



11 LEIGH FISHER

11 LEIGH FISHER BLVD, EL PASO, TX 79906

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STROUDLINK REALTY SERVICES

TX #9004477

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INVESTMENT SUMMARY

List Price:	\$4,071,026
Current NOI:	\$305,326.56
Initial Cap Rate:	7.5%
Year Built	1983
Building Size:	105,000 SF
Price PSF:	\$38.77
Lease Type:	NNN (Leasehold)
Lease Term:	10 Years (5 Remaining)

INVESTMENT OFFERING

Fortis Net Lease is pleased to present 11 Leigh Fisher Blvd, a 105,000 SF industrial building, located in the City of El Paso, Texas. The building is 100% leased to Tree House Private Brands, Inc. through June of 2024. The original lease was with Harvest Manor Farms who sold to Ralcorp that sold to Conagra and is now owned by Tree House Foods. The property is used in the processing of snack foods and nuts.

Located in the Butterfield Trail Industrial Park, 11 Leigh Fisher is in close proximity to the El Paso International Airport, 3 miles from Interstate 10, and 7 miles from the US / Mexico Border.



PRICE \$4,071,026



CAP RATE 7.5%



LEASE TYPE NNN (Leasehold)



TERM 10 Years (5 Remaining)

INVESTMENT HIGHLIGHTS

- NNN Lease with Minimal Landlord Responsibilities
- Great Location: Adjacent to International Airport and Major Interstate System
- Annual Rent Increases
- Specialty Food Processing Facility
- Long History of Continued Occupancy

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$364,140	\$3.47
EXPENSE		PER SF
Ground Lease Rent	\$58,813	\$0.56
Gross Expenses	\$58,813	\$0.56
NET OPERATING INCOME	\$305,326	\$2.91

PROPERTY SUMMARY

Year Built:	1983
Year Renovated:	2018
Lot Size:	5.625 Acres
Building Size:	105,000 SF
Zoning:	Industrial
Construction Style:	Masonry

LEASE SUMMARY

Tenant:	Tree House Private Brands, Inc.
Lease Type:	NNN (leasehold)
Primary Lease Term:	10 Years
Annual Rent:	\$364,140
Landlord Responsibilities:	Minimal
Taxes, Insurance & CAM:	Tenant Responsibilities
Roof, Structure & Parking:	Tenant Responsibilities
Lease Start Date:	March 10, 2008
Lease Expiration Date:	May 31, 2024
Lease Term Remaining:	5 Years
Rent Bumps:	Annual Increases
Renewal Options:	None
Lease Guarantor:	Corporate
Lease Guarantor Strength:	S&P 400 (THS)
Tenant Website:	www.treehouse.com





OVERVIEW

Company:	TreeHouse Foods, Inc.
Founded:	2005
Total Revenue:	\$6.3 billion
Headquarters:	Oak Brook, Illinois
Website:	www.treehousefoods.com

TENANT HIGHLIGHTS

- More than 14,000 Employees
- Over 40 Manufacturing Facilities
- Ranked #446 on the Fortune 500 List in 2018

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
2/1/19-1/31/20	\$364,140		
2/1/20-1/31/21	\$371,385		\$7,245
2/1/21-1/31/22	\$378,840		\$7,455
2/1/22-1/31/23	\$386,400		\$7,560
2/1/23-1/31/24	\$394,065		\$7,665
2/1/24-6/30/24	\$401,940		\$7,875

TENANT PROFILE

TreeHouse Foods is a private label food and beverage leader focused on customer brands and custom products. When customers partner with TreeHouse they can expect access to an industry-leading portfolio, strategic vision, on-trend innovation and insights, world-class supply chain, operational excellence and flexibility, collaborative approaches and dedicated customer service. Their strategy is to be the leading supplier of private label food and beverage products by providing the best balance of quality and cost to customers. They engage with retail grocery, food away from home and industrial and export customers, including most of the leading grocery retailers and food service operators in the United States and Canada.

Their portfolio includes a variety of shelf stable, refrigerated and snack products, including: Baked goods, beverages and beverage enhancers, condiments, healthy snacks, and meals.

TreeHouse Foods is best known for food and beverages produced by our two largest businesses Bay Valley Foods, LLC (including E.D. Smith and Flagstone Foods) and TreeHouse Private Brands. With more than 14,000 employees and a network of manufacturing facilities across the United States, Canada and Italy, TreeHouse Foods is based in Oak Brook, Illinois.

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El Paso is a city in and the county seat of El Paso County, Texas, in the far western part of the state. El Paso stands on the Rio Grande across the Mexico–United States border from Ciudad Juárez (1.4 million) and Las Cruces, in the neighboring U.S. state of New Mexico, has a population of 215,579. Bi-nationally, these three cities form a combined international metropolitan area sometimes referred to as the Paso del Norte or the Borderplex. The region of 2.5 million people constitutes the largest bilingual and binational work force in the Western Hemisphere.

In 2010 and 2018, El Paso received an All-America City Award. El Paso ranked in the top three safest large cities in the United States between 1997 and 2014, including holding the title of safest city between 2011 and 2014.

El Paso has a strong federal and military presence. William Beaumont Army Medical Center, Biggs Army Airfield, and Fort Bliss call the city home. Also headquartered there are the DEA domestic field division 7, El Paso Intelligence Center, Joint Task Force North, United States Border Patrol El Paso Sector, and the U.S. Border Patrol Special Operations Group.

POPULATION	3 MILES	5 MILES	10 MILES
Total Population 2019	56,754	213,552	633,924
Population Growth 2019-2024	1.71%	1.18%	1.35%
Average Age	35.8	36.4	35.5
# Of Persons Per HH	2.7	2.8	2.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,222	71,675	210,377
Average HH Income	\$49,203	\$47,419	\$57,265
Median House Value	\$108,117	\$104,033	\$131,503





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

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