

GROUND LEASE AND RETAIL OPPORTUNITIES

Convention Center District



PROPERTY DATA

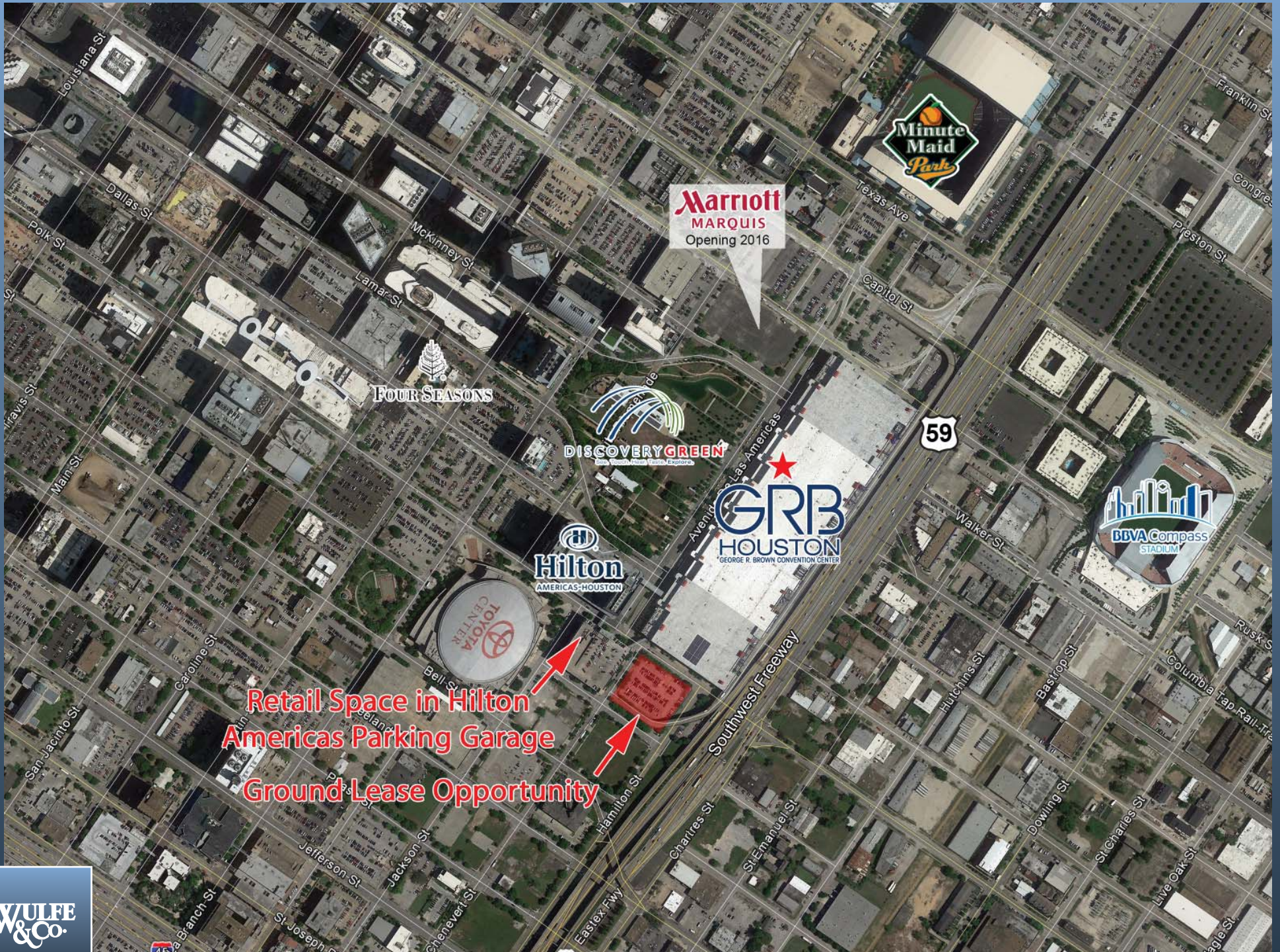
- Two new opportunities near the George R Brown Convention Center
- 64,870 SF (per HCAD) ground lease and up to a 4,875 SF retail location in the ground floor of the Hilton Garage
- Ground lease opportunity is bounded by Polk, Hamilton, Chenevert, and Clay, with good exposure to Highway 59
- 4,872 SF retail opportunity to be created out of the Hilton Garage, fronting Polk and Jackson
- Adjacent to 1,200 room Hilton Americas, George R Brown Convention Center, and the Toyota Center
- Available January 2016

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DOWNTOWN HOUSTON

Over **200,000** people currently work in Downtown Houston

Downtown has **12** Fortune 500 company headquarters

8,000 hotel rooms planned in Downtown by the Super Bowl

Over 820,000 visitors to George R Brown Convention Center in 2014

Discovery Green has over **825,000** visitors a year

3,600 residents currently live in Downtown Houston

12 residential projects containing **2,700** units are currently under construction

2 new Metro rail lines (East End & Southeast Lines) now open

George R Brown Conv Ctr www.houstonconventionctr.com

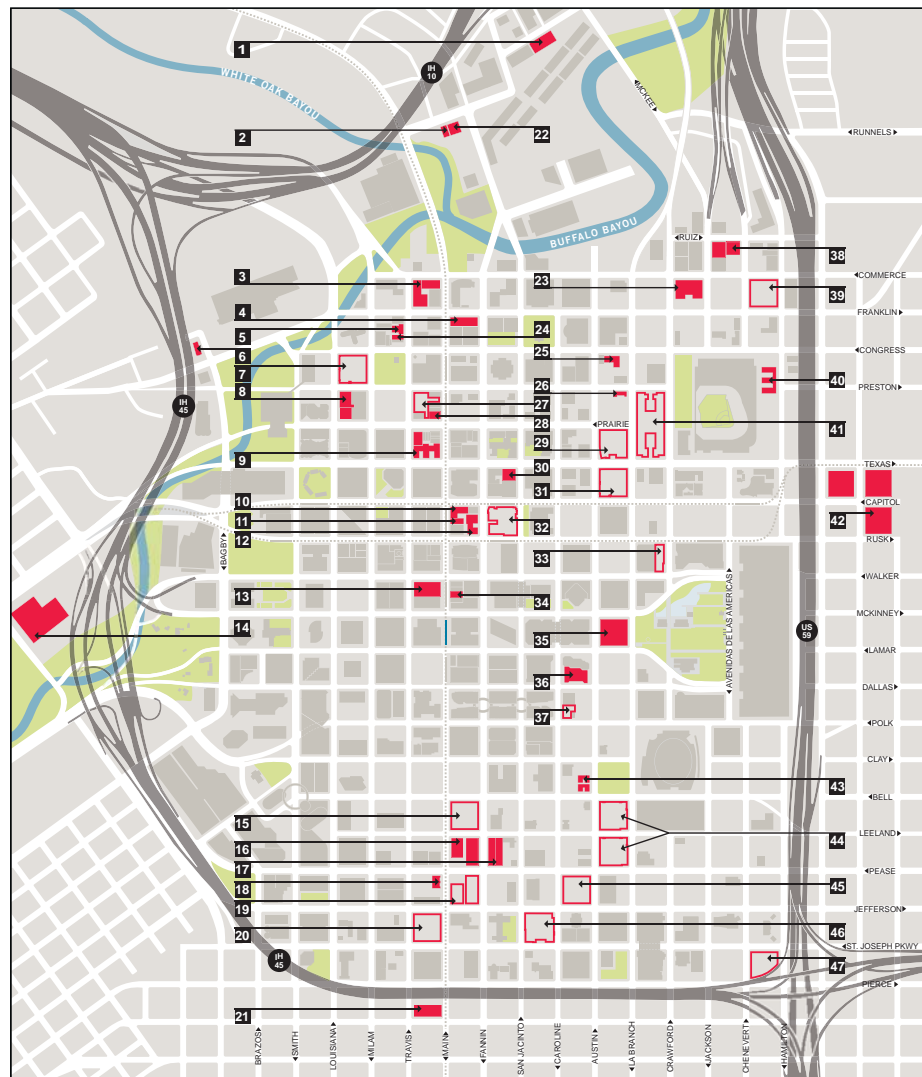
Downtown Houston www.downtownhouston.org

Downtown District www.downtowndistrict.org

Central Houston www.centralhouston.org

Houston First www.houstonfirst.com

Metro Rail www.gometrorail.org



EXISTING

- 1** Dakota Lofts
53 Units
- 2** White Oak Lofts
12 Units
- 3** Bayou Lofts
108 Units
- 4** Franklin Lofts
62 Units
- 5** Hermann Lofts
33 Units
- 6** Tenneson Lofts
39 Units
- 8** Hogg Palace
79 Units
- 9** Rice Urban Lofts
312 Units
- 10** St. Germain
109 Units
- 11** Capitol Lofts
37 Units
- 12** Club Quarters
70 Units
- 13** Commerce Towers
132 Units
- 14** Marquis Lofts on Sabine
198 Units
- 16** SkyHouse Houston
336 Units
- 17** Houston House
394 Units
- 18** Beaconsfield Condos
18 Units
- 21** 2016 Main
353 Units
- 22** San Jacinto Lofts
16 Units
- 23** Eller Wagon Works
32 Units
- 24** Foley Building
2 Units
- 25** 1414 Congress
57 Units
- 26** D'George at Union Station
100 Units
- 28** Byrd's Lofts
5 Units
- 30** Keystone Lofts
31 Units

- 34** Kirby Lofts
65 Units
- 35** One Park Place
346 Units
- 36** Four Seasons Condominium
106 Units
- 38** City View Lofts
57 Units
- 40** New Hope Housing
130 Units
- 42** Lofts at the Ballpark
375 Units
- 43** Plaza & Peacock Apartments
32 Units

UNDER CONSTRUCTION

- 7** Market Square Tower
463 Units
- 15** Block 334
207 Units
- 27** Hines Market Square
274 Units
- 29** Catalyst
361 Units
- 32** 1111 Rusk
323 Units
- 41** 500 Crawford
400 Units
- 46** Block 242 - Allied Orion Group
302 Units
- 47** The Hamilton
148 Units

PLANNED

- 19** Block 368 - SkyHouse Main
336 Units
- 20** Block 387 - Fairfield Residential
290 Units
- 31** Alexan Downtown
264 Units
- 33** Block 98-Trammel Crow
314 Units
- 37** Marlowe
100 Units
- 39** Cosmopolitan
209 Units
- 44** Block 330 & 346 - Camden
550 Units
- 45** Block 365 - Leon Capital Group
220 Units



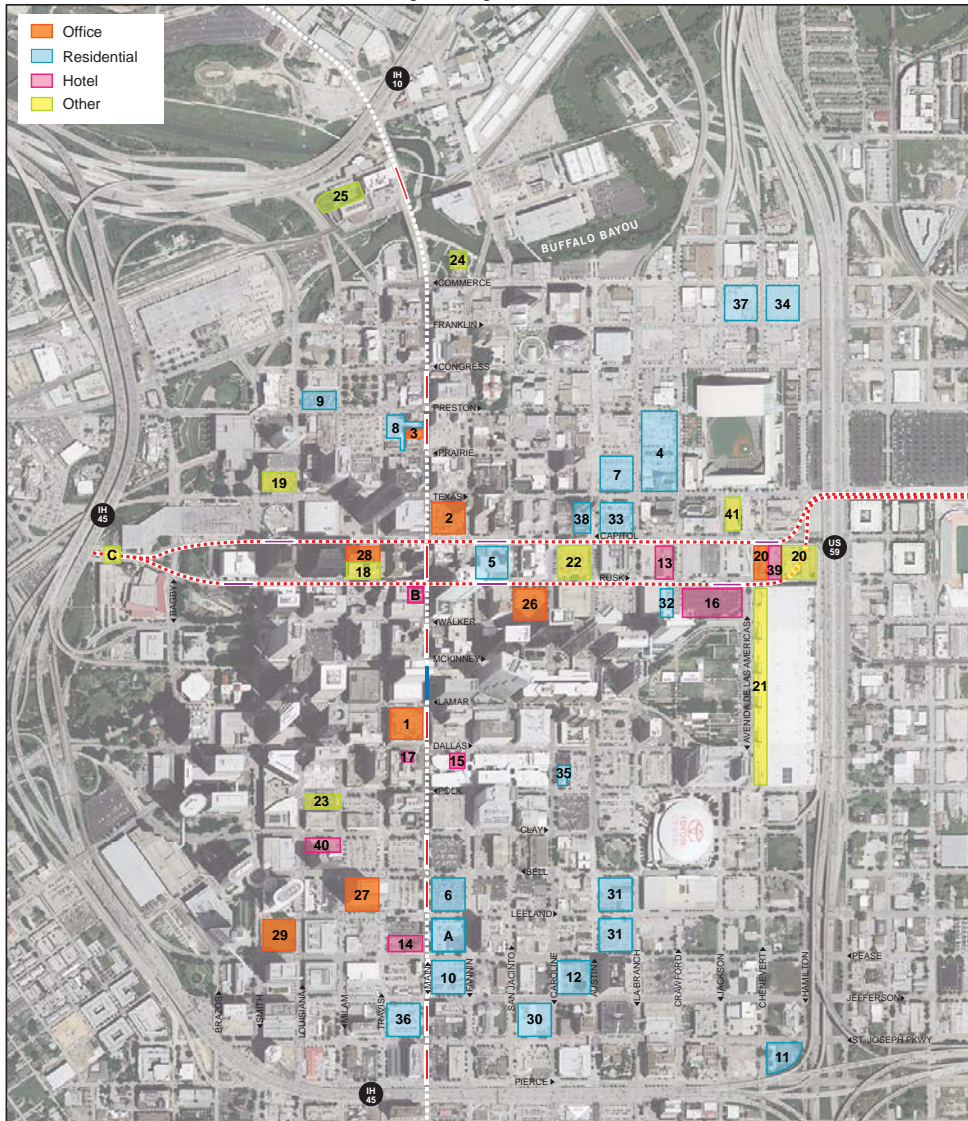


downtown district
www.downtownhouston.org

DOWNTOWN HOUSTON
Hotel Developments
Updated January 2015



Downtown Houston Development Map
Updated April 2015



RECENTLY COMPLETED

- A SkyHouse Houston** - 24-story, 336-unit residential building. Novare Group. Completed July 2014.
- B JW Marriott** - Redevelopment of the 1910 Carter Building into a 328-key hotel. Pearl Hospitality. Completed September 2014.
- C METRORail Southeast & East End Lines** - New light rail lines extending 6.6 miles southeast of downtown and 3.3 miles east. Completed January 2015. Fare service operation begins May 23.

UNDER CONSTRUCTION

- 1 1111 Travis** - 23-story, 475,000 SF office tower. 1110 Main Partners, LP. Initial occupancy 4Q 2015. Est. completion 1Q 2016.
- 2 609 Main at Texas** - 48-story, 1 million SF office tower. Hines. Est. completion 4Q 2016.
- 3 State National Bank** - Renovation of 14-story building constructed in 1928. Est. completion 2Q 2015.
- 4 500 Crawford** - 7-story, 400-unit residential building. The Finger Companies. Est. completion 3Q 2015.
- 5 1111 Rusk** - Redevelopment of the old Texaco Building into 323 residential units. Est. completion 4Q 2015.
- 6 Block 334** - 5-story, 207-unit residential building. Alliance Residential Company. Est. completion 1Q 2016.
- 7 Catalyst** - 28-story, 361-unit residential building. Marquette Companies. Est. completion 4Q 2016.
- 8 Hines Market Square** - 32-story, 274-unit residential building. Hines. Est. completion 2Q 2017.
- 9 Market Square Tower** - 40-story, 463-unit residential building. Woodbranch Tower, LLC. Est. completion 1Q 2017.
- 10 SkyHouse Main** - 24-story, 336-unit residential building. Novare Group. Est. completion 1Q 2016.
- 11 The Hamilton** - 5-story, 149-unit residential building. Resolution Real Estate. Est. completion 2Q 2016.
- 12 Planned Residential** - 5-story, 220-unit residential building. Leon Capital Group. Est. construction start 2Q 2015. Est. completion 4Q 2016.
- 13 Hampton Inn / Homewood Suites** - 14-story, 173-key Hampton Inn and 127-key Homewood Suites. American Liberty Hospitality. Est. completion 1Q 2016.
- 14 Holiday Inn** - Redevelopment of the Savoy Hotel into a 215-key Holiday Inn Hotel. K&K Hotel Group. Est. completion 2Q 2015.
- 15 Hotel Alessandra** - 21-story, 225-key, full-service luxury hotel. Midway Companies Inc. Est. completion 4Q 2016.
- 16 Marriott Marquis Houston Convention Center Hotel** - 29-story, 1,000-key hotel. RIDA Development Corporation. Est. completion 3Q 2016.
- 17 SpringHill Suites** - Redevelopment of the Humble Building Apartments into SpringHill Suites 167-key hotel. RLJ Lodging Trust. Est. completion 2Q 2015.
- 18 Capitol Tower Parking Garage** - 7-story, 300-space parking garage. Skanska. Est. completion 4Q 2015.
- 19 Alley Theatre** - Full restoration of historic performance hall. Est. completion 3Q 2015.
- 20 GHP Building & GRBCC North Garage** - 7-story, 1900-car public parking facility, plus 120,000 SF office space. Houston First Corporation. Est. completion 1Q 2016.

PLANNED

- 21 GRBCC Interior / Exterior Enhancements** - Renovations to lobbies, retail and western facade; includes improvements to AdIA. Houston First Corporation. Est. completion 1Q 2016.
- 22 High School for the Performing and Visual Arts** - New HISD magnet school. Est. completion 3Q 2016.
- 23 1311 Louisiana Garage** - 16-story, 1,600-space garage. Trammell Crow for Wells Fargo Plaza. Est. completion 3Q 2015.
- 24 Sunset Coffee Building at Allen's Landing** - Renovation of the 3-story, 1910 building. Est. completion 3Q 2015.
- 25 UHD Welcome Center & Garage** - 3-story garage with 1 occupied floor above, plus adjacent Welcome Center. Est. completion 3Q 2015.
- 26 6 Houston Center** - 30-story, 600,000 SF office tower. Crescent. Est. construction start date not available.
- 27 800 Bell Redevelopment** - 45-story, 1.4 million SF office tower. Redevelopment by Shorestein Properties. Est. Construction start date not available. Est. completion 2017.
- 28 Capitol Tower** - 35-story, 750,000 SF office tower. Skanska. Est. construction start date not available.
- 29 Chevron Office Tower** - 50-story, 1.7 million SF office tower. Est. construction start date not available.
- 30 Planned Residential** - 8-story, 242-unit residential building. Allied Orion Group. Est. construction start 4Q 2015. Est. completion 2Q 2017.
- 31 Planned Residential** - 20-story, 550-unit residential buildings. Camden Property Trust. Phase 1 est. construction start 4Q 2015 and est. completion 4Q 2017. Phase 2 est. construction start in 4Q 2017 and est. completion 4Q 2019.
- 32 Planned Residential** - 40-story, 314-unit residential building with 12-story garage podium. Trammell Crow. Est. construction start 2Q 2015. Est. completion 2Q 2017.
- 33 Planned Residential** - Alexan Downtown - 6-story, 267-unit residential building. Trammell Crow Residential. Est. construction start 2Q 2015. Est. completion 1Q 2017.
- 34 Planned Residential** - The Cosmopolitan - 7-story, 209-unit residential building. Realtax Development. Est. construction start 3Q 2015. Est. completion 3Q 2017.
- 35 Planned Residential** - Marlowe - 20-story, 100-unit condominium. Randall Davis. Est. construction start 2Q 2015. Est. completion 1Q 2017.
- 36 Planned Residential** - 10-story, 290-unit residential building. Fairfield Residential. Est. construction start 1Q 2016. Est. completion 1Q 2018.
- 37 Planned Residential** - 24-story, 304 unit residential building. Marquette Companies. Est. construction start 3Q 2015. Est. completion 1Q 2017.
- 38 Planned Residential** - Redevelopment of the Great Southwest Building into 162 residential units. Todd Interests. Est. construction 3Q 2015. Est. completion 1Q 2017.
- 39 Convention Center Hotel** - 15-story, boutique hotel atop the GHP Building. Houston First Corporation. Construction start date not available.
- 40 Hilton Garden Inn** - 12-story, 230-key hotel. WEDGE Group Inc. Construction start date not available.
- 41 Parking Garage** - 300-car parking facility for Incarnate Word Academy and Annunciation Catholic Church. Construction start date not available.

downtown district
www.downtownhouston.org

CentralHouston
www.centralhouston.org

Downtown Redevelopment Authority
www.downtowntriz.com







Approved by the Texas Real Estate Commission for Voluntary Use
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, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K