



PORTER, TX
(HOUSTON MSA)



STRIVE

National Tire & Battery

22180 Farris Green Rd
Porter, TX 77365

TIRE & SERVICE CENTERS

OFFERING SUMMARY

Price	\$3,830,817
Cap Rate	5.75%
Net Operating Income	\$220,272
Year Built	2007
Gross Leasable Area	8,320 SF
Lot Size	1.23 Acres

LEASE SUMMARY

Lease Term	25 Years
Lease Commencement	5/1/2007
Lease Expiration	4/30/2032
Remaining Term	13+ Years
Lease Type	NNN
Roof & Structure	Tenant
Increases	CPI Rent Escalations Every 5 Years Not to Exceed 12%
Options	3 x 5 Year
Options to Purchase	ROFO & ROFR

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-5	5/1/2007	\$185,534	-
6-10	5/1/2012	\$207,253	11.71%
11-15	5/1/2017	\$220,272	6.28%
16-20	5/1/2022	\$246,705	12.00%
21-25	5/1/2027	\$276,309	12.00%
Option 1: 26-30	5/1/2032	\$309,466	12.00%
Option 2: 31-35	5/1/2037	\$346,602	12.00%
Option 3: 36-40	5/1/2042	\$388,194	12.00%

NET OPERATING INCOME \$220,272





National Tire and Battery (NTB) is an American brand of auto service centers. It was formerly owned by Sears until it was spun off in 2003. Sears created the brand in 1997 by consolidating the Tire America and National Tire Warehouse brands. National Tire and Battery specializes in Fluid Services: Oil Changes, Brake Fluid Exchange, Coolant Exchange, and Transmission Fluid Exchange, Battery Services, Wiper Blades, Brake Services, Steering & Suspension Services, and Vehicle Inspections.



TBC Corporation is one of the nation's largest vertically integrated marketers of tires for the automotive replacement market with more than 10,500 employees throughout the United States, Canada and Mexico. The Company's retail operations include franchised and Company-operated tire and automotive service centers under the brands: Tire Kingdom Service Centers®, Merchant's Tire & Auto Centers®, NTB Tire and Service Centers®, Big O Tires®, and Midas®.

In 2018, Michelin North America and Sumitomo Corporation of Americas' (SCOA) combined their respective North American tire distribution and related service operations in a 50-50 joint venture agreement. This joint venture created NTW (National Tire Wholesale) a combination of Michelin's TCI and TBC's Carroll Tire forming the second-largest player in the wholesale tire distribution market in the United States.

COMPANY SUMMARY

Company	National Tire and Battery (NTB)
Ownership	Private
Number of Locations	226+
Years in Business	21 Years
Headquarters	Juno Beach, FL
Website	www.ntb.com

COMPANY SUMMARY

Company	TBC Corporation
Ownership	Private
Number of Locations	3,200+
Years in Business	62 Years
Headquarters	Palm Beach Gardens, FL
Website	www.tbccorp.com

- Long-Term Absolute Triple-Net Lease - Zero Landlord Responsibility
- 13 Years Remaining On Primary Term
- Attractive CPI Rent Escalations Every 5 Years Not to Exceed 12%
- Strong Corporate Guarantee
- Population Within a 5 Mile Radius Exceeds 98,000 with 15% Growth Since 2010, and Expected to Grow an Additional 16.12% Over the Next 5 Years Within a 1 Mile Radius
- Traffic Counts Along Interstate 69 Exceed 79,000 Vehicles Per Day
- Valley Ranch Master Planned Community: Located Less than 3 Miles from the Property is a New 1,400 Acre Community called Valley Ranch Town Center. By 2023, there will be Over 2,500 Single Family Homes and Over 1,000 Multifamily Residences
- Located Just South of the Newly Constructed SH 99/Grand Parkway Loop That Links Some of the Fastest-Growing Communities in the Houston Area
- Surrounding National Tenants Include Home Depot, Walmart, Walgreens, Autozone, Popeye's, Starbucks, McDonalds, IHOP, Whataburger, Arby's, Amegy Bank, Arby's, Taco Bell, Family Dollar, Tractor Supply, and Big Lots
- Texas is a Tax Free Income State

SNAPSHOT



Estimated Vehicles
Per Day

79,011



Average Household
Income

\$96,307



Projected Population
Growth 2018-2023

16.12%



Population: 5 Mile
Radius

98,717

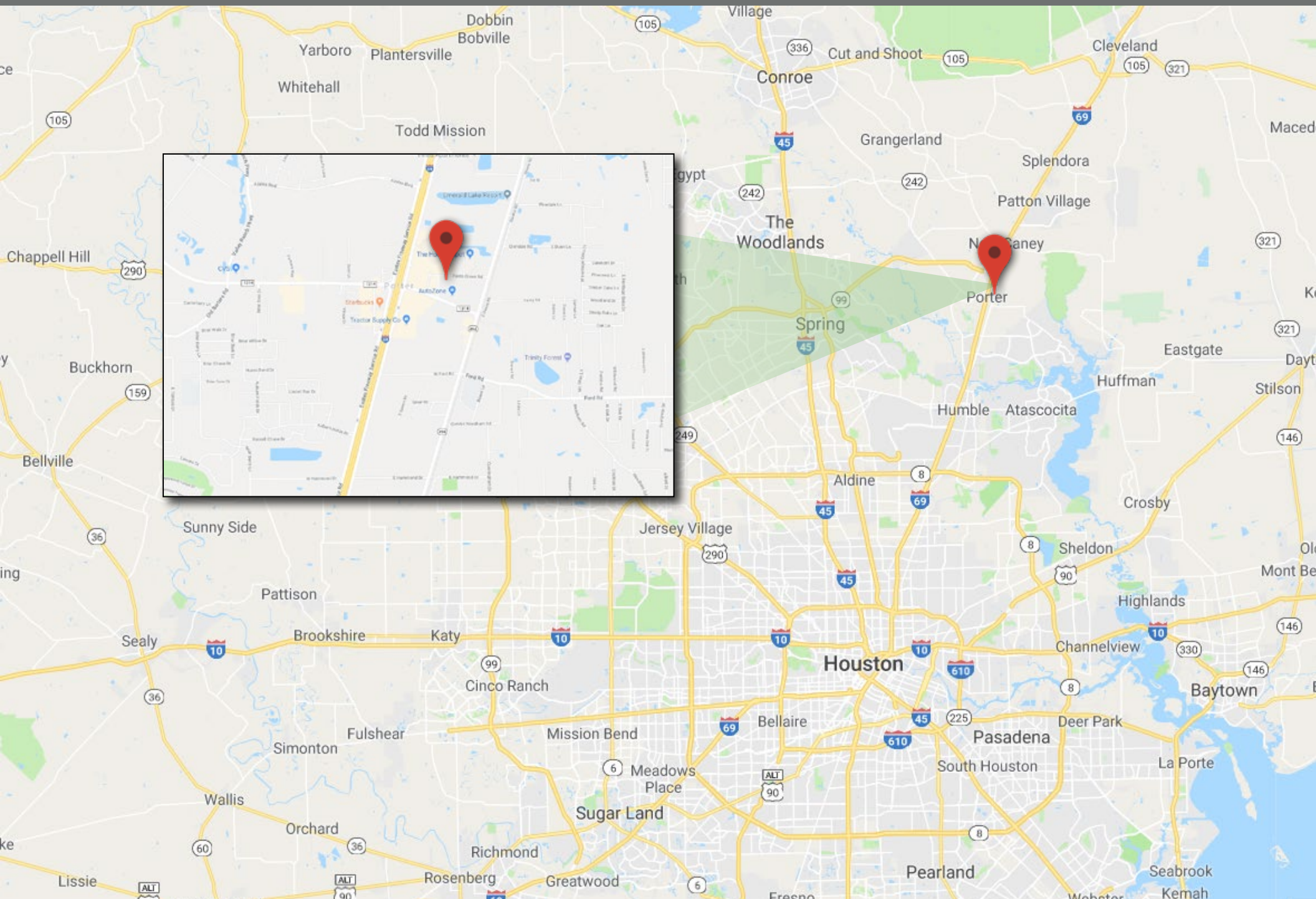














OVERVIEW

Houston is the most populous city in the state of Texas and the fourth-most populous city in the United States. With a census-estimated 2013 population of 6.49 million people within a land area of 10,062 square miles, Houston is the largest city in the Southern United States, the seat of Harris County, and fifth-most populated MSA in the United States.

Houston was founded in 1836 on land near the banks of Buffalo Bayou (now known as Allen's Landing) and incorporated as a city on June 5, 1837. The city was named after former General Sam Houston, who was president of the Republic of Texas and had commanded and won at the Battle of San Jacinto 25 miles (40 km) east of where the city was established. The burgeoning port and railroad industry, combined with oil discovery in 1901, has induced continual surges in the city's population. In the mid-twentieth century, Houston became the home of the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, where the Mission Control Center is located.

Houston is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics. It is also leading in health care sectors and building oilfield equipment; only New York City is home to more Fortune 500 headquarters. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled.

Nicknamed the Space City, Houston is a global city, with strengths in business, international trade, entertainment, culture, media, fashion, science, sports, technology, education, medicine and research. The city has a population from various ethnic and religious backgrounds and a large and growing international community. Houston is considered to be the most diverse city in Texas and the United States. It is home to many cultural institutions and exhibits, which attract more than 7 million visitors a year to the Museum District. Houston has an active visual and performing arts scene in the Theater District and offers year-round resident companies in all major performing arts.

QUICK STATS

1st

Most-Populous City in the State of Texas

3rd

Best City for Projected Annual Job Growth (*Forbes*)

4th

Most-Populous City in the United States

26

Fortune 500 Companies Call Houston Home (*Fortune*)

	1 MILE	3 MILE	5 MILE
Population:			
2023 Projection	4,919	42,709	110,584
2018 Estimate	4,236	37,091	98,717
2010 Census	3,417	29,469	85,432
Growth 2018-2023	16.12%	15.15%	12.02%
Growth 2010-2018	23.97%	25.86%	15.55%
2018 Population Hispanic Origin	1,281	10,546	23,468
2018 Population by Race:			
White	3,919	33,592	88,416
Black	138	1,528	4,308
Am. Indian & Alaskan	38	301	755
Asian	70	973	3,291
Hawaiian & Pacific Island	4	52	134
Other	66	645	1,813
U.S. Armed Forces:	0	0	34
Households:			
2023 Projection	1,741	15,105	39,393
2018 Estimate	1,501	13,140	35,244
2010 Census	1,211	10,507	30,904
Growth 2018 - 2023	15.99%	14.95%	11.77%
Growth 2010 - 2018	23.95%	25.06%	14.04%
Owner Occupied	950	9,212	25,563
Renter Occupied	551	3,928	9,681
2018 Avg Household Income (National Avg - \$75,558)	\$82,433	\$88,201	\$96,307
2018 Med Household Income (National Avg - \$53,889)	\$66,000	\$68,404	\$73,922
2018 Households by Household Inc:			
<\$25,000	325	2,159	5,083
\$25,000 - \$50,000	264	2,671	6,667
\$50,000 - \$75,000	234	2,323	6,129
\$75,000 - \$100,000	215	1,942	5,095
\$100,000 - \$125,000	222	1,605	4,154
\$125,000 - \$150,000	53	631	2,208
\$150,000 - \$200,000	106	838	2,656
\$200,000+	83	970	3,251

Demographic data © CoStar 2017

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to STRIVE.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. STRIVE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.

Net Lease Disclaimer

STRIVE hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, STRIVE has not and will not verify any of this information, nor has STRIVE conducted any investigation regarding these matters. STRIVE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. STRIVE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased 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 STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



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.

exclusively listed

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