



FOR SALE
\$12,300,000

COLES CROSSING
12312-12320 Barker-Cypress Rd
Houston, Texas

*Shadow Anchor Retail,
Randall's Market (Safeway)
not a part*

Marketing Consultants:

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OFFERING SUMMARY

Price: \$12,000,000
Plus .97 Acre Land: \$ 300,000
\$12,300,000

Cash Down: \$ 3,300,000
New financing & with Land

Cap Rate: 7.0%
With 3% vacancy factor

Total 1st Yr. Return: 8.40%
With assuming the existing debt

NOI: \$840,122

Price/SF: \$285

Percent Leased: 100%

Building Size: 42,096 SF

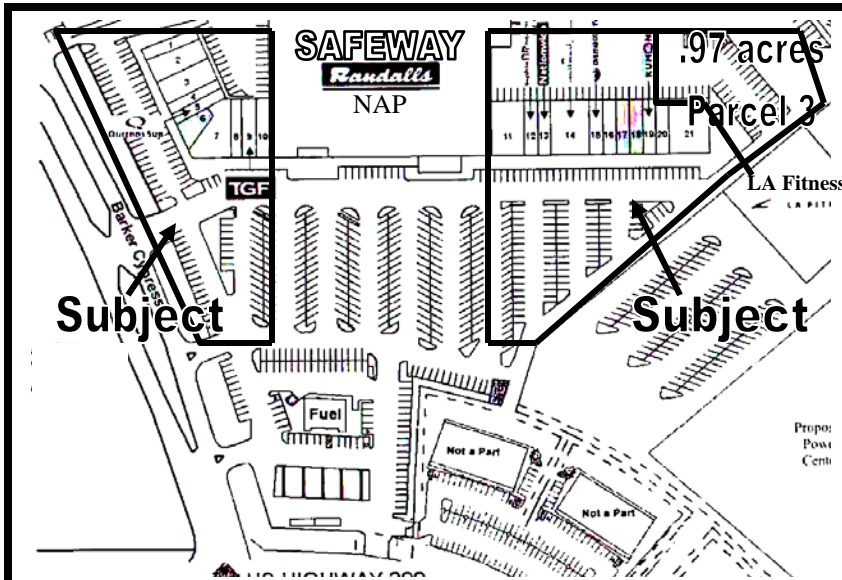


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population (Postal 2006)	4,978	52,527	146,533
Growth (2000 to 2006)	+145%	+175%	+71%
Ave HH Inc(Est. 2006)	\$111,203	\$96,646	\$93,729



Subject
Subjects Avg. Rent \$20.50 SF



INSTITUTIONAL QUALITY
STABILIZED TENANTS
100% LEASED

81% NATIONAL & REGIONAL CHAIN TENANTS
Including Randall's (Safeway)

UPSIDE IN RENTS
HIGH GROWTH AREA
STRONG DEMOGRAPHICS

NEW FINANCING AVAILABLE
SAME 3RD PARTY PROPERTY MANAGEMENT AVAILABLE

67,493 SF RANDALL'S (SAFEWAY)
With Strong Sales Volumes.

BUILT IN 2001/2002

EXISTING LOAN
5.52% FIXED – Maturity 1/1/2011
Amortized over 30 years

LOAN AMOUNT \$6,205,159
Loan Balance as of 1/1/08

NOI \$840,122
As of 1/1/08 Annualized

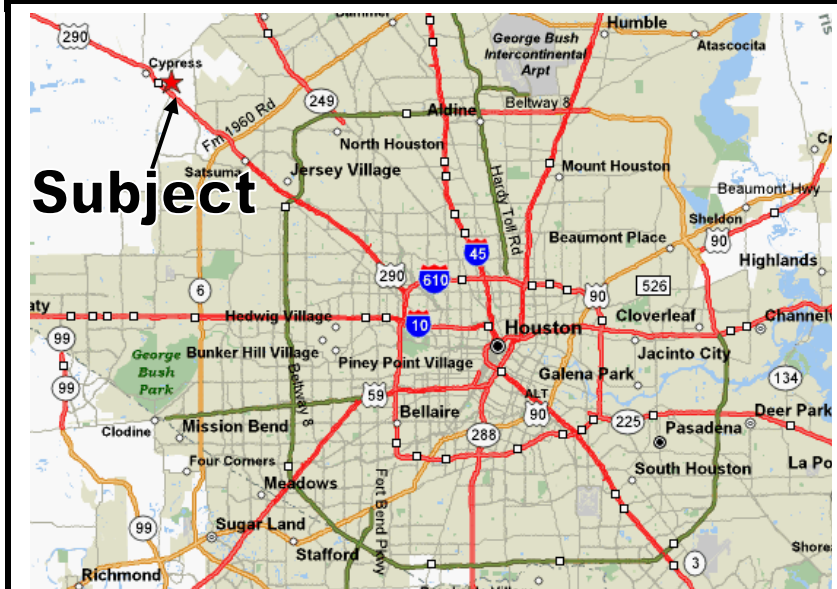
DEBT SERVICE \$450,000

CASH FLOW \$390,122

PRINCIPAL 1st Yr \$110,245

TOTAL RETURN 8.40%

Notes: Total Return is based on the assumption of the existing debt with \$5,794,841 cash down (excludes cost of .97 acre parcel) plus closing costs of approximately \$163,000.



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