

SECURE
NET LEASE

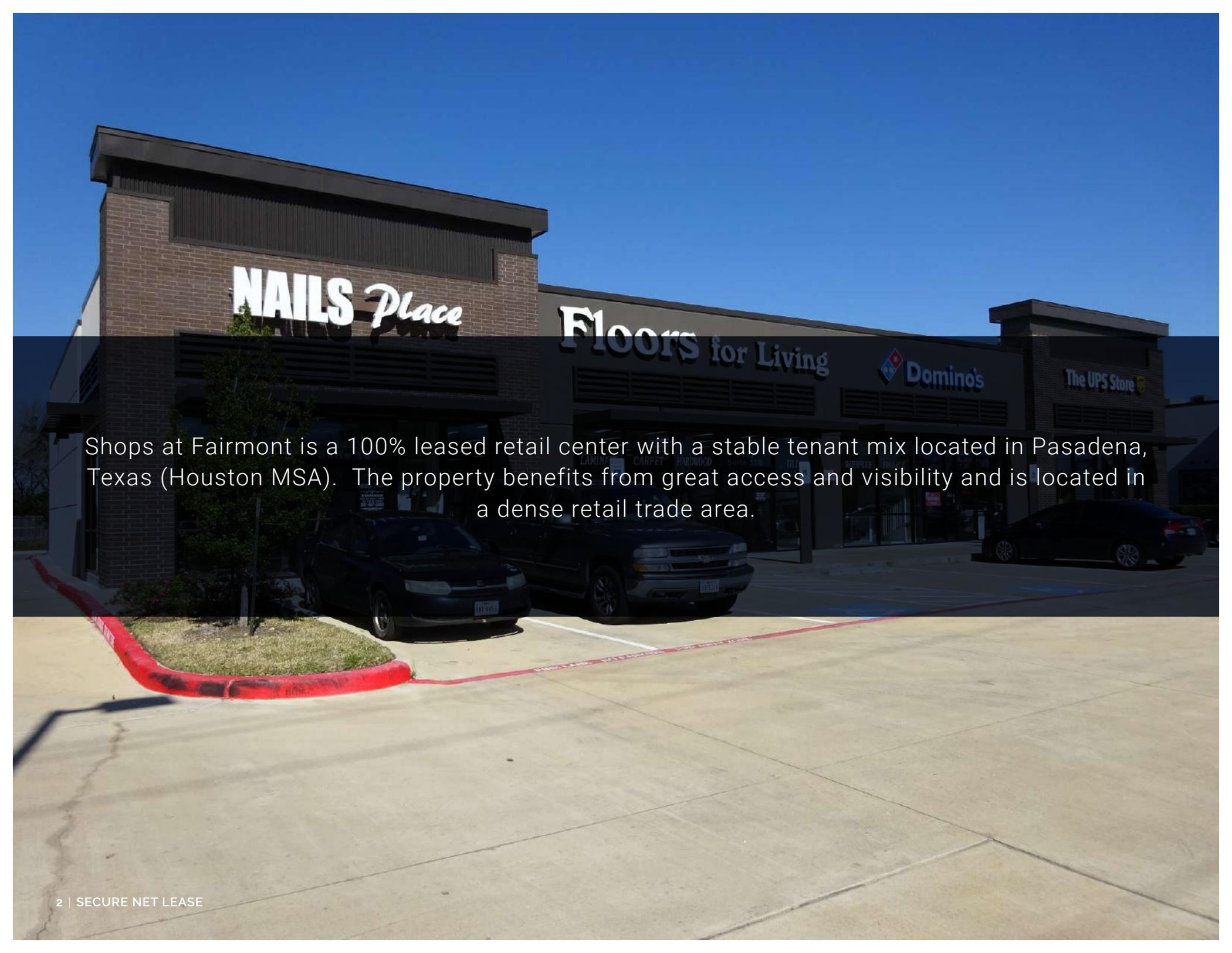


SHOPS AT FAIRMONT

\$3,142,350 | 7.00% CAP

6443 Fairmont Pkwy., Pasadena, TX (Houston)

- ✓ 100% Leased Retail Center
- ✓ New 10 Year Leases with Increases
- ✓ 7% CAP Rate on Actual Income
- ✓ Hard Corner Location
- ✓ Stellar Incomes & Dense Population



Shops at Fairmont is a 100% leased retail center with a stable tenant mix located in Pasadena, Texas (Houston MSA). The property benefits from great access and visibility and is located in a dense retail trade area.

INVESTMENT OVERVIEW

SHOPS AT FAIRMONT | PASADENA, TEXAS

\$3,142,350 | 7.00% CAP

 **\$219,965**
NOI

 **±8,344 SF**
BUILDING AREA

 **±0.85 ACRES**
LAND AREA

 **2017**
YR BUILT / RENOVATED

 **100%**
OCCUPANCY

 **NET LEASE***
LEASE TYPE

* LL responsible for roof, structure & parking lot; tenants reimburse pro rata share of taxes, insurance, CAM and Mgt. fee

- ✓ **New Construction Retail Center:** New 2017 construction retail center | 100% leased | All tenants on new 10-year leases with scheduled rent increases in the primary terms and option periods.
- ✓ **Stellar Retail Location:** Located in Pasadena, TX (Houston MSA) on Fairmont Parkway (a major east/west thoroughfare in Pasadena | Approximately one-mile from Beltway 8 & Fairmont Parkway (a key commercial intersection with 2,000,000 square feet of retail space).
- ✓ **Surrounded By National Retailers:** Area retailers include Target, Home Depot, Lowe's, Super Walmart, HEB, Kohl's, Ross, Pet Smart, Michael's, Best Buy, Barnes & Noble, Panera Bread, Buffalo Wild Wings & many others.
- ✓ **Access And Visibility:** Strategically placed at the hard corner signalized intersection of Fairmont Parkway and Rhodes Street | Excellent visibility and access to both Rhodes and Fairmont Parkway | Over 17,000 VPD on Fairmont Parkway in front of the subject property.
- ✓ **Strong Demographics:** Stellar population and income demographics | Over 81,000 and 236,000 people within a three and five-mile radius respectively | Average HH Income is over \$120,000, \$83,000 and \$87,000 within a 1, 3 and 5-mile radius respectively.
- ✓ **Pasadena Convention Center and Municipal Fairgrounds.** Less than 1-mile from subject plaza is the Pasadena Convention Center which hosts events such as High Caliber Gun & Knife Show, Cheer and Dance competitions, Tailgate Extravaganza, and BBQ cook-offs. Total meeting space is estimated to be approximately 110,000 square feet.

SECURE

NET LEASE

CONTACT FOR DETAILS

EDWARD BENTON
VICE PRESIDENT
(713) 263-3981
ebenton@securenetlease.com

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SECURE NET LEASE | 3

MULTI-RENT ROLL

SHOPS AT FAIRMONT | PASADENA, TEXAS

TENANT	SF	GLA	LEASE TERM		TERM	BEGIN	RENT / MO	PSF	RENT / YR	PSF	LEASE TYPE	OPTIONS / NOTES
			BEGIN	END								
Nail Salon (Personally Guaranteed)	1,392	17%	Mar-20	Mar-30	Yr 1-2	Mar-20	\$3,016	\$2.17	\$36,192	\$26.00	Net*	Two (2) Five (5) Year Options with 10% Increases
					Yr 3-4		\$3,248	\$2.33	\$38,976	\$28.00		
					Yr 5-6		\$3,480	\$2.50	\$41,760	\$30.00		
					Yr 7-8		\$3,712	\$2.67	\$44,544	\$32.00		
					Yr 9-10		\$3,944	\$2.83	\$47,328	\$34.00		
Floors for Living, LLC	3,751	45%	Jun-19	Jun-29	Yr 1-5	Jun-19	\$7,314	\$1.95	\$87,773	\$23.40	Net*	Two (2) Five (5) Year Options with 10% Increases
					Yr 6-10	Jun-24	\$8,046	\$2.15	\$96,551	\$25.74		
Domino's Pizza, LLC (Corporate Store)	1,800	22%	Oct-19	Oct-29	Yr 1-5	Oct-19	\$4,500	\$2.50	\$54,000	\$30.00	Net*	Two (2) Five (5) Year Options with 10% Increases
					Yr 6-10	Oct-24	\$4,950	\$2.75	\$59,400	\$33.00		
UPS	1,401	16%	May-18	May-28	Yr 1-5	May-18	\$3,500	\$2.50	\$42,000	\$30.00	Net*	Two (2) Five (5) Year Options with 10% Increases
					Yr 6-10	May-23	\$3,850	\$2.75	\$46,200	\$33.00		
TOTALS	8,344	100%				Current	\$18,330		\$219,965			

* Landlord responsibilities include roof, structure, and parking lot

* Tenant reimburses Landlord for taxes, insurance, CAM and Mgt. fee (based on proportionate share of building)

MULTI-INCOME EXPENSE

SHOPS AT FAIRMONT | PASADENA, TEXAS

INCOME & EXPENSE PROFORMA

Sale Price	\$3,142,350
Capitalization Rate	7.00%
Total Rentable (Square Feet)	± 8,344
Scheduled Base Rental Revenue	\$219,965
Real Estate Tax Reimbursement Revenue	\$48,645
Insurance Reimbursement Revenue	\$6,592
CAM Reimbursement Revenue	\$18,356
Management Fee Reimbursement Revenue	\$6,700
Effective Gross Revenue	\$300,258
OPERATING EXPENSES	
Real Estate Taxes	\$48,645
Insurance	\$6,592
CAM	\$18,356
Management Fee	\$6,700
Net Operating Income	\$219,965



TENANT OVERVIEW

SHOPS AT FAIRMONT | PASADENA, TEXAS



UPS

UPS is a package delivery company and provider of global supply chain management solutions. The Company operates through three segments: U.S. Domestic Package operations, International Package operations, and Supply Chain & Freight operations.

71.86B

REVENUE

A2

CREDIT RATING



42,000

TOTAL LOCATIONS



DOMINOS

Dominos Pizza is a corporation that deals with the delivery of pizza in different countries and has its head quarters at Michigan, United States. This corporation was published in 1960. Currently, it is among the largest pizza chains in United States of America and particularly, Domino's Pizza and Pizza Hut is sharing the top two largest franchised pizza in this nation.

3.43B

REVENUE

Ba3

CREDIT RATING



5,876

TOTAL LOCATIONS



FLOORS FOR LIVING

Floors For Living is locally owned and operated by Kurt Duitsman and LeRoy Melcher. Mr. Duitsman has over 30 years of managing floor covering sales and installations. Over that period he has overseen the successful installations of more than \$250,000,000 worth of floors. As President of Floors For Living Mr. Duitsman handles the day to day operations and can be contacted by clicking on the "Store Location" button at the top of this screen.

28M

REVENUE



24 (Houston)

TOTAL LOCATIONS

UPS PREDICTS RECORD HOLIDAY SEASON

Kelly Yamanouchi, October 23, 2019 (Transport Topics)

UPS Inc. says it has been preparing for what it expects to be a record-breaking holiday shipping season by building additional automated facilities and adding jets to its fleet to handle more packages as online shopping continues to grow.

The shipping giant said retail sales are forecast to grow more than 5%, and online holiday retail sales are likely to reach a new high.

The addition of automated facilities allows the company to handle another 400,000 pieces per hour, UPS said. The company expects to deliver more than 32 million packages a day, up 50% over its regular daily volume.

UPS net income Up 15.9%, Revenue Rises 5%.

The company is hiring 100,000 seasonal workers for the holiday shipping season, which starts the week of Thanksgiving, spikes the following week and lasts past Christmas with returns and purchases using gift cards. This year, however, a late Thanksgiving means a shorter holiday shopping season overall.

UPS also expects that a shift toward more widespread next-day delivery will drive increased demand for its services.

UPS ranks No. 1 on the Transport Topics Top 100 list of the largest for-hire carriers in North America.



[CLICK HERE TO READ MORE](#)

HOW DOMINO'S PLANS TO CONTINUE DOMINATING THE PIZZA MARKET

Alicia Kelso, January 22, 2019 (Forbes)

Is there any end in sight to the dominance Domino's has displayed in the pizza category throughout the past few years? Based on the company's ambitious plans outlined during last week's Investor Day, the answer seems a bit clearer now: No.

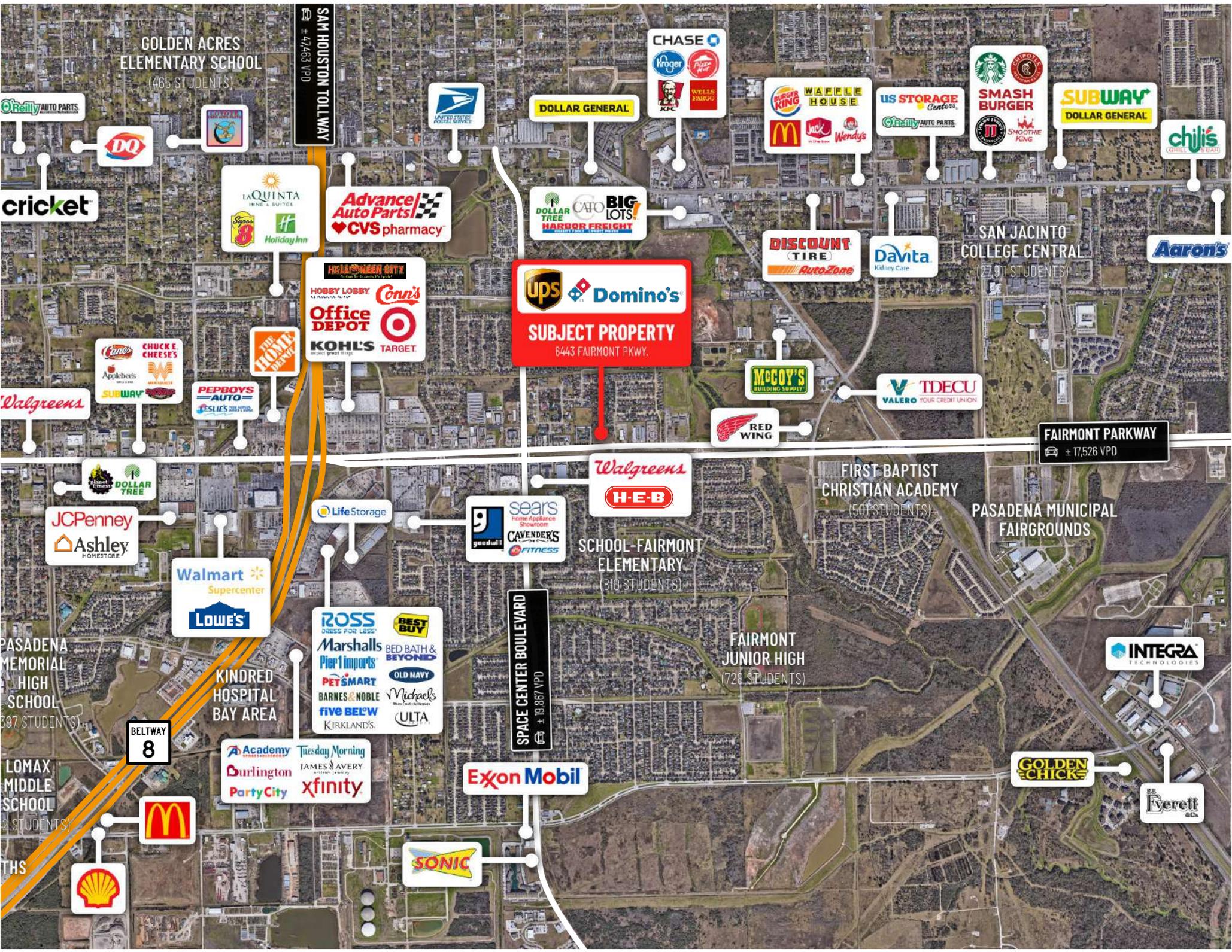
The company's current trajectory can be traced back to 2010, when Domino's revamped its pizza recipe and launched a bold "Oh Yes We Did" campaign that called itself out for having a lackluster product. Since, systemwide sales have jumped from \$3.1 billion to \$5.9 billion in 2017.

System wide sales jumped from \$3.1 billion to \$5.9 billion in 2017.

The company's strategy has piqued investor interest, too. Domino's shares were worth a little over \$11 in the beginning of 2010. Today, they're worth about \$260. It's an understatement to say that Domino's has been on a roll of late. While much of the industry has been flat to slightly positive, the pizza giant has posted revenue growth above 20% for the past three quarters, and has experienced 30 consecutive quarters of same-store sales growth. Thirty.



[CLICK HERE TO READ MORE](#)



GOLDEN ACRES
ELEMENTARY SCHOOL
(465 STUDENTS)

SAM HOUSTON TOLLWAY
± 47,463 VPD

ups **Domino's**
SUBJECT PROPERTY
6443 FAIRMONT PKWY.

SAN JACINTO
COLLEGE CENTRAL
(27,911 STUDENTS)

FAIRMONT PARKWAY
± 17,526 VPD

SCHOOL-FAIRMONT
ELEMENTARY
(810 STUDENTS)

FIRST BAPTIST
CHRISTIAN ACADEMY
(501 STUDENTS)

PASADENA MUNICIPAL
FAIRGROUNDS

FAIRMONT
JUNIOR HIGH
(728 STUDENTS)

SPACE CENTER BOULEVARD
± 19,887 VPD

PASADENA
MEMORIAL
HIGH SCHOOL
(397 STUDENTS)

LOMAX
MIDDLE
SCHOOL
(2 STUDENTS)

THS

BELTWAY
8

KINDRED
HOSPITAL
BAY AREA

- O'Reilly AUTO PARTS
- cricket
- DQ
- LAQUINTA INNS & SUITES
- Advance Auto Parts
- CVS pharmacy
- DOLLAR GENERAL
- CHASE
- Kroger
- Popeye
- KFC
- WELLS FARGO
- BURGER KING
- Waffle House
- US STORAGE Centers
- SMASH BURGER
- SUBWAY
- DOLLAR GENERAL
- chili's
- Holiday Inn
- Office DEPOT
- CVS pharmacy
- ups
- Domino's
- DISCOUNT TIRE
- AutoZone
- DAVITA Kidney Care
- Aaron's
- Walgreens
- Applebees
- CHUCK E CHEESE'S
- Wendy's
- Walmart Supercenter
- LOWE'S
- Walgreens
- H-E-B
- Walmart Supercenter
- LOWE'S
- ROSS DRESS FOR LESS
- BEST BUY
- Marshall's
- Pier 1 Imports
- BED BATH & BEYOND
- PET SMART
- OLD NAVY
- BARNES & NOBLE
- five BELOW
- Michael's
- KIRKLAND'S
- ULTA
- Academy Sports & Outdoors
- Tuesday Morning
- Durlington Party City
- JAMES AVERY
- xfinity
- Exxon Mobil
- INTEGRA TECHNOLOGIES
- Golden Chick
- Verrett
- Shell
- SONIC
- Red Wing
- McCoy's Building Supply
- TDECU VALERO FOUR CREDIT UNION



SITE OVERVIEW

SHOPS AT FAIRMONT | PASADENA, TX

 **2017**
YR BUILT / RENOVATED

 **±8,344 SF**
BUILDING AREA

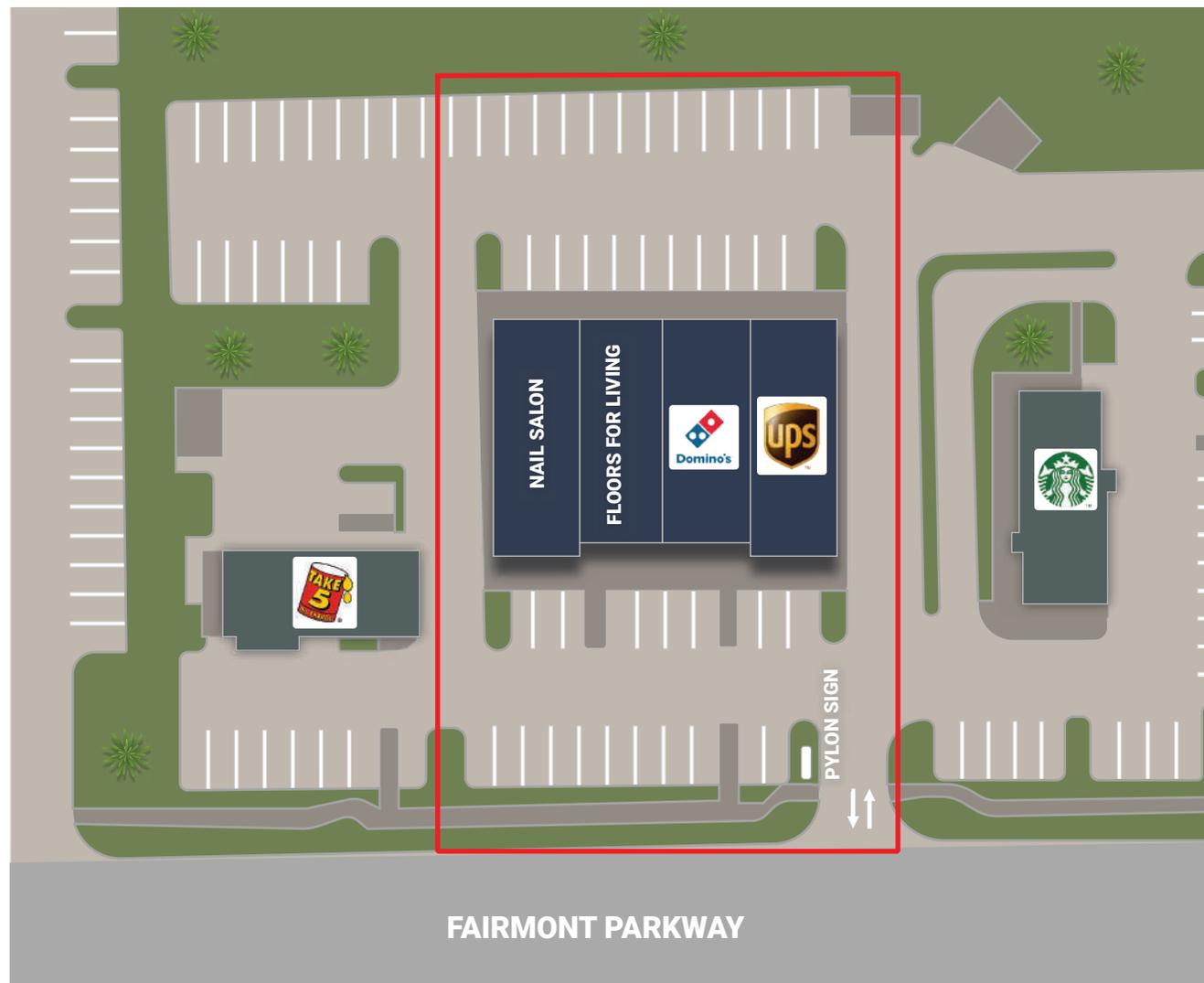
 **±0.85 ACRES**
LAND AREA

NEIGHBORING RETAILERS

- | | |
|----------------------|---------------------|
| Walgreens | Ulta Beauty |
| H-E-B | Marshalls |
| Barnes & Noble | Pier 1 - In |
| Best Buy | Bed Bath & Beyond |
| Ross Dress for Less | Ross Dress for Less |
| 24 Hour Fitness | Kirkland's |
| Old Navy | Kohl's |
| Cavender's Boot City | Target |
| Sears | Office Depot |
| Five Below | Walmart Supercenter |
| Michaels | Hobby Lobby |
| Nike | Home Depot |
| PetSmart | Lowe's |

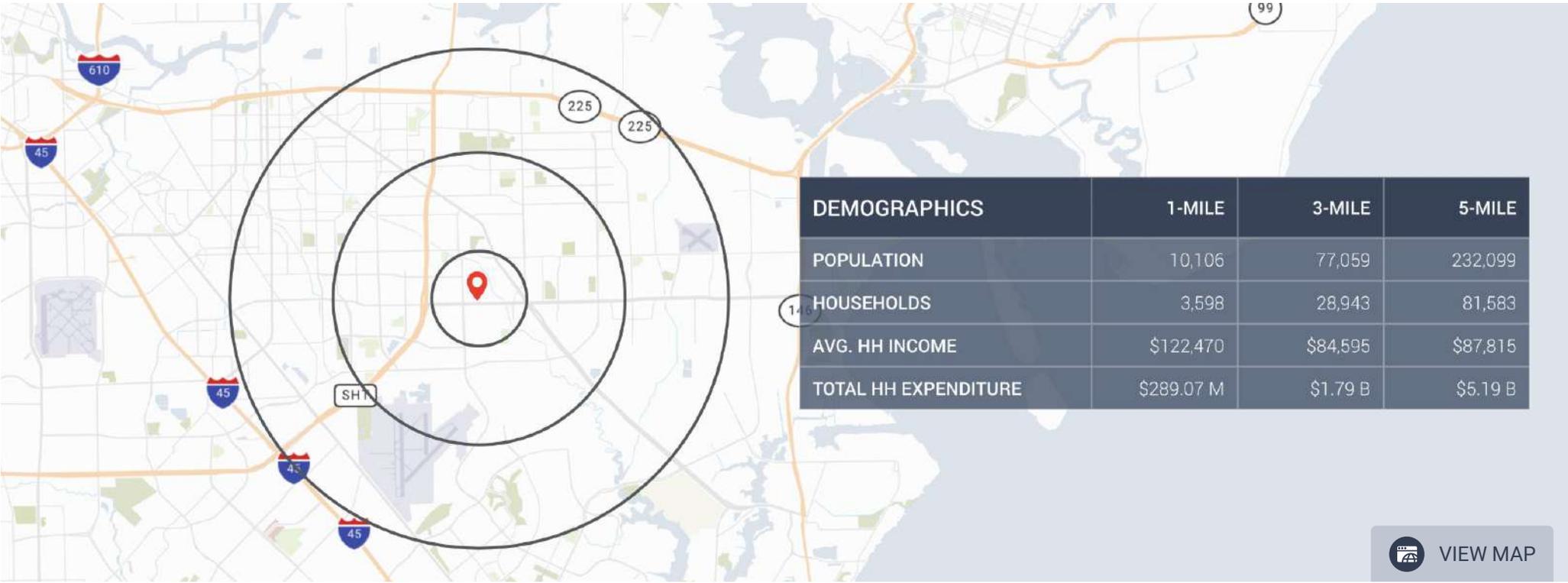
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LOCATION OVERVIEW

SHOPS AT FAIRMONT | PASADENA, TEXAS



 VIEW MAP

ECONOMIC DRIVER'S (# of Employees)

The Boeing Company (2,000)

Texas Genco Holdings, Inc. (1,500)

Acuren Inspection, Inc. (1,000)

Shell Chemical LP (1,000)

Texas Department of Military (1,000)

Space Exploration Technologies (875)

Guardian Compliance (800)

Travis International, Inc (794)

PSC Industrial Outsourcing, LP (766)

Wheless & Associates, Inc. (742)

S and B Engineers and Constructors, Ltd. (659)

Excel Modular Scaffold and Leasing Corp. (545)

Rashmi Enterprises, Inc. (526)

Memorial Herman Health System (518)

Walmart Inc. (500)

CITY OVERVIEW

SHOPS AT FAIRMONT | PASADENA, TEXAS



PASADENA TEXAS



153,909
POPULATION



\$50,207
MEDIAN HOUSEHOLD INCOME

The City of Pasadena had a population of 160,913 as of July 1, 2018. Pasadena ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Texas. Pasadena has several museums, including the Pasadena Historical Museum and the Bay Area Museum. The Armand Bayou Nature Center is one of the largest urban wildlife and wilderness preserves in the nation. Pasadena also has a community theater, the Pasadena Little Theatre, which is one of the oldest continuously operating community theaters in the Houston area. The Pasadena Rodeo and Livestock Show is a yearly showcase event sanctioned by World Class Rodeo (WCR) which provides rodeo fans the opportunity to see world class athletes and livestock. A signature event in Pasadena is the annual Pasadena Strawberry Festival, which features live entertainment, arts and crafts, a carnival midway, and lots of strawberries. Pasadena is a city in the U.S. state of Texas, within the Houston–The Woodlands–Sugar Land metropolitan area. Houston, the

largest city in Texas and seat of Harris County, is located in the southeast part of the state near the Gulf of Mexico. The city had a 2016 estimated population of 2,268,295 people, making it the most populous city in Texas and the fourth-most populous city in the United States. It is the principal city of Houston–The Woodlands–Sugar Land, which is the fifth-most populated metropolitan area in the United States.

**EMPLOYS
66K PEOPLE**

The largest industries in Pasadena, TX are Construction (10,983 people), Manufacturing (8,791 people), and Retail Trade (7,273 people), and the highest paying industries are Utilities (\$78,011), Mining, Quarrying, & Oil & Gas Extraction (\$60,994)

IN THE NEWS

SHOPS AT FAIRMONT | PASADENA, TEXAS

PASADENA IS ONE OF THE MOST LUCRATIVE AIRBNB LOCATIONS IN AMERICA, STUDY SAYS

Janelle Bludau, February 8, 2019 (*Khou-11*)

PASADENA, Texas — You think of them more for vacations than investments, but Airbnb's are proving to turn quite a profit for Houston area hosts. One location in particular has been named the third most lucrative location in the country, and you'll never guess where it is.

"We got a bedroom here, kitchen here with all the appliances you need," David Heyen said. "sofa couch for extra people who might want to spend the night."

Houston hosts made \$72,000,000 last year renting out their homes.

It's got two bedrooms, one and a half bath. Perched on a quiet neighborhood corner, it's not the house, David Heyen calls home. Instead, it's his Pasadena pastime.

"I like the fact that with Airbnb, you get to check on your place more often, then if you rent it out for three years and you come in and all of a sudden, oh surprise," Heyen said.

It's Airbnb, the owner to occupant website that allows you to rent your home out to anyone, anywhere.

"I just wanted to reinvest in my area, where I live. And just wanted to start with a home near my house," Heyen said.

Heyen didn't know before today that his area, Pasadena, has been named one of the most lucrative Airbnb locations in the country.



[CLICK HERE TO READ MORE](#)

HOUSTON SUBURB RANKED THIRD IN THE NATION FOR FASTEST GROWING CITY.

Rebecca Hennes, October 3, 2018 (*Chron*)

The city of Pearland was ranked the third fastest growing city in the nation according to a study from WalletHub, a credit finance website.

WalletHub compared 515 cities across the country based on two categories - "sociodemographics" and "jobs and economy." Different metrics within each category were also measured; sociodemographics metrics were population based and included population growth, working age population growth and

According to the report, Pearland is **ranked no. 3 out of the 515 cities** surveyed for fastest growing city; **ranked No. 1 in "sociodemographics"** **ranked No. 240** for jobs and economy.

college educated population growth. Jobs and economy metrics were more general and included overall job growth, median household income growth and poverty rate decrease.

According to the report, Pearland is ranked No. 3 out of the 515 cities surveyed for fastest growing city; ranked No. 1 in "sociodemographics" and ranked No. 240 for jobs and economy.

Several other Houston suburbs made the list, with League City ranked No. 28, Sugar Land at No. 214, Baytown at No. 236, Missouri City at No. 295 and Pasadena at No. 480. Houston was ranked No. 255.



[CLICK HERE TO READ MORE](#)

GREATER HOUSTON - THE WOODLANDS - SUGAR LAND

SHOPS AT FAIRMONT | PASADENA, TEXAS

PASADENA STATISTICS	
TOTAL POPULATION	6,997,384
GDP	\$478.6 B
NATIONAL ECONOMY RANKING	15th
WORLD ECONOMY RANKING	5th
FORTUNE 500 COMPANIES	19

GEORGE BUSH INTERCONTINENTAL AIRPORT

- 40 Million Annual Passengers
- Hub for United Airlines & Atlas Air

MINUTE MAID PARK

- Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)
- 41,168 Seating Capacity

nrg park

- Houston Texans - 9th Most Valuable NFL Team (\$3.1B)
- 72,220 Seating Capacity

Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)

- 18,300 Seating Capacity

RICE UNIVERSITY

- School of Architecture Ranked #2 in the Nation
- 6,740 Students

PORT OF HOUSTON INTERNATIONAL PORT

- 182 Billion Tons of Cargo Annually
- Shipping Activity Accounts for \$159 Billion in Trade

UNIVERSITY OF HOUSTON

- Part-Time Law Program Ranked #9 Nationally
- 45,364 Students

WILLIAM P. HOBBY AIRPORT

- 14 Million Annual Passengers
- 93% of Annual Flights are on Southwest Airlines

JOHNSON SPACE CENTER

- Hub of Human Space Flight for More than Half a Century
- 1 Million Visitors Annually

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

DALLAS OFFICE

3100 Monticello Avenue
Suite 220
Dallas, TX 75205
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(310) 736-4179

securenetlease.com

TEXAS DISCLAIMER

SHOPS AT FAIRMONT | PASADENA, TEXAS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and

must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- ▷ shall treat all parties honestly;
- ▷ may not disclose that the owner will accept a price less than the asking price submitted in a written offer unless authorized in writing to do so by the owner;
- ▷ may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- ▷ may not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.