



NRG Realty Group, LLC
214.432.7930 | 432.363.4777
www.nrgrealtygroup.com

GIANT TOOLS USA - 3927 SCR 1290, ODESSA, TX

Investment Offering Memorandum



CONFIDENTIAL DISCLAIMER

All materials and information received or derived from NRG Realty Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NRG Realty Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NRG Realty Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NRG Realty Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NRG Realty Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NRG Realty Group in compliance with all applicable fair housing and equal opportunity laws.



Justin Dodd | President

Mobile: 214-534-7976

justin@nrgrealtygroup.com

Table of Contents

Executive Summary

Investment Summary	Page 3
Economics	Page 3
Rent Table	Page 3

Tenant Overview

Giant Oil Tools Ltd.	Page 4
----------------------	--------

Property Overview

Lease Abstract/Site Desc.	Page 5
Subject Property	Page 6
Property Photos	Page 7
Floor Plan	Page 8
Lot Outline & Site Plan	Page 9
Maps	Page 10

About Us

Broker Profile	Page 11
About NRG	Page 11

EXECUTIVE SUMMARY

NRG Realty Group has been selected to exclusively market the opportunity to acquire the Giant Oil Tools property in Odessa, Texas featuring a 9,618 SF building on 2.29 acres exclusively leased to Giant Oil Tools. The lease runs through 12/31/2029 and features 3% annual increases and a triple net lease structure. The property is conveniently located between Hwy 80 & Interstate 20 off of SCR 1290 which runs over the railroad and to I-20.

INVESTMENT SUMMARY

Tenant	Property Type	Address	Building SF	Acreage	Year Built	Lease Expiration	Lease	Base Rent (per month)	Annual NOI	Base Rent PSF
Giant Oil Tools Ltd.	Industrial	3927 SCR 1290, Odessa, TX	9,618	2.29	2023	12/31/2029	NNN	\$12,500.00	\$150,000.00	\$15.60

RENT TABLE

Lease Dates	1/1/2026 – 12/31/2026	1/1/2027 – 12/31/2027	1/1/2028 – 12/31/2028	1/1/2029 – 12/31/2029
Monthly Rent	\$12,500.00	\$12,875.00	\$13,261.25	\$13,659.09
NOI	\$150,000.00	\$154,500.00	\$159,135.00	\$163,909.05
Average Escalation	3%	3%	3%	3%
Cap Rate	10.71%	11.04%	11.37%	11.71%

ECONOMICS

Cap Rate	Sales Price	Price PSF
10.71%	\$1,400,000.00	\$145.56



TENANT OVERVIEW

Giant Oil Tools Ltd.



Giant Oil Tools Ltd., is a leading supplier of conventional upper and lower completion tools worldwide.

Giant Oil Tools is a Calgary-based company providing specialized downhole tools and coating solutions for the oil and gas industry. They design, manufacture, and service equipment used in completions, production, and intervention operations, with a focus on durability and performance in challenging environments. In addition to tools, their coatings division enhances equipment lifespan by reducing wear and corrosion. With multiple service and sales locations across North America, Giant Oil Tools supports operators with reliable products and field expertise.

(Source: <https://giantoiltools.com/about-giant-oil-tools-and-coatings/>)

Tenant Highlights

Founded	2011
Global Headquarters	Alberta, Canada
US Headquarters	Oklahoma City, OK
Website	www.giantoiltools.com

Financial Profile

Revenue	Subject to NDA
EBITDA	
Net Income	
Total Assets	
Total Liabilities	



NRG Realty Group
nrgrealtygroup.com

Dallas: 432.363.4777 | Midland: 214.432.7930

PROPERTY OVERVIEW

3927 S County Rd 1290, Odessa, TX

Lease Abstract

Tenant	Giant Oil Tools Ltd.
Building Use	Industrial/Warehouse
Rent Commencement	10/13/2023
Lease Expiration	12/31/2029
Term Remaining	41 Months as of 8/1/2026
Current Annual Rent	\$150,000.00
Escalations	3%
Renewal Options	NA
Estoppel	NA
Landlord Obligations	Roof, Structure, Foundation



Site Description

Property Type	Industrial
Total Square Feet	9,618 SF
Office Square Feet	3,593 SF
Parcel Size	2.29 Acres
Building to Land Ratio	9.64%
Parking	Surface
Year Built	2023
Years Expanded	-
Number of Buildings	1
Number of Stories	1
Dock-High Doors	0
Grade-Level Doors	(5) 16'
Clear Heights	17'
Wash-Bay	None
Crane(s)	None

Construction

Basic Construction	Metal
Foundation	Slab
Framing	Steel
Floors	Concrete
Exterior Walls	Metal
Roof Type	Metal



NRG Realty Group
nrgrealtygroup.com

Dallas: 432.363.4777 | Midland: 214.432.7930

SUBJECT PROPERTY

3927 S County Rd 1290, Odessa, TX

PROPERTY DESCRIPTION

This property boasts a five drive-in bay shop on 2.29 Acres in Midland, TX. The 3,593 SF office is setup as a large showroom with a break room, four private offices, and two restrooms all with central heating & air. The shop is foam insulated featuring (5) 16' overhead doors and 3-Phase power with 50 amp service between each door. Serviced by water well and septic system. Site is fully fenced and stabilized with caliche.

LOCATION DESCRIPTION

This property is ideally located between Midland & Odessa in close proximity to major thoroughfares of the Permian Basin. Located on S County Rd 1290, the property is 0.2 miles South of Hwy 80, 0.5 miles North of I-20, and just over a mile West of FM 1788.

PROPERTY HIGHLIGHTS

- 9,618 SF on 2.29 Acres
- 3,593 SF Office
- Large Showroom, 4 Offices
- Central Heating & Air
- 6,025 SF Shop
- Foam Insulated Shop
- (5) 16' Overhead Doors
- 3-Phase Power, 50 amp Service
- Can add a Wash-Bay and/or Modify Office Layout
- Water Well, Septic System
- Yard is Fully Fenced



NRG Realty Group

nrgrealtygroup.com

Dallas: 432.363.4777 | Midland: 214.432.7930

PROPERTY PHOTOS

3927 S County Rd 1290, Odessa, TX



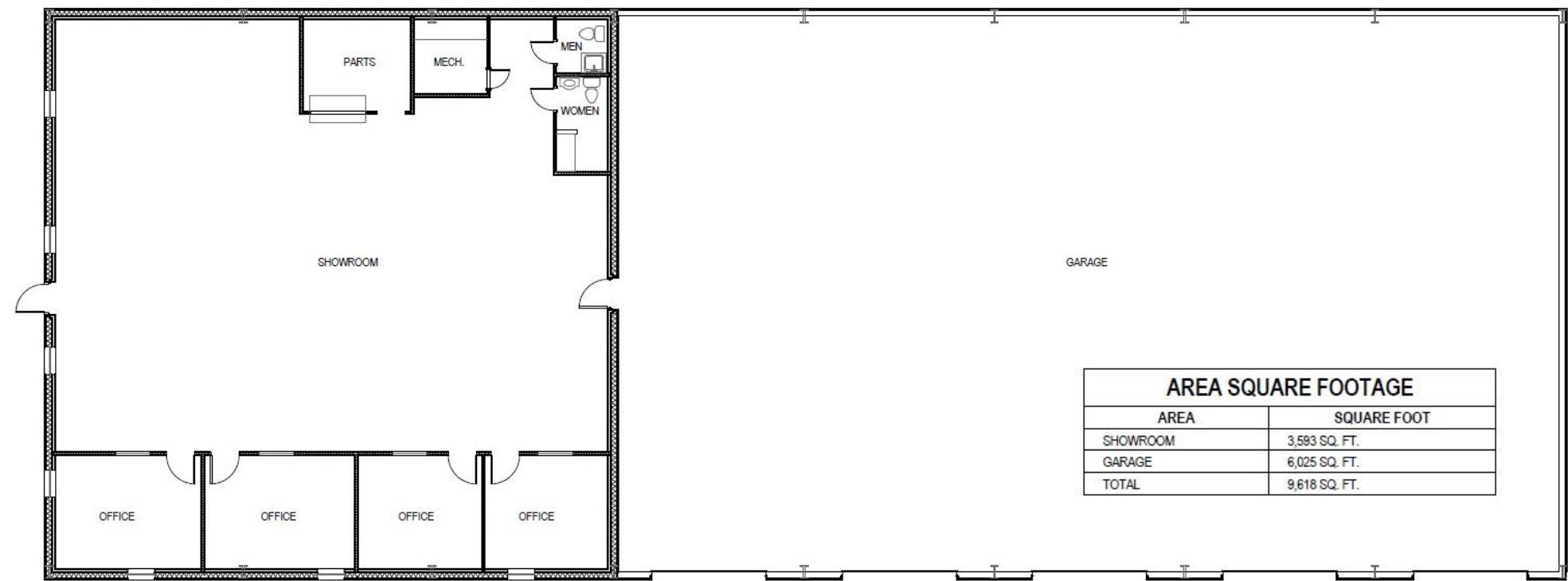
NRG Realty Group

nrgrealtygroup.com

Dallas: 432.363.4777 | Midland: 214.432.7930

FLOOR PLAN

3927 S County Rd 1290, Odessa, TX

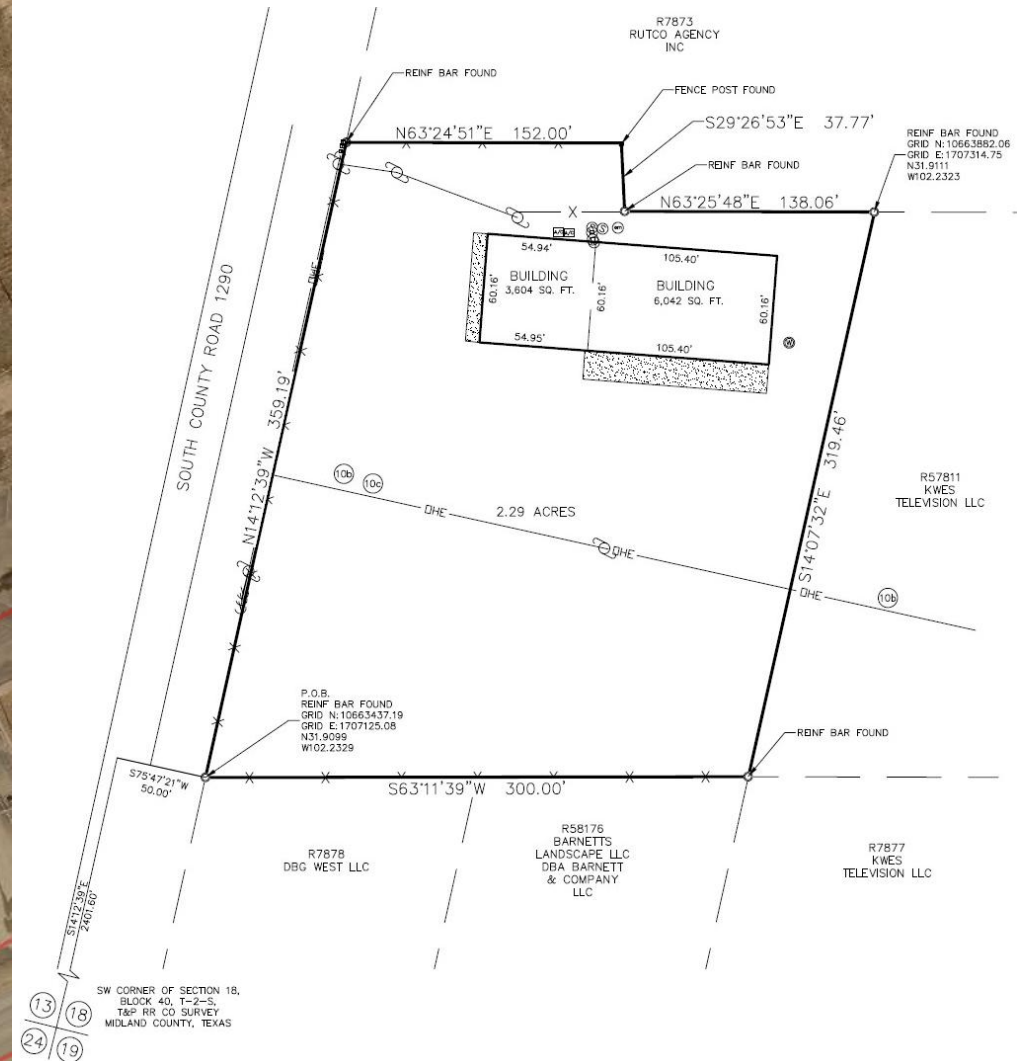


 **A** EXISTING FLOOR PLAN
P-001 1/8" = 1'-0"
PROJECT NORTH



LOT OUTLINE & SITE PLAN

3927 S County Rd 1290, Odessa, TX

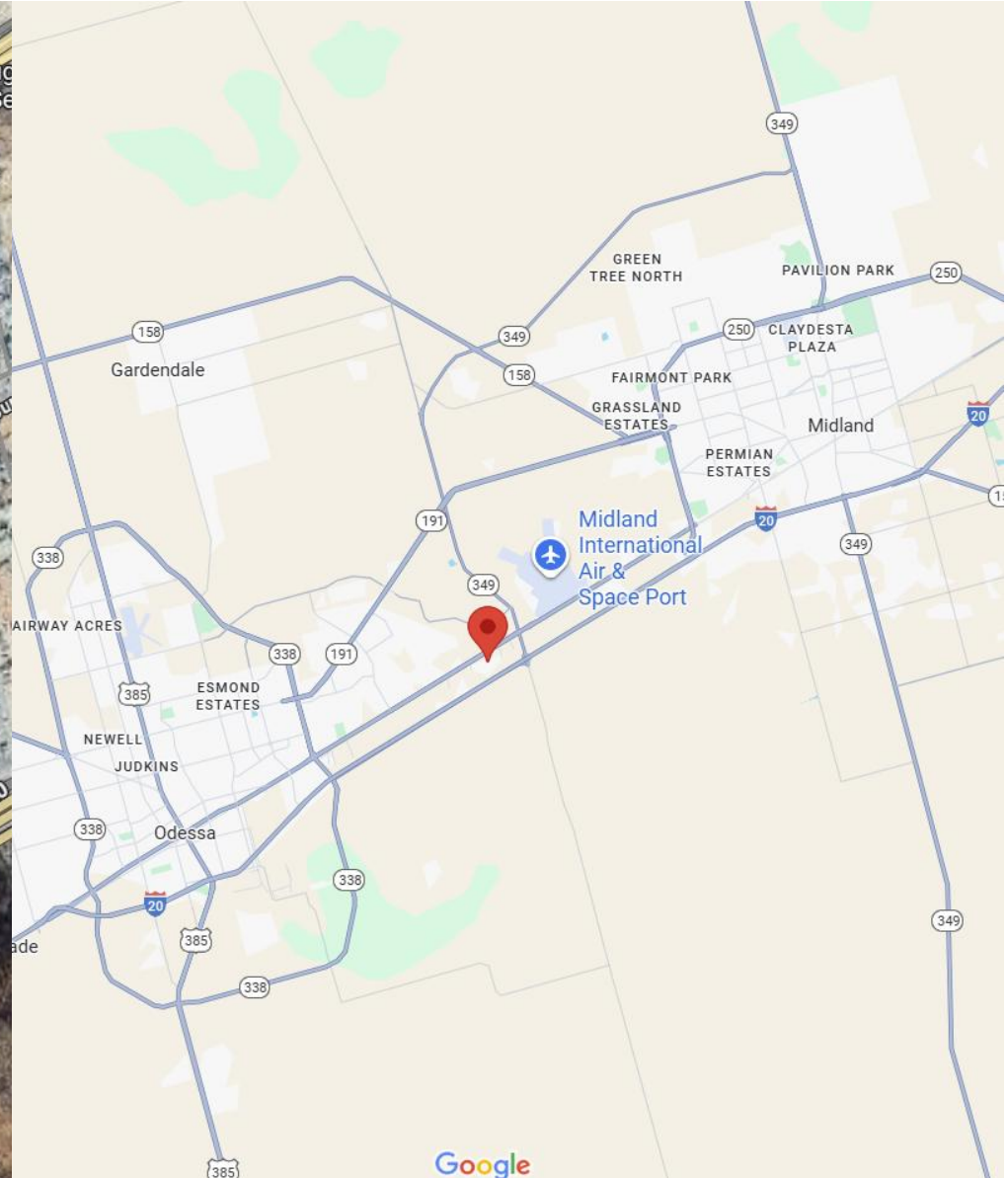


NRG Realty Group
nrgrealtygroup.com

Dallas: 432.363.4777 | Midland: 214.432.7930

PROPERTY MAP

3927 S County Rd 1290, Odessa, TX



NRG Realty Group

nrgrealtygroup.com

Dallas: 432.363.4777 | Midland: 214.432.7930

BROKER PROFILE



JUSTIN DODD

President & Managing Broker

214-534-7976

justin@nrgrealtygroup.com

Justin founded NRG Realty Group in February of 2015 to fill the need of a professional commercial real estate company that specializes in the shale play markets. Since founding NRG, Justin has brokered over 400 office and industrial deals for energy-related clients in every major US shale play valued at over \$300,000,000. Prior to NRG, he worked for a turnkey brokerage, development, and construction company that focused on the energy sector. His primary roles were business development and brokerage, but also managing client's projects through the acquisition, design, and construction scope.

Justin is a lifelong Texan whose experience in the oilfield started from day one. His father worked in exploration and production and would often take him to visit well sites during his youth. These trips to rural locations started the passion for the oil and gas industry that Justin carries with him today. He is a graduate of Baylor University with a degree in Real Estate & Finance (Sic'Em Bears!) and enjoys spending time with his wife and four kids.

ABOUT NRG

"The Commercial Focused Realty Group"

NRG was formed to provide individuals and companies who operate in the tertiary shale plays a single point of contact for each of their real estate transactions and facility needs throughout the United States.

We have spent years building relationships with corporate real estate directors, energy executives, local brokers, developers, general contractors, municipalities, and investors in each of the major basins.

These relationships allow us to effectively provide a variety of transaction options based on our client's needs.

We have represented clients on existing office and industrial facilities for lease, purchase, build to suit, unimproved land for development, and direct sales, subletting existing space, sale-leaseback transactions, and sale of land for commercial purposes.



NRG Realty Group

nrgrealtygroup.com

Dallas: 432.363.4777 | Midland: 214.432.7930



Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- # **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- # **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- # Put the interests of the client above all others, including the broker's own interests;
- # Inform the client of any material information about the property or transaction received by the broker;
- # Answer the client's questions and present any offer to or counter-offer from the client; and
- # Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- # Must treat all parties to the transaction impartially and fairly;
- # May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- # Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>NRG Realty Group LLC</u>	<u>9004023</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976+-</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

NRG Realty Group, LLC, 6191 Highway 161, Suite 430 Irving TX 75038
Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

Total Directional

Phone: (214)534-7976

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com



The Energy Focused Real Estate Company

BROKERAGE & SITE SELECTION

DEVELOPMENT & DUE DILIGENCE

BUILD TO SUIT

INVESTMENTS

Dallas Office

6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

NRG Realty Group, LLC

nrgrealtgroup.com
@NRGRealtyGroup

Midland Office

1611 W Illinois Ave, Midland, TX
432.363.4777

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.