

JUST LISTED FOR SALE | PRIME 1031 | DARK 6% CAP | ±\$3.2M | VALUE-ADD

(\$93/PSF!) | GOODYEAR/RABEN TIRE (S&P: BB-) | 709 S. COMMERCIAL STREET, HARRISBURG, IL

RETAIL STNL / INDUSTRIAL FLEX | FULL CORPORATE GUARANTEE (S&P: BB-) | 7 YR NNN ABSOLUTE NET LEASE



PRIME INDUSTRIAL HUB –
TRI-STATE DISTRIBUTION
CORRIDOR

RARE BELOW-
REPLACEMENT-COST
ACQUISITION AT \$93/SF.
PROFORMA NOI: \$193,200

FORMER GOODYEAR /
RABEN TIRE – STRONG
CORPORATE CREDIT
HISTORY

VALUE-ADD OR 1031
STRATEGY WITH MULTIPLE
EXIT OPTIONS | FOR
INVESTOR OR OWNER USER

FORMER: GOODYEAR / RABEN TIRE SITE

**BACKED BY: LONG-TERM CORPORATE CREDIT
HISTORY, OFFERING STRONG REPOSITIONING &
VALUE-ADD POTENTIAL**

GOODYEAR

**DWG CAPITAL GROUP
CRE BROKERAGE**
INVESTMENT SALES. CAPITAL MARKETS. DDG.



**±34,621 SF
BUILDING**



**±2.78 AC
LAND**



**1983
YEAR BUILT**

PRIME 1031 INVESTOR REDEVELOPMENT OR OWNER USER

Entry at \$93/SF | Well Below Replacement Cost

DWG CAPITAL GROUP | JUDD DUNNING | 310.261.8428 | JDUNNING@DWG-RE.COM



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HERE'S THE RUNDOWN



709 S. COMMERCIAL STREET

Offered at just \$93 per square foot, 709 S. Commercial Street presents a rare chance to acquire a high-quality industrial facility at well below replacement cost. The ±34,621 SF former Goodyear / Raben Tire site sits on 2.78 acres with strong frontage along Illinois Route 45 Business, providing direct connectivity to Interstates 24, 57, and 64 and placing it within a day's drive of St. Louis, Louisville, Nashville, and Evansville. With steady regional absorption, limited new supply, and low operating costs, Harrisburg offers the fundamentals investors and owner-users seek: functionality, affordability, and room for growth. Whether re-tenanted, repositioned, or occupied directly, this asset delivers a strategic foothold in a high-demand industrial corridor with immediate value and long-term upside.



DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

THE OFFERING

DWG Capital Group presents a **value-add industrial credit opportunity, 709 S. Commercial Street in Harrisburg, IL**, within the tri-state corridor serving Illinois, Kentucky, and Indiana. The **±34,621 SF** facility, formerly corporately guaranteed by Goodyear (S&P: BB-), offers entry at **\$93/SF, well below replacement cost**. With a pro-forma **NOI of \$193,200** and **implied rent of \$5.58/SF NNN**, the property is competitively priced, defensible on re-tenanting, and positioned for future upside.

This property represents a rare opportunity to acquire a well-located industrial asset **significantly below replacement cost**—in a market with strong logistics connectivity, competitive operating costs, and a growing labor base.

With **multiple value-creation strategies**, including re-tenanting, repositioning, or owner-user occupancy, the asset offers a **flexible investment profile backed by a long-term history of corporate credit tenancy**.

THE PROPERTY

The property at 709 S. Commercial Street is a well-built, **single-story industrial facility** totaling approximately 34,621 square feet situated on a 2.78-acre site. Constructed in 1983, the building features a **functional and flexible design** suited for a wide range of **light manufacturing, warehouse, or distribution uses**. Its concrete and masonry construction provides durability and long-term resilience, while generous site depth offers **ample parking and maneuvering area for trucks and equipment**. The building includes **multiple drive-in access points, supporting efficient loading and unloading operations for logistics or service users**. Its **large site acreage, strategic location, very low \$/PSF** for a credit based purchase, and **strong credit** make it an ideal repositioning play for investors seeking stabilized cash flow potential for a future buy out cash out to reposition the asset or an owner users requiring immediate occupancy.

THE LOCATION

Positioned along Illinois State Highway 45 Business (Commercial Street), the property offers **direct access to major regional interstates and airports that serve Illinois, Kentucky, and Indiana**.

The area supports a diverse industrial base spanning manufacturing, logistics, and warehousing, with nearby retailers including Dollar General, Hibbet Sports, O'Reilly Auto Parts, and AutoZone.

PROPERTY SPECIFICATIONS

ADDRESS	709 S. Commercial St, Harrisburg, IL 62946
PROPERTY TYPE	Industrial/Retail (Single-Story, Vacant)
YEAR BUILT/RENO	1983
BUILDING SIZE	±34,621 SF 1 Building
LOT AREA	±2.78 AC / 121,409 SF
CONSTRUCTION	Masonry, Concrete
FRONTAGE	335' on S Commercial
PARKING	19 Spaces (0.55 Spaces per 1,000 SF Leased)
ZONING	Industrial
OPPORTUNITY ZONE	Yes
OCCUPANCY/TENANT	Vacant/Formerly Goodyear (Raben Tire)
PRICE	\$3,220,000 (\$93/SF)
PRO-FORMA NOI	\$193,200

THE LOCATION (CONTINUED)

REGIONAL SNAPSHOT:

- **Population (10-mile radius):** 23,000+
- **Average Household Income:** \$60,842
- **Major Access Routes:** IL-45, I-57, I-24, I-64
- **Airports:** Evansville Regional (IN), Williamson County Regional (IL)
- **Labor Force:** Skilled, affordable, and manufacturing-oriented

THE TENANT

FORMER TENANT: The Goodyear Tire & Rubber Company (S&P: BB-)

Goodyear is one of the world's largest tire manufacturers, operating 57 facilities in 23 countries with approximately 72,000 employees worldwide.

- **Q1 2025 Sales:** \$4.3 billion
- **Net Income:** \$115 million
- **Operating Income:** \$195 million
- **Debt/EBITDA:** Below 5x
- **Global Transformation Plan:** \$200 million strategic efficiency initiative

This site was previously operated by **Raben Tire, a Goodyear subsidiary, under a long-term corporate-guaranteed lease—underscoring the facility's proven industrial suitability and long-term credit legacy.**

The building's infrastructure and prior tenant use support rapid re-tenanting to similar light industrial or distribution operators.



THE MARKET

Market Demand Driven by Regional Logistics and Automotive Sectors

The industrial market surrounding the subject property is part of the **growing Southern Illinois/Carbondale–Marion corridor, a cost-efficient alternative to larger Midwest hubs.** With direct access to Interstates 24, 57, and 64, the area offers **seamless connectivity to St. Louis, Nashville, Louisville, and Evansville, making it ideal for distribution and manufacturing users.**

Industrial fundamentals remain strong, driven by limited new supply, steady rent growth, and low vacancy. Tenants benefit from affordable operating costs, available labor, and proximity to major logistics routes and regional airports. Harrisburg supports a diverse industrial base including automotive, fabrication, and agricultural equipment users, all drawn to the market's access and value.

For investors, the region offers attractive pricing well below replacement cost and reliable re-tenanting potential. As logistics and manufacturing users continue expanding into lower-cost secondary markets, Harrisburg presents a strategic, high-yield industrial location with meaningful upside.

- **Address:** 709 S. Commercial St, Harrisburg, IL 62946
- **Building Size:** ±34,621 SF
- **Number of Buildings:** 1
- **Land Area:** ±2.78 AC / 121,409 SF
- **Year Built:** 1983
- **Construction:** Industrial-grade concrete/masonry
- **Zoning:** Industrial
- **Status:** Vacant



CLEAR-SPAN CONFIGURATION

The property features an efficient clear-span warehouse layout with integrated office component and drive-in loading access, providing operational flexibility for various industrial uses. The building's column spacing and ceiling heights accommodate modern material handling equipment and racking systems.



INDUSTRIAL INFRASTRUCTURE

Equipped with industrial-grade electrical service, concrete flooring designed for heavy loads, and truck-height loading capabilities. The facility's utilities and building systems have been well-maintained and are suitable for immediate occupancy or light repositioning.



EXPANSION CAPABILITY

The generous 2.78-acre site provides substantial yard space, trailer parking, and employee parking areas. Excess land area creates potential for future building expansion, additional dock doors, or ancillary structures to support growing tenant operations.











Harrisburg sits at the crossroads of the Illinois-Kentucky-Indiana tri-state industrial corridor, offering superior interstate connectivity and competitive operating costs that have attracted a diverse base of manufacturing and distribution tenants. The city serves as the commercial and governmental center of Saline County, with a stable economic foundation built on healthcare, education, manufacturing, and logistics. The broader Carbondale-Marion market has demonstrated consistent rent growth and low vacancy rates, fueled by limited new industrial development and strong regional absorption from both existing tenant expansion and new market entrants. Employers benefit from reliable utilities provided by municipal and cooperative systems, affordable skilled labor with manufacturing experience, and a stable logistics network supported by major interstate highways and regional airports.

Southern Illinois' diversified economic base continues to attract investment across multiple sectors, including automotive suppliers, equipment manufacturers, food processors, and e-commerce distribution facilities. Recent infrastructure improvements and ongoing highway expansion projects have further enhanced the region's competitiveness for logistics-intensive operations.



Strategically positioned along Illinois State Highway 45 Business (Commercial Street), the property offers direct access to major regional interstates and airports that serve Illinois, Kentucky, and Indiana. This tri-state positioning enables tenants to efficiently reach markets across the Midwest and Mid-South, with Chicago, St. Louis, Louisville, Nashville, and Memphis all accessible within a 3-4 hour drive radius.

REGIONAL CONNECTIVITY

The property's location within the Southern Illinois industrial corridor provides exceptional logistics advantages for distribution-oriented tenants. Major transportation routes include:

- **Interstate 57:** Direct north-south corridor connecting Chicago to Memphis (15 miles west)
- **Interstate 24:** East-west route linking St. Louis to Nashville (25 miles south)
- **Interstate 64:** Major east-west artery serving Louisville and beyond
- **IL Route 45:** State highway providing immediate property access

This highway network positions the property within a critical logistics crossroads serving multi-state distribution networks, while competitive fuel costs and truck-friendly routing support efficient transportation economics.

AIR CONNECTIVITY

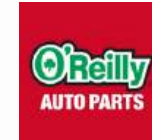
- **Williamson County Regional Airport (IL):** 28.3 miles
- **Harrisburg-Raleigh Airport (EVV):** 6.9 miles
- **Barkley Regional Airport (PAH):** 55 miles
- **Evansville Regional Airport (IN):** 69 miles
- **Lambert-St. Louis International (MO):** 145 miles

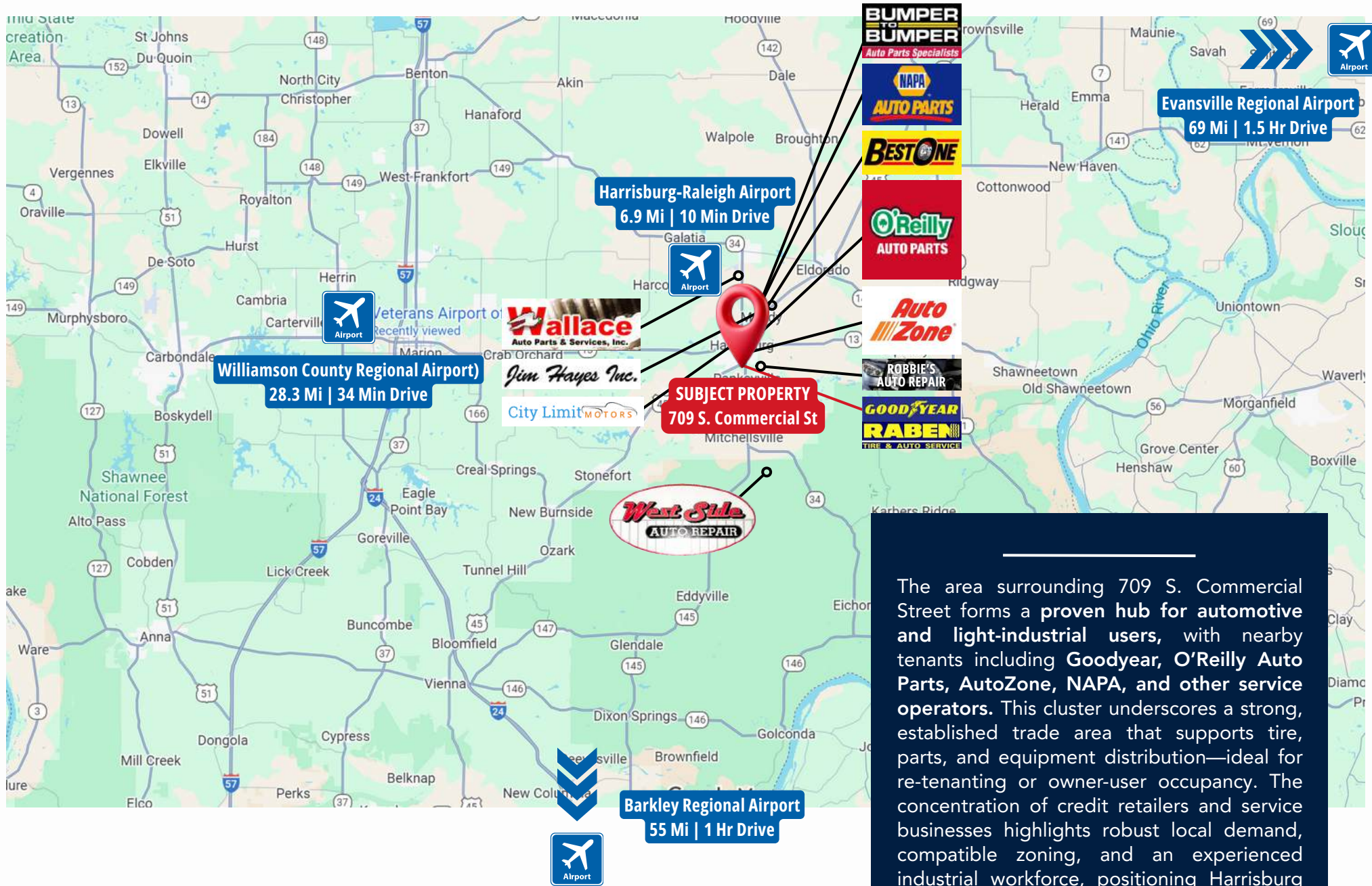


RETAIL & SERVICES

The immediate trade area features national retail anchors and service providers, including:

- **Dollar General**
- **Hibbet Sports**
- **O'Reilly Auto Parts**
- **AutoZone**
- Multiple grocery, dining, and banking options





The area surrounding 709 S. Commercial Street forms a **proven hub for automotive and light-industrial users**, with nearby tenants including **Goodyear, O'Reilly Auto Parts, AutoZone, NAPA, and other service operators**. This cluster underscores a strong, established trade area that supports tire, parts, and equipment distribution—ideal for re-tenanting or owner-user occupancy. The concentration of credit retailers and service businesses highlights robust local demand, compatible zoning, and an experienced industrial workforce, positioning Harrisburg as a cost-efficient, high-utility market for automotive and logistics operators alike.



Company / History



History

For more than 125 years, Goodyear has kept the world moving.



The Beginning



Brands, Icons &
Racing



More Than Tires



Innovation



The Next 125 Years



STRATEGIC DISTRIBUTION HUB

Goodyear utilized this facility for comprehensive tire distribution and service operations, leveraging Harrisburg's central location. Its direct access to major interstates (I-57, I-24, I-64) enabled efficient reach across Midwest and Mid-South markets, making it integral to Goodyear's regional supply chain.



PURPOSE-BUILT INDUSTRIAL INFRASTRUCTURE

The property's design and specifications, proven by Goodyear's operational tenure, demonstrate its capacity to handle high-volume warehousing, logistics, and light manufacturing activities. Features include ample clear height, multiple loading docks, and expansive paved areas for truck circulation and trailer storage.



INSTITUTIONAL-QUALITY TENANCY

Goodyear's sustained occupancy underscores the property's institutional quality and functionality. This legacy provides strong investor confidence, indicating the asset meets the rigorous demands of corporate tenants and is well-suited for future industrial occupants seeking a proven, reliable location.



For decades, the property at 709 S. Commercial Street served as a critical hub for Goodyear Tire & Rubber Company, a testament to its exceptional industrial capabilities and strategic location. This long-term tenancy by a global leader validates the asset's suitability for robust distribution and service operations.



Positioned within reach of Interstates 24, 57, and 64, Harrisburg provides excellent connectivity to Evansville, Nashville, St. Louis, and Louisville, **placing it squarely within a day's drive of multiple major distribution markets.** This strategic location—combined with Illinois' extensive highway infrastructure and access to regional airports—creates a **competitive logistics advantage for both local manufacturers and national operators.**

Over the past decade, the Southern Illinois region has experienced steady absorption and limited new construction, driving stable rent growth and low vacancy rates relative to the state average. Tenants are drawn by favorable operating costs, affordable land pricing, and a skilled labor pool rooted in manufacturing, automotive service, and energy-related trades.

The Carbondale–Marion MSA, which includes Harrisburg, continues to attract investment from regional distributors and small-to-midscale industrial users looking to expand efficiently without the expense of larger metro areas.

Harrisburg's industrial base is diversified, with users in automotive, fabrication, construction materials, and agricultural equipment taking advantage of the area's infrastructure and cost structure. **The city's proximity to major rail lines, interstates, and suppliers also supports seamless supply chain integration.** Industrial demand remains consistent and underpinned by low vacancy, while new development has been restrained, preserving pricing power for existing facilities.

For investors, these fundamentals create a compelling backdrop for acquisition. Replacement costs far exceed current price levels, and **properties like 709 S. Commercial St offer functional layouts, expansion potential, and below-market pricing—a rare combination in today's industrial environment.** As logistics networks push further into secondary and tertiary markets to reduce costs and enhance coverage, **Harrisburg stands out as a strategic, high-value location positioned for continued industrial growth and re-tenanting demand.**



SUPPLY CONSTRAINED MARKET

Limited new industrial construction creates favorable landlord conditions, leading to sustained demand and rental growth for existing assets.



TRI-STATE ADVANTAGE

Strategically positioned to efficiently serve critical markets across Illinois, Kentucky, and Indiana, offering broad regional access for distribution and operations.



COST COMPETITIVE

Offers below-market operating expenses and competitive land costs compared to larger metropolitan areas, significantly enhancing profitability for businesses.



DIVERSIFIED TENANT BASE

A robust mix of industrial users, including automotive, fabrication, construction materials, and agricultural equipment sectors, minimizes risk and ensures market stability.



INSTITUTIONAL INTEREST

The market attracts regional distributors and mid-scale industrial users, indicating growing institutional confidence and investment in the area.



STABLE RENT GROWTH

Consistent rent appreciation is driven by robust logistics demand and persistently low vacancy rates, ensuring attractive returns on investment.



TRANSPORTATION HUB

Leveraging major rail lines and direct interstate access, the market supports seamless supply chain integration and efficient movement of goods.



SKILLED LABOR POOL

Access to a well-trained workforce proficient in manufacturing, automotive, and energy trades, providing a reliable and productive talent base.



LOW VACANCY RATES

Consistently below the state average, low vacancy creates significant pricing power for existing industrial facilities, reflecting strong market demand.



VALUE OPPORTUNITY

Current pricing is well below estimated replacement costs, presenting a compelling value proposition grounded in strong market fundamentals and future growth potential.



709 S. Commercial Street lies within Census Tract 9559 (17165955900)—Saline County’s only designated Opportunity Zone. This unique status provides exceptional tax incentives, turning an already strong industrial asset into a highly attractive investment opportunity.



CAPITAL GAINS DEFERRAL

Investors can defer federal capital gains taxes from prior asset sales by reinvesting them into a Qualified Opportunity Fund (QOF) focused on this property. The deferred gains are recognized only upon the earlier of December 31, 2026, or the disposition of the QOF investment.



BASIS STEP-UP

For investments held for at least five years, the investor receives a 10% step-up in the capital gains basis. This increases to a 15% step-up if the investment is held for seven years, further reducing the taxable amount when deferred gains are eventually recognized.



PERMANENT EXCLUSION

The most significant benefit: if the QOF investment is held for ten years or more, any appreciation on the QOF investment itself is permanently excluded from capital gains tax. This allows for tax-free growth on the new investment.

Investing in this Opportunity Zone through a Qualified Opportunity Fund offers strong wealth-building potential and substantial tax advantages on current and future capital gains. This makes 709 S. Commercial Street especially appealing to investors pursuing long-term growth or considering a **1031 exchange**.

In addition to financial benefits, the investment supports local economic growth and job creation in Saline County—aligning investor returns with meaningful community impact.



DWG CAPITAL GROUP

INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

A DYNAMIC FINANCIAL SERVICES PLATFORM

Through our financial platform, clients have access to solutions that seamlessly support their real estate and business objectives.

CAPITAL MARKETS

COMMERCIAL REAL ESTATE / INVESTMENT SALES AND CAPITAL MARKETS ADVISORY

OUR FIRM: DWG Capital Group is a fully integrated commercial real estate advisory and capital markets platform of services for owners and users of real estate from ranging from private local owners to prominent multinational corporations and institutional investors. Headquartered in Los Angeles, DWG Capital Group's seasoned strategic relationship platform of 11 seasoned CRE veterans enables our team to effectively serve the property requirements of ALL our Owners, Investors, Developers, Private Equity Groups and Lenders from California to across the US. Regardless of how seasoned our clients are at selling, buying or joint venturing commercial real estate can be a monumental endeavor. DWG Capital Group ensures every client gets the professional, intelligent service they deserve coupled with a strong, seasoned advisory **based on what matters most: Our clients per transaction highest yield outcome coupled with a comprehensive overall real estate portfolio advisory focused on our client's overall long term security.** As a highly seasoned group of Capital Markets Advisors and Brokers who are also active Developers and Investors ourselves, DWG Capital Group brings decades of both sophisticated institutional and personal experience to every assignment **with same care as if it was our very own real estate endeavor.**

OUR TEAM:

DWG Capital Group's team was formed and now led by Judd Dunning, (former NGKF Capital Group / ARA Managing Director) who launched DWG Capital Group in order to combine the very best of his DWG brokers highly seasoned capital market and investment sale expertise and many decades of extensive hands-on commercial real estate advisory experience to ensure that all our DWG clients receive and are assisted to execute only the highest and best real estate portfolio strategies possible.

DWG Capital Group is a client driven firm that executes a wide range of assignments from larger, institutional investment sales and debt / equity placements to local private middle market sales. **Judd Dunning** and all **DWG Capital Group Team Members:** DWG was originally formed by 10 former Top-5 institutional CRE firm brokers. Now independent and within DWG collectively bringing the very same high service standard, same national network of seasoned middle market and institutional clients, the same vast database of national buyers/sellers, the same debt and private equity and the same superior and sophisticated *Client-Centric Capital Markets and Investment Sales Advisory* to our clients we always have these last 20 years but doing so with even greater individual attention.

Investment Sales, Capital Markets. DONE.

DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.



15,000+
UNITS
SOLD



\$1B CLOSED
PAST 24
MONTHS



LABJ CRE
GOLD AWARD
WINNER



COSTAR
POWER
BROKER

CONSULTATION

Free professional consultation and property valuation to assess your real estate needs and opportunities.



TRANSACTION EXECUTION

Expert guidance through the entire transaction process with 20+ years of nationwide experience.



STRATEGY DEVELOPMENT

Customized strategy for buying, selling, or leasing nationwide with focus on wealth expansion.



PORTFOLIO OPTIMIZATION

Ongoing support and consulting for continuing property management and investment growth.



DWG Capital Group offers comprehensive real estate services across multiple asset classes including Industrial, Office, Retail and Multifamily properties nationwide. With over two decades of experience, our team provides expert guidance for property acquisitions, dispositions, leasing, and development site opportunities.

CONTACT US today for a complimentary consultation and valuation to discuss your real estate requirements, financing needs, tenancy specifications, and comprehensive wealth expansion strategies.



A WINNING COMBINATION OF EXPERTISE



JUDD DUNNING
PRESIDENT | BROKER

"Industrial investing isn't just about acquiring assets—it's about securing strategic footholds in markets where demand outpaces supply. At DWG Capital Group, we focus on intelligent acquisitions, credit enhancement, and value creation to deliver strong, risk-adjusted returns in every market cycle."

Judd Dunning is a distinguished third-generation real estate executive with two decades of experience in institutional commercial real estate. As President of DWG Capital Group and DWG Capital Partners, he brings a wealth of national expertise in orchestrating institutional investment sales and capital markets transactions following years as a top producer of Newmark/ARA and founding member of Newmark Capital Markets in West Los Angeles. Leveraging his extensive network and deep market knowledge, Dunning employs a strategic NNN industrial sale-leaseback approach through DWG Capital Partners, successfully navigating market complexities to deliver superior outcomes.

Under Dunning's leadership, DWG Capital Group has achieved significant milestones, closing over \$2 billion in investment sales and debt/equity placements. Dunning's client roster includes prominent institutions, funds, and private companies. His expertise extends across various asset classes, including retail, office spaces, industrial facilities, apartment complexes, and development projects.

Awards and Recognitions

Judd Dunning has received numerous accolades for his contributions to the real estate industry. He was the recipient of the 2022 Los Angeles Business Journal "Community Impact Deal of the Year" Gold Award, and a nominee for Broker Executive of the Year. In 2021, he was honored with the CoStar Power Broker award.

Notable Transactions

With a proven track record in capital markets advisory and a history of transactions across 40 states, Mr. Dunning has orchestrated significant deals, including a \$165 million transaction involving a Sony Animation NNN single-tenant S&P-rated A credit office portfolio in West Los Angeles and a \$130 million deal for a Class A retail property.

DWG Capital Partners and DWG Capital Group continue to excel in providing exceptional service to its investment partners and clients, solidifying their reputation among the premier CRE firms in the nation.



HUGH GEHRKE
SENIOR VP OF INVESTMENT SALES

Hugh Gehrke is a dedicated real estate professional who takes pride in providing a caliber of personalized service that has earned him a loyal following of repeat and referral clients that continues to grow.

If you are in the Luxury Real Estate Market or Multifamily Investment space around Los Angeles County, Hugh is the person to help. Working across a multitude of asset classes, Hugh and his team have worked on a variety of transactions across all asset classes.

Hugh has a background as a mortgage broker for Platinum Capital that greatly benefits his clientele. He holds a degree in economics from the University of Illinois and continues to hone his knowledge through continuing education classes related to both real estate sales and finance.



DUGAN KELLEY
LEGAL COUNSEL

Dugan P. Kelley is counsel at DWG Capital Partners and Co-founder of Kelley | Clarke, PC, offering large firm expertise locally. He specializes in real estate transactions, including commercial loan closings, equity capital raises, and joint ventures. Kelley advises on entity formation, risk assessment, and provides comprehensive commercial real estate services. Recognized as a "Super Lawyer Rising Star" from 2008-2016, he upholds high legal standards in all documents and services, contributing to the success of DWG Capital Partners and its clients.

THE TEAM



ROBERT BIANCHI
CONTROLLER & CREDIT RISK SPECIALIST

With over 40 years of financial expertise, Robert A. Bianchi, CPA leads California CPA Group while overseeing DWG’s financial operations, cost segregation strategies, and credit risk analysis. A University of San Francisco graduate, Robert began his career at Grant Thornton before co-founding a multi-state oil and gas exploration company, which he successfully scaled and sold to a public firm. Later, as a founding partner at Bianchi, Kasavan & Pope, LLP, he built a reputation for managing complex financial structures and delivering results.

At DWG, Robert applies his deep expertise in business development, finance, and taxation across key industries, including technology, real estate, and healthcare. He excels in leveraging IT and automation to drive operational efficiency and cost savings while crafting detailed tax strategies that enhance investment yields. Additionally, he plays a critical role in evaluating financials and supporting property management as DWG’s controller.



MEG MARAN
DIRECTOR OF MARKETING

Meg Maran is a seasoned marketing professional with expertise in branding, investor engagement, and real estate-focused campaigns. Before joining DWG, Meg spearheaded successful campaigns for several leading firms, and her dedication to high-quality design, targeted messaging, and investor engagement ensures DWG’s visibility remains strong. Meg’s work continues to position DWG as a leader in real estate investments, fostering meaningful connections with its investor network. Ever the creative, Meg is also the host of the podcast, “We Need Ice,” which explores the 1973 Doxol explosion in Kingman, Arizona.



SERGEI MOCHTCHENKOV
CRF FINANCIAL ANALYST

Sergei Mochtchenkov, DWG Capital Partners’ exclusive analyst, leverages his deep expertise in financial modeling and data analytics as a CFA Charter holder. He specializes in using advanced tools like R, Python, SQL, and PowerBI to ensure precise modeling and analysis of DWGCP’s transactions. His work underpins the success of the firm and its clients.



MIKE PAYTONJIAN
OPERATIONS & MARKETING

Mike Paytonjian brings a diverse professional background and a strong foundation in relationship-driven industries to the DWG team. A Texas native, Mike is a graduate of both the undergraduate and master’s programs at Texas Tech University. He has worked with high-level clients—including VIP athletes and healthcare professionals—delivering strategic communication and organizational efficiency solutions.



ANDRES ALARCON
INFORMATION TECHNOLOGY

Andres Alarcon, DWG’s in-house IT & Communications Expert, has had years of institutional experience creating and managing systems for teams to organize their inbound and outbound communications.

DWG Capital Group is a licensed real estate broker, (License #01520854).

This Offering Memorandum has been prepared by DWG for use by a limited number of recipients. All information contained herein has been obtained from sources other than DWG, and neither Owner nor DWG, nor their respective equity holders, officers, employees and agents make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient.

DWG and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and DWG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and

approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived. The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of DWG and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or DWG or for any purpose other than use in considering whether to purchase the property. as terms of prospective buyers own elective review the information.

Nor DWG or Brokerage shall have any legal liabilities for the sale if the subject property or for any information proffered in DWG's highest and best efforts. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to DWG.



CALL
877 DEAL DWG

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or contact any of
our team members.

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DWG CAPITAL GROUP INVESTMENT SALES.
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