

BANK OF AMERICA SOUTHWEST CORPORATE CENTER

Absolute NNN Ground Lease

9710 Bissonnet Street, Houston, Texas 77036



PRICE \$2,090,000

CAP RATE 5.0%

LEASE TYPE Ground Lease

LANDLORD RESPONSIBILITY None

LEASE TERM REMAINING 15 Years

CBRE

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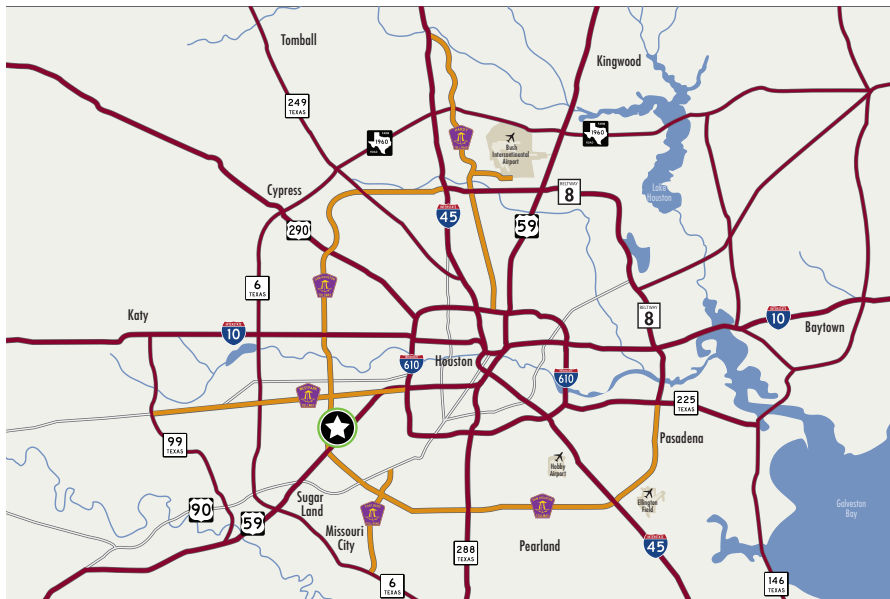
EXECUTIVE SUMMARY

Bank of America is an Absolute NNN long term ground lease with 15 years of remaining term. It is located near the major intersection of US 59 and Bissonnet, and is positioned directly in front of Southwest Corporate Center, a class A, 534,437 square foot office project.

DEMOGRAPHICS

2014 EST. DEMOS	1 MILE	3 MILES	5 MILES
Population	31,160	219,077	526,191
Growth (2014-2019)	6.13%	5.47%	6.38%
Avg. Household Income	\$35,278	\$44,727	\$56,211

TRAFFIC COUNTS	CARS PER DAY
US 59 North of Bissonnet	275,000 CPD
US 59 South of Bissonnet	281,000 CPD
Bissonnet West of US 59	54,900 CPD



INVESTMENT SUMMARY

ADDRESS	9710 Bissonnet Street, Houston, TX 77036
BUILDING SIZE (SF)	±4,440 SF
LAND AREA (A)	0.984 Acres
YEAR BUILT	2009
TENANT	Bank of America, N.A.
NOI (DECEMBER 2014)	\$104,500 / Year
SALE PRICE	\$2,090,000
CAP RATE	5.0 %
LEASE TYPE	Ground Lease
RENT ESCALATIONS	10% Every Five (5) Years
RENT COMMENCED	December 12, 2009
LEASE EXPIRATION	December 11, 2029
TERM REMAINING ON LEASE	15 Years
OPTIONS	Eight (8) Five (5) Year Options
DESCRIPTION	Corporate Lease / Absolute NNN
CREDIT RATING	A2 (Moody's), A (Standard & Poor's)



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