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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**





www.nnnretailadvisors.com

OFFERING SUMMARY



Price: \$7,496,300

CAP: 6.25% CAP

Year Built: 2019

GLA: 32,196 SF

Price/SF: \$232.84

Occupancy: 100%

Lot Size: 3.18 Acres



INVESTMENT HIGHLIGHTS

- Tremendous opportunity to acquire a newly built 100% occupied shopping center in a dense infill Houston, Texas submarket, "Essential Use" retail tenant mix
- Anchored by Family Dollar and Dollar Tree
- Long Term Leases with Increases in Primary Terms
- Tenant Mix Includes: Fred Loya, Boost Mobile, La Esperanza Mexican Restaurant, Smile Squad Dental & Orthodontics, and Laundry 4U
- Offered at \$232 per square foot to the building, very reasonable in place average rents of \$14.65 per foot
- Fronts Highway 249 with average daily traffic count of over 51,000 cars per day
- Population of 13,800 People in a 1 Mile Radius
- Located at the intersection of 249 and Upland Willow. Upland Willow leads directly multiple new home subdivisions with thousands of homes completed and under construction



RENT ROLL

	TENANT NAME	SQ FT	ANNUAL RENT	RENT PSF	LEASE COM- MENCE	LEASE EXPIRA- TION	OPTIONS/ INCREASES
D	Dollar Tree	10,080	\$110,880	\$11.00	<u>4/17/2019</u>	4/30/2029	3-5 Yr Options, .50c Increases in Options
F	Family Dollar	8,402	\$80,995	\$9.64	1/31/2019	01/31/2029	6-5 Yr Options, 5% Increases in Options
H	Laundry 4U	4,162	\$49,944	\$12.00	12/15/2020	12/31/2035	10% Increases Every 5 Years, 2-5 Yr Options
A	Smile Squad	5,264	\$122,388	\$23.25	10/7/2019	11/30/2028	10% Increase in Yr 6, 2-5 Yr Options at Market
E-1	La Esperanza Restaurant	1,995	\$49,875	\$25.00	6/1/2020	5/31/2029	10% Increases Every 5 Years, 2-5 Yr Options
E-2	Fred Loya	1,191	\$29,180	\$24.50	10/22/2019	11/30/2024	3-5 Yr Options, 10% Increases in Options
G	Boost Mobile	1,102	\$28,377	\$25.75	2/1/2020	3/31/2024	1-5 Yr Option, 10% Increase
	SUBTOTAL	32,196	\$471,638	\$14.65			

FINANCIAL SUMMARY

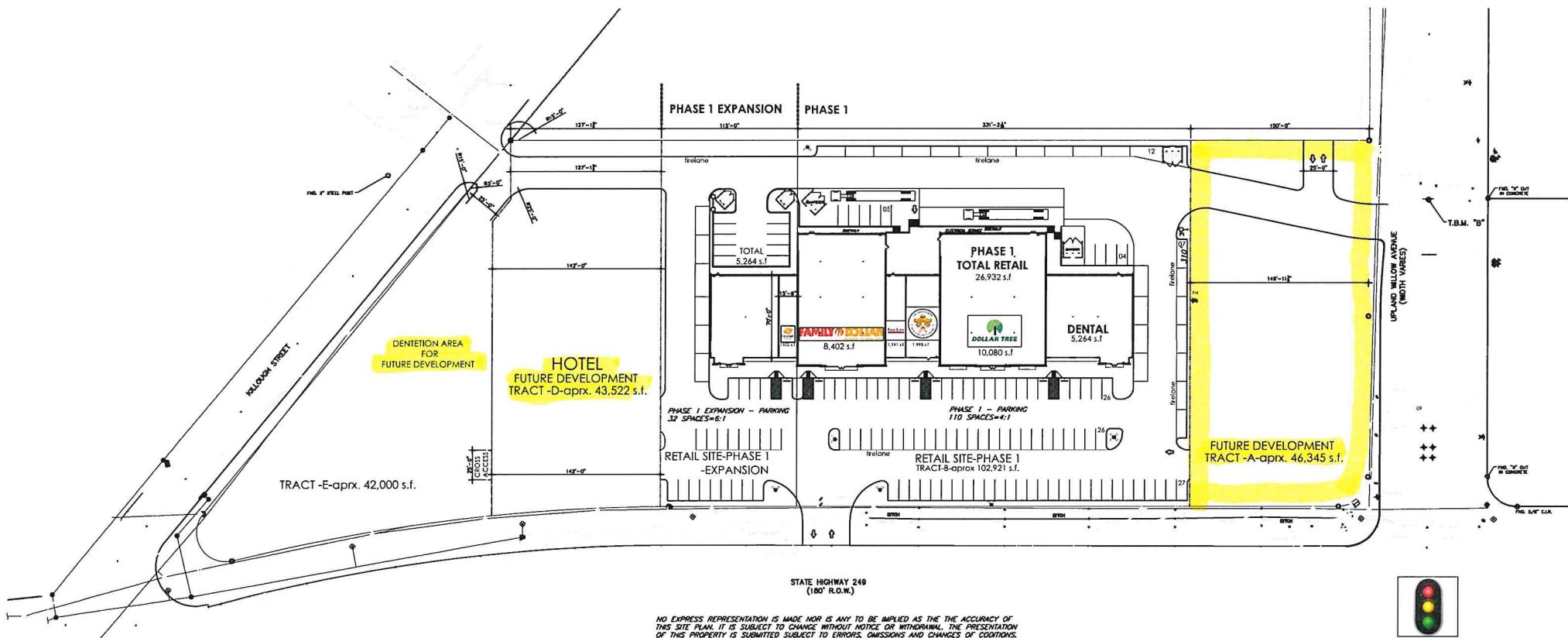


INCOME

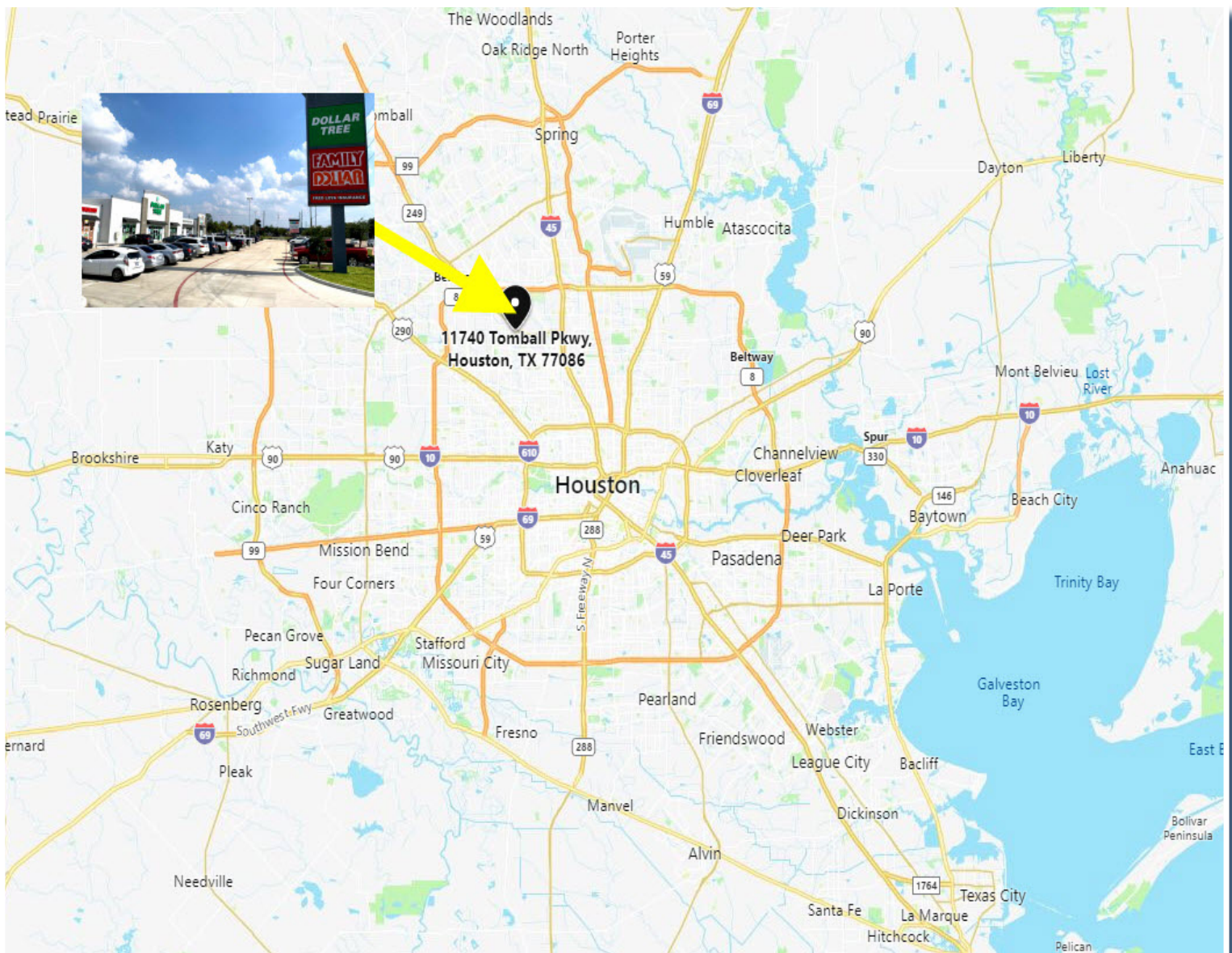
Base Rent	\$471,638
Reimbursements	\$180,229
Gross Income	\$651,867

EXPENSES

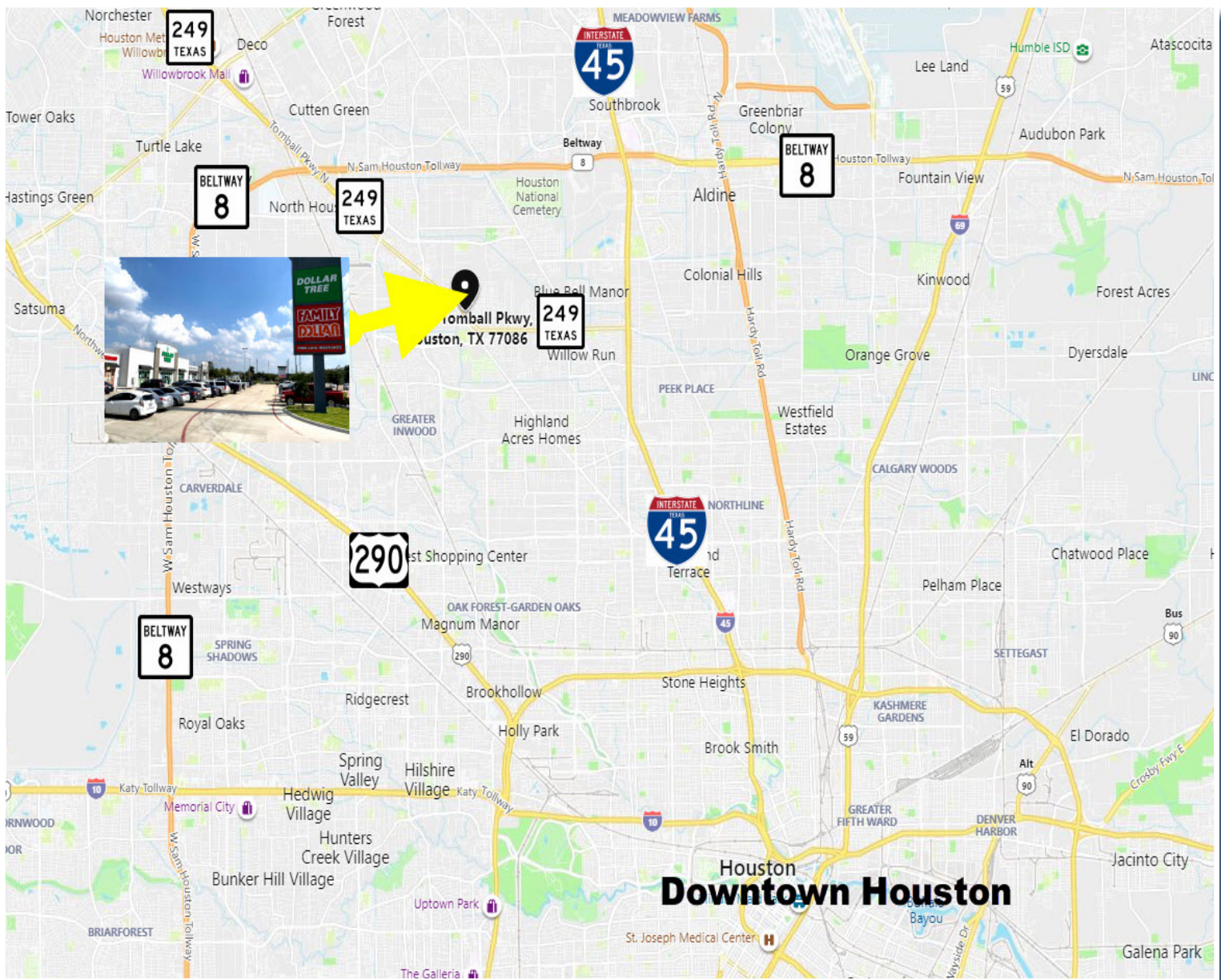
Taxes	\$111,048
Insurance	\$19,678
CAM	\$38,470
Management	\$14,149
Total Expenses	\$183,345
Net Operating Income:	\$468,522



LOCATION MAPS



LOCATION MAPS





NAME: Dollar Tree Stores Inc.
(Corporate Lease)

SUITE # D

**SQUARE
FOOTAGE** 10,080

RENT PSF \$11.00

**COM-
MENCE-
MENT** 4/17/2019

EXPIRATION 4/30/2029

OPTIONS

Years 1-10:	\$11.00
1st 5 Year Option:	\$11.50
2nd 5 Year Option:	\$12.00
3rd 5 Year Option:	\$12.50

Dollar Tree (DLTR), with a stock market capitalization exceeding \$22 billion, is a Fortune 500 company that operates 15,115 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of twenty four distribution centers. In July of 2015, Dollar Tree acquired Family Dollar Stores.

At Dollar Tree, every single item is only \$1. Dollar Tree carries a broad mix of merchandise that includes national and regional brands. Products include housewares, glassware, dinnerware, cleaning supplies, candy, snacks, food, health and beauty, toys, gifts, gift bags and wrap, party supplies, stationery, craft supplies, teaching supplies, books, and seasonal décor





NAME: Family Dollar
(Corporate Lease)

SUITE # F

SQUARE
FOOTAGE 8,402

RENT PSF \$9.64

COM-
MENCE-
MENT 1/31/2019

EXPIRATION 2/28/2028

OPTIONS

Years 1-10:	\$9.64
1st 5 Year Option:	\$10.13
2nd 5 Year Option:	\$10.63
3rd 5 Year Option:	\$11.16
4th 5 Year Option:	\$11.72
5th 5 Year Option:	\$12.31
6th 5 Year Option:	\$12.92

Family Dollar is owned by Dollar Tree. Dollar Tree (DLTR), with a stock market capitalization exceeding \$22 billion, is Fortune 500 company that operates 15,115 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of twenty four distribution centers.

Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions — all for everyday low prices.

While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.



FRED LOYA INSURANCE

NAME: Fred Loya Insurance
Agency Inc.
(Corporate Lease)

SUITE # E-2

SQUARE
FOOTAGE 1,191

RENT PSF \$24.50

COM-
MENCE- 10/22/2019
MENT

EXPIRATION 11/30/2024

OPTIONS Months 1-60: \$24.50
1st 5 Year Option: \$26.95*
2nd 5 Year Option: \$29.65*

*10% Increases

Fred Loya Insurance is a Texas based Hispanic 500 car insurance company. As of 2016 the company had 5,200 employees and 700 offices in Alabama, Arizona, California, Colorado, Georgia, Illinois, Indiana, New Mexico, Nevada, Ohio and Texas. It is the 18th largest Latino-owned company in the country.

Fred Loya started Loya Insurance Group in 1974. It began as a single store front office and has since expanded to more than 361 agencies across six states California, Colorado, Illinois, New Mexico, Nevada and Texas.[]

The Loya Insurance Group agencies are located in multiple types of locations such as shopping centers, grocery stores, street corners, and office buildings. The agencies are in both small and large towns and cities and focus on being in places where the lower income people go on a regular basis.





NAME:	Boost Mobile	
	30 STORE FRANCHISE	
SUITE #	G	
SQUARE FOOTAGE	1,102	
RENT PSF	\$25.75	
COM-MENCE-MENT	1/01/2020	
EXPIRATION	3/31/2024	
OPTIONS	Years 1-5:	\$25.75
	1st 5 Year Option:	\$28.33*
	*10% Increase	

Prepaid service is the growth engine of to-day's wireless business and Boost Mobile is the industry leader, consistently topping the list of no-contract service providers in the J.D. Power and Associates Wireless Purchase Experience Study. Boost retail stores stock the latest phones at the best prices in the industry, deliver service that's a cut above the competition and attract customers with rate plans like 4 lines at \$25 per line.

Boost Mobile was originally founded in 2000 by Peter Adderton in Australia Boost Mobile is a wireless telecommunications brand used by two independent companies in Australia and the United States. Boost uses T-Mobile's network (formerly Sprint) to provide wireless service to its consumers in the United States.





NAME: Smile Squad Pediatric
Dental & Orthodontics
(Multiple Houston
Area Locations)

SUITE # B

SQUARE
FOOTAGE 5,264

RENT PSF \$23.25

COM-
MENCE-
MENT 10/07/2019

EXPIRATION 11/31/2028

OPTIONS
Months 1-3: Free Rent
Months 4-60: \$23.25
Months 61-122: \$25.50
1st 5 Year Option: Market
2nd 5 Year Option: Market

Smile Squad is a state-of-the-art Pediatric Dental and Orthodontics facility. Patients are surrounded by the most up to date dental technology, comfortable seating and High Def TVs for treatment. The office utilizes Digital x-ray machines, DentalVibe painless injection technology Isolite, "for better isolation, and better dentistry", and Invisalign.

The Smile Squad partners operate several other locations in the Houston area which includes a location on Shepherd Drive.





NET REALTY
ADVISORS

NET LEASED PROPERTY SPECIALISTS

SHOPPES AT 249

800.727.3147



NAME: La Esperanza Mexican
Restaurant

SUITE # G

SQUARE
FOOTAGE 1,995

RENT PSF \$25.00

COM-
MENCE-
MENT 6/01/2020

EXPIRATION 5/31/2029

OPTIONS

Months 1-60:	\$25.00
Months 61-120:	\$27.50
<u>1st 5 Year Option:</u>	\$30.25
<u>2nd 5 Year Option:</u>	\$33.28

*10% Increases Every 5 Years





NAME: Laundry 4U
(Multiple Houston
Area Locations)

SUITE # H

SQUARE
FOOTAGE 4,162

RENT PSF \$12.00

COM-
MENCE-
MENT 12/15/2020

EXPIRATION 12/31/2035

OPTIONS

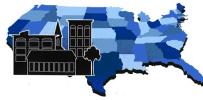
Months 4-60: \$12.00
Months 61-122: \$13.20
1st 5 Year Option: \$14.52
2nd 5 Year Option: \$15.97
3rd 5 Year Option: \$17.57

At Laundry-4U, we offer our customers more than the average, run-of-the-mill laundromat—we are innovative, customer-service obsessed, and all about providing you a safe, clean, and comfortable space to transform a mundane chore into an enjoyable experience.

When we say we're innovative, we mean it. All of our washaterias are equipped with brand new, app-based washers and dryers that allow you to pay for your laundry, check machine availability, and monitor the status of your loads from your mobile device.



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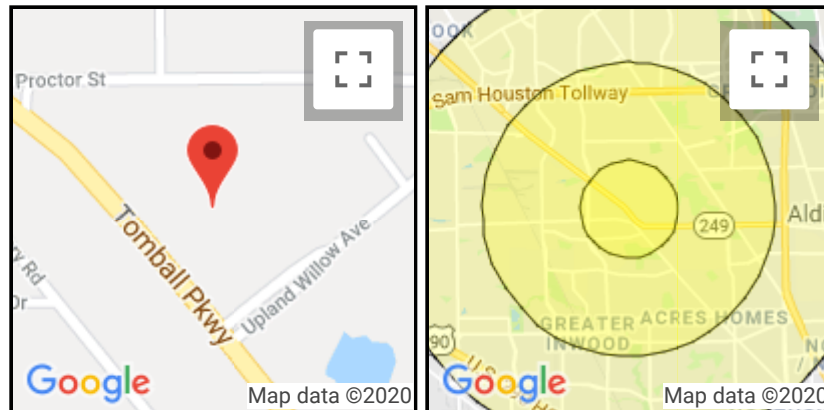


EASI Updated Site Selection Reports & Analysis Summary Report

Address: 11740 Tomball Parkway, Houston, Texas

Latitude: 29° : 54' : 09"

Longitude: -95° : 27' : 57"



Description	1 Miles	3 Miles	5 Miles
DEMOGRAPHIC OVERVIEW			
Population	13,827	132,759	342,213
Households	3,962	38,633	106,208
Total Household Income (\$)	270,187,612	2,696,899,010	7,548,057,699
Median Household Income (\$)	54,356	56,024	54,517
Median Age	30.1	31.8	31.5
POPULATION BY RACE			
White Population	4,283	49,239	131,403
Black Population	5,529	44,412	109,068
Asian, Pacific Islander Population	1,204	8,602	22,023
American Indian and Alaska Native Population	160	1,692	3,936
Other Race Alone Population	2,172	23,122	60,075
Two or More Races Population	479	5,692	15,708
POPULATION BY ETHNICITY			
Hispanic Population	7,269	74,846	186,716
White Non-Hispanic	86	5,062	23,512
BLOCK GROUP COUNT	4	53	150

Footnotes:

© 2020 Easy Analytic Software, Inc. Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2020 unless otherwise stated.

Easy Analytic Software, Inc.
101 Haag Avenue, Bellmawr, NJ 08031



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Net Realty Advisors LLC	596860	info@netrealtyadvisors.com	972 661 8476
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date