

Ascension  Corporate
Real Estate
Advisory



Met Company Inc. | Sale Leaseback
Confidential Offering Memorandum

Industrial Manufacturing and Warehouse Facility

Sale Leaseback Investment Opportunity
Houston, Texas



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Opportunity Summary

Tenant:	Met Company Inc.
Address:	922 Hill Road Houston, Texas 77037
Property Type:	Industrial Manufacturing and Warehouse
Building Size:	28,738 SF
Lot Size:	4.06 AC
Year Built:	2007

Annual Starting Rent
\$258,642

Monthly Rent
\$21,553

Rent / SF
\$9.00

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
Met Company Inc.
Corporate



Investment Highlights

- **Leading Houston-Based Industrial Fabrication and Manufacturing Platform** – Met Company Inc. is a Houston-based industrial fabrication and manufacturing business with an operating history dating back to 1995. The Company provides a broad range of metal fabrication, custom manufacturing, modular/container-based buildout, laser cutting, precision-cut products, painting, sandblasting, and industrial service capabilities. Met Company serves commercial and industrial customers across multiple end markets and has built a diversified operating platform supported by recurring demand across fabrication, specialty manufacturing, and industrial services.
- **Established Operating History with Diversified Service Offering** – Met Company has demonstrated a strong operating track record across multiple business verticals, including custom metal fabrication, specialty offsite and modular construction, laser and precision-cut products, industrial services, and support work. The Company's diversified service offering provides multiple avenues for growth and reduces reliance on any single product category. Historical performance reflects a business with durable customer demand, with prior operating constraints primarily driven by working capital limitations, project timing variability, and higher contract labor usage during periods of growth.
- **Mission-Critical Facility Supporting Core Operations** – The subject property functions as Met Company's headquarters and primary industrial manufacturing facility, directly supporting fabrication, assembly, equipment utilization, and day-to-day operations. Met Company has operated at the site since 2007, following its move to the significantly larger facility that enabled the Company to expand capabilities, including the addition of paint and sandblasting operations. The property is deeply integrated into the Company's workflow and supports production-driven operations across several key business lines.
- **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 manufacturing, logistics, energy, 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 distribution channels.

Investment Highlights

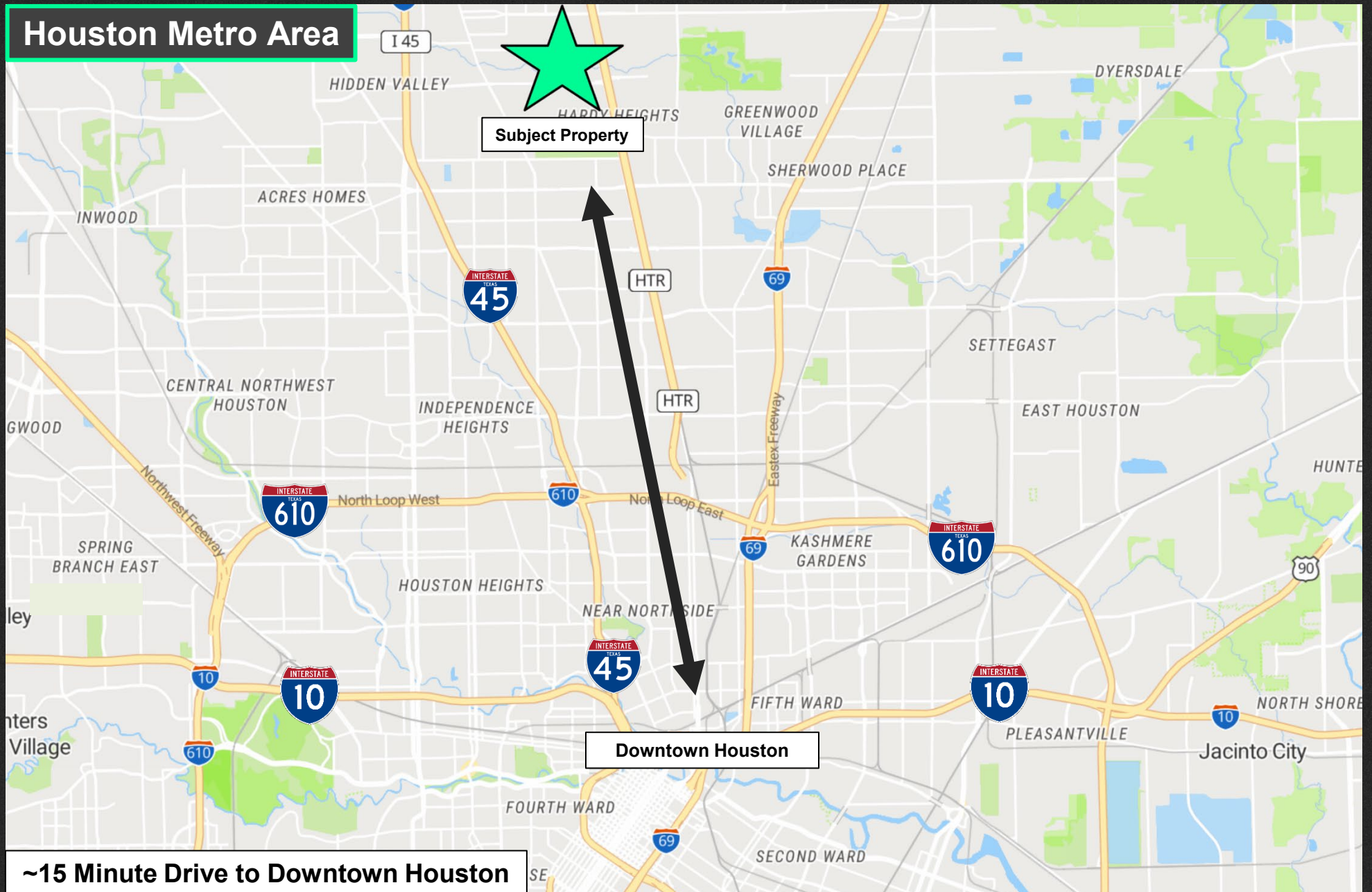
- **Improving Operating Profile with Clear Path to Sustainable Performance** – Met Company has transitioned into a more streamlined operating model focused on cost discipline, improved project selection, and higher-quality work. Early 2026 performance reflects this shift, with improved efficiency and a leaner operating structure. Forward-looking expectations contemplate continued operational improvement driven by operating leverage, increased production capacity, and a more disciplined capital structure.
- **Durable Industrial Fabrication and Modular Construction Industry Demand** – Met Company operates within attractive industrial and commercial end markets requiring custom fabrication, precision metalwork, modular/container-based solutions, and industrial support services. The Company's capabilities include metal bending, press brake services, saw cutting, punch and shear services, laser cutting, engraving, painting, sandblasting, and power distribution-related solutions. These services support a wide range of applications across commercial contractors, engineering and construction, petrochemical, oil and gas, industrial, government/municipal, and residential end markets.
- **Long-Term Absolute Triple-Net (NNN) Lease with Annual Rent Increases** – The Tenant will enter into a new 15+ year absolute triple-net (NNN) 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 3.0%.

Rent Schedule

Period	Annual Rent	Monthly Rent	Rent Increase
Year 1	\$258,642	\$21,554	-
Year 2	\$266,401	\$22,200	3.00%
Year 3	\$274,393	\$22,866	3.00%
Year 4	\$282,625	\$23,552	3.00%
Year 5	\$291,104	\$24,259	3.00%
Year 6	\$299,837	\$24,986	3.00%
Year 7	\$308,832	\$25,736	3.00%
Year 8	\$318,097	\$26,508	3.00%
Year 9	\$327,640	\$27,303	3.00%
Year 10	\$337,469	\$28,122	3.00%
Year 11	\$347,593	\$28,966	3.00%
Year 12	\$358,021	\$29,835	3.00%
Year 13	\$368,762	\$30,730	3.00%
Year 14	\$379,824	\$31,652	3.00%
Year 15	\$391,219	\$32,602	3.00%



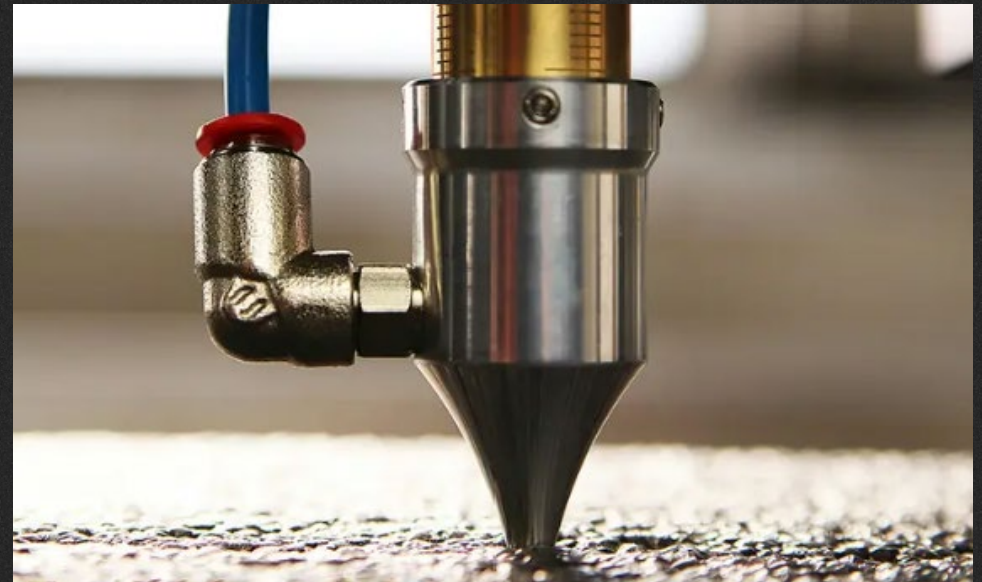
Regional Map



Facility Overview



Tenant:	Met Company Inc.
Address:	922 Hill Road Houston, Texas 77037
Property Use:	Company Headquarters Industrial Manufacturing and Warehouse
APN:	0552290000050
Building Size:	28,738 SF
Lot Size:	4.06 AC
Year Built:	2007
Years at Site:	19



Property Photos



Property Photos



Property Photos



Tenant Overview



Met Company Inc. is a Houston-based industrial fabrication and manufacturing platform specializing in metal fabrication, custom manufacturing, modular/container-based builds, precision-cut products, and industrial services. The Company serves a broad range of commercial and industrial customers through capabilities including metal bending, press brake forming, saw cutting, punching, shearing, laser cutting, engraving, painting, sandblasting, and custom manufacturing. The Houston facility functions as the Company's headquarters and mission-critical production site supporting fabrication, assembly, finishing, equipment utilization, and day-to-day operations.

The Tenant

Company Founded	1995
Employees	15
Product Offerings:	<p>Custom Metal Doors, Barn Doors & Gates</p> <p>Power Distribution Centers</p> <p>Luxury Container Homes & Offices</p>
Fabrication Materials:	<p>Aluminum, Cast Iron, Copper, Exotic Alloys, Galvanized Steel, Stainless Steel</p>



The Company's long operating history, diversified fabrication capabilities, and mission-critical Houston facility position Met Company as a scalable industrial manufacturing platform with meaningful upside.

Laser Cutting and Engraving

Metal Fabrication

Painting and Sandblasting

Power Distribution Systems

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'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

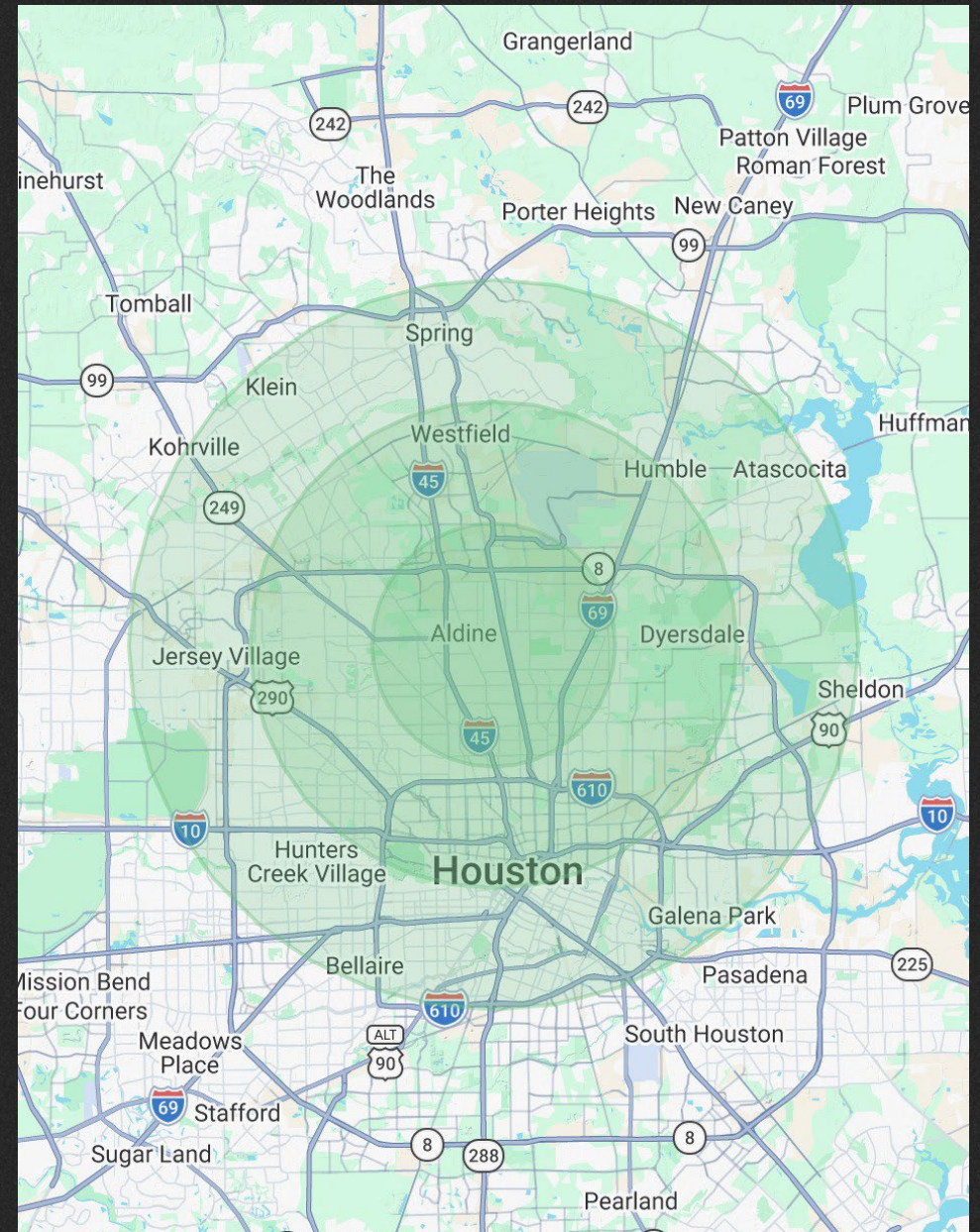
Major Employers



Demographics Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	280,751	1,085,768	2,424,509
Average Age	32.0	34.0	35.1
Average Age (Male)	31.5	33.0	34.3
Average Age (Female)	33.0	34.7	35.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	88,360	387,467	909,029
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$59,817	\$98,922	\$113,627
Average House Value	\$167,766	\$296,250	\$379,827



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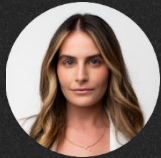
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