



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

ASL GROUP US CO - 5100 S FM 715, MIDLAND, TX

Investment Offering Memorandum



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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.



Dakota Flowers

Associate

432-895-5656

dakota.flowers@nrgrealtygroup.com

Amy Barnett

Senior Associate

432-352-6714

amy.barnett@nrgrealtygroup.com

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EXECUTIVE SUMMARY

NRG Realty Group has been selected to exclusively market this exceptional industrial investment opportunity in Midland, Texas. The property is fully leased to ASL Group US Co., a heavy-duty repair and fleet maintenance company expanding into the U.S. market with strong roots in the industry. Backed by its affiliation with Aftermarket Solutions, a well-established Canadian firm, ASL brings over two decades of hands-on experience and a proven reputation for quality, reliability, and performance. Secured under a 7-year Triple Net lease, this investment offers a 9% cap rate and a first-year NOI of \$240,000, providing immediate, stable cash flow from a growing international operator.

The 13,500 SF facility, built in 2019, sits on 4.23 fenced and secured acres and features a 7,125 SF shop with a 10-ton crane, 2,250 SF of office space, 1,875 SF wash-bay, and 2,250 SF of second-floor living quarters. With its modern design, versatile layout, and quality tenancy, this property represents a rare opportunity to acquire a turnkey industrial asset positioned for long-term success.

INVESTMENT SUMMARY

Tenant	Property Type	Address	Building SF	Acreage	Year Built	Lease Expiration	Lease	Base Rent (per month)	Annual NOI	Base Rent PSF
ASL Group US CO	Industrial	5100 S FM 715, Midland, TX	13,500	4.23	2019	01/31/2032	NNN	\$20,000	\$240,000	\$17.78

RENT TABLE

Lease Term	2/1/2025 – 1/31/2026	2/1/2026 – 1/31/2027	2/1/2027 – 1/31/2028	2/1/2028 – 1/31/2029	2/1/2029 – 1/31/2030	2/1/2030 – 1/31/2031	2/1/2031 – 1/31/2032
Monthly Rent	\$20,000.00	\$20,300.00	\$20,604.50	\$20,913.57	\$21,227.27	\$21,545.68	\$21,868.87
NOI	\$240,000.00	\$243,600.00	\$247,254.00	\$250,962.81	\$254,727.25	\$258,548.16	\$262,426.38
Average Escalation		1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Cap Rate	9.00%	9.14%	9.27%	9.41%	9.55%	9.70%	9.84%

ECONOMICS

Cap Rate	Sales Price	Price PSF
9%	\$2,666,667	\$197.53



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TENANT OVERVIEW

ASL Group US Co

With over 15 years of experience and strong industry ties, ASL Group US Co. brings trusted expertise to Midland, operating independently while affiliated with Aftermarket Solutions Ltd. - a respected name in heavy-duty repair. Committed to quality, reliability, and lasting relationships, we're here to build something that endures.

(Source: <https://www.aslgrpco.com/about>)



Tenant Highlights

Founded August 2024

Headquarters Midland, TX

Website www.aslgrpco.com

Financial Profile

Revenue

EBITDA

Net Income

Total Assets

Total Liabilities

Subject to NDA



PROPERTY OVERVIEW

5100 S FM 715, Midland, TX

Lease Abstract

Tenant	ASL Group US Co.
Building Use	Industrial/Warehouse
Rent Commencement	2/01/2025
Lease Expiration	1/31/2032
Term Remaining	75 Months Remaining as of 10/1/2025
Current Annual Rent	\$240,000
Escalations	3%
Renewal Options	None
Estoppel	Upon Request
Landlord Obligations	None – absolute net



Site Description

Property Type	Industrial
Total Square Feet	13,500 SF
Office Square Feet	2,250 SF Office 2,250 SF Apartment
Parcel Size	4.23 Acres
Building to Land Ratio	13.65%
Parking	Caliche
Year Built	2019
Years Expanded	-
Number of Buildings	1
Number of Stories	2
Dock-High Doors	0
Grade-Level Doors	(7) 16'
Clear Heights	22'
Wash-Bay	Yes
Crane(s)	(1) 10-ton

Construction

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

SUBJECT PROPERTY

5100 S FM 715, Midland, TX

PROPERTY DESCRIPTION

This 13,500 SF industrial facility sits on 4.23 fenced and secured acres with direct frontage along FM 715. Built in 2019, the property offers a versatile setup ideal for oilfield service, equipment, or fabrication operations. The main structure includes 2,250 SF of office space, a 7,125 SF crane-served shop, and an 1,875 SF wash bay. The shop offers (1) 10-ton crane, (7) 16' doors forming 3 drive-through bays, and 3-Phase power. The 2nd-floor features 2,250 SF of living quarters. The property additionally includes a large stabilized yard and a 3-bedroom house fronting FM 715 on approximately 0.5 acres, available for lease at an additional rate. The entire site is secured with perimeter fencing and an automatic gate. With no zoning restrictions and no certificate of occupancy requirements, the property allows for flexible industrial use.

LOCATION DESCRIPTION

Positioned approximately 2.8 miles south of I-20, 2.4 miles east of State Highway 349, and roughly 16 miles from Midland International Airport, the property offers quick access to major transportation routes serving the Permian Basin.

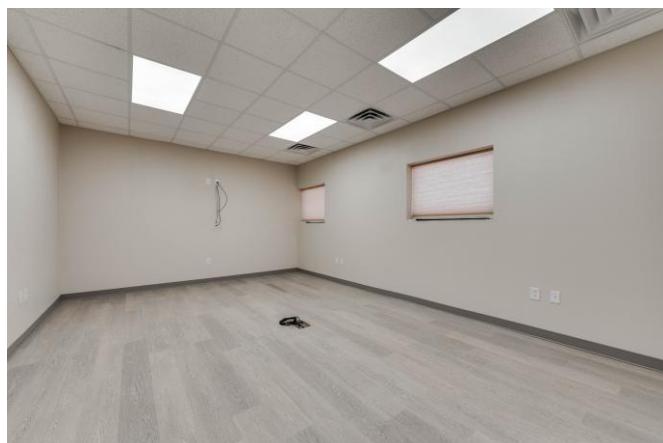
PROPERTY HIGHLIGHTS

- 13,500 SF on 4.23 Acres
- Office: 2,250 SF
- Living Space: 2,250 SF
- Shop: 7,125 SF
- Wash-Bay: 1,875 SF
- (7) 16'x14' Overhead Doors
- (1) 10-ton Crane
- No known zoning restrictions
- 3-Phase Power
- Water Well, Septic System



PROPERTY PHOTOS - MAIN OFFICE/SHOP

5100 S FM 715, Midland, TX



PROPERTY PHOTOS – MAIN SHOP/APARTMENTS

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PROPERTY PHOTOS - 3 BEDROOM HOUSE

5100 S FM 715, Midland, TX



PROPERTY PHOTOS - AERIAL VIEW

5100 S FM 715, Midland, TX



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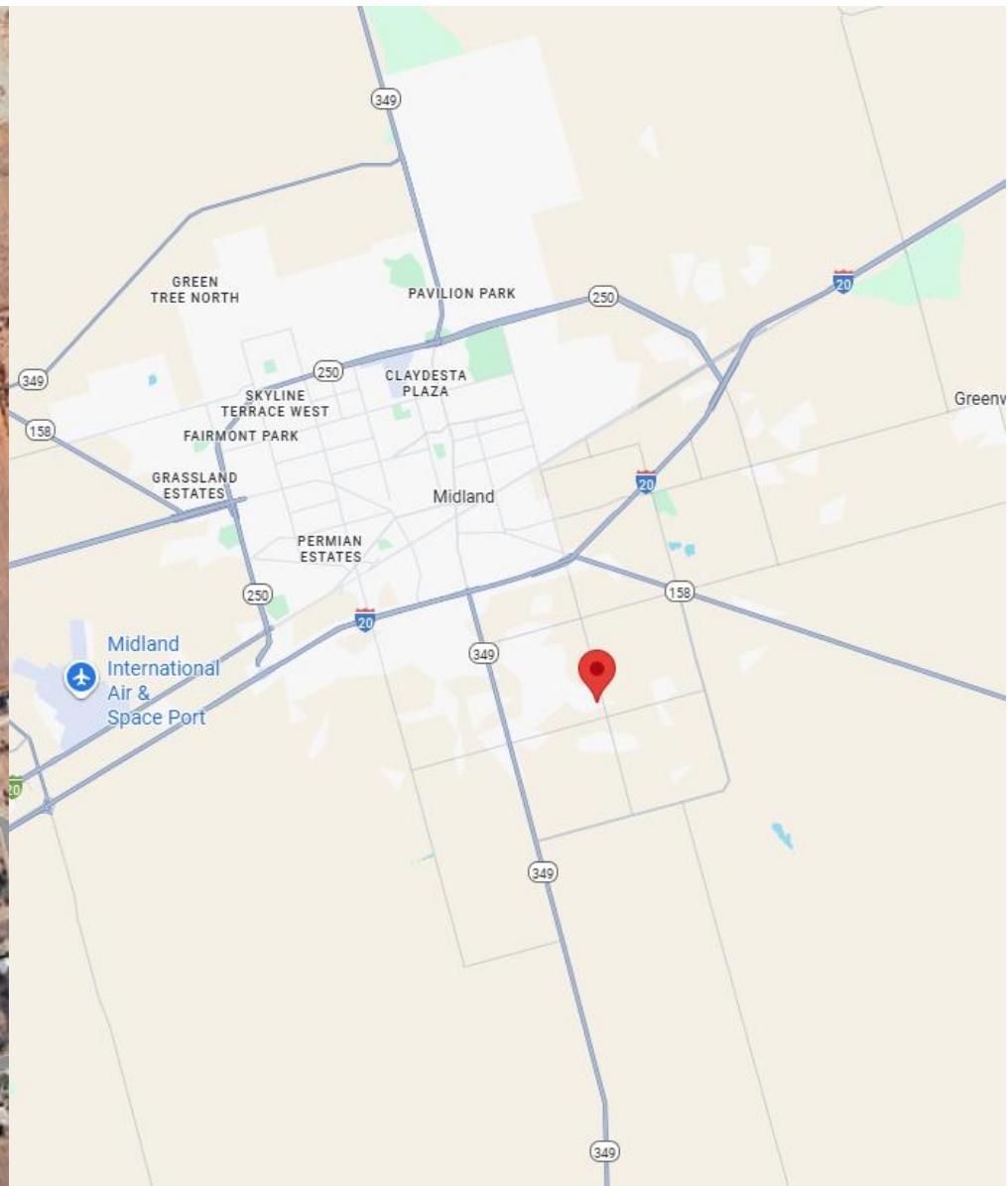
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PROPERTY MAP

5100 S FM 715, Midland, TX



BROKER PROFILE



Dakota hails from South Texas and graduated from the University of Texas at Austin with a BBA in Finance. After graduating, he forewent a job in the finance sector and, instead, pursued work as a hand in the oilfield, gaining experience in drilling before making his way into the completions world. Dakota's educational background eventually caught the eye of a previous employer, leading to a career as a completions salesman. Specializing in Frac, Dakota excelled in sales, securing over \$125,000,000 in contracts with E&P Companies over four years.

Outside of work, Dakota is a gym aficionado, an AI enthusiast, and regularly consumes enough caffeine to disqualify the entire U.S. Olympic Track Team on any given day. In his rare free time, he enjoys reading classical fiction, with "The Count of Monte Cristo" by Alexandre Dumas being his favorite.

DAKOTA FLOWERS

Associate

Mobile: 432-895-5656

dakota.flowers@nrgrealtygroup.com



Amy joined the NRG Realty Group in 2024. She has been actively involved in real estate since 2004, completing assignments in industrial, office, retail, medical, and multi-family commercial real estate. Amy grew up around the industrial oil and gas sector in Midland, visiting drilling sites with her father, who owned Brasher Mud, Inc., and D&A Equipment. Later, she worked with him in asbestos abatement. Amy emphasizes uncompromising integrity, effective communication, confidentiality, and is deeply involved in the due diligence process. Her priority is her clients' best interests, and she enjoys helping them achieve their business goals.

Amy's career started as a writer for the Midland Reporter-Telegram's Oil & Gas Report. She has a B.A. in Communications from the University of Texas of the Permian Basin and attended Thomas M. Cooley Law School. She later worked for a corporate litigation firm in Dallas and assisted with gas station leases in Boca Raton, Florida. Amy is a member of the International Council of Shopping Centers (ICSC) and is working toward her CCIM accreditation. She enjoys spending time with her daughter, Ellie, as well as fishing, golf, running, and photography.

AMY BARNETT

Senior Associate

Mobile: 432-352-6714

amy.barnett@nrgrealtygroup.com



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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.



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Information About Brokerage Services

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.

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



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

nrgrealtygroup.com

@NRGRealtyGroup

Midland Office

1611 W Illinois Ave, Midland, TX

432.363.4777

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