

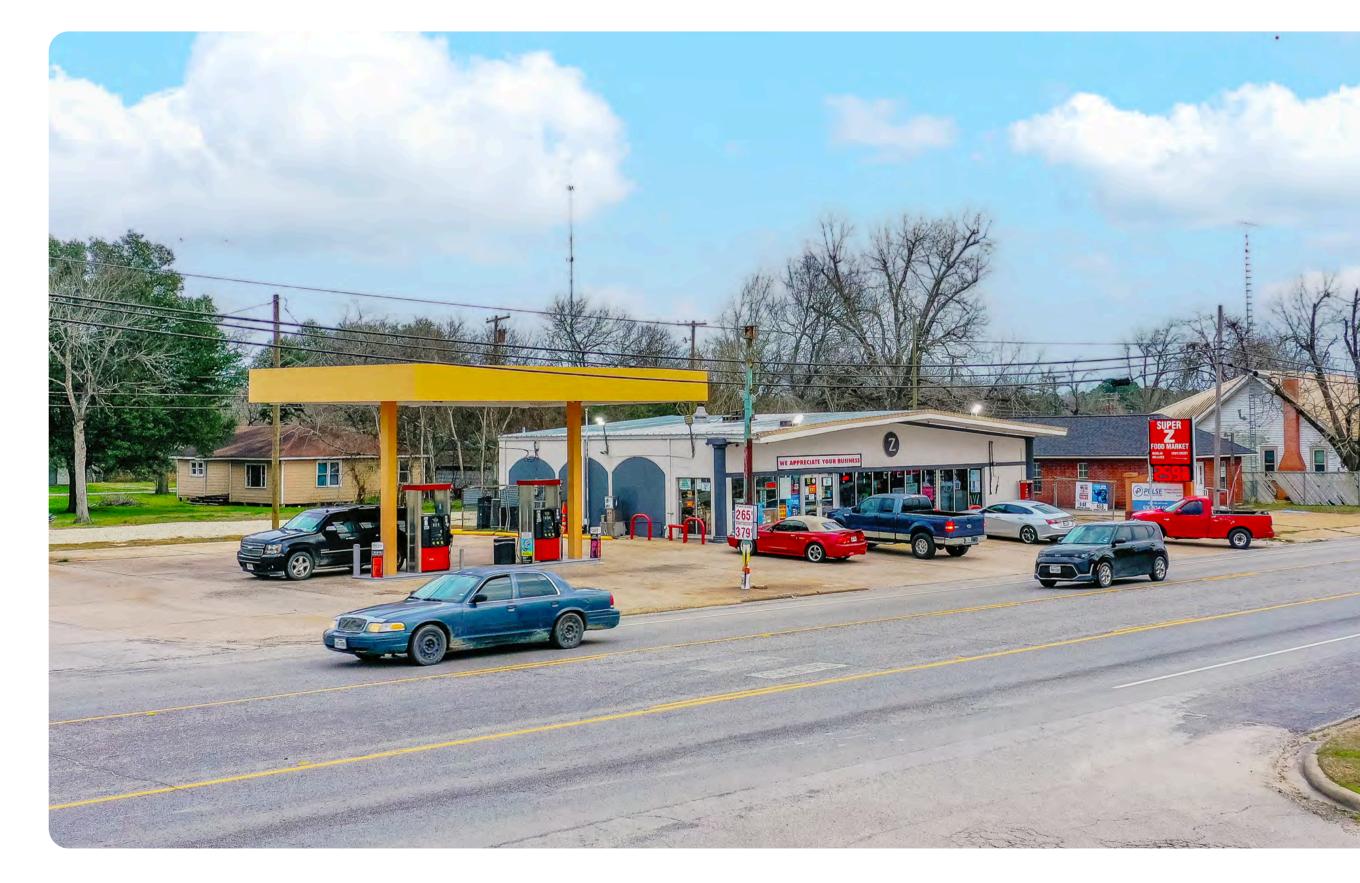
In Association with Scott Reid & ParaSell, Inc. A Licensed Texas Broker #9009637

Absolute NNN Gas Station & C-Store

Greater Houston (Trinity), Texas

20-Year Absolute NNN LeaseExperienced Operator35-Year Seasoned Location

Offering Memorandum





Joshua Berger

Managing Partner
JBerger@centurypartnersre.com
(310) 270-3308 | CA DRE LIC #01984719

Kyle Gulock

Managing Partner KGulock@centurypartnersre.com (818) 493-0493 | CA DRE LIC #01861385

Matt Kramer

Managing Partner
MKramer@centurypartnersre.com
(818) 601-4595 | CA DRE LIC #01995909

Scott Reid

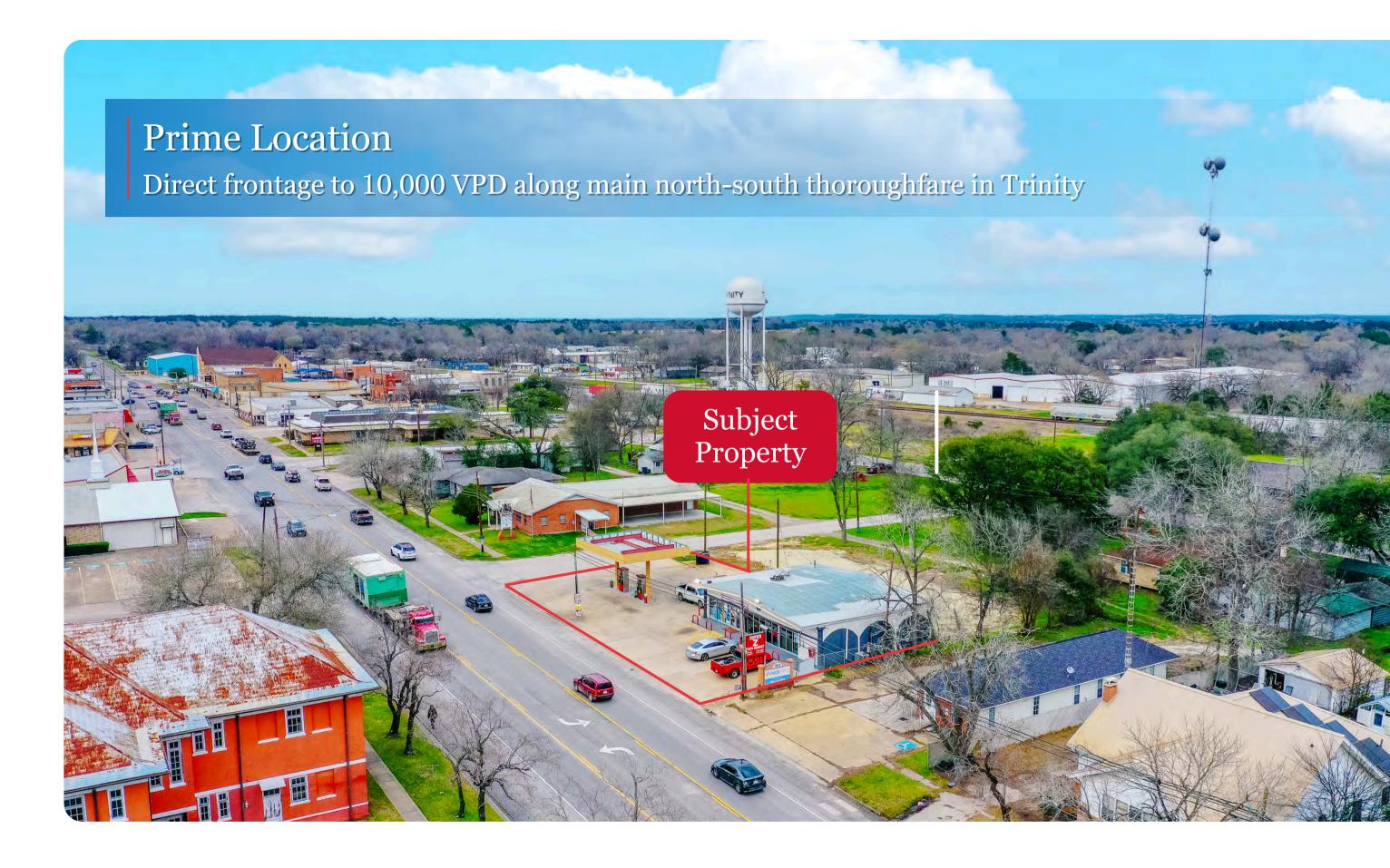
ParaSell, Inc. - Broker of Record Scott@parasellinc.com (949) 942-6578 | TX LIC #739436





Century Partners Real Estate, Inc. Los Angeles, California (310) 362-4303 | CA DRE LIC #02235147

In Association with Scott Reid & ParaSell, Inc. A Licensed Texas Broker #9009637



Investment Summary





Price Cap Rate NOI \$1,163,000 8.25% \$96,000

Investment Highlights

- 20-year absolute NNN lease to experienced operator
- Zero landlord responsibilities hands-off investment
- 10% increases every 5 years with 4 5-year renewal options
- Proven, seasoned location 35+ year history as gas station & c-store

Market Highlights

- Direct frontage to 10,000 VPD along Texas State Highway 19 (Robb St)
- Robb St is the main north/south thoroughfare in Trinity
- Trinity is located approximately 80 miles north of Houston

Tenant Highlights

• Viper Fuels: experienced 5-unit operator with multiple locations in the Houston market



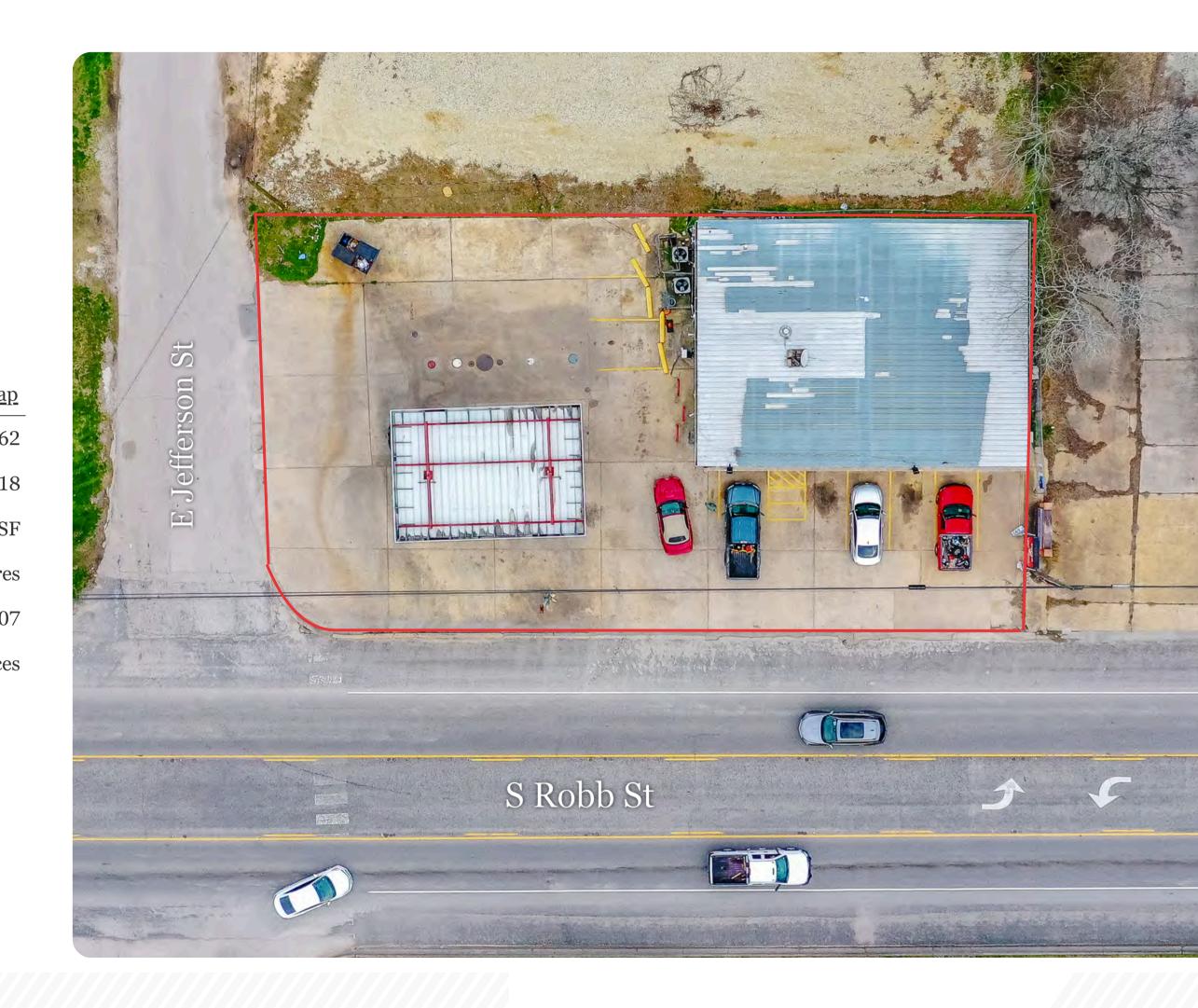
Price Cap Rate NOI

\$1,163,000 8.25% \$96,000

Lease Summary		Period	Rent/Year	Rent/Month	Rent/SF	Cap Rate
Tenant Name	Viper Fuels	Years 1 - 5	\$96,000	\$8,000	\$3.08	8.25%
Guaranty	5 Units + Personal Guaranty	Years 6 - 10	\$105,600	\$8,800	\$3.38	9.08%
Increases	10% every 5 Years	Years 11 - 15	\$116,160	\$9,680	\$3.72	9.99%
Options	4, 5-year	Years 16 - 20	\$127,776	\$10,648	\$4.10	10.99%
Lease Type	Absolute NNN	Option 1	\$140,554	\$11,713	\$4.50	12.09%
Landlord Responsibilities	None	•	, ,	,	·	
Lease Start	Close of Escrow	Option 2	\$154,609	\$12,884	\$4.96	13.29%
Lease End	20 Years from Close of Escrow	Option 3	\$170,070	\$14,172	\$5.45	14.62%
Lease Term	20 years	Option 4	\$187,077	\$15,590	\$6.00	16.09%



Physical Description	☑ <u>View Map</u>
Address	257 S Robb St. Trinity, TX 75862
APN	23018
Building Size	2,600 SI
Land Size	0.22 Acres
Year Built / Renovated	1983 / 2007
Parking	9 Surface Spaces





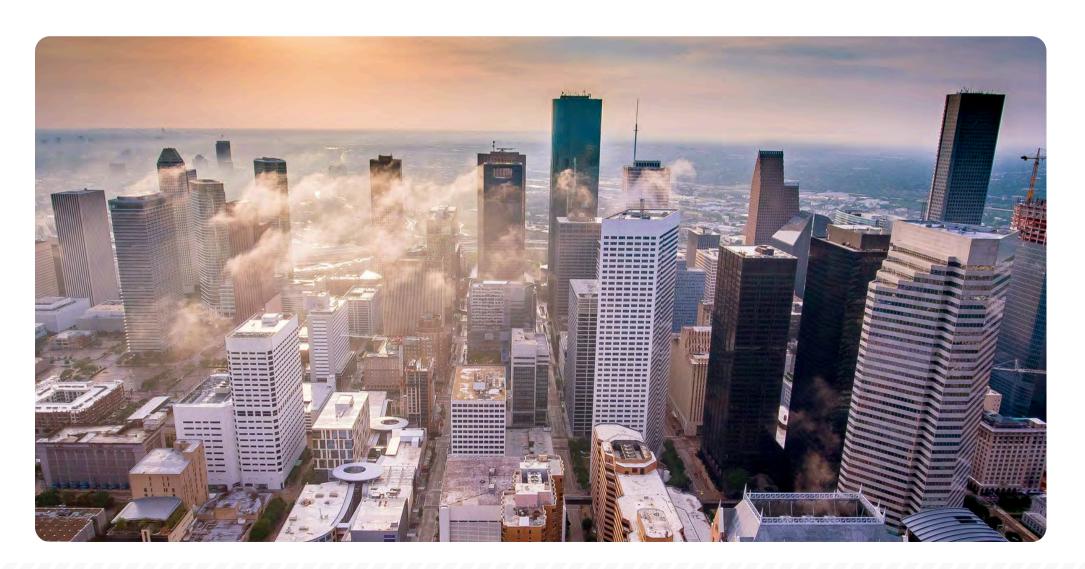




About Trinity & the Houston Metro

Trinity, **Texas** is a city of just over 2,300 people located approximately 1.5 hours north of Houston. Houston showcases robust economic vitality driven by diverse sectors, including energy, healthcare, and technology. With a dynamic population exceeding 2.3 million, Houston benefits from a favorable business climate and significant infrastructure investments, including the Port of Houston and extensive transportation networks. The city's real estate market is buoyant, reflecting steady growth in residential and commercial sectors.

Challenges such as economic volatility and regulatory dynamics are balanced by ample opportunities in emerging industries like biotechnology and renewable energy, making Houston a compelling hub for business investment and expansion.



Demographics	1-Mile	3-Mile	5-Mile
Population (2024)	1,225	3,479	5,834
Average Household Income	\$44,289	\$56,480	\$59,030
Households	470	1,423	2,413

Major Employers in Houston



















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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. 				
 Put the interests of the client above a 	II others, including mation about the pasent any offer to o	property or transaction received by the broker; r counter-offer from the client; and):	
A LICENSE HOLDER CAN REPRESENT A PAR	TY IN A REAL ESTA	TE TRANSACTION:		
owner, usually in a written listing to sell o	r property manage of any material info	omes the property owner's agent through an agre ement agreement. An owner's agent must perfo ormation about the property or transaction know or buyer's agent.	rm the broker's minimum	
AS AGENT FOR BUYER/TENANT: The broke	er becomes the bu	yer/tenant's agent by agreeing to represent the	buyer, usually through a	
		form the broker's minimum duties above and mu n by the agent, including information disclosed to		
AS AGENT FOR BOTH - INTERMEDIARY: To	act as an intermed	iary between the parties the broker must first ob	tain the written	
		reement must state who will pay the broker an mediary. A broker who acts as an intermediary:	d, in conspicuous bold or	
buyer) to communicate with, provide Must not, unless specifically authorize that the owner will accept a price that the buyer/tenant will pay a p	t, appoint a differe opinions and adviced ed in writing to do seless than the writion orice greater than tony other information	nt license holder associated with the broker to ea ce to, and carry out the instructions of each party so by the party, disclose:	to the transaction.	
AS SUBAGENT: A license holder acts as a	subagent when aid	ding a buyer in a transaction without an agreen	nent to represent the	
buyer. A subagent can assist the buyer but	does not represent	the buyer and must place the interests of the ow	vner first.	
☐ The broker's duties and responsibilities	es to you, and your	A BROKER SHOULD BE IN WRITING AND CLEARL' obligations under the representation agreement nen payment will be made and how the payment		
		ing provided for information purposes. It does no of this notice below and retain a copy for your rec		
ParaSell, Inc.	9009637	broker@parasellinc.com	949.942.6585	
icensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Scott Reid	739436	broker@parasellinc.com	949.942.6585	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	

Buyer/Tenant/Seller/Landlord Initials

Date