Offering Memorandum

Sanctuary Plaza
$4,763,000

4420 Spring Cypress
Spring TX. 77388

FISHER Advisors LLC
Business Intermediary §1031 Exchange

Fisher Advisors LLC (Broker) has been retained on an exclusive basis by the owner of the enclosed offering to market and sell its interests. The $4,763,000 asset is a low-risk core investment, offering stable income in a prime location with long-term creditworthy tenants, ---a passive, headache-free investment! The center was completed in 2022 and experienced exceptional pre-leasing activity. An ideal asset for conservative investors prioritizing capital preservation and predictable cash flow at market rate returns.

WhiteBox LLC., recently invested over $600,000 into their tenant improvements. The offering's Cap Rate of 6.9% is base on actual signed leasing revenue including owner's escrow credit. Below market rents provide significant 16% upside for a new owner seeking long-term growth.

Sanctuary Plaza includes: 16,050 SF of new construction. Modern design with costly architectural style elements with defining features including its form, proportion, scale, materials and decorative details. These elements have been arranged to give Sanctuary Plaza its distinctive and identifiable character. From the building's symmetry with its high rooflines, the use of attractive metal window and doorframes with matching "weather protection" overhangs and eves at each entry. The 1.97 acres provides ample parking at a ratio of 5.4 per 1,000 SF ---able to accommodate any use.

Disclosure

This Offering Memorandum (OM) is subject to prior placement and withdrawal, cancellation or modification without notice. Information submitted to you is done on a confidential basis for your use in connection with your consideration of the investment opportunity described herein. Projections & assumptions contained in this OM and/or information relayed by Broker have been provided by sources deemed reliable. No representation or warranty is made, however, as to the accuracy or completeness of such information, and nothing contained in this prospectus is or shall be relied on as a promise to future projections. It is expected that you will conduct your own independent investigations and analysis of this offering and you hereby expressly indemnify and hold Broker harmless from any liability that might arise from statements made during the course of your independent investigation that may prove to be incorrect.

Your acceptance of this memorandum constitutes your acceptance of the above terms. If you are unable to or wish not to abide by the aforementioned conditions please delete, destroy or return the marketing materials to the Broker.

Broker: David Fisher for a copy of the Broker Cooperation Agreement.
(936) 320-3737 Email: dfisher@fisheradvisorsllc.com

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Photo is at New Construction 2022

SANCTUARY PLAZA

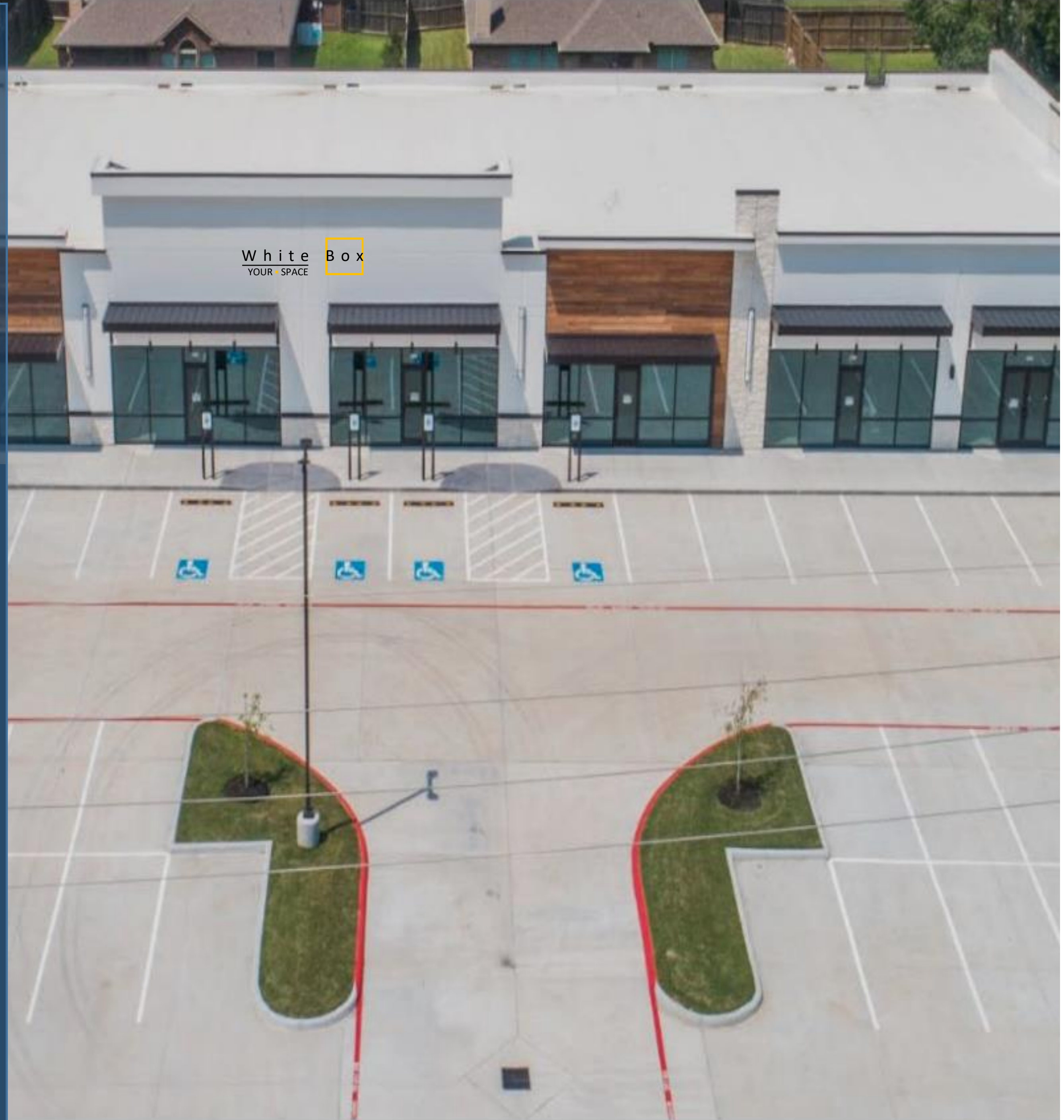
4420 Spring Cypress
Spring TX. 77388

Net Leased Investment

16,050 SF

OFFERING MEMORANDUM

- $4,763,000 – 6.9% Cap Rate
- Core-Investment
- 100% Occupancy
- 100% Location
- 100% Passive (Management can remain at Buyer's option.)
- Prime Retail Trade Area
- Multi Tenant Retail Center
- Internet Resilient
- New Construction – Contemporary Design
- Exceptional Demographics
- 26,790 APD
- 5.4 : 1,000 SF Parking
- 600' Frontage



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MARKET OVERVIEW

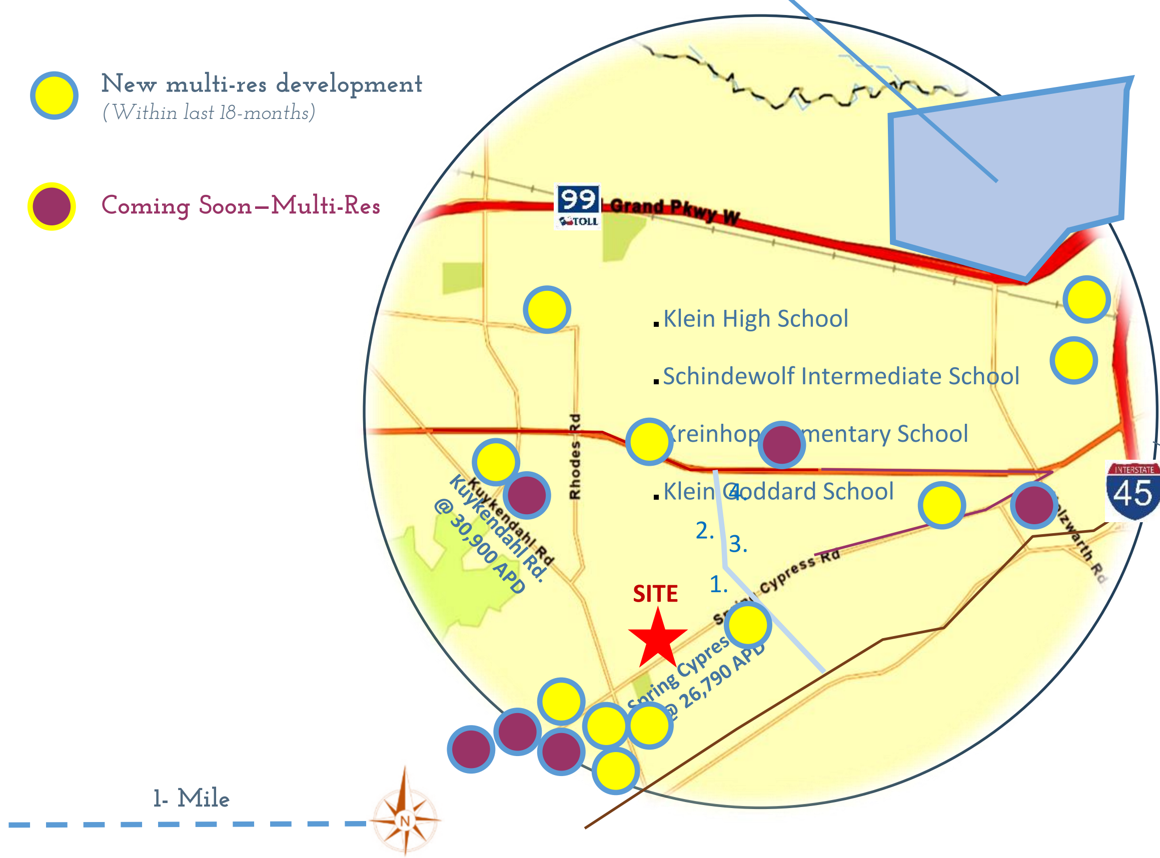
MAJOR EMPLOYER

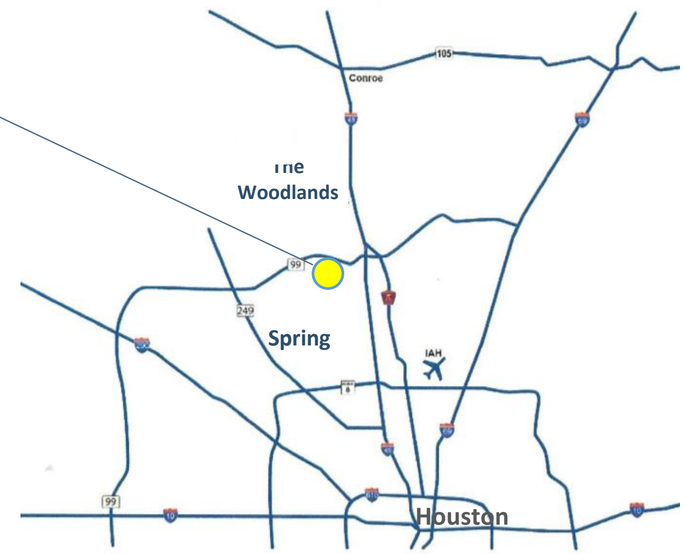
Spring, Texas

ExxonMobil's state-of-the-art campus north of Houston serves as home to its Upstream, Downstream, Chemicals and XTO Energy companies and their associated service groups. The facility opened in 2014 and accommodates more than 10,000 employees and visitors.

EXXON MOBIL'S STATE -OF-THE-ART CAMPUS

North of Houston serves as home to its Upstream, Downstream, Chemicals and XTO Energy companies and their associated service groups. The facility opened in 2014 and accommodates more than 10,000 employees and visitors.





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OVERVIEW

Sanctuary Plaza is 16,050 SF with all tenants on triple-net leases.
The center enjoys synergistic tenants that are "internet-resilient".

TRAFFIC GENERATORS

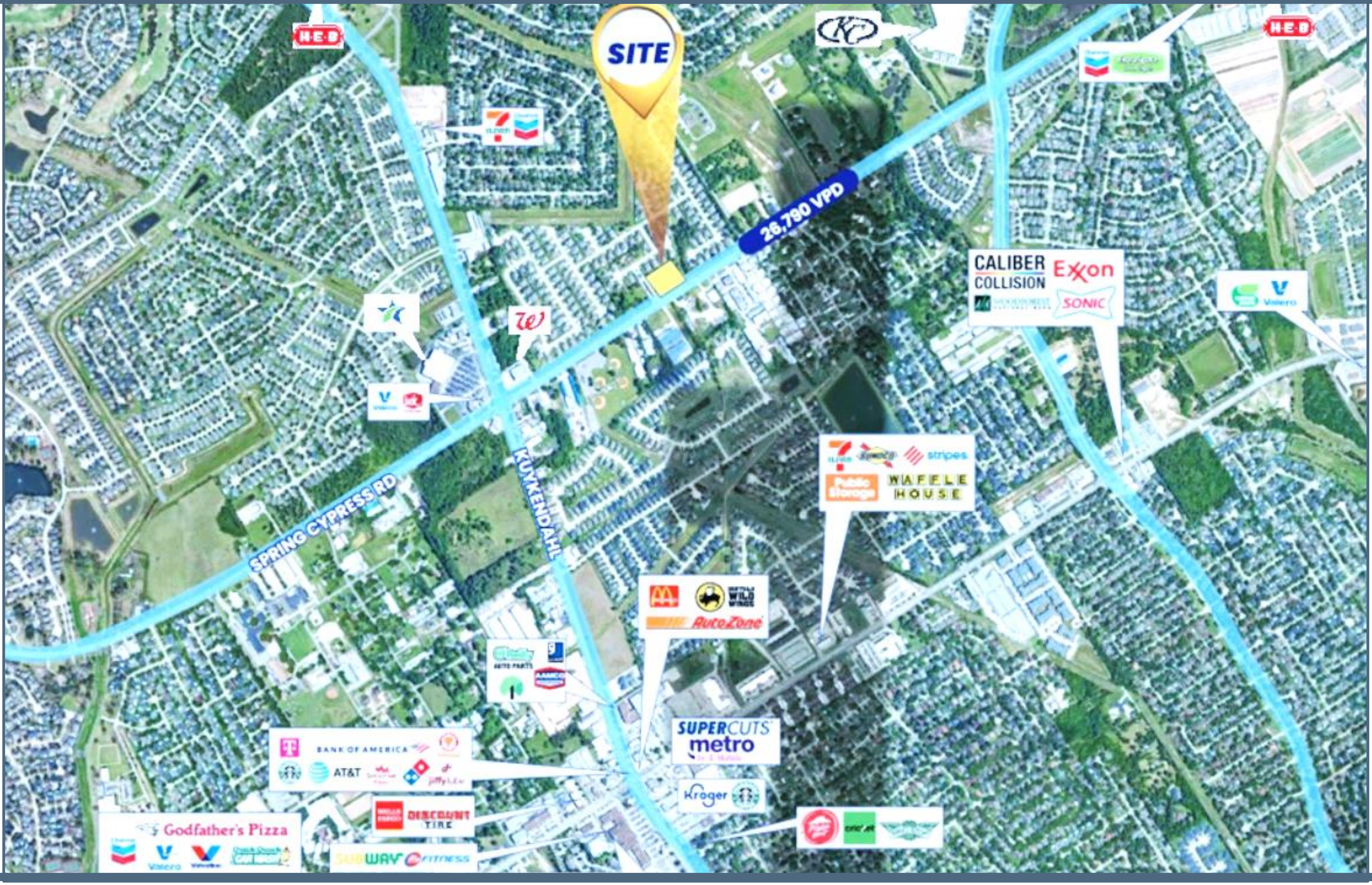
Located on a 85,800 SF foot-print (1.97 Acres) at the corner of Spring Cypress and Sanctuary Blvd. It serves as the gateway to the gated and very affluent Sanctuary Veritas subdivision with over 175 households.

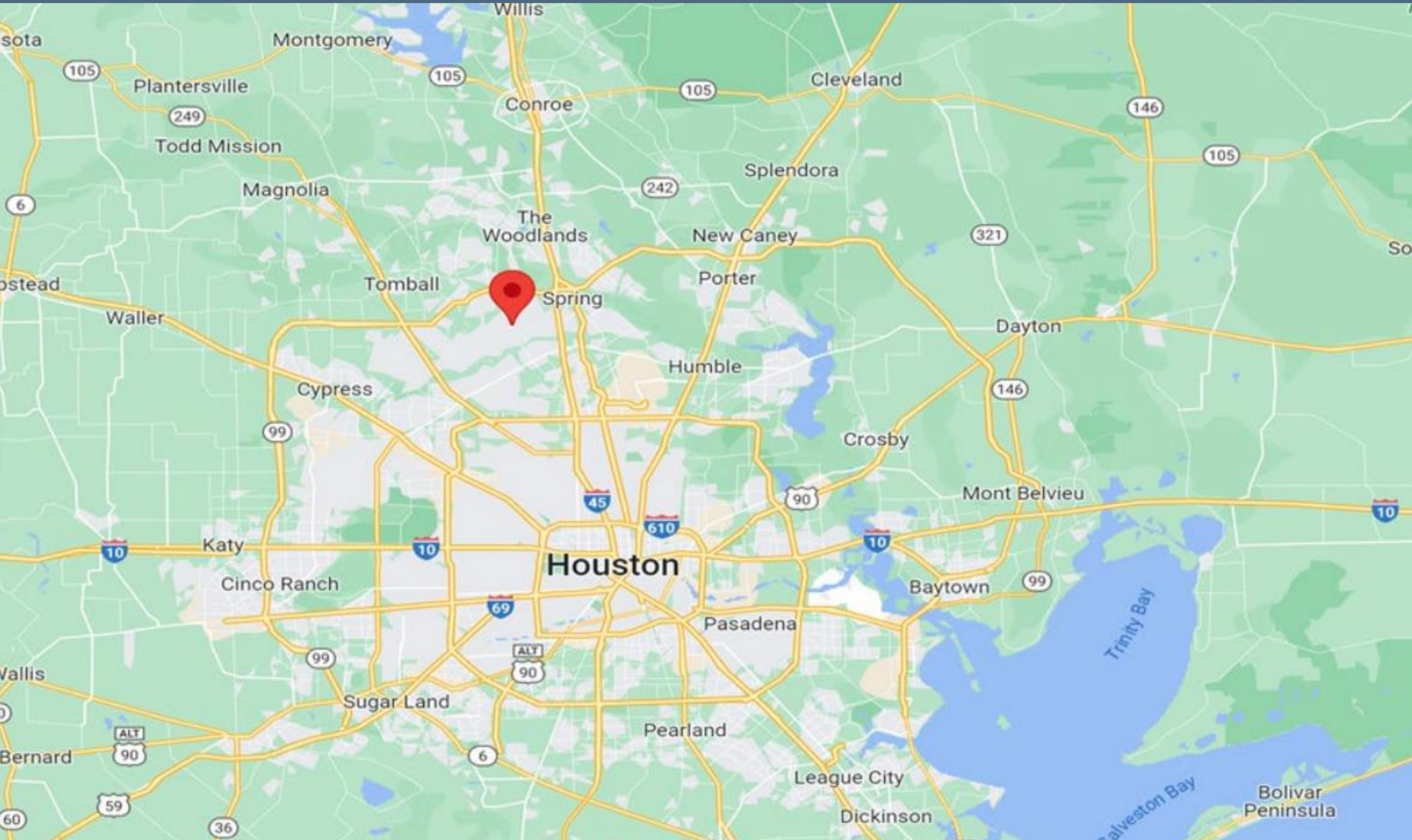
The attractive marque for the center stand at 12' high and very visible to the over 26,500 travelers that pass by daily.

Sandwiched between the two primary arteries the Plaza Kuykendahl Rd. (@ 35,000 APD) quarter mile to the west and Ella Blvd. 1-mile to the east with the following unique generators Klien Collins High Schools (3,400 Student Pop.) (Schindewolf Intermediate School (1,100 Student Pop.), and Kreinhop Elementary (650 Student Pop.)

OTHR GENERATORS

- Texas Department of Motor Vehicles
- Walgreens
- Jack in the Box
- Starbucks
- McDonalds
- Kroger
- Lowes Home Improvement
- 2- HEBs
- Walmart Supercenter
- Home Depot


SITE
26,790 VPD
SPRING CYPRESS RD
KUYKENDAHL
CALIBER COLLISION
Exxon
SONIC
stripes
WAFFLE HOUSE
AutoZone
SUPERCUTS
metro
Kroger
BANK OF AMERICA
AT&T
Godfather's Pizza
Valero
DISCOUNT TIRE
SUBWAY



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SALE PRICE	$4,763,000
NOI	$333,406 *Based on 12-month rent*
CAP RATE	6.9%
BUILDING SF	16,050
YEAR BUILD	2021/22
LOT SIZE	1.97 AC
PRICE / SF	$296.75
POPULATION (3 – MILE)	106,250
HOUSEHOLD INCOME (3 – MILE)	$113,127
CONSTRUCTION TYPE	TILT WALLS / STRUCTURAL STEEL / TPO ROOF

Suite	Tenant	SF	Occupancy	$ x SF	Base Rent	NNN	Base & NNN	Annual Base Rent	Annual NNN	Annual Base + NNN	Lease From	Lease To	W/Rent Increase	Options	Note
100	* Pending	2,520	15.70%	$ 22.00	$ 5,040	$ 1,621	$ 6,661	$ 55,440	$ 19,452	$ 74,892	COE	Seller credit 12-mths base, NNN, +Lease comish			
300	Mike's Liquor	1,250	7.79%	$ 21.50	$ 2,380	$ 804	$ 3,184	$ 28,563	$ 9,648	$ 38,211	5/1/2022	4/30/2032	5/1/2027 $29,134.26	5 of 5 years	2% every 12 months
350	Fronto Tobacco Shop	1,980	12.34%	$20.00 ~~$ 16.51~~	$ 2,725	$ 1,275	$ 4,000	$ 39,600 ~~$ 32,689~~	$ 15,300	$ 54,900 ~~$ 47,989~~	1/1/2026	New lease rate pending @ $20 base + NNN 12/31/2030	1/1/2028	years	months
400-500	WhiteBox	5,085	31.68%	$ 16.50	$ 6,992	$ 3,106	$ 10,098	$ 83,904	$ 37,272	$ 121,176	9/1/2026	8/31/2036	10% Yr. 5	2 of 5 years	10% each 5
600	A1 Massage	1,275	7.94%	$ 24.00	$ 2,706	$ 820	$ 3,526	$ 32,474	$ 9,840	$ 42,314	4/1/2024	10/31/2028	4/1/2027 $33,448.63	1 of 5 years	3% every 12 months
700	Patio Barber Shop	1,950	12.15%	$ 22.75	$ 3,697	$ 1,254	$ 4,951	$ 44,363	$ 15,048	$ 59,411	11/25/2022	4/30/2028	N/A	2 of 5 years	No Increase
800	Apple-Licious	1,950	12.15%	$ 22.00	$ 3,575	$ 1,254	$ 4,829	$ 42,900	$ 15,048	$ 57,948	11/1/2023	4/31/2033	11/1/2028	2 of 5 years	increase to $25 in year 5
	Totals	16,010	99.75%	$ 21.04	$ 27,115	$ 10,134	$ 37,249	$ 327,244	$ 121,608	$ 448,852			$ 328,789.26		Rsr Rm @40 16,050 SF

INCOME	
SCHEDULE BASE RENTAL INCOME	$ 328,789.26
NNN	$ 121,633.80
TOTAL INCOME	$ 450,423.06
OPERATING EXPENSES	
INSURANCE	$ 17,977.46
REAL ESTATE TAXES	$ 59,495.09
HOA	$ 11,340.00
UTILITIES (ELEC/WATER/TRASH)	$ 13,363.40
LANDSCAPE / MAINTENANCE	$ 7,306.35
MANAGEMENT FEE	$ 12,060.00
TOTAL EXPENSES	$ 121,633.80
****NET OPERATING INCOME**	**$ 328,789.26**

* New lease under negotiation. **Owner will credit base rents and NNN for 12-mth. If lease not consummated prior to COE.

BMC CAPITAL

Sanctuary Plaza - 4420 Spring Cypress

Blair Jackson
Associate | BMC Capital
281.622.9710
bjackson@bmccapital.com

	Option 1	Option 2	Option 3
Purchase Price	$4,825,000	$4,825,000	$4,825,000
Loan to Value	55%	60%	70%
Loan Amount	$2,653,750	$2,895,000	$3,377,500
Loan Term	108 Months	108 Months	60 Months
Amortization	360 Months	360 Months	360 Months
Fixed Term	3 Years	3 Years	5 Years
Index	3 Year Treasury	3 Year Treasury	Coupon
Index Rate	4.36%	4.36%	6.75%
Spread	2.15%	2.25%	-
Estimated All-in Rate	6.51%	6.61%	6.75%
Prepayment Type	No Prepayment Penalty	No Prepayment Penalty	No Prepayment Penalty
Recourse	Personal Guarantee	Personal Guarantee	Personal Guarantee
Reserves	None	None	None
Interest-Only Payment	-	-	$18,998
Amortizing Payment	$16,791	$18,508	$21,906
Monthly NOI	$27,299	$27,299	$27,299
Free Cash Flow	**$10,508**	**$8,790**	**$8,300**
Lender Fee	0.65%	0.65%	1.00%
BMC Fee	1.00%	1.00%	1.00%
Notes	45-Day Rate Lock upon Executed Term Sheet & Good Faith Deposit. Lender Requires Operating Account and Deposit Relationship. Year 4-6 & 7-9 Rate Reset to 3-Year CMT + 2.15%. Terms Subject to Maximum 55% LTV, subject to full underwriting and credit approval.	45-Day Rate Lock upon Executed Term Sheet & Good Faith Deposit. Lender Requires Operating Account and Deposit Relationship. Year 4-6 & 7-9 Rate Reset to 3-Year CMT + 2.15%. Terms Subject to Maximum 60% LTV, subject to full underwriting and credit approval.	Interest Only Period is 12 Months. Lender requires Operating Account and Deposit Relationship. Lender can offer up to 80% LTV Subject to Full Underwriting and Credit Approval. Estimated 75 Day Close.

Lease Pending

Ste. 100 is the end-cap and premium space in the center with exceptional identity/branding exposure. It would also be ideal for a coffee or other food vendor requiring drive thru access. *Lease pending negotiation*. Owner to off-set any vacancy at time of escrow closing with a credit to buyer at a max. 18-months.

SANCTUARY LIQUOR

An owner operator liquor store with the best collection of Spirits from premium brands. Bringing substantial traffic to the plaza.

FRONTO Smoke Shop

Family-owned and operated for over 25 years. With 3 locations in the Houston Area

EL PATIO BARBER Shop

A partnership of 2 great hair stylist bringing their experience to their second location, with a big and growing client portfolio, including Baseball Astros Players.

A1 Massage Spa

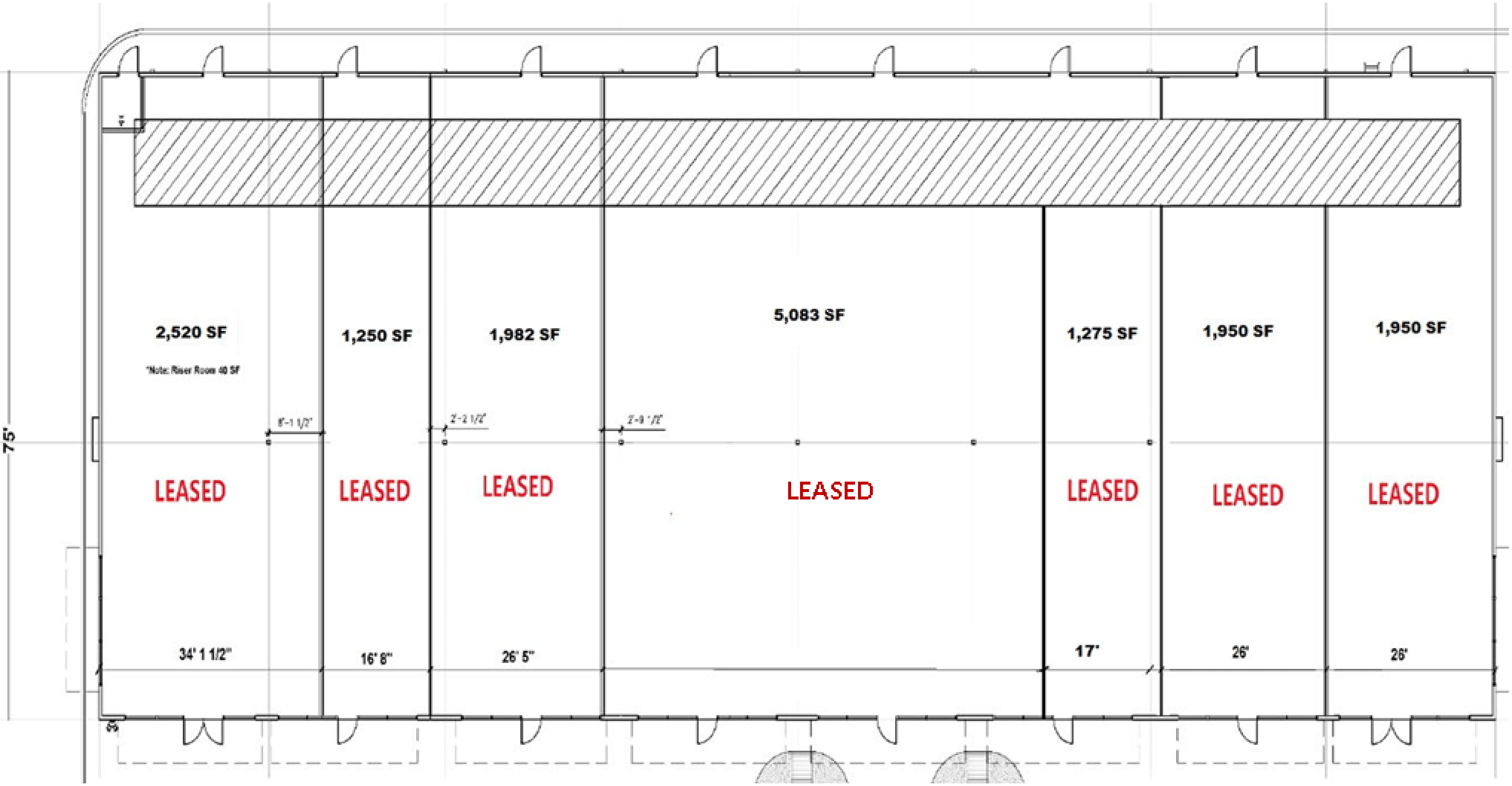
A massage place with 3 locations in the Houston Area, they offer a variety of professional massage services such as Deep Tissue Massage, Swedish Massage, Hot Stone Massage, Foot Massage and Facial Cleansing Therapy

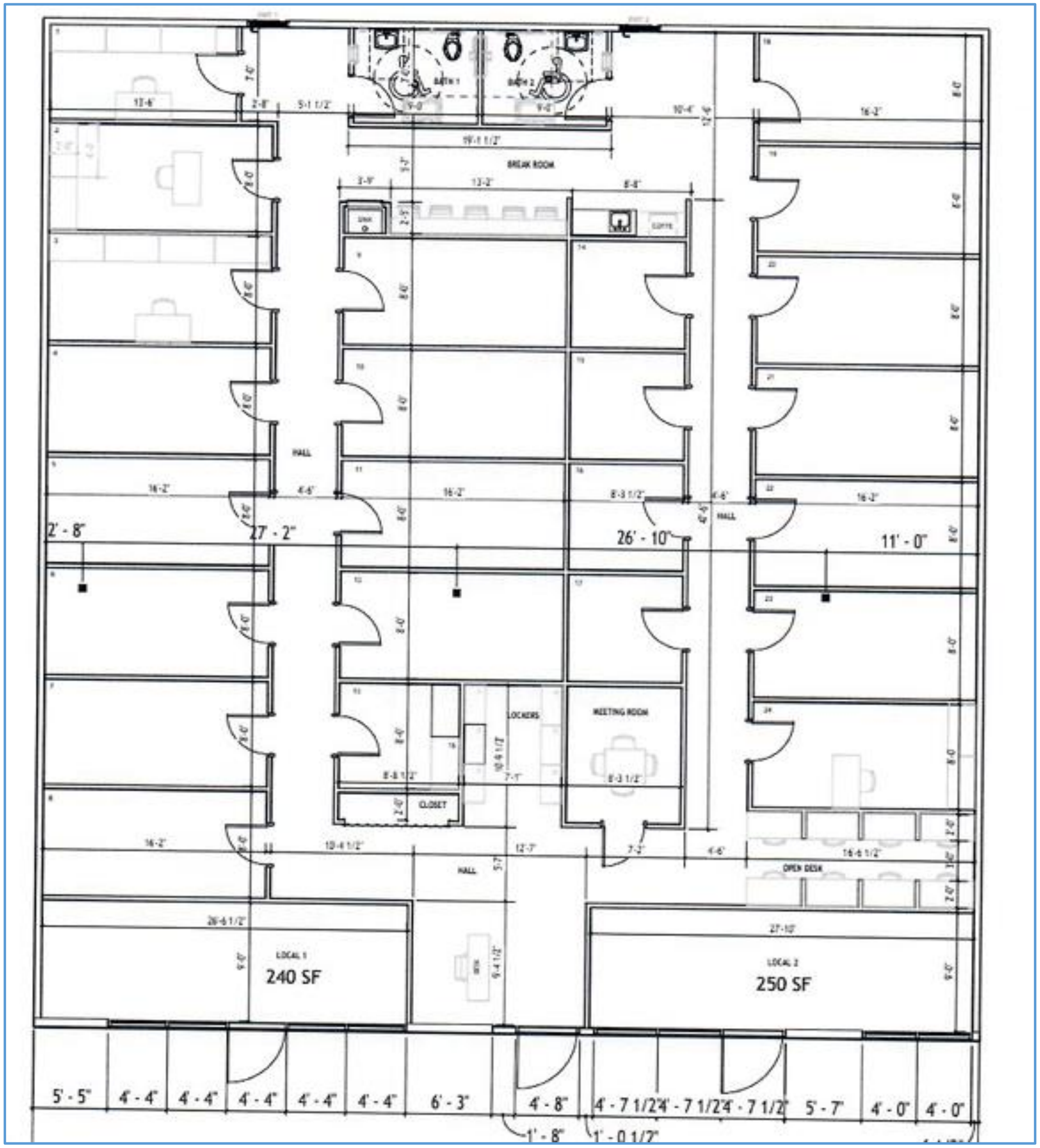
Apple-licious Bakery • Bistro

Apple-licious Bakery & Bistro is a unique and delightful establishment that celebrates the deliciousness of apples in various culinary creations. Offering indoor and outside patio experience.

WhiteBox YOUR SPACE

Whitebox LLC is the primary tenant at 5,085 SF under a new 10-year lease with a corporate and strong personal guarantee. Lessor has invested over $600,000 in tenant improvements. Tenant/Guarantor has designed, built and owned over 20 commercial and government properties throughout Texas. Whitebox is designed to accommodate next-level businesses that cater to an e-commerce retail customer base with the ability to grow by subleasing small retail space and providing turnkey services at affordable price points, plus comprehensive administrative support.


75'
2,520 SF
*Note: Riser Room 40 SF
LEASED
34' 1 1/2"
1,250 SF
LEASED
16' 8"
1,982 SF
LEASED
26' 5"
5,083 SF
LEASED
1,275 SF
LEASED
17'
1,950 SF
LEASED
26'
1,950 SF
LEASED
26'


BREAK ROOM
HALL
LOCKERS
MEETING ROOM
CLOSET
OPEN DESK
240 SF
250 SF
2' - 8"
27' - 2"
26' - 10"
11' - 0"
5' - 5"
4' - 4"
4' - 4"
4' - 4"
4' - 4"
4' - 4"
6' - 3"
4' - 8"
5' - 7"
4' - 0"
4' - 0"
1' - 8"
1' - 0 1/2"

SALES COMPARABLES

Subject Property				
				
4420 SPRING CYPRESS	24026 KUYKENDAHL RD	2324 RAYFORD RD	10950 CYPRESS CREEK	1539 Cypress Station Dr
16,050 SF	15,510 SF	10,494 SF	9,621 SF	5,360 SF
$4,763,000	$6,250,000	$6,121,300	$3,700,000	$1,700,000
$297	$403 PRICE X SF	$583 PRICE X SF	$385 PRICE X SF	$317 PRICE X SF
6.9% CAP	6.85 % CAP	5.75 % CAP	6.07 % CAP	6.50 % CAP
2020/21 YEAR BUILT	2021 YEAR BUILT	2018 YEAR BUILT	2003 YEAR BUILT	1992 YEAR BUILT
1	2	3	4	5

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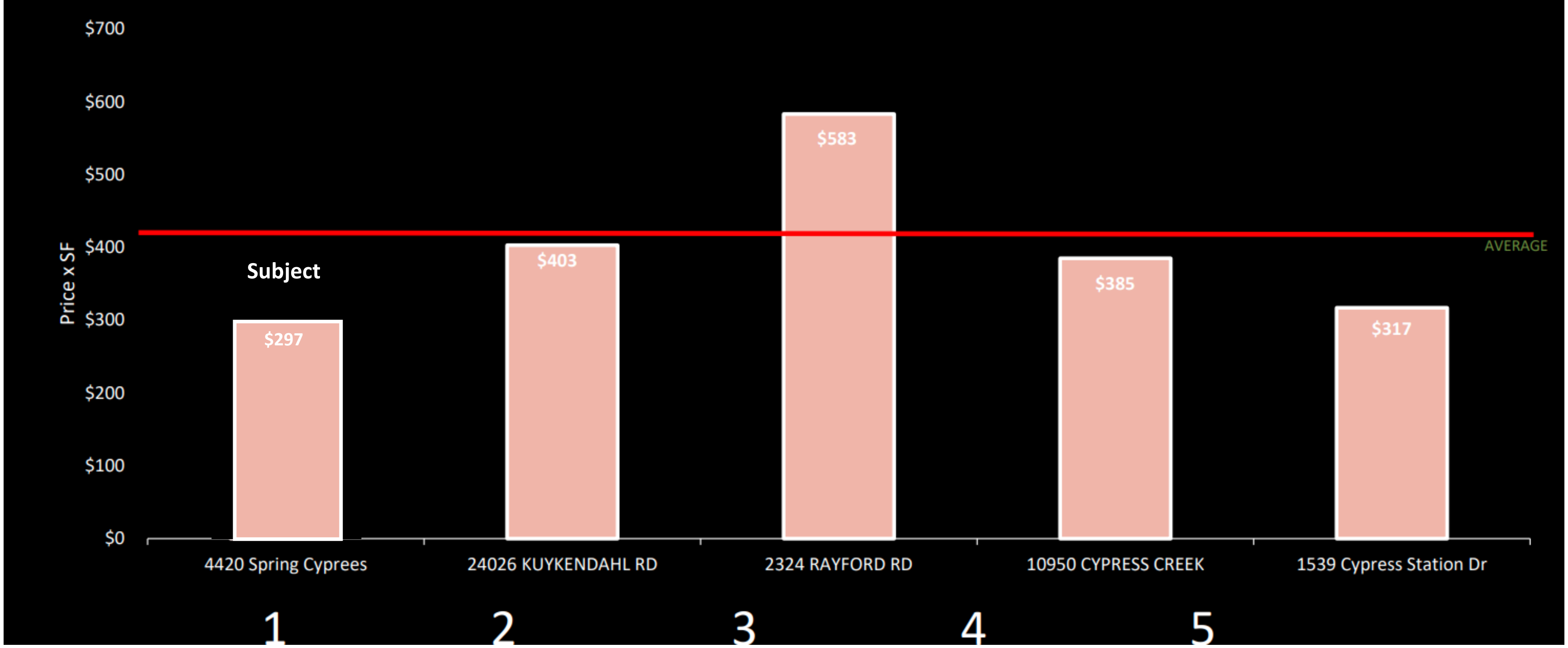
PSF & INVESTMENT COMPARABLE



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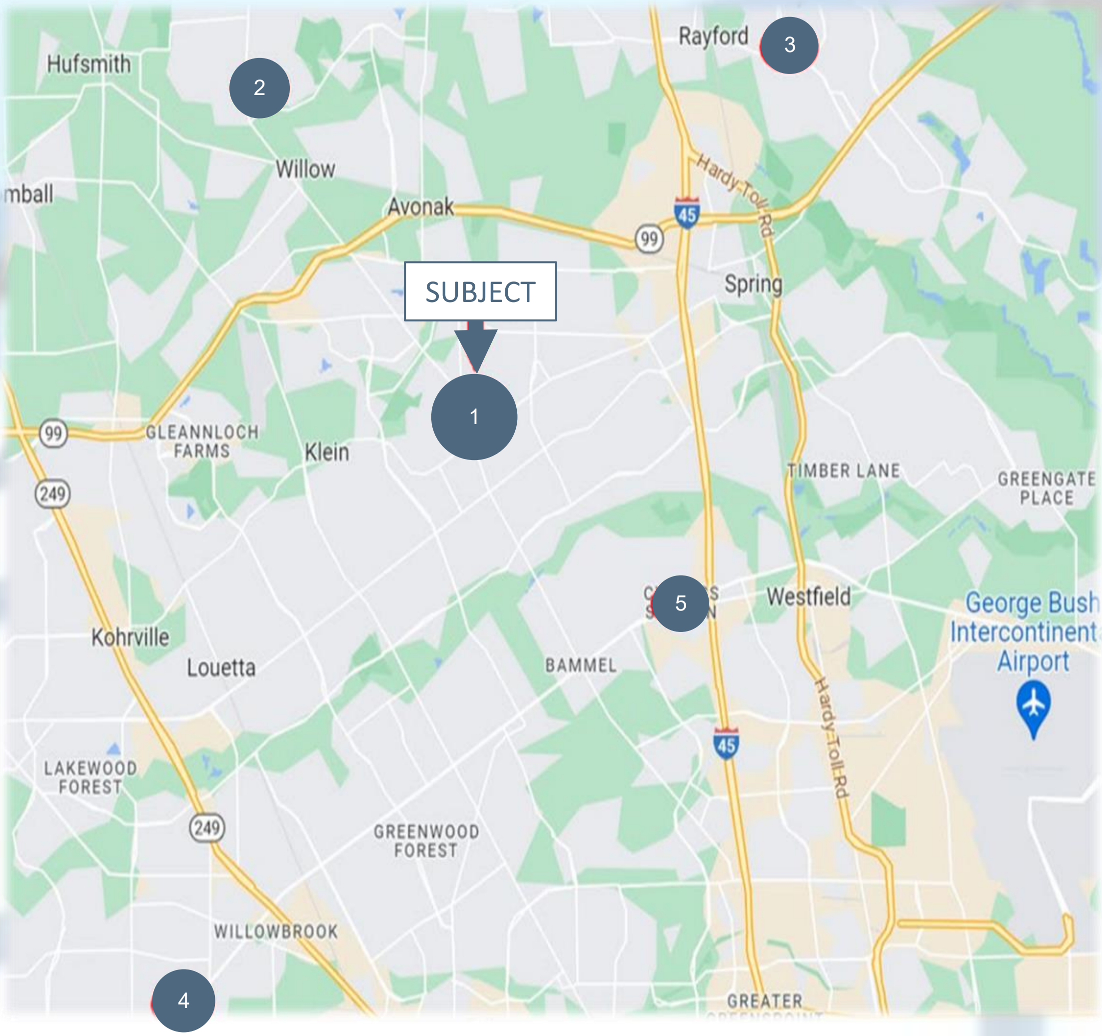
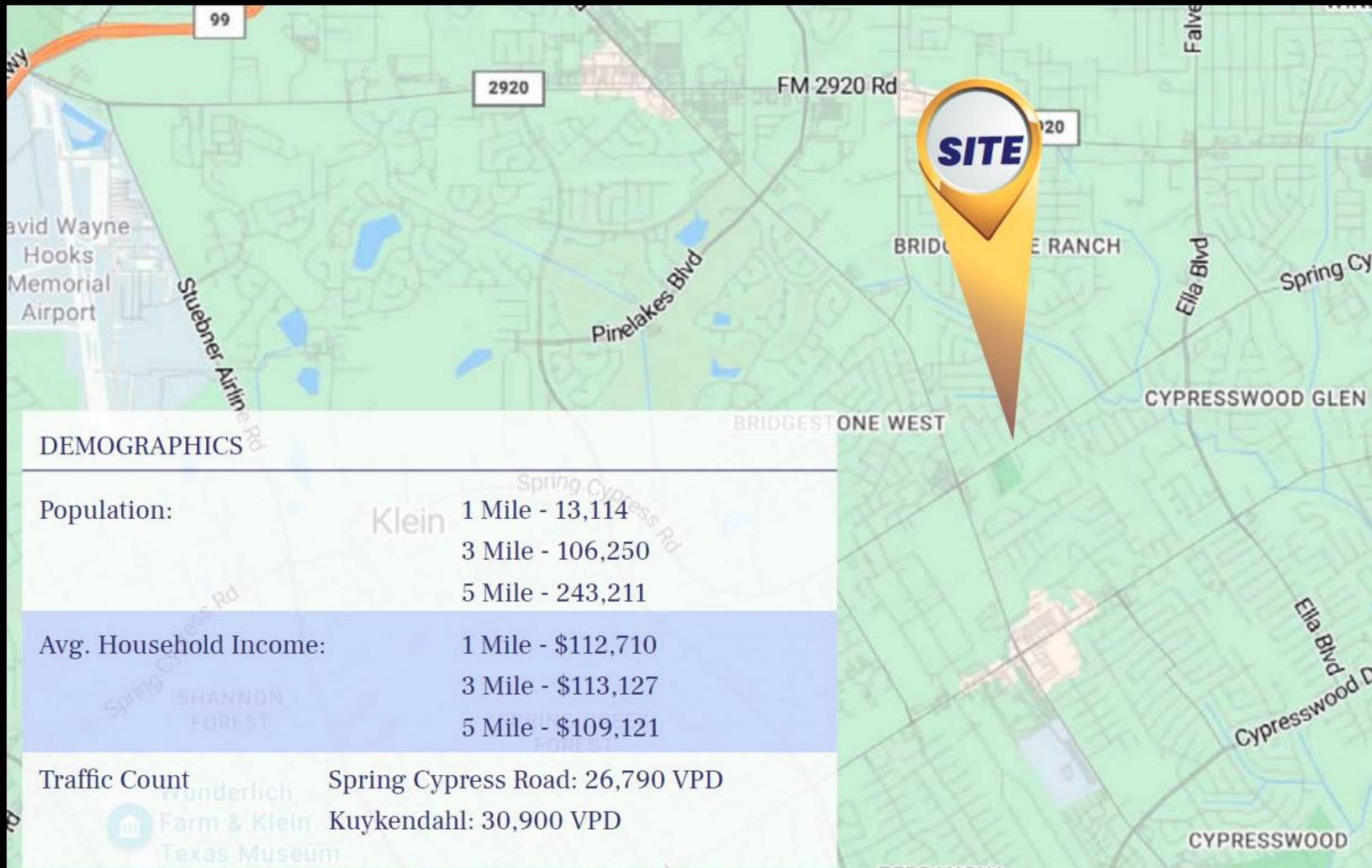
1 Subject Property
2 24026 Kuykendahl Rd.
3 2324 Rayford Rd.
4 10950 Cypress Creek
5 1539 Cypress Station



DEMOGRAPHICS



DEMOGRAPHICS

Population:	1 Mile - 13,114 3 Mile - 106,250 5 Mile - 243,211
Avg. Household Income:	1 Mile - $112,710 3 Mile - $113,127 5 Mile - $109,121
Traffic Count	Spring Cypress Road: 26,790 VPD Kuykendahl: 30,900 VPD

FISHER Advisors LLC
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PICTURES

FISHER Advisors LLC
Business Intermediary §1031 Exchange

PICTURES

PRESENTED BY

David Fisher, CCIM

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Broker Lic. TX 691654
FINRA CRD: 153923
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TEXAS BROKERAGE | SERVICES FORM

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

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Fisher	691654	dfisher@fisheradvisorsllc.com	936-320-3737

_____ / _____ / _____ / _____   _____
Buyer / Tenant / Seller / Landlord Initials   Date


White Box
YOUR • SPACE
Cloud Zaza