

Marcus & Millichap
TAG INDUSTRIAL GROUP

IMPRIMUS
904 PERLA ROAD

PASADENA, TX 77502

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2024 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAF0040513

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.

Marcus & Millichap
TAG INDUSTRIAL GROUP

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

IMPRIMUS
904 PERLA ROAD
PASADENA, TX 77502

PRESENTED BY

JAMES DOWLER

Associate
Office & Industrial Division
Houston Office
Office (713) 452-4353
James.Dowler@MarcusMillichap.com
License: TX 787731

TYLER RANFT

Senior Associate
Office & Industrial Division
Austin Office
Office (512) 338-7883
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

DEBT CONTACT

FORD ROBERTS

Associate Director
3 Riverway, #800
Houston, TX 77056
Tel: (713) 239-0514
Ford.Roberts@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP





TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Tenant Summary • Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

Marcus & Millichap

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Cash-Flowing 16,923-Square-Foot Industrial Asset Situated on 2.32 Acres
 - Features 18' Clear Height, One Drive-in Door, and Ample IOS
 - Proximity to I-45, Beltway-8, and Hobby Airport
 - New Five-Year Lease Renewal to Packaging Conglomerate Imprimus
 - One Five-Year Extension Option in the Lease
- Located in One of the Largest Industrial Submarkets in U.S., Home to Port of Houston

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 904 Perla Road in Pasadena, Texas, leased to Imprimus Labels and Packaging. The subject property consists of approximately 16,923 square feet of warehouse space and is situated on 2.32 acres of land. The single-tenant asset features a clear height of 18', one drive-in door, three-phase power, and metal construction. With a building coverage ratio of 17 percent, the property has ample industrial outdoor storage (IOS) space with rear yardage. Situated between Interstate 45 and the Sam Houston Parkway (Beltway 8), the property has proximity to William P. Hobby Airport. Imprimus recently renewed its lease effective November 2024 for five years on a triple-net basis at \$10.92 per square foot, 4.0 percent rent escalations, and with one five-year extension option. In 2020, the predecessor to Imprimus acquired long-standing tenant, The Label Smith, expanding its production of high-quality commercial labels and packaging.

The subject property is situated within East-Southeast Far submarket, one of the largest industrial submarkets in the country with 116 million square feet, accounting for roughly 14 percent of Houston's industrial market. The submarket is home to the Port of Houston, the largest port for waterborne tonnage in the nation, supporting 3.2 million jobs (a third of them in Texas) and creating an \$800 billion economic impact each year. To accommodate growing demand, the Port of Houston is undergoing the \$1 billion Project 11, which plans to expand and deepen the Houston Ship Channel by 2028. In Q3 2024, the vacancy rate in East-Southeast Far submarket dropped 140 basis points to 9.6 percent thanks to strong demand. Despite the fall in vacancies, annual rent growth continued to decelerate 70 basis points to 2.3 percent, pushing average rents to about \$9.00 per square foot. With 2.6 million square feet under construction at the start of Q4, the East-Southeast Far submarket is set to expand by only 2.2 percent (CoStar).

As the fifth most populous metro area in the U.S., Houston houses over seven million people in southeastern Texas. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for import/export. Houston's economy has diversified in recent years, with the healthcare and technology sectors showing strong growth. As Houston's population continues to grow, primarily to the northwest, many companies are expanding to the region to provide goods and services to the increasing population.

PROPERTY DETAILS

904 PERLA ROAD, PASADENA, TX 77502

Number of Suites	1
Number of Buildings	1
Total Square Feet	16,923 SF
Year Built	2000
Lot Size	2.32 Acres
Type of Ownership	Fee Simple
Clear Height	18'
Parking Surface	Concrete
Building Class	B
Tenancy	Single-Tenant
Drive-In Doors	1
Construction	Metal
Power	3p
Type of Lighting	LED
Roof Type	Metal
Age/Condition of Roofs	Good
Market	TX-Houston MSA
Submarket	East-Southeast Far
Market Vacancy	4.30%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0040513)





IMPRIMUS

904 PERLA ROAD, PASADENA, TX 77502

OFFERING PRICE
\$2,640,000

CAP RATE
7.00%

PRO FORMA CAP RATE
7.28%

Offering Price	\$2,640,000
Cap Rate	7.00%
Pro Forma Cap Rate	7.28%
Price/SF	\$156.00
Total Square Feet	16,923
Rental Rate	\$10.92
Lease Type	Triple-Net (NNN)
Lease Term	Five-Year
Rental Increases	4% Annually
Tenancy	Single
Occupancy	100.00%

FINANCING

Loan Amount	\$1,848,000
Loan Type	New
Interest Rate	6.75%
Amortization	25 Years
Year Due	2029

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0040513)

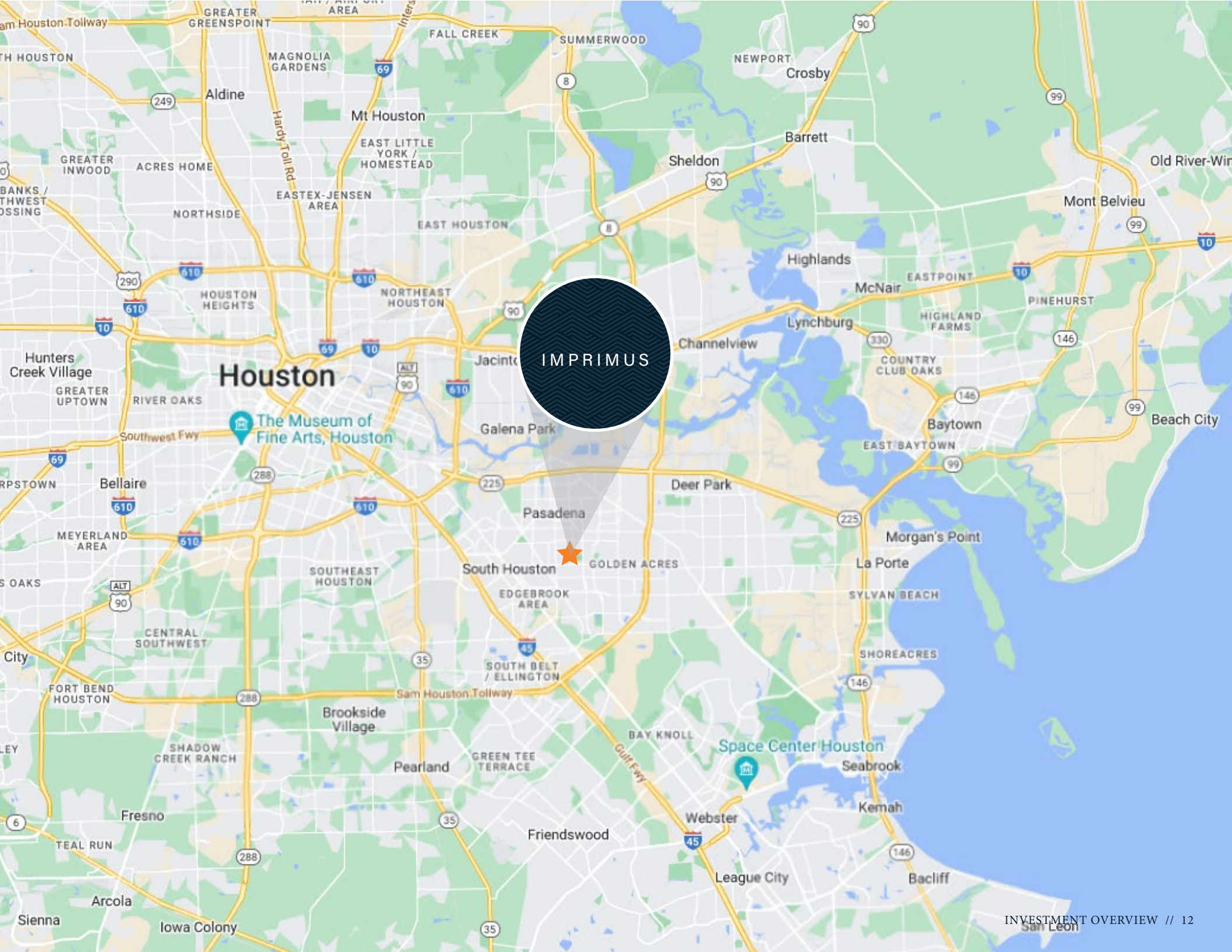
RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.								
Imprimus Labels and Packaging	A	16,923	100.0%	11/1/24	10/31/29	\$10.92	\$15,400	\$184,800	\$192,192	Nov-2025	4.00%	NNN	4% Annual Escalations
Total		16,923				\$10.92	\$15,400	\$184,800	\$192,192				
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
				Total Current Rents: \$15,400		Occupied Current Rents: 15,400		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	184,800	10.92	192,192	11.36
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	9,968	0.59	9,968	0.59
Real estate Taxes	30,299	1.79	30,299	1.79
Total Reimbursement Income	\$40,267	100.0%	\$40,267	100.0%
Effective Gross Revenue	\$225,067	\$13.30	\$232,459	\$13.74

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	9,968	0.59	9,968	0.59
Real Estate Taxes	30,299	1.79	30,299	1.79
Total Expenses	\$40,266	\$2.38	\$40,266	\$2.38
Expenses as % of EGR	17.9%		17.3%	
Net Operating Income	\$184,801	\$10.92	\$192,193	\$11.36



IMPRIMUS





IMPRIMUS







TENANT SUMMARY

TENANT
Imprimus Labels and Packaging

HEADQUARTERS
Rancho Dominguez, California

DATE FOUNDED
1970

NUMBER OF LOCATIONS
6

www.imprimus.com



Imprimus Labels and Packaging uses the latest technology to create high-quality commercial labels and packaging materials. Imprimus is a recently created conglomerate of labeling companies that have enjoyed a long rich history. Label producer Western Shield was established in 1970 followed by All American Label & Packaging in 1995. Both companies grew through the years with Western Shield acquiring The Label Smith in 2020. In 2022, Western Shield and All American Label & Packaging merged with Lotus Labels, creating Imprimus a year later. With an expanded footprint, Imprimus produces labels for a variety of companies such as Kinder's, Glaze 'N Seal, and Cookies. The company maintains operations in six regions including Southern and Northern California, Ohio, Dallas and Houston Texas, and Tennessee (Imprimus).

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 2,143 debt and equity financings in 2023



National platform operating within the firm's brokerage offices



\$86.3 billion total national volume in 2023



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

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a large, open space with a high ceiling, featuring a complex network of metal beams, pipes, and several hanging industrial-style light fixtures. The lighting is dim, creating a moody atmosphere. The structure appears to be part of a factory or a large warehouse.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

HOUSTON TEXAS

As the fifth-most populous metro area in the United States, Houston houses more than 7.3 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.



CORPORATE
GROWTH



LOW COST OF LIVING,
DOING BUSINESS

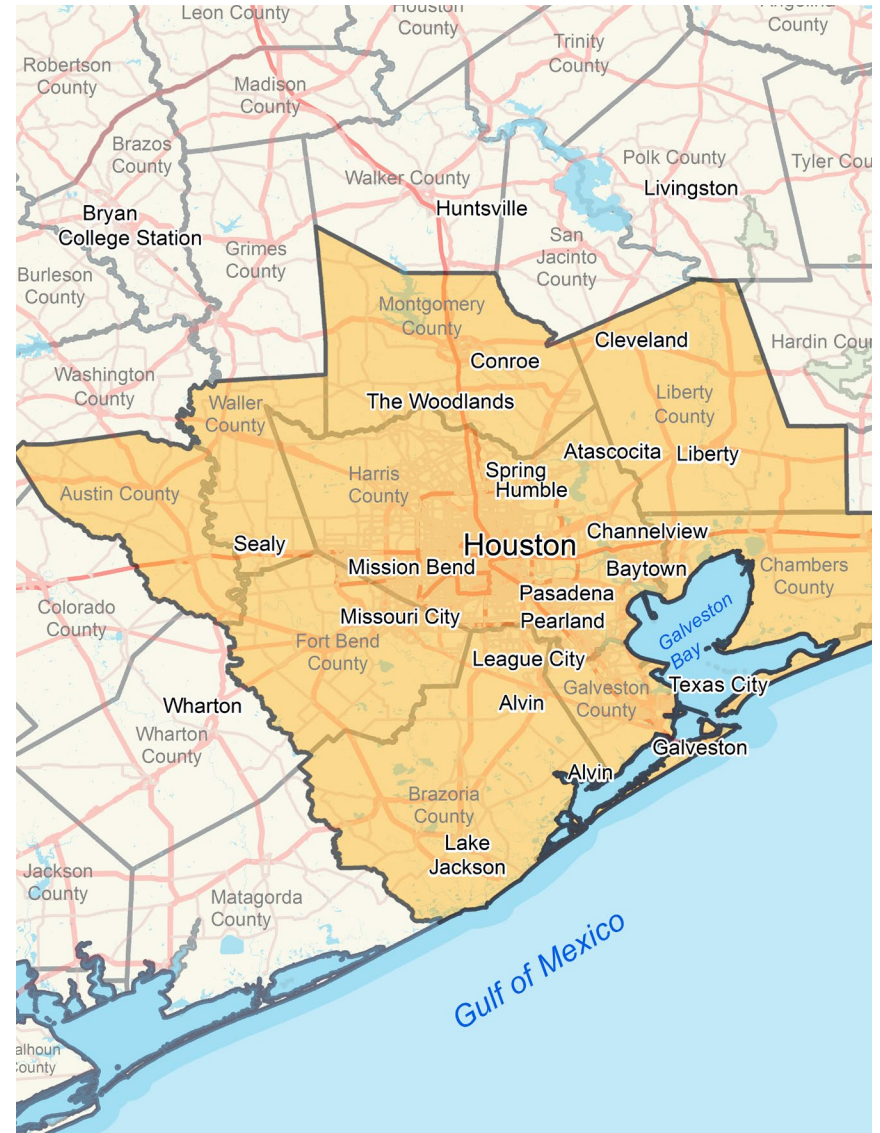
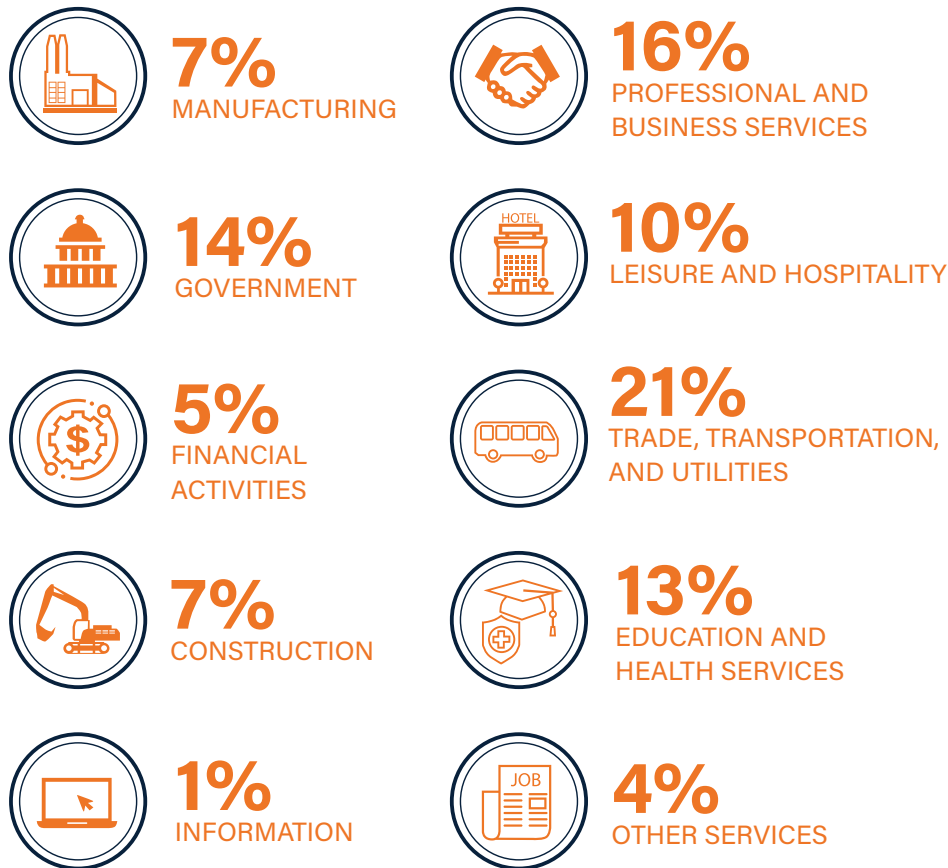


HIGHER
EDUCATION

METROPLEX GROWTH

ECONOMY

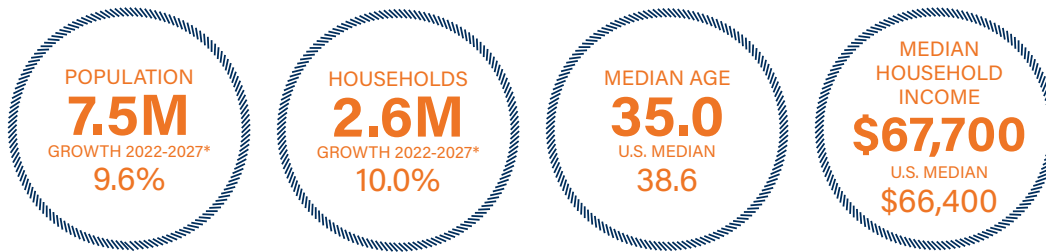
The economy is diversifying to include biotechnology, distribution, nanotechnology and logistics. The metro remains the center of energy production. Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel and petrochemicals. Health care is gaining economic prominence. Specialized medical education and training institutions boost the economy and supply a growing hospital system. The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.



METROPLEX GROWTH

DEMOGRAPHICS

The Houston metro is expected to add 700,800 people through 2027, translating to the formation of roughly 260,000 households, generating demand for housing. The homeownership rate of 61 percent trails the national rate of 64 percent. The median home price of roughly \$341,000 is \$44,000 below the U.S. average. The metro's median household income exceeds \$67,700, surpassing the national rate by roughly \$1,300.



QUALITY OF LIFE

The metropolitan area's favorable location and climate translates to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston's city limits, as well as more than 500 local parks and open spaces, various cultural venues and museums. Johnson Space Center is a popular tourist and educational destination. The metropolitan area is also known internationally for its medical community and is home to Texas Medical Center, the largest of its kind in the world. Houston hosts four professional sports teams: the Houston Texans, the Houston Astros, the Houston Rockets and the Houston Dynamo.



DEMOGRAPHICS



291,222

Total Population
Within 5 Miles



50.0%



50.0%



\$67,853

Average Household Income
Within 5 Miles



137,380

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	22,179	163,335	303,296
2023 Estimate			
Total Population	21,305	156,986	291,222
2020 Census			
Total Population	21,300	155,879	288,708
2010 Census			
Total Population	21,310	156,839	284,543
Daytime Population			
2023 Estimate	16,491	148,957	303,218
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	7,151	53,233	103,015
2023 Estimate			
Total Households	6,863	51,068	98,606
Average (Mean) Household Size	3.2	3.1	3.0
2020 Census			
Total Households	6,686	49,741	95,916
2010 Census			
Total Households	6,420	48,447	91,444

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	1.8%	2.0%	2.5%
\$150,000-\$199,999	2.0%	2.9%	3.7%
\$100,000-\$149,999	9.7%	11.3%	12.3%
\$75,000-\$99,999	11.5%	13.2%	13.6%
\$50,000-\$74,999	19.4%	19.0%	18.9%
\$35,000-\$49,999	15.6%	15.9%	15.2%
\$25,000-\$34,999	14.3%	13.3%	12.4%
\$15,000-\$24,999	12.5%	12.0%	10.9%
Under \$15,000	13.3%	10.6%	10.4%
Average Household Income	\$59,177	\$63,920	\$67,853
Median Household Income	\$43,283	\$48,189	\$51,131
Per Capita Income	\$19,096	\$20,849	\$23,032
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	21,305	156,986	291,222
Under 20	35.0%	32.8%	31.7%
20 to 34 Years	22.9%	22.7%	23.1%
35 to 39 Years	7.3%	7.2%	7.4%
40 to 49 Years	12.6%	12.6%	12.7%
50 to 64 Years	13.0%	14.3%	15.0%
Age 65+	9.3%	10.4%	10.1%
Median Age	29.9	31.4	31.9
Population 25+ by Education Level			
2023 Estimate Population Age 25+	12,258	94,031	177,858
Elementary (0-8)	21.3%	19.2%	16.7%
Some High School (9-11)	14.3%	14.4%	13.0%
High School Graduate (12)	32.6%	32.2%	31.2%
Some College (13-15)	16.6%	18.3%	20.3%
Associate Degree Only	6.6%	6.0%	6.4%
Bachelor's Degree Only	6.4%	7.1%	8.8%
Graduate Degree	2.4%	2.9%	3.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	28.0	29.0	29.0



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0040513)



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.

11-2-2015

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.

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.

<u>MARCUS & MILLICHAP</u>	<u>9002994</u>	<u>TIM.SPECK@MARCUSMILLICHAP.COM</u>	<u>972-755-5200</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>TIM A. SPECK</u>	<u>432723</u>	<u>TIM.SPECK@MARCUSMILLICHAP.COM</u>	<u>972-755-5200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>TIM A. SPECK</u>	<u>432723</u>	<u>TIM.SPECK@MARCUSMILLICHAP.COM</u>	<u>972-755-5200</u>
Licensed Supervisor or of Sales Agent/Associate	License No.	Email	Phone
<u>ADAM ABUSHAGUR</u>	<u>661916</u>	<u>ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM</u>	<u>972-755-5223</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IMPRIMUS

904 PERLA ROAD

PASADENA, TX 77502

PRESENTED BY

JAMES DOWLER

Associate
Office & Industrial Division
Houston Office
Office (713) 452-4353
James.Dowler@MarcusMillichap.com
License: TX 787731

TYLER RANFT

Senior Associate
Office & Industrial Division
Austin Office
Office (512) 338-7883
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

DEBT CONTACT

FORD ROBERTS

Associate Director
3 Riverway, #800
Houston, TX 77056
Tel: (713) 239-0514
Ford.Roberts@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP