

FOR SALE

Lease Investment Opportunity



CONTRACT PENDING



GOODYEAR

SERVICE CENTER
Highway 288 & 518
Pearland, Texas

- Price: \$ 2,440,000
- Cap Rate: 7.5%
- Building: 6,922 sf
- Lot Size: +/- .97 acres
- Lease Term: Twelve (12) Years
- Occupancy: Estimated January 2009

For more information, please contact:
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Embree Asset Group, Inc.
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The Goodyear Tire & Rubber Company, incorporated in 1898, is engaged in the development, manufacture, distribution and sale of tires and related products and services worldwide. Goodyear manufactures and sells tires under the Goodyear brand, the Dunlop brand, the Kelly brand, the Fulda brand, the Debica brand, the Sava brand and various other Goodyear-owned house brands and the brands of certain customers. In addition, to providing light automotive repair services and miscellaneous other products and services, Goodyear operates more than 1,700 tire and auto service center outlets where it provides automotive repair and other auto-related services worldwide. Goodyear manufactures its products in more than 90 facilities in 28 countries. It has marketing operations in almost every country around the world.

Location is everything and Pearland, Texas is THE prime location for business. Now the fastest growing suburb of Houston and 34th in the nation (Forbes, July 2007). Pearland is ideally located minutes away from downtown Houston, the nation's second largest port, including the world-renowned Texas Medical Center and Hobby Airport.

Located within the Pearland Town Center, this Goodyear Service Center will be fronted by anchor tenants Dillard's, Macy's, Barnes & Nobles, Courtyard Marriott and several Restaurants as well as many other Retail/Office/Residential Mixed Use development.

Lease Summary

Tenant:	Goodyear Tire & Rubber Company
Property Address:	Highway 288 & 518 • Pearland, Texas
Lease Term:	Twelve (12) years
Schedule of Rents:	Years 1 - 12: \$ 183,000
Options:	Six (6) - 5 Year
Increases:	5% During Each Option Period
Taxes & Insurance:	By Tenant
Repairs:	Landlord responsible for Roof & Structure. Tenant responsible for all repairs and maintenance.

