



PINNACLE
CAPITAL

Pinnacle Plaza @ Antoine

New Investment Offering

August 2020



AGENDA

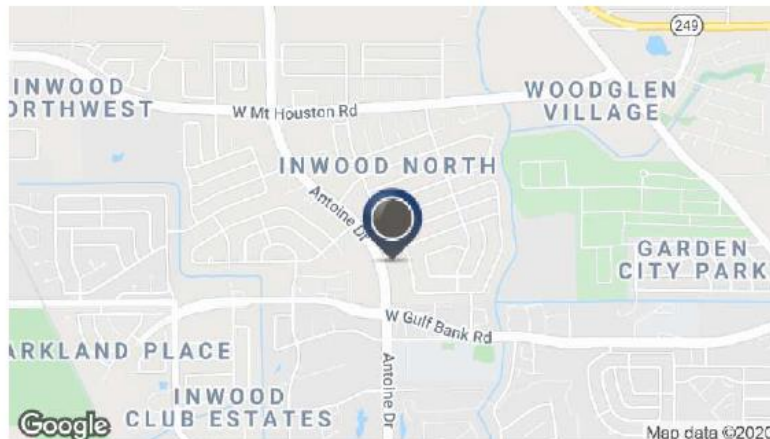
- ☐ Project Overview
- ☐ Location Details
- ☐ Project Proposal
- ☐ Financials
- ☐ Timelines



Project Overview – Pinnacle Plaza @ Antoine

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8100-8140 Antoine Drive, Houston, TX 77088



Pinnacle Capital is pleased to offer a value-add opportunity to acquire a 31,245-square foot, 71 percent occupied multi-tenant retail center located in a densely populated area of Houston, Texas. The tenant base is a complementary mix of retail and service-oriented businesses, well positioned to serve a residential population of more than 318,249 people within five miles.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	6,622	41,475	100,992
Total Population	20,216	132,056	318,249
Average HH Income	\$56,375	\$57,693	\$63,884



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Building Information

- Building size: 31,245 SF
- Lot size: 2.5 Acres
- Year Built: 1981
- Occupancy: 71%
- Tenancy: Multiple
- County: Harris

Property Highlights

- 31,245-Square Foot, Value-Add, Multi-Tenant Retail Center
- 71% Occupied | All Leases are Triple-Net
- Tremendous Upside Potential in Leasing Vacant Space
- Complementary Mix of Internet Resistant Tenants
- Constructed in 1981 and Situated on a 2.5-Acre Lot
- Easily Accessible from Multiple Ingress and Egress Points
- Signalized, Hard Corner of Antoine Drive and Bridge Forest Drive
- Traffic Counts are 18,800 Vehicles per Day in Front of the Property
- Close proximity to Multiple Schools Providing Additional Traffic to the Area
- Densely Populated Area | 20,216 Residents Within One Mile | 132,056 Residents Within Two Miles | 318,249 Residents Within Five Miles
- Located 13 Miles Northwest of Downtown Houston



Location Details - Pinnacle Plaza @ Antoine

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8100-8140 Antoine Drive, Houston, TX 77088



- The subject property is located at the signalized, hard corner intersection of Antoine Drive and Bridge Forest Drive.
- Traffic counts exceed 18,800 vehicles per day in front of the property.
- The subject property is located near many national and regional retailers Dollar General, DD's Discount, Metro by T-Mobile, U-Haul, The UPS Store, Family Dollar, Walgreens, Church's Chicken, Pizza Hut, and more.
- The property is in close proximity to multiple schools providing additional traffic to the area. The surrounding area is densely populated with 20,216 residents within one-mile of the property, 132,056 residents within three-miles, and 318,249 residents within five miles.





Location Details – Aerial Maps

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Location Details – Aerial Maps

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Project Proposal - Pinnacle Plaza @ Antoine

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- Group buys the property with current 71% occupancy.
- Invest in the beginning to refurbish and rehab the property to make it stand out in the neighborhood
- Take 12-18 months to rent out the remaining 30% of the unoccupied retail space
- Refinance and cash out as soon as we are 90-100% occupied and return the principal to the investors (expected before end of year 3)
- Hold the asset for rent increases to kick in and sell around year 5 to cash the equity



Financials - Pinnacle Plaza @ Antoine

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Project Financials		
Purchase Price and closing cost	\$	2,739,750
Design and Permitting Fees	\$	-
Construction Cost	\$	-
Tenant Improvement/Build out cost	\$	177,625
Holding Cost - 5 years		
Debt Service - year 1 to 5	\$	970,148
Taxes, Ins, maintenance, utilities - year 1 to 5	\$	586,000
Project Management year 1 to 5	\$	120,000
Rental Broker fees	\$	32,412
Contingency	\$	50,000
Less Rental Income & NNN	\$	1,984,794
Total Holding Cost	\$	(226,235)
Total Cost	\$	2,691,140
Funding		
Investor Equity	\$	1,000,000
Bank/Private Financing	\$	1,979,338
Total	\$	2,979,338
Investment Details		
Share Unit Price	\$	50,000
Total Units on offer		20
Sweat Equity		2
Total Units		22
Sale Price	\$	4,278,336
Investment Period (years)		5
ROI		111%
Annualized ROI		16.10%
Estimated Share value	\$	105,460

- 20 units for sale (\$50K per unit)
- **5-year ROI – 111%; Annualized ROI – 16.10%**
- **\$50K share will be \$105k in 5 years**
- **2 Distributions over 5 years – 1st** distribution of \$50K before end of year 3 and 2nd distribution of \$55K by end of year 5/sale of asset.



Timelines

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Deal Closing Oct 2020	Leasing Oct 2020 - Dec 2022	Cash out Refinance Sept 2023	Project sale Jul - Sept 2025
<ul style="list-style-type: none">•Investor sign-up•Contract Closing•Property Survey•Close bank financing•Setup Investor LLC	<ul style="list-style-type: none">•Rehab and refurbish the property•Close on leasing agent•Rent out the open retail center•Tenant build outs	<ul style="list-style-type: none">•At 90-100% occupancy, refinance and cash out•Return Principal investment to investors	<ul style="list-style-type: none">•As the value increases, plan to sell out in Year 4 or Year 5.•Cash out vested equity

Attention

Offer Open Date – Aug 15, 2020
Offer Close Date – Sep 18, 2020

Total Units on offer – 20
Unit Value - \$50,000.00

Current Status – 45% subscribed/ 11 units left



AZEEM KARMALLY
Co-founder & Managing Director

akarmally@pinnaclecapital.us
832.651.6829
www.pinnaclecapital.us
14090 Southwest Fwy Ste 102
Houston, TX 77478



ARUN KARUR
Co-founder & Managing Director

akarur@pinnaclecapital.us
713.419.6520
www.pinnaclecapital.us
14090 Southwest Fwy Ste 102
Houston, TX 77478



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