



ABSOLUTE NNN LEASE

PANTHER PETROLEUM

7111 Martin Luther King Blvd, Houston, TX



The Kase Group
Real Estate Investment Services



PROPERTY INFORMATION



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PANTHER PETROLEUM

PROPERTY SUMMARY

This is the opportunity to acquire a newly leased Panther Petroleum location in Houston, Texas, secured by a new 20-year Absolute NNN Lease. The lease features 2% annual rent increases throughout the initial term, providing investors with predictable income growth and long-term stability. The property is strategically located along Martin Luther King Boulevard, benefiting from its position within the Houston metropolitan area and strong surrounding demand drivers.

The offering features an Absolute NNN Lease structure with minimal landlord responsibilities, allowing investors to benefit from a passive income stream backed by a long-term lease commitment. With a 7.15% capitalization rate, \$281,102 in annual rent, and scheduled annual increases, this asset provides an attractive opportunity to acquire a stable, income-producing investment.



PROPERTY HIGHLIGHTS



Tenant:
Panther Petroleum II



Lease Structure:
NNN



Lease Expiration:
September 30, 2044

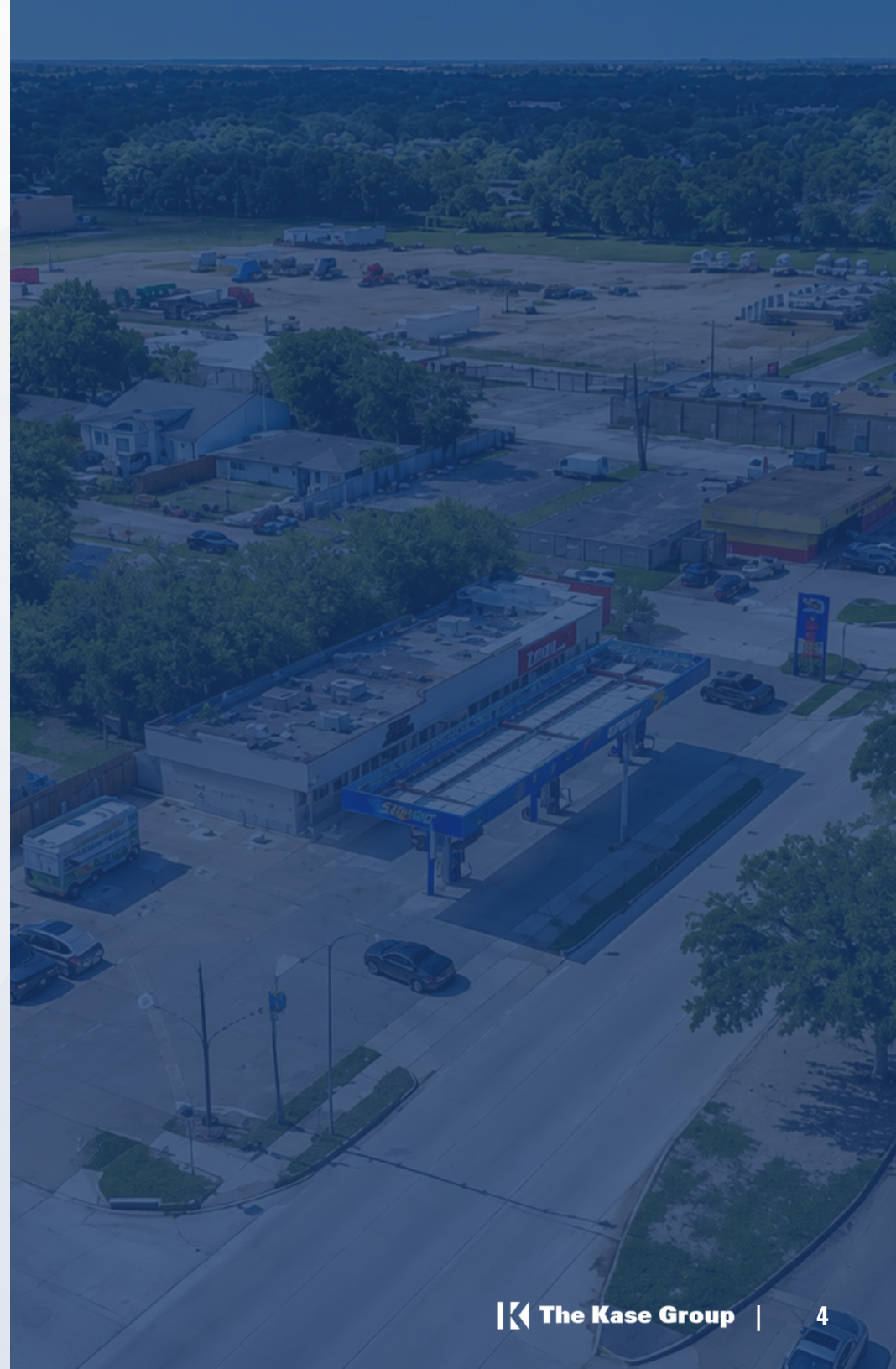


Purchase Price:
\$3,931,490

PROPERTY SUMMARY

OFFERING SUMMARY

Property Address	7111 Martin Luther King Blvd, Houston, TX
Price	\$3,931,490
Cap Rate	7.15%
Net Operating Income	\$281,101.56
Square Footage	3,517
Lease Type	Absolute NNN
Original Lease Term	20 Years
Lease Commencement Date	October 2024
Lease Expiration Date	9/30/2044
Increases	2% Annually



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
YEAR FOUNDED



HOUSTON, TX
HEADQUARTERS



50+
OF LOCATIONS

PANTHER PETROLEUM PHOTOS



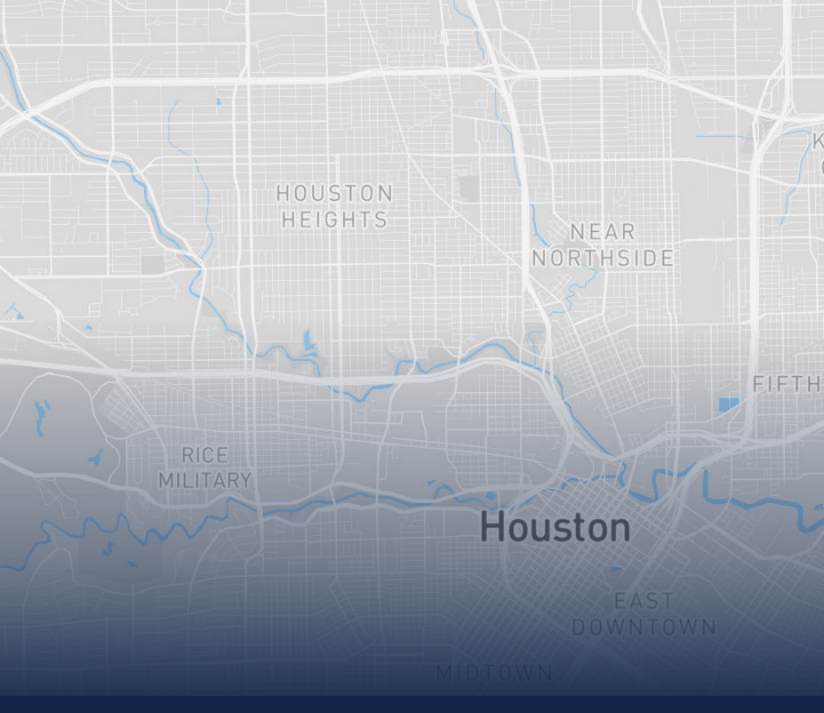
Panther Petroleum

7111 MARTIN LUTHER KING BOULEVARD

HOUSTON



Martin Luther King Jr Blvd



LOCATION DESCRIPTION

HOUSTON, TX

The Houston-The Woodlands-Sugar Land MSA is a major economic powerhouse, supported by a population of more than 7.5 million residents and one of the most diverse economies in the nation. The region is anchored by global energy leaders including ExxonMobil, Chevron, and Shell, alongside major healthcare, aerospace, manufacturing, and logistics industries. The Port of Houston further strengthens the market as one of the nation's busiest trade hubs, supporting significant commercial activity.

Strategically located along major transportation corridors including Interstate 10, Interstate 45, and Beltway 8, Houston provides exceptional regional connectivity and access to a large consumer base. The market's extensive infrastructure network supports continued growth across industrial, residential, and commercial sectors.

Houston's long-term investment appeal is supported by strong population growth, a business-friendly environment, and major employment anchors including the Texas Medical Center, NASA's Johnson Space Center, and leading universities. Continued corporate investment and economic diversification reinforce Houston's position as a premier market for sustained growth and stability.

PANTHER PETROLEUM
AREA MAP



MAJOR EMPLOYERS

The employment landscape surrounding 7111 Martin Luther King Boulevard, Houston, TX is supported by a diverse mix of world-class healthcare, energy, education, and public-sector employers that contribute to the region's economic strength and workforce stability. Key employment anchors include MD Anderson Cancer Center, Houston Methodist, and Texas Children's Hospital, which form part of the renowned Texas Medical Center, the largest medical complex in the world and a major driver of healthcare employment. Higher education and research activity are reinforced by the University of Houston, while major corporate employers such as Chevron and CenterPoint Energy support Houston's position as a global energy hub. The City of Houston provides a significant base of public-sector employment, and William P. Hobby Airport enhances regional connectivity while supporting aviation, logistics, and service-related jobs. Collectively, these institutions and corporations create a resilient employment base, supporting continued demand for residential, retail, and commercial properties throughout the Houston market.

Employer	Industry	Employees	Distance
MD Anderson Cancer Center	Healthcare	22,000	4.3 mi
Houston Methodist	Healthcare	9,000	4.4 mi
Texas Children's Hospital	Healthcare	8,000	4.5 mi
University of Houston	Education	7,500	3.3 mi
Chevron	Energy / Oil & Gas	7,000	6.0 mi
City of Houston	Government	5,000	6.2 mi
William P. Hobby Airport	Aviation	3,000	4.1 mi
CenterPoint Energy	Utilities	2,500	6.0 mi





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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CONFIDENTIALITY & DISCLAIMER

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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 Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor 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 a right 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 Property unless 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.