

HOUSTON EQUITY PARTNERS

INDUSTRIAL & SELF STORAGE PRIVATE PLACEMENT

THE OPPORTUNITY

Houston Equity Partners LLC is seeking to raise **\$1,100,000** in exchange for 50.4% of its Industrial & Self Storage Portfolio in Operation in the Houston Area.

Financial Terms

- Expected IRR: 10%-15%
- Preferred Return: 4% annually
- Carried Interest: 30%
- Expected Repayment: 5 Yrs
- Minimum Investment: \$25,000
- **IRA/401K** Approved Investment

Use of Funds

- New Asset Acquisitions

Company Background

HEP allows Accredited Investors the opportunity to invest in Industrial, Self-storage and Mixed Use passive income producing assets, strategically located throughout the Greater Houston Area.

HEP has syndicated in \$41M asset acquisitions through a partnership with developer Red Megacentro (www.redmegacentro.cl), operator of 8,000,000 SF of industrial income producing assets.

PORTFOLIO

Willowbrook



Katy



Westway



Pineway



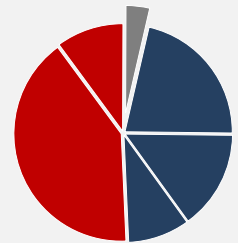
Heights



Gross Leasable Area
560,000sqf

Average Occupancy
~90%

Allocation
41% In Operation
46% Development
3% Cash



Expected Cash Flows

