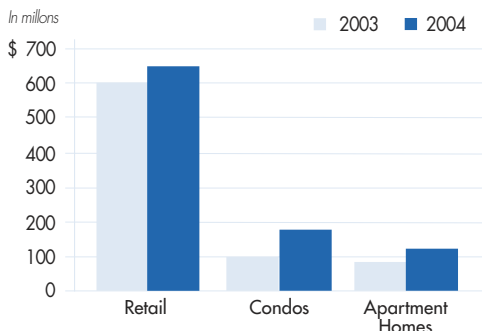


UPTOWN UPDATE

UPTOWN HOUSTON PROPERTY VALUES UP 4.8%

According to the most recent certified values, Uptown Houston property values increased by approximately 4.8 percent in 2004 over 2003. The area's top performing sectors that realized the most significant increases included retail, condominiums and apartment homes.

Uptown Houston Property Values



RESIDENTIAL UPDATE

According to the May issue of *Texas Real Estate Business*, the combination of a shorter commute, historically low interest rates and less home maintenance has made condominium ownership an attractive and viable option for many. Uptown has seen this transformation in its residential marketplace, evidenced by the development of eight condominium properties since 2000.

Additionally, investor interest remains strong in Uptown. As a result, several recently purchased for-rent properties are being converted to condominiums and sold individually, including:

Lofts on Post Oak

- Located at 1901 Post Oak Boulevard
- Purchased by Tarragon Corporation and SunVest Communities LLC
- Units will range from \$200,000 to the \$500,000s

The Bristol

- Located at 3350 McCue
- Purchased by Atlanta-based Choice Condominiums
- Units will range from \$300,000 to \$1.3 million

2400 McCue

- Also purchased by Choice Condominiums
- Undergoing renovation
- Units will range from \$150,000 to \$300,000



NORTHBOUND WEST LOOP CONNECTORS REOPEN JULY 30

The northbound IH 610-West Loop connector ramps to north- and southbound US 59-Southwest Freeway will reopen at the end of July. The good news for commuters? The northbound West Loop main lanes will be in their final configuration after three years of reconstruction.

HIBERNIA BANK PLAZA — OFFICE BUILDING OF THE YEAR

Hibernia Bank Plaza, located at 5718 Westheimer, was one of two Houston-area office buildings to win a coveted **2004-2005 Office Building of the Year award** from the Building Owners and Managers Association. The award recognizes excellence in office building management and operations

RETAIL UPDATE

Timeless Benefits Medical

Spa, designed to offer innovative technology for age management, has opened its doors at **Uptown Park** under the direction of Dr. Bill Kalchoff and Dr. Grady Hallman.



NEWS TO GO...

...The City of Houston is making progress in its reconstruction of the Post Oak Boulevard waterline between the West Loop and Westheimer. Work should be completed mid-November.

...Crews are wrapping up McCue Street improvements, which will be complete by the beginning of August.

...Uptown's new METRO shelters are being installed on various sites throughout the area and many are equipped to serve riders today.



UPTOWN HOUSTON BRINGS HOME SILVER AND GOLD

Uptown Houston's Marketing/Public Relations team was recently awarded two prestigious Excalibur Awards at the annual Excalibur for Excellence Awards Ceremony hosted by the Public Relations Society of America. The Excalibur Awards honor outstanding professional accomplishments in the development and execution of comprehensive public relations campaigns and individual communications tactics.

Silver Excalibur Award 19th Annual Uptown Holiday Lighting

Gold Excalibur Award Opening of West Loop Southbound Campaign

BRIGHT FUTURE FORECASTED FOR UPTOWN'S HOTEL MARKET

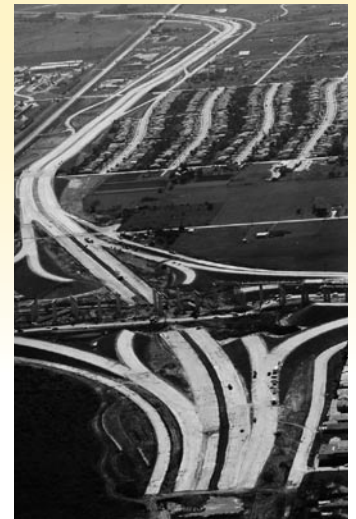
In a recent article in **Commercial Property News**, John Keeling, senior vice president of PKF Consulting, reported that Enron's demise and the shrinkage of Houston's energy trading firms hurt the city's hotel market. However, he pointed out that "things are looking pretty good for 2007 and very good for 2008." Keeling added, "one submarket to watch is **the Galleria**. There, a **Westin hotel** has received major upgrades while a Doubletree has been converted to a **Hilton**. And, two upscale hotels may be constructed in the Galleria area in the near future."



FOR MORE INFORMATION, PLEASE VISIT OUR WEB SITE AT WWW.UPTOWN-HOUSTON.COM.

THE WEST LOOP –

DID YOU KNOW? In the late 1950s, the State Highway Commission began developing plans to construct IH 610-West Loop. In the midst of the Cold War, the United States government was building an interstate highway system to move troops and heavy equipment around the country. Houston's "loop" would be part of this interstate highway system and federal funds were provided for support. Construction of the new West Loop began in the 1960s.



www.uptown-houston.com

1980 POST OAK BOULEVARD, SUITE 1580
HOUSTON, TEXAS 77056

