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EXCLUSIVE OFFERING | \$1,550,000 – 5% CAP
TAKE 5 | CORPORATE GROUND LEASE – ABSOLUTE NNN



440 RAYFORD RD, SPRING, TX (HOUSTON)

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Property. 1,634± SF building on 0.39± acre site. **Right to cross access and additional parking (39 spaces) on west tract.**
Tenant. Take 5 Oil Change is the leading fast lube chain on the Gulf Coast with 76 Stores.
Lease structure. 10 year, Corporate Ground Lease, Absolute NNN, with 10% rent increases every 5-years in the initial term and options.
Location. Take 5 is located along Rayford Rd (47,000 VPD) just east of I-45 (224,000 VPD). The traffic volumes, growth, population density, and accessibility of the immediate trade area have attracted numerous nationally known retail brands to the trade area. Notable national credit tenants include Walmart, HEB, Kroger, Academy Sports & Outdoors, Hobby Lobby, Big Lots!, CVS, Walgreens, Starbucks, Dollar General, Whataburger, AutoZone, and countless others. Also, Take 5 is located directly north of the new ExxonMobil Campus (10,000+ employees) along Interstate 45 (I-45). The immediate trade area features above average household incomes, with an average of nearly \$107,000 within a 3-mile radius, and, high population demographics, with over 69,207 people residing within a 3-mile radius.

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DISCLAIMER

Trivanta (“Agent”) has been engaged as an agent for the sale of the property located at 440 Rayford Rd., Spring, TX by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

440 RAYFORD RD, SPRING, TX (HOUSTON)

PRICE:	\$1,550,000
CAP RATE:	5%
NET OPERATING INCOME:	\$77,500
BUILDING AREA:	1,634± Square Feet
LAND AREA:	0.39± Acres
YEAR BUILT:	2017
OCCUPANCY:	100%

LEASE OVERVIEW

Initial Lease Term:	10-Years, Plus (4), 5-Year Options to Renew
Projected Rent Commencement:	February 2017
Projected Lease Expiration:	February 2027
Lease Type:	Corporate Ground Lease – Absolute NNN
Rent Increases:	10% Every 5 Years in Primary Term & Options
Year 1-5 Annual Rent (Current):	\$77,500
Year 6-10 Annual Rent:	\$85,250
Year 11-15 Annual Rent (Option 1):	\$93,775
Year 16-20 Annual Rent (Option 2):	\$103,152
Year 21-25 Annual Rent (Option 3):	\$113,467
Year 26-30 Annual Rent (Option 4):	\$124,814

TENANT OVERVIEW

LESSEE: Take 5 Oil Change, LLC

TAKE 5 OIL CHANGE | www.take5oilchange.com

Headquartered in Metairie, Louisiana and founded in 1984, Take 5 Oil Change is a leading fast lube chain in the Southeastern United States, focused exclusively on oil changes and ancillary services, including windshield wiper and air filter replacements. Since 2004, the Company has rapidly increased its footprint, expanding from 13 to 76 stores and becoming an industry leader in Louisiana and the Southeast through living its mission to “Change your oil, not your schedule.”

Take 5’s success stems from its niche focus of providing superior speed and best-in-class service to consumers in a lower pressure sales environment. Customers stay in their car, are provided with a complimentary beverage and are offered a simple list of service options. Take 5 can complete an oil change in approximately five to seven minutes of in-bay time, less than one-third the industry average. The Company’s relentless focus on delivering high customer satisfaction has resulted in daily car counts that are 45% above the industry average, repeat customer rates in excess of 80%, and 99% customer satisfaction rating.

The leading fast lube chain in the Gulf Coast with 76 stores – located in Texas, Louisiana, Mississippi, Alabama, South Carolina and North Carolina. Expansion focus on all southeastern states. Take 5’s are corporate owned and guaranteed locations. Niche focus on oil changes (90% of sales). Revenue per location 30% higher than industry average. 20,000+ cars annually per location. Number one of all automotive service providers. EBITDA margins significantly exceeds industry average performance. Targeting 20+ store openings per year. Market expansion in Georgia, Florida, Texas, and Virginia.



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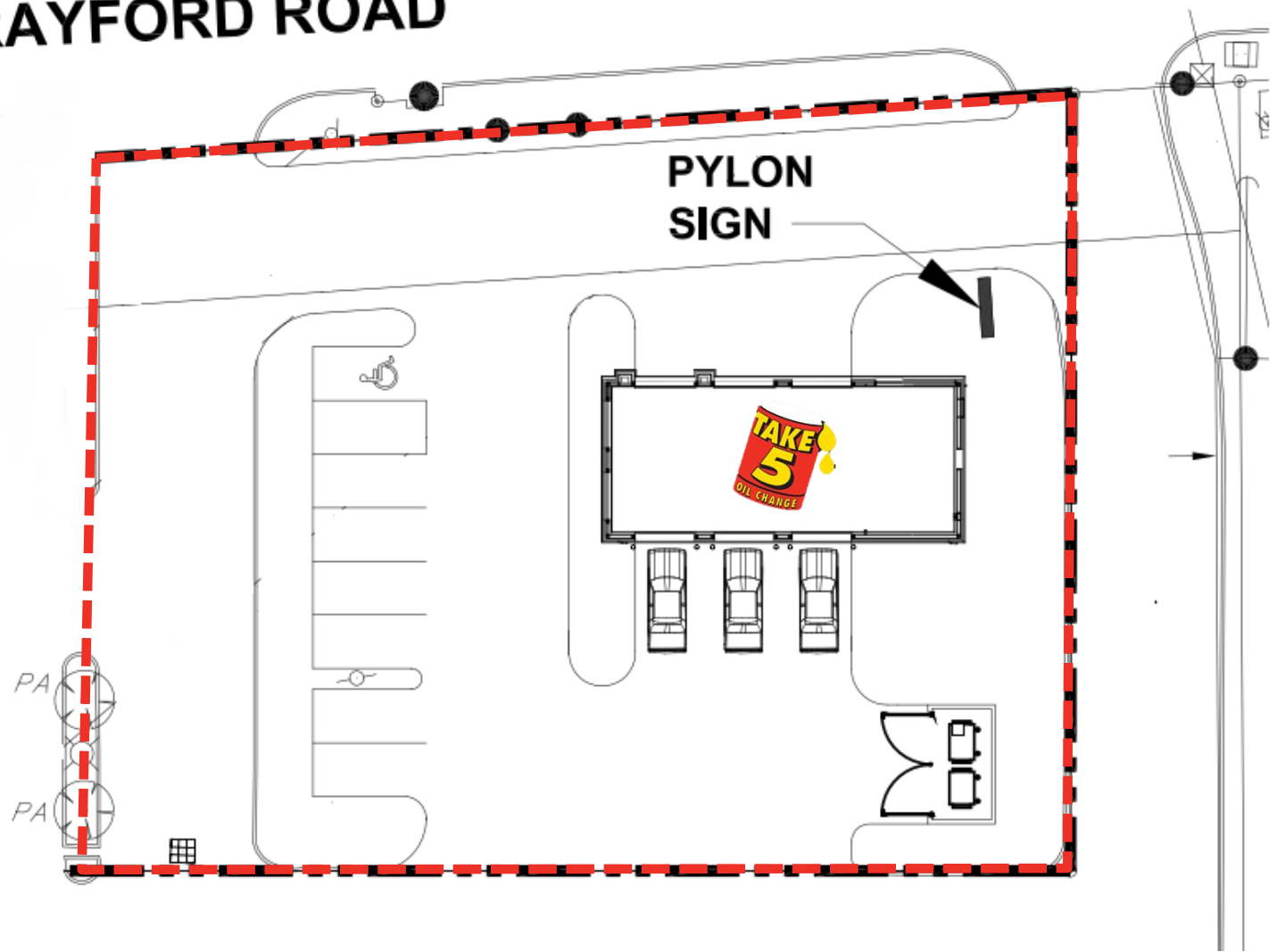
440 RAYFORD RD, SPRING, TX (HOUSTON)



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RAYFORD ROAD



IMMEDIATE TRADE AREA

Take 5 is located along Rayford Rd (47,000 VPD) just east of I-45 (224,000 VPD). Rayford Road is a major east-west thoroughfare which serves Spring, TX, and the surrounding suburbs while I-45 is a major interstate highway located entirely within the U.S. state of Texas. It connects the cities of Dallas and Houston, continuing southeast from Houston to Galveston over the Galveston Causeway to the Gulf of Mexico. Spring is located approximately 24-miles northwest of downtown Houston.

The traffic volumes, growth, population density, and accessibility of the immediate trade area have attracted numerous nationally known retail brands to the trade area. Notable national credit tenants include Walmart, HEB, Kroger, Academy Sports & Outdoors, Hobby Lobby, Big Lots!, CVS, Walgreens, Starbucks, Dollar General, Whataburger, AutoZone, and countless others. Also, Take 5 is located directly north of the new ExxonMobil Campus (10,000+ employees) along Interstate 45 (I-45). The immediate trade area features above average household incomes, with an average of nearly \$107,000 within a 3-mile radius, and, high population demographics, with over 69,207 people residing within a 3-mile radius.

SPRING / THE WOODLANDS, TX

Spring is a census-designated place (CDP) within the extraterritorial jurisdiction of Houston in Harris County, Texas, part of the Houston–The Woodlands–Sugar Land metropolitan area. The population was 54,298 at the 2010 census. The name "Spring" is applied to a large area of northern Harris County and a smaller area of southern Montgomery County. Moreover, just minutes to the north of Spring sits one of the region's most prosperous suburbs, The Woodlands. In other words, Spring is ideally situated to attract new investment and development thanks to its location on the growing Interstate 45 corridor.

The Woodlands Area, including the cities of Shenandoah and Oak Ridge North, as well as the master-planned community of The Woodlands has enjoyed unprecedented commercial growth in the last several years. The area's economic base is well diversified with over 8,210 businesses, including all sectors, located in the area.

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These businesses range from owner-operated establishments to global corporate headquarters. The Woodlands Area is home to a variety of leading companies, including Anadarko Petroleum Corporation, Aon Hewitt, CB&I, Chevron Phillips Chemical Company, Baker Hughes, Huntsman Petrochemical Corporation, Maersk Line, McKesson Specialty Health, Repsol USA, Talisman Energy USA and Waste Connections, Inc.

Recent Houston Accolades Include:

- *The Brookings Institution ranked Houston as the fastest growing economy in North America; Houston posted 118,200 new jobs in 2012 and added more than 87,600 new jobs in 2013*
- *The Association of Foreign Investors in Real Estate ("AFIRE"), recently named Houston the 5th best city in the world for commercial real estate investment*
- *Perennial Outperformer: Houston led all other major metropolitan area with 4.7% Gross Metropolitan Product growth (GMP) since 2000*
- *With 3,700 energy-related establishments, Houston is known as the "Energy Capital of the World"*
- *Houston ranks number 1 for health care and manufacturing careers, number 2 for engineering, finance and accounting careers, and number 3 in green jobs and number 6 in computer science careers*



HOUSTON-SUGAR LAND-BAYTOWN METROPOLITAN AREA

The Houston-Sugar Land-Baytown Metropolitan Statistical Area (MSA), colloquially known as Greater Houston, is the 6th largest in the United States with a population of 5,946,800. 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. 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. The Greater Houston Gross Metropolitan Product (GMP) in 2005 was \$308.7 billion, up 5.4 percent from 2004 in constant dollars. By 2010, the GMP rose to \$384 billion, 5th in the nation. Only 28 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.

Houston is 2nd to New York City in Fortune 500 headquarters. Galveston Bay and the Buffalo Bayou together form one of the most important shipping hubs in the world, and the Port of Houston, the Port of Texas City, and the Port of Galveston are all major seaports located in Greater Houston. 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 the Texas Medical Center—the largest medical center in the world—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.



ExxonMobil is constructing a state-of-the-art campus in Houston that will be home to its Upstream, Downstream and Chemicals companies and associated service groups.

By bringing many global functional groups together, the campus will provide employees with the tools and capabilities needed today, and in the future, to achieve business objectives and accelerate the discovery of new resources, technologies and products. It will foster improved collaboration, creativity and innovation and enhance the company's ability to attract, develop and retain the top talent in the industry.

The campus is located on 385 wooded acres immediately to the west of Interstate Highway 45 (I-45), at the intersection of I-45 and the Hardy Toll Road, approximately 25 miles from the cultural vibrancy of downtown Houston.

Designed to accommodate 10,000 employees, the campus will be constructed to the highest standards of energy efficiency and environmental stewardship. Its design incorporates extensive research into best practices in workplace design and benchmarking from the world's top facilities.

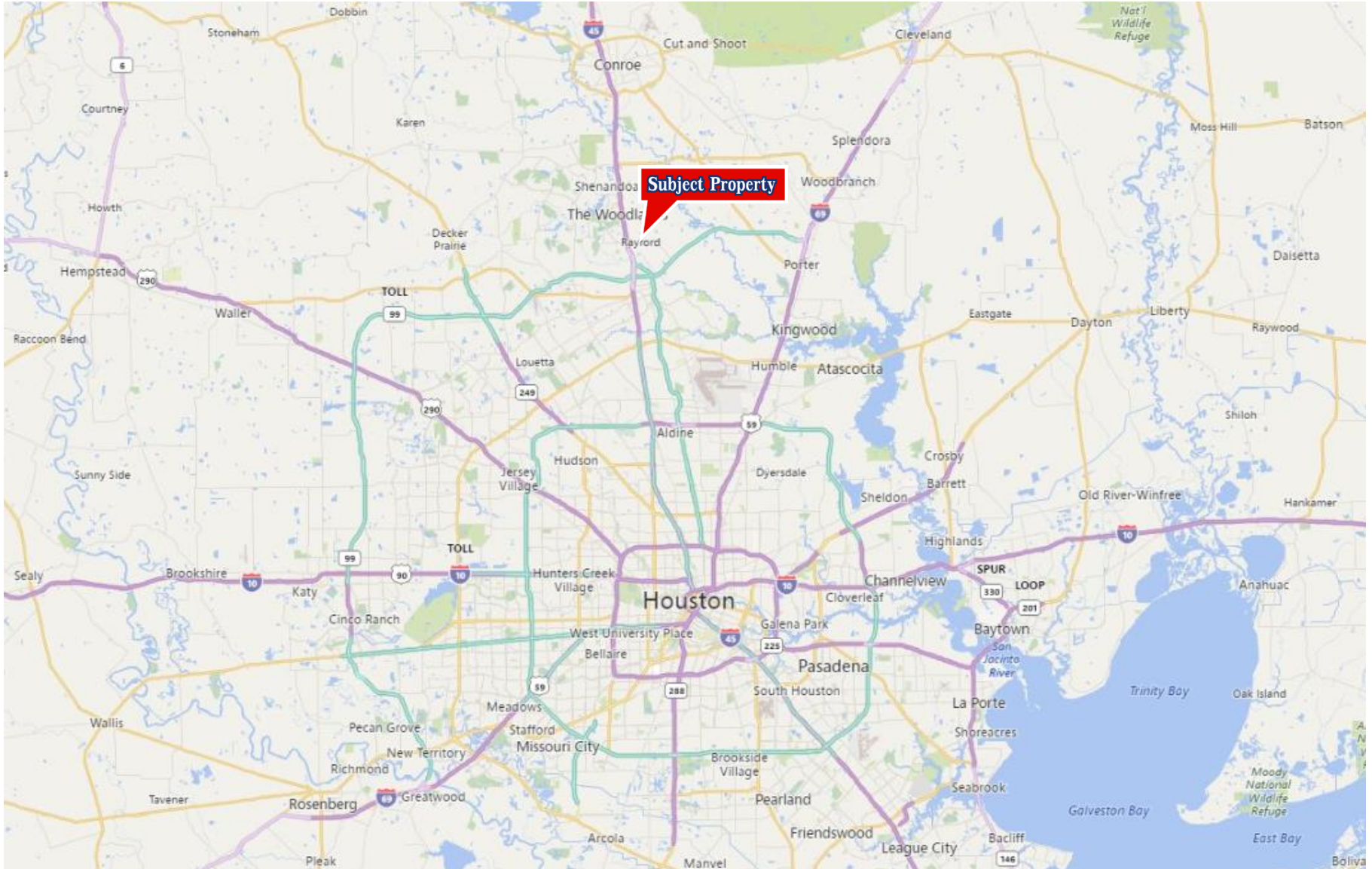
Already an integral part of the Houston community, ExxonMobil will continue to engage with business, community and charitable organizations across the greater Houston area. In addition, the campus will provide significant economic benefits for Texas and the local economy even after construction is complete.

Construction of the new campus began in 2011. Early site work included the construction of access roads and bridges, central utilities, computer support and parking facilities. The next phase of construction, the office buildings, with a focus on the buildings near the northwest garage, began in 2012. Work on the specialty buildings, including the Laboratory, Wellness and Energy Centers, began in the fall of 2012. By the end of 2014, seven office buildings will be open and approximately 3,600 residents will be working on campus. Work on the remaining office buildings, and specialty buildings will be complete in mid-2015.

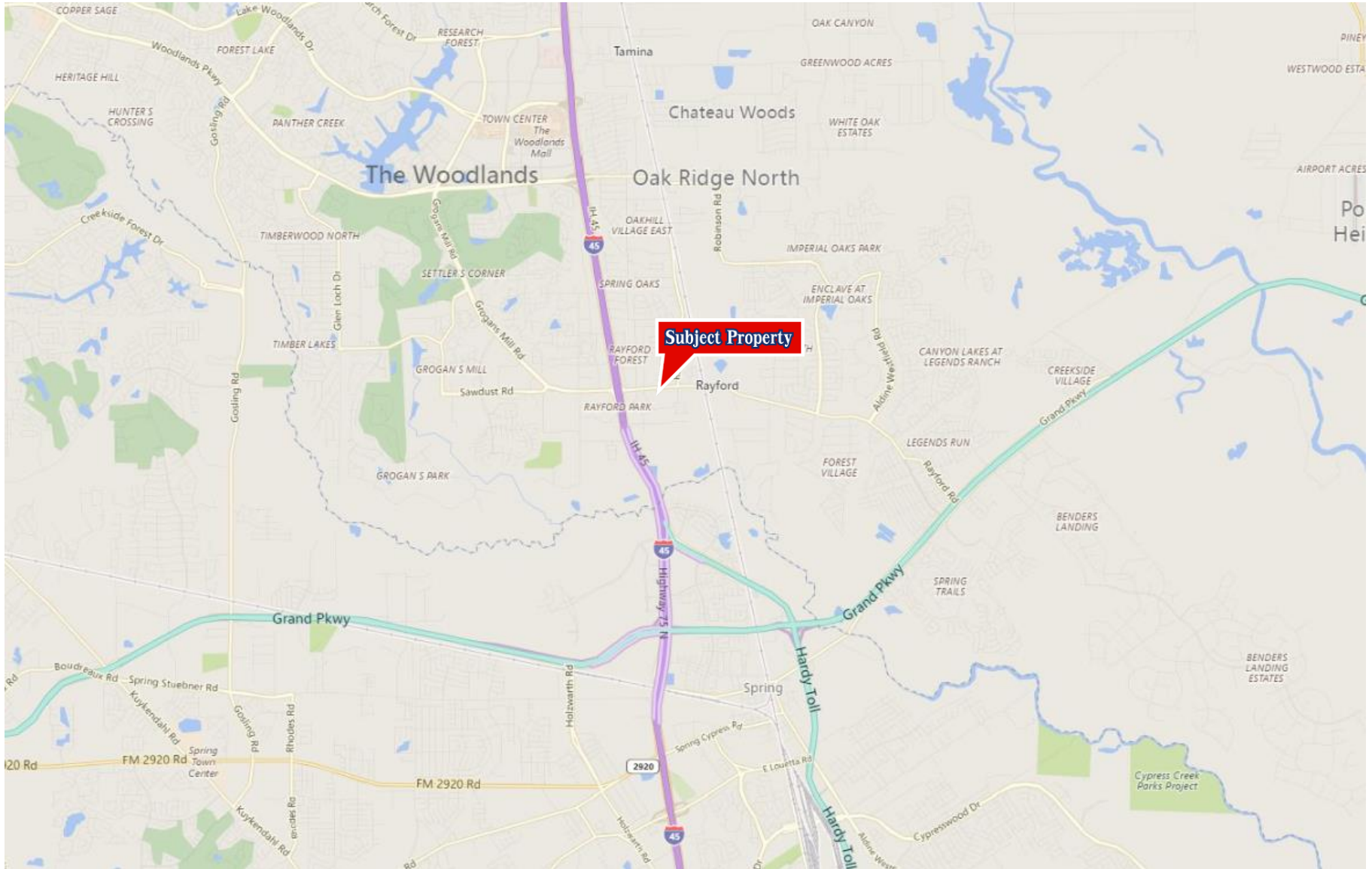
Source: "Houston campus | Exxon Mobil." *ExxonMobil*. N.p., n.d. Web. 22 Dec. 2016.

<<http://corporate.exxonmobil.com/en/company/worldwide-operations/locations/united-states/houston-campus/overview>>.

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440 Rayford Rd		1 mi radius	3 mi radius	5 mi radius
Spring, TX 77386				
POPULATION	2016 Estimated Population	9,723	69,207	152,281
	2021 Projected Population	11,456	81,302	175,861
	2010 Census Population	8,818	58,407	123,431
	2000 Census Population	6,065	36,092	73,234
	Projected Annual Growth 2016 to 2021	3.6%	3.5%	3.1%
	Historical Annual Growth 2000 to 2016	3.8%	5.7%	6.7%
	HOUSEHOLDS	2016 Estimated Households	3,867	26,545
2021 Projected Households		4,443	30,451	64,583
2010 Census Households		3,457	21,940	45,332
2000 Census Households		2,387	13,550	26,557
Projected Annual Growth 2016 to 2021		3.0%	2.9%	2.7%
Historical Annual Growth 2000 to 2016		3.9%	6.0%	7.2%
AGE	2016 Est. Population Under 10 Years	13.7%	14.2%	14.4%
	2016 Est. Population 10 to 19 Years	13.5%	13.8%	13.9%
	2016 Est. Population 20 to 29 Years	20.8%	14.7%	13.2%
	2016 Est. Population 30 to 44 Years	21.2%	22.6%	22.5%
	2016 Est. Population 45 to 59 Years	17.3%	19.0%	19.3%
	2016 Est. Population 60 to 74 Years	10.4%	11.9%	12.4%
	2016 Est. Population 75 Years or Over	3.1%	3.8%	4.2%
	2016 Est. Median Age	30.6	34.5	35.3
MARITAL STATUS & GENDER	2016 Est. Male Population	50.6%	48.9%	48.8%
	2016 Est. Female Population	49.4%	51.1%	51.2%
	2016 Est. Never Married	40.1%	28.9%	27.5%
	2016 Est. Now Married	34.4%	51.7%	53.5%
	2016 Est. Separated or Divorced	21.9%	15.1%	14.5%
INCOME	2016 Est. Widowed	3.6%	4.4%	4.5%
	2016 Est. HH Income \$200,000 or More	7.1%	11.6%	13.5%
	2016 Est. HH Income \$150,000 to \$199,999	5.6%	8.1%	8.4%
	2016 Est. HH Income \$100,000 to \$149,999	12.6%	17.3%	17.8%
	2016 Est. HH Income \$75,000 to \$99,999	14.4%	16.3%	15.3%
	2016 Est. HH Income \$50,000 to \$74,999	16.8%	18.4%	17.5%
	2016 Est. HH Income \$35,000 to \$49,999	19.0%	10.9%	9.7%
	2016 Est. HH Income \$25,000 to \$34,999	12.0%	6.6%	6.6%
	2016 Est. HH Income \$15,000 to \$24,999	8.4%	5.4%	5.4%
	2016 Est. HH Income Under \$15,000	4.0%	5.4%	5.8%
2016 Est. Average Household Income	\$81,917	\$106,010	\$110,040	
2016 Est. Median Household Income	\$60,673	\$83,094	\$88,109	
2016 Est. Per Capita Income	\$32,599	\$40,669	\$41,184	
2016 Est. Total Businesses	1,117	4,763	7,828	
2016 Est. Total Employees	7,696	45,582	77,936	

440 Rayford Rd		1 mi radius	3 mi radius	5 mi radius
Spring, TX 77386				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	7,635	53,431	116,992
	2016 Est. Civilian Employed	77.8%	70.4%	69.1%
	2016 Est. Civilian Unemployed	2.6%	2.2%	2.1%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	19.6%	27.4%	28.8%
	2016 Labor Force Males	51.0%	48.5%	48.2%
	2016 Labor Force Females	49.0%	51.5%	51.8%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,575	30,020	62,245
	2010 Mgmt, Business, & Financial Operations	15.4%	18.0%	17.8%
	2010 Professional, Related	18.2%	23.5%	23.4%
	2010 Service	25.5%	14.2%	14.0%
	2010 Sales, Office	25.3%	28.3%	28.7%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	8.2%	7.6%	7.4%
	2010 Production, Transport, Material Moving	7.3%	8.3%	8.6%
	2010 White Collar Workers	58.9%	69.8%	69.9%
	2010 Blue Collar Workers	41.1%	30.2%	30.1%
	TRANSPORTATION TO WORK	2010 Drive to Work Alone	82.3%	82.8%
2010 Drive to Work in Carpool		8.4%	8.5%	8.7%
2010 Travel to Work by Public Transportation		1.2%	1.3%	1.5%
2010 Drive to Work on Motorcycle		-	0.1%	0.2%
2010 Walk or Bicycle to Work		4.1%	1.5%	1.2%
2010 Other Means		1.7%	0.8%	0.7%
2010 Work at Home		2.3%	5.0%	5.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	38.2%	26.3%	21.6%
	2010 Travel to Work in 15 to 29 Minutes	27.2%	32.0%	33.2%
	2010 Travel to Work in 30 to 59 Minutes	22.3%	31.9%	34.2%
	2010 Travel to Work in 60 Minutes or More	12.3%	9.8%	10.9%
	2010 Average Travel Time to Work	18.7	23.2	25.1
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$237 M	\$1.95 B	\$4.28 B
	2016 Est. Apparel	\$8.29 M	\$68.7 M	\$151 M
	2016 Est. Contributions, Gifts	\$16.4 M	\$145 M	\$326 M
	2016 Est. Education, Reading	\$9.35 M	\$82.9 M	\$186 M
	2016 Est. Entertainment	\$13.4 M	\$111 M	\$243 M
	2016 Est. Food, Beverages, Tobacco	\$36.2 M	\$290 M	\$633 M
	2016 Est. Furnishings, Equipment	\$8.20 M	\$69.2 M	\$153 M
	2016 Est. Health Care, Insurance	\$20.6 M	\$164 M	\$359 M
	2016 Est. Household Operations, Shelter, Utilities	\$73.2 M	\$601 M	\$1.32 B
	2016 Est. Miscellaneous Expenses	\$3.50 M	\$28.0 M	\$61.1 M
	2016 Est. Personal Care	\$3.08 M	\$25.2 M	\$55.2 M
2016 Est. Transportation	\$44.9 M	\$363 M	\$792 M	



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:

(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.

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

Buyer, Seller, Landlord or Tenant

Date

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>)