SYNERGY GRANITE

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INDUSTRIAL SALE LEASEBACK | 130 NORTHRIDGE ROAD, MARBLE FALLS, TX 78654 | $4,150,000 | 12 YEAR TERM | 7.65% CAP | ABSOLUTE NNN

KWEKEL
COMPANIES

CONTENTS

SYNERGY GRANITE

EXECUTIVE SUMMARY

Kwekel Companies is pleased to offer the sale leaseback of Synergy Granite's 24,410 square foot industrial building located on a 1.65 acre site. Synergy Granite will execute a new 12 year absolute NNN lease at closing.

- PRICE: $4,150,000
- CAP RATE: 7.65%
- 12 YEAR TERM
- NOI: $317,330
- 2.0% ANNUAL INCREASES
- ABSOLUTE NNN
- MARKET BASED RENT | $13.00 PSF
- 24,410 SF
- 130 NORTHRIDGE ROAD, MARBLE FALLS, TX 78654

DIVERSE OFFERINGS | Synergy Granite offers multiple stone materials including granite, marble, quartz, soapstone and porcelain serving both residential and commercial clients, reducing dependence on any single product type or market segment.

PROVEN RELIABILITY | With nearly two decades of operating history, consistent project execution and strong customer satisfaction, the company has built a reputation for dependable service and long-term operational stability.

CONTINUED GROWTH | Since it was founded in 2007, Synergy Granite has demonstrated sustained growth through at least three major expansions, highlighting consistent reinvestment and increasing production capability.

STATE-OF-THE-ART FACILITY | They operate from a large, modern fabrication center equipped with advanced CNC technology and expanded production capacity, enabling efficient operations, precision craftsmanship and scalable growth.

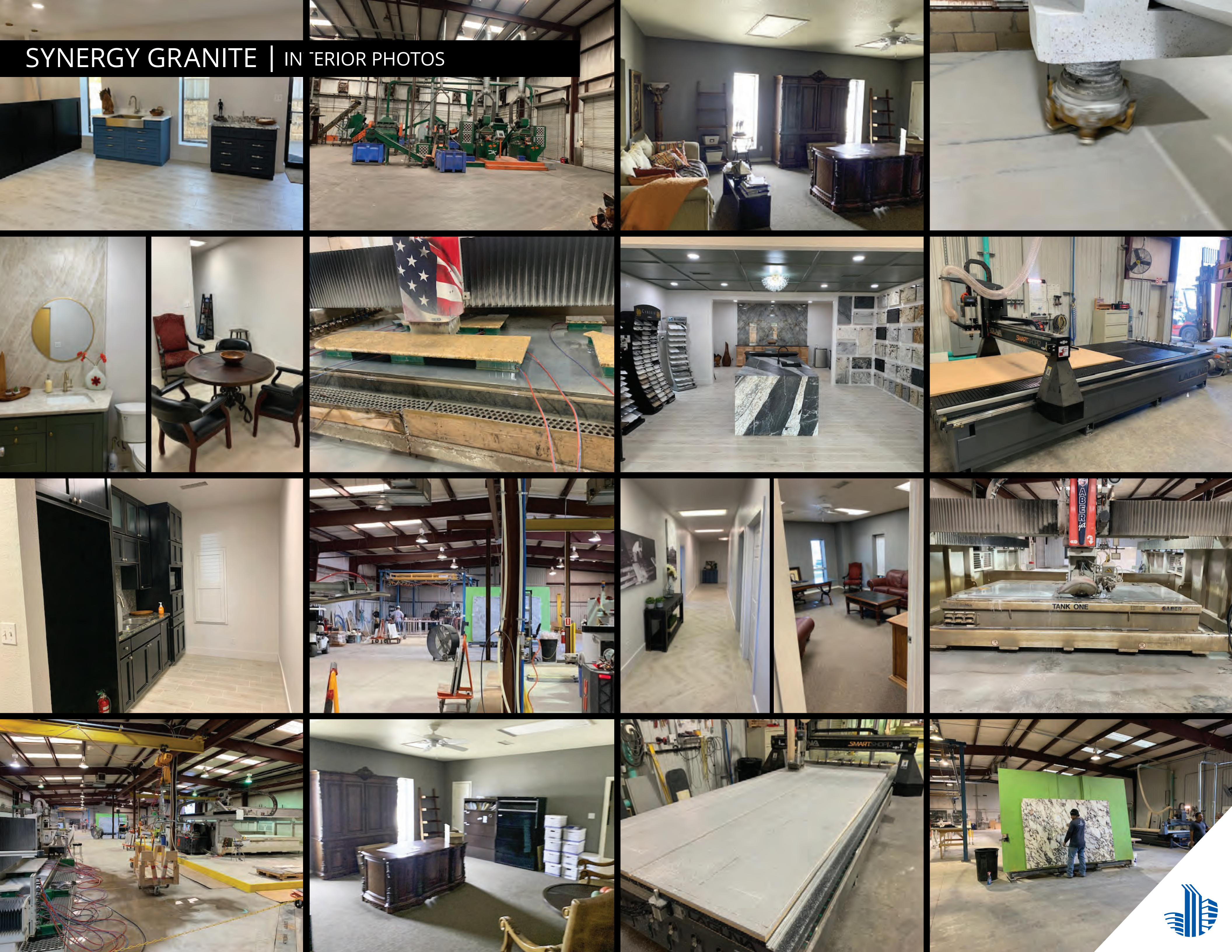
VERTICALLY INTEGRATED MODEL | Synergy Granite manages the entire countertop process in-house, from design and fabrication to installation, allowing for better quality control, operational efficiency and profit margins.

STRATEGIC LOCATION | Established across the high-growth Central Texas corridor, including Austin and San Antonio, the company has direct access to many surrounding markets with steady residential and commercial demand.

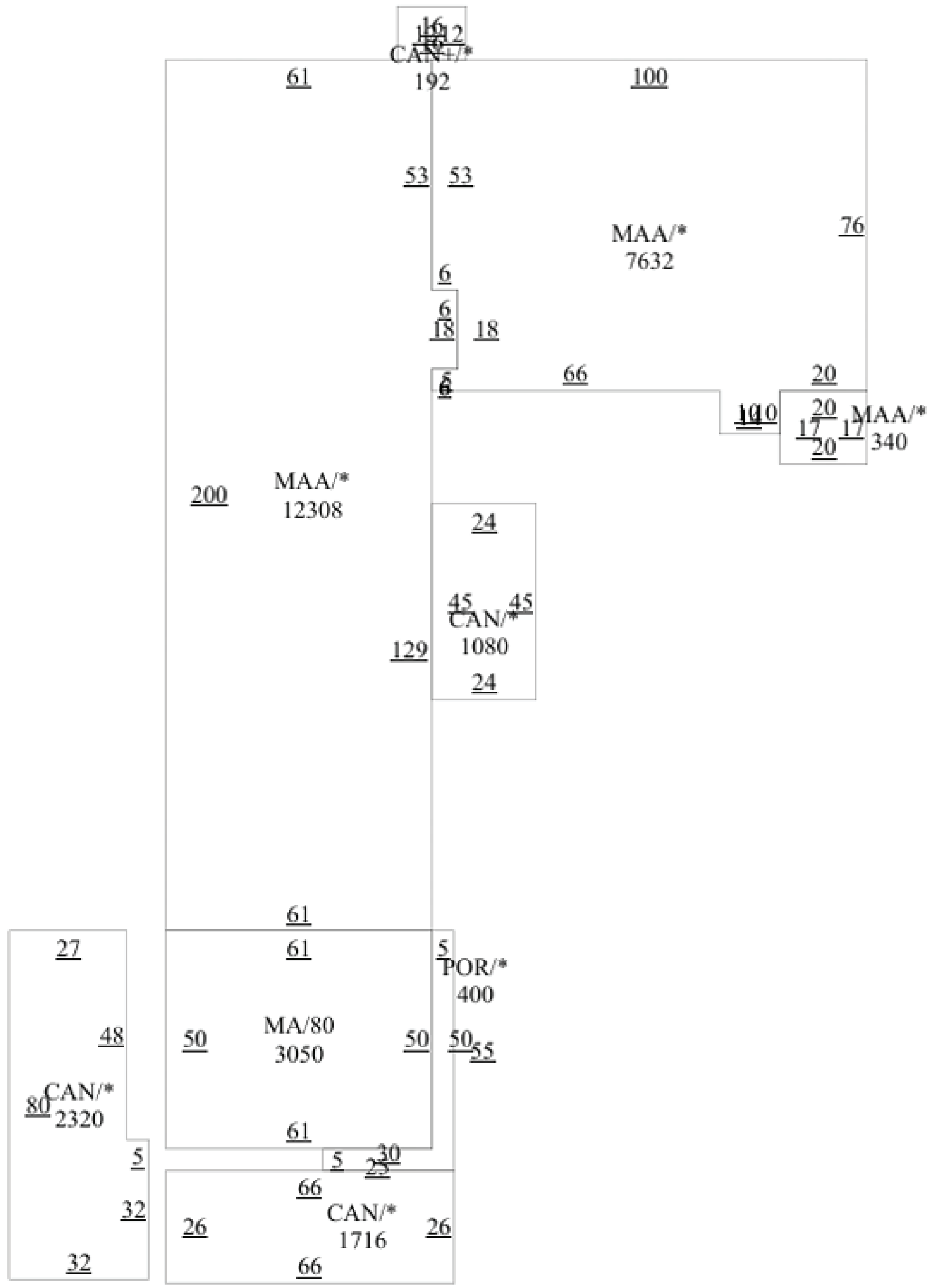
PROPERTY DESCRIPTION

ADDRESS	130 NORTHRIDGE ROAD	PARCEL NUMBER	32877
CITY, STATE	MARBLE FALLS, TX	CONSTRUCTION	STEEL
TOTAL SF	24,410	ROOF	MULTILEVEL PITCHED METAL PANEL
MANUFACTURING SF	20,910	CLEAR HEIGHT	14’ | 30’
OFFICE SF	3,500	OVERHEAD DOORS	9
ACRES	1.65	ZONING	NA
YEAR BUILT	1985	FLOOD ZONE	B | X

SYNERGY GRANITE | INTERIOR PHOTOS



FLOOR PLAN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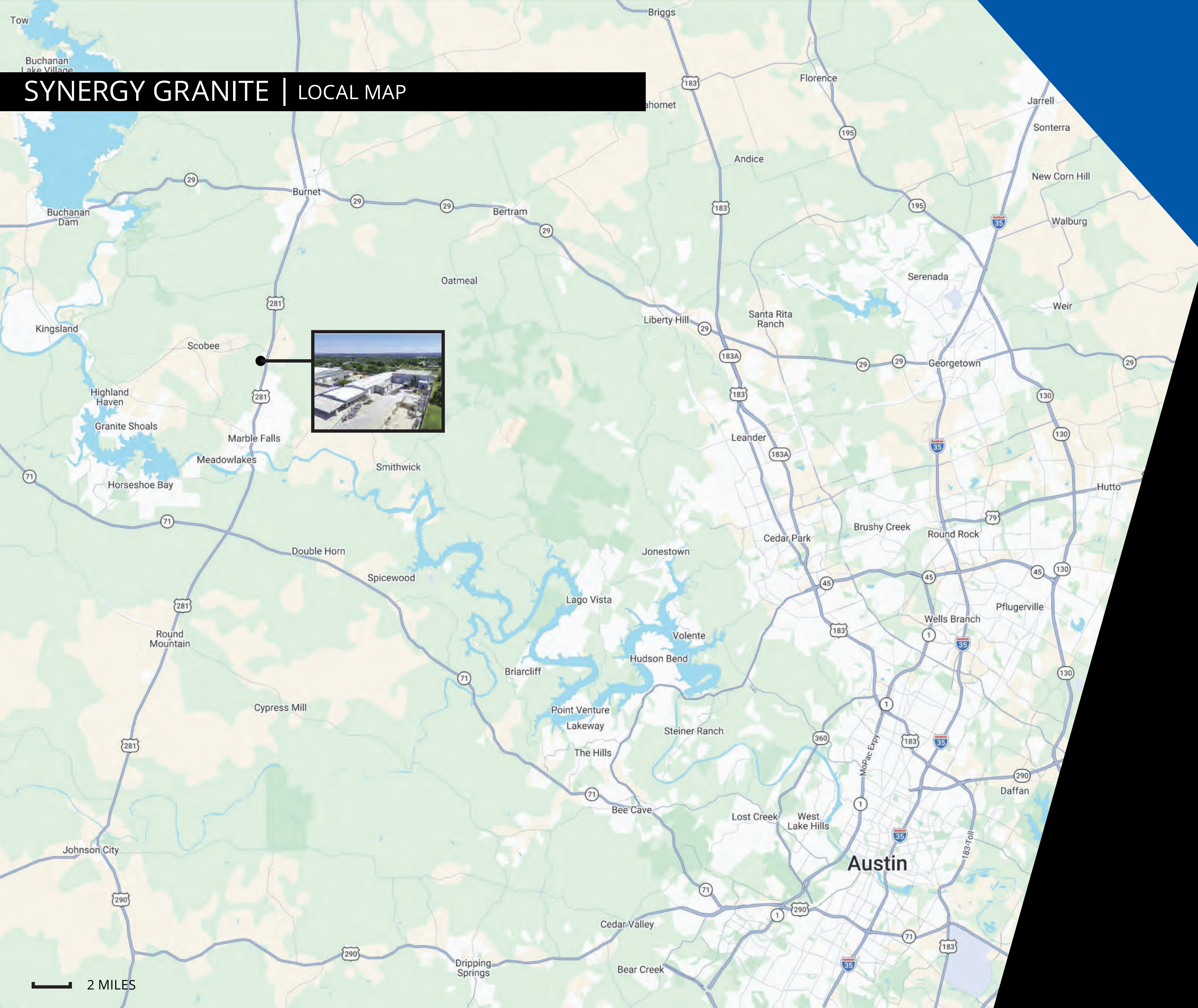
66

SYNERGY GRANITE | EXTERIOR PHOTOS

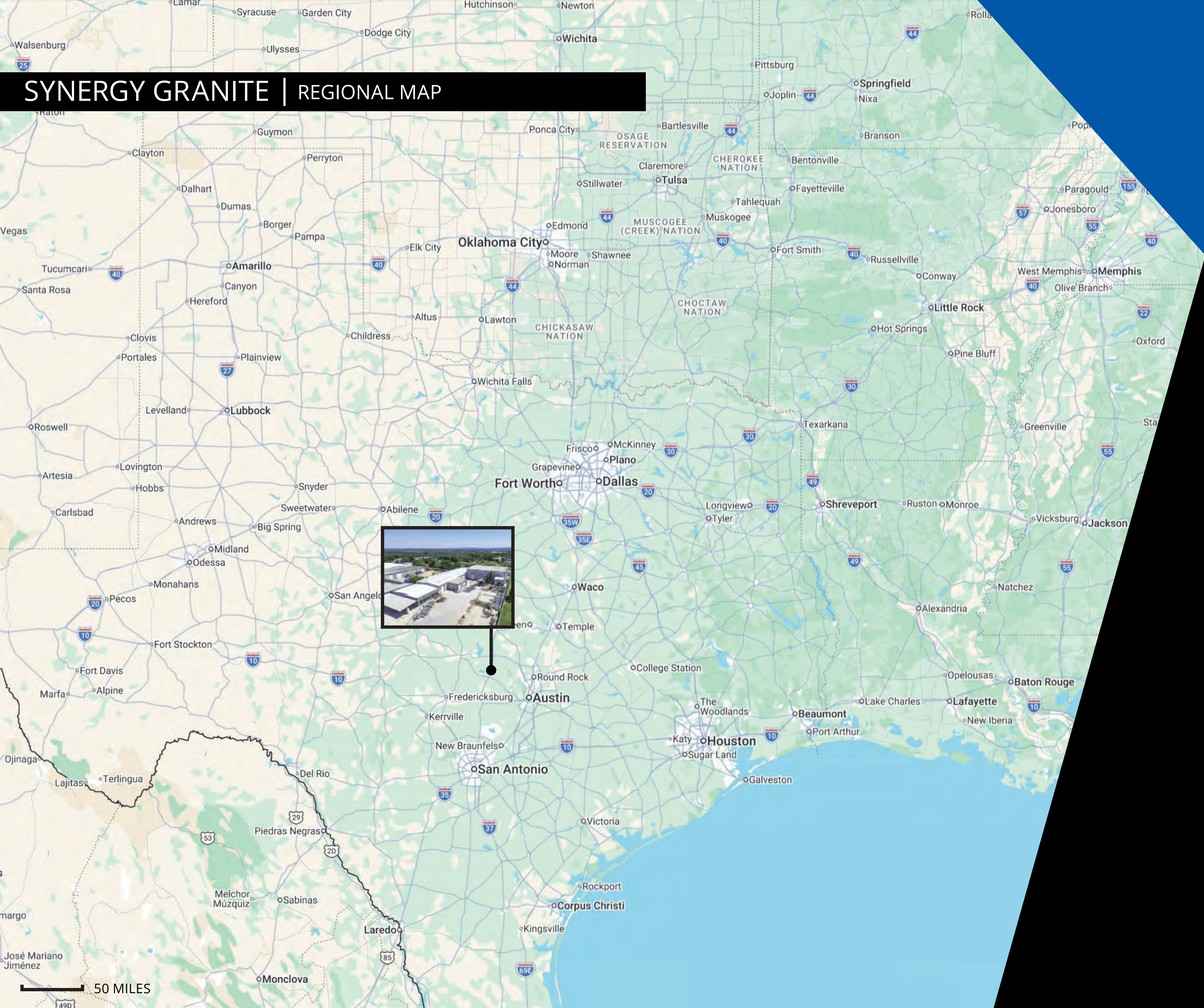
SYNERGY GRANITE | AERIALS

PARCEL BOUNDARY

SYNERGY GRANITE | LOCAL MAP



SYNERGY GRANITE | REGIONAL MAP



AUSTIN, TX

The facility is located within the Austin industrial market. Austin's industrial market is undergoing a cyclical reset following an unprecedented expansion, but several fundamentals reinforce its long-term investment appeal. The metro has rapidly evolved into a major logistics and advanced manufacturing hub, supported by strong population growth, a deepening labor pool, and sustained in-migration of young, skilled workers. Key industries—including semiconductors, electric vehicles, and aerospace—continue to scale, anchoring long-term demand for industrial space. Large-scale projects, such as Samsung's fabrication facility, are expected to materially boost future absorption, while continued corporate expansions signal confidence in the region's economic trajectory. Even with recent moderation, absorption levels remain above pre-pandemic norms, indicating that underlying tenant demand is structurally stronger than in prior cycles.

From a supply perspective, Austin's recent surge in development reflects investor and occupier confidence in long-term growth. Inventory has expanded significantly since 2022, positioning the market with a modern, high-quality industrial base concentrated in institutional-grade logistics assets. While this wave of new supply has temporarily elevated vacancy and softened rents, construction activity is already expected to taper in the coming years, allowing demand to catch up and rebalance the market. Importantly, leasing activity remains concentrated in newer, high-spec properties along key transportation corridors, reinforcing the market's shift toward premium assets that attract credit tenants. For investors, this creates a window to acquire modern assets at more favorable pricing, particularly as sellers adjust expectations in response to higher vacancies and capital costs.

Capital markets activity further underscores Austin's attractiveness as a long-term investment destination. Institutional investors have re-entered the market in force, accounting for a significant share of recent transaction volume and targeting large-scale, logistics-oriented assets. Pricing adjustments have created opportunities to acquire both stabilized and lease-up properties at discounts relative to peak valuations, with strong interest in high-growth suburban submarkets benefiting from infrastructure access and population inflows. Despite some short-term slowdown in transaction volume, Austin remains one of the most actively traded industrial markets relative to its size, reflecting sustained investor conviction.

Crucially, Austin's broader economic fundamentals continue to outperform nationally. The metro is among the fastest-growing in the U.S., with steady population gains, a diversified employment base, and a business-friendly environment that attracts corporate investment. Growth in sectors such as construction, manufacturing, and professional services supports both near-term demand and long-term economic resilience. As supply growth moderates and large occupiers come online, market conditions are expected to stabilize over the next few years, positioning Austin for renewed rent growth and occupancy gains. For investors with a medium- to long-term horizon, the current environment offers a strategic entry point into a high-growth market undergoing a temporary but necessary rebalancing.

DEMOGRAPHICS

10-MILE RADIUS

$103,435
AVERAGE HH INCOME

$374,700
MEDIAN HOME VALUE

43,363
TOTAL POPULATION

17,517
TOTAL HOUSEHOLDS

POPULATION SUMMARY

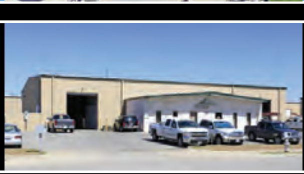
	3 MILES	5 MILES	10 MILES
2020 CENSUS	1,431	8,441	36,981
2024 ESTIMATE	1,388	8,930	43,363
2029 PROJECTION	1,484	9,704	47,740
2024-2029 GROWTH	1.40%	1.70%	2.00%

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
AVERAGE HH INCOME	$109,576	$91,881	$103,435
MEDIAN HOME VALUE	$343,162	$356,761	$374,700
2024 TOTAL HOUSEHOLDS	553	3,621	17,517
2029 TOTAL HH ESTIMATE	591	3,935	19,286
2020-2024 HH GROWTH	2.60%	4.30%	4.80%
2024-2029 HH GROWTH	1.40%	1.70%	2.00%

LEASE COMPARABLES

SYNERGY GRANITE

	ADDRESS	START DATE	SF LEASED/ AVAILABLE	NNN RENT	STATUS	CLASS	YEAR BUILT
	**130 NORTHRIDGE ROAD MARBLE FALLS, TX 78654**	**-**	**24,410 SF**	**$13.00**	**-**	**C**	**1985**
	2319 PATTERSON INDUSTRIAL DRIVE PFLUGERVILLE, TX 78660	MAR 2023	10,000 SF	$16.00	LEASED	C	2000
	103 HALMAR COVE GEORGETOWN, TX 78628	MAY 2024	16,000 SF	$14.00	LEASED	C	2001
	116 HALMAR COVE GEORGETOWN, TX 78628	JAN 2024	22,125 SF	$13.66	LEASED	C	2009
	9300 BROWN LANE AUSTIN, TX 78754	AUG 2024	15,800 SF	$13.50	LEASED	B	1973
	115 HOLMES DRIVE LIBERTY HILL, TX 78642	FEB 2024	10,800 SF	$13.50	LEASED	B	2008
	266 COMMERCIAL DRIVE BUDA, TX 78610	NOV 2023	11,000 SF	$13.29	LEASED	C	2000

SALE COMPARABLES

SYNERGY GRANITE

	ADDRESS	SALE DATE	SIZE	SALE PRICE	PSF	CLASS	YEAR BUILT
	**130 NORTHRIDGE ROAD MARBLE FALLS, TX 78654**	**-**	**24,410 SF**	**$4,150,000**	**$170.01**	**C**	**1985**
	11734 SCHRIBER ROAD BUDA, TX 78610	APR 2022	10,000 SF	$2,276,250	$227.63	B	2009 - 2010
	2903 FERGUSON LANE AUSTIN, TX 78754	JUN 2024	15,000 SF	$3,305,000	$220.33	B	2005
	2138 LUCIUS MCCELVEY DRIVE TEMPLE, TX 76504	NOV 2025	14,385 SF	$3,100,000	$215.55	C	2005
	1806 HYDRO DRIVE AUSTIN, TX 78728	MAR 2023	11,440 SF	$2,400,000	$209.79	C	1983
	1525 N INTERSTATE 35 GEORGETOWN, TX 78628	DEC 2025	12,000 SF	$2,200,000	$183.33	B	2007
	1080 BUNTON CREEK ROAD KYLE, TX 78640	FEB 2024	19,000 SF	$3,300,000	$173.68	C	1998

DISCLAIMER

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