

# Ascension

Corporate  
Real Estate  
Advisory



Basic Environmental Group | Sale Leaseback  
Confidential Offering Memorandum

# Industrial Facility

## Sale Leaseback Investment Opportunity

Houston, Texas



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## Opportunity Summary

<b>Tenant:</b>	Basic Environmental Group, LLC
<b>Address:</b>	11339 Neeshaw Drive Houston, TX 77065
<b>Property Type:</b>	Industrial
<b>Building Size:</b>	31,900 SF
<b>Lot Size:</b>	1.79 AC
<b>Construction Year:</b>	2004

**Annual Starting Rent**  
**\$414,700**

**Monthly Rent**  
**\$34,558**

**Rent / SF**  
**\$13.00**

**Initial Lease Term**  
**15+ Years**

**Lease Renewal Options**  
**Four 5-Year**

**Rent Increases**  
**3% Annually**

**Lease Structure**  
**Absolute Triple Net**

**Landlord Responsibilities**  
**Zero**  
*(Including Roof & Structure)*

**Lease Guarantor**  
**Corporate**



## Investment Highlights

- **Established Industrial General Contractor with Environmental Safety Certifications and Long-Standing Blue-Chip Client Relationships** – Basic Environmental Group is an established industrial general contractor providing field services, subcontracted specialty work, environmental remediation, and equipment rental solutions to commercial, industrial, institutional, and refinery-related customers. The Company has built a proven track record as a qualified prime contractor, supported by specialized environmental safety certifications and credentials, including Mold Contractor, Lead Contractor, and Asbestos Contractor licenses. Basic serves a long-standing base of blue-chip customers and project partners, including ExxonMobil, BP, Shell, NASA, CBRE, JLL, and Compass, with a zero-accident safety record that supports vendor approval, customer retention, and repeat work in highly controlled operating environments.
- **Specialized Infrastructure and High Tenant Investment** – The Subject Property serves as Basic Environmental Group's sole operating facility and central base for equipment storage, project staging, crew dispatch, emergency response, regulated materials handling, and compliant storage for specialized equipment and consumables essential to executing active and incoming projects. The facility also serves as Basic's licensing base of record for its Mold Contractor, Lead Contractor, and Asbestos Contractor credentials, directly supporting the Company's regulatory standing and access to industrial and refinery work. The site has received approximately \$2.4 million of tenant investment, including exterior reconstruction, a ~10,000 SF climate-controlled warehouse addition, expanded office space, on-site shower facilities for emergency response personnel, upgraded signage and mechanical gates, a security camera system, and roof coatings designed to extend building life and reduce maintenance risk.
- **Sale Leaseback Proceeds Support Balance Sheet Strengthening and Near-Term Growth** – The transaction provides Basic Environmental Group with an opportunity to unlock embedded real estate equity and strengthen its financial position by retiring outstanding debt, paying down vendor obligations, and strengthening key supplier relationships. The balance of proceeds is expected to be used as working capital to support mobilization and execution of the Company's growing 2026 project pipeline of approximately \$10 million, including approximately \$2 million already secured and an additional \$1 million pending, tied to major industrial and institutional customers.
- **Mission-Critical Facility Supporting Industrial Contracting, Compliance, and Crew Mobilization** – The Subject Property serves as Basic Environmental Group's sole Houston-based headquarters and mission-critical operating facility, supporting the Company's industrial general contracting, environmental remediation, specialty contracting, equipment rental, project staging, crew dispatch, emergency response, and compliant materials storage functions. The facility also serves as Basic's licensing base of record for its Mold Contractor, Lead Contractor, and Asbestos Contractor credentials, directly supporting the Company's regulatory standing, customer prequalification requirements, and continued access to industrial, refinery, commercial, and institutional project sites.

## Investment Highlights

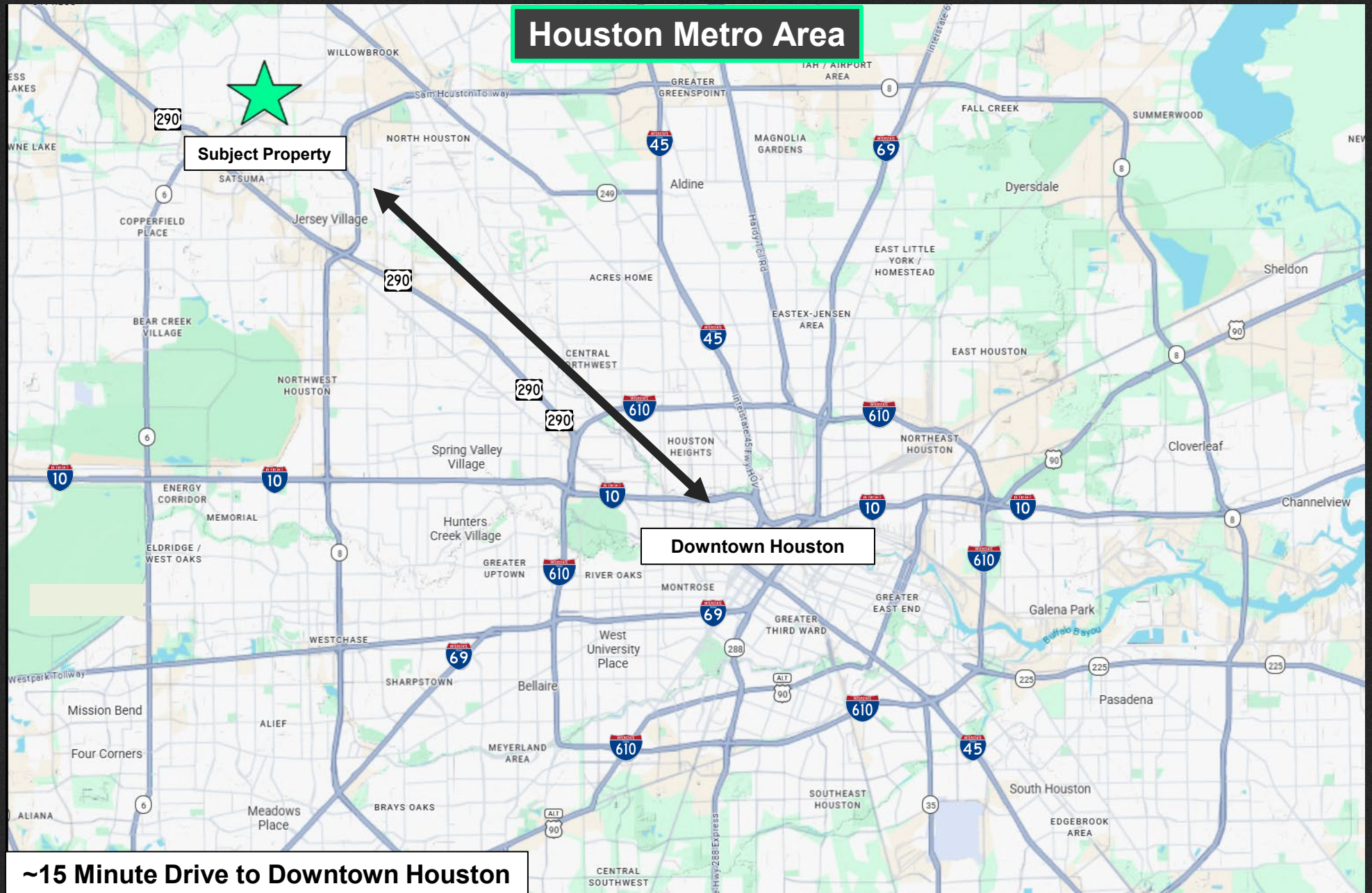
- **Stellar Safety Record and Environmental Certifications Supporting Blue-Chip Customer Access** – Basic Environmental Group’s zero-accident safety record, environmental safety certifications, and specialized contractor credentials are key differentiators in securing contracts and maintaining long-standing relationships with sophisticated industrial and institutional customers, including ExxonMobil, Shell, BP, NASA, CBRE, JLL, and Compass. In highly controlled industrial and refinery environments where safety performance, regulatory compliance, and vendor qualification are central to ongoing work eligibility, Basic’s track record supports customer retention, repeat opportunities, and access to complex project scopes.
- **Growing Demand for Environmental Remediation, Industrial Services, and Emergency Response Capabilities** – Basic Environmental Group operates in service categories supported by recurring regulatory, maintenance, remediation, and emergency response needs across industrial, commercial, and institutional facilities. The Company’s ability to provide specialized environmental services, equipment, and field execution capabilities positions it to benefit from ongoing demand for compliant remediation, facility maintenance, and project-based industrial services across the Houston market and broader Texas Gulf Coast.
- **Well-Located Houston Industrial Asset with Strong Regional Demand Drivers** – The Property is strategically located in Houston, Texas, a major industrial market supported by a deep labor pool, extensive transportation infrastructure, and a diverse base of energy, refinery, manufacturing, logistics, construction, and industrial service users. The site benefits from proximity to key regional demand drivers, including Downtown Houston, major highways, George Bush Intercontinental Airport, and the Port of Houston, supporting efficient access to customers, vendors, labor, and project sites.
- **Low-Coverage Houston Industrial Asset with Expansion Flexibility** – The Subject Property is a 31,900 SF industrial facility situated on 1.79 acres in Houston, Texas, a deep and highly active industrial market. With approximately 40.9% lot coverage, the site provides excess land and flexibility for future expansion, outdoor storage, or additional operational capacity.
- **Long-Term Absolute Triple-Net (NNN) Lease with Annual Rent Increases** – The Tenant will enter into a new 15+-year absolute triple-net lease, under which the Tenant is fully responsible for the building structure, maintenance, insurance, real estate taxes, and all other operating expenses, providing the Landlord with a passive, low-maintenance investment. The lease will include annual rent escalations of 3.00%, offering predictable long-term cash flow and contractual inflation protection within an industrial asset class supported by durable demand fundamentals.

## Rent Schedule

Period	Annual Rent	Monthly Rent	Rent Increase
Year 1	\$414,700	\$34,558	-
Year 2	\$427,141	\$35,595	3.00%
Year 3	\$439,955	\$36,663	3.00%
Year 4	\$453,154	\$37,763	3.00%
Year 5	\$466,749	\$38,896	3.00%
Year 6	\$480,751	\$40,063	3.00%
Year 7	\$495,173	\$41,264	3.00%
Year 8	\$510,029	\$42,502	3.00%
Year 9	\$525,330	\$43,777	3.00%
Year 10	\$541,089	\$45,091	3.00%
Year 11	\$557,322	\$46,444	3.00%
Year 12	\$574,042	\$47,837	3.00%
Year 13	\$591,263	\$49,272	3.00%
Year 14	\$609,001	\$50,750	3.00%
Year 15	\$627,271	\$52,273	3.00%



## Regional Map



## Facility Overview



[Aerial Video: Click Here](#)

<b>Address:</b>	11339 Neeshaw Drive Houston, TX 77065
<b>APN:</b>	1165650000021
<b>Building Size:</b>	31,900 SF
<b>Lot Size:</b>	1.79 AC
<b>Construction Year:</b>	2004 (Renovated 2020)
<b>Clear Height:</b>	18'
<b>Fencing:</b>	Full Property
<b>Environmental:</b>	Oct. 2024 Phase I – No RECs Identified
<b>Excess Land for Expansion:</b>	Yes
<b>Investment into Site:</b>	~\$2.4 Million

### Mission-Critical Headquarters and Sole Operating Facility

The Subject Property serves as Basic Environmental Group's sole Houston-based headquarters and mission-critical operating facility, supporting the Company's field services, environmental remediation, specialty contracting, equipment rental, and project execution functions. The Property provides the operational infrastructure required to stage equipment, store specialized materials and supplies, dispatch crews, and coordinate active and incoming projects across the Houston market and Texas Gulf Coast.

Basic has invested approximately \$2.4 million into the site, materially enhancing the facility's operational capacity, security, and long-term infrastructure value through exterior reconstruction, a ~10,000 SF climate-controlled warehouse addition, expanded office space, on-site shower facilities for emergency response personnel, upgraded signage and mechanical gates, a security camera system, and roof coatings designed to improve durability and reduce maintenance risk. The facility is particularly important to Basic's work with industrial, refinery, commercial, and institutional customers, and the Company's decision to pursue a sale leaseback, rather than sell and relocate, underscores the operational importance of the site while allowing Basic to preserve continuity at its only facility and unlock capital to strengthen the balance sheet, restore vendor relationships, and fund growth.

# Aerial Photos



PAXPOWER

Amperor  
USA Direct

BAYOU  
GRAPHICS



OMEGA  
Wine Rooms



Tinius  Olsen  
The First Name In Materials Testing

# Aerial Photos



# Aerial Photos



# Property Photos



## Property Photos



# Property Photos



# Property Photos



## Property Photos



# Property Photos



## Guarantor Overview



**Basic Environmental Group, LLC** is a Houston-based industrial general contractor providing field services, environmental remediation, subcontracted specialty work, and equipment rental solutions to commercial, industrial, institutional, and refinery-related customers. The Company has established itself as a qualified prime contractor with a proven ability to execute complex scopes of work across regulated and access-controlled environments. Basic serves a long-standing blue-chip customer and project partner base that includes ExxonMobil, BP, Shell, NASA, CBRE, JLL, and Compass, supported by its sole Houston-based operating facility, specialized environmental safety certifications, field labor capabilities, equipment infrastructure, and zero-accident safety record.

### Lease Guarantor

<b>58</b>	<b>14</b>	<b>24</b>
<b>Cumulative Years</b>	<b>Years of Safety</b>	<b>Hours of Response time</b>
Of experience and excellence in the construction industry.	Basic Industries has never had a lost time or safety incident.	Basic Industries is available 7 days a week and 24 hours a day.

<b>Company Founded</b>	<b>2011</b>
<b>Near-Term Pipeline</b>	<b>\$10 Million</b>
<b>Core Services</b>	<b>Environmental Services, Specialty Contracting &amp; Equipment Rental</b>

The Company's mission is to provide quality, reliable results for customers while enforcing high safety standard, reflected by their **zero-accident status since their founding in 2011.**



## Market Overview

### Houston, TX | **Industrial Market**

The Houston MSA boasts one of the most vibrant and diverse industrial markets in the United States. Known as the energy capital of the world, Houston's industrial sector is deeply intertwined with the oil and gas industry, but it also encompasses a wide range of other industries, including manufacturing, logistics, healthcare, and technology. The region's strategic location, robust infrastructure, and business-friendly environment have attracted a multitude of businesses, making it a key player in the national and global economy. Houston is one of North America's most competitive and strategically important industrial real estate markets, combining deep logistics infrastructure, energy-sector dominance, population growth, manufacturing scale, and relative affordability in a way few U.S. markets can match.

Houston's transport hubs, including George Bush Intercontinental Airport and the Port of Houston, play a crucial role in facilitating the movement of goods, fostering economic growth, and enhancing the city's competitiveness as a global logistics and industrial center.



**Ideal Southwestern City for Industrial Operations**



**\$2.2 Billion**  
12 Month Sales Volume

**871 Million SF**  
Total Industrial Inventory

**\$98.7 Billion**  
2026 GDP

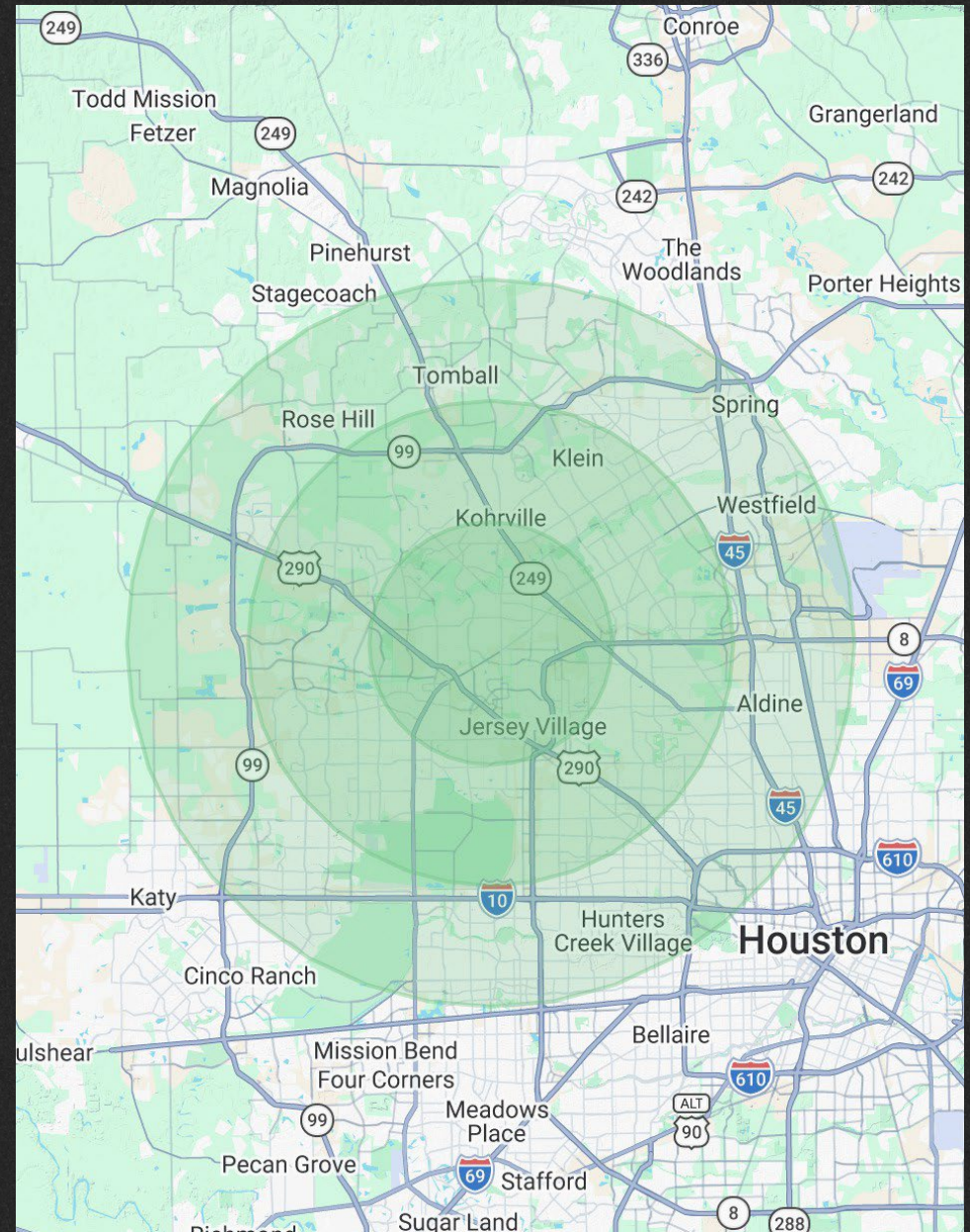
#### Major Employers



## Demographics Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	266,902	1,091,465	2,129,633
Average Age	37.1	35.2	35.3
Average Age (Male)	35.9	34.1	34.4
Average Age (Female)	38.6	36.3	36.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	99,192	366,529	761,118
# of Persons per HH	2.7	3.0	2.8
Average HH Income	\$110,429	\$111,773	\$116,652
Average House Value	\$288,893	\$295,083	\$360,524



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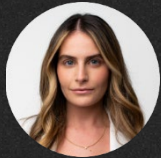
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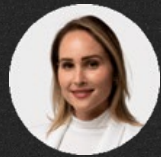
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