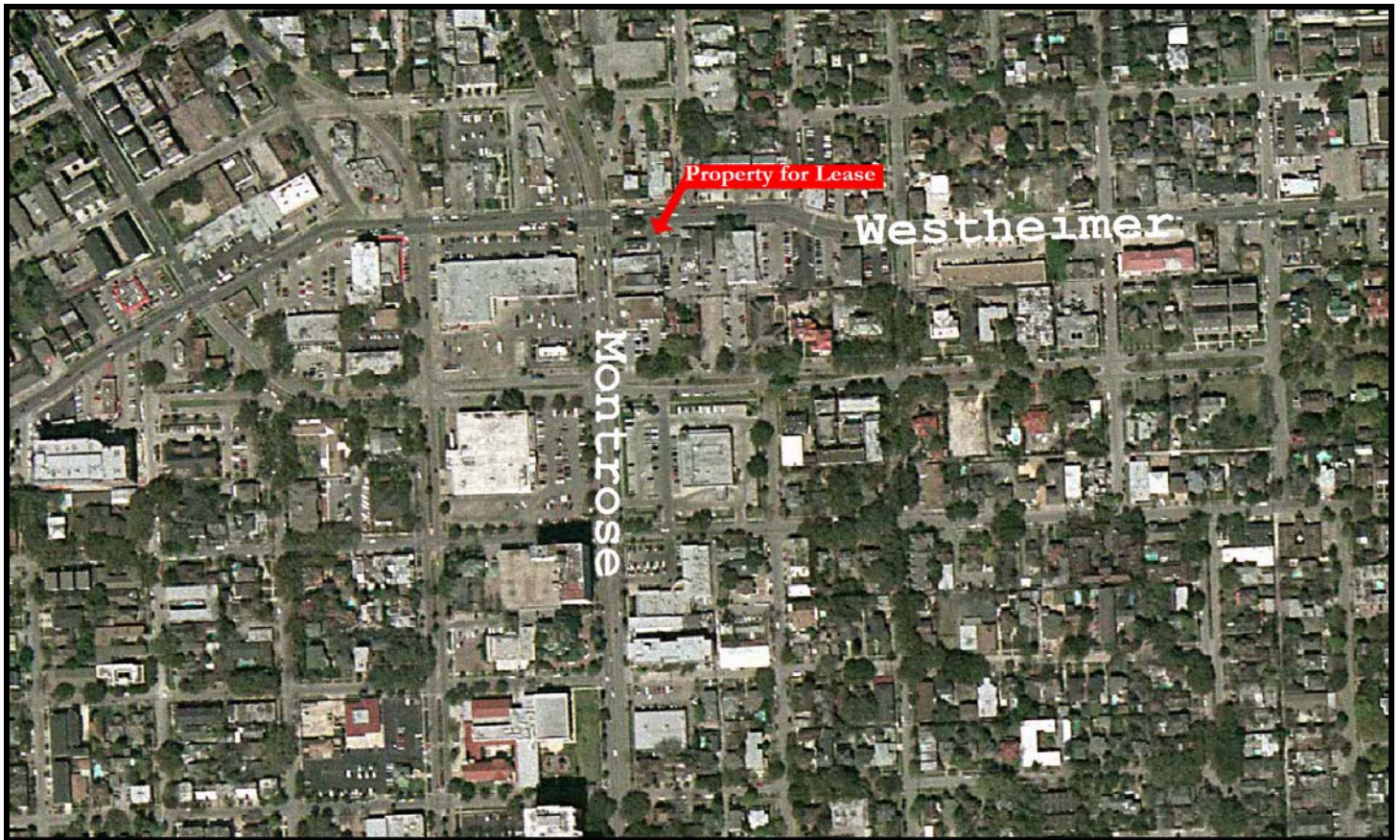


FOR LEASE

913 Westheimer Rd @ Montrose, Houston, TX
Available for lease from April 2, 2009
\$100,000/Year NNN "As is where is".

- 913 Westheimer at Montrose
Heavy Traffic area
- ±1,104 SF of Free Standing
Building on ±7,366 SF of Land is
available for lease from 4/2/2009
- Lease Rate: \$100,000 per year
"As is where is" plus, taxes,
insurance & Common Area
Maintenance
- Building is currently leased to
Taco Cabana



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2008 DEMOGRAPHIC INFORMATION

DEMOS*	Radius	1.0 mi	3.0 mi	5.0 mi
Population	2013 Projection	29,064	171,153	432,739
	2008 Estimate	26,996	157,468	404,035
	2000 Census	24,405	139,557	370,588
	Radius	1.0 mi	3.0 mi	5.0 mi
2008 Est. Avg. Household Income		\$77,712	\$88,931	\$81,191
2008 Est. Median Household Income		\$51,984	\$50,847	\$47,313

* Claritas, Inc.

Traffic Counts	Westheimer west of Montrose	18,220
	Westheimer East of Montrose	19,270
	Montrose North of Westheimer	32,090
	Montrose South of Westheimer	34,400

**TexDot
 2001 24-Hour traffic counts**

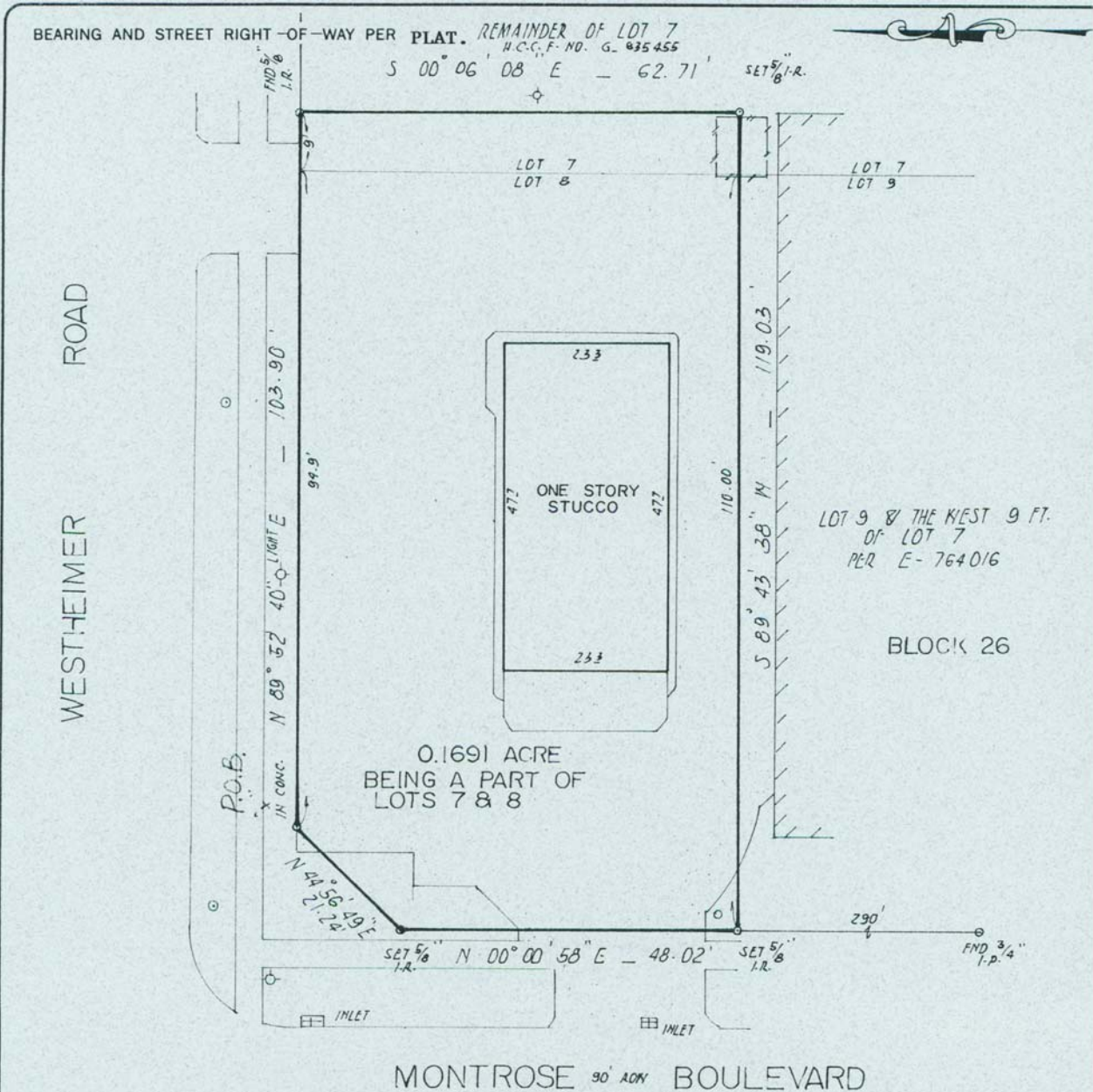
For more info, please contact:

Monte L. Tinkham
properties

This Information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The volume of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

913 Westheimer Rd @ Montrose, Houston, TX



FIELDNOTE DESCRIPTION OF A 0.1691-ACRE TRACT OF LAND IN THE OBEDIANCE (A/K/A OBEDIENCE) SMITH SURVEY, ABSTRACT NO. 696 IN HARRIS COUNTY, TEXAS, SAID 0.1691 ACRE TRACT BEING PART OF LOTS 7 AND 8, BLOCK 26 OF MONTROSE ADDITION, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN VOLUME 5, PAGE 32 OF THE HARRIS COUNTY MAP RECORDS, SAME BEING A PART OF THE REAL PROPERTY AS DESCRIBED IN DEEDS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NOS. F257902 AND G835455 AND IS MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

PROPERTY NOT IN THE 100 YEAR FLOOD ZONE, IN ZONE X
ACCORDING TO F.I.R.M. MAP NO. 48201C 0860K, DATE 4-20-00
BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents

FOR LEASE

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Monte L. Tinkham Properties

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licenses 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.

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.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEES' PRE-SENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

Real Estate Licensees 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 Salesman 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, TX 78711-2188 or 512-465-3960

For more info, please call

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