

# FOR SALE | \$8,655,000 | CLASS-A RETAIL | FAYETTEVILLE, AR | PRIME 1031

7% CAP RATE | ± 24,925 SF | NEWLY CONSTRUCTED STNL/MIXED USE VENUE

14.5 YR ABSOLUTE NNN LEASE IN THRIVING TRI-CITY FAYETTEVILLE MSA | 3615 N STEELE BLVD



TOP 10

Fayetteville

PRIME CLASS-A RETAIL/MIXED USE LOCATION | ADJ TO WHOLE FOODS & NEW TARGET | THRIVING COLLEGE TOWN DEMOGRAPHICS | NATIONAL TENANT WITH STRONG SALES | NEW CONSTRUCTION RETAIL ASSET

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



**\$8.65M**  
ASKING



**±24,925 SF**  
BUILDING



**3.26 AC**  
LAND



**'16/'21-'22**  
BUILT/RENO



**7% CAP**



**\$347/PSF**

**SUPERIOR ASSET, TENANT AND MARKET**

3615 N STEELE BLVD.



EXECUTIVE SUMMARY	3
THE PROPERTY	8
THE TENANT	15
THE LOCATION	17
THE MARKET	19
ABOUT DWG CAPITAL	20

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# TABLE OF CONTENTS

## THE OFFERING:

DWG Capital Group presents the opportunity to acquire **Ozark Music Hall**, a **purpose-built, Class-A** experiential entertainment venue located in the heart of **Fayetteville, Arkansas** — one of the fastest-growing metropolitan areas in the United States. The **±24,925 square foot** asset is secured by a long-term **Absolute NNN lease structure**, delivering **predictable, durable income** with zero landlord responsibilities. Originally constructed in 2016 and **significantly expanded in 2021**, the property represents a **newly built, high-quality venue** positioned at the intersection of **retail, entertainment, and hospitality** within Northwest Arkansas' most active commercial corridor.

This acquisition aligns with DWG's strategy of targeting **mission-critical, experience-driven real estate** in **structurally advantaged growth markets**. With 14+ years remaining on the initial lease term and contractual rent escalations, the investment offers long-duration cash flow supported by strong demographic growth, institutional retail adjacency, and limited competitive venue supply in the region. Ozark Music Hall is not traditional retail — it is social and entertainment infrastructure embedded in one of America's most economically resilient secondary markets.

## THE PROPERTY:

Ozark Music Hall is a **two-story, architecturally distinctive entertainment facility** situated on **approximately 3.26 acres** at **3615 N Steele Boulevard**. The property was purpose-designed as a **high-capacity live music venue** and **expanded in 2021** with the **addition of a 10,000+ square foot enclosed concert hall**, creating a year-round indoor event destination. The venue features a professional-grade **30' x 23' stage, integrated LED video wall, premium sound systems, VIP mezzanine boxes, elevated seating areas, full-service kitchen and bar operations, and flexible indoor/outdoor activation space**.

With a standing **capacity exceeding 2,500 guests** and **900-seat configuration capability**, the asset functions as a **regional entertainment anchor** serving **Northwest Arkansas, Southwest Missouri, and Eastern Oklahoma**. **Significant capital has been invested into the structural buildout, mechanical systems, and state-of-the-art audio-visual infrastructure, creating high barriers to entry for competing venues**.

Given current construction costs and specialized build requirements, replacement value materially exceeds acquisition basis, providing embedded downside protection.

PROPERTY SPECIFICATIONS	
Address	3615 N Steele Blvd., Fayetteville, AR 72703
Property Type	Class-A Retail
Property Subtype	Bar/Restaurant/Concert Venue
Building Size	±24,925 Square Feet
Lot Size	±3.26 Acres
Year Built / Reno	<ul style="list-style-type: none"> <li>• 2016</li> <li>• Expanded in 2021-22 by an Additional 40%</li> </ul>
Parking	190 Spaces (7.29 Spaces per 1,000 SF Leased)
Zoning	C-1 - Commercial

## THE TENANT:

Ozark Music Hall operates as a **premier live entertainment venue** hosting **national touring artists, regional music acts, corporate functions, and private events** throughout the year. Since reopening following its 2021 expansion, the venue has established itself as one of the dominant mid-size concert halls in the region, presenting between 150 and 250 events annually and drawing significant attendance from a tri-state population base.

## THE TENANT (CONTINUED):

The tenant’s business model benefits from the continued national shift toward experiential spending, where consumers increasingly prioritize live events, shared social experiences, and entertainment over traditional retail purchases. The venue has **successfully hosted nationally recognized performers across multiple genres, reinforcing its brand positioning and regional draw.** With its specialized infrastructure and purpose-built design, the property functions as a **mission-critical operating location for the tenant,** making relocation economically impractical and reinforcing long-term tenancy stability.

## THE LOCATION:

Ozark Music Hall is **strategically positioned within Fayetteville, Arkansas,** part of the **Fayetteville–Springdale–Rogers MSA** — widely recognized as **one of the fastest-growing metropolitan regions in the country.** Northwest Arkansas serves as the **global headquarters hub for Walmart, Tyson Foods, and JB Hunt Transport Services,** creating a stable, high-income employment base that continues to attract corporate relocations and population inflows.

The property sits within a **dense institutional retail corridor anchored by Target, Kohl’s, Whole Foods, Super Walmart, and multiple Class-A multifamily developments.** **Immediate access to Interstate 49** provides direct connectivity throughout the Northwest Arkansas tri-city region, while **Northwest Arkansas National Airport (XNA) — approximately 15 miles away** — supports corporate travel and tourism activity. The combination of university-driven population (University of Arkansas), corporate headquarters employment, and sustained in-migration creates a uniquely durable demand base for experiential entertainment uses.

## THE MARKET:

Northwest Arkansas continues to demonstrate **strong economic fundamentals characterized by population growth, job creation, corporate expansion, and sustained household income gains.** The Fayetteville MSA has **consistently ranked among the top-performing mid-sized metros nationally for livability, economic opportunity, and business climate.** Annual **population growth has materially outpaced national averages,** and the region benefits from a diversified employment

THE LEASE	
Tenant	Ozark Music Hall
Lease Type	NNN
Annual Rent	5% Every 5 Years
Extensions	Two Ten (10) Year Options
% RBA	100%
Rent Per Square Foot	\$24.31
Rent Per Month	\$50,487.50
Year-1 NOI	\$605,850

base spanning corporate headquarters, logistics, food production, healthcare, education, and professional services.

**Retail vacancy in prime corridors remains constrained,** and experiential venues face **significant barriers to entry** due to zoning, buildout costs, and operational complexity. As consumer spending trends continue to favor live entertainment and destination experiences, assets such as Ozark Music Hall are positioned to benefit from durable demand tailwinds. With limited comparable venue supply in the immediate market and a growing affluent population base, the property is well situated within a structurally advantaged regional economy that supports long-term income durability and value stability.



## LONG-TERM LEASE STABILITY

14.5+ years remaining on **Absolute NNN** lease delivers passive, predictable cash flow



## INFLATION PROTECTION

Contractual **5% rent bumps every 5 years** protect purchasing power



## INSTITUTIONAL RETAIL LOCATION

Adjacent to **Target, Whole Foods**, and other national credit anchors



## INSTITUTIONAL EXIT LIQUIDITY

Single-tenant NNN assets attract deep buyer pools including REITs and 1031 buyers



## REPLACEMENT COST PROTECTION

Specialized buildout and venue infrastructure **well above current basis**



## HIGH BARRIERS TO ENTRY

Zoning restrictions and noise ordinances limit competitive supply in the market



## STRONG DEMOGRAPHIC TAILWINDS

**Young, affluent, growing population** supports premium entertainment



## TRI-STATE DRAW

**Arkansas, Missouri, Oklahoma** consumer base expands addressable market



## E-COMMERCE RESISTANT

Experience-driven tenant immune to online disruption



## GROWTH MARKET

**Top 20 fastest-growing U.S. MSA** with sustained demographic expansion



Ozark Music Hall offers **long-duration passive income, inflation protection, replacement cost support**, and **exposure** to one of **America's most compelling growth markets**. The asset delivers **institutional-quality cash flow** backed by experiential infrastructure in a supply-constrained category, positioned for current yield and future capital appreciation as rates stabilize and institutional demand returns to net lease assets.



## Building Specifications

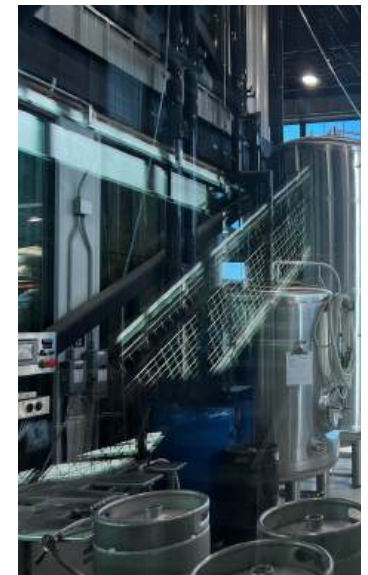
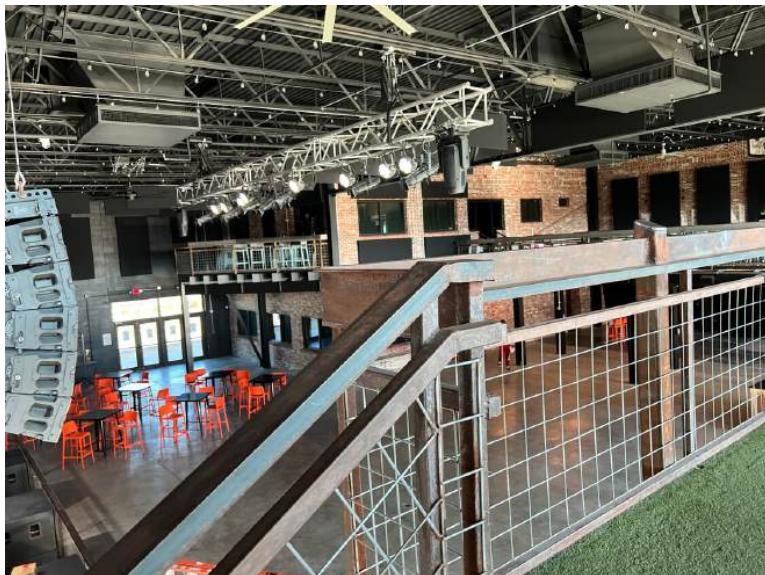
24,925 SF two-story building situated on a 3.26-acre lot. Originally constructed in 2016 with significant expansion completed in 2021. Features modern architectural design with high-quality materials and abundant parking.

## Lease Structure

20-year NNN lease commenced January 20, 2021 (14.5 years remaining). \$605,850 annual NOI (\$50,487 monthly). \$24.31 per square foot rental rate. 5% rent escalations every 5 years. Two 10-year renewal options.

## Property Condition

Excellent condition with recent expansion. Premium construction materials and finishes throughout. On-site brewery equipment valued at \$750,000. State-of-the-art concert venue with comprehensive audio-visual systems.



## Premium Construction



### Superior Construction

Two-story freestanding building constructed in 2016 and expanded in 2021, using high-quality materials and featuring excellent condition throughout.



### Attractive Economics

Generates excellent NNN rent of \$605,850 annually (\$23.41/SF, \$1.97/month/SF) with 5% escalations every five years, aligning with market comparatives.



### Value Protection

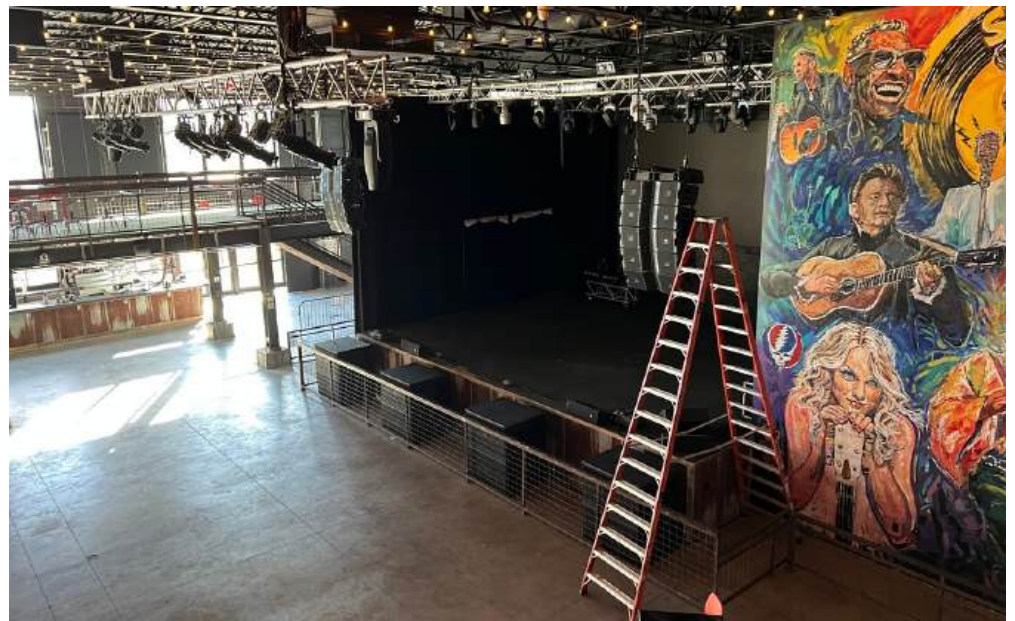
Long-term asset value supported by tenant's excellent track record with nine successful restaurant locations in Arkansas.



### Investment Value

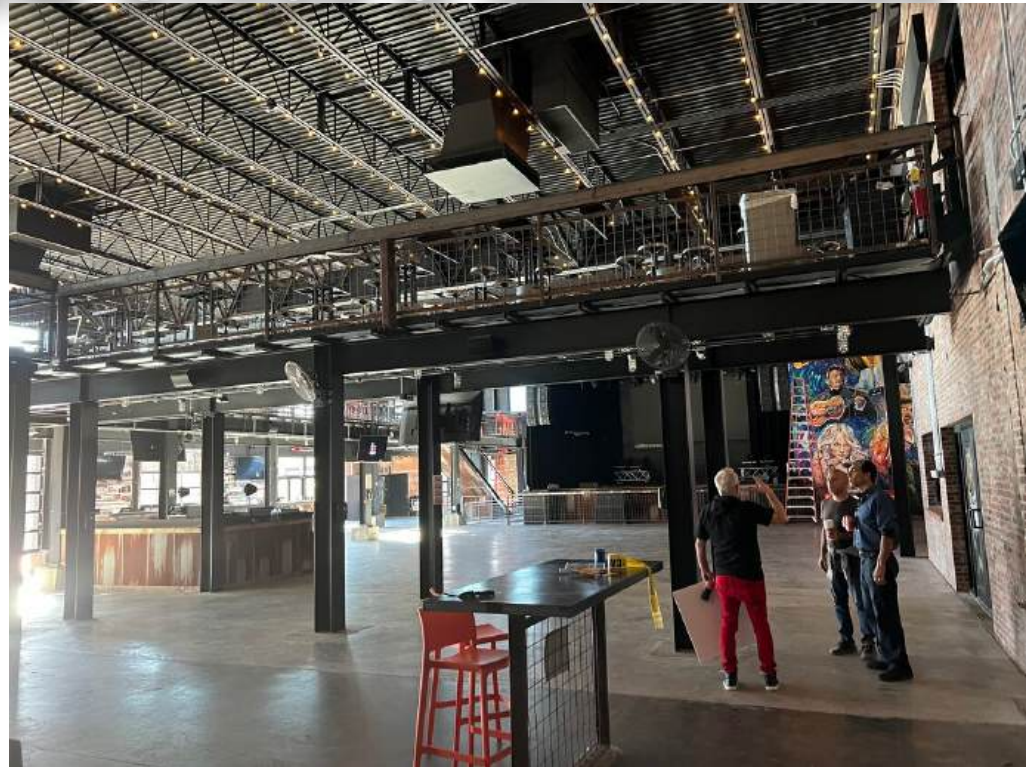
Offered near replacement cost at \$347/SF with a price of \$8,655,000, positioned for potential future appreciation.







# NEW STAGE & MEZZANINE





**SOME ARTISTS WE'VE HAD SINCE 2017**

Snoop Dogg	 PARKER McCOLLUM	ICE CUBE
CHASERICE	JELLY ROLL	ETI YOUNG BAND
MAT KEARNEY	BETTER THAN EZRA	Whiskey Lovers
Justin Moore	Joywave	COLONY HOUSE
Kee Wetzel	 The Strumbellas	
Kellie Pickler	 PAT GREEN	

## Concert Venue Specifications

### Venue Specifications

The recently expanded concert venue encompasses 10,200 square feet with a 30ft x 23ft stage and a 17ft x 10ft video wall. The venue draws from a community of 600,000 people plus the University of Arkansas student population.

Technical specifications include premium sound equipment with Yamaha control systems, JBL speaker arrays, and comprehensive microphone packages for hosting major touring acts.

### Capacity & Features

The venue accommodates 2,519 people standing or 900 in seated configuration. Premium areas include 8 VIP boxes with 8 seats each featuring private bar access, plus 13 elevated VIP 4-top tables.

Since reopening after expansion in September 2021, the venue has hosted numerous national touring acts including Parker McCollum, Ice Cube, Snoop Dogg, Casey Donahew, and Jelly Roll, establishing it as a premier entertainment destination.

## Venue History & Entertainment Value



### Early Success

Originally opened in May 2017 as JBGB, hosting 50+ national touring acts on the outdoor stage over three years. The venue quickly established itself as a regional entertainment destination while identifying opportunities for improvement.



### Strategic Expansion

After recognizing the limitations of seasonal outdoor performances, ownership closed in October 2019 to develop plans for an enclosed year-round venue. Construction began January 2021, completing in late summer with the first show on September 2, 2021.



### Premier Entertainment

The venue has successfully hosted major national acts including Ice Cube, Snoop Dogg, Casey Donahew, Steve Wariner, Josh Abbott Band, and Jelly Roll. Future bookings include Rainbow Kitten Surprise, Clay Walker, Buckcherry, Blue Oyster Cult, and Ludacris.







Ozark Music Hall operates as the premier live entertainment venue serving a tri-state region encompassing Northwest Arkansas, Southwest Missouri, and Eastern Oklahoma. The venue has established itself as the dominant regional entertainment destination, hosting 150–250 events annually and attracting over 100,000 concert attendees since reopening following its 2021 expansion.

## FEATURING:



- Ice Cube • Snoop Dogg • Jelly Roll • Parker McCollum
- Ludacris • Casey Donahew • Rainbow Kitten Surprise



### NATIONAL TOURING ACTS

Regular bookings of nationally recognized artists across multiple genres including country, Red Dirt, hip-hop, and mainstream acts.



### CORPORATE EVENTS

Flexibility to accommodate corporate gatherings, product launches, and private events for Fortune 500 companies headquartered in the region.



### UNIVERSITY PROGRAMMING

Strategic positioning near University of Arkansas campus drives student attendance and spring/fall semester programming.

**GATE 52** is the tenant at **3615 N Steele Blvd, Fayetteville, Arkansas.**

The property, constructed in 2016 and expanded by 40% between 2021 and 2022, encompasses a 24,925-square-foot, 4-star retail building. It serves as a multifaceted venue featuring a restaurant, craft brewery, chain headquarters, and an event space. Operating as JJ's Live, the venue boasts a capacity exceeding 2,000 and hosts between 150 to 250 concerts and events annually within its 10,000+ square foot indoor space. Amenities include a full-service kitchen, parking facilities, a 17ft x 10ft video wall, and multiple televisions throughout the venue.

GATE 52 is a nationwide, private equity-backed company specializing in live event venues, with a portfolio that includes eight additional essential locations.

- Indoor and Outdoor Seating Available
- Private Upstairs Room for Parties, Meetings, and Events
- Secondary Outdoor Airstream
- JJ's Brew and Que Food Truck
- Its new venue is best of class and offers an additional 10,200sq ft that holds 2,519-3,000 people in a boasting 900 seats with 8 boxes of 8 seats and 13 VIP 4 top tables.

TENANT SUMMARY	
<b>TENANT NAME</b>	Ozark Music Hall
<b>LEASE TYPE</b>	NNN
<b>YEARLY RENT</b>	5% Every 5 Years
<b>EXTENSIONS</b>	Two Ten (10) Year Options
<b>PERCENTAGE OF RBA</b>	100%
<b>RENTABLE SQUARE FEET</b>	24,925
<b>RENT PER SQUARE FOOT</b>	\$24.31
<b>RENT PER MONTH TOTAL</b>	50,487.50
<b>RENT PER YEAR</b>	605,850



## GATE 52 Restaurant & Brewery



### Established Brand

GATE 52 operates 9 successful restaurant locations throughout Arkansas with plans for expansion into Oklahoma and Kansas



### Craft Brewery

On-site brewery producing beer for use throughout their chain at 1/3 the cost of competitors, creating operational advantages



### Entertainment Venue

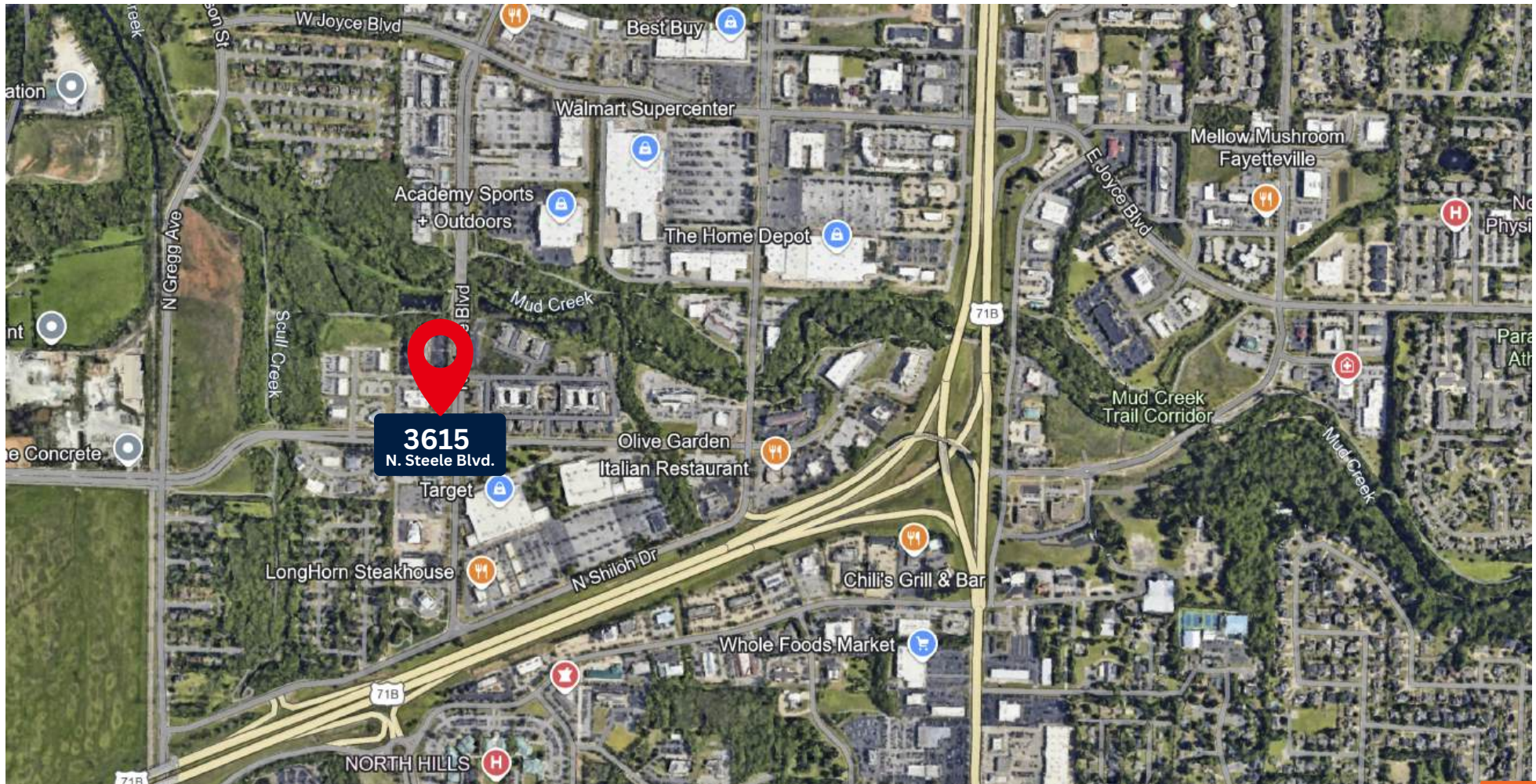
State-of-the-art concert space hosting national acts like Snoop Dogg, Ice Cube, and various country music stars



### Strong Customer Base

Served over 250,000 guests and presented more than 50 concerts to over 100,000 attendees since opening





Population

**113,010**

Avg. Household Income

**\$70,165**

Median Property Value

**\$322,500**

## Prime Location in Growing Market



### College Town Advantage

Located near the University of Arkansas with 27,558 students providing consistent patronage



### Retail Corridor

Surrounded by national retailers including Target, Kohl's, Whole Foods, and Walmart Supercenter



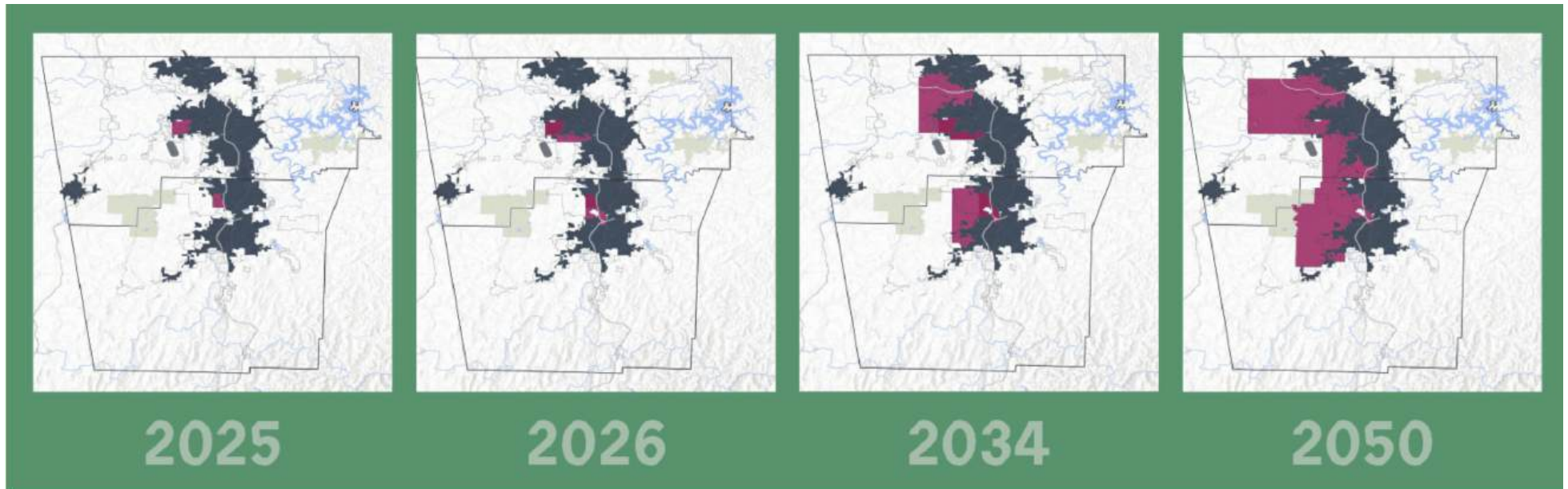
### Exceptional Access

Strategic positioning with 17,000 cars per day on adjacent surface roads and 91,000+ daily vehicles on nearby freeways



Northwest Arkansas continues to see favorable activity in the retail segment as deliveries continue to taper off while demand for new space holds firm. Vacancies have continued their downward march away from the national average, further bolstering rent growth for the foreseeable future. A lack of any meaningful groundbreakings and the bottoming-out of availability rates will see activity in 2025 slow significantly, maintaining the market's historically low vacancies.

Demographic and economic growth will continue to benefit this market in 2025 and beyond. The development of Walmart's new corporate campus will continue to attract some of the best and brightest residents to this market, keeping positive demand drivers headed in the right direction. Overall forecasts are weighted towards the upside, as there is very little risk for new supply to increase vacancies in the current construction environment. Even in a hypothetical severe downside, vacancies would still struggle to catch up to the historical norm for this market.



Note: these maps are for visual and scale purposes only to visualize growth and land use at current projections without intervention. The red shaded areas depict developed land assuming Northwest Arkansas communities accommodate growth without significant changes in the way they operate today.

# 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.***

# NATIONWIDE REAL ESTATE SERVICES

**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.



21

# ABOUT JUDD DUNNING BROKER AND PRINCIPAL



## 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.

# MEET THE TEAM

## 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.

## SOURI 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.

# OFFERING AND CONDITIONS

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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.

# CONTACT US



**DWG** CAPITAL  
GROUP

INVESTMENT SALES.  
CAPITAL MARKETS.  
**DONE.**

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