

PROPERTY SERVICES & CONSULTING

AGREEMENT

Date of Agreement: January 15, 2025

Property Address: 456 Industrial Park Boulevard, Suite 200, Houston, TX 77002

Between: BuildTech Consulting Group LLC ("Consultant") and Westside Commercial Properties Inc. ("Property Owner")

1. PROPERTY DESCRIPTION AND ASSESSMENT

The subject property is located at 456 Industrial Park Boulevard and consists of a multi-tenant commercial building. Property Owner hereby engages Consultant to perform comprehensive property valuation and consulting services as detailed herein.

Building Data Summary: The structure was constructed in 2008 and comprises approximately 32,500 square feet across four (4) stories. Foundation is reinforced concrete slab on grade with dimensions 185 feet by 176 feet. Foundation condition is rated as excellent with no visible settlement or cracking observed. Exterior walls utilize brick veneer over steel frame construction consisting of 8-inch masonry blocks with concrete backup. Wall condition is good with recent repointing completed in 2022. Roof system is composition shingles over plywood decking with 4:12 pitch replaced in 2018. Current roof condition is excellent with remaining useful life estimated at 18 years. Flooring varies by level with hardwood on subfloor on 1st level, commercial-grade carpet 2nd and 3rd levels, and vinyl composite tile in basement. Windows total 56 units of aluminum frame double-pane with low-E coating and argon fill installed 2016. HVAC comprises two rooftop units with capacity 35 tons total serving four independent zones. System age 6 years, last serviced January 2025. Plumbing lines 2-inch copper main with 3-inch cast iron vent stack. System capacity 3500 gallons per day. Water heater 80-gallon electric. Electrical service 400-amp 3-phase 208V panel with 200 branch circuits. Panel updated 2019. Secondary panels located on each floor.

2. VALUATION SUMMARY

Based on comprehensive assessment of the aforementioned property characteristics, building systems, age, condition, and comparative market analysis:

- Building Structure Value:** \$1,245,000
- Land Value (4.2 acres):** \$487,500
- Parking Lot (85 spaces):** \$127,500
- Tenant Improvements & Fixtures:** \$184,000
- TOTAL PROPERTY VALUE:** \$2,044,000
- Price Per Square Foot:** \$62.88

3. SCOPE OF SERVICES

Consultant shall provide professional property valuation, condition assessment, systems evaluation, market analysis, and detailed written report with photographs and recommendations.

4. COMPENSATION

Property Owner shall pay Consultant the sum of \$8,500 USD for all services rendered, due upon completion and delivery of final report.

5. TERM

Services shall commence upon execution of this agreement and be completed within thirty (30) days. Final report delivery target date is February 14, 2025.

6. CONFIDENTIALITY

Both parties agree to maintain confidentiality of all proprietary valuation data and business information shared during this engagement.

IN WITNESS WHEREOF, the parties have executed this Agreement:

BuildTech Consulting Group LLC

Authorized Representative
Date: _____

Westside Commercial Properties Inc.

Authorized Representative
Date: _____