THE
OFFICES
-at-

VINTAGE MARKETPLACE

Spring Cypress, Texas

RK | Read King
Commercial Real Estate

THE OFFICES -at- VINTAGE MARKETPLACE

Spring Cypress, Texas

An opportunity for entrepreneurs, business owners and investors to purchase an office condominium in a premier mixed-use environment.
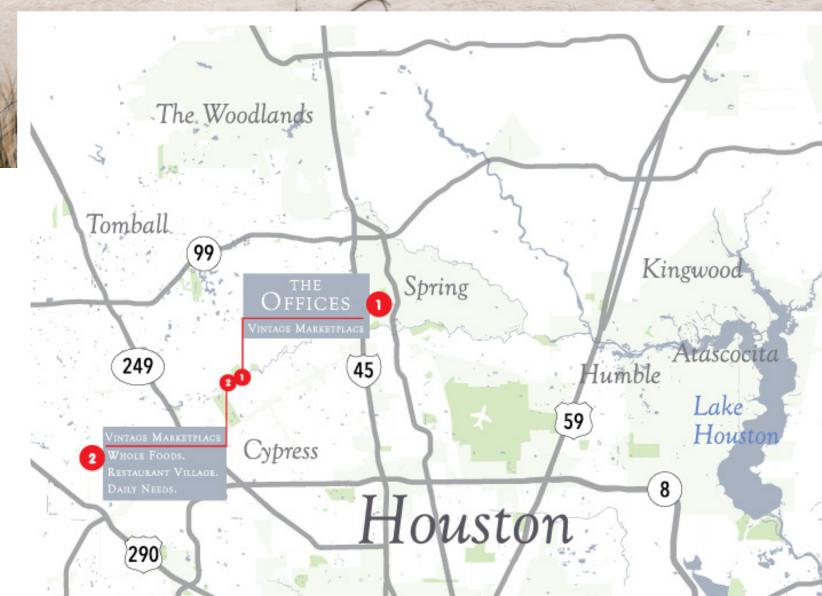
BENEFITS

» *Invest in real estate while remaining focused on your primary business.*

» *Ownership without the challenges of acquiring land or overseeing the construction process.*

» *Choose from preselected high-end finishes, or collaborate with our design team to customize your office. Once selections are made, your office will be finished in the interior condition selected.*
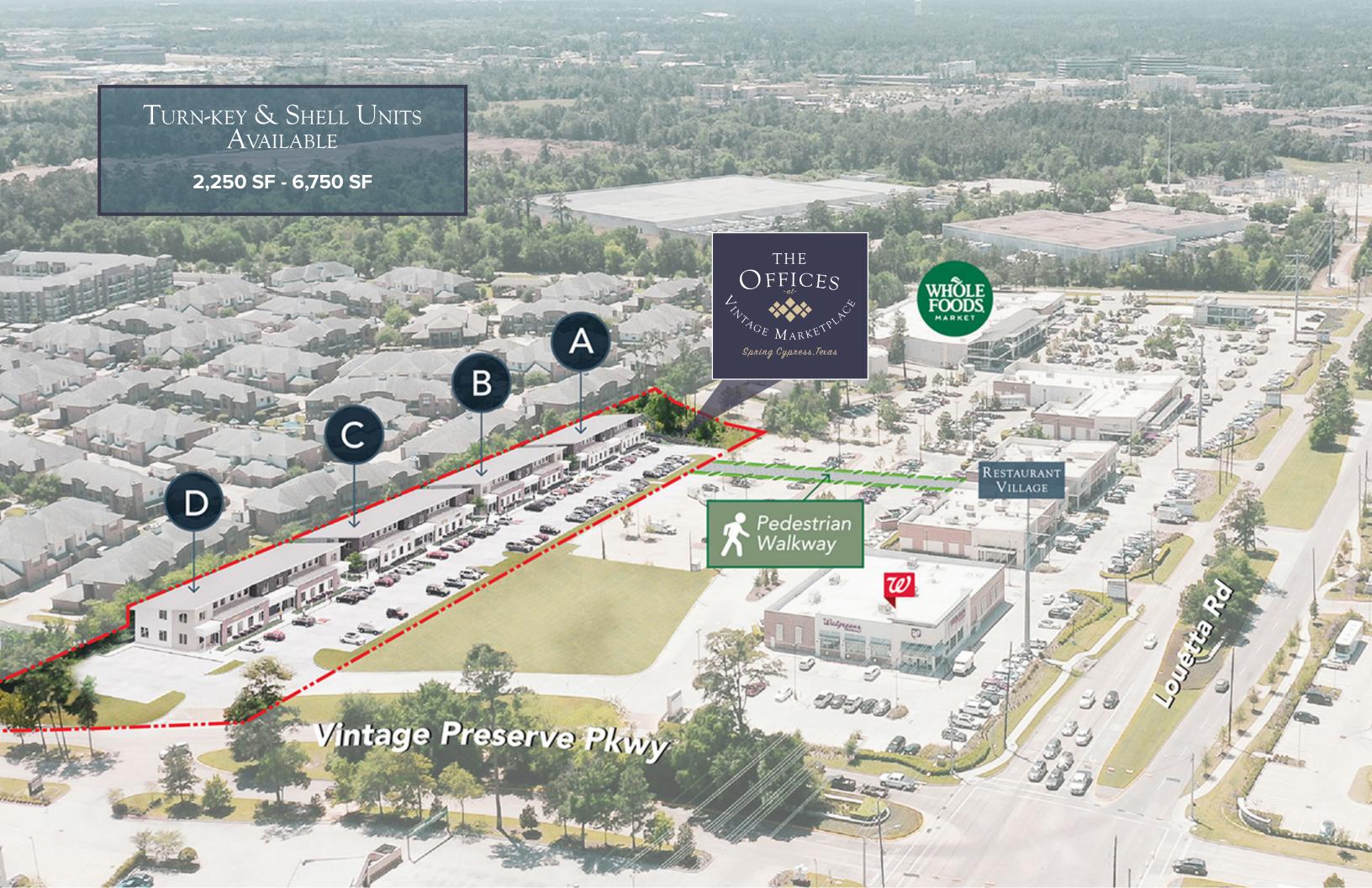
Asset Accumulation

Equity Growth

Long-Term Cost Control

Retail/Restaurant/Service Walkability

THE OFFICES VINTAGE MARKETPLACE

VINTAGE MARKETPLACE WHOLE FOODS. RESTAURANT VILLAGE. DAILY NEEDS.

Turn-key & Shell Units Available

2,250 SF - 6,750 SF

THE OFFICES -at- VINTAGE MARKETPLACE
Spring Cypress.Texas

WHOLE FOODS MARKET

A

B

C

D

Pedestrian Walkway

RESTAURANT VILLAGE

Vintage Preserve Pkwy

Louetta Rd

TORCHYS

MOD

AMBRIZA
SOCIAL MEXICAN KITCHEN

THE HALAL GUYS
GYRO and CHICKEN

NOTHING bundt CAKES

Jersey Mike's SUBS
SINCE 1956

BIMBIMBOX
ASIAN GRILL AND TEABAR

bellagreen
American Bistro

FLOYD'S BARBERSHOP

HAND & STONE
MASSAGE AND FACIAL SPA

Lovett Dental

WHOLE FOODS MARKET

orangetheory FITNESS

The Boardroom
Salon for Men

Walgreens

View from 2nd Floor, facing NE

SITE PLAN

VINTAGE PRESERVE PKWY

Building A

| 100 | 101 | 102 | 103 |

Building B

| 104 | 105 | 106 | 107 |

Building C

| 108 | 109 | 110 | 111 |

Building D

| 112 | 113 | 114 | 115 |

BUILDING A		
SUITE		**SIZE**
100	Sold	2,250 SF
101	Sold	2,250 SF
102	Available	2,250 SF
103	Sold	2,250 SF

BUILDING B		
SUITE		**SIZE**
104	Sold	2,250 SF
105	Available	2,250 SF
106	Available	2,250 SF
107	Sold	2,250 SF

BUILDING C		
SUITE		**SIZE**
108	Sold	2,250 SF
109	Available	2,250 SF
110	Sold	2,250 SF
111	Sold	2,250 SF

BUILDING D		
SUITE		**SIZE**
112	Sold	2,250 SF
113	Sold	2,250 SF
114	Available	2,250 SF
115	Sold	2,250 SF

1ST FLOOR

RECEPTION
10'-2" x 19'-2"

LOUNGE
9'-9" x 14'-3"

RR
4'-7" x 15'-4"

STORAGE
3'-10" x 12'-8"

OFFICE
12'-5" x 12'-8"

HALLWAY
5'-0" x 32'-0"

STORAGE
5'-0" x 5'-8"

UP

CONFERENCE
14'-3" x 15'-0"

OFFICE
12'-8" x 14'-3"

OFFICE
12'-8" x 14'-3"

2ND FLOOR

FLEX /
WORKSPACE
9'-8" x 12'-8"

STOR
5'-2" x 6'-8"

RR
5'-2" x 5'-8"

HALLWAY
6'-0" x 19'-6"

DN

STANDING SEAM
ROOF BELOW

CANOPY BELOW

OFFICE
12'-1" x 13'-3"

OFFICE
12'-1" x 13'-3"

MECHANICAL/STORAGE

1ST FLOOR

2ND FLOOR

No.	Floor	Room	SF (approximate)
1	First	Reception	195
2	First	Conference	214
3	First	Break Room	139
4	First	Office	180.5
5	First	Office	180.5
6	First	Office	157
7	First	Storage	28.3
8	First	Storage	48.5
9	First	Restroom	20
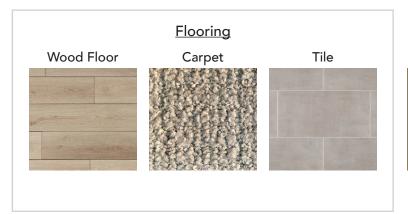
No.	Floor	Room	SF (approximate)
10	Second	Office	160
11	Second	Office	160
12	Second	Office	160
13	Second	Attic/Mechanical	492
14	Second	Flex/Workspace	191
*Second floor restroom available as upgrade			

UNIT PRICE
$618,000
($499,000 FOR SHELL CONDITION)

UNIT SIZE
±2,250 SF

(not included in ±2,250 SF)

RUSTIC
RURAL + RELAXED

Flooring

| Wood Floor | Carpet | Tile | | Cabinet | Countertop | Tile Backsplash |

MODERN
FORWARD + FRESH

Flooring

| Wood Floor | Carpet | Tile | | Cabinet | Countertop | Tile Backsplash |
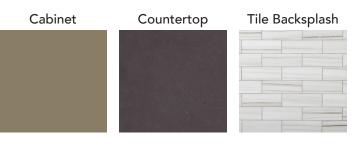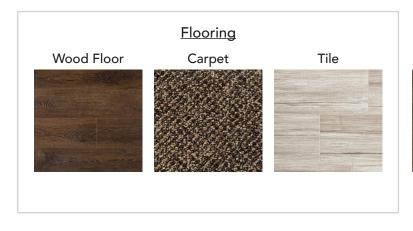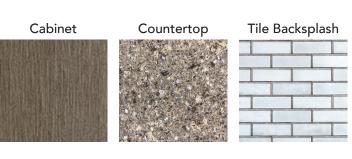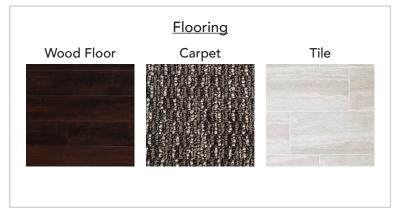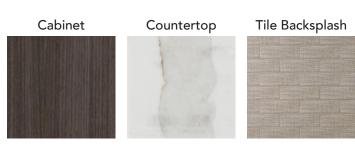
TRADITIONAL
CLASSIC + TAILORED

Flooring

| Wood Floor | Carpet | Tile | | Cabinet | Countertop | Tile Backsplash |

MODERN

MODERN

MODERN

* Interior finishes may be customized with our design studio.

BUYING PROCESS

1 START

Select the unit that works best for your specific needs

2 DESIGN

Choose an interior color scheme and finish options

   a. Use our preselected finish options or customize with our design studio

3 FINANCE

Sign purchase contract and apply for mortgage loan with a lender of your choice

   a. We can provide lender suggestions

   b. Pay $5,000 in earnest money, refundable or applicable to the purchase price

   c. 45 day feasibility period

4 PREPARE

After expiration of the feasibility period, deposit an additional amount to equal a total earnest deposit of 10% of the purchase price

   a. Total deposit is now non-refundable, inclusive of original $5,000 deposit

   b. Total deposit is applicable to the purchase price

Work with your lender and the title company to prepare for the closing

5 CLOSE

Closing is 2 weeks following the later of construction completion or the 45 day feasibility period

☑ **FINISH!**

The office is yours!

Why Buy
Instead of Lease?

Potential Financial Benefits Over the First 10 Years

CASH FLOW SAVINGS

Ownership
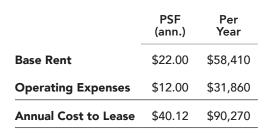
	PSF (ann.)	Per Year
Unit Size (SF)		2,250
Purchase Price		$618,000
Financing	LTV:	80%
Interest Rate:		6.0%
Amort. (Years):		25
Est P&I Payment	$16.99	$38,225
Est Operating Expenses	$12.04	$27,090
Annual Cost to Own	$29.03	$65,315

Leasing

	PSF (ann.)	Per Year
Usable SF		2,250
Rentable SF*		2,655
Base Rent	$22.00	$58,410
Operating Expenses	$12.00	$31,860
Annual Cost to Lease	$40.12	$90,270

10-Year Cash Flow Savings: **$249,549**

Cash flow savings are based on a comparison between owning at The Offices at Vintage Marketplace and leasing space in an office building in the Spring Cypress submarket.

*Office buildings allocate a pro-rata share of all common areas to each suite. Market add-on factors range from 15% - 20%. We have utilized an add-on factor of 18% for this illustration.

PRINCIPAL AMORTIZATION

	Annually	Over Ten Years
Principal Amortization	$11,692	$116,916

10-Year Principal Amortization: **$116,916**

Principal Amortization is the equity realization through principal payments over a 10-year period.

ASSET APPRECIATION

	Annually	Over Ten Years
Asset Appreciation	$21,254	$212,540

10-Year Asset Appreciation: **$212,540**

The asset value appreciation was concluded based on an estimated 3% appreciation rate.

10 YEAR **TOTAL FINANCIAL BENEFITS OF OWNERSHIP** = **$579,005**

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