

RETAIL OFFERING

SHOPPING STRIP
 THE COLONNADE ON LAKE CONROE
 19786 Highway 105
 Montgomery, TX 77356



INVESTMENT HIGHLIGHTS

- New Construction
- Conroe/Highway 105 Submarket
- Strong Pre-Leasing
- Across from New Wal-Mart Supercenter
- Minutes from Lake Conroe

LOCATION HIGHLIGHTS

- 2006 Construction
- Across from Wal-Mart Supercenter
- Traffic Count 28,000 Vehicles per Day
- At Entrance to the Walden Master Planned Community
- Surrounded by Beautiful Lake Conroe

OFFERING SUMMARY

| | |
|--|-------------------|
| Price | \$4,500,000 |
| Down Payment | (25%) \$1,221,250 |
| Loan Amount | \$3,663,750 |
| Loan Type | Proposed New |
| Interest Rate | 6.500% |
| Amortization | 30 Years |
| Gross Leasable Area (GLA) | 27,125 |
| Price per Square Foot (GLA) | \$180.09 |
| Year Built | 2005/2006 |
| Lot Size | 2.357 Acres |
| Current Cap Rate | 8.00% |
| Current Net Cash Flow After Debt Service | 9.24% |
| Current Total Return | 12.60% |



Contact:

DANIEL H. TRAN
 Broker
 P R Associates Commercial
 Tel: 281-808-1970
 Fax: 281-564-8499
 Danieltran@pratexas.com



INVESTMENT OVERVIEW

P R Associates Commercial is pleased to present The Colonnade in Lake Conroe, a newly constructed 27,125 square foot multi-tenant retail center, located in beautiful Lake Conroe in the Conroe/The Woodlands submarket of Houston, Texas. Already pre-leased to 87 percent with the first tenants now taking occupancy, the center has attracted national, regional and local credit tenants because of its architectural, topographical and aesthetic appeal, as well as its high visibility and easy access from busy State Highway 105. A newly built Wal-Mart Supercenter is located immediately to the east of the center across Walden Road. Walden Road is the major access to the upscale Walden master planned community, which includes the Walden Country Club and the Walden Marina.

The center provides the rare opportunity to enter this popular market with new construction and immediate stabilization. It is offered at an 8 percent CAP Rate which affords the investor immediate cash flow and a 9.2 percent return, as well as access to accelerating property values as this high growth area continues to expand.

OPERATING DATA

| INCOME | Current |
|---|------------------------|
| Base Rent | |
| Occupied Space | \$366,113 |
| Vacant Space Master Lease (3,562 SF) | 57,713 |
| Gross Potential Rent | \$423,826 |
| Total Expense Reimbursements | 100,092 |
| Gross Potential Income | \$523,918 |
| Vacancy/Collection Allow. (% GPI) | 5.0% 26,196 |
| Effective Gross Income | 497,722 |
| Less: Expenses | 106,946 |
| Net Operating Income (NOI) | \$390,776 |
| Debt Service | 277,889 |
| Net Cash Flow After Debt Service | 9.2% \$112,887 |
| Principal Reduction | 40,951 |
| Total Return | 12.6% \$153,838 |

| EXPENSES | Current |
|---------------------------|------------------|
| Real Estate Taxes | 56,600 |
| Insurance | 11,837 |
| Management Fee (% of EGI) | 19,909 |
| Utilities | 9,000 |
| Repairs & Maintenance | 9,600 |
| Total CAM | \$18,600 |
| Total Expenses | \$106,946 |
| Expenses per SF | \$3.94 |

MAJOR TENANTS

- Magnolia Diner
- The Blooming Idea
- Chiropractor
- Cingular Wireless
- Salon & Spa
- First American Title
- Plush Pockets Pool
- Vista Vet

