



3333 Holly Hall - Net Lease Offering 

135,014 SF | 14.8 Years Remaining Term with 2.00% annual increases | Distribution/Light Manufacturing Facility | Close Proximity to Texas Medical Center

The Offering

JLL, on behalf of Pontus Capital, is pleased to offer for sale the fee-simple interest in 3333 Holly Hall (“The Property”), a 135,014 square-foot industrial building that is 100% leased to Trulite Glass & Aluminum Solutions through October 2035. Built in 1981, the property has direct frontage along Highway 288 and provides exceptional regional connectivity via proximity to Highway 288, Loop 610 (0.6 miles), and Beltway 8 (7.2 miles). Trulite Glass & Aluminum Solutions is one of North America’s largest architectural glass and aluminum fabricators and generated \$509.6 million in net revenue in 2019. Additionally, Trulite recently invested \$1.75 million into the Property with the installation of a new glass fabrication furnace, further ensuring their long-term commitment to the location. Offered at an attractive basis for an infill distribution/light manufacturing facility, the Property provides a unique opportunity to acquire a long-term, net leased industrial facility within Houston’s inner loop that includes additional land for expansion.

Property Summary	
Property:	3333 Holly Hall
Address:	3333 Holly Hall Houston, TX 77021
Building Size:	135,014 SF
Site Size:	11.624 acres (506,288 SF)
Parking:	63 regular spaces 2 handicapped spaces
Coverage:	26.7%
Building Height:	30'
WALT:	14.8 years

INVESTMENT HIGHLIGHTS

- **LONG-TERM NET LEASE TO A COMMITTED SINGLE TENANT**
- **RARE INFILL OPPORTUNITY IN PREMIER MEDICAL CENTER LOCATION**
- **HIGHWAY 288 VISIBILITY & FRONTAGE**
- **HOUSTON: NATION-LEADING GROWTH**



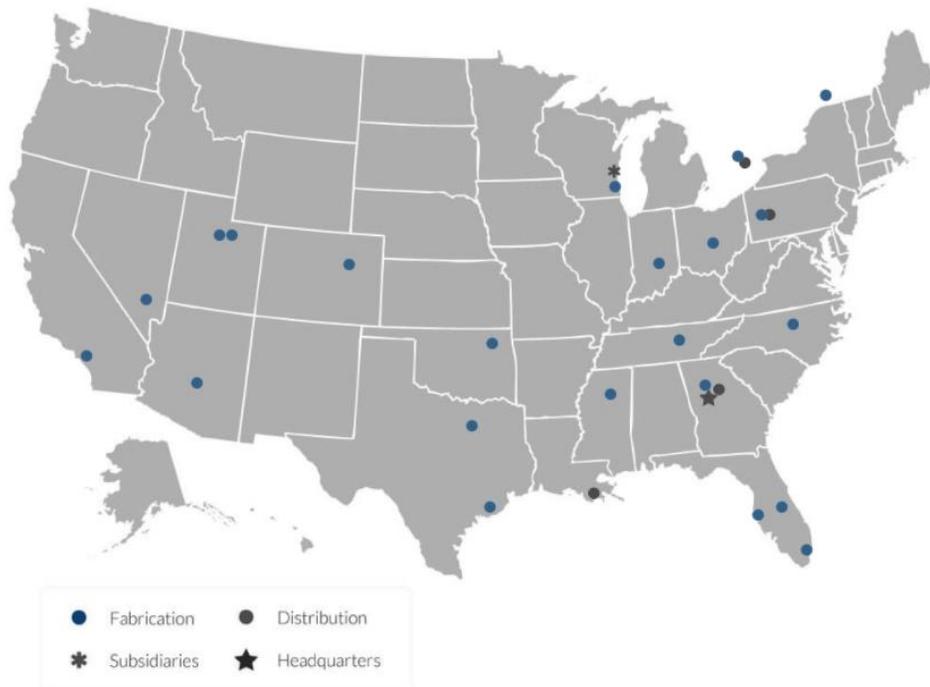
INVESTMENT HIGHLIGHTS



LONG-TERM NET LEASE TO A COMMITTED SINGLE TENANT

Trulite Glass & Aluminum Solutions signed a 20-year lease at the Property and has recently invested \$1.75 million into their space by installing a new glass fabrication furnace, further ensuring their long-term commitment to the building. The lease features 2.00% annual rent escalations and four (4) 5-year renewal options following the expiration of the lease in October 2035. The company is headquartered in Peachtree City, Georgia and was founded in 1978.

Trulite Glass & Aluminum Solutions is one of North America's largest architectural glass and aluminum fabricators and distributors operating and is a part of the Building Materials industry. Trulite offers a complete line of architectural aluminum products, fabricated glass, all glass entrances, and decorative glass and mirrors. The company operates 29 facilities throughout North America and has 36 companies within its' corporate family. The company has over 2,600 employees and generated \$509.6 million in net revenue in 2019.

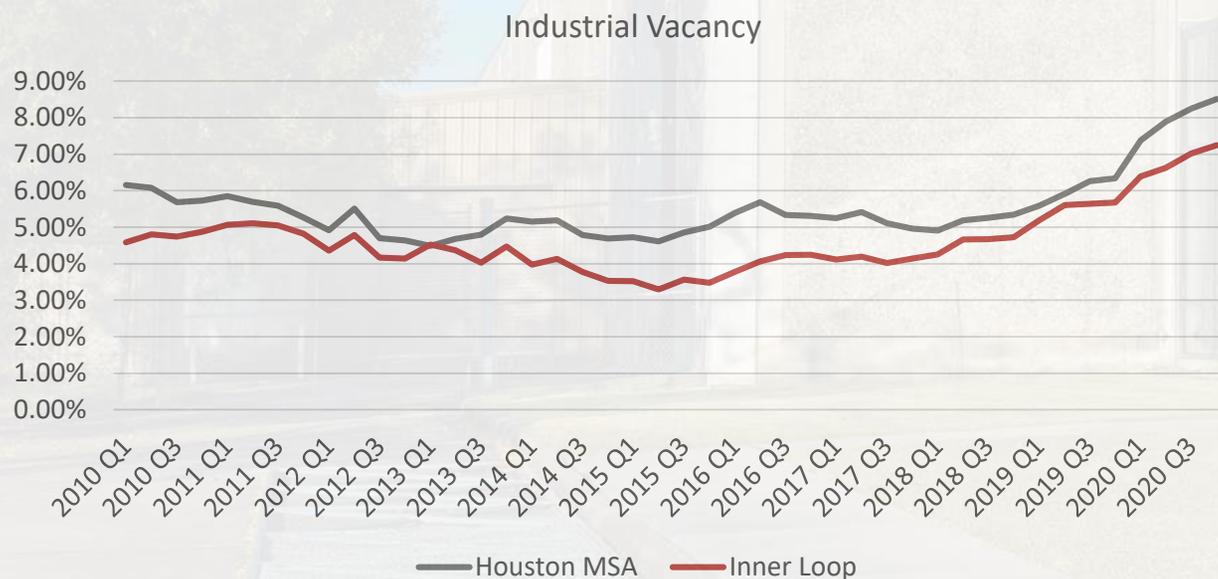


INVESTMENT HIGHLIGHTS

RARE INFILL OPPORTUNITY IN PREMIER MEDICAL CENTER LOCATION

Located 0.6 miles North of Houston's 610 inner loop and 2.5 miles East of the Texas Medical Center, 3333 Holly Hall is highly attractive to medical suppliers and other healthcare related tenants which serve the many nearby hospitals and clinics if Trulite were to vacate in the future. With nearby land trades reaching upwards of \$20/SF and replacement costs well above \$100/SF, developers are effectively prohibited from building industrial in the area.

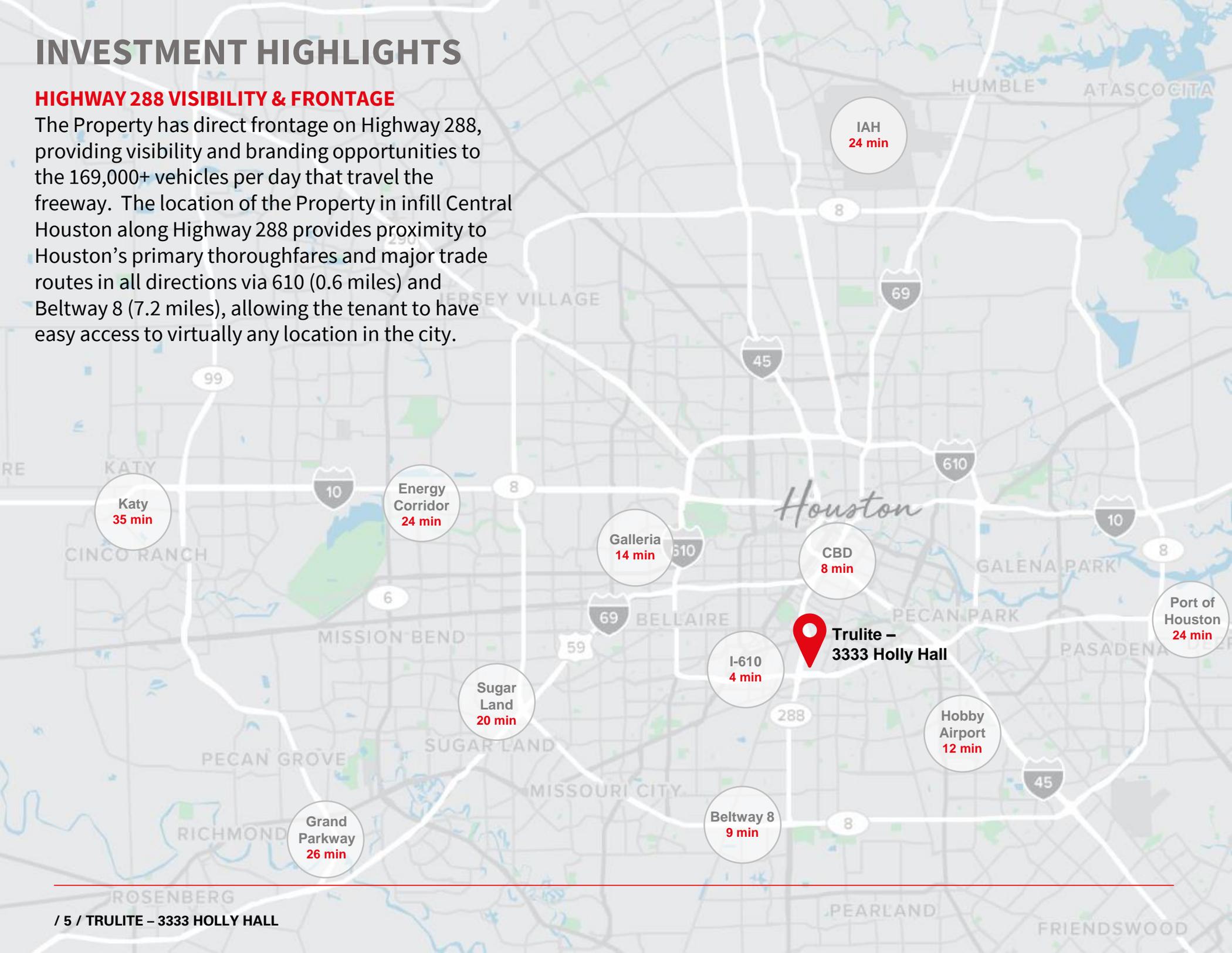
Furthermore, broader inner loop industrial continues to be a desirable hub for investors because of its performance relative to the Houston MSA. The Inner loop currently sits at 92.8% occupied while the greater Houston area is at 91.5% occupied, and the inner loop has not dipped below the greater Houston market over the past 10 years.



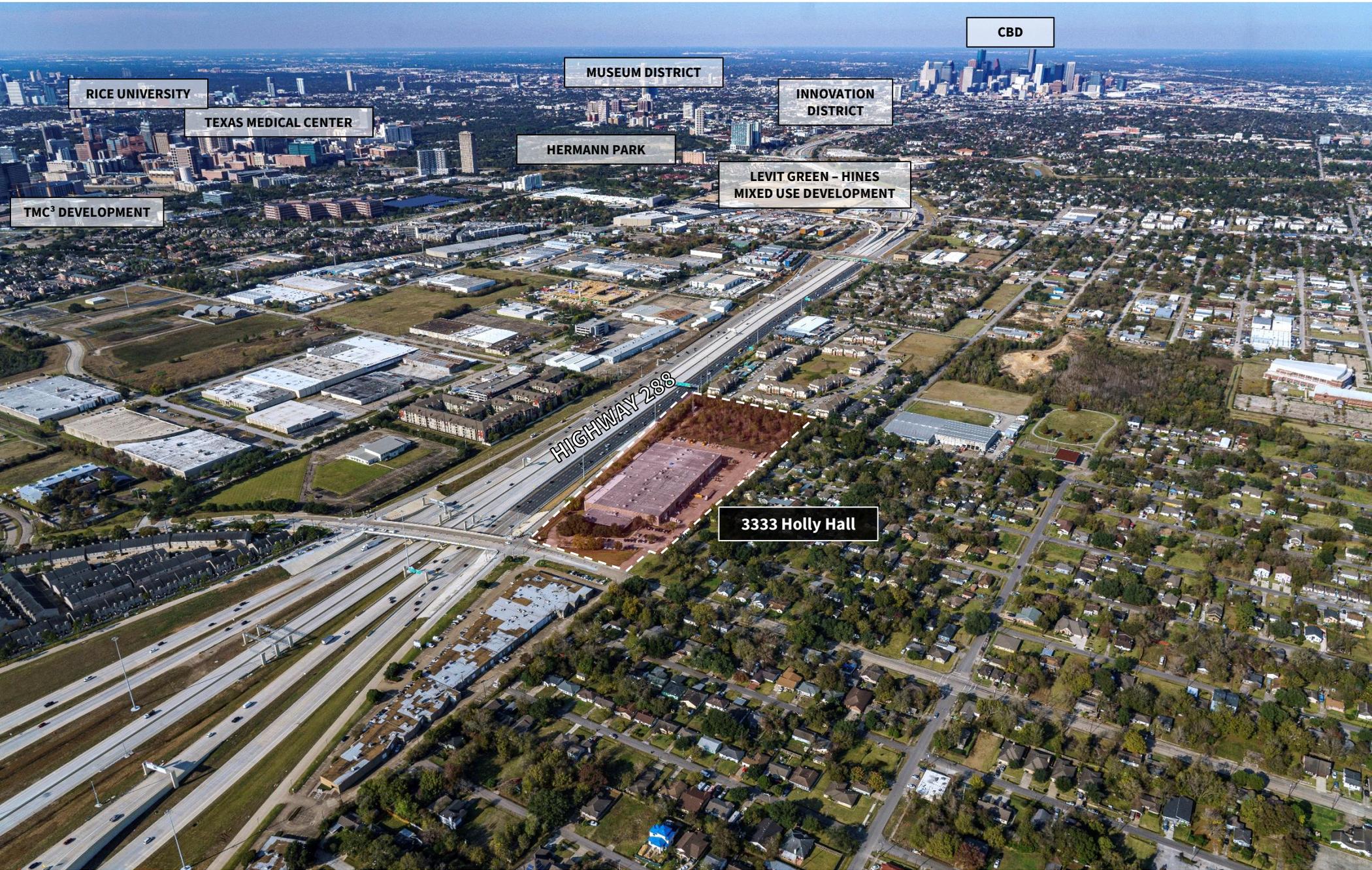
INVESTMENT HIGHLIGHTS

HIGHWAY 288 VISIBILITY & FRONTAGE

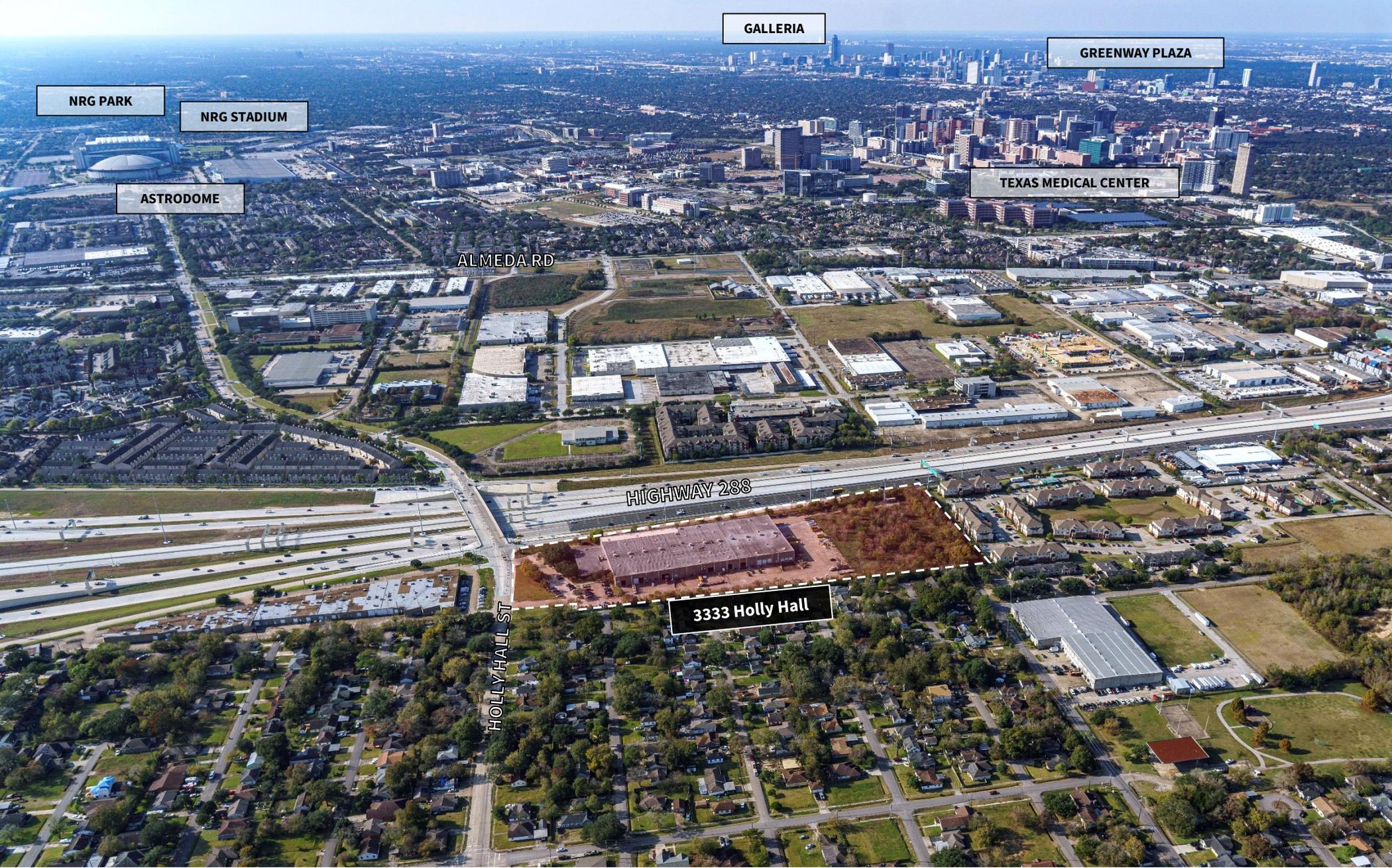
The Property has direct frontage on Highway 288, providing visibility and branding opportunities to the 169,000+ vehicles per day that travel the freeway. The location of the Property in infill Central Houston along Highway 288 provides proximity to Houston's primary thoroughfares and major trade routes in all directions via 610 (0.6 miles) and Beltway 8 (7.2 miles), allowing the tenant to have easy access to virtually any location in the city.



NORTH FACING AERIAL



WEST FACING AERIAL



TEXAS MEDICAL CENTER OVERVIEW

“If you want to be a major health care player in this area, you’ve got to be in the Texas Medical Center”

- **Houston Chronicle**
February 20, 2020



Largest Medical Complex in the World

\$15 Billion in Regional Economic Impact

10 Million Patient Encounters Per Year

9,200 Total Patient Beds

50 Million Developed SF

180,000+ Annual Surgeries

World's Largest Children's and Cancer Hospitals

TMC³ Campus

A world-class, life science complex that unites the best minds in medicine across **37 acres** with shared and proprietary research centers, multi-disciplinary laboratories, healthcare institutions, a hotel and conference center, retail, and a unique double-helix green space.

The campus will create **22,958 permanent jobs** in the area and generate **\$4,795.4 million annually for the City of Houston & Harris County**. TMC³ will include a 1.5 million square foot collaborative campus and offer 250,000 square feet of core labs and amenities, including 138,000 square feet of commercial and retail space and 112,000 square feet of shared research facilities. The 36-acre research hub will provide **410 rooms in the TMC Hotel and Conference Center** as well as **50,000 square feet of conference space**.

In total, the 3.7 million square foot project will create **over 40,000 jobs** and have a **\$5.4 billion economic impact**. The Delivery of TMC³, The Ion and Texas A&M's Innovation Plaza will boost life sciences space by **1.3 million square feet**, further diversifying Houston and positioning it as a world leader in Human Health and Life Sciences.

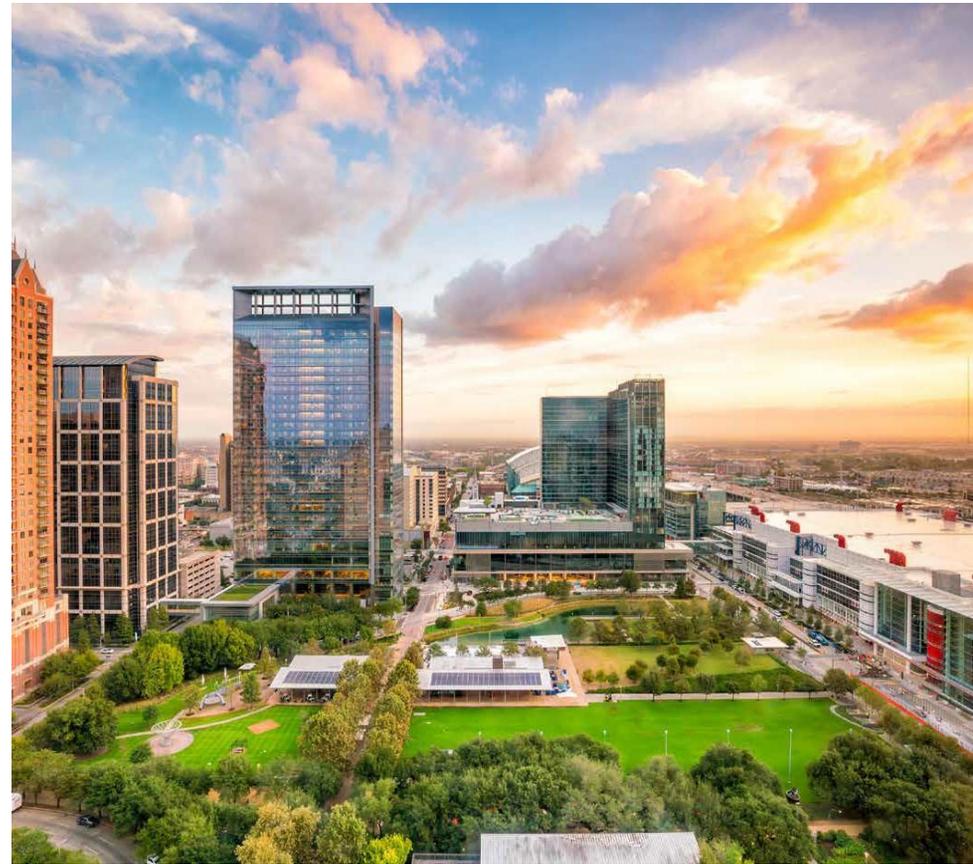


INVESTMENT HIGHLIGHTS



HOUSTON: NATION-LEADING GROWTH

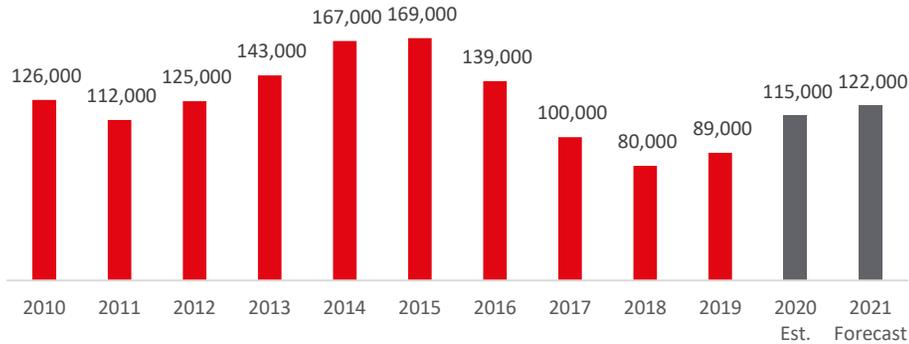
Fueled by strong population growth, Port activity and growth in the petrochemical industry, Houston is well positioned to see continued gains with both the local economic base and the industrial marketplace. Prior to the COVID-19 pandemic, the Houston MSA added 59,000 jobs year-over-year as of March 31, 2020, ranking #2 in the U.S. behind Dallas-Fort Worth, according to the Texas Workforce Commission. More importantly for the Houston industrial market, the Houston MSA continues to be a leader in population growth with 89,994 net new residents in 2019. Houston is the fifth-largest MSA in the U.S. with a population of 7 million, which is projected to reach 7.5 million by 2025. Houston's industrial market remains one of the healthiest U.S. industrial markets, thanks predominately to the strength of the petrochemical industry, nation-leading population growth and increased port activity.





HOUSTON'S CONTINUED POPULATION BOOM

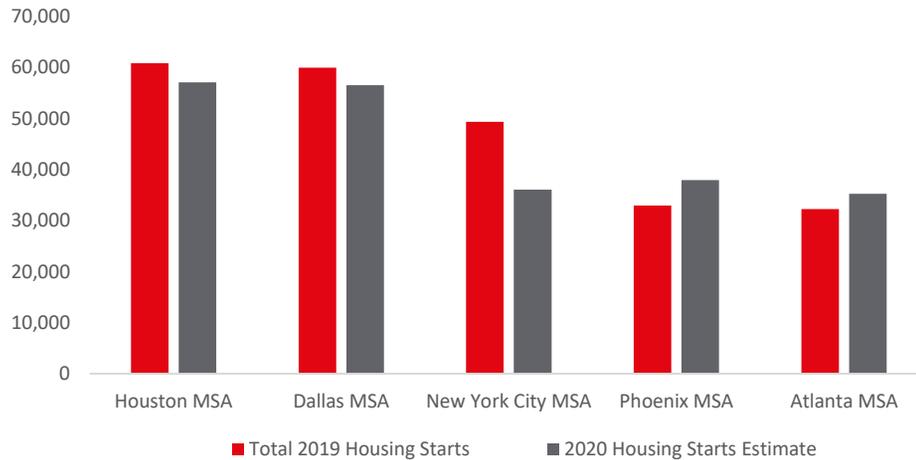
Houston MSA Population Growth Year over Year



Houston Population Growth – 7.1 million residents

Houston has established itself as a top city for consistent population growth proven by its' **more than double national population growth average and addition of 89,000 people from July 2018 to July 2019.**

2019 & 2020 - Top 5 Metros for Home Starts



#1 MSA for Housing Starts – Houston, TX

Houston was the #1 MSA for Housing Starts in 2019 and is projected to take the #1 spot again in 2020. Houston also registered as the No.1 U.S. destination City for U-Hauls in America in 2019 for the 11th consecutive year.

Annual Employment Growth

	2015	2016	2017	2018	2019
Houston Total Jobs	3,012,600	3,010,200	3,064,400	3,147,300	3,209,500
Absolute Growth	-2,500	-2,400	54,200	82,900	62,200
Percentage Growth	-0.1%	-0.1%	1.8%	2.6%	1.9%

Source: U.S. Bureau of Labor Statistics

HOUSTON INDUSTRIAL RESILIENCE

Houston Industrial Existing Supply vs Vacancy

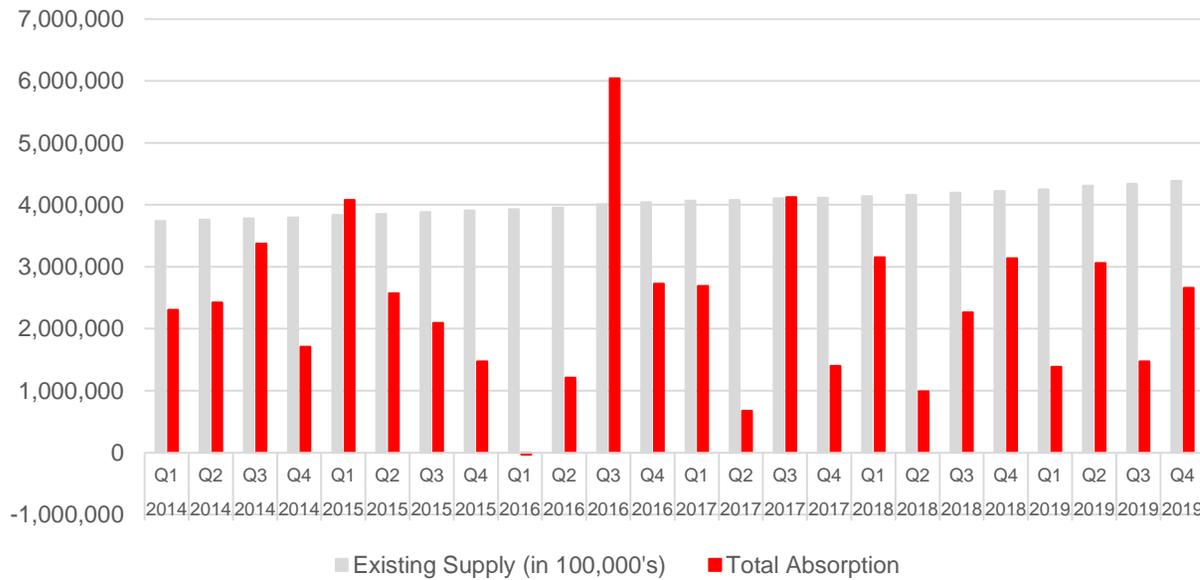


Houston’s industrial market has proven its ability to remain strong through economic downturns. Since the oil bust in 2014, vacancy has averaged:

- 2015: 4.48%,
- 2016: 5.05%
- 2017: 4.63%
- 2018: 4.45%
- 2019: 5.58%

This constant vacancy has held through nearly **70,000,000 more SF** coming online over the last **5 years**.

Houston Industrial Existing Supply vs. Absorption



Industrial leasing activity has also held through Houston’s economic downturns.

Net absorption by year:

- 2015: 10,222,930 SF
- 2016: 9,949,815 SF
- 2017: 8,889,693 SF
- 2018: 9,542,458 SF
- 2019: 8,584,012 SF

HOUSTON OVERVIEW

Houston MSA at a Glance



GEOGRAPHY

9 COUNTIES
in the Houston MSA

10,000 square miles
larger than the state of NJ



POPULATION & DEMOS

7 MILLION residents in the Houston MSA

2.3 MILLION residents in the city of Houston



1 IN 4 Houstonians are foreign-born

5TH MOST POPULOUS MSA IN THE NATION • 4TH MOST POPULOUS CITY IN THE NATION



CLUTCH CITY



GATEWAY TO THE WORLD

4TH LARGEST MULTI-AIRPORT SYSTEM IN THE U.S.

58.3 MILLION PASSENGERS

GLOBAL HUB FOR AEROSPACE TECHNOLOGY



ECONOMY

26TH LARGEST economy in the world if Houston were an independent nation



7TH LARGEST U.S. metro economy in the nation



\$480 BILLION GDP (2018)



EMPLOYMENT



3.2 MILLION JOBS IN THE HOUSTON MSA
more than 35 states and nearly a quarter of Texas' entire employment base

2ND LARGEST NUMBER OF JOBS CREATED IN 2018 OUT OF ANY MSA IN THE NATION

↓ 3.6% unemployment rate

64,400 NEW JOBS CREATED IN 2019



CORPORATE HEADQUARTERS

22 FORTUNE 500 companies call Houston home

3RD LARGEST NUMBER OF FORTUNE 1000 companies in the nation

4TH LARGEST NUMBER OF FORTUNE 500 companies in the nation



GLOBAL TRADE CITY

LARGEST GULF COAST CONTAINER PORT

73 FOREIGN-OWNED FIRMS



1ST IN FOREIGN WATERBORNE TONNAGE

1ST IN IMPORT AND EXPORT
1ST GULF COAST CONTAINER PORT



THE TEXAS MEDICAL CENTER

LARGEST MEDICAL COMPLEX IN THE WORLD

HOUSTON Methodist LEADING MEDICINE

THE UNIVERSITY OF TEXAS MD Anderson Cancer Center

MEMORIAL HERMANN

Texas Children's Hospital

\$25 billion IN LOCAL GDP

8TH largest BUSINESS DISTRICT IN THE U.S.

10 million PATIENT ENCOUNTERS PER YEAR

106,000+ EMPLOYEES AT TMC

PRIMARY SALES CONTACTS

Trent Agnew

Managing Director

T +1 713 852 3431

M +1 713 244 4499

trent.agnew@am.jll.com

Britton Burdette

Managing Director

T +1 404 995 2302

M +1 404 664 2961

britton.burdette@am.jll.com

Charlie Strauss

Director

T +1 713 212 6574

M +1 713 825 5259

charles.strauss@am.jll.com

LEASING CONTACTS

Mark Nicholas

Executive Vice President

T +1 713 888 4024

M +1 713 805 6330

mark.nicholas@am.jll.com

DEAL ROOM CONTACT

Tom Weber

Analyst

T +1 713 852 3495

M +1 214 929 7291

tom.weber@am.jll.com

FINANCING

James Brolan

Senior Director

T +1 713 425 5881

M +1 832 623 1159

james.brolan@am.jll.com

Materials contained in this Investment Introduction are confidential, furnished solely for the purpose of considering an investment in the Properties described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of Jones Lang LaSalle ("JLL"). The material is based, in part, upon information supplied by the Owner and, in part, upon information obtained by JLL from sources they deem to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, JLL, its agent or any of their related entities as to the accuracy or completeness of the information contained herein. It is expected that prospective investors will conduct their own independent due diligence, projections and conclusions concerning the Properties including such engineering and environmental inspections as they deem necessary to determine the condition of the Properties and the existence or absence of any potentially hazardous materials.

The only party authorized to represent the Owner is JLL, and the Owner and its agent shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. Any party entering into a transaction with Owner shall be obligated to pay any fees or commissions due any legal advisors, brokers or representatives, other than JLL, dealing with such party. The Owner and JLL reserve the right to negotiate with one or more prospective investors at any time and to enter into a definitive agreement without prior notice to you or other prospective investors. Owner and JLL also reserve the right, at any time, and without notice, to terminate further participation by any party in the review and proposal process and to modify procedures (including termination of the offering process) without disclosing the reason for such modifications and without liability.

