ABSOLUTE NNN LEASE

PANTHER PETROLEUM

12206 Bammel North Houston Road, Houston, TX

The Kase Group
Real Estate Investment Services

PROPERTY INFORMATION

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PANTHER PETROLEUM

PROPERTY SUMMARY

The Kase Group is pleased to offer 12206 Bammel North Houston Road, an approximately 2,600 SF single-tenant fuel and convenience property in Houston, TX, secured by a brand-new 20-year absolute NNN lease to Panther Petroleum II running through December 31, 2044 — a fully passive, management-free income stream.

The lease carries 2% annual rent increases, building income throughout the hold on top of $336,600 of in-place annual rent. Panther Petroleum is a rapidly growing, Houston-based fuel retail and convenience store operator delivering a modern, customer-centric experience across its network of fuel stations and retail locations, offering gasoline and diesel fuel, convenience merchandise, grab-and-go food and beverages, and ancillary items such as beer and wine. The operator is expanding through acquisitions toward a portfolio of 50-plus locations, and its specialized fueling infrastructure — pumps, canopies, and retail build-outs — creates higher barriers to entry and re-tenanting that support long-term occupancy and asset stability. The subject sits in Panther Petroleum's home market. Fuel and convenience is essential, internet-resistant retail, and the asset sits in income tax-free Texas with a pro-business environment.

PROPERTY HIGHLIGHTS

Tenant:
Panther Petroleum II

Purchase Price:
$4,707,692

Cap Rate:
7.15%

Lease Expiration:
December 31, 2044

PANTHER PETROLEUM

PROPERTY SUMMARY

OFFERING SUMMARY	
Property Address	12206 Bammel North Houston Road, Houston, TX
Price	$4,707,692
Cap Rate	7.15%
Net Operating Income	$336,600
Square Footage	±2,600 SF
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Original Lease Term	New 20-Year Lease
Lease Expiration Date	December 31, 2044
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.

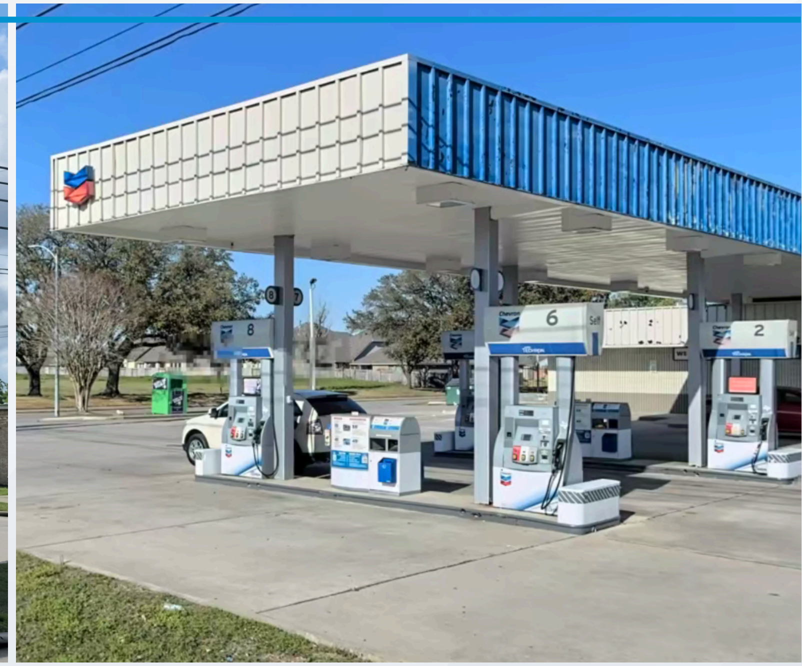
For more information, please visit www.pantherspetroleum.com.

2024
YEAR FOUNDED

HOUSTON, TX
HEADQUARTERS

50+
OF LOCATIONS

PHOTOS



Panther Petroleum
12206 BAMMEL NORTH HOUSTON ROAD
HOUSTON
Kleinbr

LOCATION DESCRIPTION

HOUSTON, TX

Houston is the 5th-most-populous metro in the U.S. at roughly 7.9 million residents, and it led the nation in growth over the past year, adding nearly 127,000 people — a gain of 1.2 million over the last decade. That relentless rooftop growth is exactly what drives daily fuel and convenience demand, giving the tenant at 12206 Bammel North Houston Road a deep and expanding customer base to serve.

The strength behind that traffic is a diversified economy: 27 Fortune 500 headquarters — 2nd only to New York — with nearly half of all Houston jobs now outside energy, spanning business services, technology, aerospace, medicine, and manufacturing. This breadth insulates the local consumer base through economic cycles, supporting the durability of the income stream over the 20-year absolute NNN lease term.

The asset sits along the Bammel North Houston corridor in the growing North Houston submarket, where dense rooftops and heavy commuter flows feed the fuel and convenience demand this property is built to capture. Combined with income tax-free Texas and a pro-business operating environment, the location supports the passive, management-free 7.15% cap rate return this offering delivers to out-of-state buyers.

AREA MAP

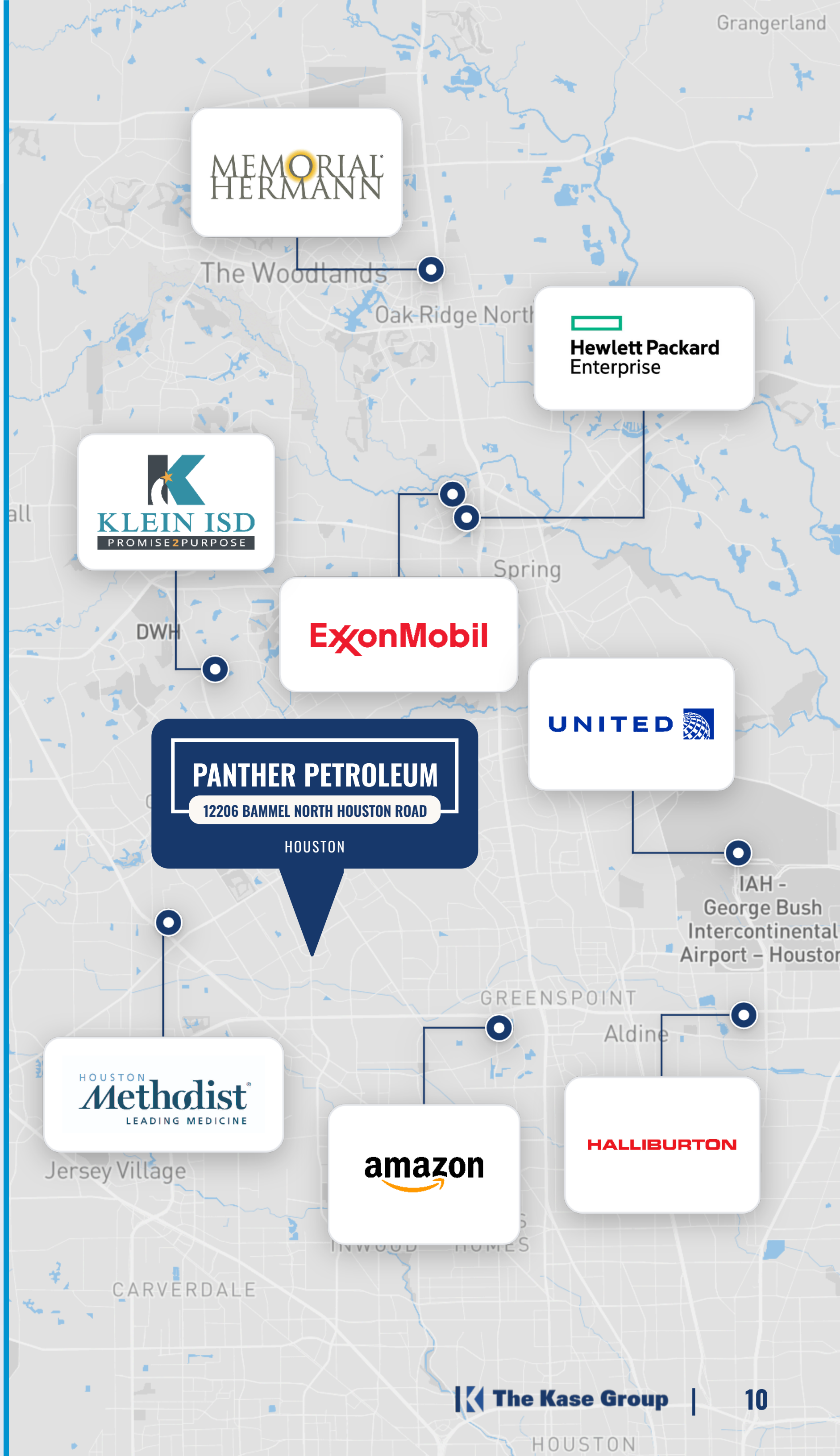

Northgate Country Club
Cypresswood Dr
LOUETTA
CHAMPION FOREST
Louetta Rd
Oxted Ln
Cutten Rd
Tomball Pkwy
Champions Golf Club
WILLOWBROOK
Spears Rd
Milroy Ln
W Greens Rd
N Sam Houston Pkwy W
Greenyard Dr
Walters Rd
Adel Rd
Ella Blvd
T C Jester Blvd
7th St
Bourgeois Rd
PANTHER PETROLEUM
12206 BAMMEL NORTH HOUSTON ROAD
HOUSTON

PANTHER PETROLEUM

MAJOR EMPLOYERS

North Houston's employment base — energy, healthcare, distribution, and public-sector employers — generates the repeat commuter traffic a fuel and convenience asset depends on. Daytime population and commuter flows along FM 1960, Beltway 8, and SH 249 support both fuel volume and in-store sales at 12206 Bammel North Houston Road. Major anchors within a short drive include ExxonMobil's Houston Campus and Halliburton's North Belt Campus, which concentrate energy-sector employment; Houston Methodist Willowbrook Hospital and Memorial Hermann The Woodlands Medical Center, which sustain round-the-clock healthcare staffing; United Airlines' hub at George Bush Intercontinental Airport and Amazon's HOU2 fulfillment center, which drive aviation and logistics traffic; Hewlett Packard Enterprise's global headquarters in Spring; and Klein Independent School District, a stable public-sector employer. Collectively, this diversified employment mix underpins consistent daytime and shift-change demand for fuel and convenience retail in the immediate trade area.

Employer	Industry	Employees	Distance
United Airlines	Aviation / Logistics	10,000	9.6 mi
ExxonMobil Houston Campus	Energy	8,500	10.6 mi
Halliburton North Belt Campus	Energy	3,500	9.5 mi
Houston Methodist Willowbrook Hospital	Healthcare	2,800	3.2 mi
Hewlett Packard Enterprise	Technology	2,500	10.2 mi
Memorial Hermann The Woodlands Medical Center	Healthcare	2,500	15.3 mi
Amazon Warehouse HOU2	Distribution / Logistics	1,500	4.4 mi
Klein Independent School District	Public Sector / Education	1,000	6.6 mi



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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.

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.

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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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Real Estate Investment Services

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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.

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