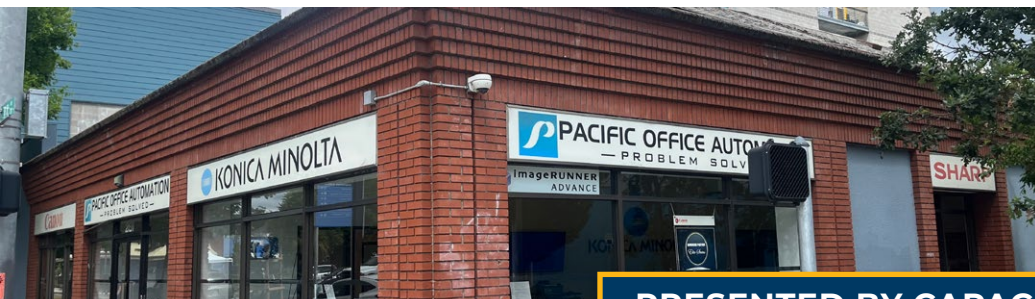
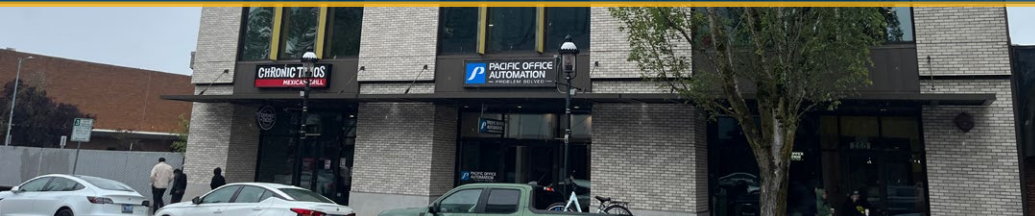




FLEX PROPERTY PORTFOLIO

Seven Leased Sites in Oregon, Washington, & Arizona

NNN Leased Investment Opportunity



PRESENTED BY CAPACITY COMMERCIAL GROUP



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FLEX PROPERTY PORTFOLIO

Seven Leased Sites in Oregon, Washington, & Arizona



Spokane Property

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DISCLAIMER

Capacity Commercial Group, LLC ("Agent") have been engaged as the exclusive agent for the sale of **Flex Property Portfolio** (the "Property"). The Property is being offered for sale in its "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller.

The enclosed materials are being provided solely to facilitate the Prospective Purchaser's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Agent nor Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Seller or Agent and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

If you have no interest in the Property at this time, please destroy or return this Offering Memorandum immediately the exclusive listing brokers.



FLEX PROPERTY PORTFOLIO

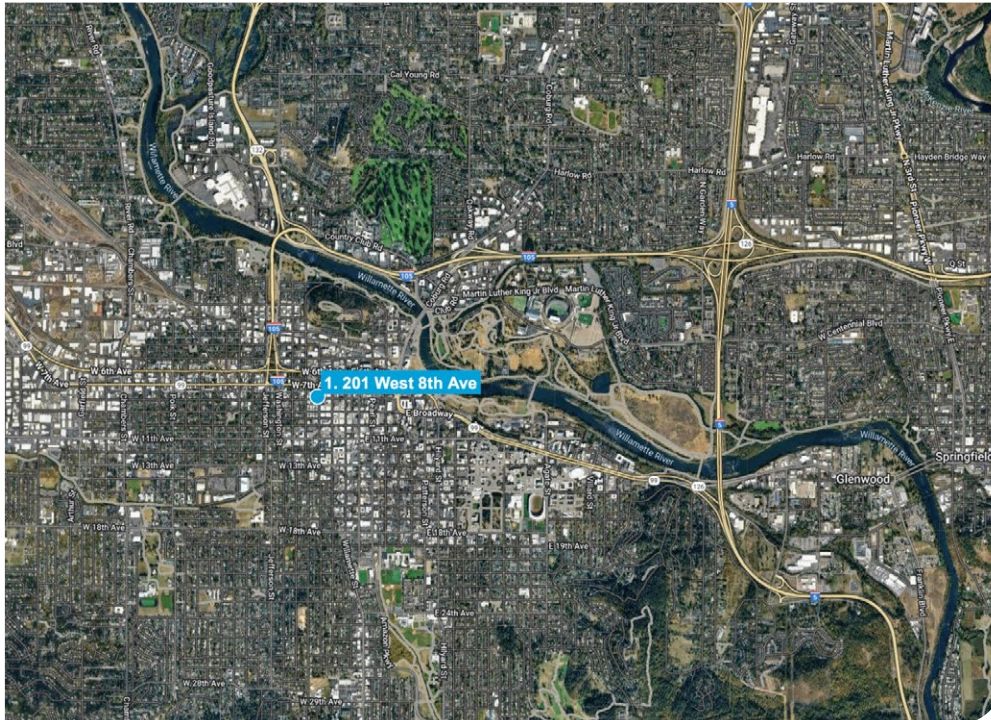
Capacity Commercial Group, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in the portfolio sale occupied by a strong regional tenant. This portfolio can incur a property management fee.

The Portfolio's common tenant is one of the largest office technology supply companies in the Western United States. The tenant has since expanded into 35 locations ranging from the West Coast to Texas and Hawaii and has found success in helping businesses operate more efficiently by providing state-of-the-art office technology, equipment, and product servicing.

	PROPERTY	BUILDING	LAND
1	201 West 8th Ave, Eugene, OR 97401	14,400 RSF	0.34 AC
2	341 N Central Ave, Medford, OR 97501	7,433 RSF	0.34 AC
3	815 SE 3rd St, Bend, OR 97702	7,578 RSF	0.20 AC
4	345 E 3rd Ave, Spokane, WA 99202	9,400 RSF	0.47 AC
5	260 Liberty St NE, Salem, OR 97301	29,800 RSF	0.21 AC
6	3936-3940 W Costco Dr, Tucson, AZ 85741	11,436 RSF	1.00 AC
7	810 Dayton St, Kennewick, WA 99336	14,302 RSF	1.02 AC
Portfolio Totals		94,349 RSF	3.58 AC
Portfolio Annual NOI		\$ 1,343,964	
Offering Cap Rate		6.00%	



1. EUGENE PROPERTY



1. EUGENE PROPERTY OVERVIEW

Address	201 West 8th Ave, Eugene, OR 97401
Property Type	Industrial Flex
Zoning	C-2
Occupancy	100%
Building Features	
Building Size	±14,400 RSF
Gross Land Area	±0.34 Acres ±14,810 SF
Year Built	1972
Grade Loading	1
Term (months)	60
Lease Commencement	1-Jul-25
Annual Increases	3%
Annual NOI	\$170,400

INDUSTRIAL MARKET DATA

3.3%
Market Vacancy

44.1M
Market Inventory (SF)

1.4M
Available (SF)

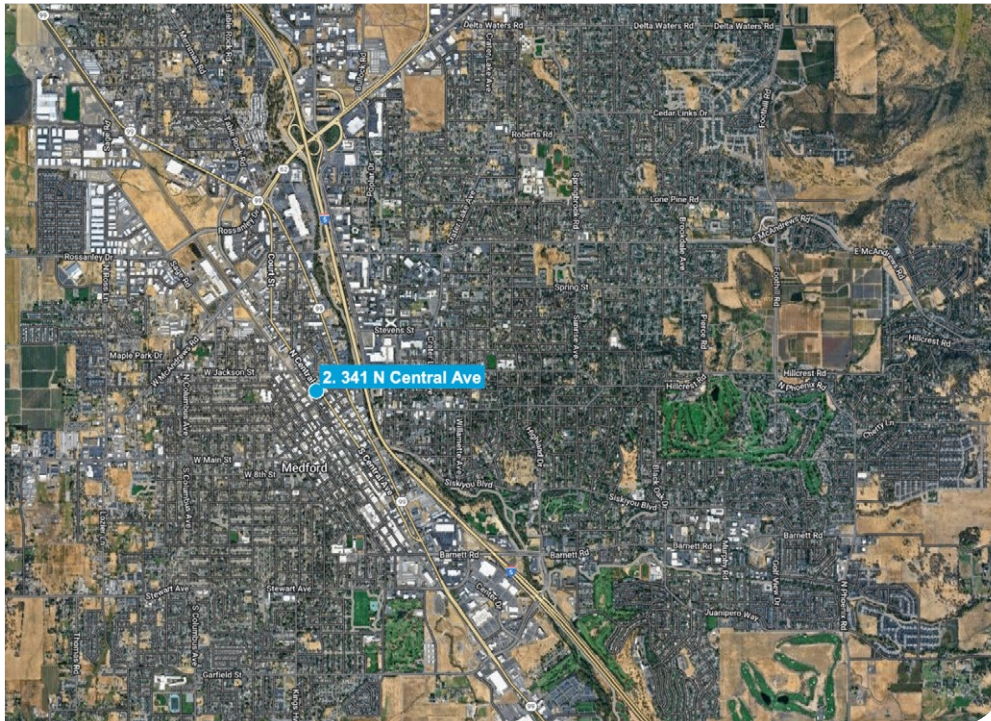
-470k
Absorption (SF)

76.5k
Under Construction (SF)

Information provided by CoStar



2. MEDFORD PROPERTY



2. MEDFORD PROPERTY OVERVIEW

Address	341 N Central Ave, Medford, OR 97501
Property Type	Industrial Flex
Zoning	C-C (City of Medford)
Occupancy	100%
Building Features	
Building Size	±7,433 RSF
Gross Land Area	±0.34 Acres ±14,810 SF
Year Built	1950
Grade Loading	1
Term (months)	24
Lease Commencement	1-Jul-25
Annual Increases	3%
Annual NOI	\$127,200

INDUSTRIAL MARKET DATA

5.4%

Market Vacancy

13.1M

Market Inventory (SF)

705k

Available (SF)

-362k

Absorption (SF)

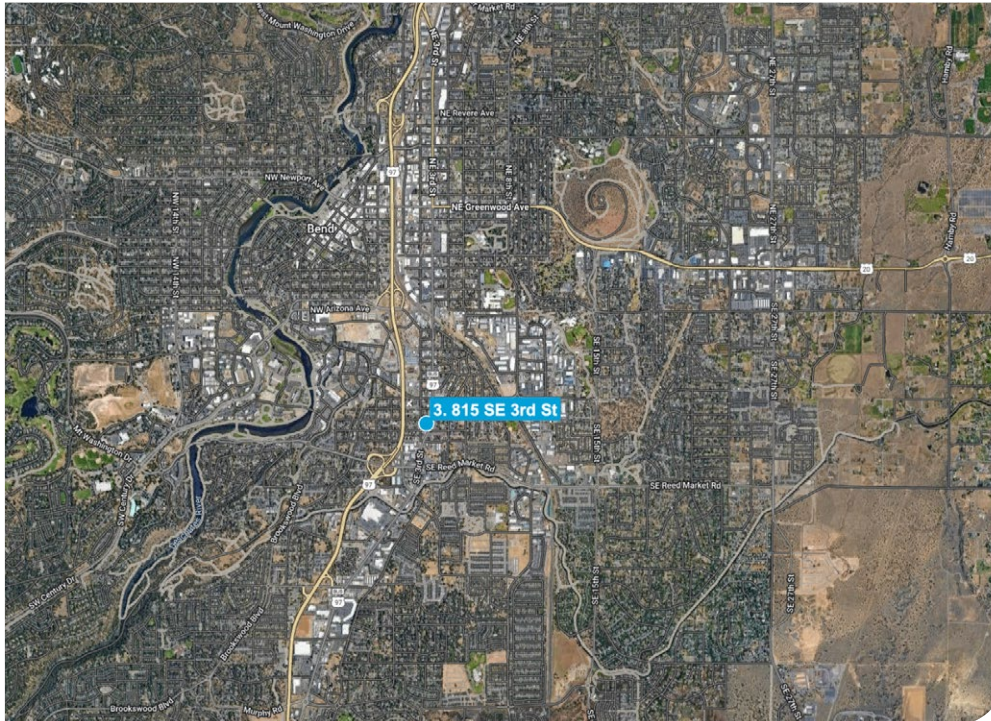
95k

Under Construction (SF)

Information provided by CoStar



3. BEND PROPERTY



3. BEND PROPERTY OVERVIEW

Address	815 SE 3rd St, Bend, OR 97702
Property Type	Industrial Flex
Zoning	CL (City of Bend)
Occupancy	100%
Building Features	
Building Size	±7,578 RSF
Gross Land Area	±0.20 Acres ±8,712 SF
Year Built	1977
Grade Loading	2
Term (months)	60
Lease Commencement	1-Jul-25
Annual Increases	3%
Annual NOI	\$165,780

INDUSTRIAL MARKET DATA

3.6%

Market Vacancy

17M

Market Inventory (SF)

607k

Available (SF)

51.6k

Absorption (SF)

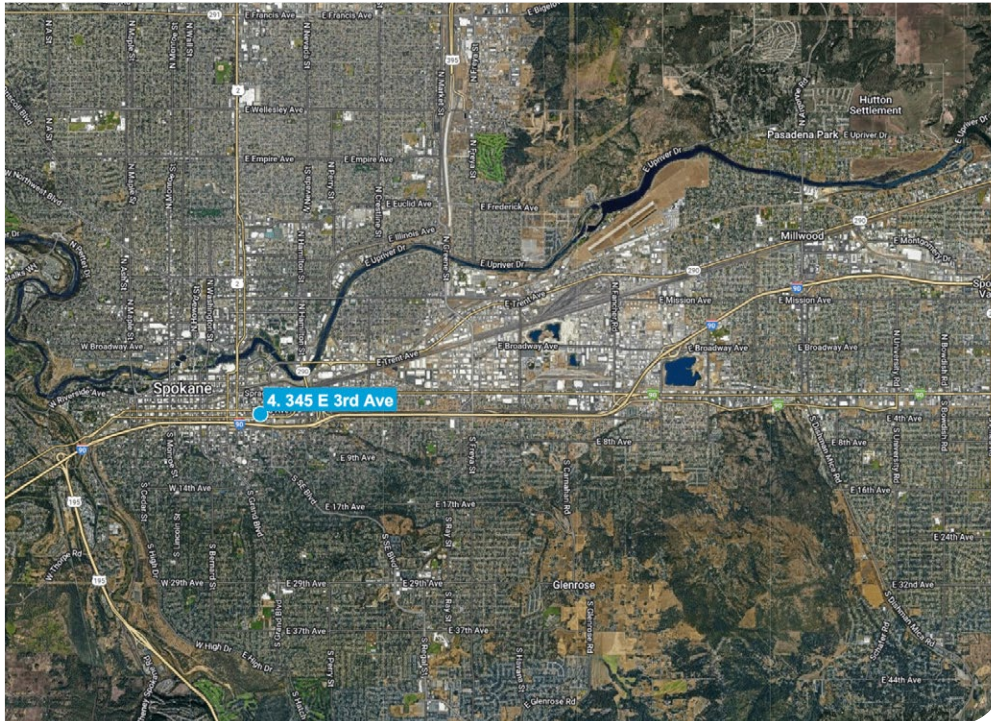
323k

Under Construction (SF)

Information provided by CoStar



4. SPOKANE PROPERTY



4. SPOKANE PROPERTY OVERVIEW

Address 345 E 3rd Ave,
Spokane, WA 99202

Property Type Industrial Flex

Zoning LI

Occupancy 100%

Building Features

Building Size ±9,400 RSF

Gross Land Area ±0.47 Acres | ±20,473 SF

Year Built 1986

Grade Loading 2

Term (months) 60

Lease Commencement 1-Jul-25

Annual Increases 3%

Annual NOI \$148,152

INDUSTRIAL MARKET DATA

4.7%

Market Vacancy

61.6M

Market Inventory (SF)

2.9M

Available (SF)

99.2k

Absorption (SF)

222k

Under Construction (SF)

Information provided by CoStar



5. SALEM PROPERTY



5. SALEM PROPERTY OVERVIEW

Address	260 Liberty St NE, Salem, OR 97301
Property Type	Industrial Flex
Zoning	CB (City of Salem)
Occupancy	26%
Building Features	
Building Size	±29,800 RSF (3 Stories)
Gross Land Area	±0.21 Acres ±9,148 SF
Year Built	1979
Grade Loading	1
Term (months)	36
Lease Commencement	1-Jul-25
Annual Increases	3%
Projected Annual NOI	\$386,208

INDUSTRIAL MARKET DATA

4.9%
Market Vacancy

34.7M
Market Inventory (SF)

1.7M
Available (SF)

1.2M
Absorption (SF)

0
Under Construction (SF)

Information provided by CoStar



SALEM PROPERTY PROFORMA

Value of Project	\$6,436,800		
Capitalization Rate on NOI	6.00%		
Total SF	29,800	Price/SF:	\$216.00

As-Is Value			
Net Operating Income Summary			
Scheduled Income	Per SF		
Scheduled Rent	\$1.60		\$149,568
Scheduled Gross Income	\$1.60		\$149,568
Vacancy Rent	\$0.90		\$236,640
Vacant Upper Office	\$1.00		\$103,200
Vacant Basement Office	\$0.60		\$80,640
Vacant Resturant	\$2.00		\$52,800
Effective Gross Income	\$1.08		\$386,208
OpEx	Per SF		Reimbursed
NET OPERATING INCOME	\$12.96		\$386,208

THIS PROFORMA IS BASED ON ASSUMPTIONS AND OWNERS AND CAPACITY COMMERCIAL GROUP DO NOT GUARANTEE THESE NUMBERS AND BUYER TO DO THEIR OWN DUE DILIGENCE



6. TUCSON PROPERTY



6. TUCSON PROPERTY OVERVIEW

Address	3936-3940 W Costco Dr, Tucson, AZ 85741
Property Type	Industrial Flex
Zoning	HI (City of Tucson)
Occupancy	100%
Building Features	
Building Size	±11,436 RSF
Gross Land Area	±1.0 Acres ±43,560 SF
Year Built	2004
Grade Loading	1
Term (months)	60
Lease Commencement	1-Jul-25
Annual Increases	3%
Annual NOI	\$168,684

INDUSTRIAL MARKET DATA

4.6%

Market Vacancy

90.7M

Market Inventory (SF)

4.1M

Available (SF)

453k

Absorption (SF)

1.1M

Under Construction (SF)

Information provided by CoStar



7. KENNEWICK PROPERTY



7. KENNEWICK PROPERTY OVERVIEW

Address	810 Dayton St, Kennewick, WA 99336
Property Type	Industrial Flex
Zoning	CC (City of Kennewick)
Occupancy	100% Additional Tenant: Foster First

Building Features

Building Size	±14,302 RSF
Gross Land Area	±1.02 Acres ± 44,431 SF
Year Built	2004
Grade Loading	2
Term (months)	60
Lease Commencement	1-Jul-25
Annual Increases	3%
Annual NOI	\$177,540

INDUSTRIAL MARKET DATA

3.6%

Market Vacancy

9.6M

Market Inventory (SF)

343k

Available (SF)

39.4k

Absorption (SF)

43.9k

Under Construction (SF)

Information provided by CoStar

OREGON INITIAL AGENCY DISCLOSURE PAMPHLET



OREGON REAL ESTATE DISCLOSURE

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

- **Seller's Agent** – Represents the seller only.
- **Buyer's Agent** – Represents the buyer only.
- **Disclosed Limited Agent** – Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients.

"Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

1. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;

2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past compliance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a

buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past compliance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent;
2. To the buyer, the duties listed above for a buyer's agent; and
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.

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CELEBRATING
20
YEARS
OF CAPACITY

REPRESENTED BY

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The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.