



2707 W. Lake Houston Pkwy.  
Humble, TX 77339

INVESTMENT OFFERING

## DISCLAIMER

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

**By accepting this Marketing Brochure you agree to release Principals and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.**

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## PRICING & FINANCIAL ANALYSIS

### LOCATION

2707 W. Lake Houston Pkwy.  
Humble, TX 77339

Price \$3,821,053

Rentable Square Feet 4,554 SF

CAP Rate 4.75%

Year Built /Renovated 2008

Lot Size 1.32 Acres

Type of Ownership Ground  
Lease

### ANNUALIZED OPERATING DATA

#### Rent Increase

#### Annual Rent

Years 8/13/2018 – 8/12/2022

\$181,500.00

Years 8/13/2022 – 8/12/2027

\$199,650.00

#### Option Periods

Years 2027 – 2032 – First Term

\$219,615.00

Years 2032 – 2037 – First Term

\$241,576.50

Years 2037 – 2042 – Second Term

\$265,734.15

Years 2042 – 2047 – Second Term

\$292,307.56

### HIGHLIGHTS

- *Trophy Building / Affluent Location*
- *Two, 10 Year Options with 10% Increases every 5 year*
- *10% Increase in 2 Years, future Cap Rate of 5.22%*

Net Operating Income

\$181,500.00

**Total Return**

**4.75% \$181,500.00**

## TENANT SUMMARY

Tenant Trade Name	BBVA Compass Bank
Corporate Lease Guarantor	Corporate, Public, NYSE: BBVA
Credit Rating & Branch Deposits	BBB+, S&P, \$86.4 Million+
Lease Type	Ground Lease
Lease Term	20.00 Years*
Lease Commencement Date	8/13/2007
Rent Commencement Date	8/13/2007
Lease Expiration Date	8/12/2027
Term Remaining on Lease	7.25 Years
Increases	10% Increases in Two (2) Years & Every Five (5) Years during the Options Periods
Options	Two (2), Ten - Year Options

## INVESTMENT & LOCATION OVERVIEW

### Highlights

- Trophy Building in Affluent Houston Suburb of Humble / Kingwood
- Ground Lease – 7.25 Remaining – 10% Increases in Two (2) Years and Options Periods
- TEXAS – TAX FREE STATE
- Five, Five-Year Option Remaining
- **BBVA Compass Bank – BBB+ Rating - Over \$86.4 million in Branch Deposits**
- 1.32 Acres on Lake Houston Parkway
- Average Cars per Day over 45,000
- National Retailer Surrounding Location – HED, McDonald's, Walgreens, Chase Bank and Wells Fargo
- Humble / Kingwood is suburb *northeast Houston, TX* - Average Household Income of \$134k+ within a 1-Mile Radius
- Densely Populated Affluent Area: 152k+ People Residing within a 5-Mile Radius


BBVA Compass Bank Ground Lease located in the beautiful master planned community of Kingwood, Texas in the North Houston MSA. Kingwood is a large, 14,000 acre master planned community located about 23 miles north of Downtown Houston, just off Interstate 69 (Highway 59). Kingwood is divided into 21 planned villages each with a separate village association, distinct style, and varying home prices. Kingwood, known as the Livable Forest, was created by the Friendswood Development Company in 1971 and has grown rapidly since has grown 49% since the year 2000 with a one mile population of 8,652, three mile radius of 71,839 and five mile radius of 152,662. Kingwood also has very affluent demographics \$134,750 in one mile.

The BBVA Bank has three points of access one at West Lake Houston Parkway, second at Kings Crossing Drive and third at Bens Branch Street. It is has oversized lot consisting of 57,700 square feet. The property is located in one of the major retail centers at W. Lake Houston Parkway and Kingwood Drive, which has over 350,000 rentable square feet of retail and office space in the Kings Crossing Town Center development, Kings Harbor Development and the new 33 acre HEB Retail development.

Surrounding Area retailers include HEB grocery, AT&T, CVS, Walgreens, Starbucks, FedEx, McDonalds, Burger King, Chick Fil A, and numerous local businesses such as nail shops, dry cleaners and beauty/barber salons as well as private dentist and physicians offices, ER clinic and Urgent care clinics.



## CORPORATE DESCRIPTION



**BBVA**  
Compass

BBVA USA (formerly BBVA Compass) is a bank holding company headquartered in Birmingham, Alabama. It has been a subsidiary of the Spanish multinational Banco Bilbao Vizcaya Argentaria since 2007 and operates chiefly in Alabama, Arizona, California, Colorado, Florida, New Mexico, and Texas. The company is the 30th largest bank in the United States. BBVA USA holds naming rights to BBVA Stadium, a soccer venue in Houston, Texas. From 2011 to 2014, BBVA USA was the title sponsor of the Birmingham Bowl (then called the BBVA Compass Bowl), a college football bowl game played annually in Birmingham.

Name	<b>BBVA Compass</b>
Headquarters	<b>Birmingham, Alabama</b>
Founded	<b>1964</b>
Number of Locations	<b>649 branches</b>
Number of Employees	<b>10,045 (2018)</b>
Website	<b><a href="http://www.bbvausa.com">www.bbvausa.com</a></b>

## PICTURES OF PROPERTY





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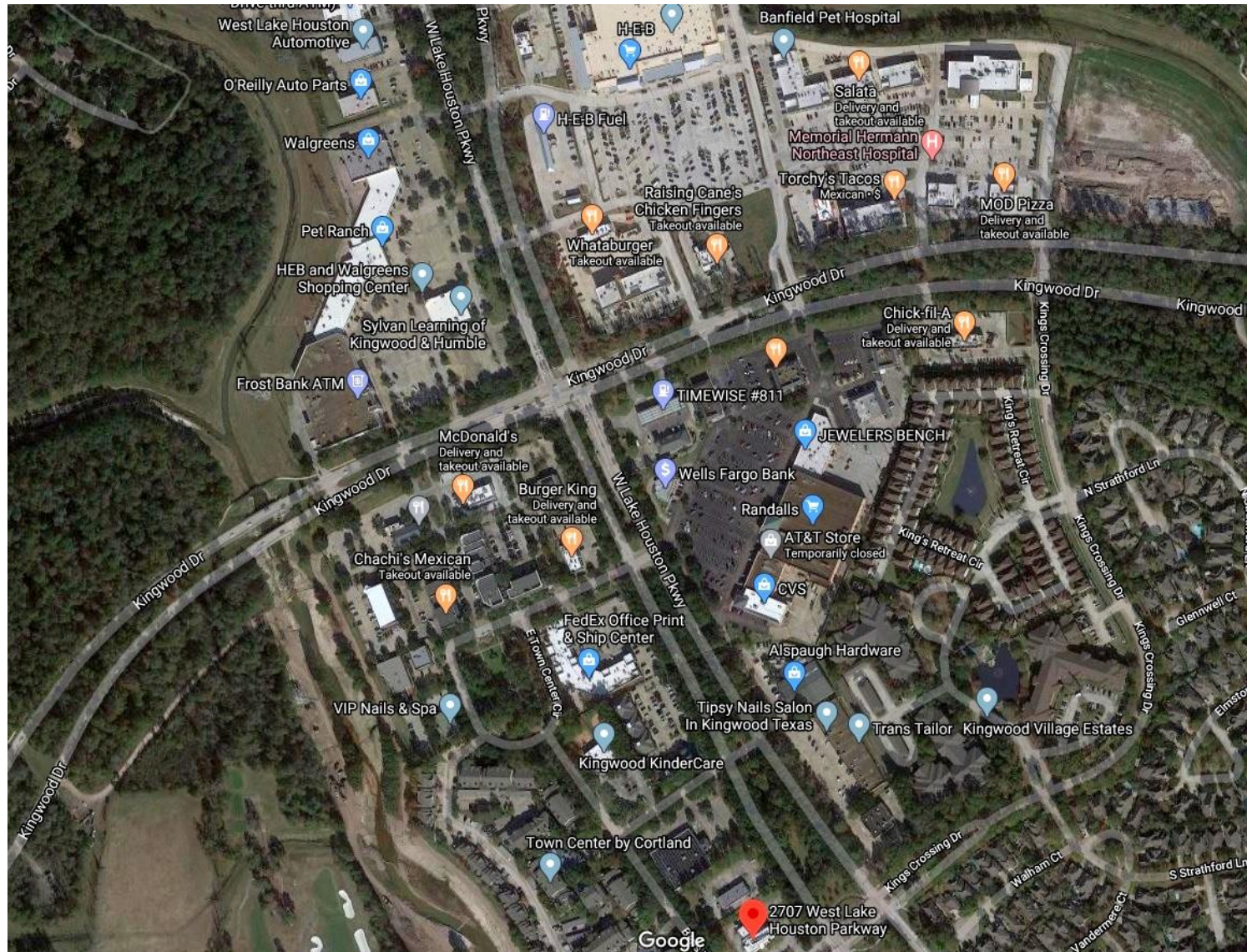


## PICTURES OF PROPERTY





## AERIAL



National Surrounding Retail includes – HEB, McDonald's, Walgreens, Chase Bank, Edward Jones, Wells Fargo and many more





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