OFFERING MEMORANDUM

Comerica Bank | Houston, TX

2021 Deposits Exceeded $150M

6333 FTM 1960 Rd W, Houston, TX

In Association with ParaSell, Inc. | A Licensed Texas Broker #9009637

STREAM
CAPITAL PARTNERS

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TRANSACTION SUMMARY

Purchase Price:	**$4,494,460**
Cap Rate:	**5.00%**
Annual Rent:	**$224,723**

Lease Summary

Tenant:	Comerica Bank
Lease Type:	Absolute NNN - Ground Lease
Landlord Responsibilities:	None
Lease Commencement:	12/15/2006
Lease Expiration:	12/31/2026
Annual Increases:	8% every 5-years
Options to Renew:	Three, 10-year options

Property Specifications

Address:	6333 FTM 1960 Rd W, Houston, TX
Building Size:	7,524 SF
Land Size:	1.30 Acres
Drive Thru Lanes:	6

Investment Highlights

- Absolute NNN Ground Lease with 3, 10-year options with 8% rent increases every 5 years
- Investment Grade Credit Tenant (S&P: A-)
- 15+ years of historical tenancy at the site with strong deposits of $152mm
- Established trade area featuring Costco, Sam's Club, Target, REI, Best Buy, Chick-fil-A, Whataburger, and more
- Affluent customer base with average household incomes in excess of $130,000 within 1 mile
- Situated at a signalized intersection with exposure to 27,000 VPD
- 1.3 acre site equipped with 6 drive-thru banking lanes

TENANT SUMMARY

Comerica Incorporated (NYSE: CMA) is a financial services company headquartered in Dallas, Texas, strategically aligned by the Business Bank, the Retail Bank, and Wealth Management. The Business Bank provides companies of all sizes with an array of credit and non-credit financial products and services. The Retail Bank delivers personalized financial products and services to consumers. Wealth Management serves the needs of high net worth clients and institutions.

Comerica operates in seven of the 10 largest U.S. cities, with more than 430 banking centers in its primary markets of Texas, Arizona, California, Florida and Michigan. Select businesses operate in several other states, as well as in Canada and Mexico.

Comerica is among the 25 largest U.S. financial holding companies.

Comerica Reported Total Assets of

$94.6 BILLION

as of Dec. 31, 2021

AREA MAP

SUBJECTRUNNER.com nearmap

AERIAL

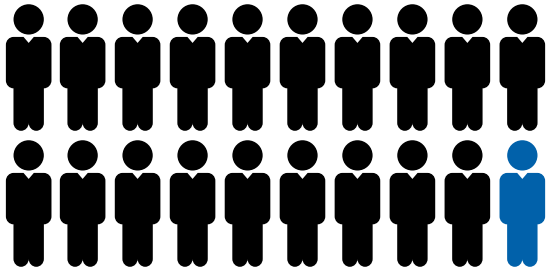
LOFT Talbots
STARBUCKS SUBWAY
IHOP RESTAURANT
WELLS FARGO
CVS pharmacy
CHAMPIONS VILLAGE
BARNES & NOBLE
T.J.maxx
Randalls
Bath&Body Works
KIRKLAND'S
Tuesday Morning
STARBUCKS
SUPERCUTS every time
The UPS Store
Jason's deli
Hallmark
at&t
planet fitness
PAPA JOHN'S
McDonald's
Arby's
99¢ only
THE HONEYBAKED HAM CO CAFÉ
Firestone
LAZBOY
Farm to Market 1960 Rd W
27,376 CARS PER DAY
SUBJECT PROPERTY
Comerica
Champions Dr

AERIAL

WILLOWBROOK MALL
±1,510,000 SF GLA | ±140 STORES
jcp
DICK'S SPORTING GOODS
Dillard's
macy's
NORDSTROM rack
FIVE GUYS
Chevron
TACO BELL
POPEYES
Chick-fil-A
COMMONS AT WILLOWBROOK
Academy SPORTS + OUTDOORS
HomeGoods
Michaels
Marshalls
the Bed Shop
ROSS DRESS FOR LESS
Conn's HomePlus
ULTA
DSW
THE VITAMIN SHOPPE
McALISTER'S DELI
Domino's
FRIDAYS
Bath Fitter
WHATABURGER
CHASE
TARGET
SALLY BEAUTY
WELLS FARGO
Trustmark
27,376
CARS PER DAY
Party City
Walgreens
CommunityBank
OF TEXAS
Farm to Market 1960 Rd W
Champions Dr
SUBJECT PROPERTY
Comerica

BUILDING PHOTOS

HOUSTON MARKET SNAPSHOT



7 MILLION

Total residents in the Houston Metro area, a 16.4 percent increase over prior year, the fastest rate of population growth among the 10 most populous metros. The Houston metropolitan area is the fifth largest in the U.S.

HOUSTON IS A MAJOR CORPORATE CENTER

Houston **Ranks #4** in U.S. in Number of Fortune 500 Headquarters

The region is home to over 20 Fortune 500 Companies, over 50 Fortune 1000 Companies, and has one of the largest concentrations of global headquarters in the world.

George Bush Intercontinental Airport is the **14th busiest airport in the U.S.** The airport welcomes over 59 Million domestic and international passengers annually

Houston is the **2ND LARGEST** U.S. Metro Exporter with over $192 Billion in imports & exports

$478 Billion

Houston Total Gross Domestic Product

Houston is the nation's sixth largest metro economy and has grown by $100 billion over the past decade. The region's largest industries are manufacturing, accounting for a 16.8% share of Houston's GDP, followed by professional and business services at 13.6%.

LARGEST

Medical Complex

Houston is home to the ("TMC"), the largest medical complex in the world. Over 50 million square feet in size and housing the world's largest children's hospital and the world's largest cancer hospital, TMC is at the forefront of advancing life sciences.

51%

Of Houstonians have a bachelor's or graduate degree

34% of US-based, Publicly-Traded Oil & Gas Companies are Based in Houston

University of Houston plays an essential role in the overall economic vitality of the city. Developing a skilled workforce, inspired leaders and expert managers, providing research-based solutions to real-world problems, encouraging cultural advancement and serving as an anchor institution for the community, **UH generates a remarkable $6.4 billion annual impact on Greater Houston – and $7.7 billion impact on Texas.**

REGIONALMAP

Demographics

Source: Landvision 2021

Residential Population

1 Mile	3 Miles	5 Miles
9,488	96,426	273,348

Average Household Income

1 Mile	3 Miles	5 Miles
$132,180	$109,588	$110,346

Total Housholds

1 Mile	3 Miles	5 Miles
4,690	41,957	110,029

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