



Eden Memory Care Facility

10% Increases Every 5 Years

\$4,608,000 | 6.25% CAP

13058 Grant Rd, Cypress, TX 77429

- ✓ **Brand New** Fifteen Year Absolute NNN Lease
- ✓ **10% Rent Bumps** Every Five Years in Primary Term and Options
- ✓ **Successful and Established** Memory Care Operator with Winning Concept
- ✓ **Houston is the 5th Largest MSA in US** with Steady Population Growth
- ✓ **Strong Demographics** with Dense Population and High Incomes

Village Green provides a resident centered memory care program designed to meet the specific and unique needs of those with **Alzheimer's and other memory impairment.**



INVESTMENT OVERVIEW

EDEN MEMORY CARE FACILITY CYPRESS, TX



CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

\$4,608,000

6.25% CAP

NOI

\$288,000

Building Area

±10,000 SF

Land Area

±0.91 AC

Year Built

2017

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **New 15-year absolute NNN lease with 10% rent increases every 5 years** in both the primary lease term and in renewal option periods.
- ✓ **Village Green Alzheimer's Care is growing their successful and established concept** - currently undergoing expansion across the Houston and Dallas-Fort Worth MSA's with a total of ten facilities to be open by end of year 2021.
- ✓ **Excellent location in an affluent Houston suburb (Cypress, TX) with tremendously high household incomes** of over \$172,000, \$136,000 and \$118,000 average household income within a one, three and five mile radius respectively.
- ✓ **The Eden facility is located in the fast growing Houston MSA** with dense population demographics of 9,609, 91,718 and 249,277 people living within a one, three and five mile radius respectively
- ✓ **From 2010 to 2018, Houston added 1.1 million new residents**, an 18.2 percent increase, the fastest rate of population growth among the 10 most populous U.S. Metros.
- ✓ **Houston is the 4th largest city in the country and continues to thrive.** Houston has a regional GDP of \$490 Billion, 350,000 educated millennials and has begun and/or completed 760 expansion projects in the last two years.
- ✓ **Once predominantly oil and gas focused, today Houston is home to a number of growing industries** including healthcare, aerospace/aviation, advanced manufacturing, transportation/logistics, life sciences/biotech and more.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

EDEN MEMORY CARE FACILITY CYPRESS, TX

Village Green Alzheimer's Care Home, LLC

Lessee: Village Green Alzheimer's Care Home, LLC

TOTAL LOCATIONS

10



villagegreenalzheimerscare.com

Village Green provides a resident centered memory care program designed to meet the specific and unique needs of those with Alzheimer's and other memory impairment.

Its **homes provide familiar surroundings** that reassure the resident's sense of safety and promotes purposeful meaning to each day.

The modest size of Village Green's facilities allows them to have a totally different and personal approach to meeting individual needs. The environment design of Village Green helps promote a **higher quality** of life. The design includes secure exterior doorways, increased space for activities both inside and outside the community, beautiful serene courtyard and cozy independent areas. This promotes maximum resident freedom. The décor and layout of the entire community has been designed to calm and soothe Village Green's memory care resident.

Special attention to color, lighting, texture, furnishings, and other features are intended to help alleviate frustration and confusion for the residents. Memory orientation, such as signage, enhances the resident's sense of time and location.

The Eden facility offers **16 private suites**, a secured outdoor courtyard, security cameras, escort services, housekeeping, three nutritious home cooked meals with snacks and beverages throughout the day, **nurse on call 24/7**, spa bath, professional hair salon and many other amenities.

Village Green Alzheimer's Care is growing their successful and established concept - currently undergoing expansion across the Houston and **Dallas-Fort Worth MSA's** with a total of ten facilities to be **open by end of year 2021**.



LEASE OVERVIEW

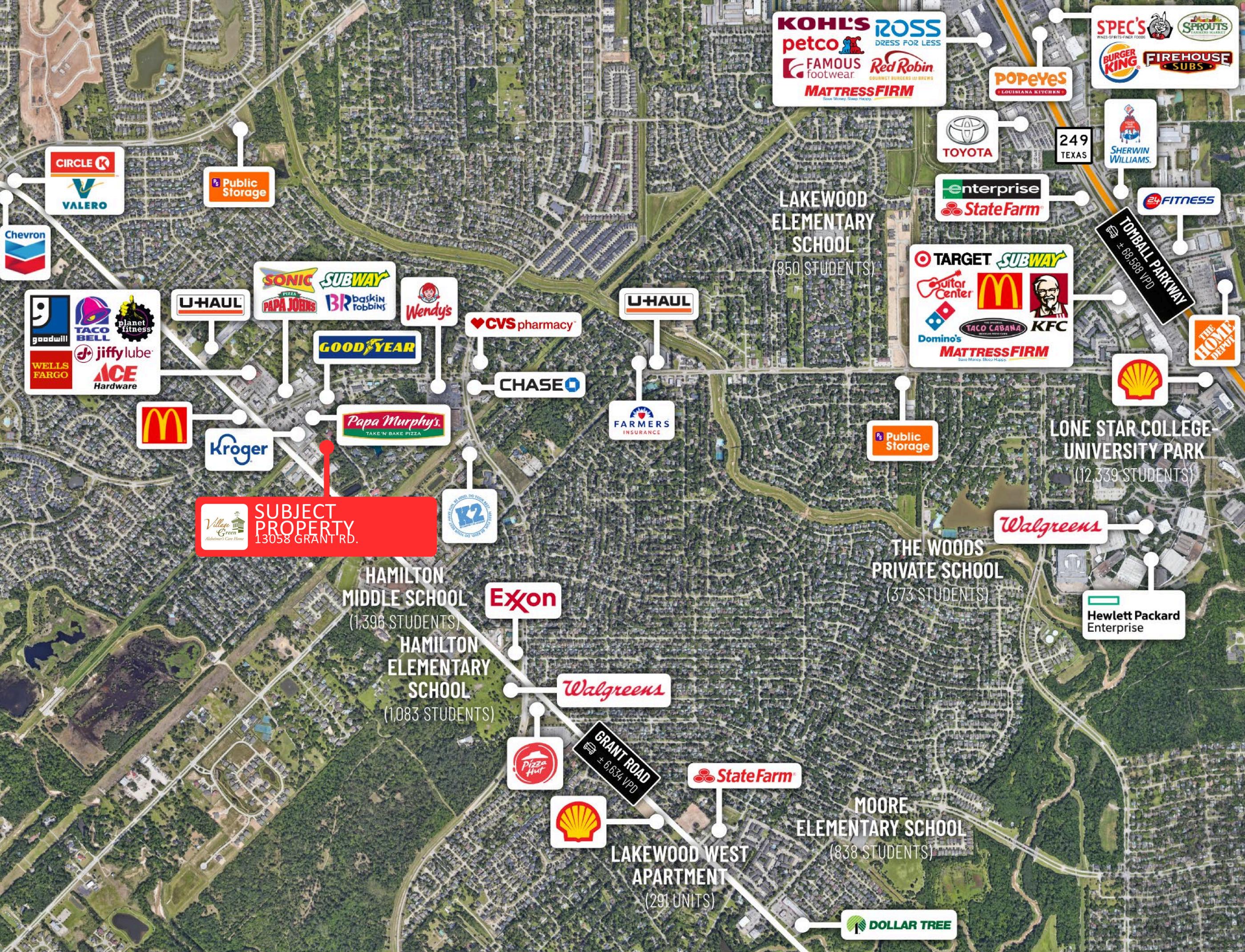
EDEN MEMORY CARE FACILITY CYPRESS, TX

Initial Lease Term	15-Years, Plus (4), 5-Year Options to Renew
Projected Rent Commencement	Close of Escrow
Projected Rent Expiration	15 Yrs. from COE
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$288,000.00
Annual Rent Years 6-10	\$316,800.00
Annual Rent Years 11-15	\$348,480.00
Option 1	\$383,328.00
Option 2	\$421,660.80
Option 3	\$463,826.88
Option 4	\$510,209.57

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



SUBJECT PROPERTY
13058 GRANT RD.



KOHL'S **ROSS**
petco **DRESS FOR LESS**
FAMOUS footwear **Red Robin**
GOURMET BURGERS & BEERS
MATTRESS FIRM
Save Money. Sleep Happily.

SPEC'S **SPROUTS**
WINE-SPIRITS-FINEER FOODS
BURGER KING **FIREHOUSE SUBS**

CIRCLE K
VALERO
Public Storage

TOYOTA

249 TEXAS

SHERWIN WILLIAMS

enterprise
State Farm

24 FITNESS

LAKEWOOD ELEMENTARY SCHOOL
(850 STUDENTS)

TARGET **SUBWAY**
Guitar Center **McDonald's** **KFC**
Domino's **TACO CABANA** **MATTRESS FIRM**
Save Money. Sleep Happily.

TOMBALL PARKWAY
± 68,588 VPD

THE HOME DEPOT

Chevron
goodwill **TACO BELL** **planet fitness**
jiffy lube **WELLS FARGO** **ACE Hardware**

U-HAUL

SONIC **SUBWAY**
PAPA JOHN'S **BR baskin robbins**

Wendy's

GOODYEAR

CVS pharmacy

CHASE

U-HAUL

FARMERS INSURANCE

McDonald's

Kroger

Papa Murphy's
TAKE 'N BAKE PIZZA

Public Storage

LONE STAR COLLEGE- UNIVERSITY PARK
(12,339 STUDENTS)

Village Green
Alzheimer's Care Home

K2

Walgreens

THE WOODS PRIVATE SCHOOL
(373 STUDENTS)

Hewlett Packard Enterprise

HAMILTON MIDDLE SCHOOL
(1,396 STUDENTS)

Exxon

HAMILTON ELEMENTARY SCHOOL
(1,083 STUDENTS)

Walgreens

Pizza Hut

GRANT ROAD
± 6,634 VPD

State Farm

Shell

MOORE ELEMENTARY SCHOOL
(838 STUDENTS)

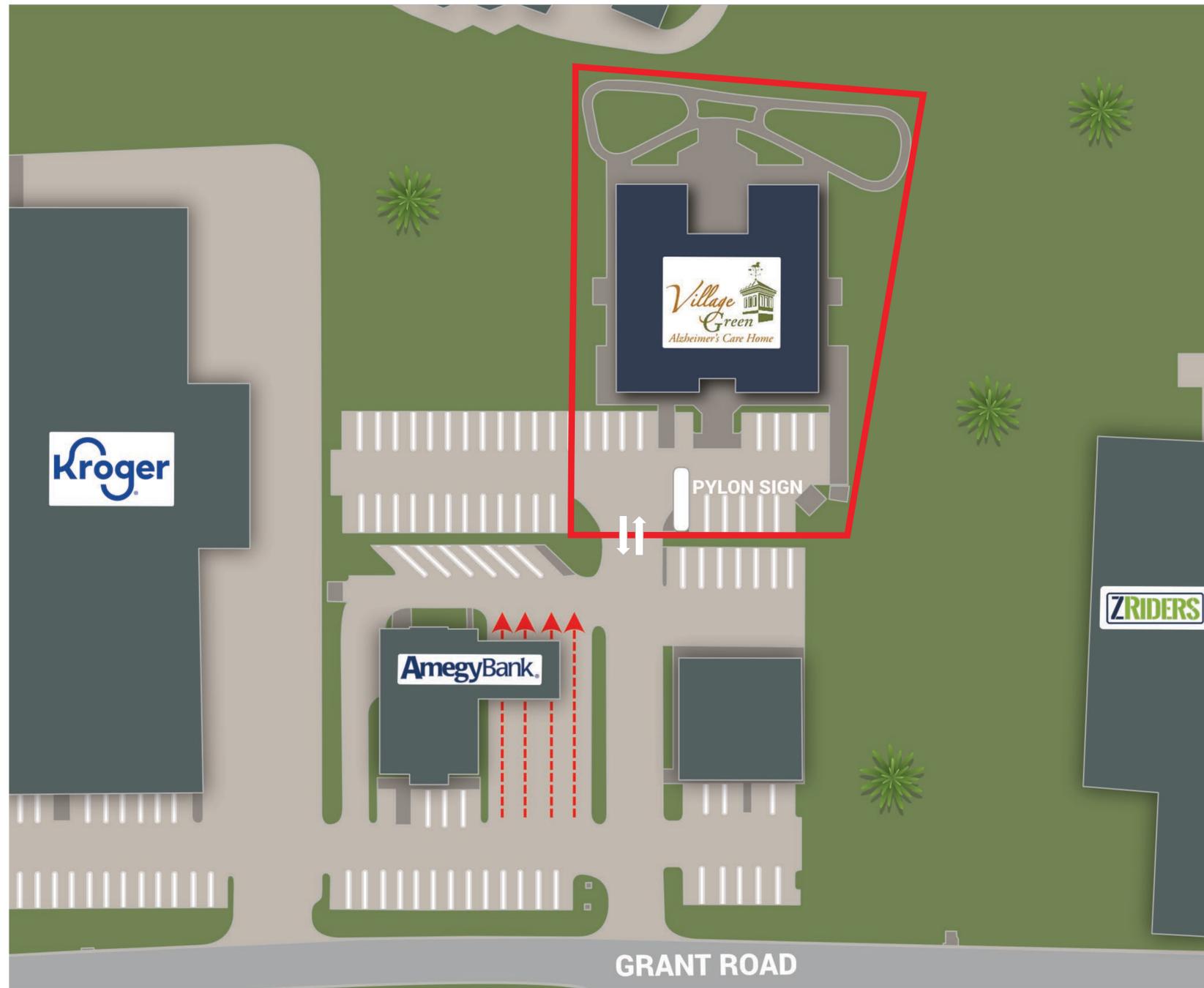
LAKEWOOD WEST APARTMENT
(291 UNITS)

DOLLAR TREE

SITE OVERVIEW

EDEN MEMORY CARE FACILITY CYPRESS, TX

	Year Built	2017
	Building Area	±10,000 SF
	Land Area	±0.91 AC



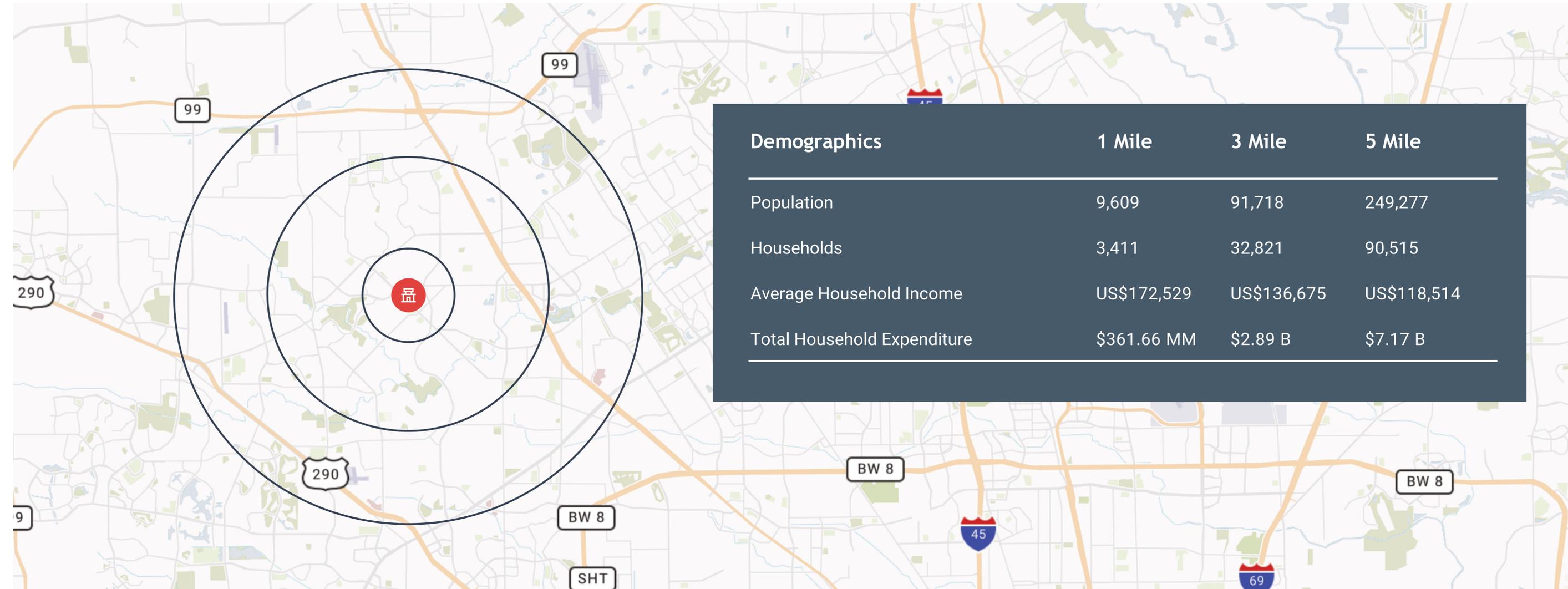
NEIGHBORING RETAILERS

- Kroger
- GoodWill
- Planet Fitness
- McDonald's
- Walgreens
- Ace Hardware
- Wells Fargo
- CVS Pharmacy
- Pizza Hut
- Dollar Tree



LOCATION OVERVIEW

EDEN MEMORY CARE FACILITY CYPRESS, TX



Demographics	1 Mile	3 Mile	5 Mile
Population	9,609	91,718	249,277
Households	3,411	32,821	90,515
Average Household Income	US\$172,529	US\$136,675	US\$118,514
Total Household Expenditure	\$361.66 MM	\$2.89 B	\$7.17 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Walmart (37,000)
2. Memorial Hermann Health System (24,108)
3. H-E-B (23,732)
4. The University of Texas MD Anderson Cancer Center (21,086)
5. McDonald's Corporation (20,918)
6. Houston Methodist (20,000)
7. Kroger (16,000)
8. United Airlines (14,941)
9. Schlumberger (12,069)
10. Shell Oil Company (11,507)
11. Exxon Mobil Corporation (11,000)
12. Texas Children's Hospital (10,922)
13. HCA (10,830)
14. Landry's (10,800)
15. UTMB Health (9,928)

LOCATION OVERVIEW

EDEN MEMORY CARE FACILITY CYPRESS, TX

Houston

Texas

 **2.33MM**
Population

 **\$51,203**
Median Household Income

Home to the Texas Medical Center - the largest medical center in the world

Texas Medical Center

Galveston Bay and the Buffalo Bayou together form one of the most important shipping hubs in the world

Galveston Bay Buffalo Bayou

The Houston-Sugar Land-Baytown Metropolitan Statistical Area (MSA), colloquially known as Greater Houston, is the 5th largest in the United States with a population of 6,772,852 as of 2016.

In 2006, Greater Houston ranked 1st in Texas and 3rd in the U.S. within the category of "Best Places for Business and Careers" by Forbes.

Houston is 2nd to New York City in Fortune 500 headquarters.

From 2000 to 2030, the metropolitan area is projected by Woods & Poole Economics to rank 5th in the nation in population growth—adding 2.66 million people. The Greater Houston Gross Metropolitan Product (GMP) in 2005 was \$308.7 billion, up 5.4 percent from 2004 in constant dollars. By 2016, the GMP rose to \$491 billion, 6th in the nation. Only 26 nations other than the United States have a GDP exceeding the Greater Houston GMP.

Mining, which in Houston is almost entirely oil and gas exploration and production, accounts for 11 percent of Greater Houston's GMP. The area is one of the leading centers of the energy industry, particularly petroleum processing, and many companies have large operations in this region. The MSA comprises the largest petrochemical manufacturing area in the world, including for synthetic rubber, insecticides, and fertilizers. Much of metro area's success as a petrochemical complex is enabled by the Houston Ship Channel. The area is also the world's leading center for building oilfield equipment, and is a major center of biomedical research, aeronautics, and high-technology.

Houston is home to several universities (including Rice University, Texas Southern University, and The University of Houston), and two of the largest systems of higher learning in the United States (The Houston and Lone Star Community College systems). The University of Houston's annual impact on the Houston-area's economy alone equates to that of a major corporation: \$1.1 billion in new funds attracted annually to the Houston area, \$3.13 billion in total economic benefit, and 24,000 local jobs generated. CNN/Money and Money Magazine have recognized 5 cities in the Greater Houston area the past 3-years as part of its 100 Best Places to Live in the United States.

IN THE NEWS

EDEN MEMORY CARE FACILITY CYPRESS, TX

Houston crowned one of the world's top cities of the future in new report

NATALIE HARMS, AUGUST 26, 2020 (CULTURE MAP HOUSTON)

Houston comes in third on a prestigious new list ranking which cities are on track for continued global business success. The inaugural fDi Tier 2 Cities of the Future 2020/21 evaluated second-tier cities – defined as non-capital cities with a population under 8 million. Last year, Houston ranked in the No. 5 position on fDi's North American ranking. In this new report for 2020/2021, the city ranks No. 3 overall. Houston also takes the No. 3 spot for human capital and lifestyle and ranks No. 7 for economic growth potential.

The report evaluated **116 data points** across the five categories: economic **potential**, cost effectiveness, business friendliness, **connectivity**, and human capital and lifestyle.

With superior global access, a business-friendly climate, exceptional quality of life and a highly educated workforce, Houston is well positioned to continue to build on that momentum in the years ahead.

"This ranking is further evidence of Houston's place among the **world's great global cities**," says Susan Davenport, chief **economic development** officer for the Greater Houston Partnership, in a news release. "Houston today competes at **a higher level** than ever before when it comes to foreign direct investment and our business ties to cities and countries around the world.

San Francisco comes in **at No. 1 on the list**, and Montreal ranks as **No. 2**. Texas has a stronghold on the list, with Austin and Dallas also appearing in the **top 20, at Nos. 11 and 19, respectively**.

EXPLORE ARTICLE



Texas recognized as second best state for business, while Houston expected to see key economic growth

JOHN EGAN, DECEMBER 30, 2019 (INNOVATION MAP)

Houston and the rest of Texas received two early Christmas presents signaling that their economies continue to percolate.

In a report released December 23, **economic** forecasting and analysis firm Oxford Economics predicted Houston and Dallas-Fort Worth will enjoy a **greater share** of **economic growth** through **2023** than any other mega-metro area in the U.S. except San Francisco.

In a recent forecast, the Greater Houston Partnership envisions the Houston area adding 42,300 jobs in 2020, mostly outside the energy sector.

Meanwhile, Forbes magazine declared on December 19 that Texas is the **second-best state for business**, behind only North Carolina. Texas previously sat in **the No. 3 spot** on the Forbes list, preceded by North Carolina and Utah.

Through **2023**, Oxford Economics forecasts average compound **GDP growth of 2.4 percent** in Houston and Dallas-Fort Worth. Among the country's **10 biggest** metro areas, only the projection for San Francisco is **higher (2.7 percent)**.

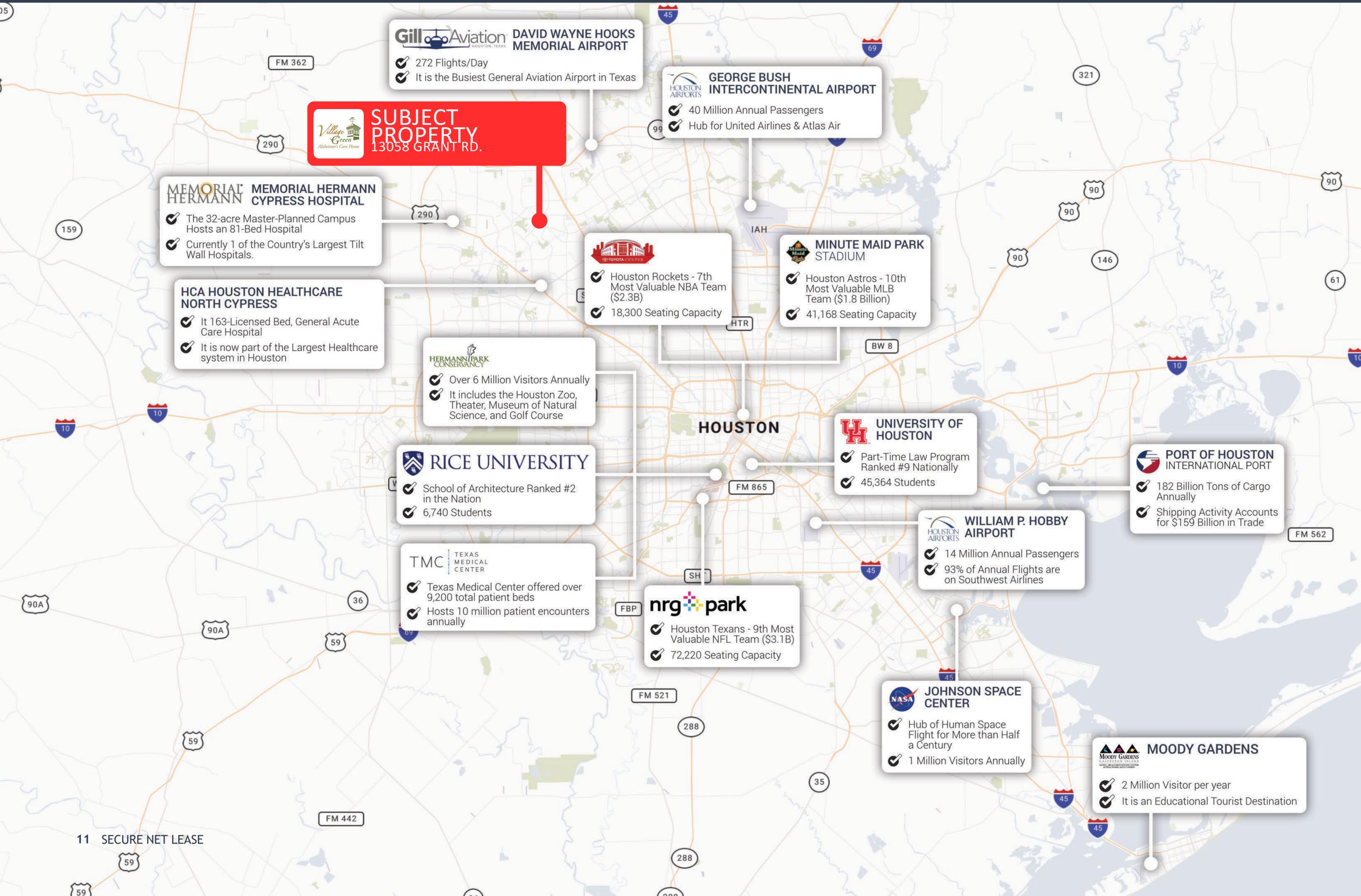
For Houston, the **2.4** percent figure would be an improvement over recent economic performance. From 2014 to 2018, the region's GDP growth rate was **1** percent, while it was **1.5** percent for 2015-19. In the 2020-21 timeframe, the growth rate for Houston is expected to be **1.9** percent.

EXPLORE ARTICLE



THE HOUSTON-THE WOODLANDS-SUGAR LAND METROPOLITAN STATISTICAL AREA (MSA)

EDEN MEMORY CARE FACILITY CYPRESS, TX



SUBJECT PROPERTY
13058 GRANT RD.

Gill Aviation DAVID WAYNE HOOKS MEMORIAL AIRPORT
 ✓ 272 Flights/Day
 ✓ It is the Busiest General Aviation Airport in Texas

HOUSTON AIRPORTS GEORGE BUSH INTERCONTINENTAL AIRPORT
 ✓ 40 Million Annual Passengers
 ✓ Hub for United Airlines & Atlas Air

MEMORIAL HERMANN MEMORIAL HERMANN CYPRESS HOSPITAL
 ✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
 ✓ Currently 1 of the Country's Largest Tilt Wall Hospitals.

HCA HOUSTON HEALTHCARE NORTH CYPRESS
 ✓ It 163-Licensed Bed, General Acute Care Hospital
 ✓ It is now part of the Largest Healthcare system in Houston

TOYOTA CENTER
 ✓ Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)
 ✓ 18,300 Seating Capacity

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

HERMANN PARK CONSERVANCY
 ✓ Over 6 Million Visitors Annually
 ✓ It includes the Houston Zoo, Theater, Museum of Natural Science, and Golf Course

RICE UNIVERSITY
 ✓ School of Architecture Ranked #2 in the Nation
 ✓ 6,740 Students

UH UNIVERSITY OF HOUSTON
 ✓ Part-Time Law Program Ranked #9 Nationally
 ✓ 45,364 Students

PORT OF HOUSTON INTERNATIONAL PORT
 ✓ 182 Billion Tons of Cargo Annually
 ✓ Shipping Activity Accounts for \$159 Billion in Trade

TMC TEXAS MEDICAL CENTER
 ✓ Texas Medical Center offered over 9,200 total patient beds
 ✓ Hosts 10 million patient encounters annually

HOUSTON AIRPORTS WILLIAM P. HOBBY AIRPORT
 ✓ 14 Million Annual Passengers
 ✓ 93% of Annual Flights are on Southwest Airlines

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

NASA JOHNSON SPACE CENTER
 ✓ Hub of Human Space Flight for More than Half a Century
 ✓ 1 Million Visitors Annually

MOODY GARDENS
 ✓ 2 Million Visitor per year
 ✓ It is an Educational Tourist Destination

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

TEXAS DISCLAIMER

EDEN MEMORY CARE FACILITY CYPRESS, TX

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 the owner knows.

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.