



CO-OWNERSHIP INTERESTS
Class-A, Luxury Apartment Community
Western Ridge ♦ Houston, Texas
Minimum Purchase: \$250,000

Tenants in Common (TIC)

www.losnessgroup.com
408.288.3500

Class-A, Luxury Apartment Community-Western Ridge Houston, Texas

Location Highlights

Near Downtown Houston

Good access to several of Houston's toll roads

Over 120 restaurants nearby

Investment Highlights

Four different floorplans

Vaulted ceilings, crown molding and fireplaces

11 3-story stone and hardiplank buildings



* \$12,560,000 equity investment (approx.)

* 6.10 CAP Rate (approx.)

* 5.75% year one cash-on-cash yield (approx.)

* 7.00% five year average yield (approx.)

* Rogerdale Road will undergo a \$4.75 million renovation in 2007, expanding to four lanes and curb and sidewalks

* Located in the Westchase District, with approximately 1,500 businesses, 55,000 employees, 14.1 million sq. feet of office space in 98 office buildings, 2 million sq. feet of retail space in 36 shopping centers

* \$250,000 minimum purchase

* Construction in 1999

* 318 Apartment homes

* 93.4% occupied, as of April 2007

* Close to the Galleria and the Energy Corridor, two of Houston's largest employment centers, with a combined workforce of 162,000

* Amenities include resort-style swimming pool, heated spa, fitness center, clubroom with kitchen and fireplace and picnic areas with barbecue grills

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