



NRG Realty Group, LLC  
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# KODIAK GAS SERVICES – 4921 S LOOP 464, MONAHANS, 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.



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## Table of Contents

### *Executive Summary*

Investment Summary	Page 3
Cash Flow	Page 3

### *Tenant Overview*

Kodiak Gas	Page 4
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### *Property Overview*

Lease Abstract/Site Desc.	Page 5
Subject Property	Page 6
Floor Plans	Page 7-10
Map – Site Outline	Page 11
Map – Satellite & Street	Page 12

### *About Us*

Broker Profile	Page 13
About NRG	Page 13

# EXECUTIVE SUMMARY

NRG Realty Group has been selected to exclusively market the Kodiak Gas Services LLC (NYSE: KGS) facility in Monahans, TX. The opportunity includes the acquisition of 8.86 acres of land with a Class-A Office/Warehouse facility totaling 31,207 SF. KGS is proposing a 18-month leaseback of the asset. The front executive office area totals 6,647 SF complete with a corporate-style conference room, large executive offices, support offices, and reception area. The 2<sup>nd</sup> portion of the facility has 5,030 SF of private offices and training/conference space for operations personnel along with a 19,530 SF maintenance facility with 45' eave height, 20-ton crane, 20' x 20' wide overhead doors, and heavy 3 phase power. There is a considerable amount of covered parking/outside canopy space not included in the overall square footage.

## INVESTMENT SUMMARY

Tenant	Property Type	Address	Building SF	Year Built	Acreage	Lease Expiration	Lease	Base Rent (per month)	Annual NOI	Base Rent PSF	Cap Rate	Sales Price	Price PSF
<b>Kodiak Gas Services</b>	Industrial	4921 S Loop 464, Monahans, TX	31,207	2019	8.86	18 months after COE	NNN	\$43,125	\$517,000	\$16.58	11.50%	\$4,500,000	\$144.20

## CASH FLOW – COMMENCEMENT DATE CLOSE OF ESCROW

Lease Dates	Year 1	Year 2
<b>Kodiak Gas Services</b>	\$43,125/Mo	\$44,375/Mo
NOI	\$517,000	\$532,500
Average Escalation		3.00%





# TENANT OVERVIEW

## Kodiak Gas Services, Inc. (NYSE: KGS)

Kodiak Gas Services, Inc. is the largest contract compression services provider in the continental United States with a revenue-generating fleet of approximately 4.3 million horsepower. Kodiak focuses on providing contract compression and related services to oil and gas producers and midstream customers in high-volume gas gathering systems, processing facilities, multi-well gas lift applications and natural gas transmission systems.

Kodiak Gas Services recently acquired CSI Compressco LP creating the largest contract compression fleet in the industry.

### Tenant Highlights

Founded	2010
Headquarters	The Woodlands, TX
Website	<a href="http://www.kodiakgas.com">www.kodiakgas.com</a>

### Financial Profile as of 12/31/23 (in millions)

Revenue	\$850.4
EBITDA	\$438.1
Total Assets	\$3,244
Total Liabilities	\$1,791
S&P Global Corporate Family Rating	B+
Fitch	BB
Moody's	Ba3
2024 Free Cash Flow*	\$295 to \$310

\*2024 projection





# PROPERTY OVERVIEW

4921 S Loop 464, Monahans, TX

## Lease Abstract

Tenant	Kodiak Gas Services
Building Use	Industrial/Warehouse
Rent Commencement	Upon close of escrow
Lease Expiration	18 months after COE
Term Remaining	18 Months
Current Annual Rent	\$517,000
Escalations	3%
Estoppel	Upon Request
Landlord Obligations	Roof, Structure, & Foundation



## Site Description

Property Type	Industrial
Total Square Feet	31,207 SF
Office Square Feet	6,647 SF Executive plus 5,030 SF operations/training office
Warehouse	19,530 SF
Parcel Size	8.86 Acres
Building to Land Ratio	8.08%
Parking	Surface, Covered
Year Built	2019
Eave Height	45'
Number of Stories	1
Grade-Level Doors	(8) 25' x 22
Power	3 phase
Wash-Bay	None
Crane(s)	(1) 20-ton bridge crane

## Construction

Basic Construction	Metal
Foundation	Slab
Framing	Steel
Floors	Cement
Exterior Walls	Metal
Roof Type	Metal



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# SUBJECT PROPERTY

4921 S Loop 464, Monahans, TX

## PROPERTY DESCRIPTION

This property contains one industrial building on 8.86 Acres of land and  $\pm 646'$  of frontage on S Loop 464. There is 24,560 SF of office/warehouse space for operations including (8) 25' roll up doors forming 4 drive-through bays and a 20-ton bridge crane. The additional Class-A office is 6,647 SF including a large welcoming reception, multiple private offices, multiple break rooms, training rooms, conference room, and more. There is paved parking out front as well as additional canopy workspace. The yard is fully fenced with a main easement from the road leading to 2 gated entrances – great access for trucks to pull around the building.

## LOCATION DESCRIPTION

The property is located outside city limits on S Loop 464 in Monahans, TX. Just 0.3 miles to Hwy 18 and 2.9 miles to Interstate 20 – the major thoroughfare of the Permian Basin. 38 miles East of Pecos and 39 miles West of Odessa.

## PROPERTY HIGHLIGHTS

- 31,207 SF on 8.86 Acres
- $\pm 646'$  of frontage on S Loop 464
- 19,530 SF Warehouse
- (8) 25' Roll Up Doors | (4) Drive-Through Bays
- 6,647 SF Class-A Executive Office
- Large conference & separate training room
- 20 Ton Bridge Crane
- Paved Parking
- 45' eave height
- Fully Fenced w/ 2 Gated Entrances



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# BUILDING PHOTOS - WAREHOUSE

4921 S Loop 464, Monahans, TX





# BUILDING PHOTOS - WAREHOUSE

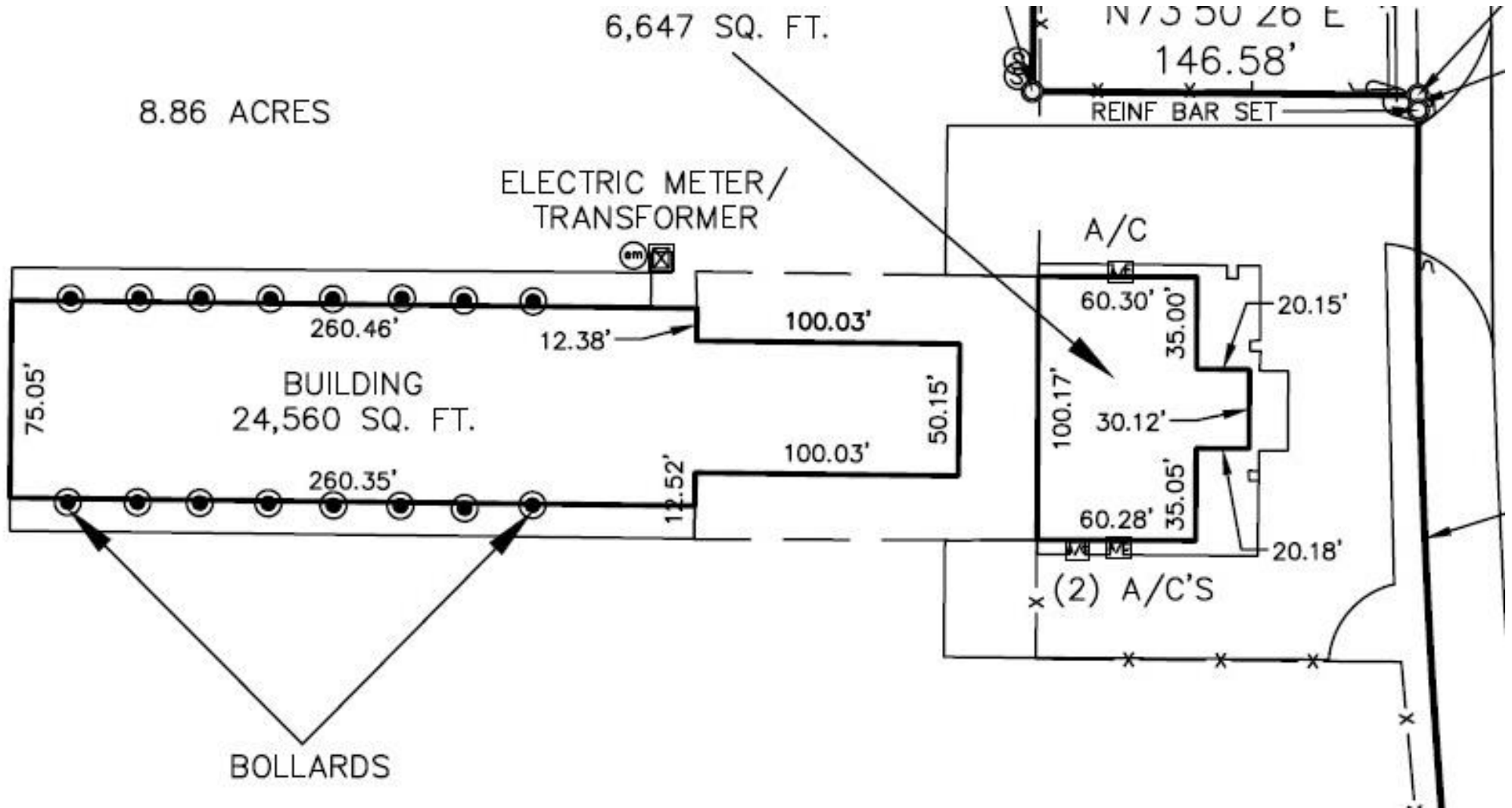
4921 S Loop 464, Monahans, TX





# FLOOR PLAN

4921 S Loop 464, Monahans, TX



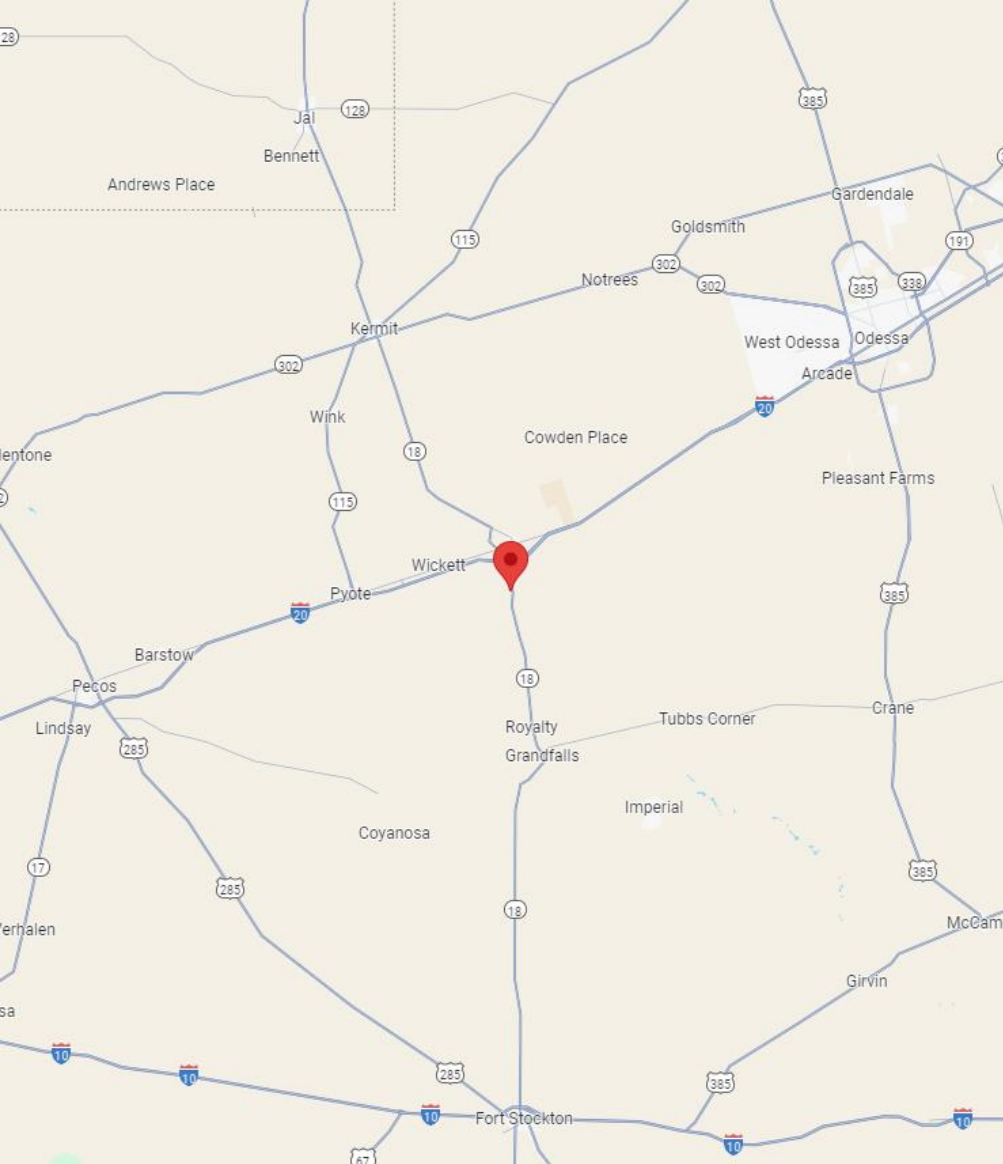
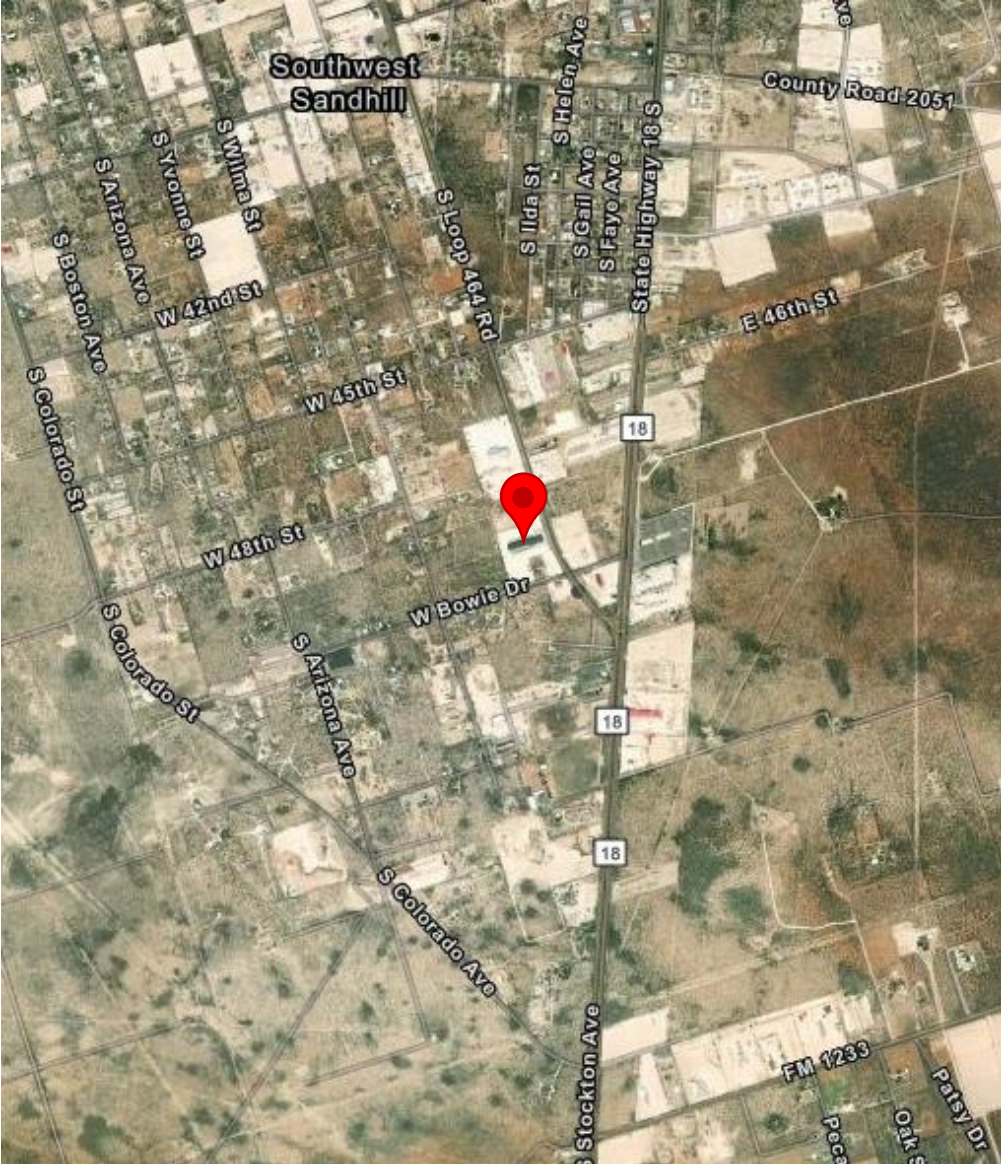






# MAP - SATELLITE & STREET VIEW

4921 S Loop 464, Monahans, TX





# BROKER PROFILE



Justin founded NRG Realty Group in February of 2015 to fill the need of a professional commercial real estate company that specializes in the shale play markets. Since founding NRG, Justin has brokered over 400 office and industrial deals for energy-related clients in every major US shale play valued at over \$300,000,000. Prior to NRG, he worked for a turnkey brokerage, development, and construction company that focused on the energy sector. His primary roles were business development and brokerage, but also managing client's projects through the acquisition, design, and construction scope.

Justin is a lifelong Texan whose experience in the oilfield started from day one. His father worked in exploration and production and would often take him to visit well sites during his youth. These trips to rural locations started the passion for the oil and gas industry that Justin carries with him today. He is a graduate of Baylor University with a degree in Real Estate & Finance (Sic'Em Bears!) and enjoys spending time with his wife and four kids.

## JUSTIN DODD

**President & Managing Broker**

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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 license holders 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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





*The Energy Focused Real Estate Company*

**BROKERAGE & SITE SELECTION**

**DEVELOPMENT & DUE DILIGENCE**

**BUILD TO SUIT**

**INVESTMENTS**

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