COMPASS
PIPELINE SERVICES

6519 County Road 145
Kenedy, Texas 78119
KARNES COUNTY

Matt Allred
mdallred365@gmail.com
214.603.4193

CORPORATE-GUARANTEED ENERGY TENANT
- ✓ 100% Leased
- ✓ NNN Lease
- ✓ Operationally Critical Location

SINGLE-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY

Durable long-term IOS cash flow backed by an operationally critical energy tenant.

CORPORATE-GUARANTEED NNN LEASE
100% Leased to Compass Pipeline Services
- ✓ Guaranteed by Compass Compression Holdings Ltd.
- ✓ Tenant responsible for taxes, insurance & operating expenses

TRUE NNN LEASE (ZERO LANDLORD RESPONSIBILITIES)
Mailbox Money
- ✓ Taxes
- ✓ Insurance
- ✓ Operating Expenses

CONTRACTUAL RENT GROWTH
3%
Annual Escalations Through the First Four Years

MISSION-CRITICAL SERVICE HUB
Supporting Eagle Ford & Gulf Coast Operations
Strategically positioned to support regional energy infrastructure and industrial service demand.

OUTSIDE THE CITY LIMITS
No Known Zoning Restrictions
Allows for greater operational flexibility and long-term utility.

INVESTMENT SUMMARY

The Platinum Group is pleased to present the opportunity to acquire a single-tenant, net-leased industrial asset located in Kenedy, Texas, leased to Compass Pipeline Services (USA) Inc. and fully guaranteed by their parent company Compass Compression Holdings Ltd.

The subject property was built in 2014 and consists of a 7,800 SF office/warehouse facility situated on 5.0 acres. The asset serves as a regional parts and service hub for the tenant, supporting operations across South Texas and the Gulf Coast.

INVESTMENT HIGHLIGHTS

- This income stream is contractually locked in through 5/31/31.
- Corporate-guaranteed NNN lease by Compass Compression Holdings Ltd.
- True NNN lease – zero landlord responsibilities
- Mission-critical service hub supporting Eagle Ford & Gulf Coast operations
- Contractual rent growth with 3% annual escalations through the first four years
- Fully fenced IOS facility with outside storage – limited replacement supply
- Outside the City Limits
  – No Known Zoning Restrictions
  – Greater Operational Flexibility

LEASED THROUGH
5/31/31

THIS INCOME STREAM IS CONTRACTUALLY LOCKED IN THROUGH 5/31/31.

Tenant recently extended the lease term by an additional 3 years, demonstrating long-term commitment to the location.

CURRENT CAP RATE
8.61%
Based on Current NOI

BLENDED CAP RATE
9.09%
6/1/26 – 5/31/31

EXIT CAP RATE
9.50%*
Pro Forma 5/31/31

EXIT CAP RATE ASSUMPTION
Based on market comparables and current IOS investor demand.
**For illustrative purposes only.*

PROPERTY OVERVIEW

Address:	6519 County Road 145, Kenedy, Texas 78119
Building Size:	7,800 SF
Land Size:	5.0 Acres
Year Built:	2014
Property Type:	Industrial / Office-Warehouse
Tenant:	COMPASS PIPELINE SERVICES
Lease Type:	NNN Lease
Landlord Responsibilities:	Roof & Structure Only

LEASE OVERVIEW

Compass has been at 6519 County Rd 145 since June of 2023 and recently agreed to add an additional three years to their original lease term with 3% monthly rent increases through the next 4 years, demonstrating their commitment to service the South Texas / Gulf Coast oil market and to the subject property.

LEASE TERM	MONTHLY RENT
6/1/2026 – 5/31/2027	$11,473.83
6/1/2027 – 5/31/2028	$11,817.84
6/1/2028 – 5/31/2029	$12,172.38
6/1/2029 – 5/31/2030	$12,537.55
6/1/2030 – 5/31/2031	$12,537.55

REMAINING LEASE TERM THROUGH 5/31/31
Over 5 Years of Contracted Cash Flow

FINANCIAL SUMMARY

Offering Price:	$1,599,000
Current NOI:	$137,683.56
Price / SF:	$205.00
Current Cap Rate:	8.61%
Blended Cap Rate (6/1/26 – 5/31/31):	9.09%
Exit Cap Rate (5/31/31):	9.50%*
NOI Growth:	3% Annual Escalations Through the First Four Years

The **PLATINUM** REAL ESTATE Group

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6519 County Road 145
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KARNES COUNTY

$1,599,000 OFFERING PRICE

9.09% BLENDED CAP RATE 6/1/26 – 5/31/31

$137,683.56 CURRENT NOI

$205.00 PRICE / SF

COMPASS
PIPELINE SERVICES

TENANT OVERVIEW

100% LEASED TO COMPASS PIPELINE SERVICES

Corporate Guaranteed by Compass Compression Holdings Ltd.

CORPORATE-GUARANTEED ENERGY TENANT

- ✓ 100% Leased
- ✓ NNN Lease
- ✓ Operationally Critical Location

COMPASS™
PIPELINE SERVICES

Compass Energy Services (USA) Inc. is a privately held provider of compression, processing, and power solutions serving the oil and gas industry across North America and international markets.

Founded in 2001, the company maintains its Canadian headquarters in Alberta and its U.S. headquarters in Houston, Texas, and has developed a broad operating footprint supported by multiple facilities and service locations.

Compass operates a broad North American energy infrastructure platform providing compression, processing, power generation, and field service solutions across upstream and midstream markets.

The company specializes in designing and manufacturing compression packages as well as delivering field service, retrofit, and power generation solutions tailored to upstream and midstream energy applications. Over time, Compass has expanded its capabilities through both organic growth and strategic acquisitions, including the purchase of Exterran's U.S. compression assets, which strengthened its position in the domestic market.

LEASED THROUGH

5/31/31

THIS INCOME STREAM IS CONTRACTUALLY LOCKED IN THROUGH 5/31/31.

Tenant recently extended lease term by an additional 3 years, demonstrating commitment to the location and regional operations.

OPERATIONAL HUB
Supporting Eagle Ford & Gulf Coast Operations

CORPORATE SNAPSHOT

Founded	2001
US Headquarters	Houston, TX
Canada Headquarters	Alberta, CA
Website	www.compassnrg.com

ESTABLISHED NORTH AMERICAN PLATFORM
Privately held operator with a broad service footprint across multiple locations in North America.

FINANCIAL PROFILE

- Revenue
- EBITDA
- Net Income
- Total Assets
- Total Liabilities

The PLATINUM REAL ESTATE Group
NDA Required

CORPORATE GUARANTEE
Lease is corporately guaranteed by Compass Compression Holdings Ltd., providing added security.

CORE OPERATIONS HUB
Critical service hub supporting Eagle Ford and Gulf Coast compression, processing, and field operations.

STRATEGIC FOOTPRINT
Serving oil and gas customers across North America and international markets.

PROVEN GROWTH
Expanded capabilities through organic growth and strategic acquisitions, strengthening market position.

BACKED BY STRENGTH
Corporate guaranteed by Compass Compression Holdings Ltd.

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COMPASS
PIPELINE SERVICES

INDUSTRIAL OUTDOOR STORAGE / SERVICE FACILITY

Single Tenant Investment – Leased to Compass Pipeline Services
NNN Lease with 3% Annual Bumps in First Four Years

6519 County Road 145
Kenedy, Texas 78119
KARNES COUNTY

100% LEASED TO COMPASS PIPELINE SERVICES
Single-Tenant NNN Lease

PROPERTY DETAILS AND LOCATION

CONFIGURATION:

- 1,500 SF office (reception, conference, private offices)
- 4,800 SF warehouse
- 1,500 SF covered wash bay
- 1,200 SF covered parking

SITE:

- 5-acre IOS yard (fenced, gated, gravel stabilized)
- RV hookups; water well + septic
- Located outside city limits (no zoning restrictions)

FEATURES:

- (2) drive-through bays
- (4) 14' grade-level doors
- 15' clear height

LOCATION:

- ~6 miles south of Kenedy, TX
- Frontage on Highway 181
- Adjacent to Sunbelt Rentals and DistributionNOW
- Positioned in the Eagle Ford Shale (major oil & gas basin)

PROPERTY PHOTOS (BEFORE TENANT OCCUPANCY)


SPACIOUS WAREHOUSE


MULTIPLE ROLL-UP DOORS


SECURE STORAGE AREA


RECEPTION / ENTRY


CONFERENCE ROOM


PRIVATE OFFICES

COMPASS OPERATIONS SUPPORT HUB

Critical regional base supporting field service and equipment operations across South Texas and the Gulf Coast.

STRATEGIC LOCATION IN EAGLE FORD

Positioned in the heart of the Eagle Ford Shale to efficiently service one of the most active oil & gas basins in North America.

BUILT FOR SERVICE & STORAGE

Functional facility with warehouse, yard, and supporting infrastructure designed to handle mission-critical operations.

LONG-TERM COMMITMENT TO THE LOCATION

Compass extended their lease by three years with 3% annual rent increases demonstrating their commitment to this site.

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer or residential property must enter into a written agreement with the buvth the buyer before showing any residential property to the buyer or if no re niceeel property waiytily be phown. g an offer pri ege behalf of the buyer. t fhis written aor vitee resenting must contain specifis fn ontueqtreent must- contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writig iting and clearly establish: (i) the broker's duties and responsibiitles o yu tor obligations under the agreement; and (ii) the amount on tb roknt or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

The Platinum Group Real Estate	-9007339-BB	wesley@theplatinumgrouptx.com	(817)629-9457
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Matt Allred	-716601	mdallred365@gmail.com	(214)603-4193
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　　　Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES

REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,

EASEMENT AND RIGHT-OF-WAY AGENTS,

AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND

CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT

TREC
TEXAS REAL ESTATE COMMISSION

TEXAS REAL ESTATE COMMISSION

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