

# NON-ENDORSEMENT & DISCLAIMER NOTICE

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#### SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents, real estate inspectors, home warranty companies, easement and right-of-way agents and timeshare interest providers. You can find more information and check the status of a license holder at www.trec.texas.gov. You can send a complaint against a license holder to TREC, a complaint form is available on the TREC website. TREC administers two recovery funds which may be used to satisfy a civil court judgment against a broker, sales agent, real estate inspector, or easement or right-of-way agent, if certain requirements are met. If you have questions or issues about the activities of a license holder, the complaint process or the recovery funds, please visit the website or contact TREC at:

Texas Real Estate Commission P.O. Box 12188 Austin, Texas 78711-2188 (512) 936-3000

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



OFFICES THROUGHOUT THE U.S. AND CANADA www.marcusmillichap.com

# CAMIN CARGO CONTROL, INC. 1550 INDUSTRIAL PARK DRIVE NEDERLAND, TX 77627

# PRESENTED BY

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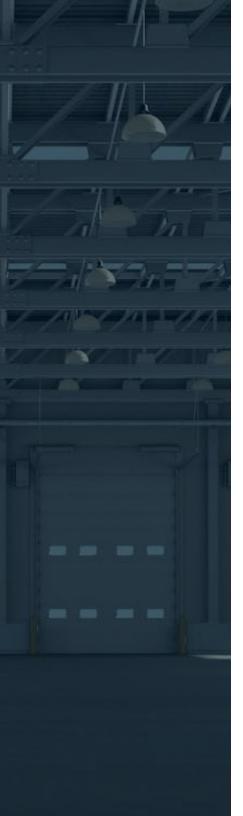
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# **SECTION 1**

INVESTMENT OVERVIEW

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- 6,715-Square-Foot Industrial Asset Situated on 0.55 Acres
- Metal Construction Featuring Three Buildings with Office, Industrial and Laboratory Space
  - Five Years Remaining on Triple-Net Lease with 3% Annual Increases
- Camin Cargo Control Provides Inspection, Laboratory Testing, and Treatment Services to the Petroleum Industry
- The Nederland Location Services the Port Arthur Market, Home to a Large Portion of the United States Oil Refining Capacity
  - The Company Operates in Over 50 Locations Servicing Key Ports in Petroleum Market
    - Located Just Off Twin City Highway, with Easy Access to Major Highways

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1550 Industrial Park Drive in Nederland, Texas, leased to Camin Cargo Control, Inc. The subject property consists of approximately 6,715 square feet of flex space and is situated on 0.55 acres of land. The three-building asset features metal construction, 5,800 square feet of laboratory and office space, and 915 square feet of warehouse space. Located just off North Twin City Highway, the property has easy access to major thoroughfares, including U.S. Route 287 and Interstate 10.

Camin Cargo Control, Inc. has about five years remaining on its triple-net lease, with 3 percent rent escalations each year. Celebrating its 40th anniversary, Camin Cargo Control continues to be a leading provider of inspection, laboratory testing, and treatment services to over 50 key ports in the petroleum market. The company's Nederland location services Port Arthur, one of the nation's largest markets for oil refining.

Beaumont is located in Jefferson County along the Neches River and serves as the county seat. The city is part of the Beaumont-Port Arthur metropolitan statistical area and is located 85 miles east of Houston. The Port of Beaumont, a deep-water port located near the mouth of the Neches River, is the fourth busiest port in the United States, according to the American Association of Port Authorities. The port is also the busiest military port in the world for processing United States military equipment. Beaumont is home to Lamar University, a public university that is part of the Texas State University System. The university has an estimated enrollment of 17,000 students.

# PROPERTY DETAILS-

# CAMIN CARGO CONTROL, INC. 1550 INDUSTRIAL PARK DRIVE, NEDERLAND, TX 77627

Number of Buildings	3
Total Square Feet	6,715
Warehouse Square Feet	915
Office Square Feet	3,400
Laboratory Square Feet	2,400
Year Built	1973
Lot Size	0.55 Acres
Type of Ownership	Fee Simple
Building Class	С
Tenancy	Single
Grade Level Doors	2
Construction	Metal
Market	Beaumont/Port Arthur
Submarket	Port Arthur



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# CAMIN CARGO CONTROL, INC.

1550 INDUSTRIAL PARK DRIVE, NEDERLAND, TX 77627

OFFERING PRICE

CAP RATE

\$1,200,000

8.63%

Offering Price	\$1,200,000
Cap Rate	8.63%
Price/SF	\$178.70
Total Square Feet	6,715
Rental Rate	\$15.42
Lease Type	Triple Net (NNN)
Lease Term	5 Years
Rental Increases	3%
Tenancy	Single
Occupancy	100.00%

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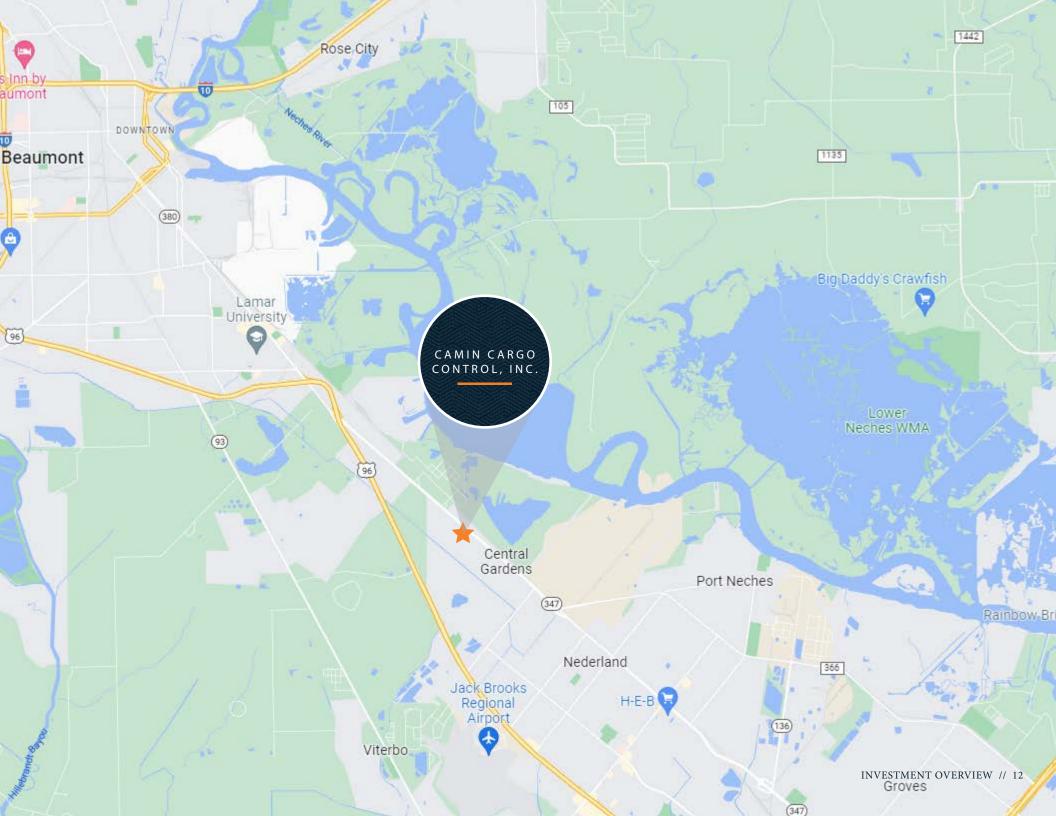
	Square	% Bldg		Dates	Annual Rent per	Total Rent	Total Rent	Pro Forma Rent	Changes	Rent	Lease	Renewal Options and Option Year
Tenant Name	Feet	Share	Comm.	Exp.	Sq. Ft.	Per Month	Per Year	Per Year	on	Increase	Туре	Rental Information
Camin Cargo Control, Inc.	6,715	100.0%	7/1/15	9/14/27	\$15.42	\$8,631	\$103,574	\$103,574	Jan-2023	3% Annual	NNN	5 One-Year Options
Total	6,715				\$15.42	\$8,631	\$103,574	\$103,574				
	Occupie	ed Tenants: 1	Unoccupi	ed Tenants: 0	Occupied GLA: 1	00.00%	Unoccupied GLA: 0.0	00%				
			Total Current I	Rents: \$8,631	Occupied Current	Rents: \$8,631	Unoccupied Current F	Rents: \$0				



Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	103,574	15.42	103,574	15.42
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	2,015	0.30	2,015	0.30
Real estate Taxes	7,967	1.19	7,967	1.19
Total Reimbursement Income	\$9,982	100.0% \$1.49	\$9,982	100.0% \$1.49
Effective Gross Revenue	\$113,556	\$16.91	\$113,556	\$16.91

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	2,015	0.30	2,015	0.30
Real Estate Taxes	7,967	1.19	7,967	1.19
Total Expenses	\$9,981	\$1.49	\$9,981	\$1.49
Expenses as % of EGR	8.8%		8.8%	
Net Operating Income	\$103,575	\$15.42	\$103,575	\$15.42













# TENANT SUMMARY



"Our Mission is to establish, market, and maintain the highest levels of service, quality, and customer satisfaction in our industry."

TENANT

Camin Cargo Control, Inc.

**HEADOUARTERS** 

DATE FOUNDED

Pasadena, TX

1982

**# OF LOCATIONS** 

50+

www.camincargo.com



For 40 years, Camin Cargo Control, Inc. has provided inspection, laboratory testing, and additive treatment services to the Petroleum Industry. Operating in over 50 locations, the company services key ports in the Gulf and East Coast harbors, Canada, as well as several Caribbean, Central, and South American harbors. As a neutral third party, Camin Cargo Control determines and certifies quantity and quality for custody transfers of bulk liquid, gaseous, and dry cargoes.

The company's inspection and laboratory services are consistent with the latest government regulations and industry guidelines set by the American Petroleum Institute and the American Society for Testing and Materials. Camin Cargo Control is bonded with U.S. Customs and Border Protection, ISO 9001:2000 Certified, ISO 17025:2005 Accredited, BQ 9000 Certified, EPA registered for RFG, approved by the New York Mercantile Exchange, and active members of ASTM, API, IP, IFIA, ASQC AIC, GAFTA, FOSFA, and ACS.

# CAPABILITIES-

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 2,399 debt and equity financings in 2021



National platform operating within the firm's brokerage offices



\$10.4 billion total national volume in 2021



Access to more capital sources than any other firm in the industry

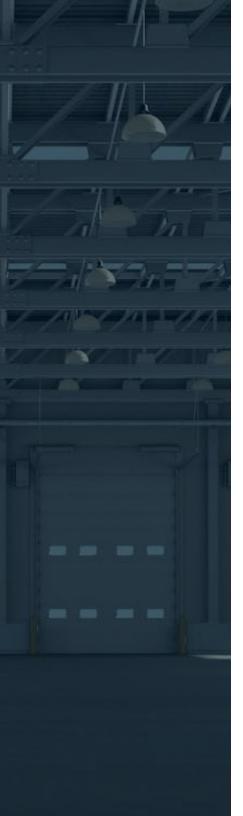
# WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



# **SECTION 2**

MARKET OVERVIEW

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# BEAUMONT TEXAS

The Beaumont metro is located in East Texas off the Gulf of Mexico and is one of the nation's largest petrochemical refining areas. It shares borders with the Houston metro to the west and the Lake Charles market in Louisiana to the east. The metro consists of the counties of Newton, Hardin, Jefferson and Orange, and it contains 410,000 people. The cities of Beaumont, Port Arthur and Orange are known as the Golden Triangle. Beaumont is the most populous city with 117,000 residents, followed by Port Arthur with 55,000.



**PORT ACTIVITY** 



INDUSTRIAL AND MANUFACTURING SECTORS



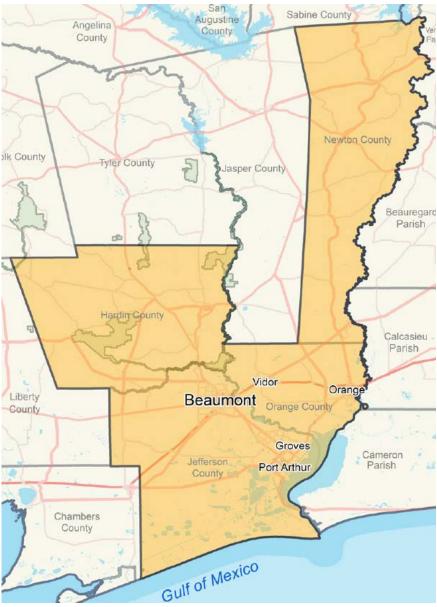
CORPORATE HEADQUARTERS



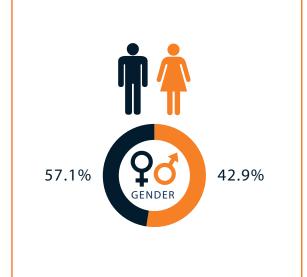
# **ECONOMY**

Energy-sector activities play a significant part in the metro's economy. Companies represented in the area include Chevron and Exxon Mobil. The market is home to a large portion of the nation's refining capacity. Aside from corporate headquarters and the energy industry, large employers represent diverse employment sectors and generate large staff counts. These include Conn's, Lamar University, Christus St. Elizabeth Hospital and Baptist Hospitals of Southwest Texas. The Sabine-Neches Waterway ranks among the top in the U.S. in terms of commercial military outload and is one of the nation's largest waterways by cargo volume.













# DEMOGRAPHICS-

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	1,405	21,243	65,407
2021 Estimate			
Total Population	1,380	20,748	64,248
2010 Census			
Total Population	1,367	20,339	63,830
2000 Census			
Total Population	1,415	22,320	61,819
Daytime Population			
2021 Estimate	2,667	20,694	67,794
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	638	5,940	21,476
2021 Estimate			
Total Households	613	5,690	20,814
Average (Mean) Household Size	2.5	2.5	2.5
2010 Census			
Total Households	586	5,448	20,391
2000 Census			
Total Households	597	5,042	19,877

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	3.0%	5.8%	4.8%
\$150,000-\$199,999	10.4%	10.3%	6.0%
\$100,000-\$149,999	12.9%	14.1%	12.7%
\$75,000-\$99,999	22.0%	16.0%	12.8%
\$50,000-\$74,999	14.0%	17.0%	16.6%
\$35,000-\$49,999	9.5%	12.4%	13.7%
\$25,000-\$34,999	9.9%	8.4%	8.9%
\$15,000-\$24,999	8.1%	7.7%	10.6%
Under \$15,000	10.2%	8.2%	13.9%
Average Household Income	\$81,288	\$92,734	\$79,178
Median Household Income	\$69,409	\$67,730	\$53,576
Per Capita Income	\$56,225	\$27,832	\$27,775
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	1,380	20,748	64,248
Under 20	17.4%	19.0%	22.9%
20 to 34 Years	32.3%	26.2%	25.6%
35 to 39 Years	8.5%	8.3%	7.9%
40 to 49 Years	15.0%	15.3%	13.1%
50 to 64 Years	16.4%	18.4%	17.3%
Age 65+	10.3%	12.8%	13.1%
Median Age	35.2	37.8	35.9
Population 25+ by Education Level			
2021 Estimate Population Age 25+	992	15,086	43,955
Elementary (0-8)	5.0%	4.6%	5.0%
Some High School (9-11)	14.7%	11.3%	9.3%
High School Graduate (12)	34.6%	32.7%	33.5%
Some College (13-15)	27.6%	24.3%	26.0%
Associate Degree Only	8.0%	10.4%	9.5%
Bachelor's Degree Only	8.6%	12.4%	12.0%
Graduate Degree	1.5%	4.3%	4.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	26.0	22.0	21.0



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## INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### ΓYPES 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.

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