

PRIME 1031 | \$6,140,000 | 6.5% CAP | 23,895 SF | 19 YRS REMAINING | 2.5% ESCALATIONS

MDC PRECISION LLC | 6000+ CUSTOMERS WITH SEVERAL FORTUNE 500 CLIENTS

PRIME INDUSTRIAL CORRIDOR IN CENTRAL FLORIDA COASTAL MARKET | 6460 PARKLAND DR., SARASOTA, FL



**FLORIDA RARE COASTAL AREA
ABSOLUTE NNN | 19-YEAR LEASE
W/STRONG PRIVATE-EQUITY
BACKED TENANT**

**\$399,238 NOI | 6.5% CAP | 23,895
SF @ \$256 PSF PROVIDING
ATTRACTIVE YIELD & ABSOLUTE
NNN SECURITY**

**SEASONED MDC PRECISION
HIGH-GROWTH TENANT W/
FORTUNE-500 CLIENTS & HIGH
LIFE-SCIENCES GROWTH**

**EXCELLENT BUILDING
CONDITION W/A CLASS-1000
CLEAN ROOM & EXCEPTIONAL
POWER, PARKING & LOGISTICS
ACCESS**

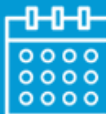
**PRIME SARASOTA LOCATION IN
2.2 % VACANCY LIMITED-
INVENTORY MARKET & NO STATE
INCOME TAX**

**BEST-IN-CLASS 1031 BUY – Q4 2025 –
ULTRA-PRIME SARASOTA FL MARKET**




±23,895 SF
BUILDING


±2.16 AC
LAND AREA


1988/2005
YEAR BUILT/RENO

 **\$256**
Price Per
Square Foot

 **±2.5%**
Annual
Escalations

DWG CAPITAL GROUP | JUDD DUNNING | 310.261.8428

HUGH GEHRKE | 310.770.1713



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Director of Marketing

MIKE PAYTONJIAN

Operations, Client Services

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HERE'S THE RUNDOWN



6460 PARKLAND DR

A rare chance to acquire a mission-critical facility leased to MDC Precision, a global leader serving semiconductors, aerospace, life sciences, and government research. PE-backed with high sales in forecast for 2025, Fortune 500 customers, and strong growth ahead, MDC anchors this asset under a 20-yr long-term NNN lease (19 years remaining) at \$16.70/SF—below market rates of \$16–20/SF in a submarket starved for specialized space.



THE OFFERING

DWG Capital Group is pleased to present **6460 Parkland Dr., Sarasota, FL 34243**, a new opportunity to acquire, via long-term sale leaseback, a **23,895-square-foot**, industrial manufacturing facility in the prime industrial corridor and coastal market of Central Florida priced at **\$6,140,000**. The facility is **strategically located in the FL-301 industrial corridor with 1000 feet of frontage along US Highway 301** and is **less than two (2) miles from the Sarasota-Bradenton International Airport**.

The asset is currently leased to, and fully occupied by **MDC Precision**, a global supplier of engineered vacuum components and integrated systems serving semiconductor, aerospace/defense, life sciences, and research customers. This Property is the **sole production Facility for MDC's insulator seal division**, including eight (8) product groups only manufactured in Sarasota, serving its ceramic to metal customer base. With a **Year-1 Net Operating Income of \$399,238** the asset is subject to a **20-year absolute net lease (19 years remaining)** along with **annual escalations of 2.50%**. In addition, the Lease will include **two (2), 10-year renewal options**.

THE PROPERTY

Built in 1988 and **situated on 2.16 acres**, this site serves as the Company's insulator seals technology center and is equipped with **25-foot clear heights** and **two (2) 20-foot grade-level loading doors**. The facility is **85% air conditioned**, and the R&D portion incorporates an atmosphere **clean furnace system** essential to client needs. Additionally, the property features a **class 1000 clean room, vacuum brazing, TIG and orbital welding**, and **>20,000 volt testing capabilities**. Here MDC manufactures feedthroughs, viewports, vacuum breaks and many other products and are the go-to division for competitive cost fabrication and complete system integration in the aerospace and research markets.

THE LOCATION

6460 Parkland Dr is located in Sarasota, FL and sits in the **FL-301 industrial corridor**. The site boasts **phenomenal access and visibility from Highway 301 with 1000 feet of frontage along the east side of the facility**. Highway 301 transitions to Highway 41 and runs 479 miles from Miami up the Gulf side of the state and into Georgia. The Property benefits from close **proximity to Sarasota-Bradenton International Airport (<2 miles)**, which carried 4.3 million passengers in 2023, up 215% since 2018. The site is equidistant from downtown Sarasota and Bradenton, areas in which the metro's population has grown by 26% to 883,000 since 2010.

PROPERTY SPECIFICATIONS

ADDRESS	6460 Parkland Dr Sarasota, FL 34243
PROPERTY TYPE	Manufacturing / Distribution
YEAR BUILT/RENO	1988/2005
BUILDING SIZE	±23,895 SF
LOT AREA	±2.16 AC
CONSTRUCTION	Masonry
CLEAR HEIGHTS	25'
DRIVE-IN DOORS	2
PARKING	45 Spaces
ZONING	HM Heavy M
TENANT	MDC Precision

LEASE

LEASE TERM	20 Years (19 Remaining)
YR-1 NET RENT	\$399,238
YR-1 NET RENT PSF	\$16.70
ANNUAL ESCALATIONS	2.5%

THE TENANT

MDC Precision is a world leader in delivering highly custom engineered components required for operation at the atomic scale for semiconductor, aerospace, life science, and government and university research end markets. The core areas of their business encompass the production of ceramic and metal insulator seals, the integration of systems based on vacuum technology, the development and distribution of vacuum valves, and the provision of solutions for the delivery of gases with ultra-high purity levels. These key segments highlight the company's specialization in leveraging advanced technologies to meet the needs of industries requiring precise and controlled environments. The company began operation in 1975 and boasts **6000+ customers including several fortune 500 companies.**

MDC Precision expects 2025 and 2026 to result in strong revenue growth driven by the booming life sciences market and rising demand for vacuum valves. **The seasoned and dynamic tenant continues a path of high growth, consistently producing superior sales and strong credit.** *Financials available by request and under confidentiality.*

THE MARKET

Over the past three years, **industrial rents in the Sarasota area have climbed by a cumulative 29.2%, cementing the region's position as one of Florida's higher-cost submarkets.** Average asking rents in the submarket now stand well above many peer markets in central Florida.

Unlike other parts of the state that have experienced large-scale development, Sarasota's industrial inventory has grown only modestly—by about 37,000 SF in the last three years. In the past twelve months, just 2,700 SF of new space was delivered, while occupancy contracted by roughly 84,000 SF, signaling a period of negative absorption and tightening availability.

Logistics facilities dominate the landscape, comprising 10.4 million SF, followed by 3.0 million SF of specialized space and 1.3 million SF of flex product. **This mix reflects Sarasota's role as both a distribution hub and a niche market for specialized users.**



Beyond real estate fundamentals, Sarasota's manufacturing sector has emerged as a key driver of growth, contributing significantly to job creation, technological advancement, and broader economic diversification. This industrial base not only underpins demand for specialized and logistics space but also strengthens the region's long-term attractiveness to investors.

Together, constrained supply, elevated rental growth, and a deepening economic base make **Sarasota a dynamic, high-barrier market—one that continues to draw capital and business investment with strong prospects for long-term performance.**





STRATEGIC LOCATION

Highway 301 transitions to Highway 41 and runs 479 miles from Miami up the Gulf side of the state into Georgia. The Property benefits from **close proximity to Sarasota-Bradenton International Airport (<2 miles), which carried 4.3 million passengers in 2023, up 215% since 2018.**

ADVANCED CAPABILITIES

Features include a **Class 1000 clean room, vacuum brazing, TIG and orbital welding, and high-voltage testing capabilities (>20 kV).** This is the sole production facility for MDC's insulator seal division, including eight product groups only manufactured in Sarasota, making it MDC's sole Eastern U.S. insulator-seal production hub.

HIGHWAY ACCESS & VISIBILITY

The property boasts approximately **1,000 feet of frontage along US-301, offering excellent visibility and direct access to a major transportation artery.** This strategic positioning enhances logistical efficiency and brand exposure.

EFFICIENT LOADING & DISTRIBUTION

Equipped with **two 20-foot grade-level loading doors, the facility ensures efficient and streamlined loading and unloading operations.** Its robust distribution capabilities support seamless movement of goods and materials.

SPECIALIZED FACILITY

This location serves as the Company's insulator seals technology center, equipped with an impressive 25-foot clear height and two 20-foot grade-level loading doors. **The site is approximately 85% air conditioned with an atmosphere clean furnace system essential to client needs.**

MARKET COVERAGE

The site is equidistant from downtown Sarasota and Bradenton, areas where the metro's population has grown by 26% to 883,000 since 2010. **Serves the entire ceramic-to-metal customer base across the eastern United States.**

SITE SIZE & DEVELOPMENT

The property sits on a generous 2.16-acre site, providing **ample space for current operations and offering significant development potential for future expansion or customization** to meet evolving business needs.

HIGH INVESTMENT QUALITY

The property represents a **high-quality investment due to its below-replacement cost basis and specialized improvements,** such as the clean room and unique furnace system, which are costly and difficult to replicate.

1

MANUFACTURING FLOOR

High-bay manufacturing space with a 25-foot clear height optimized for precision equipment and specialized manufacturing processes. Features masonry construction for durability and stability required for sensitive manufacturing operations.

2

CLEAN ROOM FACILITY

Class 1000 clean room specification environment essential for precision component manufacturing. This controlled atmosphere ensures product quality and meets stringent industry standards for semiconductor and aerospace applications.

3

SPECIALIZED EQUIPMENT

Ten vacuum furnaces providing critical manufacturing capabilities for ceramic-to-metal sealing processes, including vacuum brazing. Advanced TIG and orbital welding capabilities support precision component fabrication and custom manufacturing requirements.

4

TESTING CAPABILITIES

High-voltage testing infrastructure with capabilities exceeding 20 kV for quality assurance and product validation. These testing facilities ensure components meet rigorous performance standards required by aerospace and defense customers.

5

LOGISTICS INFRASTRUCTURE

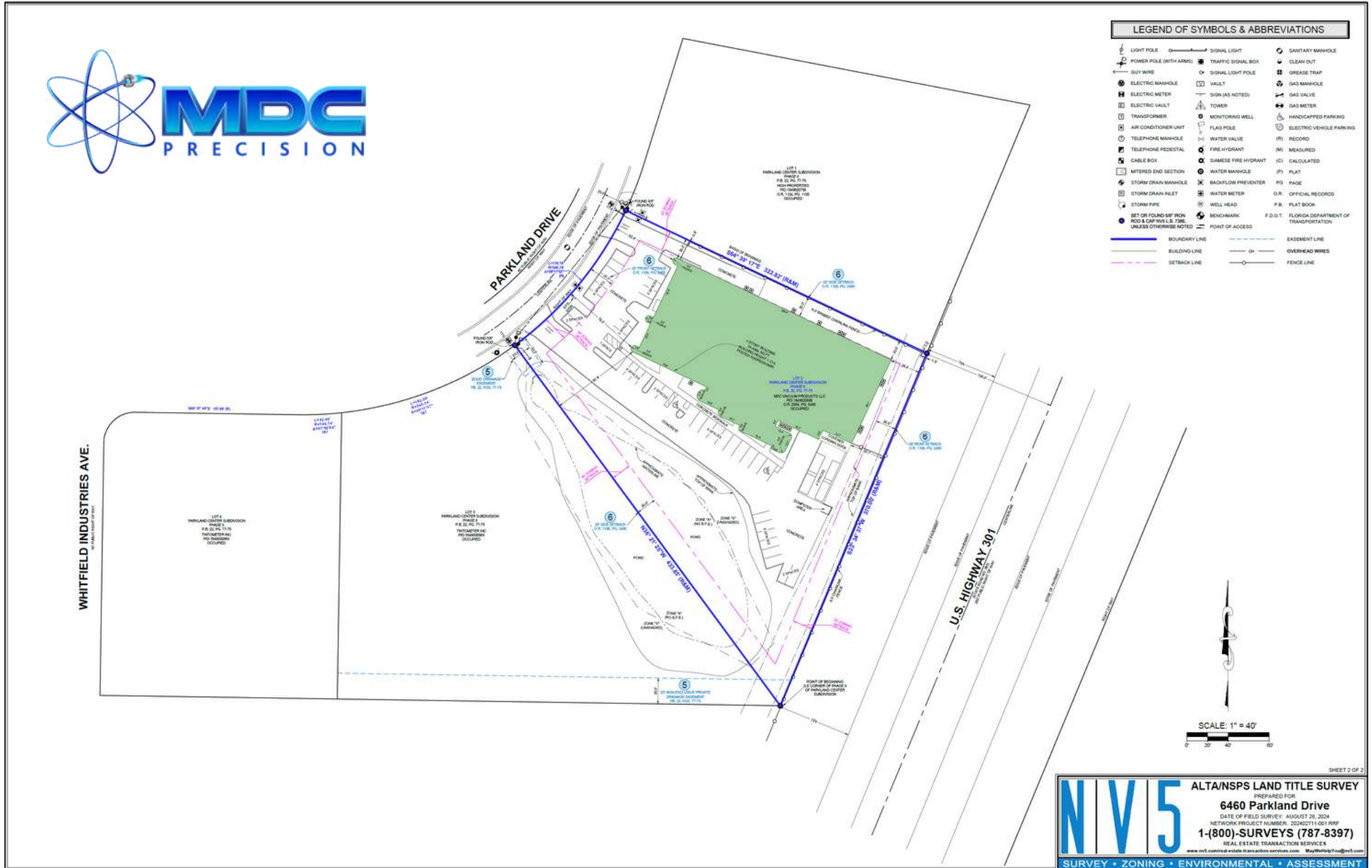
Two 20-foot grade-level loading doors facilitate efficient material handling and product shipment. 45 parking spaces accommodate current workforce of 38 employees with room for expansion as operations grow.

6

CLIMATE CONTROL

Approximately 85% of the facility is climate-controlled (HVAC coverage), providing optimal environmental conditions for precision manufacturing and employee comfort. Atmosphere clean furnace system maintains controlled conditions essential for specialized manufacturing processes.

The Property represents a highly specialized manufacturing facility with mission-critical capabilities that would be extremely costly and time-consuming to replicate elsewhere. The combination of clean room facilities, specialized equipment, and strategic location creates significant barriers to tenant relocation.



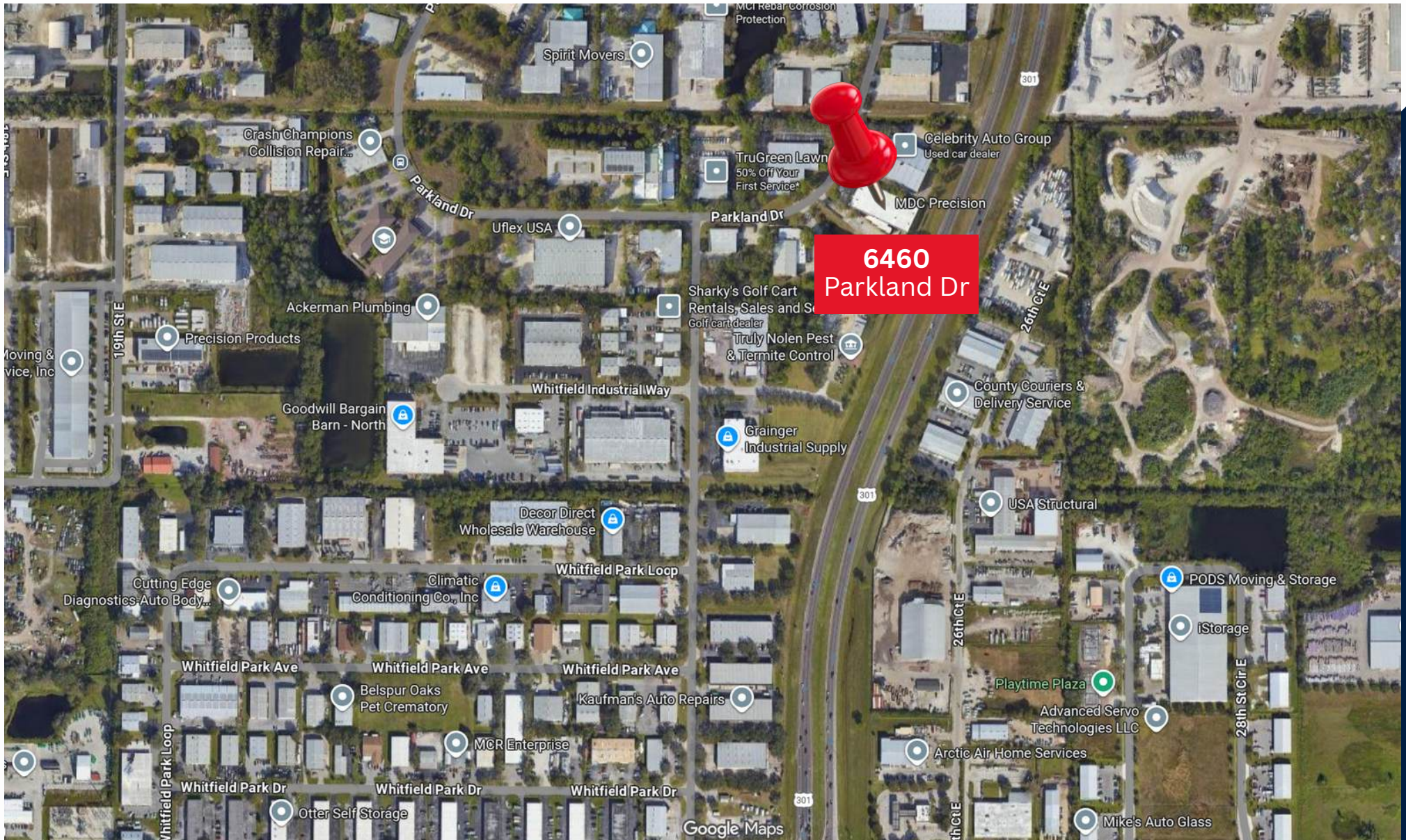
LEGEND OF SYMBOLS & ABBREVIATIONS		
	SIGNAL LIGHT	SANITARY MANHOLE
	TRAFFIC SIGNAL BOX	CLEAN OUT
	SIGNAL LIGHT BOX	GREASE TRAP
	Vault	GAS MANHOLE
	Sign (As Noted)	GAS VALVE
	TOWER	GAS METER
	MONITORING WELL	HANDICAPPED PARKING
	FLAS POLE	ELECTRIC VEHICLE PARKING
	WATER VALVE	RECORD
	FIRE HYDRANT	MEASURED
	SIAMISE FIRE HYDRANT	CALCULATED
	WATER MANHOLE	PLAT
	BACKFLOW PREVENTER	FACE
	WATER METER	OFFICIAL RECORDS
	WELL HEAD	PLAT BOOK
	BENCHMARK	F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
	POINT OF ACCESS	
	BOUNDARY LINE	EASEMENT LINE
	BUILDING LINE	OVERHEAD WIRES
	SETBACK LINE	FENCE LINE



SHEET 2 OF 2

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
6460 Parkland Drive
 DATE OF FIELD SURVEY: AUGUST 26, 2024
 NETWORK PROJECT NUMBER: 20240211-001 RRP
1-(800)-SURVEYS (787-8397)
 REAL ESTATE TRANSACTION SERVICES
www.nv5.com/real-estate-transaction-services.com MayWhitfield@aol.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT





TRANSPORTATION ACCESS

Located on the critical US-301/Highway 41 corridor with excellent proximity to I-75, ensuring efficient regional and national ground transportation for logistics and distribution.



POPULATION GROWTH

The metro area has experienced significant population expansion, growing 26% to 883,000 residents since 2010, indicating a growing consumer base and potential workforce.



PORT ACCESS

Strategic access to Port Manatee, a deep-water seaport, providing direct channels for international shipping and global supply chain integration.



AIRPORT PROXIMITY

Less than 2 miles from Sarasota-Bradenton International Airport (SRQ), which accommodated 4.3 million passengers in 2023, facilitating executive travel and air freight.



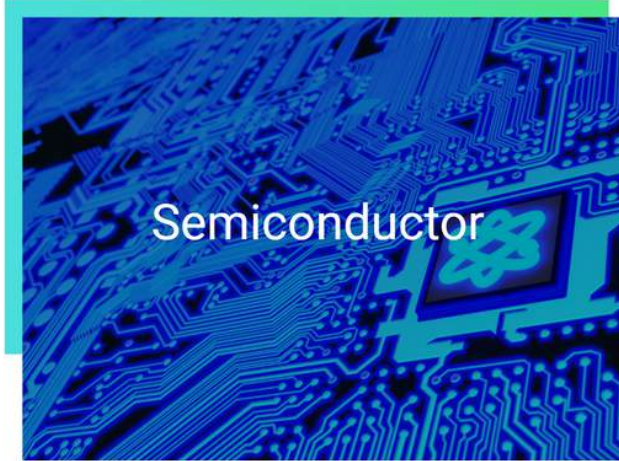
ECONOMIC DIVERSIFICATION

A resilient and diverse economic base, with strong sectors in aerospace, medical/biotech, and precision manufacturing, supporting a stable business environment.



MARKET POSITION

A strategic hub that effectively serves the entire ceramic-to-metal customer base across the Eastern United States, enhancing market reach and distribution efficiency.



Enabling Science to Change the World

Since 1975, MDC has been a world leader in delivering genuine, high-quality products with the highest level of precision, purity, and performance to meet the most stringent manufacturing requirements. For over 46 years, we have been a trusted partner to major companies in the essential semiconductor, industrial, research, life sciences, aerospace, food processing, and fusion energy sectors. We proudly continue our legacy of providing the engineering expertise, precision manufacturing, and world-class support that enable our customers to innovate the advanced technologies that change the world.

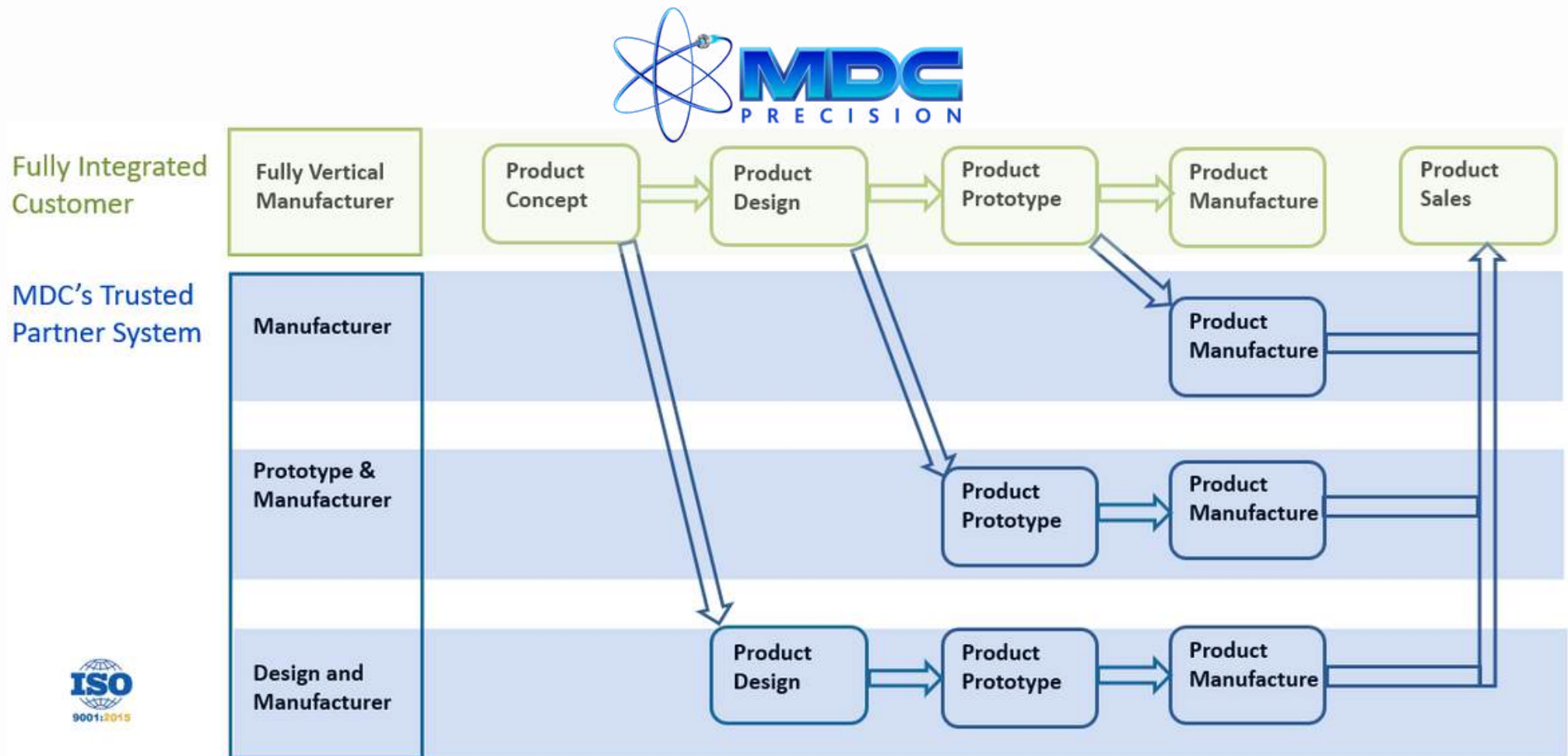


MDC = TRUSTED PARTNER

MDC Precision prides itself in being a trusted manufacturing partner. We provide manufacturing as a service (MaaS) and work closely with our customers and hold your information and intellectual property with the utmost care and consideration. Our focus is to help our customers realize their concepts and deliver them to market as fast as possible, while maintaining or coming under budget. The cornerstone of our output is our investment in manufacturing technologies, supply chain management, tungsten inert gas (TIG) welding, orbital welding, metal fabrication of ultra-high vacuum and hygienic methodologies. As a vertically integrated partner, we can

provide a lower cost alternative to your supply chain through utilization of our genuine parts combined with your supply chain.

MDC has factories in both the United States and United Kingdom, and we provide full global support anywhere in the world. We operate an ISO Class 5 clean room for assemblies and subassemblies that requires manufacturing and final integration in a clean environment. MDC is ISO 9001:2015 certified and ITAR certified.



MDC Precision has demonstrated consistent operational performance over its nearly five-decade operating history. The company has navigated multiple industry cycles while maintaining its market leadership position in precision vacuum technology and components manufacturing.

PRE-2021: STEADY GROWTH

MDC consistently averaged steady and sustainable growth patterns. The Sarasota location contributed a significant amount in income annually during this period, establishing its critical role in the company's operations.

2023: MARKET NORMALIZATION

Semiconductor demand softened as the industry worked to reduce excess inventory, leading to lower materials utilization rates. This represented a healthy market correction rather than structural decline in demand.



1

2

3

4

2021-2022: HYPER GROWTH

The company experienced exceptional revenue growth due to semiconductor market boom driven by COVID-19 digital transformation and supply chain disruptions. Peak revenue was reached in 2022, with Sarasota facility scaling annually.

2025-2026: PROJECTED RECOVERY

Management expects normalized positive revenue growth driven by the booming life sciences market and rising demand for vacuum valves across multiple end markets, providing diversified growth opportunities.

SELECT MDC CUSTOMERS



GE Healthcare



DEAL SNAPSHOT

- **Tenant / Sponsor:** MDC Precision, LLC (PE-backed) - Diversified, global vacuum components & systems
- **Structure:** Absolute NNN (no landlord responsibilities)
- **Term:** ~19+ years remaining (base + two 10-year options) with 2.5% fixed annual escalations
- **Current Base Rent:** \$399,238
- **Rent/SF:** \$16.70/SF
- **Lease Requirements:** Right of First Offer on sale, Annual GAAP-audited financials

REAL ESTATE ATTRIBUTES

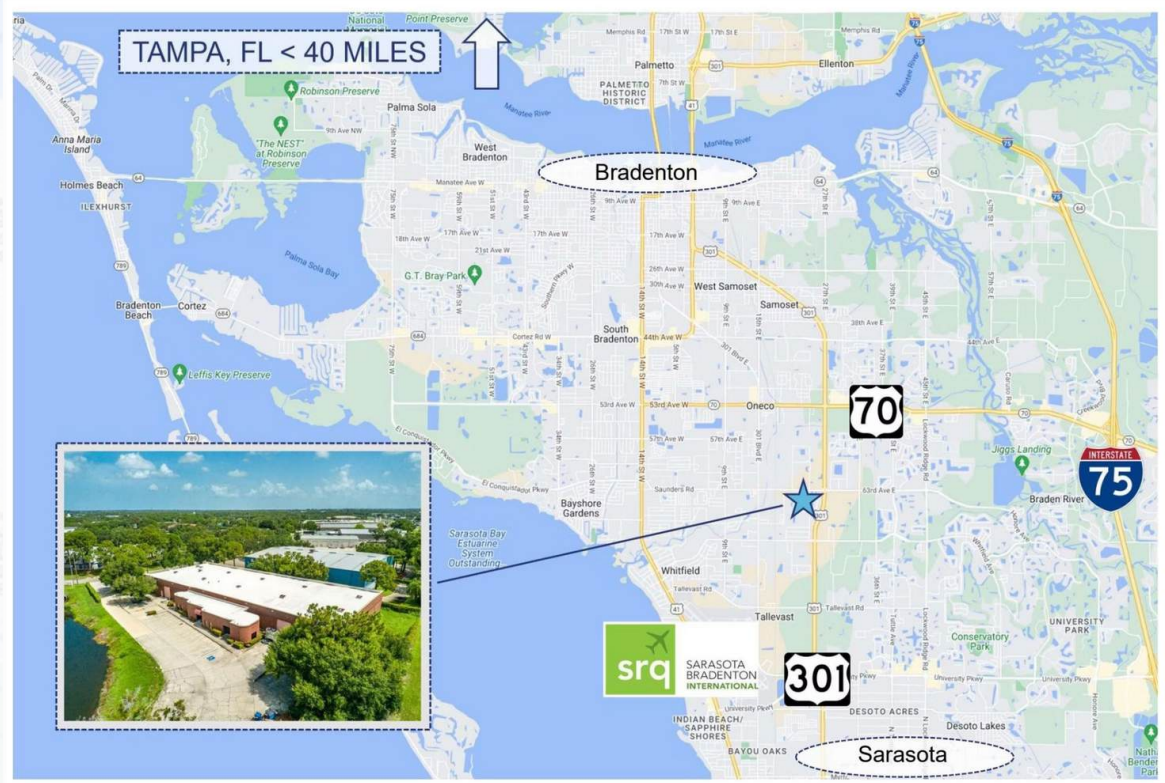
- **Building/Site:** 23,895 SF (1988) on 2.16 acres with ~**85% HVAC coverage, Class 1000 clean room, 252 clear height**
- **Specialized Build:** Vacuum brazing, TIG/orbital welding capabilities, High-voltage testing infrastructure (>20 kV)
- **Function:** Mission-critical, **sole Eastern U.S. insulator-seal production hub** (high tenant stickiness)
- **Location:** US-301 corridor, <2 miles to SRQ airport; quick access to US-41/I-75
- **Market Dynamics:** Tight vacancy and **supply-constrained industrial node for clean/conditioned specialty space**

INVESTMENT RATIONALE

- **Long-duration passive income** with fixed growth trajectory (2.5% annual escalations)
- **High-spec, mission-critical improvements** (clean room, HVAC, welding, testing) costly to replicate elsewhere
- **Below-replacement basis** (~\$265/SF fits upper half of local spectrum in a supply-constrained market)
- **Wide exit buyer base** (NNN/1031 + institutional net-lease investors)
- **Competitive Rent:** Current base rent of \$16.70/SF is competitive with market asks of \$16-20/SF NNN
- **Pricing:** 6.5% cap rate \$6,140,000 (~\$256/SF)

MARKET FUNDAMENTALS

- **Rent Growth:** 29.2% cumulative increase over three years
- **Submarket Premium:** The subject property's effective rent of \$15.87/SF is competitive with market asks of \$16-20/SF NNN.
- **Population Growth:** 26% increase to 883,000 residents since 2010
- **Airport Traffic:** 4.3 million passengers in 2023, up 215% since 2018
- **Manufacturing Growth:** Expanding sector driving industrial demand



The solid performance of the manufacturing industry aligns with Sarasota's robust economic expansion, attracting investments and fostering a vibrant, diversified economic base. These factors underscore Sarasota's appeal as a dynamic marketplace for both real estate and business opportunities.

Together, these factors underscore Sarasota's appeal as a dynamic marketplace for both real estate and business opportunities, reflective of its potential for long-term growth and sustainability in the industrial sector.

The Sarasota industrial market represents one of Florida's most dynamic and supply-constrained industrial submarkets. Located along the Gulf Coast, Sarasota benefits from exceptional transportation infrastructure, population growth, and limited developable industrial land, creating a compelling investment environment. This is further exacerbated by a tight supply of clean/conditioned specialty space.



2.2%

MARKET VACANCY

Well below national average of 6.16%, indicating tight supply conditions, especially for specialized facilities.



66K SF

UNDER CONSTRUCTION

Limited new supply pipeline supports strong fundamentals, with a scarcity of specialized industrial inventory.



\$14.24

MARKET ASKING RENT PSF

Q2'24 market rate demonstrates premium industrial location; subject property's \$15.87/SF net rent is highly competitive.



26%

POPULATION GROWTH

Metro area growth to 883,000 since 2010 drives robust demand for industrial properties.

The market vacancy has seen a slight uptick since Q1'23, rising 60 basis points to 2.2%, but remaining well below the national average of 6.16%. This low vacancy rate reflects strong demand fundamentals and extremely limited supply availability in the market, particularly for specialized industrial facilities.

There is just 66,000 SF of industrial inventory under construction, and this is expected to fall over the next several quarters, as only 13,000 SF of new projects broke ground since the beginning of 2023. This critical supply constraint, especially for clean or conditioned specialty

space, supports continued rent growth and occupancy strength.

Market asking rent reached \$14.24 PSF in Q2'24, demonstrating the strategic value of manufacturing and distribution locations in this market. The subject property's \$15.87 PSF net rent represents highly competitive positioning within this market context, aligning well with current market asks of \$16-20/SF NNN for comparable properties. Furthermore, the property's valuation guidance of ~\$265/SF fits the upper half of the local spectrum for comparable sales.

ABSORPTION DYNAMICS

The past year witnessed completion of only 2,700 square feet of new space, versus an 84,000 SF decrease in occupancy, indicating negative absorption and increased competition for available space.

MARKET COMPOSITION

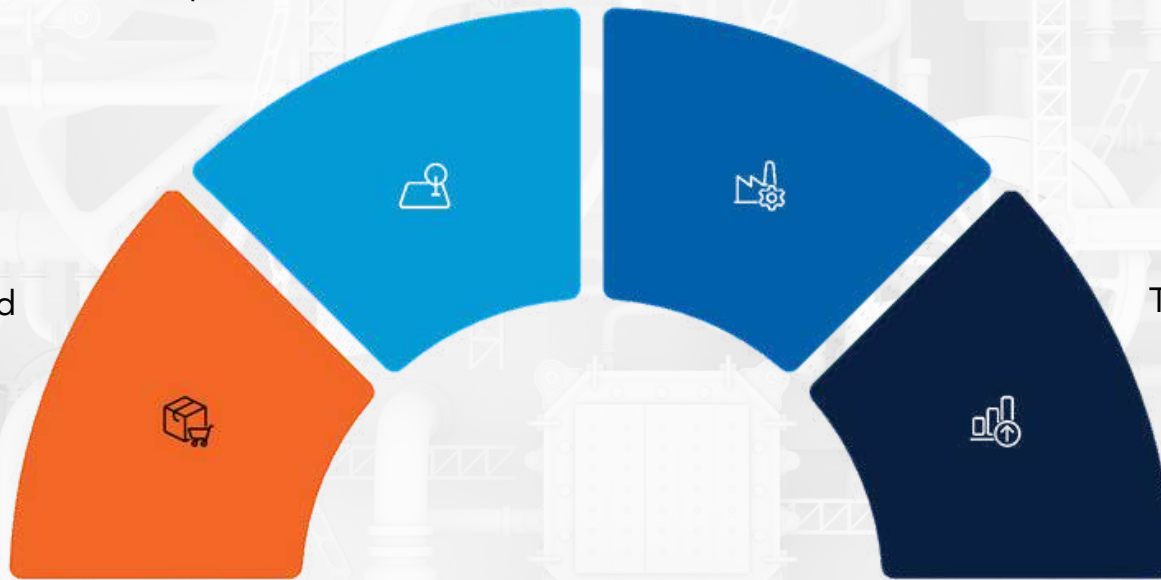
Logistics spaces dominate with 10.4 million SF, followed by specialized spaces at 3.0 million SF, and flex spaces at 1.3 million SF, reflecting diverse industrial demand.

SUPPLY CONSTRAINTS

Total inventory expanded by only 37,000 SF over three years, compared to a construction boom in other central Florida markets. Limited land availability and zoning restrictions constrain new development, leading to a tight supply, especially for clean/conditioned specialty space.

ECONOMIC GROWTH

The manufacturing sector increasingly contributes to the area's economic development, boosting demand for industrial space while stimulating job creation and technological advancement.



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.



DUGAN KELLEY
LEGAL COUNSEL

Dugan P. Kelley is counsel at DWG Capital Partners and Co-founder of Kelley | Clarke, PC, offering large firm expertise locally. He specializes in real estate transactions, including commercial loan closings, equity capital raises, and joint ventures. Kelley advises on entity formation, risk assessment, and provides comprehensive commercial real estate services. Recognized as a “Super Lawyer Rising Star” from 2008-2016, he upholds high legal standards in all documents and services, contributing to the success of DWG Capital Partners and its clients.

THE TEAM



ROBERT BIANCHI
CONTROLLER & CREDIT RISK SPECIALIST

With over 40 years of financial expertise, Robert A. Bianchi, CPA leads California CPA Group while overseeing DWG’s financial operations, cost segregation strategies, and credit risk analysis. A University of San Francisco graduate, Robert began his career at Grant Thornton before co-founding a multi-state oil and gas exploration company, which he successfully scaled and sold to a public firm. Later, as a founding partner at Bianchi, Kasavan & Pope, LLP, he built a reputation for managing complex financial structures and delivering results.

At DWG, Robert applies his deep expertise in business development, finance, and taxation across key industries, including technology, real estate, and healthcare. He excels in leveraging IT and automation to drive operational efficiency and cost savings while crafting detailed tax strategies that enhance investment yields. Additionally, he plays a critical role in evaluating financials and supporting property management as DWG’s controller.



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.



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.



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.



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
877 DEAL DWG
(877.332.5394)
or contact any of
our team members.

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