CONFIDENTIAL OFFERING MEMORANDUM

Country Club Center

Retail Strip Center

3301 Southern Blvd. SE
Rio Rancho, NM 87124

Meybohm
COMMERCIAL

Table of Contents

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Investment Overview

Property Name
Country Club Center

Street Address
3301 Southern Blvd. SE | Rio Rancho, NM 87124

Asking Price
$4,947,000

Price / SF
$124.66

NOI
$432,867

Cap Rate
8.75%

Gross Leasable Area
±39,685 SF | ±5.53 Acres

Year Built/Renovated
1988 / 2020

Asset Type
Retail Strip Center

Submarket / MSA
Rio Rancho / Albuquerque MSA

Country Club Center is a 39,685-square-foot neighborhood retail strip center anchored by Dollar General and positioned at the signalized intersection of Southern Boulevard and Pinetree Road in Rio Rancho, New Mexico — the third-largest city in the state and one of the fastest-growing communities in the Southwest. The property is offered free and clear of existing debt at $4,925,000 ($124.10/SF), a going-in cap rate of 7.60% on normalized T-12 net operating income of $377,671.

The center is 96.2% occupied with 14 tenants spanning food-and-beverage, fitness, service, and specialty retail. With a weighted average lease term of 2.59 years, the asset offers near-term lease mark-to-market opportunity against a backdrop of Rio Rancho's Intel-driven employment base, $7.5 billion in annual economic impact from Kirtland Air Force Base, and Castelion's $220 million Project Ranger campus — all of which underpin sustained consumer demand in the trade area.

Investment Highlights

01 Institutional-grade retail corridor

Direct frontage on Southern Boulevard (±24,000 VPD) and Pinetree Road (±10,000 VPD) with 267 parking spaces at 6.73 per 1,000 SF.

02 Dollar General anchor provides credit stability

14-tenant roster diversifies income across food, fitness, service, and specialty categories.

03 Free-and-clear offering at $124.10/SF

Meaningful discount to replacement cost — with zero encumbrance for new buyer financing flexibility.

04 Near-term lease roll (WALT 2.59 years)

Creates measurable mark-to-market opportunity as several below-market tenants renew or are replaced at prevailing rents.

05 Replaced roof (June 2020, warranty through 2040)

Significantly reduces near-term capital risk for an incoming owner.

Investment Thesis

Country Club Center is a stabilized, income-producing retail center with a near-term lease roll that creates a well-defined value-creation path. The primary objective is to preserve and grow NOI through active leasing while strategically positioning the property for a cap-rate-compressed exit as Rio Rancho's employment base strengthens.

Value Creation Strategy

- **Lease-up and mark-to-market:** the Brew Lab 101 (5,775 SF at $9.77/SF) and Mesa Club (1,600 SF at $9.50/SF) suites are materially below current market rents of $13–16/SF for inline space. Lease renewals and re-tenanting at market represent $20,000–$35,000 in additional annual NOI.
- **Rent escalations in place:** the majority of leases carry 3–5% annual bumps or fixed escalations, providing organic NOI growth without re-leasing risk.
- **Retail pad optionality:** the ±0.53-acre outparcel is currently vacant and not priced into the offering — a ground lease or build-to-suit transaction would add material value above the asking price.

Key Risks

- Lease concentration in short-term tenants: With a WALT of 2.59 years, a cluster of non-renewals could temporarily affect occupancy, but this is a manageable risk. The diverse tenant mix, strong pipeline of retail demand in Rio Rancho, and below-market rents uniquely position the property to facilitate swift re-leasing.
- Single-market exposure: Rio Rancho's economy remains meaningfully tied to Intel's facility footprint. Mitigant: Robust anchors such as Presbyterian Healthcare, Kirtland AFB, UNM West, and Sandia Labs provide substantial diversification, significantly reducing single-employer risk.
- Below-market anchor rents: Brew Lab (9.77/SF) is the largest tenant and is below market rate, but the lease runs through June 2027 with renewal options, allowing management to pursue market rates or re-tenant with minimal downtime.

Site Plan

SUITE	TENANT / DBA	SF
605A	Unleasable	1,500
605	Fiiz Drinks	1,500
600	Dollar General	9,000
502	Pho Bar	4,800
501	Next Move Jiu Jitsu	2,500
500	Next Move Jiu Jitsu 2	2,500
405	Smoke World	1,600
404	The Bagel Deli & Bakery	1,980
403	Decked Trading Cards	1,600
402	The Mesa Club	1,600
306	Brew Lab 101	5,775
305	Don Smith Designs	1,357
304	Lundgen Chiropractic Center	1,500
303	MDK Barbershop	1,020
300	Jazzercise	1,453
OP	Ice Box	
PAD	VACANT	0.53 ac
		Net Rentable SF: ±39,685 SF
		Site Size (Acres): ±5.53 (incl. 0.53-acre retail pad)

Property Photos

Location Overview

Lease Abstract

UNIT	TENANT	SF	GLA	START	END	DATE	$PSF	ANNUAL	MONTHLY	Recovery Type	OPTIONS	RATE
300	Jazzercise	1,453	3.6%	8-Sep-22	30-Apr-28	Current	13.11	19,053	1,588	PRS TICAM + MGMT	5 Years	13.92
					Esc.	1-May-27	13.51	19,624	1,635	5% cap on CAM	5 Years	16.13
					Esc.	1-May-28					5 Years	18.70
303	MDK Barbershop	1,200	3.0%	1-Jan-25	31-Dec-32	Current	15.00	18,000	1,500	PRS TICAM + MGMT	3 - Year	17.39
					Esc.	1-Jan-28	15.45	18,540	1,545	15% admin fee on CAM		
					Esc.	1-Jan-29	15.91	19,092	1,591			
					Esc.	1-Jan-30	16.39	19,668	1,639			
					Esc.	1-Jan-31	16.88	20,256	1,688			
304	Lundgren Chiropractic Center	1,500	3.8%	9-Nov-22	31-Jan-28	Current	14.86	22,290	1,858	PRS TICAM + MGMT	5 - Year	15.46
					Esc.	1-Feb-27	15.16	22,740	1,895		5 - Year	17.07
305	Don Smith Designs	1,357	3.4%	1-Jul-21	30-Jun-27	Current	13.50	18,320	1,527	PRS TICAM + MGMT	5 - Year	14.33
					Esc.	1-Jul-26	13.91	18,876	1,573			
306	Brew Lab 101	5,775	14.5%	9-Oct-18	30-Jun-27	Current	9.77	56,450	4,704	PRS TICAM + MGMT	5 - Year	9.99
					Esc.					15% admin fee on CAM	5 - Year	10.22
402	The Mesa Club	1,600	4.0%	21-Dec-21	31-Dec-30	Current	9.50	15,200	1,267	PRS TICAM + MGMT	4 - Year	10.50
					Esc.	1-Jan-27	10.00	16,000	1,333		4 - Year	10.82
					Esc.	1-Jan-29	10.50	16,800	1,400			
403	Decked Trading Cards	1,600	4.0%	1-Dec-23	31-Jan-27	Current	15.45	24,720	2,060	PRS TICAM + MGMT	3 - Year	16.39
					Esc.	1-Feb-27	15.91	25,456	2,121	15% admin fee on CAM & insurance		
404	The Bagel & Deli Bakery	1,980	5.0%	20-Feb-23	31-May-28	Current	12.73	25,207	2,101	PRS TICAM + MGMT	5 - Year	13.92
					Esc.	1-Jun-26	13.11	25,963	2,164		5 - Year	14.33
					Esc.	1-Jun-27	13.51	26,742	2,229			
405	Smoke World	1,600	4.0%	23-Oct-12	31-Dec-27	Current	20.05	32,073	2,673	PRS TICAM + MGMT		
					Esc.	1-Jan-27	20.65	33,035	2,753	3% cap on CAM		
500	Next Move Jiu Jitsu	2,500	6.3%	1-Jul-23	28-Feb-29	Current	15.00	37,500	3,125	PRS TICAM + MGMT 15% admin fee on CAM & insurance	3 - year	15.75
501	Next Move Jiu Jitsu (Expansion)	2,500	6.3%	11-Oct-22	28-Feb-29	Current	10.93	27,318	2,277	PRS TICAM + MGMT		
					Esc.	1-Oct-26	11.26	28,138	2,345	15% admin fee on CAM		
					Esc.	1-Oct-27	11.59	28,982	2,415			
					Esc.	1-Oct-28	11.94	29,851	2,488			
502	Pho Bar	4,800	12.0%	16-May-11	31-Aug-27	Current	15.61	74,922	6,243	PRS TICAM + MGMT		
					Esc.	1-Sep-26	15.92	76,420	6,368			
600	Dollar General	9,000	22.6%	1-Jun-07	31-Mar-28	Current	5.50	49,500	4,125	PRS TI + Fixed CAM	5 - Year	6.05
					Esc.						5 - Year	6.66
605	Fiiz Drinks	1,500	3.8%	8-Sep-22	31-Mar-30	Current	18.00	27,000	2,250	PRS TICAM + MGMT	5 - Year	19.80
					Esc.						5 - Year	21.78
605A	Unleasable	1,500	3.8%			Current						
OP	Twice the Ice	1	0.0%	1-Sep-25	31-Aug-35	Current	10,200.00	10,200	850	Gross		
					Esc.	1-Sep-30	10,800.00	10,800	900			
TOTAL(S)		**39,866**	**100%**				**11.48**	**457,753**	**38,148**			

Operating Statement

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Year Ending	Jul-27	Jul-28	Jul-29	Jul-30	Jul-31	Jul-32	Jul-33	Jul-34	Jul-35	Jul-36
Physical Occupancy	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Expense Recovery	89.0%	88.8%	88.6%	88.5%	88.4%	88.3%	88.1%	87.9%	87.8%	87.8%
RENTAL REVENUE										
Gross Potential Rent	463,225	468,199	489,808	508,313	515,156	530,093	537,025	548,667	557,491	596,636
Total Rental Revenue	**463,225**	**468,199**	**489,808**	**508,313**	**515,156**	**530,093**	**537,025**	**548,667**	**557,491**	**596,636**
ADDITIONAL INCOME										
CAM Income	58,388	59,780	61,213	62,444	63,705	64,739	65,794	66,869	67,967	69,088
MGMT Income	16,141	16,274	17,006	17,747	18,020	18,594	18,798	19,119	19,472	21,080
Insurance Income	15,943	16,740	17,242	17,673	18,115	18,478	18,847	19,224	19,608	20,001
RE Tax Income	56,873	58,579	60,336	62,146	63,700	64,974	66,273	67,599	68,951	70,332
Total Other Income	**147,345**	**151,373**	**155,798**	**160,010**	**163,540**	**166,784**	**169,713**	**172,811**	**175,998**	**180,500**
Total Potential Gross Income	610,570	619,572	645,606	668,323	678,696	696,877	706,738	721,478	733,489	777,136
Less: General Vacancy 2.00%	12,211	12,391	12,912	13,366	13,574	13,938	14,135	14,430	14,670	15,543
Effective Gross Income	**598,359**	**607,181**	**632,694**	**654,957**	**665,122**	**682,940**	**692,603**	**707,048**	**718,819**	**761,594**
OPERATING EXPENSES										
Cam Recoverable										
Utilities										
Electrical	5,358	5,519	5,685	5,827	5,973	6,092	6,214	6,338	6,465	6,594
Water/Sewer	15,474	15,938	16,416	16,826	17,247	17,592	17,944	18,303	18,669	19,042
Service Contracts										
Landscaping	15,562	16,029	16,509	16,922	17,345	17,692	18,046	18,407	18,775	19,150
Refuse	213	219	226	231	237	242	247	252	257	262
Fire System	2,386	2,458	2,532	2,595	2,660	2,713	2,767	2,823	2,879	2,937
Pressure Washing	10,802	11,126	11,459	11,746	12,040	12,280	12,526	12,777	13,032	13,293
Portering	6,917	7,125	7,339	7,522	7,710	7,864	8,022	8,182	8,346	8,513
Repairs & Mainentenace										
R&M Exterior Building	970	1,000	1,030	1,055	1,082	1,103	1,125	1,148	1,171	1,194
Snow Removal	537	553	569	584	598	610	622	635	648	660
HVAC Repairs	4,906	5,053	5,205	5,335	5,468	5,578	5,689	5,803	5,919	6,037
Total CAM Recoverable	**63,125**	**65,019**	**66,970**	**68,644**	**70,360**	**71,767**	**73,203**	**74,667**	**76,160**	**77,683**
Mgmt Fee 4.0%	23,934	24,287	25,308	26,198	26,605	27,318	27,704	28,282	28,753	30,464
General Maintenance	5,615	5,812	5,971	6,136	6,283	6,434	6,578	6,726	6,878	7,033
Insurance	15,943	16,741	17,243	17,674	18,116	18,478	18,848	19,224	19,609	20,001
RE Taxes	56,874	58,580	60,338	62,148	63,702	64,976	66,275	67,601	68,953	70,332
Total Operating Expenses	**165,492**	**170,439**	**175,829**	**180,799**	**185,065**	**188,972**	**192,608**	**196,500**	**200,352**	**205,512**
NET OPERATING INCOME (NOI)	**432,867**	**436,742**	**456,865**	**474,157**	**480,057**	**493,968**	**499,995**	**510,548**	**518,467**	**556,081**

Tenant Overview

TENANT	SUITE	HVAC RESPONSIBILITY	EXCLUSIVE USE	OPTIONS RENT INCREASES
Jazzercise	300	Tenant responsibility repairs and replacements up to $1,000	None	3.0% Annually
MDK Barber Shop	303	Repair and Replacement is Tenant Responsibility	None	3.0% Annually
Lundgen Chiropractic Center	304	Repair and Replacement is Tenant Responsibility	None	2.0% Annually
Don Smith Designs	305	Maintenance Repairs and replacements by tenant	None	3.0% Annually
Brew Lab	306	Repair and Replacement is Tenant Responsibility	As its primary use the right to manufacture craft beer, cider, wine and distilled spirits and/or the right to operate a for the retail sale of beer, wine, cider and spirits, and the right to operate a brewery, winery, or distillery at the Shopping Center.	None
The Mesa Club	402	Maintenance Repairs and replacements by tenant	None	None
Decked Trading Cards	403	Tenant responsibility repairs and replacements not to exceed $500 in one calendar year. Landlord responsible for all repair costs and replacements above $500 per year cap. Repair and replacement is Landlord descretion	None	3.0% Annually
The Bagel Deli & Bakery	404	Repairs and replacements not to exceed $1,000	None	None
Smoke World	405	Maintenance Repairs and replacements by tenant	None	No Options
Next Move Jui Jitsu 2	500	Tenant responsibility repairs and replacements not to exceed $1,000	Landlord shall not execute a lease within the Shopping Center to a tenant whose principal business activity is martial arts gym	None
Next Move Jui Jitsu	501	Repairs and replacements not to exceed $1,000	Landlord shall not execute a lease within the Shopping Center to a tenant whose principal business activity is martial arts gym	No Options
Pho Bar	502	Repair is Tenant Responsibility | Replacement is Landlord Responsibility	None	No Options
Dollar General	600	HVAC Repair: Up to $750 | HVAC Replacement: Landlord Responsibility	For use as a Family Dollar Store, Fred's, Dollar Tree, Variety Wholesale, $.99 Only Deals or Dollar Bills	None
Fiiz Drinks	605		Landlord will not execute any lease for space within the Center that Landlord owns or controls (as may change from time to time) with a tenant whose principal business activity is: the sale of non-alcoholic specialty sodas in excess of twenty-five percent (25%) of tenant's monthly gross sales.	None

Rio Rancho, NM

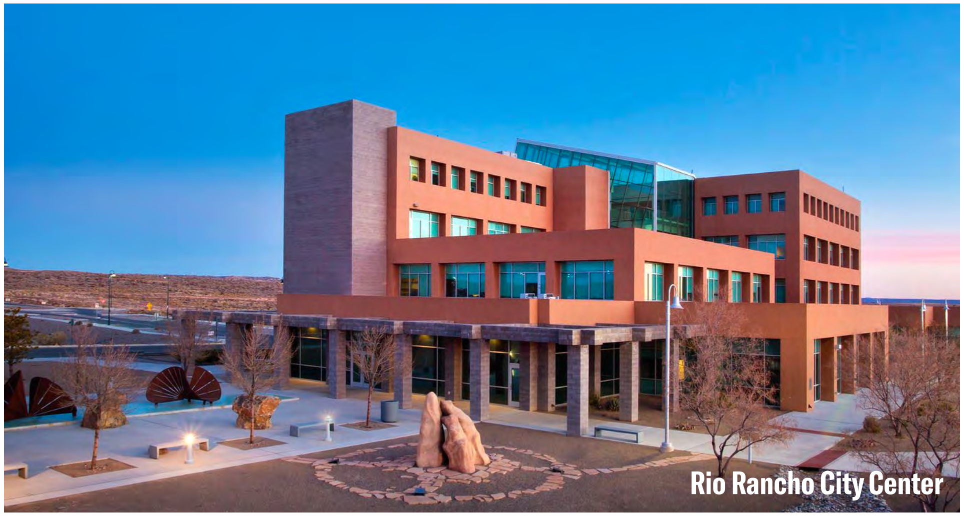
Market Overview

Rio Rancho is the most populous city in Sandoval County and the third-largest city in New Mexico, located twelve miles north of Albuquerque within the broader Albuquerque MSA. The city has emerged as one of the fastest-growing and safest communities in the Southwest, recognized by Money Magazine as one of America's 50 Best Cities to Live. Its economy spans advanced manufacturing, healthcare, defense, education, and retail — anchored by an employer base that collectively supports over 78,000 employed residents within a 15-minute drive of Country Club Center.

The most significant near-term demand catalyst is Castelion's Project Ranger: a $220 million, 21-building campus breaking ground in Sandoval County in 2025, expected to generate $650 million in cumulative economic output over ten years and create approximately 300 high-wage jobs. Combined with Intel's ongoing $4 billion facility expansion and Kirtland AFB's $7.5 billion annual economic footprint, the trade area's long-term consumer spending trajectory is well-supported.

Submarket Fundamentals

METRIC	SUBMARKET	MSA	NATIONAL
YoY Rent Growth	2.1%	1.8%	1.5%
Stabilized Occupancy	95.4%	94.8%	94.2%
Supply Pipeline (% Inventory)	0.6%	0.9%	1.2%



Rio Rancho City Center

Regional Employers

Presbyterian Healthcare

Presbyterian Healthcare Services, including its facilities in the Rio Rancho and Albuquerque area, serves as the state's largest private, not-for-profit health system, it drives local economic impact through substantial job creation, specialized medical services, and investment in community health, including training programs and patient assistance

Intel

New Mexico is Intel's leading advanced packaging hub and plays an important part in their efforts to make technology with the power to improve the life of everyone on the planet. Intel is investing $4 billion to expand and modernize the Rio Rancho facilities and creating hundreds of new jobs along the way. The facility contributes approximately $1.2 billion annually to the local economy, supported by over $17 billion in capital investments since 1980.

University of New Mexico

The University of New Mexico (UNM) branches, including Rio Rancho, are vital to regional economic stability, combating local recessions by providing workforce development in healthcare and technology sectors. UNM West in Rio Rancho facilitates a steady, skilled labor pool for local tech and medical employers, while broader UNM operations support 47,053 jobs and $5.2 billion in economic impact statewide.

Kirtland Air Force Base

Kirtland Air Force Base (AFB) has a massive economic impact on the Albuquerque metro area—which includes adjacent Rio Rancho—amounting to approximately $7.5 billion in fiscal year 2024. As the fifth-largest installation in the U.S. Air Force, its influence directly impacts regional employment, housing, and small business contracting, including in nearby Sandoval County/Rio Rancho.

Regional Employers

Castelion

Castelion is a U.S. defense manufacturing company founded in 2022 and headquartered in El Segundo, California. Founded in 2022 and headquartered in El Segundo, California, Castelion's mission is to help the United States and its allies maintain a global technical edge and deter future wars by delivering affordable, scalable, and rapidly deployable long-range strike weapons.

Brycon

Based in Rio, Rancho, New Mexico, Brycon is a major commercial construction company founded in 1990 that drives local economic impact through specialized services like cleanroom construction, industrial manufacturing, and general contracting. With reported annual revenue of $158 million and over 260 employees as of 2026, the firm contributes to the regional economy.

Sandia National Laboratories

Sandia National Laboratories (SNL) provides a massive economic boost to the Albuquerque metro area, including Rio Rancho, with a record-breaking $5.2 billion impact in 2025. As a major employer of ~16,000 people, the lab's spending heavily influences regional wages, small business subcontracts ($1.7B), and contributes $144M in state taxes, bolstering local economies in Sandoval County.

Economic Drivers

Castelion breaks ground on Project Ranger in 2025

Breaking ground on Project Ranger, in Sandoval County it is a $220 Million private capital investment expected to generate approximately $650 Million in cumulative economic output over the next ten years and create roughly 300 high-wage jobs. Initial construction is underway, with the first building scheduled for delivery this summer and full build-out of the 21-building campus anticipated by year-end 2026.

Intel

- Investing $4 billion to expand and modernize the Rio Rancho facilities.
- Contributes approximately $1.2 billion annually to the local economy since 1980.

Kirtland Air Force Base

- Economic Impact of $7.5 billion in fiscal year 2024
- As the fifth-largest installation in the U.S. Air Force
- Employs more than 23,000 people, including active-duty military, civilians, and contractors

University of New Mexico (UNM)

- UNM operations support 47,053 jobs
- $5.2 billion in economic impact statewide
- Albuquerque campus serves approximately 23,955 students and 3,225 faculty and staff as of Fall 2025

Brycon

- Based in Rio, Rancho, New Mexico, founded in 1990
- Reported annual revenue of $158 million
- Over 260 employees as of 2026

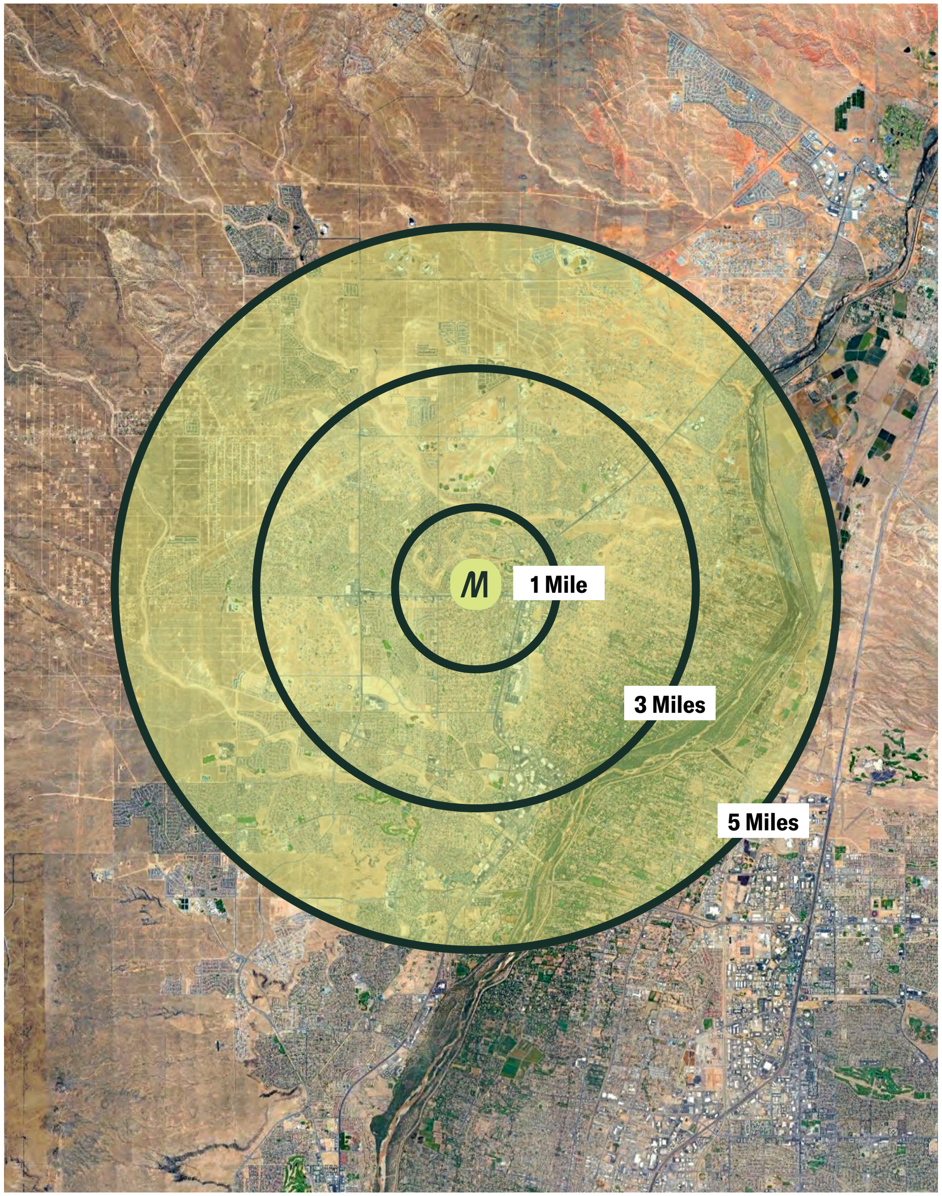
Sandia National Laboratories

- $5.2 billion in economic impact in 2025
- A major employer of ~16,000 people
- Subcontracts ($1.7B), and contributes $144M in state taxes

Trade Area

528
313
TARGET
Albertsons
SUBWAY
ALLSUP'S
CIRCLE K
Wendy's
Dion's
PIZZA · SALADS · SUBS
25
Country Club Center
313
Smith's
McDonald's
WELLS FARGO
Blake's LOTABURGER
ups
SALLY BEAUTY
25
PRESBYTERIAN
intel.
448
Lovelace
Westside Hospital
sam's club
KOHL'S
BEST BUY
Michaels
BARNES & NOBLE
Olive Garden
Total Wine & MORE
Walmart
Chick-fil-A
COSTCO WHOLESALE
528
COTTONWOOD MALL
Visionworks
HOBBY LOBBY
Dillard's
JCPenney
Buckle
BOOT BARN
FAMOUS footwear
TEXAS ROADHOUSE
GameStop
423
45
556
25

Demographics



	1 Mile	3 Miles	5 Miles
Population	10,272	73,611	141,321
Households	4,435	28,470	54,958
Avg. Household Income	$101,831	$105,348	$105,612
Avg. House Value	$277,315	$312,486	$328,951
Avg. Age	45.4	41.5	41.2
Avg. Age (Male)	42.2	39.9	39.9
Avg. Age (Female)	49.3	43.4	42.7

Source: American Community Survey (ACS)

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By acknowledging your receipt of this Offering Memorandum from Meybohm Commercial Properties, you agree:

1. The Offer Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.

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