



NRG Realty Group, LLC
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1603 S VICEROY AVE, ODESSA, TX | SYNTEQ DIGITAL

Investment Offering Memorandum

synteq
DIGITAL



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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.

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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.



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EXECUTIVE SUMMARY

1603 S Viceroy Ave presents a compelling stabilized investment opportunity in West Odessa, a submarket traditionally dominated by oil and gas service tenants. This offering is distinguished by its current tenant - since 2016, the team behind Synteq has been supplying Bitcoin mining ASIC hardware, data center infrastructure solutions, and expert consulting services to individuals and institutions around the world. Their unwavering commitment to clients and partners has made them the preferred vendor to 25 public companies, representing over \$30b in total market capitalization.

The property consists of a 9,126-SF crane-served, multi-bay industrial facility situated on a 0.523-acre corner lot at the southeast corner of Remington Rd and Viceroy Ave, just north of Interstate 20. The building is well equipped for industrial users, featuring multiple overhead doors, a 1-ton crane, functional shop configurations, and dedicated office space. Its proximity to I-20 and Loop 338 supports efficient regional access while remaining embedded within Odessa's established industrial base.

The asset is secured by a 5-year lease with the tenant currently paying \$11,000 per month, generating a Net Operating Income of \$132,000 annually. The offering is priced at \$1,466,667, reflecting a 9.0% cap rate, which is attractive for investors seeking yield with reduced tenant volatility relative to typical West Texas industrial assets. This investment offers a rare combination of strong cash flow, non-energy tenant diversification, and a functional industrial facility in a proven location.

INVESTMENT SUMMARY

Tenant	Property Type	Address	Building SF	Acreage	Year Built	Lease Expiration	Lease	Base Rent (per month)	Annual NOI	Base Rent PSF
Synteq Digital	Industrial	1603 S Viceroy Ave, Odessa, TX	9,126	0.523	1981	11/30/2030	NNN	\$11,000	\$132,000	\$14.46

RENT TABLE

Lease Dates	12/1/2025-11/30/2026	12/1/2026-11/30/2027	12/1/2027-11/30/2028	12/1/2028-11/30/2029	12/1/2029-11/30/2030
Monthly Rent	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00
NOI	\$132,000.00	\$132,000.00	\$132,000.00	\$132,000.00	\$132,000.00
Cap Rate	9.00%	9.00%	9.00%	9.00%	9.00%

ECONOMICS

Cap Rate	Sales Price	Price PSF
9.00%	\$1,466,667	\$160.71



TENANT OVERVIEW

Synteq Digital

For years, the leadership from Cryptech Solutions and SunnySide Digital have noticed significant overlap in the scope, scale, and core values of their respective companies. After regarding each other as friendly competition and like-minded counterparts in the industry, they officially formed Synteq Digital in 2024. Coming together as one dedicated provider to provide an expansion of full-service offerings with an emphasis on trustworthiness was a no-brainer. Today, we are a unified team of professionals working across the US and Canada.

(Source: synteq.digital/our-story/)

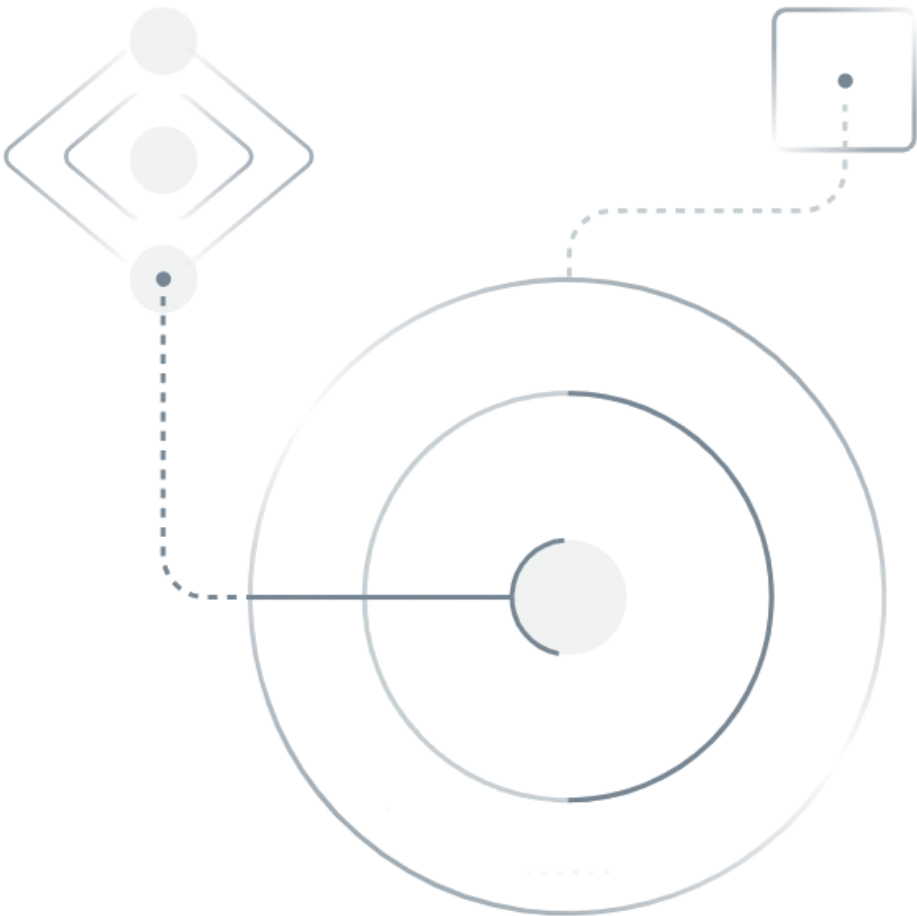


Tenant Highlights

Founded	2024
Headquarters	Wilmington, Delaware
Website	Synteq.digital

Financial Profile

Revenue	Subject to NDA
EBITDA	
Net Income	
Total Assets	
Total Liabilities	



PROPERTY OVERVIEW

1603 S Viceroy Ave, Odessa, TX

Lease Abstract

Tenant	Synteq Digital
Building Use	Industrial/Warehouse
Rent Commencement	11/15/2024
Lease Expiration	11/30/2030
Term Remaining	60 Months as of 12/01/2025
Current Annual Rent	\$132,000
Escalations	NA
Renewal Options	NA
Estoppel	Upon Request
Financial Reporting	1x per 12 months
Landlord Obligations	Roof, Structure, Foundation



Site Description

Property Type	Industrial
Total Square Feet	9,126 SF
Office Square Feet	200 SF
Parcel Size	0.523 Acres
Building to Land Ratio	40.06%
Parking	Surface
Year Built	1981
Years Expanded	NA
Number of Buildings	1
Number of Stories	1
Dock-High Doors	0
Grade-Level Doors	(6) 18' W x 12' H
Clear Heights	20'
Wash-Bay	NA
Crane(s)	NA

Construction

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



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SUBJECT PROPERTY

1603 S Viceroy Ave, Odessa, TX

PROPERTY DESCRIPTION

Located on a corner lot in Odessa, TX, this facility offers 9,126 SF on 0.523 Acres. The shop spaces total 8,150 SF featuring a 1-ton crane and (6) 18' w x 12' t overhead doors. 4 of those doors are automatic, the other 2 are manual. Separated into 2 spaces, the smaller 2,400 SF shop is fully serviced by HVAC while the larger 5,750 SF shop only has heat. These 2 spaces are connected by a bay door to create one large space if desired. Other shop amenities include recently replaced & updated lighting, airlines throughout, built-in cabinets forming a break area, shop restroom, and a portabuilding. Walk into the 976 SF office space with a glass conference room, reception area, and restroom. Conveniently surrounded by 18 parking spaces and serviced by 3-phase power with up to 1 MW capacity power, water well, and septic system. Appliances and TV's to remain with the property.

LOCATION DESCRIPTION

This property is located at the SE corner of Remington Rd and Viceroy Ave in Odessa, TX, just North of Interstate 20. 1 mile East of Loop 338, 0.6 miles West of S County Rd W, and 12.5 miles to FM 1788.

PROPERTY HIGHLIGHTS

- 9,126 SF on 0.523 Acres
- 8,150 SF Shop w/ 1-ton Crane
- (6) 18' w x 12' t Overhead Doors
- (4) Automatic, (2) Manual Doors
- 2,400 SF of Shop is HVAC/Heated
- 5,750 SF of Warehouse is Heated
- Airlines throughout, Cabinets, Portabuilding, & Restroom in Shop
- Recently Replaced & Updated Lighting
- 976 SF Office
- Glass Conference Room, Reception Area, Restroom
- 18 Parking Spots
- Serviced by 3-Phase Electricity (1 MW Capacity), Water Well, Septic System



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PROPERTY PHOTOS

1603 S Viceroy Ave, Odessa, TX



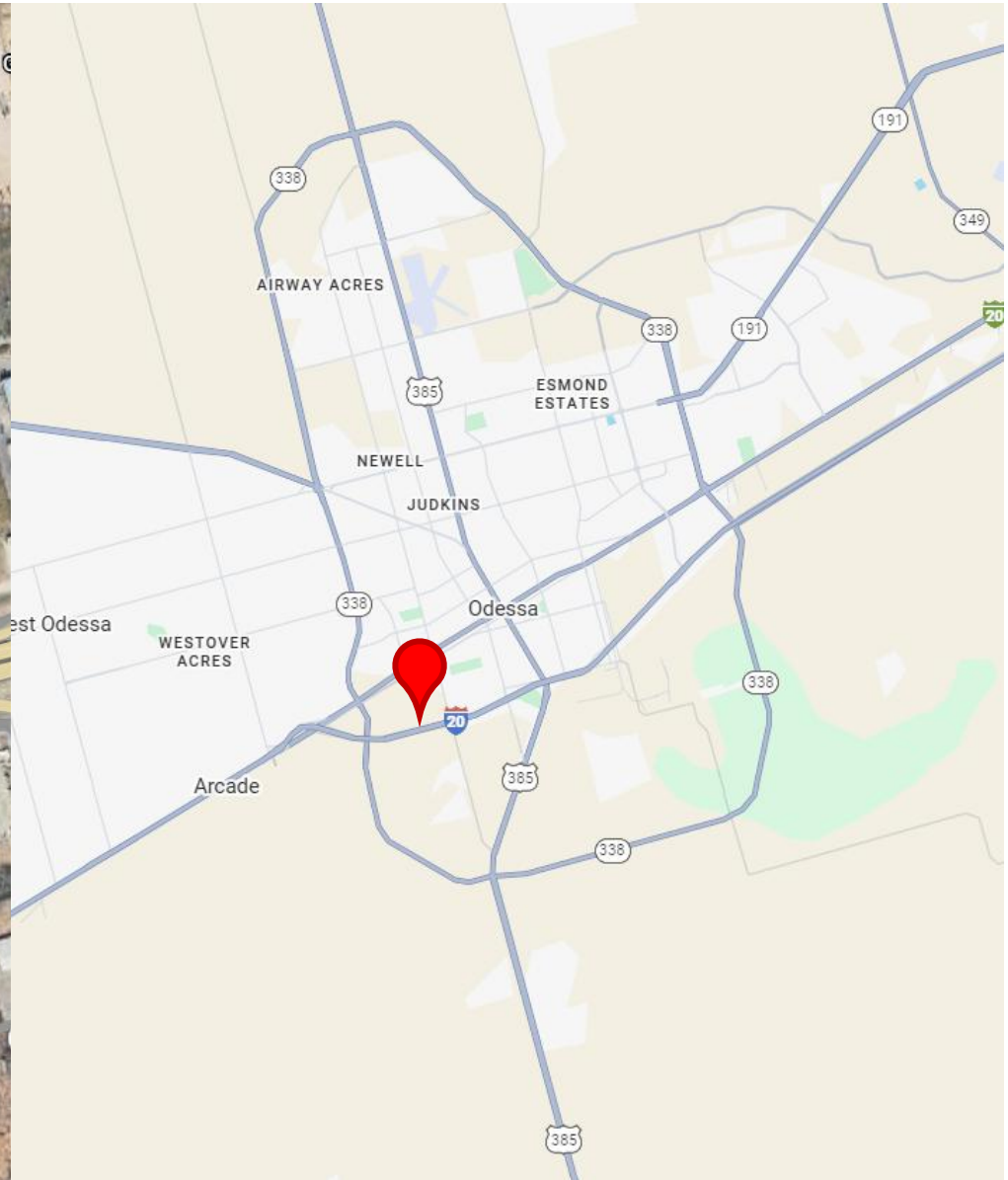
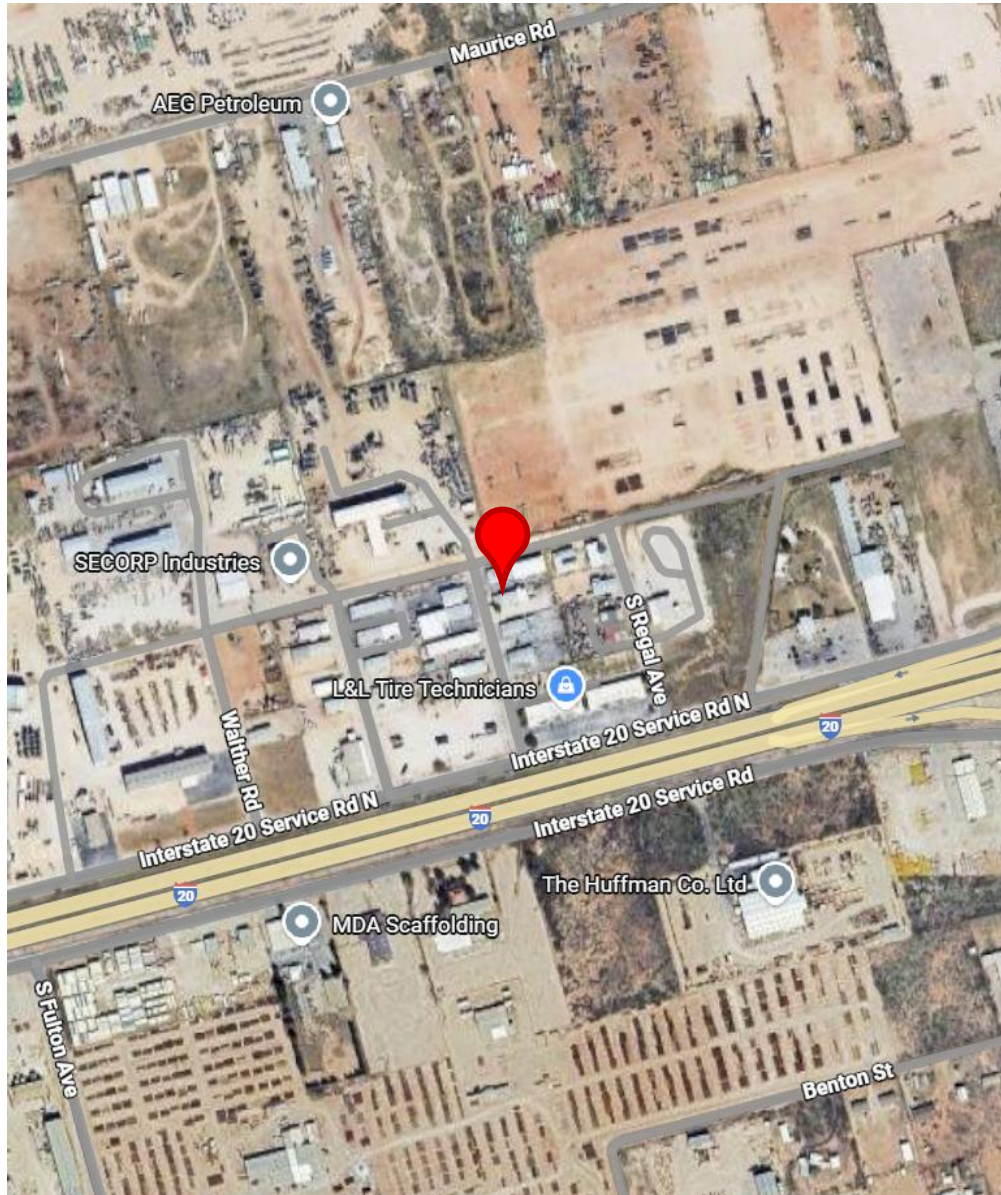
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PROPERTY MAP

1603 S Viceroy Ave, Odessa, TX



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BROKER PROFILE



AMY BRASHER BARNETT

Senior associate

Mobile: 432.352.6714

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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.



DAKOTA FLOWERS

Senior Associate

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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.



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Information About Brokerage Services

11/2/2015

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

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

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

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

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

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<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976+</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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BROKERAGE & SITE SELECTION

DEVELOPMENT & DUE DILIGENCE

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INVESTMENTS

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