

R&D Specialties
Long-Term Tenant Investment Opportunity
Investment Offering Memorandum

4320 Johnson Road - Odessa, TX.



PRICE: \$8,275,000 - CAP RATE: 9.59%

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EXECUTIVE SUMMARY

Basin Real Estate Group has been selected to exclusively market the opportunity to acquire the R&D Specialties property located in Odessa, Texas. This property features multiple buildings totaling +/- 93,255 SF on 10.54 acres. Property is exclusively leased to R&D Specialties with the lease running through 9/30/2034. Annual escalations in place with an absolute NNN lease structure. Property is conveniently located just off of State Hwy. 302 and West Loop 338.

INVESTMENT SUMMARY

TENANT	PROPERTY TYPE	BUILDING SF	ACREAGE	LEASE EXP.	LEASE STRUCTURE	BASE RENT (per month)	ANNUAL NOI	BASE RENT PSF
R&D SPECIALTIES	INDUSTRIAL	+/-93,255	10.54	9/30/2034	ABSOLUTE NNN	\$66,100.00	\$793,200.00	\$8.51

ECONOMICS

CAP RATE	SALES PRICE	PRICE PSF
*9.59%	\$8,275,000.00	\$88.74

***CAP RATE ADJUSTED TO 9.75% ON 10/01/2026**

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LEASE OVERVIEW



LEASE ABSTRACT

Tenant	R & D SPECIALTIES
Building Use	INDUSTRIAL/MANUFACTURING
Rent Commencement	10/1/2024
Lease Expiration	9/30/2034
Term Remaining	98 Months as of 8/1/2026
Current Annual Rent	\$793,200.00
Escalations	1.70%
Renewal Options	2 - Five Year
Landlord Obligations	Absolute NNN

LEASE RATE TABLE

07/1/2026 - 9/30/2026	\$66,100.00
10/1/2026 - 9/30/2027	\$67,222.00
10/1/2027 - 9/30/2028	\$68,366.44
10/1/2028 - 9/30/2029	\$69,533.77
10/1/2029 - 9/30/2030	\$70,724.44
10/1/2030 - 9/30/2031	\$71,938.93
10/1/2031 - 9/30/2032	\$73,177.71
10/1/2032 - 9/30/2033	\$74,441.27
10/1/2033 - 9/30/2034	\$75,730.09

R&D Specialties

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Property Highlights



PROPERTY DESCRIPTION

This property consists of +/-93,255 SF on +/-10.54 Acres. There are 7 buildings on the property utilized for different aspects of the R & D Specialties business, including offices, warehouse, paint booth, sand blasting booth, and welding/fabrication/assembly. All buildings are steel frame construction on concrete slab with metal skinned walls and roofs. 480/3 phase electric.

Building	Size	Usage	Amenities
1	+/-30,990 SF	7,405 SF - Office 23,585 SF - Warehouse	Office space recently constructed. Warehouse contains (1) 1-Ton Crane and (3) 10-Ton Cranes with a portion of the warehouse having HVAC in place. 8-OH Doors
2	+/-3,770 SF	Dry Storage and Paint Booth	Building has 2 OH Doors
3	+/-7320 SF	320 SF - Office 7,000 SF - Paint Booth	Building has 4 OH Doors Office space has a restroom
4	+/-10,500 SF	Welding/Fabrication	Newly Constructed
5	+/-36,450 SF	2,205 SF - Office 1,845 SF - Storage 32,400 SF - Manufacturing	(4) 25-Ton Cranes 5-OH Doors
6	+/-4,000 SF	Sand Blasting	2-OH Doors
7	+/-255 SF	Gaurd Station	HVAC

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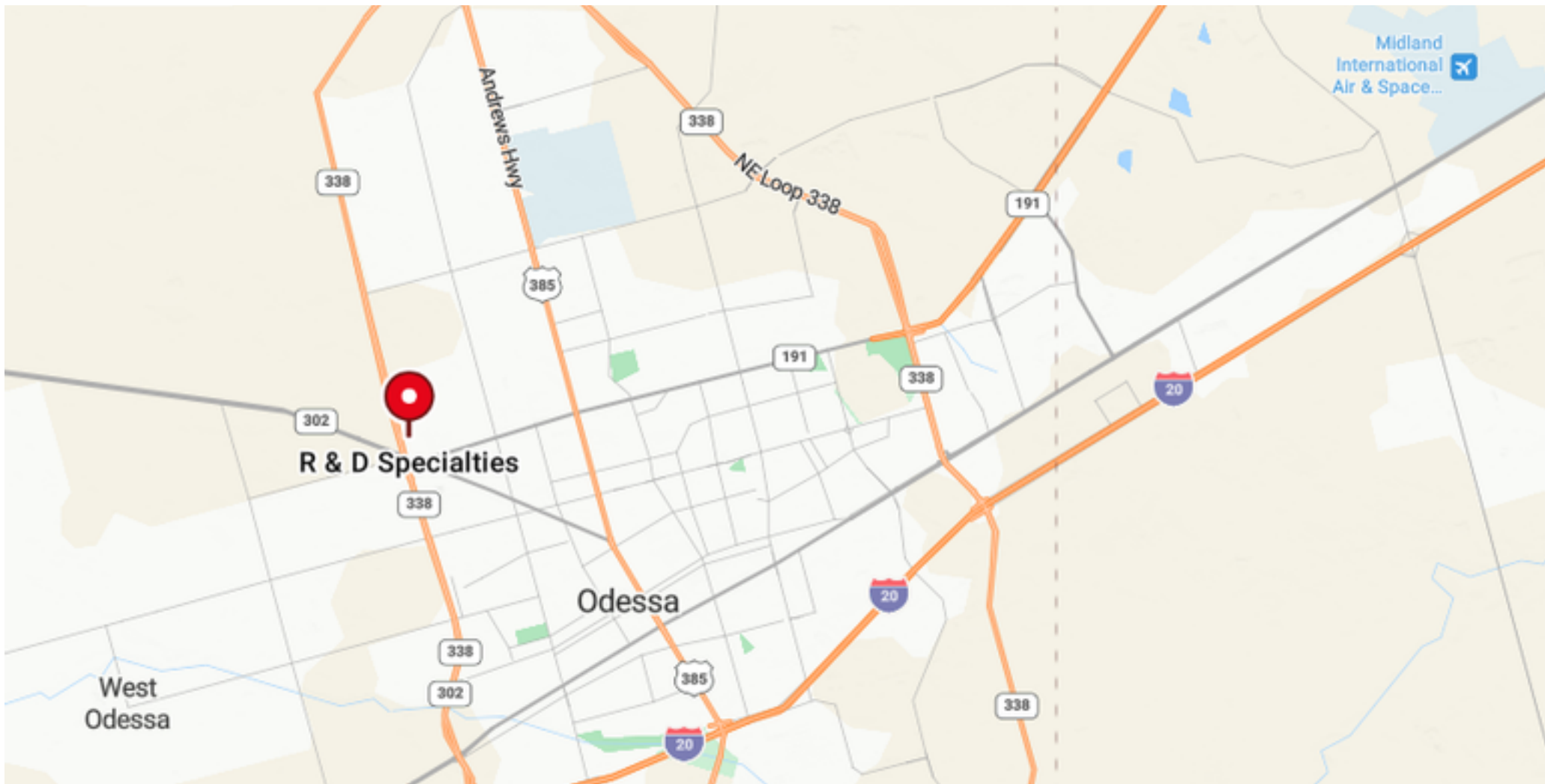
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Property Location



Property is located on the Southeast Corner of Johnson Road and West 44th Street just one block from State Hwy. 302 and West Loop 338. Location provides for quick access to major routes moving in all directions.



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Tenant Overview



Founded with 2 employees in 1983, R&D Specialties has had as its focus, tending to the needs of their customers. Over the years, R&D Specialties has specialized in various aspects of the energy industry, including oil and gas as well as water treatment. Their founder, Roy Howell, took his vision of a quality product, along with superior design and engineering capabilities and began a business that has grown exponentially. In 2000, R&D Specialties, yet again, expanded their vision and services and became one of only two UL Certified panel shops in the Permian Basin. Since that time, they have built over 50,000 UL certified panels to meet the needs of the oil and gas industry. In 2010, Roy made the decision to pass his hard work, commitment and vision to the next generation. Roy remained in place as a consultant until 2016. Since that time, the business has continued to adapt and expand. R&D Specialties now manufactures over 150 styles of panel racks and has delivered over 100 Motor Control Centers (MCC) saving local operators time and money. To this day they are providing Rack Integration - custom panel rack integration services, Building Integration - power distribution centers that provide protection from the harsh environment, VFDs and Soft Start Packages, and Panel Services. R&D Specialties now employs 85 individuals and takes great pride in their ability to meet their customers' needs, be it a standard panel or one that needs customization. Most recently, R&D Specialties has developed working relationships that has moved them to once again expand their services.

Current expansion has them as a manufacturer of modular electrical and mechanical buildings serving the data center industry. The rapid growth of Artificial Intelligence (AI) applications is significantly increasing demand for data center capacity, requiring substantial investment in new infrastructure throughout North America. R&D products support this growth by providing prefabricated modular buildings that house critical electrical distribution, control, and support equipment used in data center facilities. As AI workloads continue to drive demand for additional computing power, data center developers and operators are accelerating construction schedules and seeking scalable, factory-built solutions that can be deployed more quickly than traditional site-built construction.

To support this market opportunity, R&D Specialties continues to invest in manufacturing capabilities, operational efficiencies, and technology that enhance their ability to deliver high-quality modular solutions to data center customers. R&D Specialties views the expansion of AI infrastructure as a significant long-term driver of growth for their business and the markets they serve.

They have 100 years of combined experience with 24/7 availability and support. www.rdspec.com

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