

Ascension

Corporate
Real Estate
Advisory



Basic Environmental Group | Sale Leaseback
Confidential Offering Memorandum

Industrial Facility

Sale Leaseback Investment Opportunity

Houston, Texas



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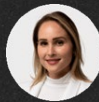
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Opportunity Summary

Tenant:	Basic Environmental Group, LLC
Address:	11339 Neeshaw Drive Houston, TX 77065
Property Type:	Industrial
Building Size:	31,900 SF
Lot Size:	1.79 AC
Construction Year:	2004

Annual Starting Rent
\$414,700

Monthly Rent
\$34,558

Rent / SF
\$13.00

Initial Lease Term
15+ Years

Lease Renewal Options
Four 5-Year

Rent Increases
3% Annually

Lease Structure
Absolute Triple Net

Landlord Responsibilities
Zero
(Including Roof & Structure)

Lease Guarantor
Corporate



Investment Highlights

- **Established Environmental Services Contractor with Blue-Chip Industrial Customer Relationships** – Basic Environmental Group is an established environmental services company providing field services, subcontracted specialty work, and equipment rental solutions to a diverse base of commercial, industrial, and institutional customers. The Company has built a proven track record as a prime contractor, serving sophisticated customers and project partners including ExxonMobil, BP, Shell, NASA, CBRE, JLL, and Compass, with a zero-accident safety record that supports vendor approval, customer retention, and long-term relationships in highly controlled operating environments.
- **Specialized Infrastructure and High Tenant Investment** – The Subject Property serves as Basic Environmental Group's sole operating facility and central base for equipment storage, project staging, crew dispatch, emergency response, regulated materials handling, and compliant storage for specialized equipment and consumables essential to executing active and incoming projects. The facility also serves as Basic's licensing base of record for its Mold Contractor, Lead Contractor, and Asbestos Contractor credentials, directly supporting the Company's regulatory standing and access to industrial and refinery work. The site has received approximately \$2.4 million of tenant investment, including exterior reconstruction, a ~10,000 SF climate-controlled warehouse addition, expanded office space, on-site shower facilities for emergency response personnel, upgraded signage and mechanical gates, a security camera system, and roof coatings designed to extend building life and reduce maintenance risk.
- **Sale Leaseback Proceeds Support Balance Sheet Strengthening and Near-Term Growth** – The transaction provides Basic Environmental Group with an opportunity to unlock embedded real estate equity and strengthen its financial position by retiring outstanding debt, paying down vendor obligations, and strengthening key supplier relationships. The balance of proceeds is expected to be used as working capital to support mobilization and execution of the Company's growing 2026 project pipeline of approximately \$10 million, including approximately \$2 million already secured and an additional \$1 million pending, tied to major industrial and institutional customers.
- **Mission-Critical Facility Supporting Project Execution, Compliance, and Crew Mobilization** – The Property serves as Basic Environmental Group's operational foundation, supporting equipment storage, project staging, crew dispatch, emergency response capabilities, and compliant storage of specialized materials used in mold, lead, asbestos, and environmental remediation work. The facility's Houston-based physical presence is also tied to the Company's regulatory standing and customer prequalification requirements, making the location critical to maintaining access to restricted industrial, refinery, and institutional customer sites.

Investment Highlights

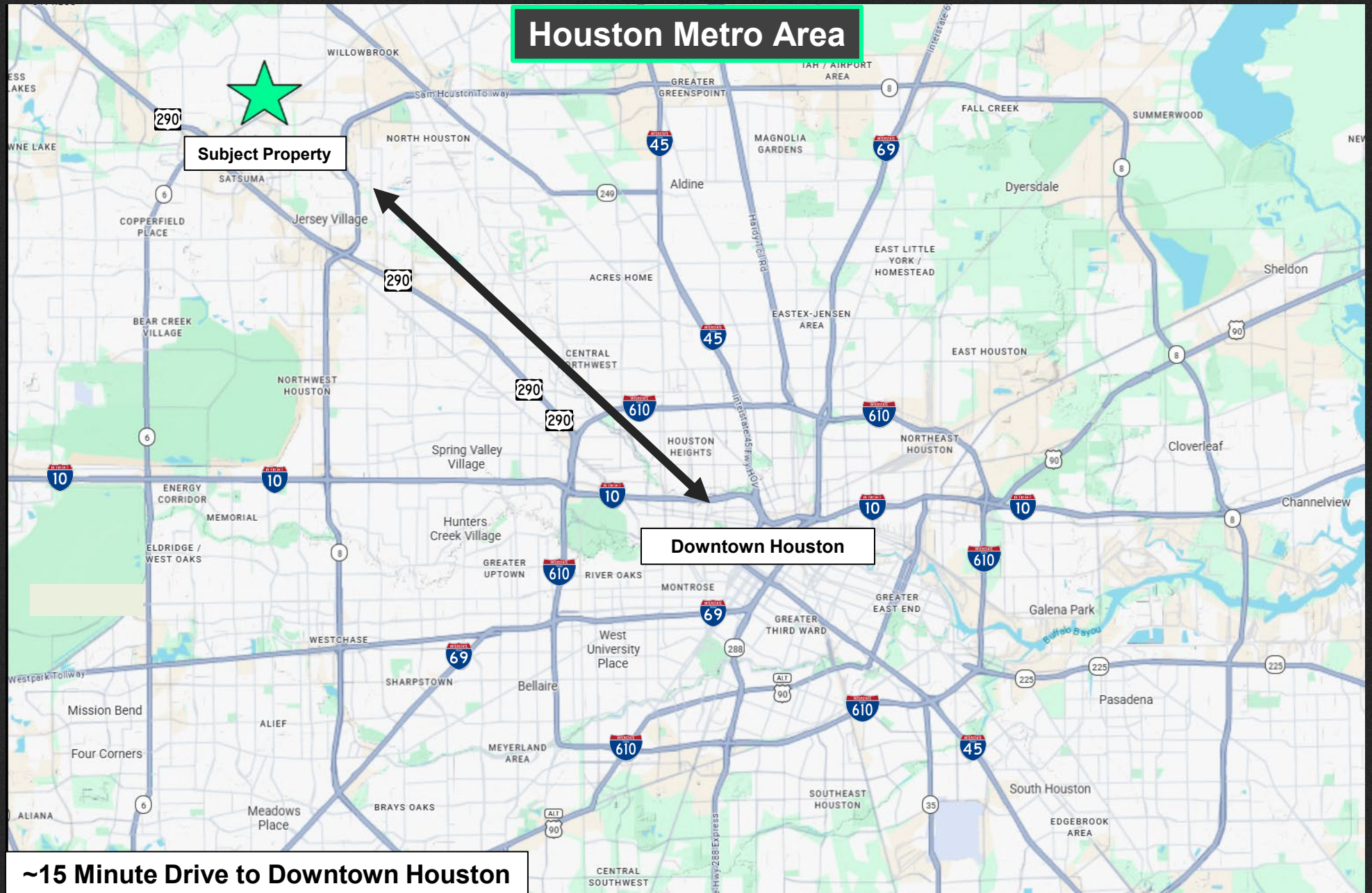
- **Stellar Safety Record Supporting Blue-Chip Customer Access** – Basic Environmental Group’s zero-accident safety record has been a key differentiator in securing contracts and maintaining long-term relationships with sophisticated industrial and institutional customers, including ExxonMobil, Shell, BP, CBRE, and others. In highly controlled industrial environments where safety performance is central to vendor approval and ongoing work eligibility, Basic’s track record supports customer retention, repeat opportunities, and access to complex project scopes.
- **Growing Demand for Environmental Remediation, Industrial Services, and Emergency Response Capabilities** – Basic Environmental Group operates in service categories supported by recurring regulatory, maintenance, remediation, and emergency response needs across industrial, commercial, and institutional facilities. The Company’s ability to provide specialized environmental services, equipment, and field execution capabilities positions it to benefit from ongoing demand for compliant remediation, facility maintenance, and project-based industrial services across the Houston market and broader Texas Gulf Coast.
- **Well-Located Houston Industrial Asset with Strong Regional Demand Drivers** – The Property is strategically located in Houston, Texas, a major industrial market supported by a deep labor pool, extensive transportation infrastructure, and a diverse base of energy, refinery, manufacturing, logistics, construction, and industrial service users. The site benefits from proximity to key regional demand drivers, including Downtown Houston, major highways, George Bush Intercontinental Airport, and the Port of Houston, supporting efficient access to customers, vendors, labor, and project sites.
- **Low-Coverage Houston Industrial Asset with Expansion Flexibility** – The Subject Property is a 31,900 SF industrial facility situated on 1.79 acres in Houston, Texas, a deep and highly active industrial market. With approximately 40.9% lot coverage, the site provides excess land and flexibility for future expansion, outdoor storage, or additional operational capacity.
- **Long-Term Absolute Triple-Net (NNN) Lease with Annual Rent Increases** – The Tenant will enter into a new 15+-year absolute triple-net lease, under which the Tenant is fully responsible for the building structure, maintenance, insurance, real estate taxes, and all other operating expenses, providing the Landlord with a passive, low-maintenance investment. The lease will include annual rent escalations of 3.00%, offering predictable long-term cash flow and contractual inflation protection within an industrial asset class supported by durable demand fundamentals.

Rent Schedule

Period	Annual Rent	Monthly Rent	Rent Increase
Year 1	\$414,700	\$34,558	-
Year 2	\$427,141	\$35,595	3.00%
Year 3	\$439,955	\$36,663	3.00%
Year 4	\$453,154	\$37,763	3.00%
Year 5	\$466,749	\$38,896	3.00%
Year 6	\$480,751	\$40,063	3.00%
Year 7	\$495,173	\$41,264	3.00%
Year 8	\$510,029	\$42,502	3.00%
Year 9	\$525,330	\$43,777	3.00%
Year 10	\$541,089	\$45,091	3.00%
Year 11	\$557,322	\$46,444	3.00%
Year 12	\$574,042	\$47,837	3.00%
Year 13	\$591,263	\$49,272	3.00%
Year 14	\$609,001	\$50,750	3.00%
Year 15	\$627,271	\$52,273	3.00%



Regional Map



Houston Metro Area

Subject Property

Downtown Houston

~15 Minute Drive to Downtown Houston

Facility Overview



[Aerial Video: Click Here](#)

Address:	11339 Neeshaw Drive Houston, TX 77065
APN:	1165650000021
Building Size:	31,900 SF
Lot Size:	1.79 AC
Construction Year:	2004 (Renovated 2020)
Clear Height:	18'
Fencing:	Full Property
Environmental:	Oct. 2024 Phase I – No RECs Identified
Excess Land for Expansion:	Yes
Investment into Site:	~\$2.4 Million

Mission-Critical Headquarters and Sole Operating Facility

The Subject Property serves as Basic Environmental Group's sole Houston-based headquarters and mission-critical operating facility, supporting the Company's field services, environmental remediation, specialty contracting, equipment rental, and project execution functions. The Property provides the operational infrastructure required to stage equipment, store specialized materials and supplies, dispatch crews, and coordinate active and incoming projects across the Houston market and Texas Gulf Coast.

Basic has invested approximately \$2.4 million into the site, materially enhancing the facility's operational capacity, security, and long-term infrastructure value through exterior reconstruction, a ~10,000 SF climate-controlled warehouse addition, expanded office space, on-site shower facilities for emergency response personnel, upgraded signage and mechanical gates, a security camera system, and roof coatings designed to improve durability and reduce maintenance risk. The facility is particularly important to Basic's work with industrial, refinery, commercial, and institutional customers, and the Company's decision to pursue a sale leaseback, rather than sell and relocate, underscores the operational importance of the site while allowing Basic to preserve continuity at its only facility and unlock capital to strengthen the balance sheet, restore vendor relationships, and fund growth.

Aerial Photos



Aerial Photos



Aerial Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Guarantor Overview



Basic Environmental Group, LLC is a Houston-based environmental services company providing field services, subcontracted specialty work, and equipment rental solutions to commercial, industrial, institutional, and refinery-related customers. The Company has established itself as a qualified prime contractor with a proven ability to execute complex scopes of work across regulated and access-controlled environments. Basic serves a strong customer and project partner base that includes ExxonMobil, BP, Shell, NASA, CBRE, JLL, and Compass, supported by its sole Houston-based operating facility, specialized environmental credentials, field labor capabilities, equipment infrastructure, and zero-accident safety record.

Lease Guarantor

58	14	24
Cumulative Years	Years of Safety	Hours of Response time
Of experience and excellence in the construction industry.	Basic Industries has never had a lost time or safety incident.	Basic Industries is available 7 days a week and 24 hours a day.

Company Founded	2011
Near-Term Pipeline	\$10 Million
Core Services	Environmental Services, Specialty Contracting & Equipment Rental

The Company's mission is to provide quality, reliable results for customers while enforcing high safety standard, reflected by their **zero-accident status since their founding in 2011.**



Market Overview

Houston, TX | **Industrial Market**

The Houston MSA boasts one of the most vibrant and diverse industrial markets in the United States. Known as the energy capital of the world, Houston's industrial sector is deeply intertwined with the oil and gas industry, but it also encompasses a wide range of other industries, including manufacturing, logistics, healthcare, and technology. The region's strategic location, robust infrastructure, and business-friendly environment have attracted a multitude of businesses, making it a key player in the national and global economy. Houston is one of North America's most competitive and strategically important industrial real estate markets, combining deep logistics infrastructure, energy-sector dominance, population growth, manufacturing scale, and relative affordability in a way few U.S. markets can match.

Houston's transport hubs, including George Bush Intercontinental Airport and the Port of Houston, play a crucial role in facilitating the movement of goods, fostering economic growth, and enhancing the city's competitiveness as a global logistics and industrial center.



Ideal Southwestern City for Industrial Operations



\$2.2 Billion
12 Month Sales Volume

871 Million SF
Total Industrial Inventory

\$98.7 Billion
2026 GDP

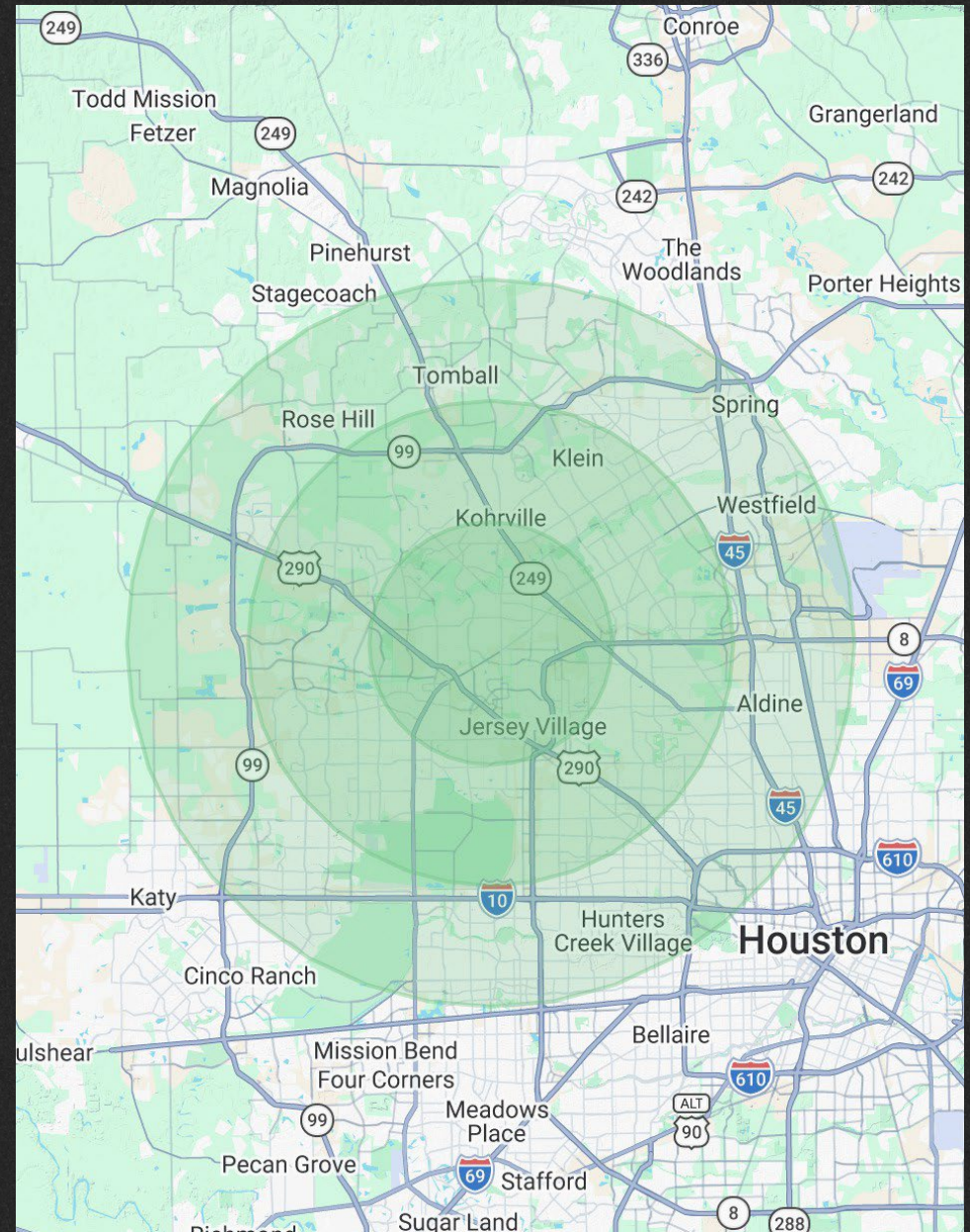
Major Employers



Demographics Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	266,902	1,091,465	2,129,633
Average Age	37.1	35.2	35.3
Average Age (Male)	35.9	34.1	34.4
Average Age (Female)	38.6	36.3	36.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	99,192	366,529	761,118
# of Persons per HH	2.7	3.0	2.8
Average HH Income	\$110,429	\$111,773	\$116,652
Average House Value	\$288,893	\$295,083	\$360,524



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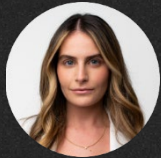
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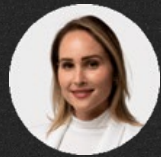
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