

5-bedroom, 3-bath well-maintained home. 2,544 SF HVAC, 2,913 SF total living. Cul-de-sac privacy convenient to energy corridor. Spacious kitchen & family rooms. 1 bedroom & full bath down. Fenced yard, nice landscaping, mature trees, sprinkler system. Subdivision pool & tennis courts included. New granite counters, appliances, flooring & paint. 4/1 move in. Stunning neighborhood demographics, best schools, unbeatable location. 1 minute to I -10 & minutes to Katy Mills, Cinco Ranch & Beltway.

REALTOR SHOWING INSTRUCTIONS

Call Centralized Showing Services at 713.977.7469 to set appointment and for alarm code. Kindly remove high heels as they will damage wood flooring. Please remove shoes if raining. Please accompany your buyers throughout showing. Please do not adjust thermostats.

TENANT REP COMMISSIONS

50% of One Month Lease Tenant Rep Commission. Tenant Rep Broker/Realtor does NOT have to accompany their tenant to ANY showings to earn commission. Appointment required.

HIGHLIGHTS

(1) Traditional 2-story, 5/3 brick, new paint, appliances, floors, granite counters, \$2,700 monthly, \$5,400 Deposit, \$8,100 to move-in, Available 4/1

(2) Private yard, mature trees and landscaping, large back patio, 2 car detached garage, private cul-de-sac location, great neighbors

(2) Landlord pays for community pool and tennis courts access. ½ of first month lease Tenant Rep commissions

(3) Within 1 MI to 3 I-10 access points, 7.7 MI to Katy Mills, 9.5 MI to Houston Tollway at I-10, 16 MI to I-610 at I-10, 23 MI to Downtown

(5) Outstanding schools: One TEA Exemplary & 2 TEA Recognized. Two have 9 of 10 and one has 8 of 10 Greatschools ratings. Many private schools

(6) Compared to Benchmarks* Neighborhood has highest AVG: Home Values, Household Income & Net Worth. 75% adults at least a Bachelor's Degree

***Demographic Benchmarks:** 1 MI Radius, 5 MIN drive-time, 77094 Zip Code, City of Houston, City of Katy, Harris County, Waller Country, Houston CBSA (Metro Area), Houston DMA (Houston TV Market Area), Texas and US.

PROPERTY DATA

(7) Lease Terms

\$2,700 monthly

12 month minimum

24 months maximum

\$5,400 Security Deposit

\$8,100 at Lease Execution (1st & Security Deposit)

(8) Community Amenities

HOA, Swimming Pool & Tennis Court fees paid by Landlord

(9) 2,913 SF Total Living Area

2,544 SF HVAC

Ground floor: 1,272 SF

2nd Floor: 1,272 SF

369 SF Outdoor Living

Front covered entry: 65 SF

Cement rear patio: 304 SF

Detached Two-Car Garage

(10) Configuration

5 Bedrooms

3 Baths

Split Plan

(11) Design: Traditional open floor plan

(12) HVAC: Central Electric Air & Heat

(13) Construction: Frame, concrete block, brick & masonry

(14) Land: 7,368 SF / 0.169 acres

(15) Year built: 1993

(15) Subdivision: Green Trails Park

(16) In City limits? Yes

(17) In Flood Plain? No7

(18) Legal: Account # **1175360040026**: LT 26 BLK 4, GREEN TRAILS PARK SEC 8, 19402 Hanby Creek CT, Houston, TX 77094.

<http://www.hcad.org/records/details.asp?crypt=%94%9A%B0%94%BFg%85%8E%86%7Fkj%8EI%8BtXv%5EW%9E%99%A2%D3%89%95%C2e%7CU%8A%7E%86%C0%AB%A8%AD%86%5E&bld=1&tab=>

(19) Branded PDF sets

Offering:

Complete Pack (Pictures, Graphics & Demographics combined):

Pictures Pack:

Graphics Pack:

Demographics Pack:

Area Pictures Pack:

(20) **UN-Branded PDF sets**

Offering: <http://www.swpre.com/wp-content/uploads/2013/03/Hanby-Court-UN-BRANDED-Offering.pdf>

Complete Pack (Pictures, Graphics & Demographics combined): <http://www.swpre.com/wp-content/uploads/2013/03/Hanby-Court-UN-Branded-Complete-Pack.pdf>

Pictures Pack: <http://www.swpre.com/wp-content/uploads/2013/03/Hanby-Court-UN-Branded-Pictures-Pack.pdf>

Graphics Pack: <http://www.swpre.com/wp-content/uploads/2013/03/Hanby-Court-UN-Branded-Graphics-Pack.pdf>

Demographics Pack: <http://www.swpre.com/wp-content/uploads/2013/03/Hanby-Court-UN-Branded-Demographics-Pack.pdf>

Area Pictures Pack: <http://www.swpre.com/wp-content/uploads/2013/03/Hanby-Court-Branded-Area-Pictures-Pack.pdf>

NOTE: All measurements from Appraisal District.

LOCATION

(21) **Google map link:** <http://goo.gl/maps/9IXJK>

(22) 0.8 MI South of I-10 & Greenhouse RD

(23) Multiple I-10 access points within 1 MI: Baker BLVD, S Greenhouse RD, S Fry RD

(24) 7.7 MI to Katy Mills Mall

(25) 9.5 MI to Sam Houston Tollway at I-10

(26) 16 MI to I-610 at I-10

(27) 16 MI to Sugar Land

(28) 22 MI to US 59 & Grand Parkway

(29) 23 MI to Downtown Houston

(30) 33 MI to Houston Hobby International Airport (HOU)

(31) 37 MI to George Bush Intercontinental Airport (IAH)

(32) **Location codes**

Zip Code: 77094-3089

HAR Area: South Katy Area – 36

Harris County Appraisal Neighborhood: 2858.06

Harris County Appraisal Neighborhood Group: 19009

Harris County Appraisal Market Area: 341 – ISD 19 – S. of Katy Freeway

Harris County Appraisal District Map Facet: 4557B

Key Map: 486H

Block Group: 482014545.011

Census Tract: 482014545.01

DIRECTIONS

0.8 MI FROM I-10 @ GREENHOUSE RD

- (1) Travel south on Green House RD past Kingsland BLVD .8 MI
- (2) Turn right (west) on Shawnway LN for 1 block
- (3) Turn left (south) on Hathorn Way for ½ block
- (4) Turn left (east) on Hanby Creek CT
- (5) Home is on your left at rear of cul-de-sac

SCHOOLS

(33) Summary

Outstanding schools attended in the highly rated and acclaimed Katy ISD. Elementary is "Exemplary"; and Middle School, High School & District are "Recognized" Texas Education Association Accountability Ratings ("TEA Rating"). Elementary & High School have 9 of 10 Greatschools ratings, and Middle School & District have 8 of 10 Greatschools ratings. All grades in all categories exceeded Texas Assessment of Knowledge Skills (TAKS) testing standards. Multiple private school alternatives.

(34) Katy Independent School District

"Recognized", the next to highest rating by Texas Education Agency. Exceeded Texas Assessment of Knowledge Skills (TAKS) in all categories in all grade levels. 8 of 10 Greatschools rating.

Katy ISD: <http://www.katyisd.org/Pages/default.aspx>

Greatschools:

<http://www.greatschools.org/search/search.page?q=katy%20independent%20school%20district&state=TX>

(35) Nottingham Country Elementary (PK-5) 511 students

TEA Accountability Rating: "Exemplary"

Distance: 1.6 MI

Greatschools ratings

9 of 10 overall
5 of 5 community rating
5 of 5 principal leadership
5 of 5 teacher quality
5 of 5 parent involvement

Grade 3 TAKS Scores

Math: 94% vs. 87% TAKS AVG
Reading: 100% vs 89% TAKS AVG

Grade 4 TAKS Scores

Math: 94% vs 88% TAKS AVG
Reading: 94% vs 85% TAKS AVG

Writing: 98% vs 90% TAKS AVG

Grade 5 TAKS Scores

Math: 98% vs 81% TAKS AVG

Reading: 100% vs 82% TAKS AVG

Science: 97% vs 87% TAKS AVG

Greatschools: <http://www.greatschools.org/texas/katy/3888-Nottingham-Country-Elementary-School/>

(36) Memorial Parkway Middle School (6-8) 914 students

TEA Accountability Rating: "Recognized"

Distance: 3.6 MI

Greatschools ratings

8 of 10 overall

9 of 10 Grade 6

8 of 10 Grade 7

9 of 10 Grade 8

3 of 5 community rating

4 of 5 principal leadership

3 of 5 teacher quality

4 of 5 parent involvement

Grade 6 TAKS Scores

Math: 93% vs 83% TAKS AVG

Reading 91% vs 84% TAKS AVG

Grade 7 TAKS Scores

Math: 88% vs 81% TAKS AVG

Reading 95% vs 86% TAKS AVG

Writing: 98% vs 94% TAKS AVG

Grade 8 TAKS Scores

Math: 97% vs 73% TAKS AVG

Reading: 99% vs 85% TAKS AVG

Science: 90% vs 79% TAKS AVG

Greatschools: <http://www.greatschools.org/texas/katy/3887-Memorial-Parkway-Junior-High-School/?tab=reviews>

(37) Taylor High School (9-12) 2,757 students

TEA Accountability Rating: "Recognized"

Distance: 1.7 MI

Greatschools ratings

9 of 10 overall

9 of 10 Grade 9
10 of 10 Grade 10
10 of 10 Grade 11
No rating for Grade 12 as not TAKS evaluated
4 of 5 community rating
4 of 5 principal leadership
4 of 5 teacher quality
4 of 5 parent involvement

Grade 9 TAKS Scores

Math: 94% vs 70% TAKS AVG
Reading: 96% vs 89% TAKS AVG

Grade 10 TAKS Scores

English Language Arts: 96% vs 91% TAKS AVG
Math: 91% vs 74% TAKS AVG
Science: 93% vs 76% TAKS AVG
Social Studies: 98% vs 93% TAKS AVG

Grade 11 TAKS Scores

English Language Arts: 100% vs 95% TAKS AVG
Math: 99% vs 90% TAKS AVG
Science: 99% vs 91% TAKS AVG
Social Studies: 100% vs 99% TAKS AVG

Greatschools: <http://www.greatschools.org/texas/katy/3886-Taylor-High-School/>

Schools data source: <http://www.greatschools.org>

DEMOGRAPHICS

(38) **Summary:** Compared to all Benchmarks*, the **Neighborhood** has stunning demographics. Highest AVG: Home Values, Household ("HH") Income, Net Worth. Highest %: At least Bachelor's Degree, at least Master's Degree, Owner Occupied Homes, Family Households. Lowest % Rental Homes.

(39) **Neighborhood defined:** For demographic analysis, we defined the **Neighborhood** with the following boundaries:

North by Kingsland BLVD
East & Southeast by George Bush Park
Southwest along southern subdivision line
West by South Fry RD

(40) **Link to CCIM Neighborhood Custom Map:**

(41) **Homes**

\$368,525 AVG value 2012
56.2% \$300K and higher values in 2012
93.1% owner occupied 2012

1.3% vacant 2012
26.2% No Mortgage 2010

(42) Income

4.6% annual increase in HH income 2012 to 2017
\$183K AVG 2012 HH Income
\$142K AVG 2012 Disposable (After Tax) HH Income
84.5% 2012 HH Income at least \$100K
31.4% 2012 HH Income at least \$200K
27.4% increase in at least \$200K+ HHI in 2017 from 2012

(43) Net Worth

\$1.8M AVG Net Worth 2012
55.4% \$1M+ Net Worth 2012
77.8% \$500K+ Net Worth 2012

(44) Education 25+ years old

75.4% at least a Bachelor's Degree
29.2% at least a Master's Degree

(45) Other Key Demographic Indicators

2.56% annual population increase through 2015
2.54% annual increase in # of homes through 2015
38.2% population under 20 years old
4.0% population at least 65 years old
96% family households

***Demographic Benchmarks:** 1 MI Radius, 5 MIN drive-time, 77094 Zip Code, City of Houston, City of Katy, Harris County, Waller Country, Houston CBSA (Metro Area), Houston DMA (Houston TV Market Area), Texas and US.

CCIM REPORTS AND LISTING ANALYSIS

Unless noted all data from Certified Commercial Investment Member (CCIM) Institute. 1,093 underlying CCIM reports are available on request. For your convenience, we now provide many reports in Excel.

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