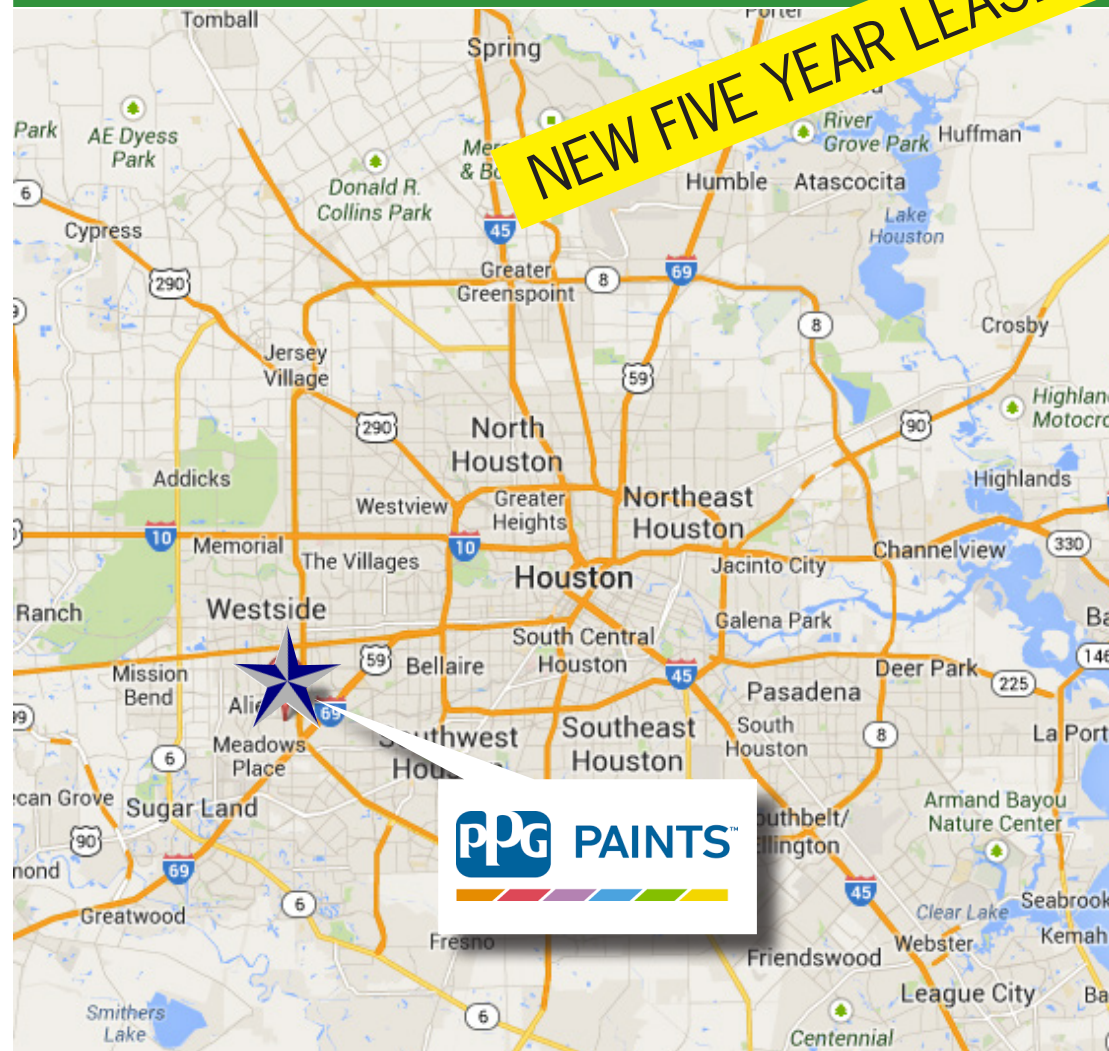


NEW FIVE YEAR LEASE EXTENSION



Subject Property

SINGLE TENANT INVESTMENT OFFERING INVESTMENT GRADE COMPANY

- 39 YEARS OF CONTINUOUS OCCUPANCY
- 2ND LARGEST PAINT MANUFACTURER IN N.A.
 - LOW RENT - LOW \$/SF
- RECENT FIVE YEAR LEASE EXTENSION
- RENT INCREASES IN OPTION PERIOD

Barry Silver

Email: Barry@TheSilver-Group.com

Phone: (415) 461 - 0600

Greg Cunha

Email: Greg@TheSilver-Group.com

Phone: (415) 461 - 0600

The Silver Group

1050 Northgate Drive #500

San Rafael, CA 94903

www.thesilver-group.com

Investment Summary -

PPG Paints

9630 Wilcrest Drive, Houston, Texas 77099

Purchase Price: \$895,825
Cap Rate: 7.5%
Land Area: ± 16,814 SF
Building Area: ± 4,750 SF
Rent Start Date: June 1, 2014
Rent per SF: \$14.14



Annual Rent: \$67,187 Years 1 - 5 ends May 31, 2024

Option Rent: \$71,218 Option 1 (+6.0%)

Demographics:	Population:	201,976	(3 mi.)
	Average HH Income:	\$63,740	(5 mi.)
Traffic Counts:	Wilcrest @ Bissonnet	± 41,519	v.p.d.
	9630 Wilcrest Dr.	± 21,070	v.p.d.



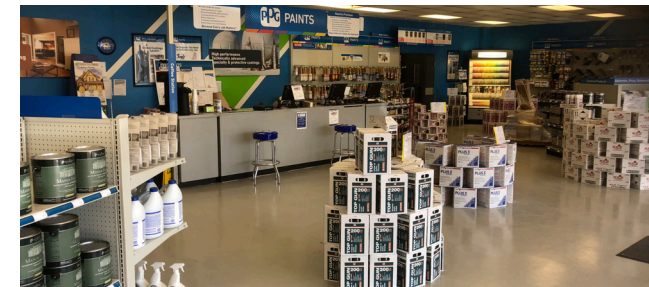
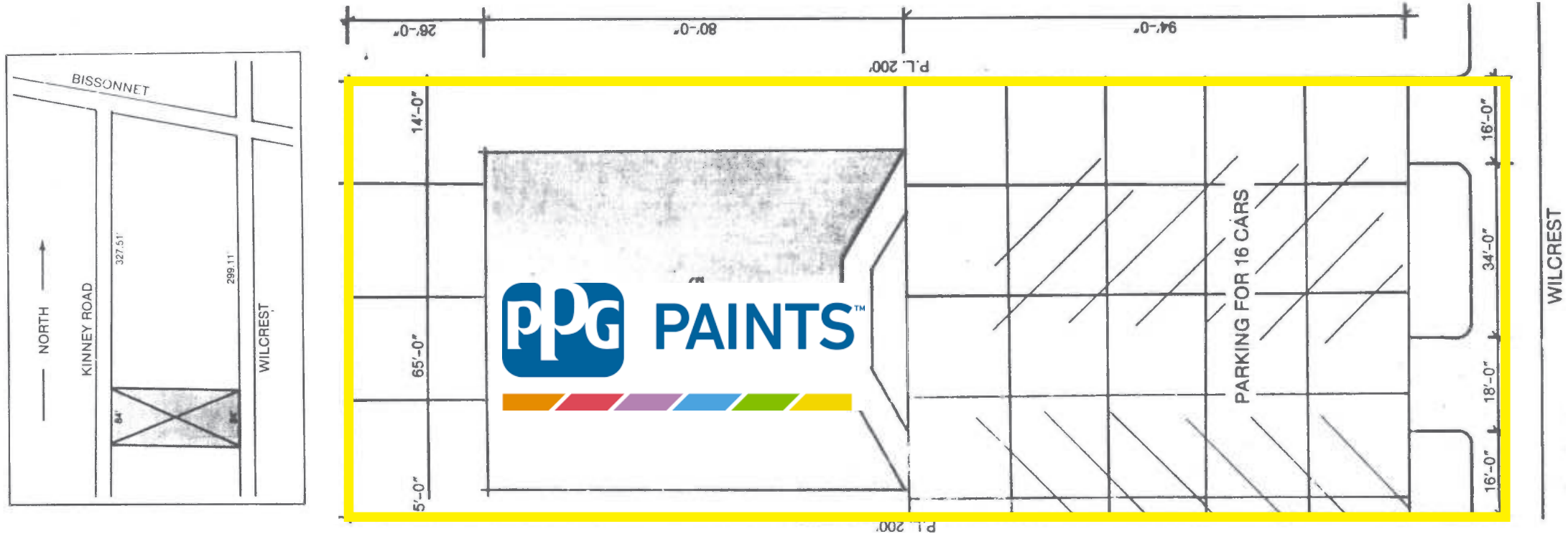
The subject property is a single tenant **PPG Paints** store located in southwest Houston, Texas. The Property consists of a freestanding ± 4,750 sf building on ± 16,814 sf of land at 9630 Wilcrest Ave. just west of the Sam Houston Tollway. Original leasee, Glidden Paint (later acquired by PPG Industries) has occupied

this building continuously since 1979 - thirty-nine years! **PPG exercised their renewal option on November 26, 2018, extending the Lease for an additional 5 years through May 31, 2024 with one additional 5 year renewal option.** The tenant is PPG Architectural Finishes, Inc., a division of PPG Industries, Inc., a 140 year old, blue-chip company based in Pittsburgh, Pennsylvania. The Property is in a transitional area characterized by a mix of commercial, industrial and residential uses. The Landlord has maintained the structure and replaced the roof in 2016. Traffic generators nearby include **CVS Pharmacy, Sherwin Williams, O'Reilly Auto, RSC Equipment Rental, AutoZone, Jack in the Box, Taco Bell, Church's Chicken, Creative Connections Daycare** and **PCCA** compounding pharmacy. ***The tenant has demonstrated their commitment to this building by their 39 year historical occupancy and continued lease renewals. An investor should enjoy continued, predictable cash-flow from this credit tenant.***

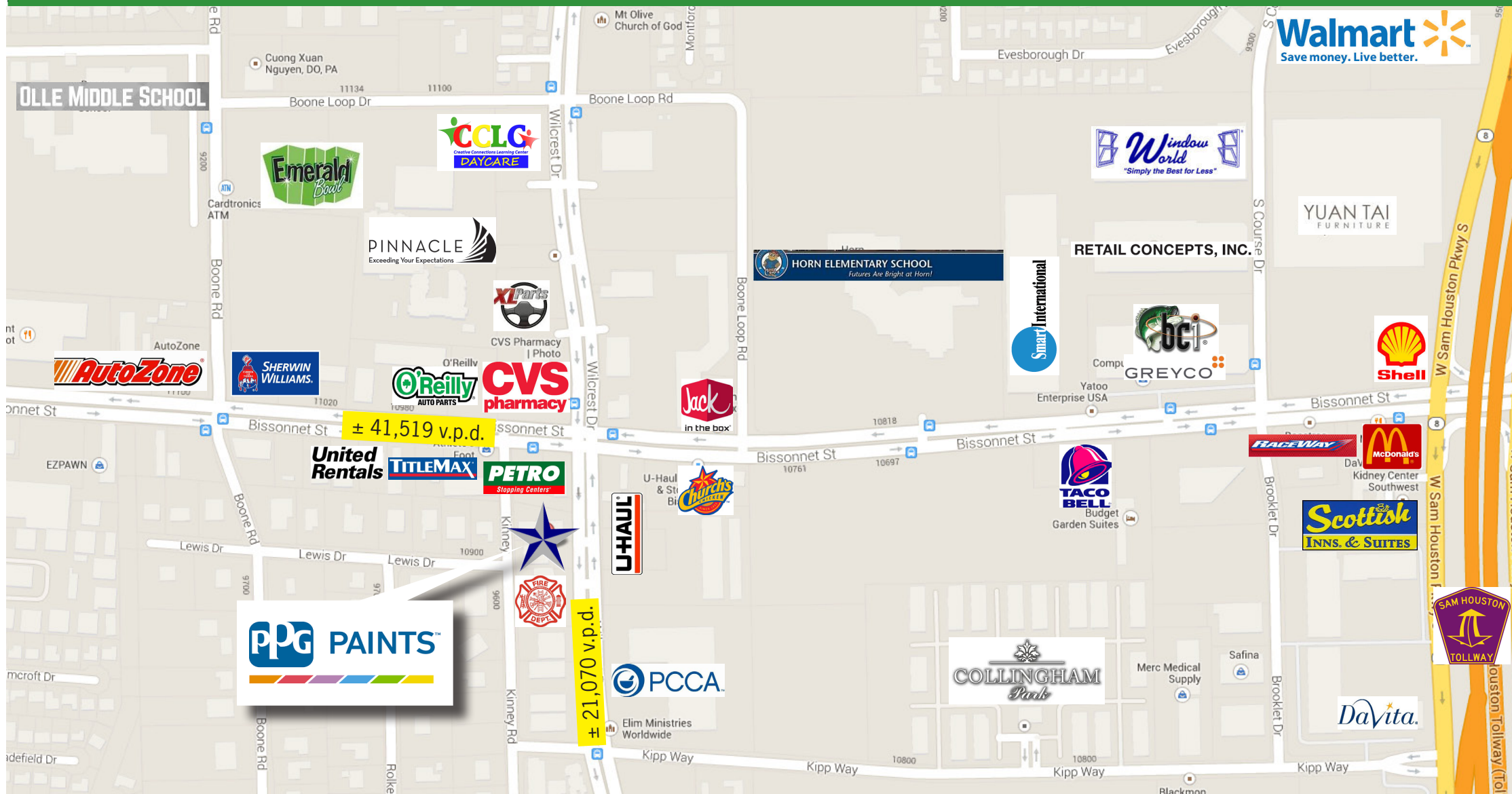
Lease Terms:

- **Five and 1/2 Year Primary Term**
- **NET NET LEASE (Landlord responsible for roof & structure)**
 - **Rent increases by 6% every 5 years in option**
 - **1 x 5 year renewal option**

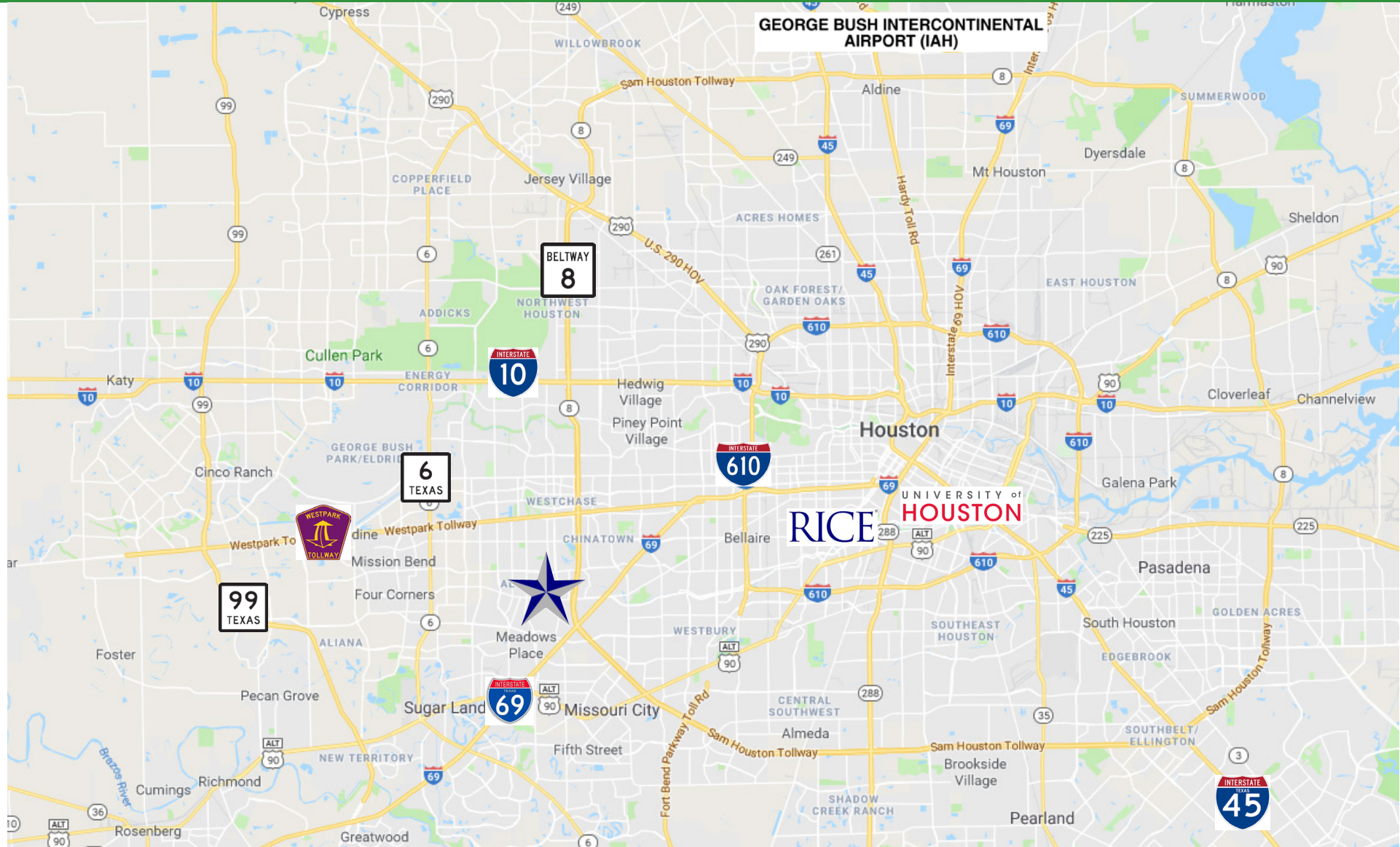
The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. ALL INTERESTED PARTIES ARE ADVISED TO CONDUCT THEIR OWN DUE DILIGENCE.













ABOUT THE TENANT

PPG Architectural Finishes, Inc.

Systemwide Sales in 2017: \$14.8 billion

Ranked 182 on Fortune 500

PPG shares are traded on NYSE ("PPG")



PPG Architectural Finishes, Inc. is a division of PPG Industries, Inc., a 140 year old, global manufacturer of residential and commercial coatings. PPG's architectural coatings business in the U.S. and Canada is an

industry leader in residential and commercial coatings, delivering the latest technologies and operational advancements through its strong portfolio of brands. It manufactures and sells brands PPG PAINTS, OLYMPIC stains, GLIDDEN paints, SICO paints and stains, DULUX paints and LIQUID NAILS adhesives. With headquarters in Pittsburgh, Pennsylvania, PPG operates in more than 70 countries. Annual sales in 2017 were \$14.8 billion an increase of 3%. Net Income from Operations was \$609 million and Shareholder Equity was \$6.0 billion. Founded in 1883 by Captain John Baptiste Ford and John Pitcairn, Jr., as the Pittsburgh Plate Glass Company at Creighton, Pennsylvania; the company changed its name to PPG Industries, Inc., in 1968 to show its diverse offerings. Today the Company employs 47,000 and operates 156 manufacturing facilities worldwide. PPG shares are traded on the New York Stock Exchange (symbol: PPG). Glidden Paints was acquired by PPG Industries in 2012 who is now the second largest paint manufacturer in North American, behind Sherwin-Williams.

ABOUT HOUSTON, TEXAS



Houston is the largest city in Texas and the fourth-largest city in the United States. According to the 2016 U.S. Census, the city had a population of over 2.3 million people within a land area of 600 square miles. Houston is the seat of Harris County, and its metropolitan area is the fifth-largest in the U.S., with over 6 million people.

The 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's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. 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. The city has a population from various ethnic and religious backgrounds and a large and growing international community. 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. Sports fans have local teams representing all major sports. Major shopping areas offer something to fit every budget - from the exclusive shops in Houston's Uptown area to the outlet malls just outside the City.



PAINT INDUSTRY LEADERSHIP FROM A GLOBAL COATINGS LEADER **PPG ARCHITECTURAL COATINGS**

PPG Industries is recognized and respected around the world as a global coatings leader, providing technologically advanced solutions to meet even the most difficult coatings challenges. From developing a revolutionary coating process for the automotive industry, to providing durable and lightweight protective aircraft coatings, to coloring electronic equipment and consumer goods, to safely lining food packaging, PPG is there to lead the way.

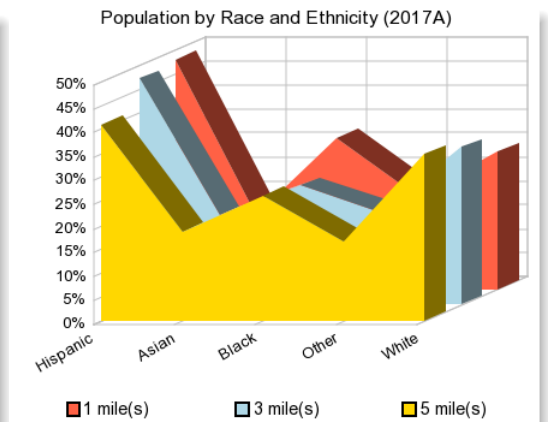
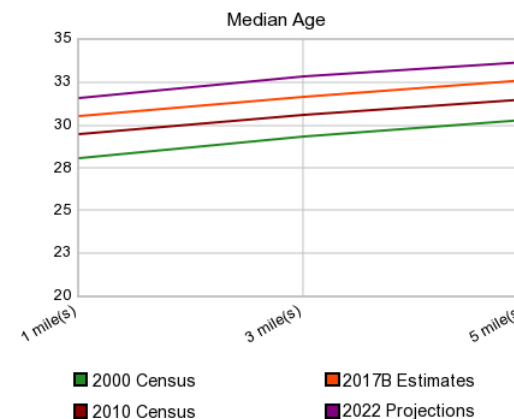
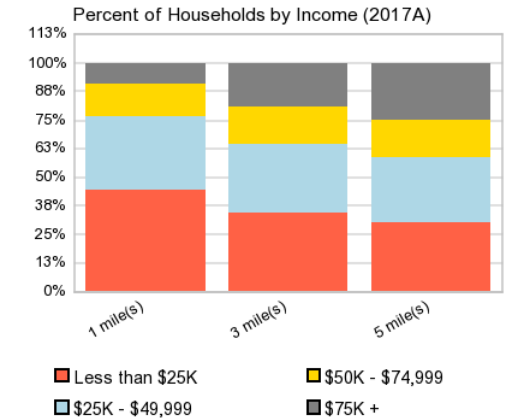
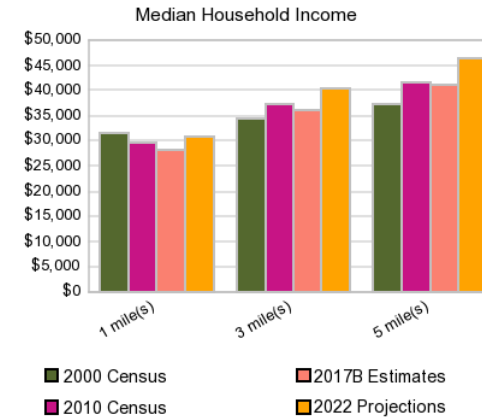
PPG Architectural Coatings draws upon the company's commitment to coatings research and manufacturing excellence to deliver the latest technology in its wide array of architectural paints. A relentless commitment to the sharing of technological advancements and operational best practices, combined with the acquisition of Akzo Nobel North American architectural coatings business in 2013, enables PPG Architectural Coatings to offer an industry-leading house of strong brands and to be a leading player in all distribution channels.

PPG Architectural Coatings has an expansive manufacturing and distribution network that supports well-recognized brands like CIL, Dulux, Flood, Glidden, Liquid Nails, Olympic® Paints and Stains, PPG Pittsburgh Paints®, PPG Porter Paints®, PPG Paints, Sico and Sikkens. Learn where to buy any of our quality products by [browsing our brands](#).



Demographic Snapshot Comparison Report for PPG Paints, 9630 S Wilcrest Dr, Houston, TX, 77099:

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017B			
Total Population	30,200	201,976	493,684
Female Population	49.92%	50.28%	50.67%
Male Population	50.08%	49.72%	49.33%
Population Density	9,620	7,149	6,291
Population Median Age	30.5	31.7	32.7
Employed Civilian Population 16+	14,657	99,496	253,951
% White Collar	37.7%	43.4%	51.2%
% Blue Collar	62.3%	56.6%	48.8%
Total Q4 2017 Employees	16,797	88,704	287,707
Total Q4 2017 Establishments*	1,027	8,118	23,353
Population Growth 2000-2010	9.79%	4.01%	9.09%
Population Growth 2017B-2022	0.73%	2.14%	4.61%
Income: 2017B			
Average Household Income	\$38,385	\$52,772	\$63,740
Median Household Income	\$28,285	\$36,188	\$41,254
Per Capita Income	\$13,623	\$17,593	\$22,697
Avg Income Growth 2000-2010	6.62%	19.20%	25.24%
Avg Income Growth 2017B-2022	13.48%	16.51%	17.67%
Households: 2017B			
Households	10,611	67,173	175,590
Average Household Size	2.91	2.99	2.78
Hhld Growth 2000-2010	2.99%	0.50%	4.98%
Hhld Growth 2017B-2022	0.47%	3.11%	5.26%
Housing Units: 2017B			
Occupied Units	10,611	67,173	175,590
% Occupied Units	85.61%	91.18%	91.39%
% Vacant Housing Units	14.39%	8.82%	8.61%
Owner Occ Housing Growth 2000-2010	-0.03%	3.32%	10.59%
Owner Occ Housing Growth 2000-2022	3.35%	7.55%	19.29%
Owner Occ Housing Growth 2017B-2022	2.45%	4.08%	5.87%
Occ Housing Growth 2000-2010	2.99%	0.50%	4.98%
Occ Housing Growth 2010-2022	7.64%	9.02%	12.90%
Occ Housing Growth 2017B-2022	0.47%	3.11%	5.26%
Race and Ethnicity: 2017B			



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:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) 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
- (4) may not disclose any confidential information or any information that a party 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.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (<http://www.trec.texas.gov>)

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.