

SERENITY LIGHT RECOVERY

1820 COUNTY RD 36
ANGLETON, TX 77515



INTERACTIVE
OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



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Andrew Fagundo, Michael Moreno, and Rahul Chhajed (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)





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SERENITY LIGHT RECOVERY

1820 County Rd 36, Angleton, TX 77515

Matthews Real Estate Investment Services™ Healthcare Division is pleased to offer qualified investors the opportunity to acquire fee-simple ownership in the Serenity Light Recovery Center located in Angleton, TX. Serenity Light Recovery has been serving members of the Houston MSA since 2014, offering full-service addiction treatment therapy to individuals suffering from Drug & Alcohol Abuse. The deal will be structured as a 15-year Absolute NNN sale-leaseback with 2.5% annual increases and ten 5-year options, making this an ideal asset for any local or out-of-state investor. The tenant's expertise and success provide world-class addiction treatment through inpatient and outpatient programs such as Drug & Alcohol Detoxes, 12-Step Rehabilitation, Cognitive-Behavioral Therapy, Holistic Treatments, Physical Trainings, and Family Therapy and more.


SERENITY LIGHT RECOVERY

 **PRICE**
\$5,555,556


NOI
\$500,000

 **GLA**
±25,000 SF

 **CAP RATE**
9.00%

 **YEAR BUILT**
1900/1993R

| | |
|-----------------------------|---|
| Property Name | Serenity Light Recovery Center |
| Address | 1820 E County Rd 36, Angleton, TX 77515 |
| Property Size | ±25,000 SF |
| Lot Size (AC) | ±10.13 AC |
| Year Built/Renovated | 1900 / 1993R |
| Occupancy | 100% |
| Property Type | Medical Office |
| Ownership Type | Fee Simple |





INVESTMENT HIGHLIGHTS

Extremely Passive NNN Lease

Landlord will benefit from a “hands-off” investment as the tenant takes care of all taxes, insurance, and maintenance/repairs associated with the property.

High-Demand Sector in Healthcare

Global addiction rehab facilities, according to Market.us, is projected to reach a market value of \$31.3 Billion by 2032 growing at a CAGR of 7.4% from 2023 to 2032 due to surging rate of drug addiction among teenagers and rising patient awareness.

Inflationary Protected Lease

This lease features above market, 2.50% annual rent increases, providing a major cash flow boost and equity appreciation tool, along with being a great inflationary hedge for investors.

Sticky Investment

Rehabilitation centers rarely relocate due to established clientele and the specialization of the facility’s interior.

First-Tier Treatment Center

Serenity Light Recovery offers a variety of services including inpatient and outpatient rehab support, drug & alcohol detox programs, cognitive-behavioral therapy, holistic treatment, and family therapy.

E-Commerce Resistant Property

Medical offices are extremely sought-after investments for their resistance to downturns in the economy and e-commerce trends that affect traditional retail properties.

5th Most Populous MSA in U.S.

The Houston MSA boasts both dense demographics as well as one of the world’s largest economies with a 2021 GDP over \$537 Billion stemming from its major contributions in the energy, healthcare, biomedical, and aerospace industries.

Long-Term Operating History

Since 2014, Serenity Light Recovery has been operating out of this facility.

Tax-Free State

Texas has zero income tax for real estate investments.

In-Network Patient Care

The recovery center works with 12 of the largest health insurance groups offering a new owner confidence that the tenant will continue to attract more and more clients through referrals.

Outstanding Reviews

The treatments offered at this facility have succeeded in changing multiple clients lives for the better and have amassed over 150 reviews on Google and Facebook averaging 4.8/5 Stars.

INVESTMENT SUMMARY

| | |
|------------|-------------|
| List Price | \$5,555,556 |
| NOI | \$500,000 |
| Cap Rate | 9.00% |
| Price PSF | \$222.22 |
| Rent PSF | \$20.00 |

LEASE ABSTRACT

| | |
|---------------------------|---|
| Tenant Name | Serenity Light Recovery LLC |
| Ownership Type | Fee Simple |
| Lease Guarantor | LLC Guaranty - Ask Broker for Details |
| SF Leased | ±25,000 SF |
| Occupancy | 100% |
| Initial Term | 15 Years |
| Rent Commencement | COE |
| Lease Expiration | 15 Years from COE |
| Lease Term Remaining | ±15 Years |
| Base Rent | \$500,000 |
| Rental Increases | 2.5% Annually |
| Renewal Options | 10, 5-Year Options |
| Expense Structure | Absolute NNN |
| Landlord Responsibilities | N/A |
| Tenant Responsibilities | Maintenance, Capital Expenditures, Insurance & Taxes |

FINANCING OPTIONS

For financing, please reach out to:

Gregory Kavoklis
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ANNUALIZED OPERATING DATA

| Lease Year | Annual Rent | Monthly Rent | Rent PSF | Cap Rate |
|---------------------|------------------|--------------------|----------------|--------------|
| Current Year | \$500,000 | \$41,666.67 | \$20.00 | 9.00% |
| Year 2 | \$512,500 | \$42,708.33 | \$20.50 | 9.23% |
| Year 3 | \$525,313 | \$43,776.04 | \$21.01 | 9.46% |
| Year 4 | \$538,445 | \$44,870.44 | \$21.54 | 9.69% |
| Year 5 | \$551,906 | \$45,992.20 | \$22.08 | 9.93% |
| Year 6 | \$565,704 | \$47,142.01 | \$22.63 | 10.18% |
| Year 7 | \$579,847 | \$48,320.56 | \$23.19 | 10.44% |
| Year 8 | \$594,343 | \$49,528.57 | \$23.77 | 10.70% |
| Year 9 | \$609,201 | \$50,766.79 | \$24.37 | 10.97% |
| Year 10 | \$624,431 | \$52,035.96 | \$24.98 | 11.24% |
| Year 11 | \$640,042 | \$53,336.86 | \$25.60 | 11.52% |
| Year 12 | \$656,043 | \$54,670.28 | \$26.24 | 11.81% |
| Year 13 | \$672,444 | \$56,037.03 | \$26.90 | 12.10% |
| Year 14 | \$689,256 | \$57,437.96 | \$27.57 | 12.41% |
| Year 15 | \$706,487 | \$58,873.91 | \$28.26 | 12.72% |





Serenity Light Recovery is the beacon of light and hope that guides their clients towards lasting recovery. They understand that their clients have many options when choosing the right treatment center for themselves or their loved one. Their Houston area treatment center was created as a cozy and serene environment with a wide range of evidence-based programs and therapeutic amenities. The landscape of their Angleton treatment center promotes relaxation and inner peace after combating a life of chaos. While their addiction treatment programs are essential on the road to recovery, their Houston treatment center boasts beautiful landscapes and peaceful views that allow the clients to focus completely on themselves and getting well so that they can live the life they deserve.

At Serenity Light Recovery they have a family of compassionate and experienced addiction specialists to help them through this process. Their team determines the underlying cause of the addiction and employs a multitude of evidence-based treatment modalities. Most importantly, they teach healthy coping mechanisms to reduce the urge to use in a high-stress situation. Serenity Light Recovery cares about making a difference in their clients' lives.



Website
www.serenitylightrecovery.com



Headquarters
 Houston, TX



Year Founded
 2014

SUBJECT PROPERTY



288

± 35,000 VPD



UTMB HEALTH ANGLETON DANBURY CAMPUS
62 BEDS



288

E MULBERRY ST ± 10,000 VPD

ANGLETON, TX

Angleton, Texas, is a charming city located in Brazoria County, just south of Houston. Known for its small-town atmosphere, rich history, and proximity to the Gulf Coast, Angleton offers a relaxed and welcoming community for residents and visitors alike. Let's explore various aspects of this delightful city. Angleton's economy is diverse, with a mix of industries contributing to its growth. The region's major employers include petrochemical and refining companies, such as Dow Chemical, BASF, and Freeport LNG. Agriculture, particularly rice and cattle farming, is also significant in the area. Healthcare and education sectors provide employment opportunities, with Angleton Danbury Medical Center and Angleton Independent School District being major employers. The city's proximity to the Gulf Coast further supports opportunities in shipping, logistics, and tourism-related industries. Angleton has experienced steady growth and development in recent years, focusing on enhancing its infrastructure and expanding amenities. The city has seen residential developments, with new housing options to accommodate a growing population. Commercial developments have also emerged, including retail centers, restaurants, and professional services, providing a range of conveniences for residents. Whether you're exploring the natural beauty, engaging in community events, or enjoying the nearby Gulf Coast, Angleton offers a relaxed and enjoyable environment for residents and visitors alike.

DEMOGRAPHICS

POPULATION

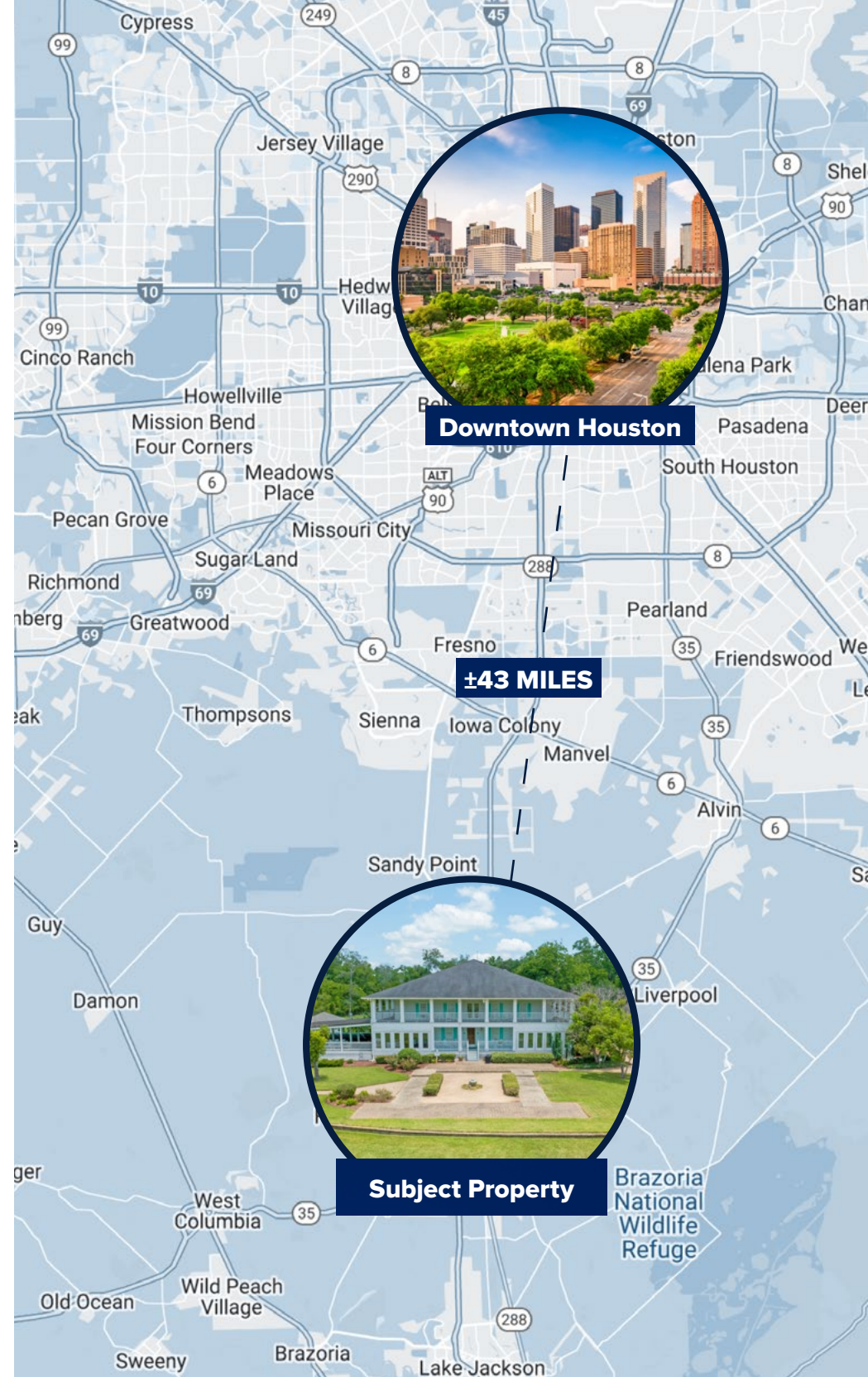
| | 1-MILE | 3-MILE | 5-MILE |
|----------------------------|--------|--------|--------|
| 2023 Population | 4,487 | 8,561 | 39,499 |
| 2028 Population Projection | 4,536 | 8,631 | 39,889 |
| Annual Growth 2023-2028 | 0.2% | 0.2% | 0.2% |

HOUSEHOLDS

| | 1-MILE | 3-MILE | 5-MILE |
|---------------------------|--------|--------|--------|
| 2023 Households | 345 | 1,349 | 11,645 |
| 2028 Household Projection | 346 | 1,356 | 11,762 |
| Annual Growth 2023-2028 | 0.1% | 0.1% | 0.2% |

INCOME

| | 1-MILE | 3-MILE | 5-MILE |
|-----------------------|----------|----------|----------|
| Avg. Household Income | \$99,098 | \$95,666 | \$99,118 |



HOUSTON, TX

With a city population of over 2.31 million people, Houston is the fourth-largest city in the United States. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major metropolis in the U.S. It is home to many cultural institutions and exhibits, which attract more than 8.7 million visitors a year to the Museum District. Houston has an active visual and performing arts scene in the Theater District and offers year-round resident companies in all major performing arts. Though Houston is the largest city in the United States without formal zoning regulations, it has developed similarly to other Sun Belt cities because the city's land-use regulations and legal covenants have played a similar role.

A seven-mile system of tunnels and skywalks links Downtown buildings containing shops and restaurants, enabling pedestrians to avoid the summer heat and rain while walking between buildings. Centered on Post Oak Boulevard and Westheimer Road, the Uptown District boomed during the 1970s and early 1980s when a collection of midrise office buildings, hotels, and retail developments appeared along Interstate 610 West. Uptown became one of the most prominent instances of an edge city. Located in the American South, Houston is a diverse city with a large and growing international community. Houston is highly regarded for its diverse food and restaurant culture.

#4

LARGEST CITY IN THE U.S.

ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bio-science. Houston is home to the Texas Medical Center, the world's largest concentration of health care and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. According to Forbes, Houston has a gross metro product of \$482.1 billion.

FORTUNE 500 COMPANIES HEADQUARTERED IN HOUSTON



| EMPLOYERS | EMPLOYEES |
|---|-----------|
| Houston Methodist | 25,543 |
| HEB | 25,337 |
| Walmart | 22,854 |
| Memorial Hermann Health System | 21,925 |
| The University of Texas MD Anderson Cancer Center | 21,576 |
| HCA Houston Healthcare | 15,000 |
| United Airlines | 13,500 |
| Kroger | 13,490 |
| ExxonMobil | 13,000 |
| Shell Oil Company | 11,500 |



HOUSTON TOURISM

Houston's downtown has been revitalized with numerous clubs, professional sports facilities, and musical entertainment that has helped bring nightlife back to downtown. As one of the few U.S. cities with resident companies in theater, ballet, symphony, and opera, Houston's Theater District, located downtown, offers visitors and residents alike exciting performances all season long. The city also shows its devotion to the arts through a full complement of art museums and critically acclaimed galleries in its Museum District. Countless cutting-edge chefs have made a home in Houston, where diners eat out more than residents of any other city. There are more than 10,000 restaurants in the Houston area with culinary choices that represent more than 70 countries and American regions. This stylish dining scene only provides a glimpse of Houston's epicureans offerings, a fact that the city's culinary masterminds intend to prove with the Houston Culinary Tours.



DOWNTOWN AQUARIUM

Space Center Houston is the official visitor center of the Lyndon B. Johnson Space Center—the National Aeronautics and Space Administration's (NASA) center for human spaceflight activities. Along with the Northrop Grumman Theater and special tours the center is also home to many space artifacts and hardware including the Apollo 17 command module, the Saturn V, and more.



SPACE CENTER HOUSTON

Houston's Downtown Aquarium is a public aquarium and restaurant located that was developed from two Houston landmarks: Fire Station No. 1 and the Central Waterworks Building. It houses over 200 species of aquatic animals in 500,000 gallons of aquariums. The complex includes two restaurants, a bar, and banquet facilities.



THE GALLERIA

As the largest mall in Texas, the Galleria is an upscale mixed-use urban development centrally located in the Uptown District of Houston. With 24 million annual visitors, The Galleria has been named the most visited attraction in Houston. On top of an ice-skating rink, the mall holds 375 stores, 30 restaurants, and 2 hotels. It is currently anchored by Neiman Marcus, Nordstrom, Saks Fifth Avenue, and Macy's.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1820 County Rd 36, Angleton, TX 77515** (“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 Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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. Neither 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.

Matthews Real Estate Investment Services 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 Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services 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 Owner or Matthews Real Estate Investment Services 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 of this Offering Memorandum.

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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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.

| | | | |
|--|-------------|---------------------------|--------------|
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| 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