

May 30, 2025

SoFive Soccer Centers

Missouri City Texas (Houston MSA)

SoFive Soccer Center Houston
LP Equity Investment Opportunity

Contact Information

All communications or inquiries relating to this potential transaction should be directed to The Net Lease Group, LLC professional (s) listed below:

The Net Lease Group

3350 Riverwood Parkway Suite 725 | Atlanta, Georgia 30339

Mr. Esmael Hill

Managing Principal

ehill@thenetleasegroup.com

www.thenetleasegroup.com

About Us

The Net Lease Group (“NLG”) is an investment advisory and brokerage firm specializing in corporate, institutional, and private execution of single and multi-tenant, net lease transactions across all markets throughout the United States.

NLG’s commitment is to meet its clients’ needs by providing custom solutions that achieve their goals and objectives. NLG takes a comprehensive approach that combines expertise in real estate and capital markets to achieve superior outcomes.

The Net Lease Group represents a diverse client base ranging from small businesses to high-net-worth individuals, family offices, real estate developers, REITs, institutional and private investment funds to Fortune 500 companies. With our reach across the U.S. and into select international markets, NLG offers superior integrated coverage and market intelligence.

NLG’s ability to provide advice on all stages of a real estate project, including initial research, project finance, feasibility studies, lease structuring, construction, delivery and disposition, sets The Net Lease Group apart from all other net lease property advisors.

Project Overview

NLG Capital Management ("Sponsor" or "NLGCM") is pleased to present an exclusive opportunity to invest in the acquisition of a 52,000-square-foot industrial facility located in Houston (Missouri City), Texas. Upon acquisition the asset will be 100% leased to SoFive Soccer Centers, a well-capitalized indoor soccer and entertainment operator under a newly executed, 15-year NNN lease with 2% annual rental escalations. The total equity requirement is approximately \$8,000,000, and the Sponsor is seeking one or more LP equity partners to fund 100% of the acquisition on a joint venture basis.

The Sponsor is currently engaged with the tenant to deliver four additional locations in other major markets: Miami, San Antonio, Denver and Atlanta.

Investment Summary	Tenant	SoFive Centers Texas
	Guarantor	City Soccer Centers, LLC
	Building SF / Land Area	52,000 SF / 6.00 Acres
	Acquisition Date	July 31, 2025
	Rent Constant	7.50%
	Lease Structure	Absolute Triple Net
	Lease Term / Renewal Options	15 Years / Five (5), Five-Year Options
	Escalation	2%, per annum
	Parking	+/- 125 On-Site Spaces
	Ownership Interest	Fee Simple

INVESTMENT HIGHLIGHTS: This offering presents a unique investment opportunity for a qualified real estate investor:

Mission-Critical Facility: Custom-built for an indoor soccer and family entertainment use with long-term tenant commitment.

15-Year Absolute NNN Lease: Zero landlord responsibilities; provides stable and predictable cash flow with 2% annual rent bumps.

Short-Term Hold Strategy: Projected 12-month hold with an anticipated exit cap rate of 5.85%, resulting in significant value creation.

Strong Market Fundamentals: Houston is a high-growth, business-friendly metro with strong industrial absorption and increasing demand for soccer related experiential assets.

Strong & Experienced Operator – SoFive currently operates 28 locations across the United States and is well capitalized with being 55% owned by City Football Group, with is wholly owned by Abu Dhabi Investment Group.

Tenant Overview

SoFive Soccer Centers is a premier operator of small-sided soccer and entertainment venues across the United States. Founded with the mission to bring high-quality, European-style 5-a-side soccer to urban and suburban markets, SoFive has rapidly grown into one of the most recognized brands in the indoor soccer and recreational sports space.

With locations in key metropolitan areas including New York, Los Angeles, Philadelphia, and now Houston, SoFive offers a unique blend of sports and community-driven programming. Each facility typically features multiple state-of-the-art turf fields, locker rooms, lounges, and integrated tech for scheduling, replays, and social sharing.

Backed by experienced institutional investors, SoFive continues to expand its national footprint and has proven operational performance in both established and emerging markets. The long-term lease at the subject property reflects the tenant's strategic commitment to the Houston MSA, where strong demographic and participation trends support continued growth in youth and adult recreational soccer.

SoFive's combination of institutional backing, strong brand recognition, and operational expertise makes it a highly attractive tenant for long-term, passive real estate investors seeking stable income from experiential and service-oriented uses.

City Football Group (CFG) is a global football organization and investment platform that owns and operates a network of elite soccer clubs and academies around the world. Best known as the parent company of Manchester City FC, CFG also holds ownership stakes in clubs across the U.S., Australia, Spain, Japan, and several other countries. Backed by Abu Dhabi's sovereign wealth, CFG is recognized for its innovative approach to global football development, infrastructure investment, and data-driven operations. Its involvement in soccer extends beyond clubs to strategic partnerships in media, training, and youth development.

For more information, please visit www.sofive.com

Property Details

Property Address: 15250 Hillcroft Ave., Missouri City, TX 77489

The property is a 52,000-square-foot industrial facility located at 15250 Hillcroft Avenue in Missouri City, Texas, within the Houston metropolitan area. Situated on a large parcel with ample parking and accessibility, the building features clear-span warehouse space, high ceilings, and flexible infrastructure suitable for recreation, entertainment, or light industrial uses.

The asset is strategically positioned near Beltway 8 and Highway 90, offering excellent regional connectivity and access to a growing residential and commercial population base in Fort Bend County.

The facility will be fully leased to Sofive Soccer Centers under a long-term NNN lease. The lease is structured as a triple net (NNN) lease with no landlord responsibilities whatsoever. The tenant is responsible for paying taxes, insurance and shall maintain and repair all portions of the leased property.

The property is currently being operated as a volleyball center. SoFive intends to renovate the property for its use. Upon acquisition, the Landlord will have no additional work other than delivering the building with all improvements in good working order.

Property Overview	SoFive Center Houston
Building Square Footage	Building: 52,000 SF with 4,900 of Office
Year Built	2021
Clear/Eave Height	16 /29 Feet
Power	3 Phase, 480V
Climate Control	100% HVAC
Lot Size	6 Acres
Construction Type	Metal & Steel
Parking	+/- 125



Investment Summary

Acquisition Strategy:	NLG's is pursuing a merchant strategy for the acquisition. The property will be offered for sale immediately upon closing of the acquisition.
Acquisition JV Structure:	General Partner: NLG Capital Management or its assigns Limited Partner: Equity Investor
Transaction Timeline:	Six (6)- Nine (9) months
Total Required Capital:	\$8,075,000, due at closing.
LP Return:	1.20X Equity Multiple, with a minimum 20% net IRR
Investment Period:	Up to 12 months from Initial Closing
Preferred Return:	8% per annum
Brokerage Fees:	NLG to earn an acquisition and disposition fee at sale.
Closing Date:	July 31, 2025

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Esmael Hill | *Managing Principal*
(404) 551-2068
ehill@thenetleasegroup.com

The Net Lease Group, LLC
3350 Riverwood Parkway
Suite 725
Atlanta, GA 30339



No warranty of representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.