



OFFERING MEMORANDUM

CONFIDENTIAL PORTFOLIO INFORMATION

114 S. LHS Drive, Lumberton, TX 77657



EXCLUSIVELY LISTED BY

PATRICK VALENTZ

PRINCIPAL/MANAGER

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BROKER OF RECORD

PATRICK VALENTZ

LICENSE NO. 547118 (TX)

CONFIDENTIALITY AGREEMENT & DISCLAIMER

OFFERING MEMORANDUM

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INFORMATION

This Offering Memorandum contains select information pertaining to the business and affairs of **114 S. LHS Drive, Lumberton, Texas 77657** ("Properties" and/or "Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Xite Realty, LLC. The material and information in the Offering Memorandum is unverified. Xite Realty, LLC has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Xite Realty, LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. 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 Xite Realty, LLC.

Owner and Xite Realty, LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Xite Realty, LLC or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

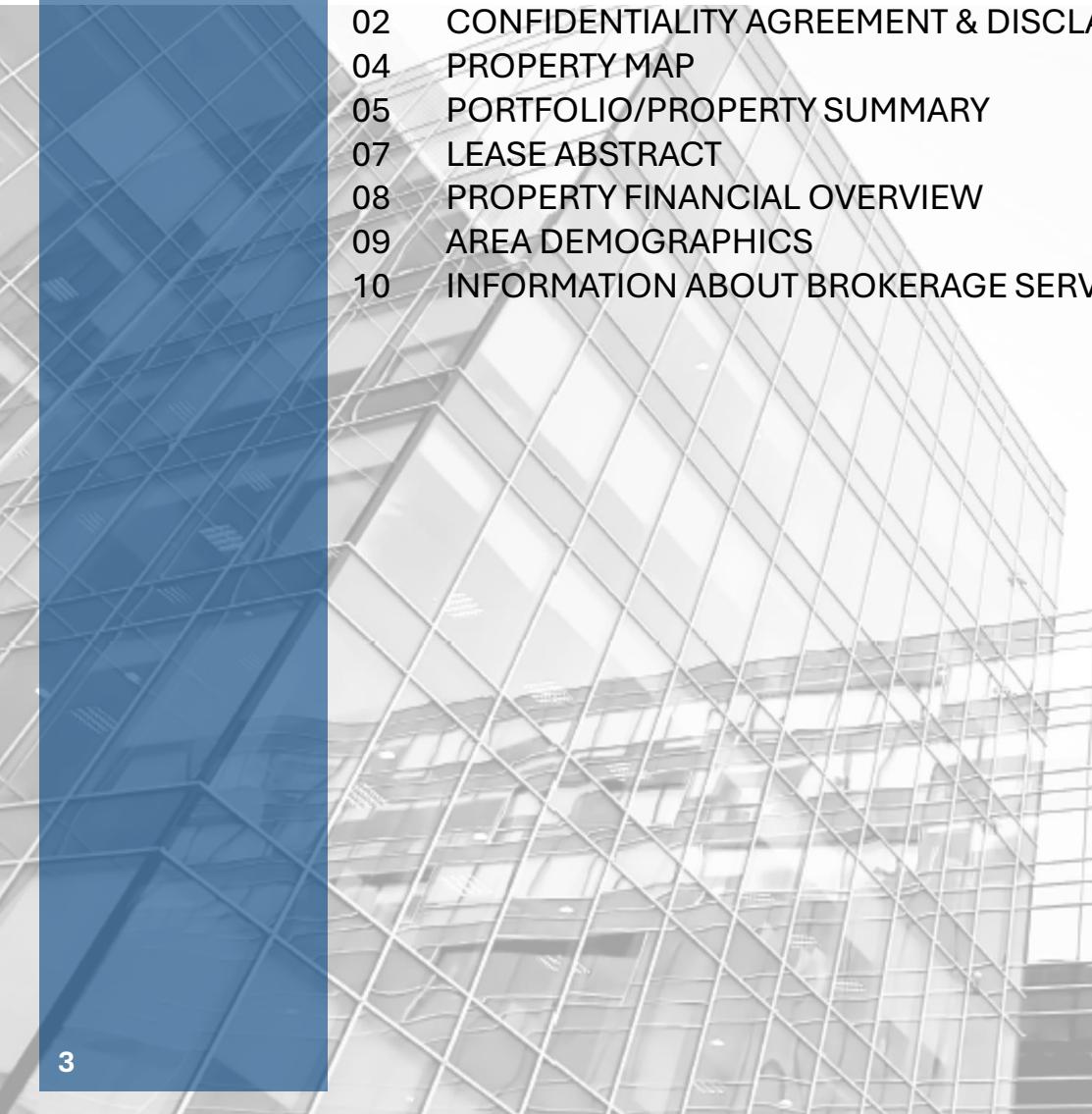
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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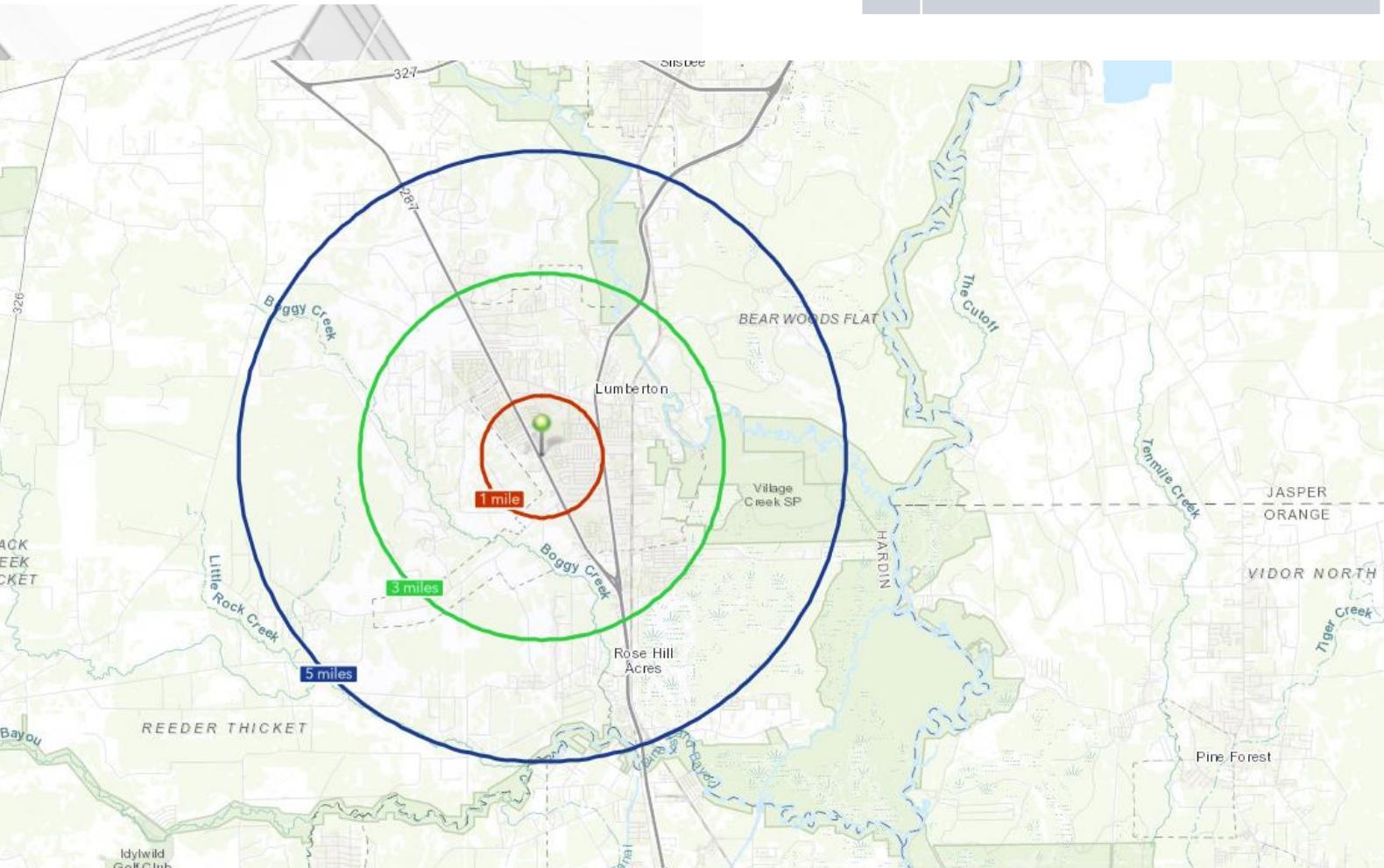
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| # | ADDRESS |
|---|---------------------------------------|
| 1 | 114 S. LHS Drive, Lumberton, TX 77657 |



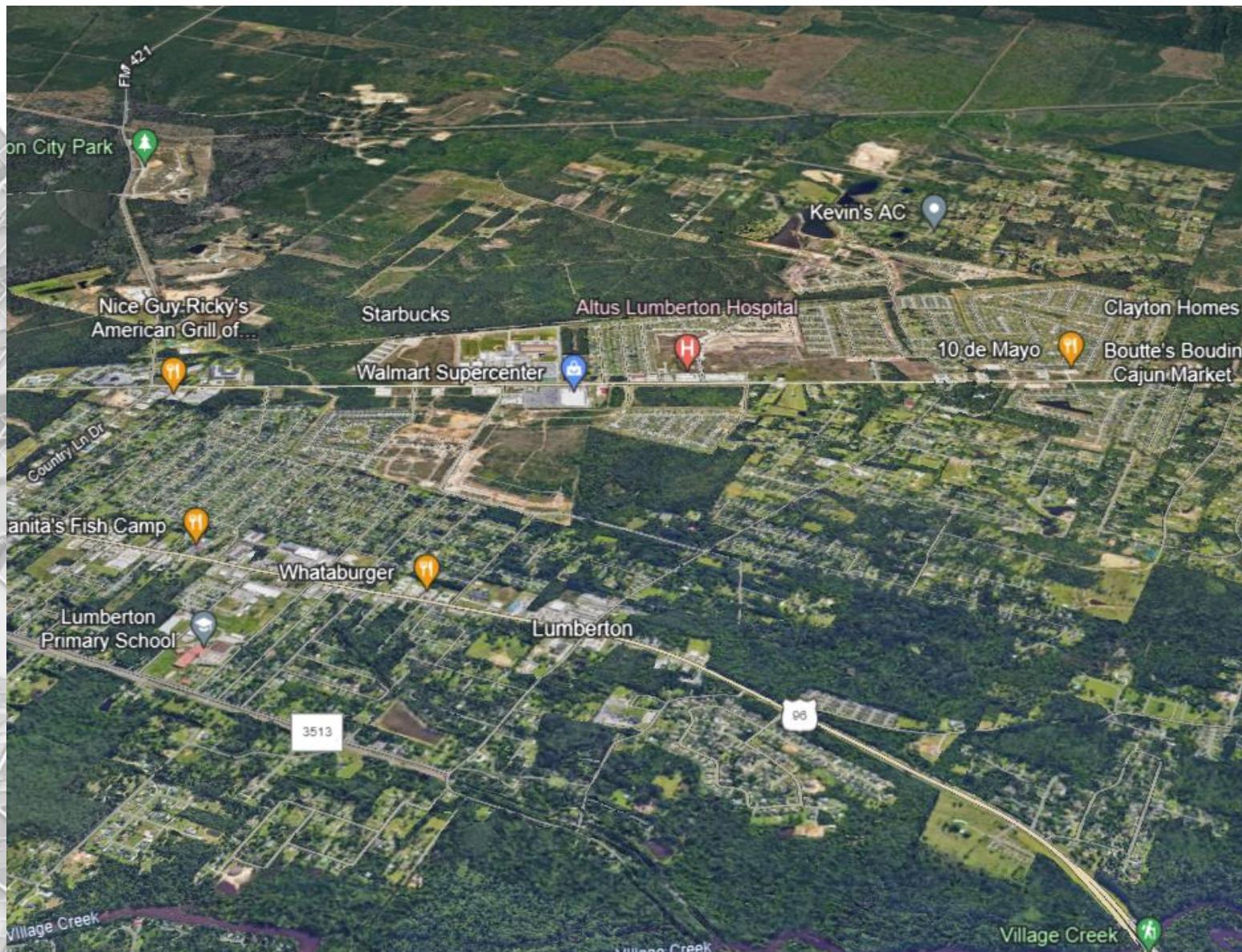
PROPERTY SUMMARY

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| # | ADDRESS | NOI | TENANCY | SF | OCCUPANCY | LEASE TYPE | SALE TYPE |
|---|--|--------------|-----------|----------|-----------|------------|------------|
| 1 | 114 S. LHS Drive, Lumberton, Texas 77657 | \$174,034.00 | Multi (2) | 8,063 SF | 100% | NNN | Investment |

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LEASE ABSTRACT

| | |
|-----------------------|--|
| Tenant Name | Baptist Hospital of Southeast Texas |
| Type of Ownership | Single |
| Lease Guarantor | Baptist Hospital of Southeast Texas |
| Lease Type | NNN |
| Original Lease Term | 120 MO |
| Rent Commencement | October 1, 2022 |
| Lease Expiration Date | September 30, 2026 |
| Term Remaining | 33 MO |
| Rental Increases | None |
| Option Periods | (3) 60 Month Option Term Periods with 10% increases per term |
| Real Estate Taxes | \$13,533.97 Annual Cost |
| Insurance | \$4,653.44 Annual Cost |
| Utilities | \$2,467.13 Annual Cost |
| Purchase Option | No |

LEASE ABSTRACT

| | |
|-----------------------|--|
| Tenant Name | Hulin Health, LLC |
| Type of Ownership | Single |
| Lease Guarantor | Hulin Health, LLC |
| Lease Type | NNN |
| Original Lease Term | 120 MO |
| Rent Commencement | October 1, 2022 |
| Lease Expiration Date | September 30, 2026 |
| Term Remaining | 33 MO |
| Rental Increases | None |
| Option Periods | (2) 60 Month Option Term Periods with 10% increases per term |
| Real Estate Taxes | \$15,139.69 |
| Insurance | \$5,821.05 |
| Utilities | \$3,086.83 |
| Purchase Option | Yes |

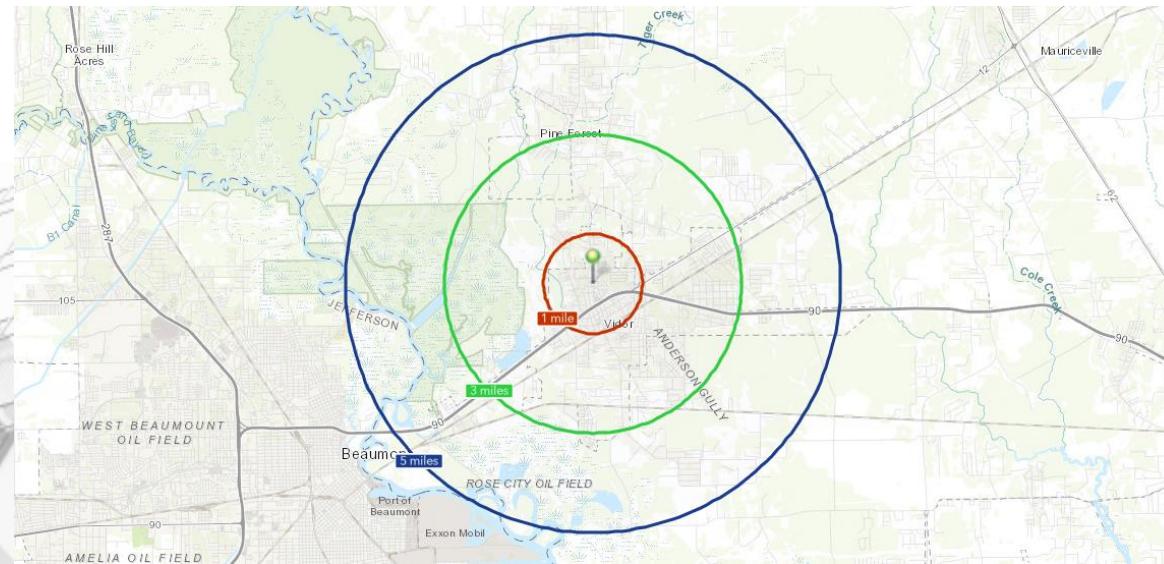
PROPERTY FINANCIAL OVERVIEW

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PROPERTY OVERVIEW

| | |
|----------------|---------------------------------------|
| Address | 114 S. LHS Drive, Lumberton, TX 77657 |
| NOI | \$174,034.00 |
| Year Built | 2006 |
| OCC% | 100% |
| Property Type | Medical Office Building |
| Ownership Type | Single |

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DEMOGRAPHICS

| Population | 1 Mile | 3 Mile | 5 Mile |
|----------------------------|---------------|---------------|---------------|
| 2023 Population | 2,989 | 14,329 | 21,092 |
| 2028 Population Projection | 2,979 | 14,255 | 20,945 |
| Households | 1 Mile | 3 Mile | 5 Mile |
| 2023 Households | 1,159 | 5,566 | 8,160 |
| 2028 Household Projection | 1,171 | 5,608 | 8,211 |
| Income | 1 Mile | 3 Mile | 5 Mile |
| Avg Household Income | \$72,322 | \$88,469 | \$100,547 |

INFORMATION ABOUT BROKERAGE SERVICES

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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.

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.

| | | | |
|---|-------------|------------------------|--------------|
| Xite Realty, LLC a Texas limited liability company | 9002118 | info@xiterealty.com | 832-220-5565 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Patrick A. Valenz | 547118 | pvalenz@xiterealty.com | 832-220-5565 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>





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HEALTHCARE REAL ESTATE
& PRACTICE SALES

