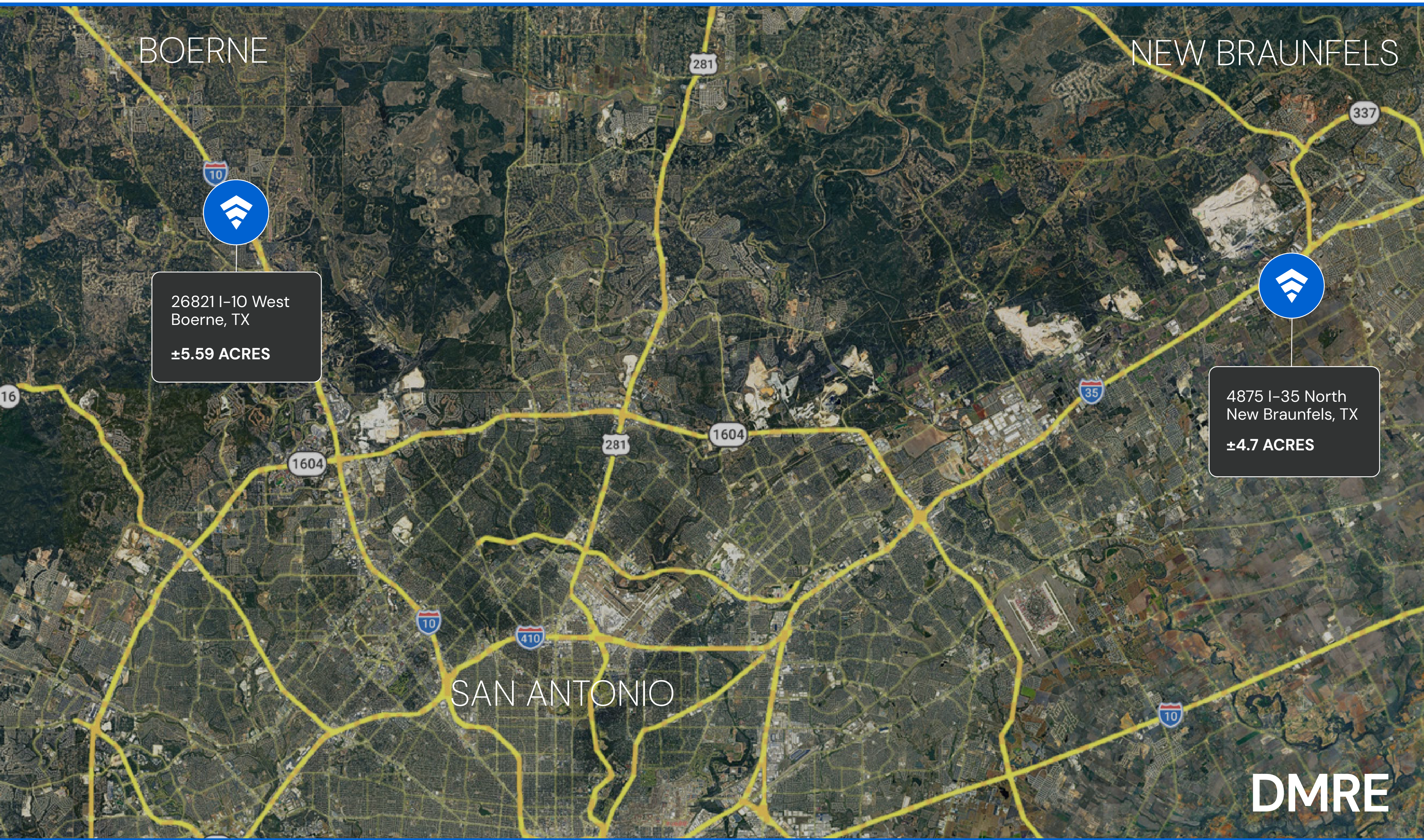
OFFERING MEMORANDUM

Stabilized Central Texas IOS Portfolio



CREDIT TENANT IN PLACE | $330,000 APPROX. NOI | FOR SALE TOGETHER OR INDEPENDENTLY

4875 I-35 N | NEW BRAUNFELS, TX
±4.79 Acres

Site Details

ADDRESS
4875 I-35 N, New Braunfels, TX

SIZE
±4.79 Acres
Warehouse: 6,040 Total SqFt with 586 SqFt of Finished Interior Space
Stand-Alone Office: 1,470 SqFt

GLA
7,510 SqFt

CLEAR HEIGHT
18′

DOCK DOORS/DRIVE-INS
(3) 10′x14′ Grade-Level Doors

CURRENT OCCUPANCY IN PLACE
Single

EXISTING TENANT
Site One

YEAR BUILT
~2022

ZONING
M-1A

PARCEL
R17920; R71249

TAX RATE
1.78%

26821 I-10 WEST | BOERNE, TX
±5.59 Acres

Site Details

ADDRESS
26821 I-10, Boerne, TX

SIZE
±5.59 Acres
Warehouse: 5,025 Total SqFt with 1,817 SqFt of Office/Accessory

GLA
5,025 SqFt

CLEAR HEIGHT
18’

DOCK DOORS/DRIVE-INS
(5) 12’x12’ Grade Level Doors

CURRENT OCCUPANCY IN PLACE
Single

EXISTING TENANT
Site One

YEAR BUILT
~2013

ZONING
San Antonio OCL

PARCEL
R1159461

TAX RATE
1.81%


SiteOne

THE NEXT GREAT METROPOLIS

The Texas Innovation Corridor is the region of Texas that extends from Austin to San Antonio, and encompasses 13 Central Texas counties and five major universities running almost parallel to Interstate 35.

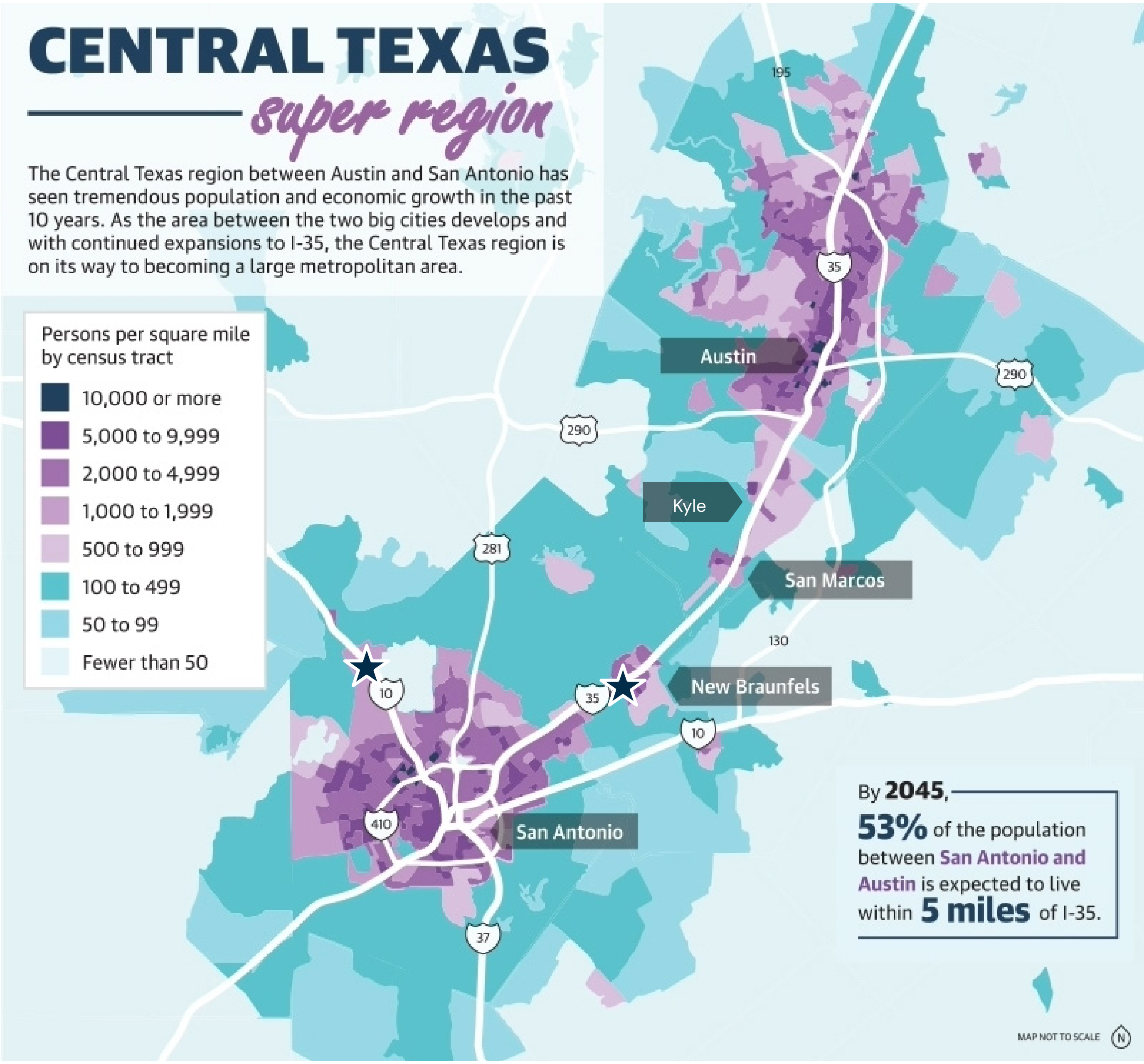
Booming with population growth and a steady increase in economic development, many companies and individuals are flocking to the area to grow their business or find opportunities along the corridor.

In addition to San Antonio and Austin, the fast-growing sub-regions along the corridor are Hays and Comal Counties, which have both made the top 10 list for fast-growing counties in the United States in recent years.

Amazon has invested many times in Hays County and is the largest employer in the region with 5,000+ employees.

Companies and jobs go where a productive and talented workforce can be found. Many major universities line the Texas Innovation Corridor from San Antonio to Austin, including: The University of Texas San Antonio, University of Texas Health Science Center, Texas State University San Marcos, University of Texas Austin, and Texas State University Round Rock.

This educational hub provides thousands of jobs for citizens, and gives local companies a pool of 1.3 million people within a 45-mile radius to fill positions across growing industries throughout the region.



Why Central Texas

Central Texas excels with a strong economy, rapid job growth, top-tier universities, and a thriving tech and cultural scene.

Combined with its central location, outdoor lifestyle, and steady population growth, it's one of the most dynamic and attractive regions in the country.

67M+	33.8	1.3M+	1.5%	3.6%	Top 10	$29.5B
ANNUAL VISITORS	MEDIAN AGE	POPULATION	JOB GROWTH RATE	AUSTIN-METRO RETAIL VACANCY	U.S. MARKET FOR PROJECTED 2026 RETAIL SALES GROWTH	VISITOR SPENDING

Information About Brokerage Services

Approved by the Texas Real Estate Commission for voluntary use.
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:
1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

TRIPP RICH	646586	TRIPP.RICH@DMRE.COM	512.575.5125
BROKER NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	BUYER, SELLER, LANDLORD OR TENANT

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Disclaimer

Prospective purchasers are hereby advised the Owners ("Owner") of the Property are soliciting offers through Dosch Marshall Real Estate ("DMRE"), which may be accepted or rejected by the Owners at the Owners' sole discretion.

Any solicitation of an offer for the Properties offered hereunder will be governed by this Offering, as it may be modified or supplemented. Prospective purchasers are advised that as part of the offer process, the Owners will be evaluating several factors including the experience and financial qualifications of the purchasing entity.

The Owners shall have no obligation to accept any offer from any prospective purchaser. The Owners reserve the right to withdraw the Properties from consideration at any time prior to final execution of a Purchase Agreement.

This Offering document is furnished to prospective purchasers for the purpose of determining whether to invest in the Properties offered hereby. The information contained herein, or any other related information provided by the Owners, may not be reproduced, redistributed or used in whole or in part without the prior written consent of the Owners.

No person has been authorized to give any information or make any representation or warranty, either expressed or implied and, if given or made, such information or representation must not be relied upon.

While the Owners and DMRE have no reason to believe that the information provided herein or in subsequent information updates delivered to potential purchasers hereunder contains any material inaccuracies, neither the Owners nor DMRE nor any of the Owners' or DMRE's respective subsidiaries, affiliates, companies, or the officers, directors, employees, agents and representatives of any such entities, etc., make any representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Properties or any other matters set forth herein.

Any obligations to prospective purchasers that the Owners may have with respect to the Properties are limited to those expressly set forth in a fully executed Purchase Agreement between the parties. Prospective purchaser's sole and exclusive rights against the Owners, with respect to this prospective transaction, the Properties, or information provided herein or subsequently, shall be limited to those remedies expressly provided in an executed Purchase Agreement, which shall not survive the closing. Further, in no event shall prospective purchasers have any claims against the Owners, DMRE, or any of their respective affiliates for any damages, liability, or causes of action relating to the Purchase Agreement.

Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing.

Acquisition of properties such as the these offered hereunder involves a high degree of risk and are suitable only for persons and entities of substantial financial means.

DMRE

EK Investments Portfolio

±10.29 TOTAL ACRES

ZACK SHEPHERD
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214.842.9654
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TY WALSH
Director
254.493.9982
ty.walsh@dmre.com

The property is offered exclusively through DMRE. Pricing is available upon request. Prospective purchasers are invited to submit a Letter of Intent addressing purchase price, earnest money, due-diligence and closing timelines, financing contingencies, and the experience and financial qualifications of the purchasing entity. The owner will evaluate offers on price and terms and reserves the right to accept, reject, or negotiate any offer at its sole discretion.

DMRE

CENTRAL TEXAS

901 S Mopac Expressway
Bldg 3, Suite 120
Austin, TX 78746
512.575.5125

DALLAS-FORT WORTH

14951 N Dallas Pkwy
Suite 400
Dallas, TX 75254
214.206.4154

HOUSTON

777 Post Oak Blvd
Suite 255
Houston, TX 77056
713.955.3120

TEXAS LAND GUYS

The Art of Real Estate Dealmaking

WITH TIM AND TOM DOSCH