

FOR SALE \$5.62M | ±68,639 SF NNN INDUSTRIAL INVESTMENT OR OWNER/USER HIGH INCOME DEMOGRAPHIC LOCATION | 892 CALLENDAR BLVD. OH

\$6.9M – \$7.4M PROFORMA FV (5–7 YR MARKET CYCLE) | UNDER REPLACEMENT COST | STRATEGIC LOCATION



HIGH-INCOME, URBAN INFILL LOCATION

4 5-TON CRANES, 4 DOCKS & LEVELERS & 3 DRIVE-INS

CLOSE PROXIMITY TO CLEVELAND'S INDUSTRIAL HUB & MAJOR MIDWEST TRANSPORTATION NETWORKS

FUTURE NOI YR 5–7: \$483K – \$502K AND ±7.5M FUTURE VALUE. HIGHER INCOME DEMOGRAPHIC LAKESIDE LOCATION

SUPERIOR CLEVELAND LOCATION AND INDUSTRIAL POWER

DWG CAPITAL GROUP
INVESTMENT SALES.
CAPITAL MARKETS.
DONE.



±68,639 SF
BUILDING



±6.73 AC
LAND AREA



1999
YEAR BUILT



**LOADING
INFRASTRUCTURE**



**28 MILES TO
CLEVELAND**

892 CALLENDAR BLVD. OH



DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.



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OVERVIEW

DWG Capital Group, as the exclusive advisor, is pleased to present a new off-market acquisition opportunity: **892 Callendar Blvd., Painesville, Ohio 44077**. This **68,639-square-foot warehouse and office combo** industrial asset is situated in the Cleveland MSA and is proximate to Pittsburgh, Columbus, Indianapolis, Detroit, Fort Wayne, and numerous other thriving markets for immediate strategic delivery to the region and its customer base.

The property is occupied, yet can also be delivered vacant for a new owner user or tenant, offering an exceptional opportunity to acquire a versatile industrial/flex property in a rapidly growing Midwest logistics corridor. Situated on **±6.73 acres** and offering **±68,639 square feet of flexible space**, the property is strategically located near I-90 and within close proximity to Cleveland’s thriving industrial market. This prime location provides unparalleled access to regional and national distribution networks, making it an ideal choice for manufacturing, warehousing, or distribution tenants seeking convenience and efficiency.



ASSET OVERVIEW	
ASSET	892 Callendar Blvd.
CITY, STATE, ZIP	Painesville, OH 44077
YEAR BUILT	1999
PROPERTY TYPE	Warehouse & Manufacturing
BUILDING SIZE	±68,639 SF
LOT AREA	±6.73 AC
CLEAR HEIGHTS	25'
DRIVE-IN DOORS	3
LEVELATORS	4
DOCKS	4
CONSTRUCTION	Masonry

SUPERIOR OPPORTUNITY FOR \$6.9M–\$7.4M FUTURE VALUE IN A MARKET CYCLE FOR A SOPHISTICATED BUYER.



DEAL HIGHLIGHTS

MARKET DEMAND

The industrial real estate market in Northeast Ohio, particularly in Painesville, is experiencing significant growth fueled by strong demand for high-quality industrial and flex properties. Strategically located near Cleveland and major logistics arteries such as I-90, 892 Callendar Blvd. offers an exceptional investment opportunity supported by robust market fundamentals. With regional vacancy rates for industrial properties at record lows and rents steadily increasing, this property is positioned to deliver attractive returns for investors seeking stable, income-generating assets.



THE PROPERTY

This asset offers an exceptional opportunity to reposition a versatile industrial/flex property in a rapidly growing Midwest logistics corridor. Situated on ± 6.73 acres and offering $\pm 68,639$ square feet of flexible space, the property is strategically located near I-90 and within close proximity to Cleveland's thriving industrial market.



THE LOCATION

This prime location provides unparalleled access to regional and national distribution networks, making it an ideal choice for manufacturing, warehousing, or distribution tenants seeking convenience and efficiency. With the region experiencing record-low industrial vacancy rates and upward-trending rents, this property is well-positioned for significant income growth.

Building Composition

Free-standing industrial and light industrial facility with $\pm 68,639$ square feet of total space, including $\pm 4,805$ square feet of office space and $\pm 63,834$ square feet of warehouse space.

Land & Zoning

Situated on approximately ± 6.73 acres of land ($\pm 293,159$ SF) with I-1 (Industrial | Light Industrial) zoning, providing flexibility for various industrial operations.

Technical Specifications

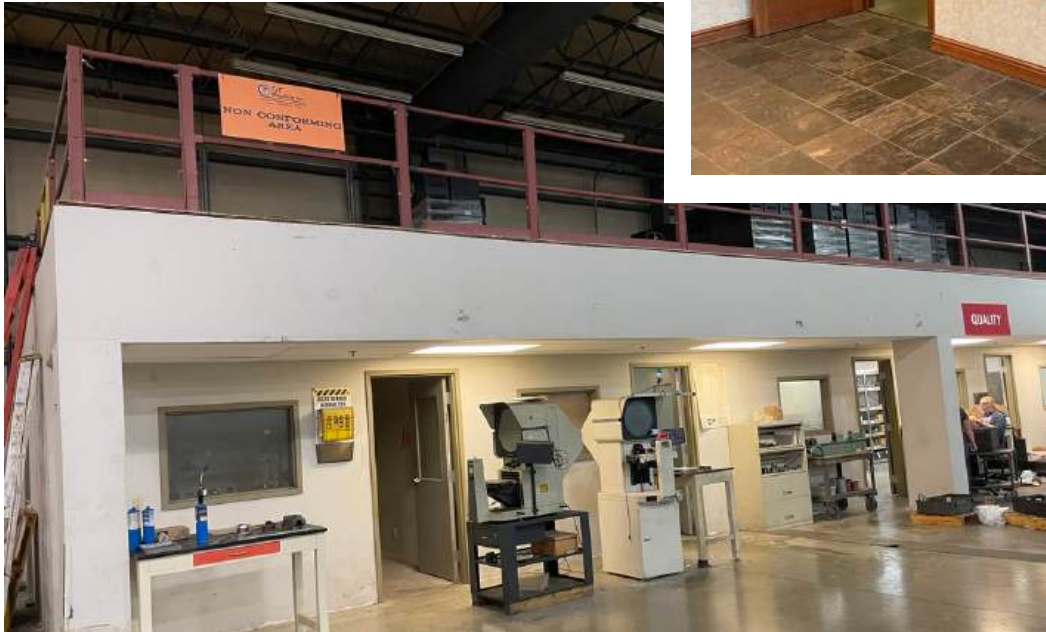
Features 4 external docks with levelers, 3 drive-in doors, 25-foot clear height, four 5-ton cranes, and robust 480 Volt/3-Phase power supply. Column spacing of 39' x 39' and 37' x 59' throughout the warehouse.





DWG CAPITAL GROUP INVESTMENT SALES. CAPITAL MARKETS. **DONE.**

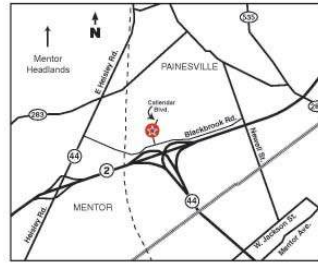




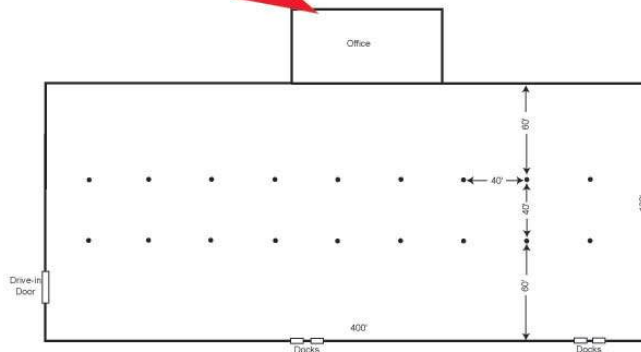
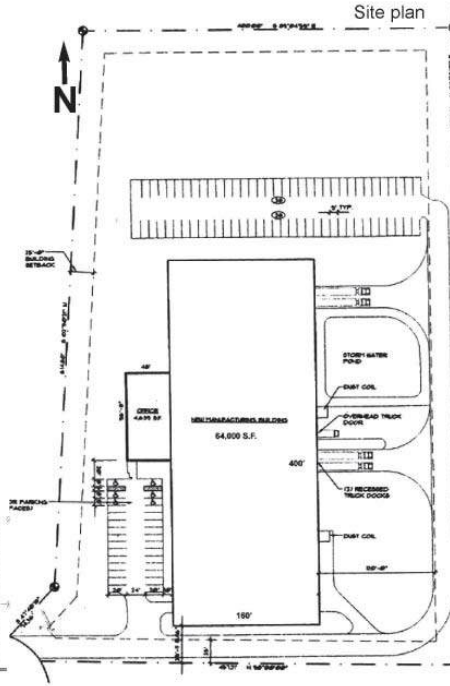
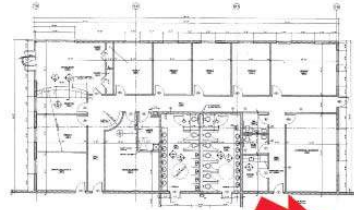
This **Class B industrial facility** delivers operational efficiency with its **thoughtful design and robust infrastructure**. The **25-foot clear height** accommodates vertical storage solutions, while the spacious column spacing provides flexibility for various production layouts and equipment configurations.



892 Callendar Blvd.
Painesville, Ohio



Office Floor plan



25'

Clear Height

Ample vertical space for storage and operations

50'x40'

Column Spacing

Each equipped with levelers

4

Exterior Dock Doors

Flexible floor layout options

3

Drive-In Bays

For convenient ground-level access

BUILDING SPECS

CLASS	B
DOCKS & LEVELERS	4 Each
DRIVE-IN DOORS	3
CLEAR HEIGHT	25'
CRANES	Four 5-Ton Cranes
POWER	480 Volt/3-Phase
COLUMN SPACING	39' x 39' & 37' x 59'
CONSTRUCTION	Masonry
F.A.R.	0.23
STORIES	1

PROPERTY SPECS

BUILDING TYPE	Industrial Light Industrial
ADDRESS	892 Callendar Blvd Painesville, Ohio 44077
YEAR BUILT/RENOVATION	1999
LOT SIZE ACRES	6.73 ACRES
LOT SIZE SF	293,159 SF
WAREHOUSE SIZE	63,834 SF
OFFICE SIZE	4,805 SF
TOTAL BUILDING SIZE	68,639 SF
PARCEL NUMBER	11-B-064-A-00-019-0

LOCATION HIGHLIGHTS

MSA	Cleveland-Elyria, OH
COUNTY	Lake County
MUNICIPALITY	Painesville
OPP ZONE?	Twp No
ZONING	I-1



LEASE ABSTRACT

TENANT	T&T Machine
TENANCY	Single Tenant
YR 5-7 NOI	\$483K – \$502K
LEASE TERMS:	20 Years NNN
LEASE REMAINING:	17 Years Remain
RENT ESCALATIONS:	Yr 1-5: 3% annually; Yr 6+: 2% annually
TENANT RESPONSIBILITIES	Absolute NNN

TENANT OVERVIEW

The subject **property is occupied by T&T Machine, Inc.**, a precision contract manufacturer serving high-demand sectors such as aerospace, medical, food & beverage, and military applications. The tenant has a long operating history and utilizes the property for high-value machining operations, reinforcing the stickiness of tenancy and ongoing operational demand. **The site is available for new investor or new owner user as vacant upon negotiation.**

T & T Machine Inc. is an industry-leading manufacturer producing top-of-the-line products.

Founded in 1992 with the ambition of providing high-quality, complex CNC machine parts to clients all over the world.

"At T&T Machine we believe that all of our clients deserve the highest level of service, and we are committed to providing just that. We have offered our services to numerous companies in vital industries such as Healthcare, Energy, Automotive, Food & Beverage, and the Military. With the combination of our experience and precision equipment, T & T can produce CNC machined components quickly and efficiently while maintaining a high standard of quality."



CAPABILITIES



Ability to turn diameters from 1/4" to 12" with lengths up to 20". Machine prismatic shapes within a 20"x20"x40" envelope. Production quantities from 5 to 1,000,000+.



Plastics, Carbon Steels, Alloy Steels, High Temp Alloys (Inconel, Hastelloy, Waspaloy), Titanium, Brass, Aluminum, and also various forgings and castings.



Custom fasteners, nuts, bolts, fittings, couplings, gear blanks, shafts, collars, bushings, washers, pins, plates, covers and much more!

WHY CHOOSE US?

Our expertise and precision equipment allow us to efficiently produce CNC machined components while maintaining a consistently high standard of quality. We have successfully served numerous companies in vital industries such as Healthcare, Energy, Automotive, Food & Beverage, and Military. With our experience and dedication to excellence, we are confident that we can meet your machining needs and exceed your expectations

T & T MACHINE INC.

Quality. Dependability. Trust.



OUR STORY

At T & T Machine Inc., we pride ourselves on being an industry-leading manufacturer, dedicated to producing top-of-the-line products. Since our establishment in August of 1992, our goal has been to provide high-quality, complex CNC machine parts to clients all over the world. We firmly believe that all of our clients deserve the highest level of service, and we are committed to delivering just that.



OUR VISION

When it comes to creating great products, having a strong foundation is essential. We pride ourselves on our commitment to quality standards. We always ensure that our materials are of the highest quality, making them one of the most important focuses for our team.



OUR MISSION

Efficiency, reliability, and consistency. These are the three pillars that help us stand high above all our competitors. Our superior quality control ensures that we maintain this standing and provide quality products at fair prices.



FIRST-RATE MATERIALS

When it comes to creating great products, having a strong foundation is essential. We pride ourselves on our commitment to quality standards. We always ensure that our materials are of the highest quality, making them one of the most important focuses for our team.



SUPERIOR QUALITY CONTROL

Efficiency, reliability, and consistency. These are the three pillars that help us stand high above all our competitors. Our superior quality control ensures that we maintain this standing and provide quality products at fair prices.

Our quality control process ensures that every item leaving our facility is thoroughly inspected and meets the specifications we promise to our customers. This guarantees that you receive the best products possible.

CUTTING EDGE TECHNOLOGIES

As part of our rigorous manufacturing process, we take great pride in ensuring that each product is flawless before it leaves our facility. We are committed to excellence and can guarantee the highest quality with every single product. Our focus on production combined with high quality sets us apart from our competitors.

We have streamlined our manufacturing process, resulting in increased productivity and reduced costs. Our cutting-edge technologies can help optimize your operations and improve overall efficiency.

Discover 68,639 SF of versatile industrial space strategically located in Painesville, Ohio. This well-maintained facility offers exceptional accessibility to major markets across the Midwest, making it an ideal location for manufacturing, distribution, or

warehousing operations. With flexible terms and immediate availability, this property presents a compelling opportunity for businesses seeking to establish or expand their industrial footprint in Northeast Ohio.



Regional Connectivity

Proximate to Pittsburgh, Columbus, Indianapolis, Detroit and other thriving Midwest markets, enabling efficient distribution throughout the region.



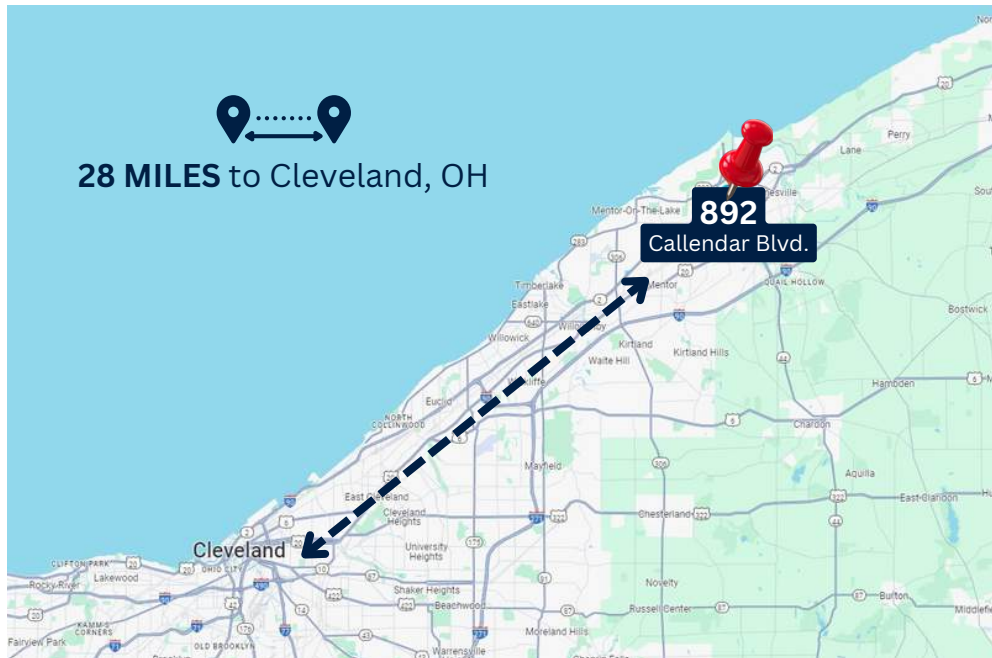
Immediate Delivery

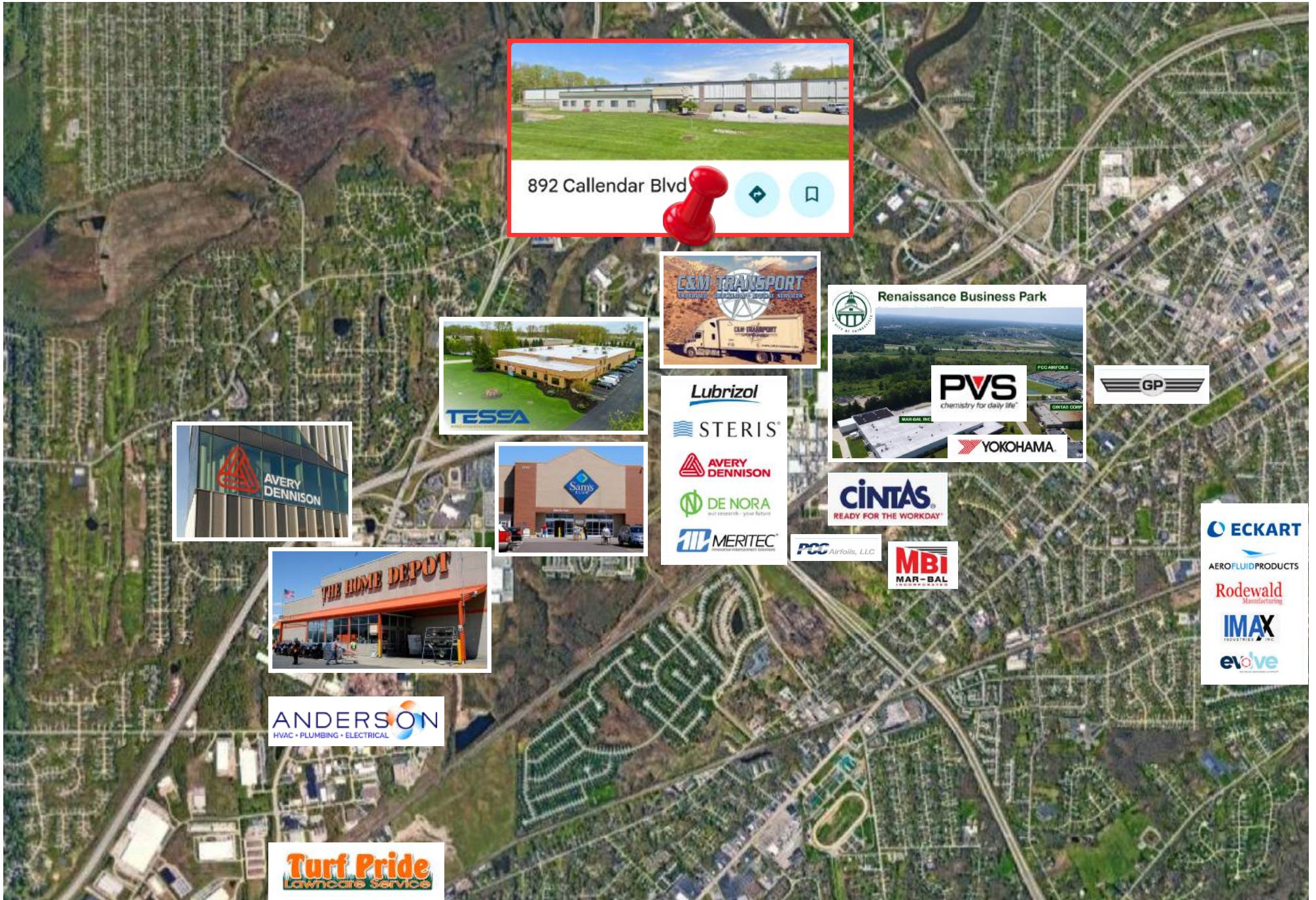
Strategic positioning allows for timely delivery to the region and its customer base, reducing transportation costs and delivery times.



Highway Access

Easy access to I-90 and Shoreway provides excellent transportation infrastructure for inbound and outbound logistics operations.





Industrial vacancy in the Cleveland market remains well below national levels, with vacancy at **3.6%** versus the national benchmark of **6.9%**. While broader national vacancy has increased since mid-2022 to approximately **9.3%**, Cleveland has remained comparatively tight, underscoring the market's relative stability and limited available supply.

Construction activity also remains highly disciplined. Only **570,000 SF** was delivered over the past year, approximately **71% below the prior year**, limiting new competitive supply and supporting existing functional industrial assets. This is particularly important for manufacturing facilities with heavy power, specialized infrastructure, and long-term operational tenancy.

Although overall net absorption moderated in 2024, leasing activity remains concentrated around quality, functional industrial product. Cleveland's availability rate has remained **just below 5%**, reinforcing the scarcity of usable industrial space across the market.

Rents in Cleveland increased **6.4%** over the trailing 12 months, materially outperforming the three-year pre-pandemic average of **2.6%** and exceeding the national benchmark of **2.2%**. Cleveland now ranks among the **top major industrial markets** nationally for rent growth.

The market continues to benefit from **constrained industrial development**, strong regional transportation access, and durable manufacturing infrastructure demand tied to automotive, metal fabrication, robotics, and industrial production users. Existing facilities with heavy power, operational functionality, and long-term occupancy continue to attract both institutional and private capital seeking **durable cash flow** and **inflation-protected income growth**.

The Property is positioned within an **established manufacturing ecosystem** benefiting from long-term industrial employment, regional supplier networks, and ongoing modernization across the Midwest industrial economy. The combination of **durable tenancy, strong in-place infrastructure, and future operational adaptability** positions the asset well within the current industrial investment landscape.

MARKET FUNDAMENTALS



3.6%

CLEVELAND VACANCY
vs. **6.9%** NATIONAL



570,000 SF

DELIVERED PAST 12 MO.
71% BELOW PRIOR YEAR



<5%

AVAILABILITY RATE
REMAINS **TIGHT**



6.4%

RENT GROWTH (12 MO.)
vs. **2.6%** 3-YR PRE-PANDEMIC
vs. **2.2%** NATIONAL



TOP TIER

CLEVELAND RANKS AMONG
TOP MAJOR INDUSTRIAL
MARKETS FOR
RENT GROWTH



DURABLE DEMAND

DRIVEN BY MANUFACTURING,
AUTOMOTIVE, ROBOTICS,
METAL FABRICATION &
INDUSTRIAL PRODUCTION

WHY THIS ASSET IS WELL POSITIONED



LIMITED SUPPLY

Constrained development
and **low availability**
support long-term value.



RISING RENTS

Above-market rent growth
drives income and
future value.



**BELOW REPLACEMENT
COST BASIS**

Significant **replacement**
costs support pricing
and intrinsic value.



**MISSION-CRITICAL
INFRASTRUCTURE**

Heavy power, functional
layout, and industrial
capability drive stickiness.



**LONG-TERM ABSOLUTE
NNN CASH FLOW**

Zero landlord obligations
with **durable, predictable**
income stream.



FLEXIBLE EXIT OPTIONALITY

Investors benefit from long-
term cash flow while **owner-**
users have the **option to**
control the facility if the
month-to-month lease is
elected to be terminated.

NE OHIO INDUSTRIAL MARKET OVERVIEW

STRONG FUNDAMENTALS SUPPORT INVESTOR DEMAND

Limited supply, durable manufacturing demand, and continued investor activity continue supporting long-term industrial fundamentals across Northeast Ohio.



\$127M

SALES VOLUME
(Last 24 Months)



\$97/SF

AVG. SALE PRICE
(Last 24 Months)



7.2%

AVG. MARKET
CAP RATE
(Last 24 Months)



1.3M SF

SOLD INDUSTRIAL SF
(Last 24 Months)



5.0

MONTHS
AVG. TIME TO SALE
(Last 24 Months)



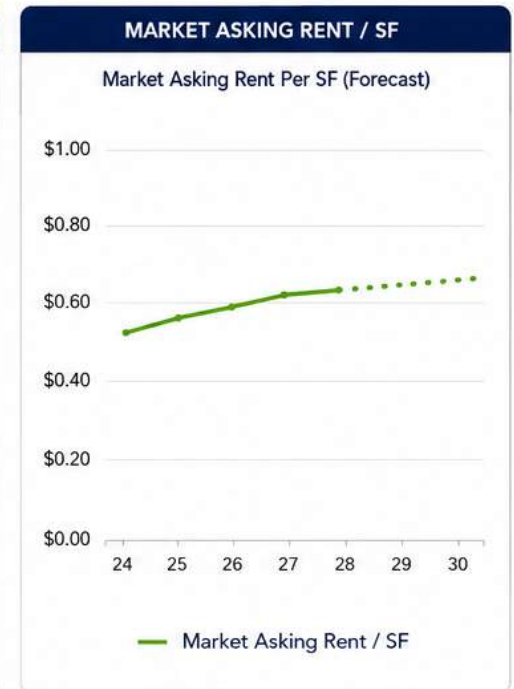
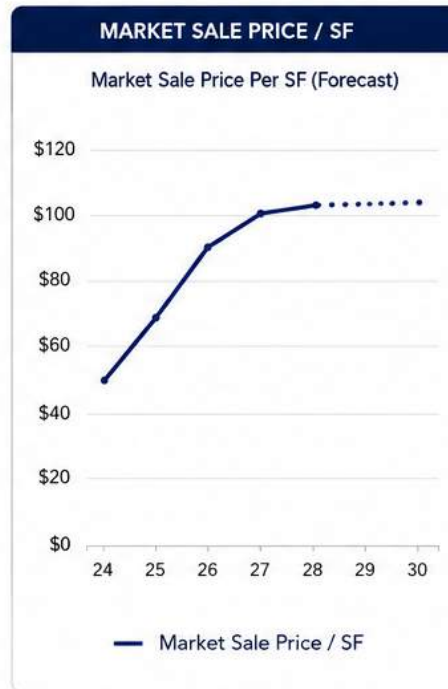
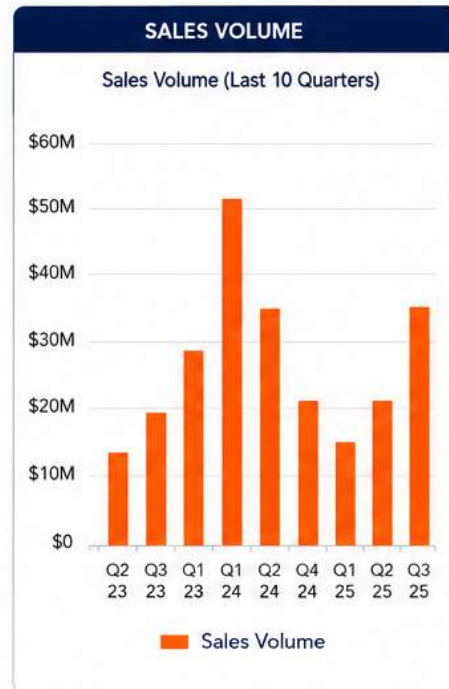
Manufacturing-driven industrial demand across Northeast Ohio continues supporting investor interest in functional industrial assets with power, loading, and below-replacement-cost pricing.



The market benefits from durable industrial tenancy tied to automotive, fabrication, logistics, warehousing, and regional manufacturing infrastructure throughout the broader Midwest corridor.



Limited new supply and constrained industrial development continue supporting long-term occupancy stability and rent growth across the market.



Source: CoStar Market Analytics



Northeast Ohio Industrial Corridor

Painesville is positioned within the thriving Northeast Ohio industrial market, offering competitive advantages for manufacturing and distribution operations.



Adjacent Industrial Hubs

Nearby industrial neighborhoods include Eastlake-Willowick, Downtown Willoughby, North and South Collinwood, Waterloo Arts District, and Euclid-Green.



Regional Connectivity

Strategic location provides excellent access to Cleveland, Akron, and Youngstown markets, as well as connections to Pittsburgh, Columbus, and Detroit.



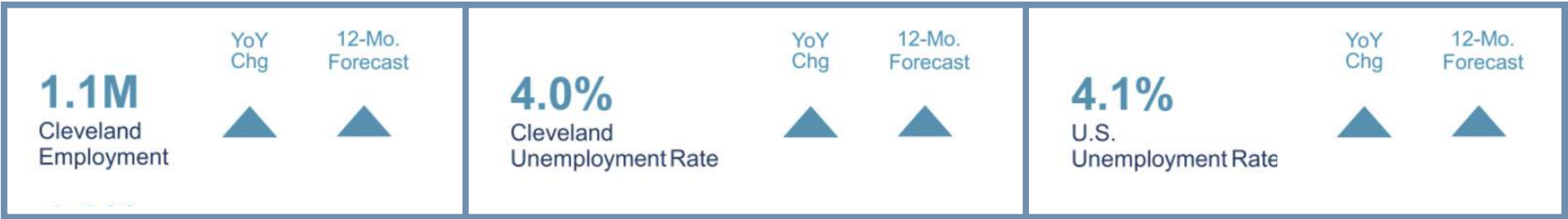
Growth Potential

The Northeast Cleveland and Mentor areas are experiencing industrial expansion, positioning this property within a corridor of economic development.

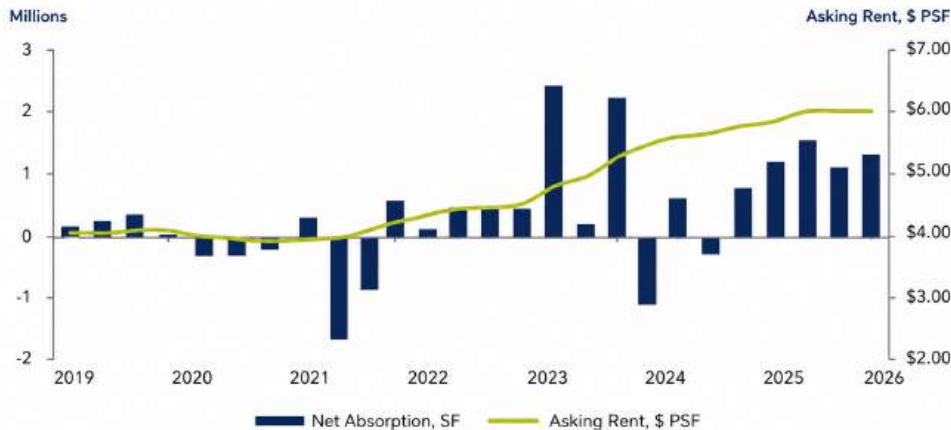




ECONOMY: Consumer Spending Declining, Soft Residential and Commercial Construction Activity Business activity in Cleveland has declined recently and is expected to remain flat in the months ahead primarily due to the uncertainty in the economy and the upcoming November presidential election. We anticipate many companies will be pressing pause and waiting until the end of year. The slowing demand was seen across all market sectors. Demand for manufactured goods softened, even in previously strong industry segments. Conversely, business service firms' activity remained strong, which some attribute to spending moving forward on previously delayed capital projects. Employment levels were flat in recent weeks, as many firms focused on hiring only critical staff. Wage and nonlabor costs increased moderately. Some construction, manufacturing, and retail companies have reported that equipment, raw materials, and commodities cost were generally leveling off.



NET ABSORPTION / DIRECT ASKING RENT



OVERALL VACANCY RATE

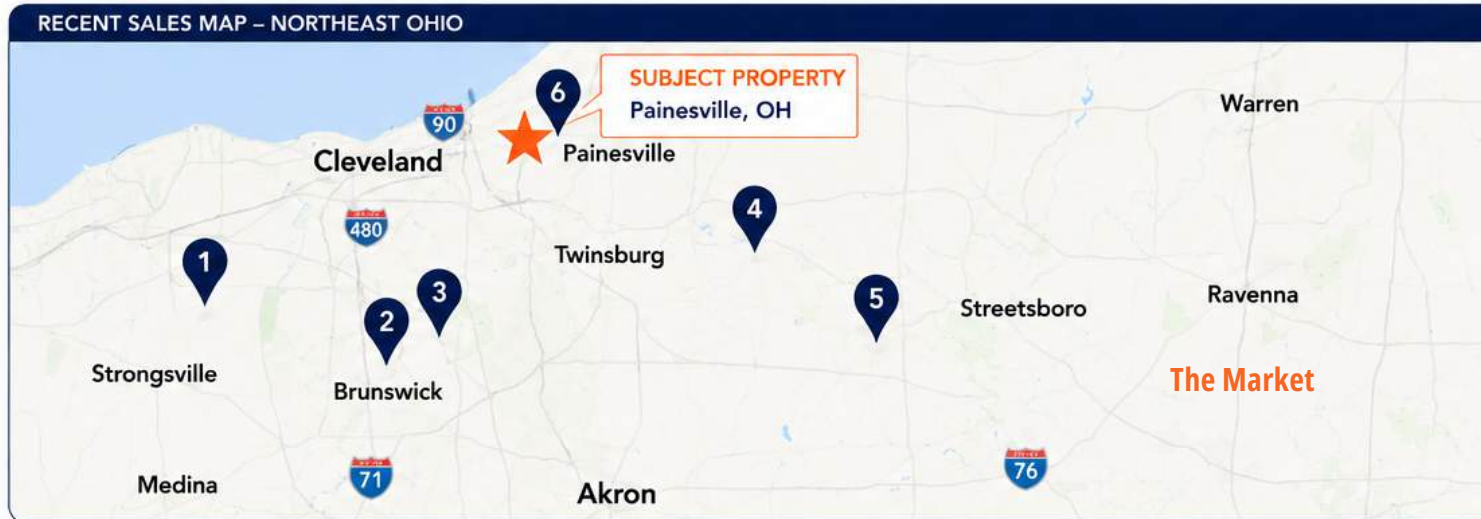


RECENT INDUSTRIAL SALES COMPARABLES

ACTIVE TRANSACTION MARKET ACROSS NORTHEAST OHIO

Functional industrial and manufacturing facilities continue trading across Northeast Ohio as investors pursue durable cash flow and below-replacement-cost industrial assets.

SELECT RECENT SALE COMPS (LAST 24 MONTHS)						
#	ADDRESS	CITY	SIZE (SF)	SALE PRICE	PRICE / SF	SALE DATE
1	3201 Columbia Rd	Richfield	233,184	\$23,000,000	\$98.63	11/17/2025
2	940 Industrial Pkwy N	Brunswick	32,442	\$5,000,000	\$154.12	10/01/2025
3	1645 S Industrial Pkwy	Brunswick	24,000	\$2,400,000	\$100.00	05/21/2025
4	8685 Independence Pkwy	Twinsburg	248,000	\$22,900,000	\$92.34	01/24/2024
5	12095 Philipp Pkwy	Streetsboro	78,083	\$6,910,000	\$88.50	08/15/2024
6	141 W Walnut St (2-Property Portfolio)	Painesville	87,243	\$6,290,000	\$72.10	08/23/2024



Source: CoStar Sales Comps

MARKET TAKEAWAYS

- ✔ Functional industrial product continues attracting buyers
- ✔ Limited supply supports pricing stability
- ✔ Manufacturing infrastructure remains highly valuable
- ✔ Investor demand remains active despite higher rates
- ✔ Below-replacement-cost industrial assets continue outperforming

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.**

Investment Sales, Capital Markets. DONE.

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.

DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

 15,000+
UNITS
SOLD

 \$2B 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.





JUDD DUNNING

PRESIDENT, DWG CAPITAL GROUP (DWGCG) AND DWG CAPITAL PARTNERS (DWGCP)

Judd Dunning is a distinguished fourth-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 Partners has achieved significant milestones, closing approximately \$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 38 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, a \$130 million deal for a Class A retail property, and many more.

DWG Capital Partners, (over \$130 AUM and \$1.6M SF) and DWG Capital Group continue to excel in providing exceptional service to partners and clients, solidifying their reputation among the premier CRE firms in the nation.

Judd Dunning is also the President and Partner of American Industrial Machining Partners (AIMP), DWGCP's private equity division, which has full ownership and partial strategic ownership in several companies.

MAX OZKURAL HEAD OF CAPITAL MARKETS



Max Ozkural brings over a decade of institutional capital markets and real estate experience, with a track record of \$10B+ in transactions and \$350M+ raised. He most recently served as CIO of SM Capital, leading debt and equity origination across \$3B+ in transactions while helping capitalize a real estate private equity fund. Prior to that, at Oppenheimer, he contributed to \$1.5B in AUM growth through alternative investment portfolio construction, and earlier at Alliance Bernstein, he focused on credit underwriting and investment committee diligence across commercial real estate assets—developing the structuring expertise and execution discipline that define his capital formation work today.

HUGH GEHRKE VP INVESTMENT SALES



Hugh Gehrke is a trusted real estate professional known for delivering personalized service and cultivating long-term client relationships. Specializing in luxury residential and multifamily investment properties across Los Angeles County, he and his team have executed transactions across multiple asset classes. With a background as a mortgage broker at Platinum Capital and a degree in economics from the University of Illinois, Hugh brings strong financial insight and ongoing industry education to every engagement.

MEG MARAN DIRECTOR OF MARKETING



Meg Maran, a Creative and Digital Marketing Specialist with years of real estate marketing experience, joined the DWG team in 2024. She led an extensive rebrand project and implemented an organized marketing strategy, elevating DWG's creative department and streamlining their workflow. Meg's unique talents, commitment to excellence and leadership style make her a valued component of DWG's success.

SOUMI BISWAS DIRECTOR OF FINANCE & ASSET MANAGEMENT



A Wharton MBA and former Goldman Sachs Real Estate Financing Group associate, Soumi brings 10+ years of institutional real estate and corporate finance experience. Her background spans portfolio management, underwriting, and capital markets across firms including Goldman Sachs, Trademark Property Company, KVP Energy Services, and Right Way Capital—driving NOI growth, leading refinancings, and building institutional-grade financial systems and investment materials.

CHASE HALL ASSOCIATE INVESTMENT SALES



Chase Hall is an Associate Director at DWG Capital Group, focused on capital markets, brokerage, and acquisitions, supporting industrial sale-leaseback origination, underwriting, and execution. He holds a B.S. in Business/Managerial Economics with Financial Applications from SMU's Cox School of Business. Prior to DWG, he worked in acquisitions and capital markets at PRES Companies and in investment sales underwriting at Greysteel, bringing a disciplined, detail-oriented approach to evaluating opportunities and executing transactions.

MIKE PAYTONJIAN OPERATIONS



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.

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.

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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.

LET'S DO A DEAL

CALL
877 DEAL DWG
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or contact any of our team members.

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