

HOUSTON, TEXAS

KECO HEADQUARTERS

9515

WINDFERN
ROAD

CONFIDENTIAL
OFFERING MEMORANDUM



MOODY
RAMBIN



Relationships in Real Estate

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KECO HEADQUARTERS 9515 WINDFERN ROAD

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Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and Moody Rambin each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of Moody Rambin and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or Moody Rambin or for any purpose other than use in considering whether to purchase the property. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to Moody Rambin.



Relationships in Real Estate

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An aerial photograph of an industrial site. A large white building with several windows is on the left. To its right is a grey building with a corrugated metal roof. Further right is a white box truck. A white rectangular border highlights the grey building and the white box truck. In the background, there are stacks of materials and other industrial structures. The foreground shows a parking lot with several cars and a road intersection.

SECTION 1

EXECUTIVE SUMMARY

KECO HEADQUARTERS

SITE DESCRIPTION

ADDRESS	9515 WINDFERN RD Houston, Texas 77064	ADDITIONAL OUTSIDE STORAGE	± 6,000 SF
CONSTRUCTION	Masonry Block	ADDITIONAL FEATURES	<ul style="list-style-type: none"> Covered Parking Spots Irrigation System Fully Fenced w/ Electric Entry System Well & Septic
YEAR BUILT	2017	NOI (IN-PLACE)	± \$98,400.00
SITE SIZE	1.00 AC (43,560 SF)	PRICING GUIDANCE	Contact Broker
TOTAL SQUARE FOOTAGE	± 7,500 SF		
OFFICE	± 3,500 SF		
WAREHOUSE (HVAC LAB AREA)	± 3,500 SF		
WAREHOUSE (HOT STORAGE)	± 500 SF		



PROPERTY HIGHLIGHTS

LONG TERM TENANT WITH RECENT EXTENSION

5-Year Lease Extension Commencing August 2024

LONG OPERATING HISTORY

In operation since 1984

MISSION CRITICAL FACILITY FOR KECO PARTNERS

DESIRABLE LOCATION

Substantial Industrial Presence

TRIPLE NET LEASE

SCHEDULED RENTAL INCREASES

3.95% Annual Base Rent Increases



INVESTMENT SUMMARY

TENANT LEASE ENTITY Analytical Systems Keco, LLC

RENT COMMENCEMENT August 16, 2019

ORIGINAL LEASE TERM 5 Years

EXTENSION COMMENCEMENT August 16, 2024

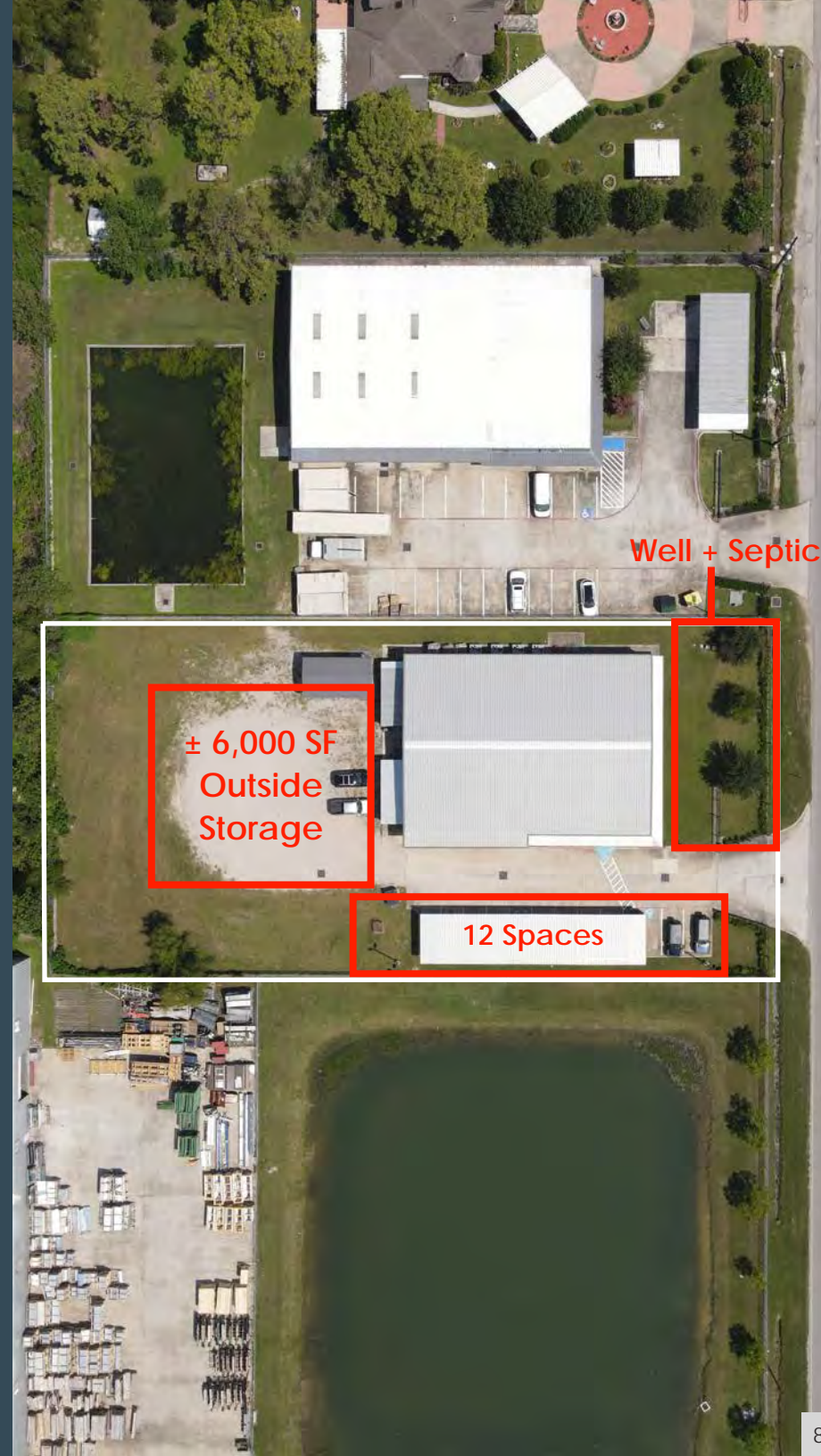
LEASE EXPIRATION August 15, 2029

LEASE TERM REMAINING 5 Years

LEASE TYPE NNN

NOI \$98,400.00

ANNUAL RENT INCREASES Base Rent Escalation: 3.95%
Rent/SF: ±\$13.12



SECTION 2

FLOOR PLAN & LOCATION MAP



Keco Headquarters
9515 Windfern Rd

BELTWAY
8

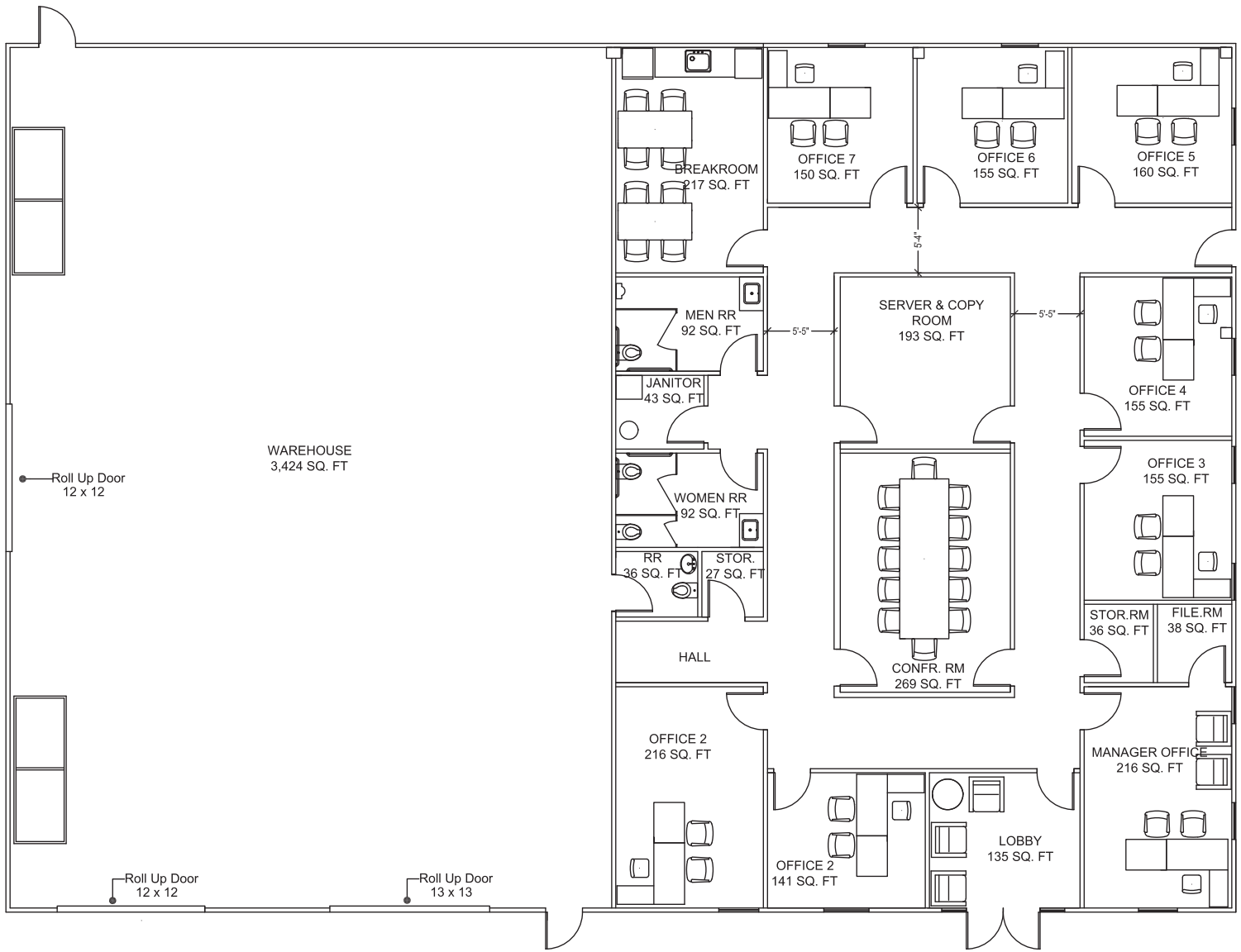
INTERSTATE
290

BELTWAY
8

INTERSTATE
10

INTERSTATE
610

FLOOR PLAN



The dimensions provided in this floor plan are approximate and for illustrative purposes only. Interested parties should conduct their own due diligence and verify all measurements independently to ensure accuracy.

TENANT SUMMARY



Analytical Systems KECO was established in 1984 employing staff with over 40 years of analytical experience providing field proven process and laboratory analyzers to the gas processing, pipeline, refining, chemical, and water processing industries worldwide. Many ASTM methods, patents, and exclusive features are utilized with Keco's analyzers.

INDUSTRIES SERVED:



Biogas



Chemical



Food & Beverage



Gas Processing



Landfill



Midstream



Natural Gas Pipeline



Refinery



Upstream



Wastewater



SECTION 3
PROPERTY PHOTOS









SECTION 4

HOUSTON MARKET





Why Houston

With a population of more than 7.5 million residents, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world. Houston's economy has a broad industrial base in energy, health care, manufacturing, logistics, & aeronautics. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



The Houston metro is the nation's fifth most populous metro area.



82 nations have consular representation in Houston-- that is the 3rd largest consular representation in the nation.



Nearly 1 in 4 Houstonians are foreign born.



No state or city taxes on personal and corporate income coupled with the 3rd lowest housing and living costs (29.2 % below national average) within the top 20 major U.S. metros.



Most active single-family residential market in the country for the past decade.



Houston is home to the world's largest medical center.



Houston's two international airports service 183 nonstop destinations, including 113 domestic and 67 international.



Houston ship channel ranks #1 in the nation; Ranks 1st in the U.S. in domestic and foreign waterborne tonnage; 1,700 foreign owned firms, \$175.5 billion in exports.

Economic Overview

The last decade has seen significant growth from the local GDP, rising from \$382.9 billion to \$537.1 billion. This substantial increase of \$154.1 billion is primarily fueled by the addition of 550,000 individuals to the metro workforce. Additionally, Houston led the nation in exports in '23, sending over \$175.5 billion in goods abroad. It has been the top exporting metro in the country for nine out of the past ten years.

Fortune Magazine's 2023 Fortune 500 list reported the greater Houston metro area as the second-largest hub of Fortune 500 headquarters, totaling to 25 at the start of the year. Many of the companies are tied to oil and gas, but also branch out to other industries such as real estate, human resources, food distribution, utilities, retail, tech, and many more.

The Houston MSA's Gross Domestic Product (GDP) was \$633 billion in 2022. If Houston were an independent nation, the region would have the 25th largest economy in the world, ranking between Poland and Argentina.

26

Fortune 500 companies call Houston home

No. 2

Houston ranks #2 among U.S. metro areas in Fortune 500 headquarters

7th

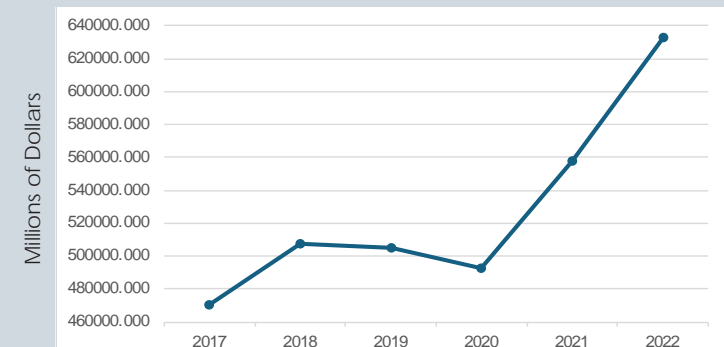
Largest metro economy in the United States

2.3%

of Compound annual growth in real GDP since 2001



Total Gross Domestic Product for Houston- The Woodlands- Sugar Land,



Source: U.S. Bureau of Economic Analysis

Houston Employment

Superior reputation as a highly desirable, cost-effective location for both businesses and their employees. The Houston metro area has led the top five major US metro areas in job recovery since December 2011. Houston is the number one city for job creation and stands apart as the most powerful job engine in the country.

As of June 2022, employment in Houston has returned to pre-pandemic levels. Hitting that milestone elevates the region to an elite status. Of the nation's twenty most populous metros, only seven have recovered all their pandemic job losses. Houston is one of the seven.

The Houston metro area has created 67,800 jobs over the 12 months ending March '24. Total nonfarm payroll employment now tops 3,418,700. The city's pro-business environment, featuring low taxes, minimal regulations, and a favorable climate, has fostered business growth and attracted companies, resulting in increased employment opportunities.

3.4 million
Jobs in the Houston MSA

7.5 million
Residents live in the nine-county Houston-The Woodlands-Sugar Land MSA

1 in 6
The goods-producing sector accounts for more than 1 in 6 jobs

15
Foreign governments maintain trade and commercial offices in Houston

Source: Greater Houston Partnership

Top 10
Cities for attracting millennials

1 in 4
Jobs in the region are Health, Education, and Business & Professional Services industries

500+
Companies are headquartered in the Houston region

5000+
Houston companies are doing business abroad



Industry Share of Houston MSA Employment

- 20.1%** Trade, Transportation, and Utilities
- 16.4%** Professional and Business Services
- 13.6%** Educational and Health Services
- 13.5%** Government
- 10.3%** Leisure and Hospitality
- 8.5%** Mining, Logging and Construction
- 6.9%** Manufacturing
- 3.5%** Finance and Insurance
- 1.0%** Information
- 3.8%** Other Services

Source: Texas Workforce Commission, February '24, not seasonally adjusted

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