

FOR SALE | CLASS-B MULTI-TENANT VALUE-ADD OFFICE BUILDING | DFW!

IMMEDIATE INCOME POTENTIAL W/ OPPORTUNITIES FOR LEASE-UP & REPOSITIONING

DWG CAPITAL GROUP OFFERING MEMORANDUM | 1425 N DALLAS AVE, LANCASTER, TX



**DIVERSE TENANT BASE INCLUDING
REGIONS BANK. LOCATED IN
DYNAMIC GROWTH ECONOMY.**

DWG CAPITAL GROUP
CRE BROKERAGE
INVESTMENT SALES. CAPITAL MARKETS. DDM.



**±34,650 SF
BUILDING**



**±3.92 AC
LAND**



**1974
YEAR BUILT**

DWG CAPITAL GROUP | JUDD DUNNING | 310.261.8428 | JDUNNING@DWG-RE.COM



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HERE'S THE RUNDOWN



1425 N DALLAS AVE

This offering delivers a rare **opportunity** to acquire a **cash-flowing, multi-tenant value-add office asset** in the heart of the **Dallas–Fort Worth metroplex**, one of the fastest-growing and most economically diverse regions in the country. The **±34,650 SF, four-story Class-B building** sits on nearly four acres of land along highly visible North Dallas Avenue, providing both **strong current income** and **significant upside** through lease-up and repositioning.

With **existing tenants in place** and meaningful vacancy available, investors can immediately **generate cash flow** while executing a clear, achievable value-add business plan.

DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

THE OFFERING

DWG Capital Group is pleased to present the opportunity to acquire an **attractive office investment** located at **1425 N Dallas Ave in Lancaster, Texas**. The subject property presents a compelling opportunity for office investors seeking a value-add asset in the **dynamic Dallas-Fort Worth metroplex**. This **four-story, Class B office building** encompasses **approximately 34,650 square feet** and is strategically positioned to serve a diverse tenant base.

THE PROPERTY

Constructed in **1974**, the property offers a **mix of existing tenants and available space**, providing **immediate income potential** alongside **opportunities for lease-up and repositioning**. The building is equipped with **122 surface parking spaces**, accommodating tenants and visitors alike. Its location along N Dallas Avenue ensures **high visibility and accessibility**, with **proximity to major thoroughfares** facilitating convenient commutes throughout the region.

THE LOCATION

Lancaster's **growing economy**, characterized by light industrial manufacturing, distribution, healthcare, and education sectors, underpins **strong demand for office space**. The city's **strategic location within the DFW metroplex**, coupled with ongoing development initiatives, positions 1425 N Dallas Avenue as a valuable asset with significant upside potential.

MULTI-TENANCY

The property features a **diverse tenant roster** spanning financial services, professional offices, healthcare, and specialty businesses. **Regions Bank serves as the anchor tenant**, occupying 9,506 SF (26.7% of the building) with a long-term lease extending through June 2030 at \$25.00 per SF annually.

Investors have the opportunity to capitalize on the property's **existing income stream** while enhancing value through targeted improvements and strategic leasing efforts. With its solid fundamentals and favorable market dynamics, 1425 N Dallas Avenue stands out as a promising addition to any office investment portfolio.

PROPERTY SPECIFICATIONS

ADDRESS	1425 N Dallas Ave, Lancaster, TX 75134
PROPERTY TYPE	Class B
YEAR BUILT/RENO	1974
BUILDING SIZE	34,650 SF
LOT SIZE	3.92 AC
CONSTRUCTION	Masonry, Concrete
PARKING RATIO	3.21/1,000 SF
ZONING	Industrial
TENANCY	Multi

As population and corporate migration continue to pour into the southern Dallas submarket, demand for well-located, cost-effective office space is accelerating — and assets like 1425 N Dallas Ave are becoming increasingly difficult to replace. This combination of day-one income, upside through lease-up, and long-term market growth positions the property as a compelling opportunity for investors seeking both yield and appreciation in one of America's strongest commercial real estate markets.



VALUE-ADD OPPORTUNITY

Incredible upside potential with 39% vacancy ready for strategic lease-up and property repositioning



STRATEGIC LOCATION

Highly visible along N Dallas Avenue with direct access to major highways and DFW transportation corridors



QUALITY ASSET

High quality construction in rapidly growing area with strong parking ratio of 3.21 spaces per 1,000 SF



PRIME AMENITIES

Abundance of dining, lodging, and entertainment options in immediate proximity supporting tenant satisfaction

KEY INVESTMENT METRICS:

- 34,650 SF Class B Office
- 60.9% Current Occupancy
- 9% Cap Rate
- 12% Pro Forma Cap Rate



4TH FLOOR VALUE-ADD OPPORTUNITY:

4th Floor Value-Add Opportunity: The entire fourth floor provides significant repositioning potential with approximately 6,800 SF of vacant space ready for immediate lease-up or tenant improvements

MID-SIZED INSTITUTIONAL ASSET:

Perfectly suited for local or regional headquarters, professional offices, or municipal/government use with flexible floor plates accommodating various tenant requirements

SUPERIOR PARKING:

122 surface parking spaces provide a strong parking ratio of 3.21 per 1,000 SF, uncommon for comparable properties in the area and highly attractive to prospective tenants

COST-EFFECTIVE ACQUISITION:

Lancaster's affordability compared to core DFW markets presents a cost-effective acquisition with long-term upside as the market continues to mature and densify



HIGH VISIBILITY & ACCESS:

Prominent frontage along N Dallas Avenue with excellent signage opportunities and convenient access to I-35E, I-20, and US-67, ensuring maximum exposure and easy commutes for tenants and clients



FLEXIBLE FLOOR PLANS:

Adaptable office configurations across all floors accommodate diverse tenant needs from open collaborative spaces to traditional private offices, with modern infrastructure supporting today's technology requirements







ECONOMIC FOUNDATION & HISTORY

Dallas rose to prominence through its historical role in the oil, cotton, and cattle industries and its strategic position along major railroad networks. **By the early 20th century, Texas produced 31% of the nation's cotton, and by the 1990s Dallas had emerged as a major economic hub for the Southern U.S.**

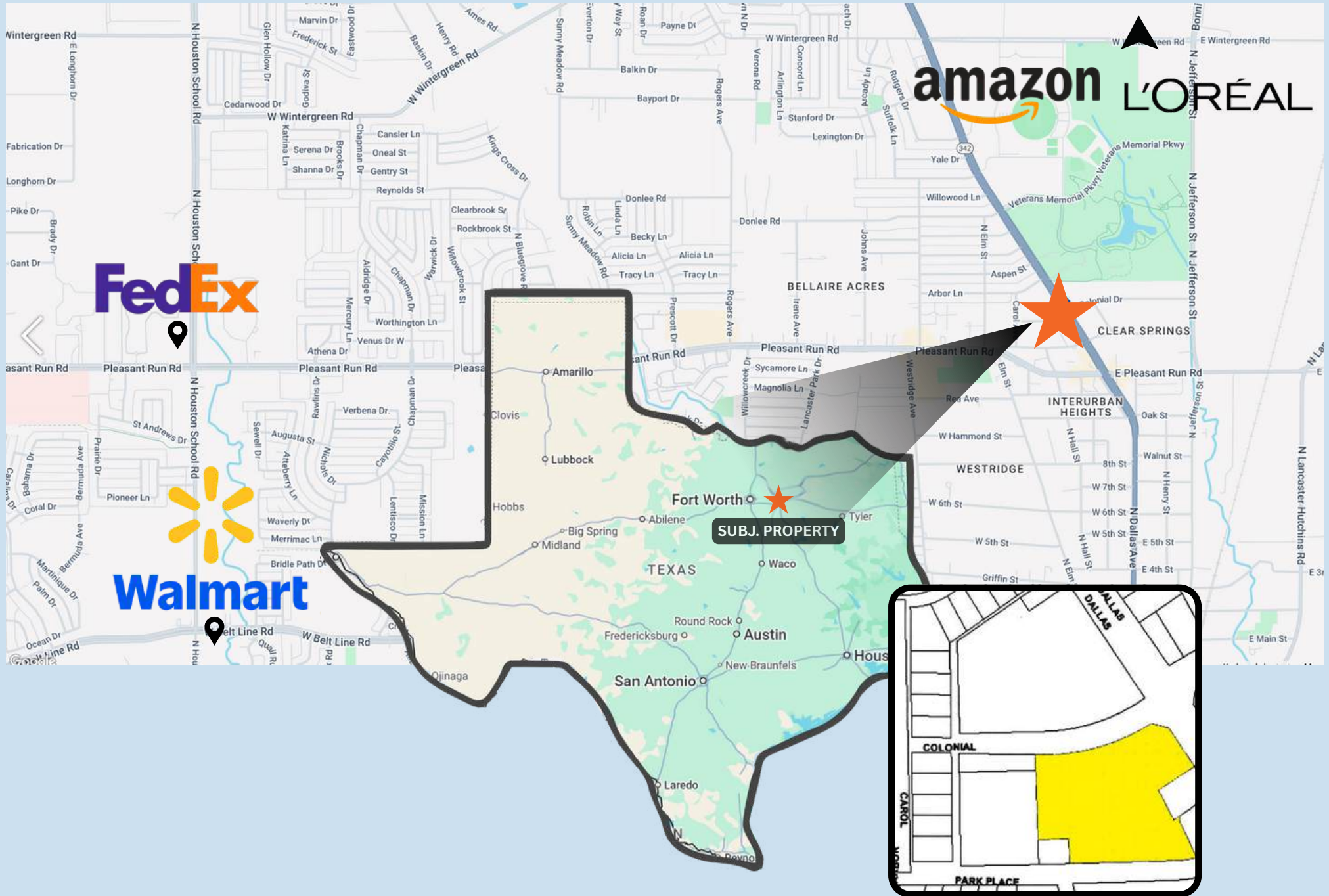
Following World War II, the city developed a strong base of communications, engineering, and production companies, with telecommunications and information technology continuing to drive growth—earning Dallas the nickname “**Silicon Prairie.**” Today, the Dallas–Fort Worth metroplex hosts **one of the nation's largest concentrations of corporate headquarters, with 22 Fortune 500 and 42 Fortune 1000 companies, including American Airlines Group, AT&T, Southwest Airlines, ExxonMobil, Tenet Healthcare, and Fluor Corporation.**

CULTURE & ARTS SCENE

An incredibly diverse city, Dallas has a thriving culture and arts scene. The Arts District is the largest contiguous arts district in the U.S., featuring world-renowned institutions including:

- *Dallas Museum of Art*
- *Morton H. Meyerson Symphony Center*
- *Nasher Sculpture Center*
- *Trammell & Margaret Crow Collection of Asian Art*

Dallas is an important historical location as the site where President John F. Kennedy was assassinated in 1963. The Texas School Book Depository has since been converted into the Sixth Floor Museum, commemorating this pivotal moment in American history.



3 OF THE 10 LARGEST U.S. COMPANIES
ARE HEADQUARTERED IN DFW



Bank of America.



Baylor Scott & White
HEALTH



at&t



PGA OF AMERICA

Relocating global headquarters from Florida to 600-acre mixed-use development in Frisco including two championship golf courses, resort, conference center and retail

AMERICAN AIRLINES

300-acre, 1.8M SF headquarters campus near DFW Airport completed in 2019, housing 7,300+ employees

CHARLES SCHWAB

\$100M, 500,000 SF campus in Southlake delivered fall 2019, housing 6,000+ employees

AMERISOURCEBERGEN

300,000 SF regional headquarters campus in Carrollton completed late 2019

JP MORGAN CHASE

1M SF campus consolidation at Legacy West development (SH-121 and Dallas North Tollway)

FANNIE MAE

10-story, 300,000 SF regional operations tower in Granite Park

MCKESSON

\$175M investment acquiring former NEC Corporation offices in Las Colinas

TOYOTA

U.S. headquarters relocation from California to Legacy West development in Plano

ASSA ABLOY GLOBAL SOLUTIONS

North American headquarters moving to Plano with 107,000 SF flex-space beginning October 2024

FRONTIER COMMUNICATIONS (NASDAQ: FYBR)

Relocating from Norwalk, Connecticut to 95,000 SF Uptown Dallas office, projecting \$3.8B economic impact and 3,000+ jobs

WELLS FARGO BANK

\$5M+ Texas Enterprise Fund grant supporting 650 new jobs and \$455M capital investment in new campus with two 400,000 SF buildings (4,000 worker capacity)

CATERPILLAR INC. (NYSE: CAT)

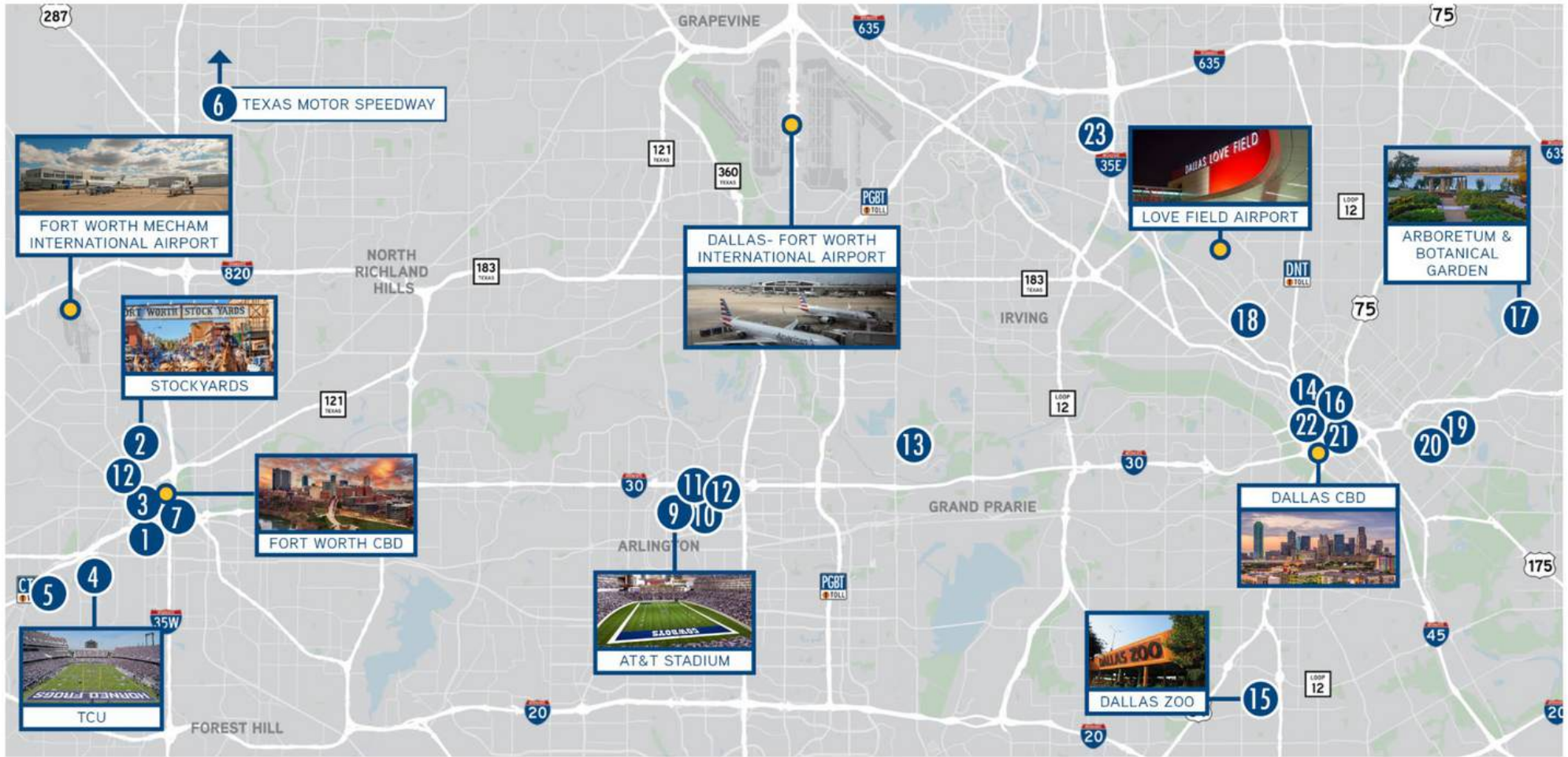
Global headquarters relocation from Deerfield, Illinois to Irving, expanding Williams Square presence by 50,000 SF

GOLDMAN SACHS GROUP

800,000 SF office center at North End campus in Dallas, committing to 5,000 permanent jobs averaging \$90,000+ annual base wages

FISHER INVESTMENTS

Headquarters relocation to Plano, where 1,200+ of company's 4,200 employees already work in DFW offices



- | | | | |
|------------------------------------|-------------------------------------|--|---------------------------------------|
| 1 Sundance Square | 7 Ball Hall | 13 Lone Star Park | 19 State Fair of Texas |
| 2 Fort Worth Stockyards | 8 Panther Island | 14 American Airlines Center | 20 Cotton Bowl Stadium |
| 3 Cultural District | 9 AT&T Stadium/Dallas Cowboys | 15 Dallas Zoo | 21 Sixth Floor Museum at Dealey Plaza |
| 4 Texas Christian University (TCU) | 10 Globe Life Stadium/Texas Rangers | 16 The Dallas World Aquarium | 22 Dallas Museum of Art |
| 5 Fort Worth Zoo | 11 Six Flags Over Texas | 17 Dallas Arboretum & Botanical Garden | 23 Zero Gravity Thrill Park |
| 6 Texas Motor Speedway | 12 Six Flags Hurricane Harbor | 18 UT Southwestern Medical Center | |



STRONG TENANT DEMAND PIPELINE

Continuous influx of corporate relocations and expansions creates sustained demand for quality office space across all size ranges and price points



INSTITUTIONAL-GRADE INFRASTRUCTURE

Modern utilities, fiber connectivity, and transportation networks support sophisticated office operations and attract credit-worthy tenants



LANDLORD-FAVORABLE MARKET DYNAMICS

Pro-business regulatory environment and growing employment base provide leverage for lease negotiations and rent growth opportunities



COMPETITIVE HOUSING PRICES

Housing costs remain significantly below other major metros, attracting both residents and businesses seeking affordability without sacrificing amenities



TOP-TIER RESEARCH UNIVERSITIES

UT Dallas, SMU, TCU, and UT Arlington produce highly skilled talent pipelines for technology, business, engineering, and healthcare sectors



NO STATE INCOME TAX

Texas's favorable tax environment allows residents to retain more income while businesses benefit from reduced operational costs



EASY TRAVEL TO ALL PARTS OF THE U.S.

Two international airports (DFW and Love Field) provide direct flights to destinations worldwide, positioning the metroplex as a central transportation hub



COST OF DOING BUSINESS LOWER THAN NATIONAL AVERAGE

Operating expenses run 7% below the U.S. average, making DFW highly competitive for corporate relocations and expansions



DIVERSITY OF CULTURAL EXPERIENCES

A vibrant multicultural community enriches the region with diverse dining, entertainment, arts, and international business connections



APPRECIATION POTENTIAL

Rapid population growth and limited new construction in secondary markets like Lancaster position well-located assets for significant long-term value appreciation

#1

METRO FOR POPULATION GROWTH

400 new residents arrive each day (Dallas Chamber of Commerce)



127,600
ANNUAL NEW JOBS
#1 in the nation



3.2%
ANNUAL GROWTH RATE
#3 in the nation

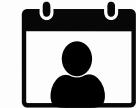
#4

TOP METRO FOR CORPORATE INVESTMENT

Most corporate facility investment projects (Site Selection magazine)



3.4%
DFW UNEMPLOYMENT RATE
vs 4.0% U.S. average



132,000
ANNUAL POP GROWTH
#1 in the nation

#3

#3 HIGHEST REAL WAGES

After adjusting for cost of living (Indeed)



7.7M
CURRENT DFW RESIDENTS
4th largest metro in nation



400
NEW RESIDENTS DAILY
Leading metro growth

#10

#10 FORBES BEST PLACES

Business & career opportunities (Forbes)

TENANT FINANCIALS

Tenant Name	Suite	SF	BLDG Share	Lease Dates		Annual Rent	Total Rent	Total Rent	Pro Forma Rent
				Yr. Start	Exp.	Per SF	Per Month	Per Year	Per Year
Regions Bank	101A&B	9,506	26.7%	-	6/14/30	\$25.00	\$19,804	\$237,648	\$237,648
Vacant	100	782	2.2%	-	-	-	-	-	\$12,000
Vacant	102	1,195	3.4%	-	-	-	-	-	\$13,200
Brownflor	103	500	1.4%	-	12/31/24	\$15.60	\$650	\$7,800	\$7,800
Building Conference Room	104	1,068	3.0%	-	-	-	-	-	-
Vacant	105	550	1.5%	-	-	-	-	-	\$6,600
Management Office	106	250	0.7%	-	-	-	-	-	-
Vacant	107	250	0.7%	-	-	-	-	-	\$4,800
Gold Rush/In House	108	250	0.7%	-	6/30/26	\$14.40	\$300	\$3,600	\$3,600
AMJ	109	250	0.7%	-	3/31/25	\$19.20	\$400	\$4,800	\$4,800
Bodyguard	110	250	0.7%	-	5/31/25	\$19.20	\$400	\$4,800	\$4,800
World Harvest Ministries	111	360	1.0%	-	3/31/26	\$16.67	\$500	\$6,000	\$6,000
MG Screening	201	623	1.7%	-	10/31/25	\$7.22	\$375	\$4,500	\$4,500
MG Screening	202	435	1.2%	-	10/31/25	\$10.34	\$375	\$4,500	\$4,500
MG Screening	203	219	0.6%	-	10/31/25	\$20.55	\$375	\$4,500	\$4,500
MG Screening	204	183	0.5%	-	10/31/25	\$24.59	\$375	\$4,500	\$4,500
Vacant	205	310	0.9%	-	-	-	-	-	\$5,400
Vacant	206	294	0.8%	-	-	-	-	-	\$5,400
Armonda	207	456	1.3%	-	12/31/25	\$15.79	\$600	\$7,200	\$7,200
Vacant	208	425	1.2%	-	-	-	-	-	\$5,100
Vacant	209	450	1.3%	-	-	-	-	-	\$5,400

TENANT FINANCIALS

Tenant Name	Suite	SF	BLDG Share	Lease Dates		Annual Rent	Total Rent	Total Rent	Pro Forma Rent
				Yr. Start	Exp.	Per SF	Per Month	Per Year	Per Year
Donna Sitting Service	214	550	1.5%	-	8/31/25	\$12.00	\$550	\$6,600	\$6,600
Reception Area	215	0	0.0%	-	-	-	-	-	-
Body Guard Media	216	600	1.7%	-	5/31/25	\$12.00	\$600	\$7,200	\$7,200
Vacant	217	0	0.0%	-	-	-	-	-	-
Vacant	218	500	1.4%	-	-	-	-	-	\$6,000
The Beauty Experience Sales	219	550	1.5%	-	7/31/25	\$12.00	\$550	\$6,600	\$6,600
Flawless Security / In House	221	200	0.6%	-	6/30/25	\$12.00	\$200	\$2,400	\$2,400
Tom Mitchell	223	200	0.6%	-	-	-	-	-	\$2,400
Inez	224	180	0.5%	-	6/30/25	\$33.33	\$500	\$6,000	\$6,000
Mo's Corner	225	200	0.6%	-	11/30/25	\$27.00	\$450	\$5,400	\$5,400
J London Enterprises	226	180	0.5%	-	8/31/25	\$33.33	\$500	\$6,000	\$6,000
Vacant	300	700	2.0%	-	-	-	-	-	\$6,000
MDQ	301	950	2.7%	-	M/M	\$8.84	\$700	\$8,400	\$9,000
Malik Study Group	302	950	2.7%	-	5/31/25	\$15.79	\$1,250	\$15,000	\$15,000
Break Room	303	180	0.5%	-	-	-	-	-	-
Rosetta Home Care	304A	150	0.4%	-	7/31/25	\$36.00	\$450	\$5,400	\$5,700
S and S Security	304B	150	0.4%	-	8/31/25	\$30.00	\$375	\$4,500	\$4,800
Sig Insurance	304C	125	0.4%	-	5/31/25	\$36.00	\$375	\$4,500	\$4,500

TENANT FINANCIALS

Tenant Name	Suite	SF	BLDG Share	Lease Dates		Annual Rent	Total Rent	Total Rent	Pro Forma Rent
				Yr. Start	Exp.	Per SF	Per Month	Per Year	Per Year
Main Alphabet	304D	150	0.4%	-	5/31/25	\$36.00	\$450	\$5,400	\$5,400
Passport Health	304E	180	0.5%	-	9/30/25	\$33.33	\$500	\$6,000	\$6,600
Beverly Dunn Taxes	304F	420	1.2%	-	9/30/25	\$9.29	\$325	\$3,900	\$5,700
Labar Trucking	304G	385	1.1%	-	MTM	\$14.03	\$450	\$5,400	\$5,700
Me-Us Hair	305	432	1.2%	-	6/30/25	\$12.50	\$450	\$5,400	\$5,700
Best Practices Consulting	306	432	1.2%	-	MTM	\$12.50	\$450	\$5,400	\$5,400
R & R Taxes	307	745	2.1%	-	9/30/25	\$14.09	\$875	\$10,500	\$10,500
Vacant	400	6,800	19.1%	-	-	-	-	-	\$67,200
Total	35,650 SF					\$11.93	\$35,454	\$425,448	\$569,148
Occupied Suites: 32				Occupancy: 60.90%					
Unoccupied Suites: 19				Vacancy: 39.10%					

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.

DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

 15,000+
UNITS
SOLD

 \$1B 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.



A WINNING COMBINATION OF EXPERTISE



JUDD DUNNING
PRESIDENT | BROKER

"Industrial investing isn't just about acquiring assets—it's about securing strategic footholds in markets where demand outpaces supply. At DWG Capital Group, we focus on intelligent acquisitions, credit enhancement, and value creation to deliver strong, risk-adjusted returns in every market cycle."

Judd Dunning is a distinguished third-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 Group has achieved significant milestones, closing over \$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 40 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 and a \$130 million deal for a Class A retail property.

DWG Capital Partners and DWG Capital Group continue to excel in providing exceptional service to its investment partners and clients, solidifying their reputation among the premier CRE firms in the nation.



HUGH GEHRKE
SENIOR VP OF INVESTMENT SALES

Hugh Gehrke is a dedicated real estate professional who takes pride in providing a caliber of personalized service that has earned him a loyal following of repeat and referral clients that continues to grow.

If you are in the Luxury Real Estate Market or Multifamily Investment space around Los Angeles County, Hugh is the person to help. Working across a multitude of asset classes, Hugh and his team have worked on a variety of transactions across all asset classes.

Hugh has a background as a mortgage broker for Platinum Capital that greatly benefits his clientele. He holds a degree in economics from the University of Illinois and continues to hone his knowledge through continuing education classes related to both real estate sales and finance.



MEG MARAN
DIRECTOR OF MARKETING

Meg Maran is a seasoned marketing professional with expertise in branding, investor engagement, and real estate-focused campaigns. Before joining DWG, Meg spearheaded successful campaigns for several leading firms, and her dedication to high-quality design, targeted messaging, and investor engagement ensures DWG's visibility remains strong. Meg's work continues to position DWG as a leader in real estate investments, fostering meaningful connections with its investor network. Ever the creative, Meg is also the host of the podcast, "We Need Ice," which explores the 1973 Doxol explosion in Kingman, Arizona.

THE TEAM



MIKE PAYTONJIAN
OPERATIONS & MARKETING

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.



SERGEI MOCHTCHENKOV
CRF FINANCIAL ANALYST

Sergei Mochtchenkov, DWG Capital Partners' exclusive analyst, leverages his deep expertise in financial modeling and data analytics as a CFA Charter holder. He specializes in using advanced tools like R, Python, SQL, and PowerBI to ensure precise modeling and analysis of DWGCP's transactions. His work underpins the success of the firm and its clients.



ANDRES ALARCON
INFORMATION TECHNOLOGY

Ashley Sarshar begins a promising career in real estate as a Junior Associate at DWG Capital Group. A graduate of Loyola Marymount University, she brings a strong academic foundation, a disciplined work ethic, and a genuine commitment to professional growth. Ashley's drive to excel and her eagerness to learn from top industry professionals position her as a motivated and valuable addition to the DWG team.



ANDRES ALARCON
INFORMATION TECHNOLOGY

Andres Alarcon, DWG's in-house IT & Communications Expert, has had years of institutional experience creating and managing systems for teams to organize their inbound and outbound communications.

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.

LET'S DO A DEAL



CALL
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