ABSOLUTE NNN LEASE

PANTHER PETROLEUM

8817 Jensen Drive, Houston, TX 77093

The Kase Group
Real Estate Investment Services

PROPERTY INFORMATION

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PANTHER PETROLEUM

PROPERTY SUMMARY

This is the opportunity to acquire a ±4,804 SF single-tenant fuel-and-convenience retail property occupied by Panther Petroleum at 8817 Jensen Drive in Houston, Texas, secured by a brand-new 20-year Absolute NNN lease. The lease carries $335,000 in annual rent with attractive 2% annual increases through its September 30, 2045 expiration, providing a built-in inflation hedge. The site boasts a prime location along the high-traffic Jensen Drive corridor in northeast Houston, serving strong commuter and truck traffic.

This offering features an Absolute NNN lease structure with zero landlord responsibilities, backed by Panther Petroleum — a rapidly growing Houston-based operator expanding through acquisitions toward a portfolio of 50+ locations. Combined with its location in income-tax-free, pro-business Texas, this asset provides investors with a stable, passive income stream in a pro-business environment.

KEY INVESTMENT HIGHLIGHTS

Absolute NNN Lease

Scheduled Rent Increases

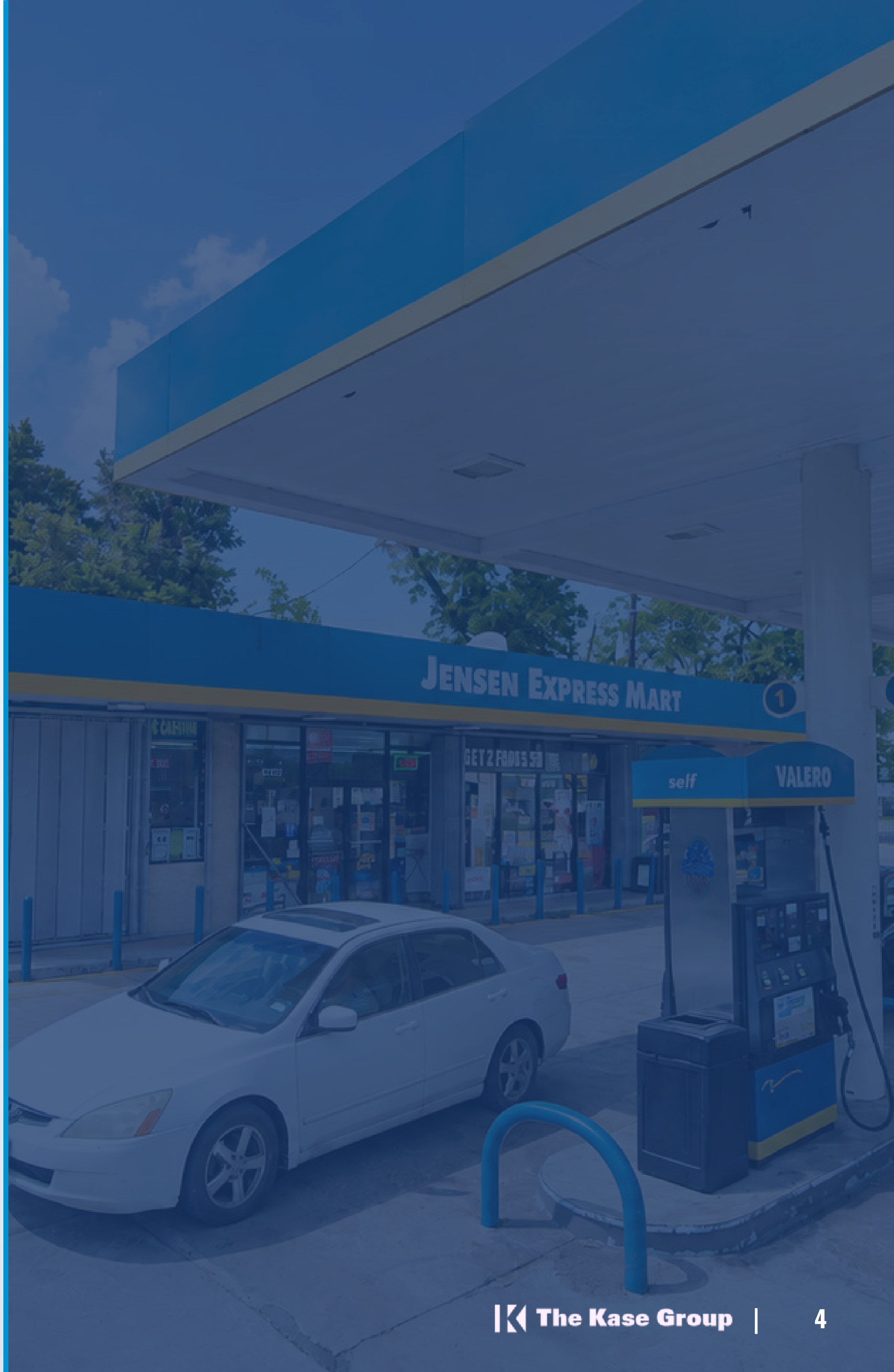
Long-Term Lease

Prime Location

PANTHER PETROLEUM

PROPERTY SUMMARY

OFFERING SUMMARY	
Property Address	8817 Jensen Drive, Houston, TX
Price	$4,685,315
Cap Rate	7.15%
Annual Rent	$335,000
Rent/SF	$69.73
Square Footage	±4,804 SF
Lease Type	Absolute NNN
Original Lease Term	20 Yrs
Lease Expiration Date	09/30/2045
Increases	2% Annually



PANTHERS PETROLEUM

TENANT OVERVIEW

Panthers Petroleum is a rapidly growing, Houston-based gas station and convenience store operator focused on acquiring, operating, and expanding fuel and convenience retail locations throughout Texas. The company was founded in early 2024 by CEO Chaudhry Ayaz, who brings more than 15 years of experience in the gasoline and convenience-store industry. Panthers Petroleum is headquartered at 9642 Huffmeister Road, Houston, Texas, and its locations operate under major fuel brands including Shell, Chevron, Exxon, Texaco, Valero, Phillips 66, and Sunoco, depending on the applicable fuel-supply agreement. The company acquired 23 gas stations and convenience stores during 2024 and expanded to 32 locations by mid-2025, representing more than 30% growth during the first half of the year. Panthers has pursued an aggressive acquisition strategy and had targeted 50-55 stores by the end of 2025, positioning the company as a rapidly expanding regional operator in the Texas convenience-store market.

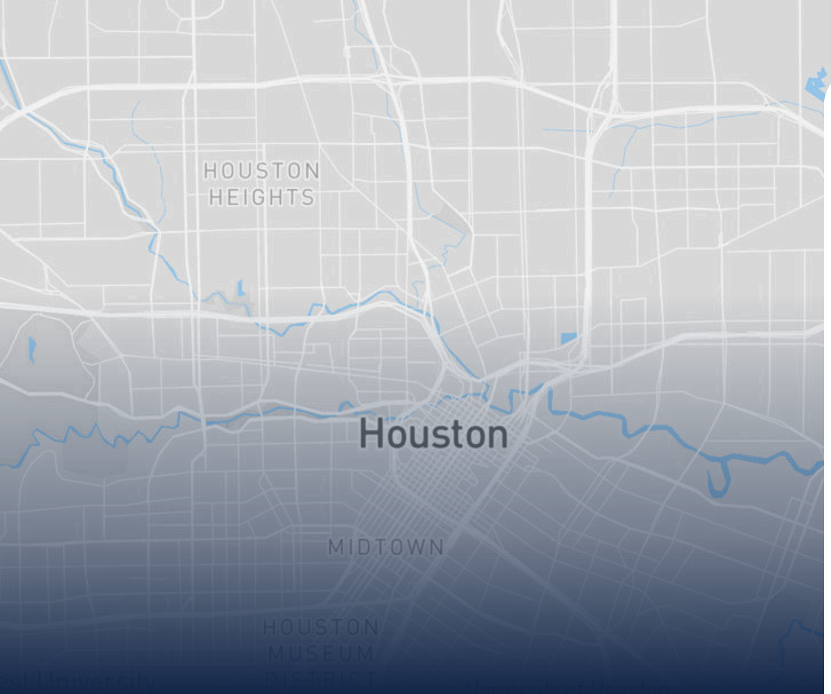
Panthers Petroleum is a privately held company. Detailed revenue, earnings, and other financial results are therefore not publicly disclosed; however, the company's rapid store expansion provides a meaningful indication of operating momentum. Panthers has also pursued vertical integration to improve margins and diversify revenue, including the launch of Panthers Transportation, a fuel-delivery operation designed to supply its own stores and third-party operators, as well as plans to develop wholesale food and merchandise distribution capabilities and internal construction and rehabilitation operations. The company's strategy of acquiring existing gas stations and assuming operations has allowed it to scale quickly. Overall, Panthers Petroleum is a growth-oriented, privately held regional operator, with its prospects supported by experienced management, an expanding Texas footprint, vertically integrated operations, and continued demand for convenience-oriented fuel and retail services.

For more information, please visit www.pantherspetroleum.com.

2024	HOUSTON, TX	50+
YEAR FOUNDED	HEADQUARTERS	# OF LOCATIONS

PANTHER PETROLEUM

PHOTOS



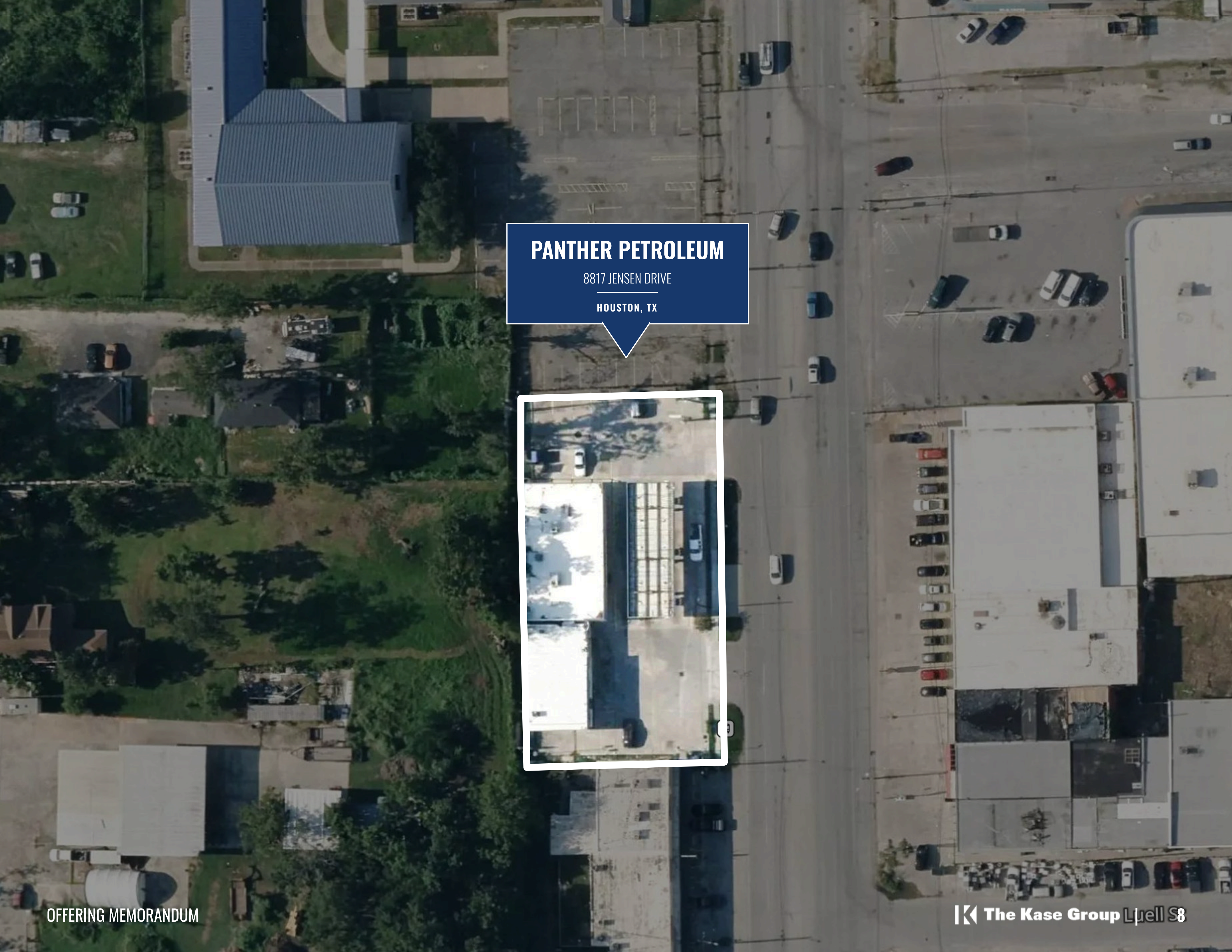
LOCATION DESCRIPTION

HOUSTON, TX

The Houston region is a vital economic corridor and the sixth-largest metro economy in the U.S., generating massive economic output from a population of nearly seven million residents. Its formidable corporate base is highlighted by its status as a top global market for enterprise, serving as home to 28 Fortune 500 company headquarters. The region's economic power is powerfully amplified by the Port of Houston, where port activity supports nearly $1 trillion in U.S. economic value and 3.53 million jobs.

Strategically located on the north side of the city at 8817 Jensen Drive, the Panther Petroleum property leverages its proximity to major transit arteries like Interstate 610 for direct metropolitan and regional market access. This highway connectivity is enhanced by Houston's broader multimodal logistics network. For investors, this infrastructure provides immediate access to a massive consumer base, ensuring resilient supply chains and high-volume traffic potential.

Investment appeal is bolstered by continuous regional growth and Houston's dynamic workforce. The market is stabilized by world-class institutional anchors like the Texas Medical Center, which provides massive non-cyclical employment by housing 106,000 employees and 50,000 life science students. Anchored by a highly diversified corporate presence and immense global trade, the region's powerful economy and strategic infrastructure offer a compelling case for long-term retail investment growth and stability.


PANTHER PETROLEUM
8817 JENSEN DRIVE
HOUSTON, TX

AREA MAP


Panther Petroleum II
8817 JENSEN DRIVE
HOUSTON
Canino Rd
WESTFIELD ESTATES
Rosemary Ln
Sherwood Place
MELROSE PARK
Nordling Rd
Stuebner Airline Rd
N Fwy Frontage Rd
Werner St
Yale St
Fulton St
Eastex Fwy Frontage Rd
Langley Rd
Wiley Rd
Parker Rd
Burden St
Shady Ln
Turner Dr
Tidwell Rd
Firnat St
Burress St
Delz St
Martin St
Berry Rd
Hardy Rd
Schneider St
Curry Rd
Lavender St
Bywood St
Carothers St
Ley Rd
Finch St
Denmark Rd
Banyan St
Houston City College Northeast – Northline Campus
Roswell St
Lockwood Dr
King St
Kelley St
Reid St
N Loop
N Loop E
W 30th St
E 28th St
Aurora St
Gold St
Wayne St
LINDALE PARK
Kirkpatrick Blvd
General Hospital
Rockem
THRIFT FAMILY THRIFT CENTER
SELLERS BROS.
AutoZone
BURGER KING
O'Reilly AUTO PARTS
Popeyes
SUBWAY
VALUE WORLD Thrift Superstore
MAMBO SEAFOOD
CVS
Chick-fil-A
CHIPOTLE MEXICAN GRILL
MI TIENDA
PAPPAS Bar-B-Q
Raising Cane's
ROSS DRESS FOR LESS
SONIC
THE HOME DEPOT
Walgreens
WHATABURGER
DG
TO GO PACKAGING FOOD SERVICE SUPPLIES
Burlington
five BELOW
IHOP
Marshalls
Walmart
Little Caesars
7 ELEVEN
King Produce
Jack in the box

MAJOR EMPLOYERS

The subject property is strategically positioned within the broader Houston metropolitan area, an economy distinguished by its resilience and industrial diversity. The region's employment landscape is anchored by world-leading corporations in the energy and healthcare sectors, including industry giants like Chevron, Halliburton, and the renowned Houston Methodist Hospital, ensuring long-term economic stability. More specifically, the property benefits from its location in North Houston, a dynamic corridor experiencing significant growth in the transportation, warehousing, and manufacturing industries. This submarket has become a strategic hub for distribution and logistics, attracting major employers and fostering robust industrial development that directly supports the local employment base and enhances the investment appeal of the asset.

Employer	Industry	Employees	Distance
United Airlines	Aviation	14,000	16.3 mi
Houston Methodist Hospital	Healthcare	9,000	11.7 mi
University of Houston	Education	7,000	11.1 mi
Chevron Corporation	Energy	6,000	8.4 mi
Halliburton	Energy	2,500	10.3 mi
CenterPoint Energy	Utilities	2,500	8.3 mi
JPMorgan Chase	Finance	2,500	7.4 mi
Kinder Morgan	Energy	1,500	8.1 mi
Baker Hughes	Energy	1,500	11.5 mi
Hess Corporation	Energy	1,500	7.3 mi

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

TKG Net Lease	9006301	kase@thekasegroup.com	925-348-1844
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kase Abusharkh	708586	kase@thekasegroup.com	925-348-1844
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

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The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor, nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptionsmay or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase GroupAdvisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have aright of first refusal to purchase the property, and/or may have a right to cancel the lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.
This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Propertyunless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.