



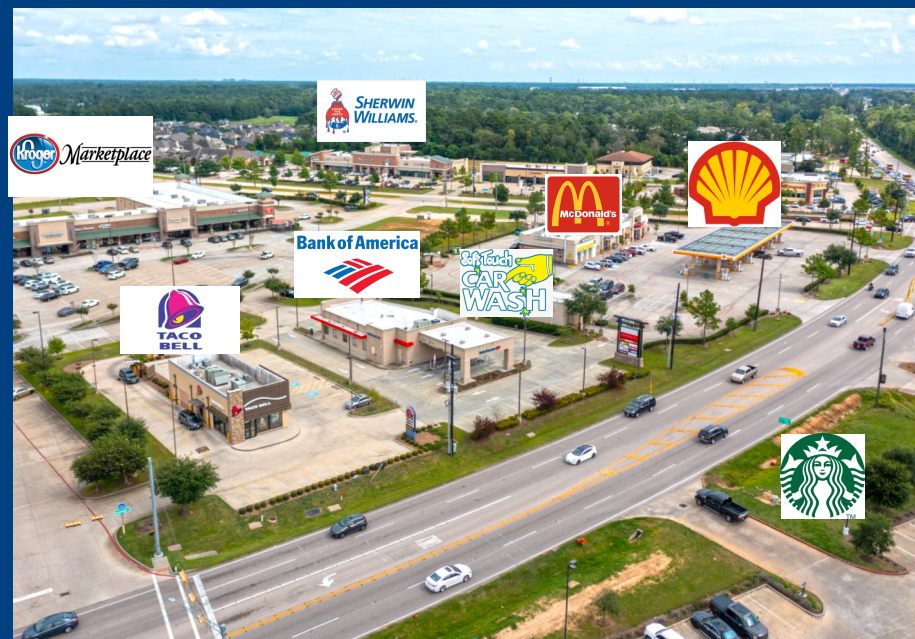
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New Bank of America Ground Lease

- ◆ Absolute NNN Ground Lease
- ◆ CORPORATE Guarantee – 10 Years remaining on the lease
- ◆ Premier Pad to a New 120,000 SF Kroger Marketplace
- ◆ Excellent Visibility and Access
- ◆ Strong Woodlands Trade Area Demographics
 - Affluent area with over \$127,000 average HH Income
 - Over 51% Population Growth from 2010 to 2015
- Surrounded by hundreds of new residential homes
- Near Taco Bell, McDonald's, Kroger, Starbucks, CVS, Sherwin Williams, Shell, Autozone and many more



Property Summary:

Triple Net Investment Group is pleased to present Bank of America in Spring, TX. The property is situated on Kuykendahl Road in front of the Kroger Marketplace and only 14 minutes from Tomball, Texas, which is a part of the Houston metropolitan area. The Bank of America is on 0.78 Acres of land (33,977 SF) and a 3,407 SF building. Bank of America is surrounded by many national tenants that include Kroger's, CVS, Shell, McDonald's, Starbucks, and Taco Bell. Bank of America has about 10 years remaining on its lease with 9 five-year options. The rent will go up to 8% during the initial lease and 9% on each option.

PROPERTY INFORMATION

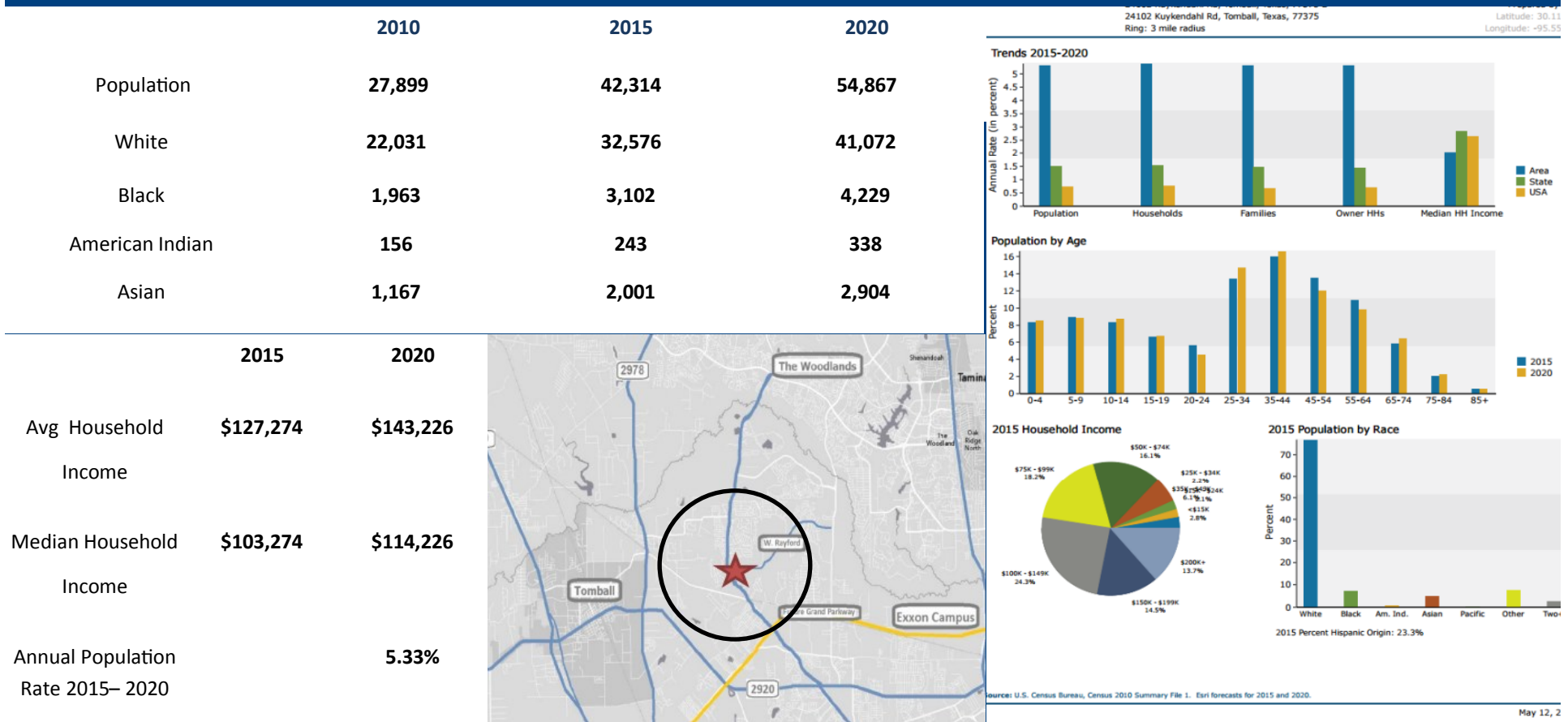
Address	24200 Kuykendahl Rd, Spring, TX 77389, USA	Price	\$3,214,285.00
Tenant Trade Name	Bank of America	Capitalization Rate	4.2%
Guarantor	Bank of America	Year Built	2016
NOI	\$135,000.00	Options	Nine (Five year) Options
Land Size	33,977 SF	Landlord Responsibilities	None
Building Size	3,407 SF	Rent Commencement	June 13, 2016
Lease Type	Ground Lease	Rent Increase	8% Every Five years
Lease Term	15 Years	Rent Increase Option	9% Every Five years

CORPORATE PROFILE

Bank of America is one of the world's leading financial Institutions, serving individual consumers, small and middle-market businesses and large corporations with a full range of banking, investing, asset management and other financial and risk management products and services. The company provides unmatched convenience in the United states, serving approximately 47 million consumer and small business relationships with approximately 4,700 retail financial centers, approximately 16,100 ATMs, and award-winning online banking with 32 million active users and more than 18 million mobile users. Bank of America is among the world's leading wealth management companies and is a global leader in corporate and Investment banking and trading across a broad range of asset classes. serving corporations, governments, institutions and individuals around the world. Bank of America offers industry-leading support to approximately 3 million small business owners through a suite of innovative, easy-to-use online products and services. The company serves clients through operations in all 50 states, the District of Columbia, the U.S. Virgin Islands, Puerto Rico and more than 35 countries. Bank of America Corporation stock (NYSE: BAC) is listed on the New York Stock Exchange.



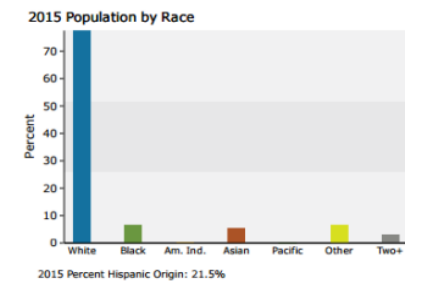
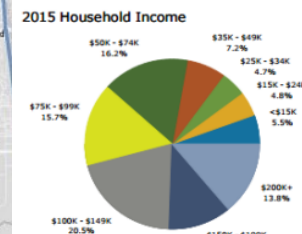
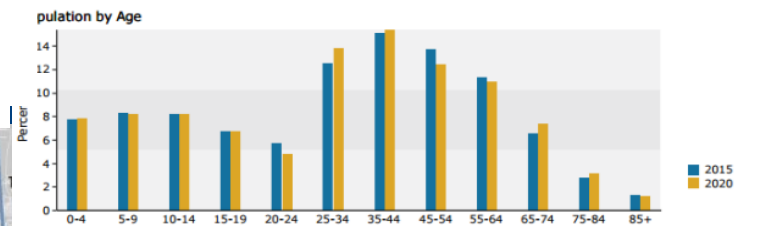
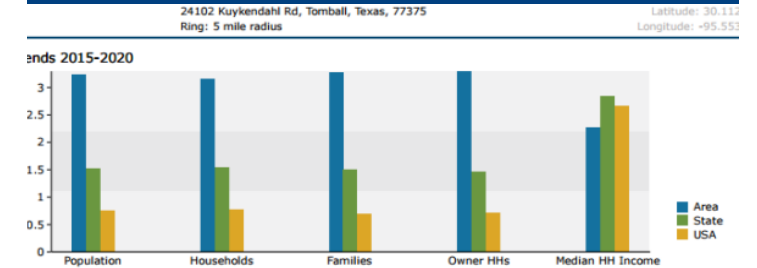
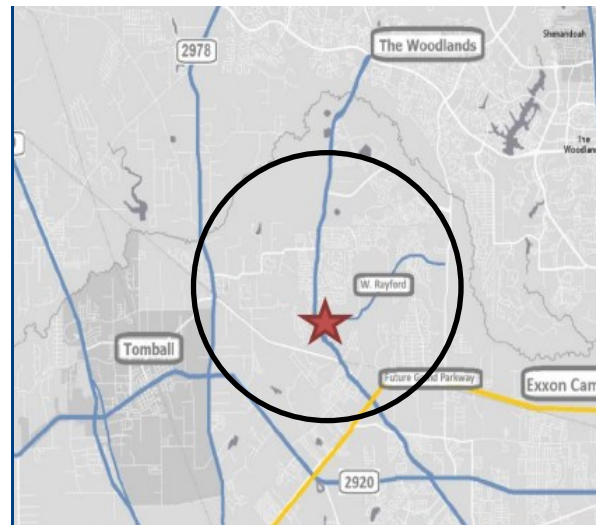
Demographic Data - 3 Mile Radius



Demographic Data - 5 Mile Radius

	2010	2015	2020
Population	97,502	120,222	140,995
White	78,016	93,051	105,512
Black	5,922	7,920	9,975
American Indian	491	635	799
Asian	1,167	2,001	2,904

	2015	2020
Avg Household Income	\$92,060	\$102,965
Median Household Income	\$118,319	\$132,302
Annual Population Rate 2015– 2020		3.24%



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

May 12, 20



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