

RK | **Read King**
Commercial Real Estate

We strive to enrich lives and enhance communities through quality development



Who We Are

Read King is a leading full-service commercial real estate firm creating value for property owners, tenants, and investors nationwide.

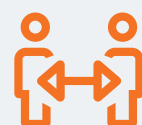
Our Core Values



INTEGRITY



EXCELLENCE



ACCOUNTABILITY



INNOVATION

Commitment

Since its founding, Read King has been committed to fulfilling its fiduciary responsibilities to all stakeholders, including tenants, lenders, investors, customers, vendors, and employees. That commitment has allowed the company to maximize value for everyone.



Over **30** years
of experience delivering quality
projects across the country

Completed over
3.5 million
square feet of Class
A retail space

Over **100** build-to-suit
projects for a wide range of retail,
restaurant, medical, and service tenants

What We Do

Our expertise includes grocery-anchored retail, build-to-suit, and multifamily developments.

We pride ourselves on our comprehensive vertically integrated development platform providing in-house expertise across:



FINANCE



ACCOUNTING



CONSTRUCTION



LEGAL



LEASING/BROKERAGE



PROPERTY MANAGEMENT



MARKETING



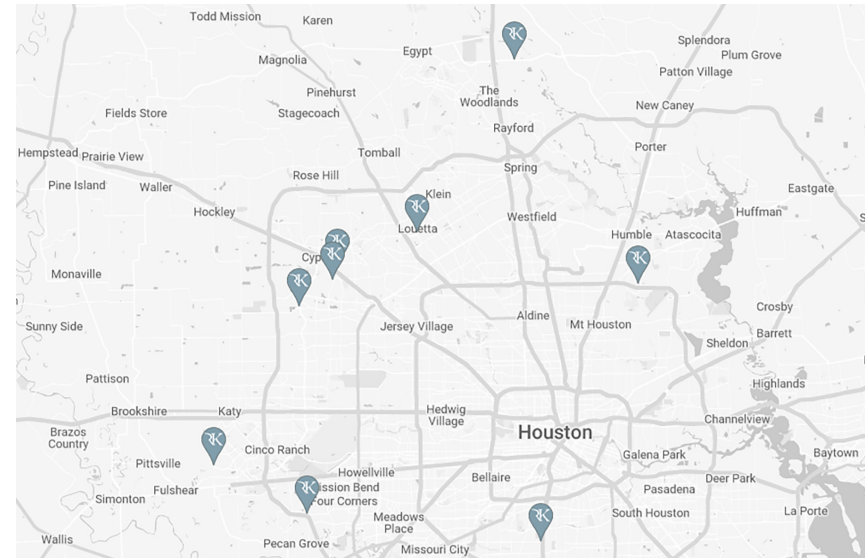
Development

Since 1994, Read King has developed over 3.5 million square feet of retail, office, and mixed-use projects with such anchor tenants as H-E-B, Walmart, Whole Foods Market, JCPenney, Academy, LA Fitness, Star Cinema, and Aldi.

Our experienced team of professionals can develop and manage a project of any size, scope, and complexity.

Employing our expertise, we are committed to building projects that are sustainable, optimize the attributes of the asset, benefit the surrounding community, and exceed stakeholders' expectations.

From site selection, land planning, financing, design, construction supervision, and tenant coordination, Read King offers the complete development package.



Brokerage Services

MARKET-LEADING EXPERTISE

Read King's Brokerage Services Team specializes in providing brokerage services to clients active in the Houston MSA, a nine-county region that spans an area larger than five states. With over 100 years of combined brokerage experience, the team has completed hundreds of transactions exceeding \$1.2 billion in total value. The group brings extensive market knowledge, a broad network of relationships, and a disciplined process to every assignment.



3.5 million square feet Developed 70 Total Developments

Build-to-Suit

FrontRow
Development | a Read King Co.

A full service real estate partner of Read King Commercial Real Estate focusing on build-to-suit development, direct investments, portfolio acquisitions, and other tailored services for our strategic partnerships.



Our mission is to exceed the expectations of our clients and stakeholders through our commitment to delivering quality developments on time and under budget.

Services

Front Row Development has capabilities to tailor our scope of work based on our client/partners unique needs. Our expertise includes, but not limited to, the following areas:



SITE SELECTION

- Market analysis trade area selection
- Analyze sites and prepare market summary
- Underwrite entitlements on available sites
- Tour market with client
- Prepare "financial model" on selected site
- Present site proposal package to client
- Present market comparables
- Negotiate land contract
- Negotiate and execute lease



PROJECT FINANCING

- Preliminary budgeting
- Final proforma / budget
- Complete financing package
- Bid financing package with lenders
- Select lender
- Close on development loan



CAPITAL

- Direct Investment in operating business
- Sale Leasback Financing
- Portfolio Acquisition
- Real Estate Expansion Funding



DEVELOPMENT

- Due Diligence
- Site Design
- Building Design
- Permitting
- Construction Management
- Relationships with premier engineers, architects, contractors throughout the country



ASSET MANAGEMENT

- Lease and contract administration
- Building and site maintenance
- Site security
- Accounting and Finance
- Protest tax evaluation
- Expense control

Development Overview

Over 240+ Build to Suit Developments Completed for Tenants including:



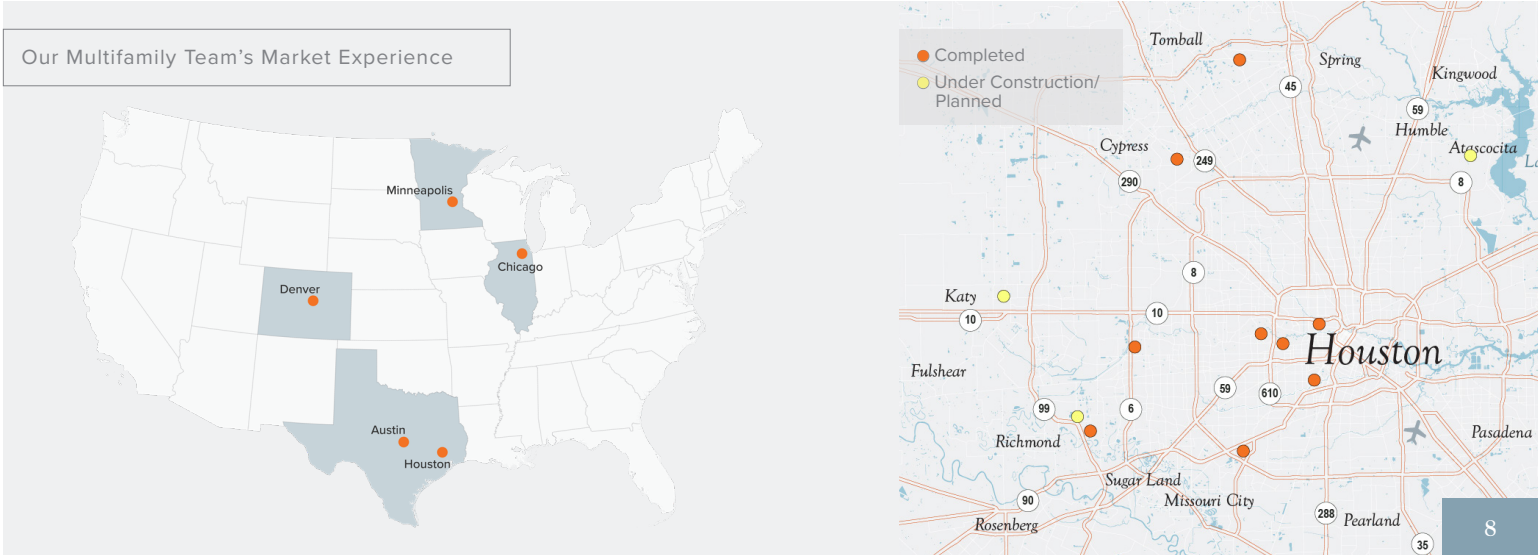
Multifamily

In addition to overseeing our current multifamily development projects, Read King's Multifamily Division utilizes its land holdings and strong partnerships with grocery and retail users, brokers, cities, and master-planned developers to deliver best-in-class multifamily communities across Texas.



Our multifamily development services include the following:

 SITE SELECTION & PROCUREMENT	 ZONING & ENTITLEMENTS	 UNDERWRITING & DUE DILIGENCE	 DESIGN & ENGINEERING	 DEBT & EQUITY CAPITALIZATION
 PRE-CONSTRUCTION & CONSTRUCTION OVERSIGHT	 PROPERTY MANAGEMENT & LEASE-UP OVERSIGHT	 DISPOSITION		





295
Units

**Class A, Garden-style
Multifamily Community**

Completed in October 2022, WaterView Apartments is a part of the larger WaterView Town Center development by Read King.

The WaterView multifamily development proved highly successful, selling in 2023.

This mixed-use development project consists of over one million square feet of retail, restaurant, fitness, entertainment, office, and residential units.

Sold for
\$215,000 Per Unit
(compared to underwritten exit of \$178,000/unit)

Stabilized average rents surpassed underwritten rents by over
\$180 /Unit/month

Actual lease-up velocity of 23 units per month exceeded the performa by
4 Leases per month



**THE OAK
AT KATY PARK**

348
Units

**Class A, Garden-style
Multifamily Community**

Strategically located adjacent to H-E-B, the first primary grocer in Katy's northwest quadrant.

This development's first phase includes approximately
62,500 SF of retail & pads

Within walking distance of **Katy Park** a 100-acre Youth Sports Park drawing over
700,000 annual visitors.



For More Information
on Multifamily Contact

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