



# LOAN PACKAGE

8301 Jones Rd., Houston, TX 77065

## LOAN AMOUNT REQUEST:

\$6,600,000

## PREPARED BY:

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# UNDERWRITING

# OPERATING STATEMENT

## Operating Statement

Tenant	Lease Start	Lease Expiration	Square Feet	Amount	Annual PSF	Annual PSF
H Town Barbell	3/1/2024	8/31/2027	3,270	\$41,921	12.82	12.82
Pro Man Skilled Trade	7/1/2023	6/30/2028	1,952	\$39,040	20.00	20.00
Method Construction	1/1/2022	3/31/2027	4,889	\$64,193	13.13	13.13
Texas Axes	1/1/2022	3/31/2027	3,769	\$49,299	13.08	13.08
RCP	10/1/2025	9/30/2030	2,689	\$32,483	12.08	12.08
B&C Entertainment	7/1/2024	10/31/2035	5,576	\$83,305	14.94	14.94
Hope Church	5/13/2022	9/30/2029	9,971	\$108,385	10.87	10.87
Fred Astaire Dance Studio	1/23/2024	3/31/2031	3,027	\$62,114	20.52	20.52
La Argentina Coffee & Gelato	3/1/2024	2/28/2029	1,542	\$40,092	26.00	26.00
Monarch Behavioral	11/1/2024	12/1/2030	4,092	\$122,760	30.00	30.00
Papa Genos	11/1/2025	10/31/2030	667	\$65,004	97.46	97.46
<b>Totals</b>			<b>41,444</b>	<b>\$708,596</b>	<b>\$17.10</b>	
<b>Annual Rental Income</b>				<b>\$708,596</b>	<b>\$17.10</b>	
<b>Other Income and Recoveries</b>						
<b>CAM</b>				<b>\$278,042</b>		
<b>Total Income</b>				<b>\$986,638</b>		
<b>Economic Vacancy Allowance</b>			<b>5.00%</b>	<b>(49,332)</b>	<b>(1.19)</b>	
<b>EFFECTIVE GROSS INCOME:</b>				<b>937,306</b>		

# EXPENSES & LOAN ANALYSIS

Expenses	Amount	PSF
Extermination	\$1,800	\$0.04
Garbage Removal	\$15,000	\$0.36
HVAC	\$-	\$-
Insurance	\$33,000	\$0.80
Lawn Care	\$15,600	\$0.38
Management	\$40,200	\$0.97
Property Tax	\$163,442	\$3.94
Repairs	\$4,800	\$0.12
Security	\$1,800	\$0.12
Utilities	\$7,200	
Accounting	\$1,200	
<b>Total Operating Expenses</b>	<b>\$284,042</b>	
<b>NET OPERATING INCOME BEFORE RESERVES:</b>	<b>\$653,264</b>	<b>\$15.76</b>
<b>Reserves for Capital Expenditures</b>	<b>(4,144)</b>	<b>0.10</b>
<b>NET OPERATING INCOME AFTER RESERVES:</b>	<b>\$649,120</b>	<b>\$15.66</b>

## Loan Analysis

LOAN SUMMARY		UNDERWRITING	
LOAN AMOUNT:	\$6,600,000	Value	10,818,659.45
LOAN AMOUNT PSF:	\$159.25	Loan to Value:	61.0%
		Price per FT	\$261.04
Interest Rate:	5.90%	Debt Service:	\$469,764
Term (Years):	5	Income Available For Debt (NOI):	\$649,120
Amortization (Years):	30	Debt Service Coverage:	1.38
Constant:	7.12%	Cashflow:	\$179,355
		Debt Yield:	10%



# THE BORROWER



## RYOAK CAPITAL PARTNERS

Ryoak Capital Partners is a small, private equity company that focuses on Real Estate Development, Investment, and Brokerage. Our advantage in the market is our wide-range of experience with multiple asset categories, allowing us to pursue any investment opportunity that makes financial sense.

At Ryoak, we believe the greatest impact on our communities comes from creating & investing in projects that enhance the community and provide tangible financial returns to our partners. Our experience in valuation, brokerage, and development allows us to have a better understanding of the real estate market as a whole. Using real-time data from each segment of the industry, we provide our partners & clients with a full picture of what is driving the values for the market.

Website: <https://www.ryoak.com/>



# THE SITE

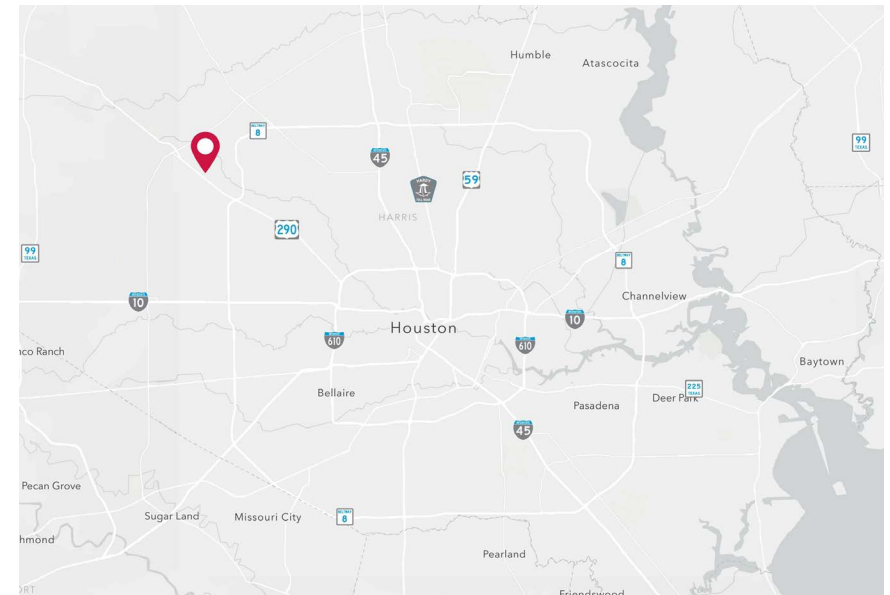




## RYOAK CAPITAL PARTNERS

YOAK Capital Partners bought the subject property vacant in 2021. They transformed the former furniture store into a multi-tenant retail land light industrial project. The subject property has 11 tenants, including the Papa Geno's, which is a drive through cheesesteak sandwich franchise. The property is extremely well located just off Highway 290, the main NW freeway from Houston to Austin. RYOAK Capital Partners is looking to pay off their construction loan and obtain permanent financing.

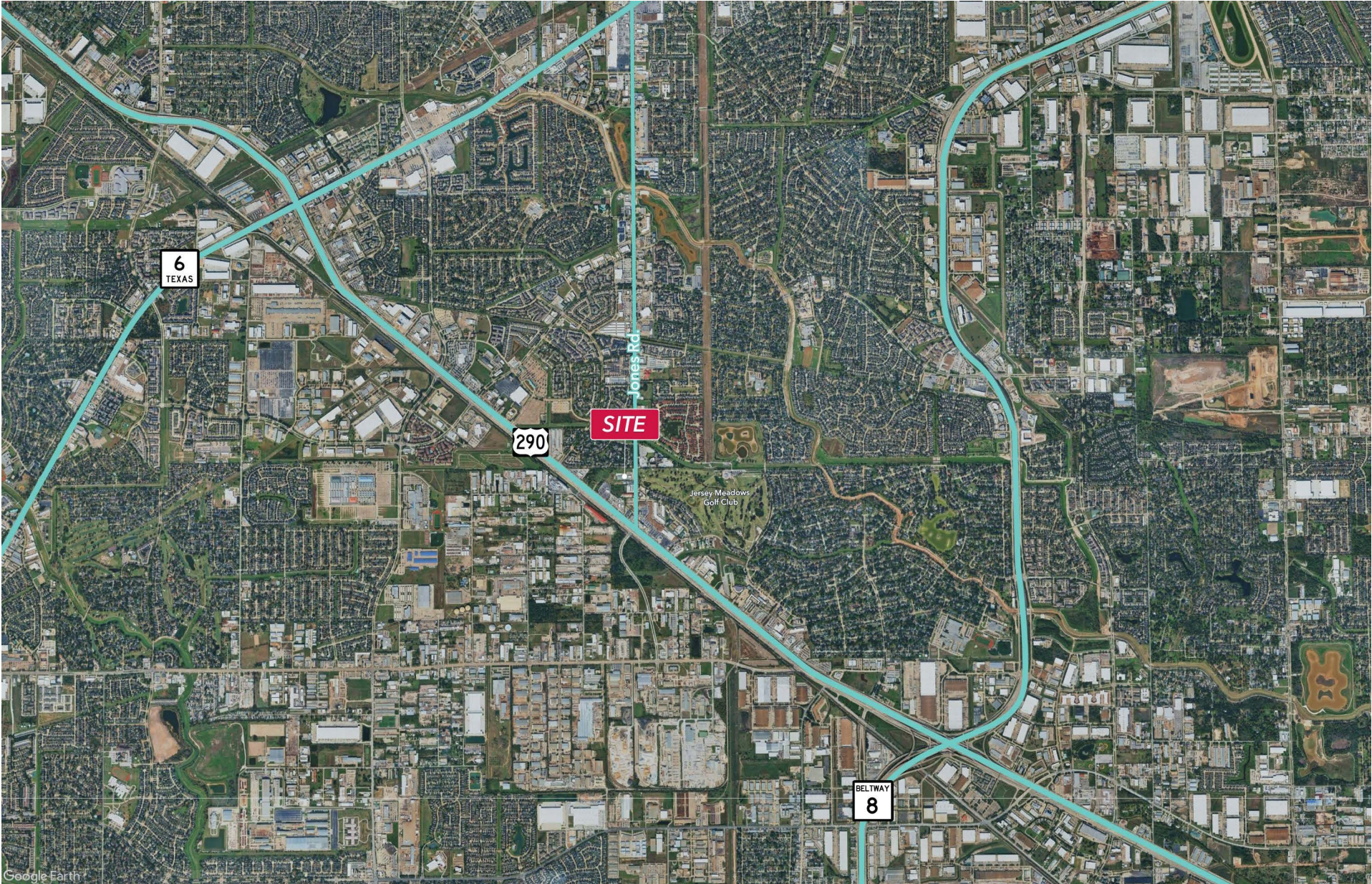
## LOAN AMOUNT: \$6.6 MILLION



LOCATION

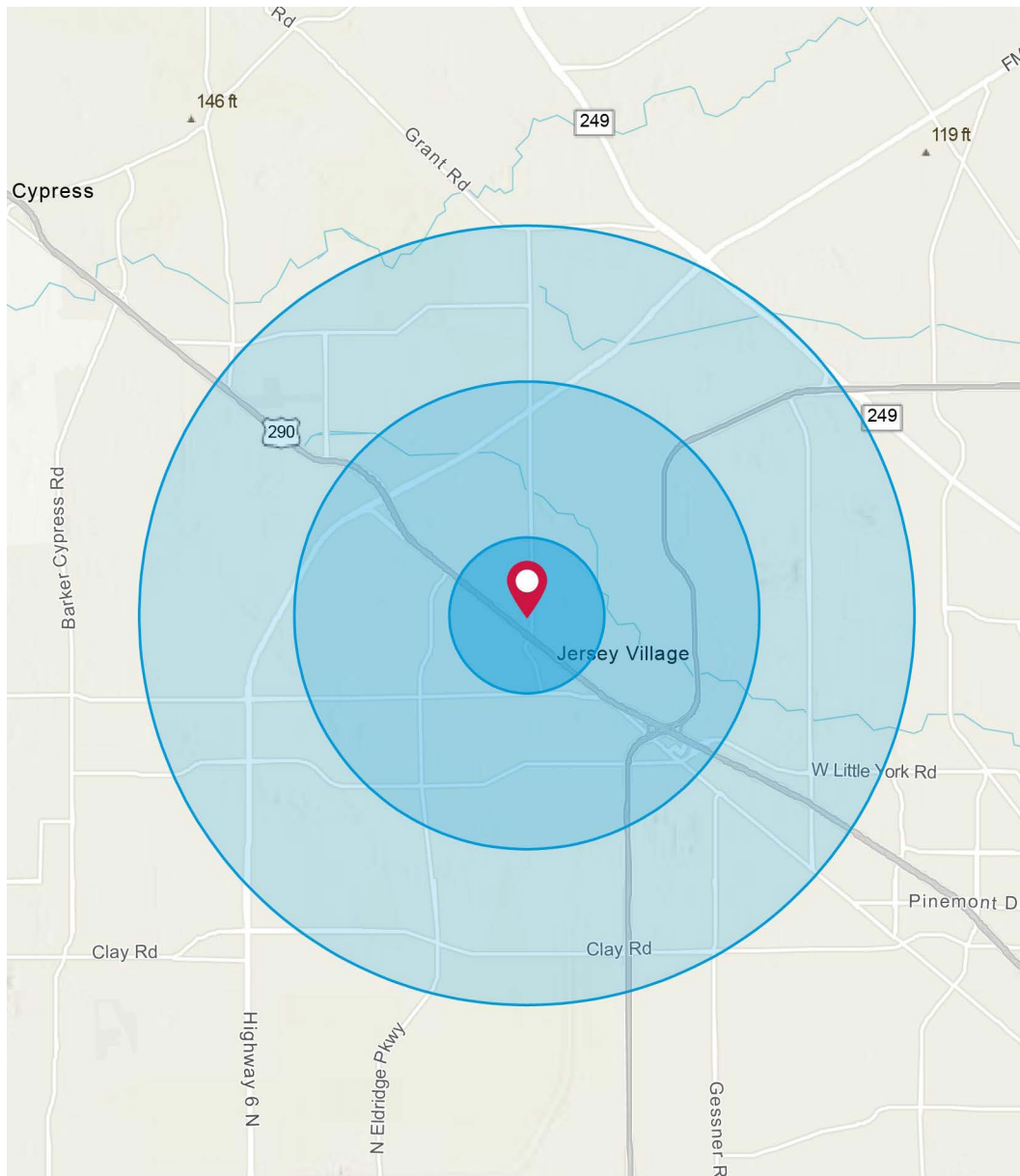


# LOCATION



Google Earth

# DEMOGRAPHICS



## OVERVIEW

8301 Jones Rd. in Houston, TX is located in a well-established northwest Houston corridor, just south of FM 1960 and minutes from the Willowbrook/Tidwell regional retail and commercial hubs. The area offers strong visibility and convenient access to major thoroughfares, connecting easily to Highway 290 and Beltway 8. Surrounded by a mix of residential neighborhoods, local businesses, and community amenities, the location benefits from steady traffic and a diverse customer base.

	1 Mile	3 Mile	5 Mile
<b>Total Population</b>	10,387	96,762	263,153
<b>Total Households</b>	4,714	36,710	93,641
<b>Average Household Income</b>	\$95,574	\$111,640	\$106,957
<b>Average House Value</b>	\$286,927	\$305,962	\$294,805

PHOTOS





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