

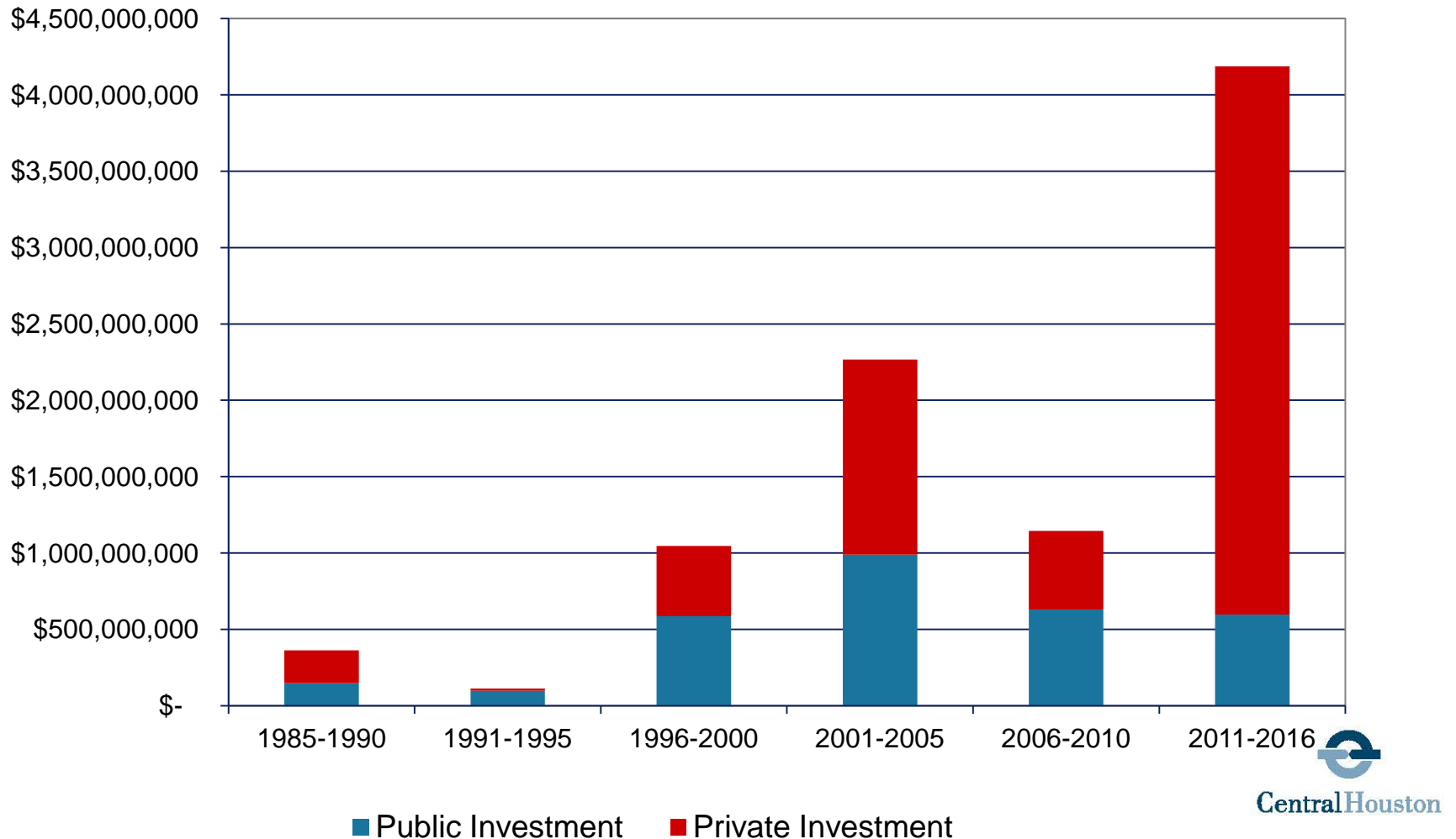
DOWNTOWN HOUSTON Development Update



January 6, 2015

DOWNTOWN'S TRANSFORMATION

- \$6.1 billion investment since 1987; \$3 billion more by 2016
- 33% public/ 67% private



609 MAIN AT TEXAS

- Hines
- Pickard Chilton
- Under construction
- 48 stories
- 1,057,000 sf
- Occupancy Dec '16



1111 TRAVIS

- 1110 Main Partners
- 23 stories
- 475,000 sf
- 600 parking spaces
- Under construction
- Initial move-in 12/14
- Final completion 3/16
- Single-tenant building



800 BELL

- 1.3 million sf + garage
- Shorenstein owns and will redevelop
- Exxon will vacate 1Q15
- Redevelopment work complete in 2016
- Delivery 1Q 2017
- Re-clad the building
- LEED Gold
- Illuminated, iconic crown
- Add to parking structure



CHEVRON, *planned*

- Urban Campus
- Owns & occupies 1400 Smith & 1500 Louisiana
- New building
 - 1.7 msf, 50 stories
 - 1600 Louisiana
- Estimated 10,000 jobs total on the campus after new building



CAPITOL TOWER, *planned*

- Skanska
- 750,000 sf, 35 floors
- Parking garage u/c
- Go-ahead for tower TBD



RESIDENTIAL



UNITS

Current Units	<u>2,665</u>
Under Construction	
500 Crawford	397
BMS	463
Old Texaco	323
Block 334	207
Marquette	361
	<u>1,751</u>
Planned	
Hines	274
Allied Orion	302
Camden	550
Leon Capital	220
Crow - Block 98	314
Crow Resid	264
Cosmo/Realtex/#166	209
Marlowe (Blk 275)	100
	<u>2,233</u>
Total u/c or planned:	3,984
Units if all built	6,649
	149%

1 development recently completed
6 under construction
9 planned



SKYHOUSE HOUSTON

- Opened July 2014
- Developer: Novare Group
- 24-story, 336 rental units
- Target 25- to 34-year-old professional singles
- 577-1,400 sf, priced around \$2.50/sf/month



BLOCK 334

- Developer: Alliance Residential
- Block 334 – Main / Fannin / Leeland / Bell
- Under construction
- 5 stories
- 207 units
- Opens 2Q 2015



500 CRAWFORD

- Developer: Finger Properties
- Under construction, open 2Q 2015
- 7 stories
- 397 units



1111 RUSK / OLD TEXACO BLDG.

- Developer: Provident Realty Advisors
- 309 luxury apartments, 1,065 sf average
- New 550-car garage
- Under construction to 4Q15
- \$95 million redevelopment
- Built 1915, 1938
- 425,000 square feet



MARKET SQUARE TOWER

- Developer: Woodbranch Investments (affiliate of BMS)
- 40 stories
- 463 rental units
- \$1,800 - \$5,800/month
- Under construction to 1Q17



BLOCK 52

- Developer:
Marquette
Companies
- 28 stories
- 361 units
- Under construction
- Est opening 4Q16
- Texas / Austin /
Prairie / LaBranch



HINES RESIDENTIAL, *proposed*

- Developer: Hines
- 32 stories
- 274 rental units
- Construction
1Q15 – 3Q16
- 327,000 square feet



BLOCK 384

- Developer: Allied Orion Group
- 10 stories, 302 units
- 5 street-level live-work units
- Est. start 4Q2014
- Complete 3Q 2016
- St. Joseph / San Jacinto / Jefferson / Caroline



CAMDEN PROPERTY TRUST, *proposed*

- Developer: Camden Property Trust
- 20 stories each
- 550 units total
- Phase 1: Block 330
 - 1Q15 – 1Q17
 - 10/14: former structures cleared, no parking
- Phase 2: Block 346
 - 1Q17 – 1Q19

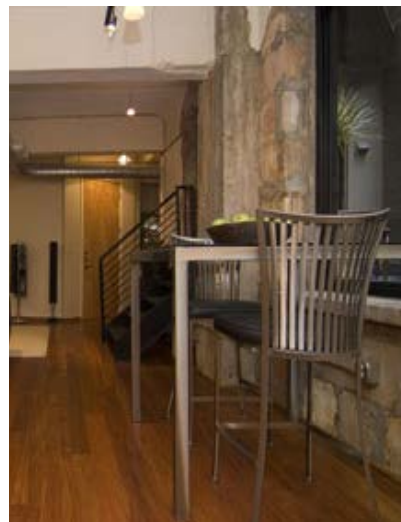


SKYHOUSE MAIN

- Developer: Novare Group
- 24-story, 336 rental units
- Target 25- to 34-year-old professional singles
- 577-1,400 sf, priced around \$2.50/sf/month



INTOWN LIVING



INTOWN LIVING



HOTEL



1 recently completed
5 under construction
3 planned



JW MARRIOTT

- Developer: Pearl Hospitality
- Former 806 Main office building
- 328 rooms
- Meeting space
- Built 1910
- Opened November 2014



MARRIOTT MARQUIS

- Houston First Corp.
- Rida Development
- ~1,000 rooms
- Under construction
- Opens 3Q16
- 1,800-space parking garage north of GRBCC



SPRINGHILL SUITES

- 3-building complex purchased by RLJ Lodging Trust
- Cost: \$79.5 million
- Will convert 82-unit residential tower to 166-room hotel
- Complete 2Q15



HAMPTON INN/HOMEWOOD SUITES

- 14 stories
- \$50 million
- Hampton Inn: 168 rooms
- Homewood Suites: extended stay, 132 rooms
- Under construction
- Completion 1Q16



HOTELS, *planned*

- Hotel Alessandra, in Greenstreet
 - Developer: Midway
 - 25 stories, 225 keys
 - Construction 1Q15-4Q16
- Hilton Garden Inn, next to 1415 Louisiana
 - Developer: Wedge
 - 12 stories, 230 keys
 - Construction 1Q15-1Q16
- Hotel at GRBCC, atop parking garage
 - Developer: TBD
 - 15 stories, 225 keys

OTHER DEVELOPMENTS



HIGH SCHOOL FOR THE PERFORMING & VISUAL ARTS (HSPVA)

- Under construction
- Opens fall 2016
- 160,000+/- sf
- 700 students
- ~200 parking spaces
- \$80 million project



HIGH SCHOOL FOR THE PERFORMING & VISUAL ARTS (HSPVA)



CENTER FOR TEXAS CULTURAL HERITAGE

- Between GRBCC and Minute Maid Park, Capitol
- 2-story, 60,000 sf cultural center
- Explore and experience the history and culture of Houston, the region and the state
- Estimated opening 4Q16



GRBCC IMPROVEMENTS

- Grand entry in center of GRBCC
- New retail/restaurant spaces
- Street traffic one-way and reduced to two lanes, can be closed for major events
- Completion December 2015



SUNSET COFFEE BLDG

- 3-story, 1910 building
- Outdoor plaza – refreshments and rental facilities for runners, canoeists, kayakers, bikers
- Office space for BBP
- Event space on 3rd floor and rooftop terrace
- Open 3Q15
- \$5.3 million



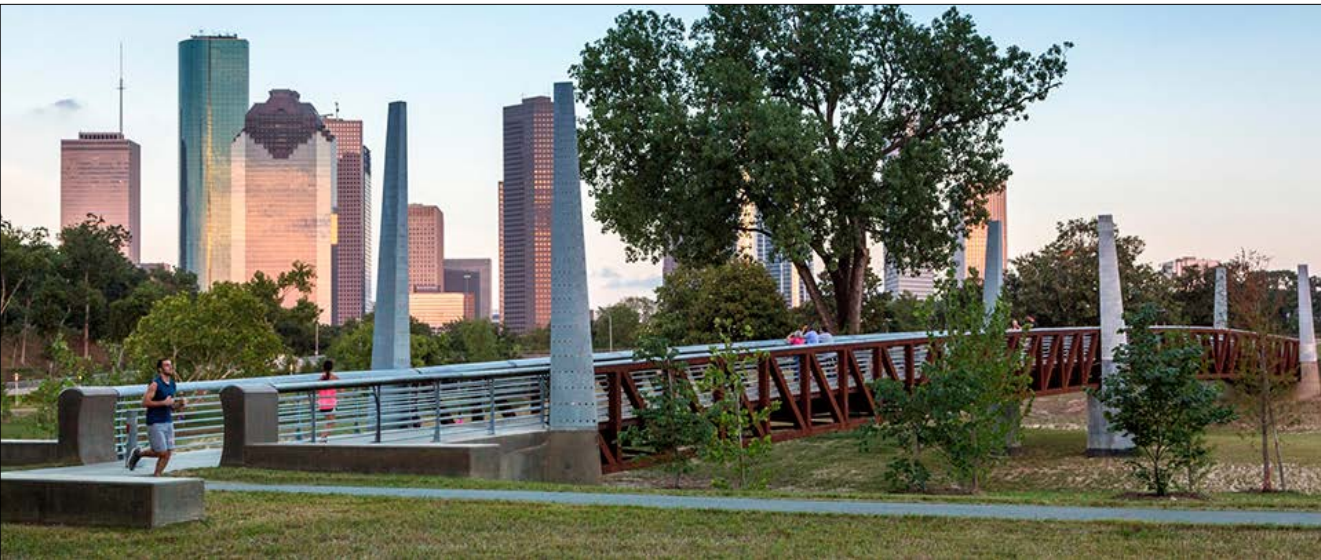
UHD GARAGE/WELCOME CENTER

- Under construction
- Three parking levels with welcome center on fourth level
- Completion Fall 2015



BUFFALO BAYOU – *under construction*

- 160 acres, 2.3-miles long
- \$55 million project; complete summer 2015
- Goal: restore the bayou to be more natural and self-sustaining; reintroduce native park landscape; add amenities



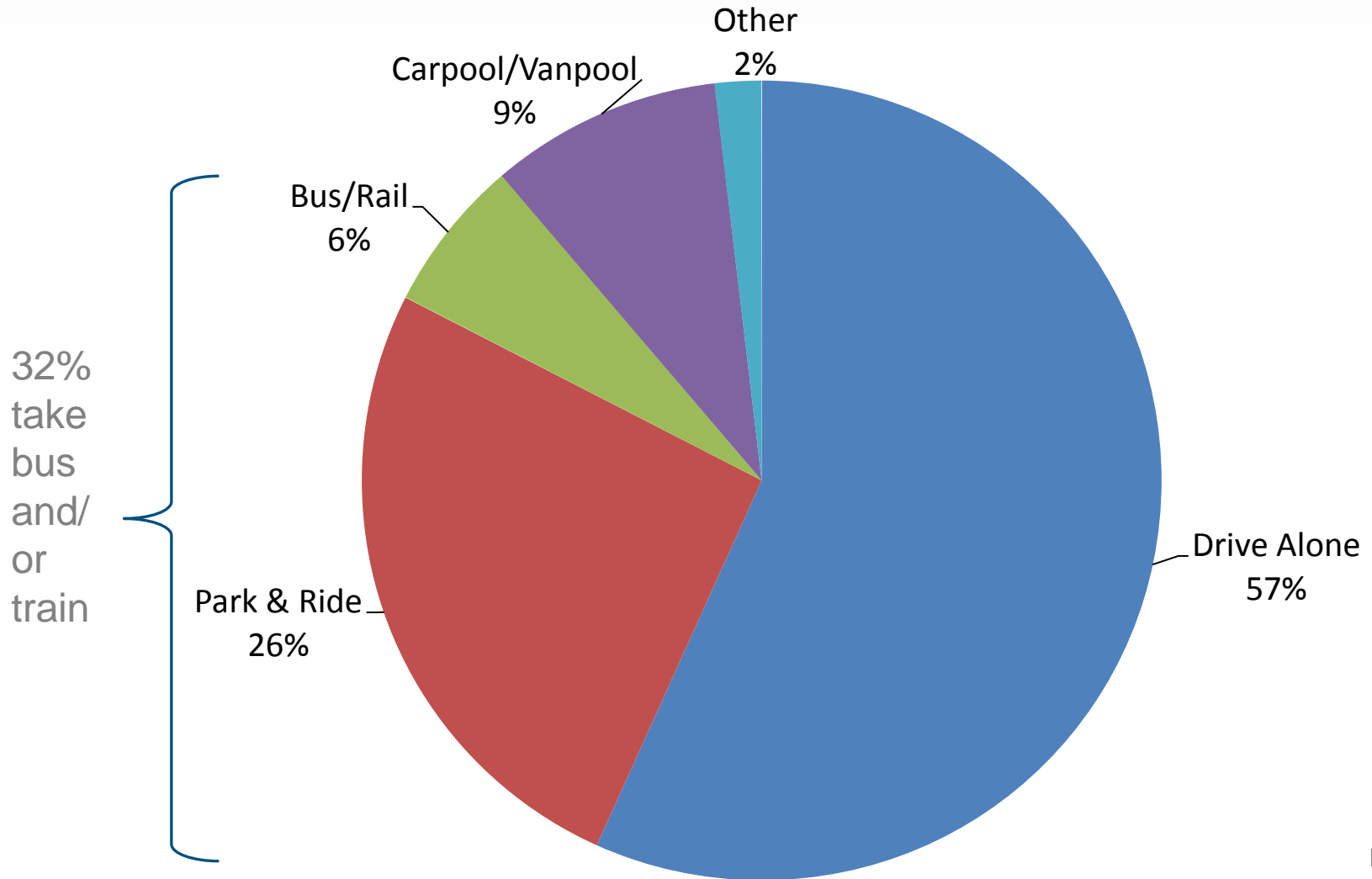
THE DUNLAVY



TRANSPORTATION



COMMUTE MODE, 2013



N=12,701

LIGHT RAIL

- North extension opened Dec 2013, adding 5.3 miles
- Total Red line: 12.8 miles



LIGHT RAIL EXTENSION 2015

- East-West line opens April 2015
- Results in fewer buses in downtown (rail cars carry more people)
- East/west light rail will not have priority over traffic signals



B-CYCLE

11 stations, 87
bikes downtown

28 stations in
Houston

Averaging 2,000
checkouts/
week



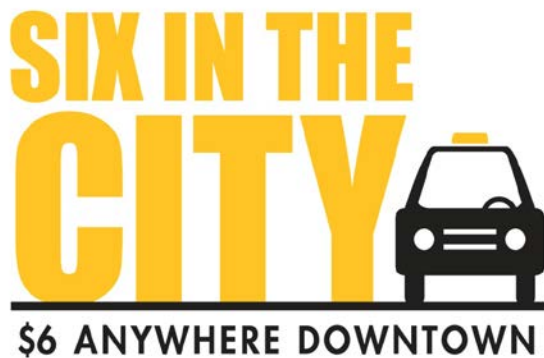
ZipCAR

7 downtown
locations



SIX IN THE CITY

\$6.00 cash to take a cab anywhere
within downtown, up to 4 riders



GREENLINK

2.5 mile-route
6:30-6:30 M-F

1,000 riders/
day avg

User friendly
CNG-fueled
vehicles



