,209 22.40%	7,859 19.13%	19,138 16.48%
Built <1949	488 9.04%	5,169 12.58%	17,689 15.23%
2023 Median Year Built	1967	1967	1969

Demographic Trend Report

Description	2010	2023	2028
Population	17,873	16,515	16,072
Age 0 - 4	1,781 9.96%	1,169 7.08%	1,087 6.76%
Age 5 - 9	1,697 9.49%	1,248 7.56%	1,115 6.94%
Age 10 - 14	1,532 8.57%	1,357 8.22%	1,180 7.34%
Age 15 - 19	1,520 8.50%	1,339 8.11%	1,232 7.67%
Age 20 - 24	1,521 8.51%	1,271 7.70%	1,226 7.63%
Age 25 - 29	1,500 8.39%	1,337 8.10%	1,223 7.61%
Age 30 - 34	1,358 7.60%	1,365 8.27%	1,243 7.73%
Age 35 - 39	1,268 7.09%	1,277 7.73%	1,236 7.69%
Age 40 - 44	1,230 6.88%	1,144 6.93%	1,163 7.24%
Age 45 - 49	1,064 5.95%	1,019 6.17%	1,053 6.55%
Age 50 - 54	923 5.16%	914 5.53%	936 5.82%
Age 55 - 59	738 4.13%	805 4.87%	828 5.15%
Age 60 - 64	518 2.90%	695 4.21%	719 4.47%
Age 65 - 69	375 2.10%	552 3.34%	602 3.75%
Age 70 - 74	284 1.59%	413 2.50%	472 2.94%
Age 75 - 79	240 1.34%	272 1.65%	335 2.08%
Age 80 - 84	195 1.09%	171 1.04%	213 1.33%
Age 85+	130 0.73%	168 1.02%	208 1.29%
Age 15+	12,864 71.97%	12,742 77.15%	12,689 78.95%
Age 20+	11,344 63.47%	11,403 69.05%	11,457 71.29%
Age 65+	1,224 6.85%	1,576 9.54%	1,830 11.39%
Median Age	28	32	34
Average Age	30.30	33.60	35.20

Population By Race	17,873	16,515	16,072
White	16,074 89.93%	14,892 90.17%	14,506 90.26%
Black	1,167 6.53%	1,013 6.13%	975 6.07%
Am. Indian & Alaskan	286 1.60%	246 1.49%	238 1.48%
Asian	89 0.50%	123 0.74%	120 0.75%
Hawaiian & Pacific Islander	29 0.16%	24 0.15%	24 0.15%
Other	195 1.09%	218 1.32%	211 1.31%



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

S&P Interests, LLC 9003291 info@spinterests.com 713.766.4500
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Joseph Sebesta 591067 jsebesta@spinterests.com 832.455.7355
 Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/
Associate License No. Email Phone

Joshua Sebesta 480138 josh@spinterests.com 713.298.1341
 Sales Agent/Associate's Name License No. Email Phone

 Buyer/Tenant/Seller/Landlord Initials _____ Date