

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

GEOdynamics

5 YEARS REMAINING | OPTIONS TO EXTEND | SCHEDULED RENTAL INCREASES



10400 I-20 | MILLSAP, TEXAS



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GEODYNAMICS, INC.

Address	Machine Shop 10300 West Interstate 20 Millsap, Texas 76066	Office 10400 West Interstate 20 Millsap, Texas 76066
Building Size (SF)	57,381 SF	15,866 SF
Land Area (Acres)	± 10.37 Acres	± 5.0 Acres
Year Built	2009 / 2014 / 2018	2015
Lease Expiration	8/31/2030	8/31/2030
Current Annual Rent	\$675,519	\$478,942
Rent Increase	1% throughout primary term	1.5% throughout primary term
Renewal Option	Four 5-year options OR two 10-year options, at FMV but no less than base rent	
Expenses	Absolute NNN	
Cap Rate	7.8%	
Price	\$14,800,795	

PROPERTY SUMMARY

The industrial property was developed by Archway Properties as a build-to-suit for GEODynamics, Inc. in 2009. The building was then expanded in 2015 based on the company's increased business activity. The tenant subsequently expanded in 2018 its outside storage yard, employee parking and manufacturing capacity within the facility at its own expense, estimated at approximately \$750,000.

Archway also developed the headquarters property in 2015. After the completion of the expansion/new development in 2015, the tenant signed a 15 year lease for both properties through 2030.

In addition to the subject properties, GEODynamics has its research & development, product testing and secured storage facilities located within the 350 acre campus (see site aerial map below). It cannot be overstated how critical this building is to the company's overall operations and the amount of investment that GEODynamics has made in property and equipment in Millsap.

LOCATION FEATURES

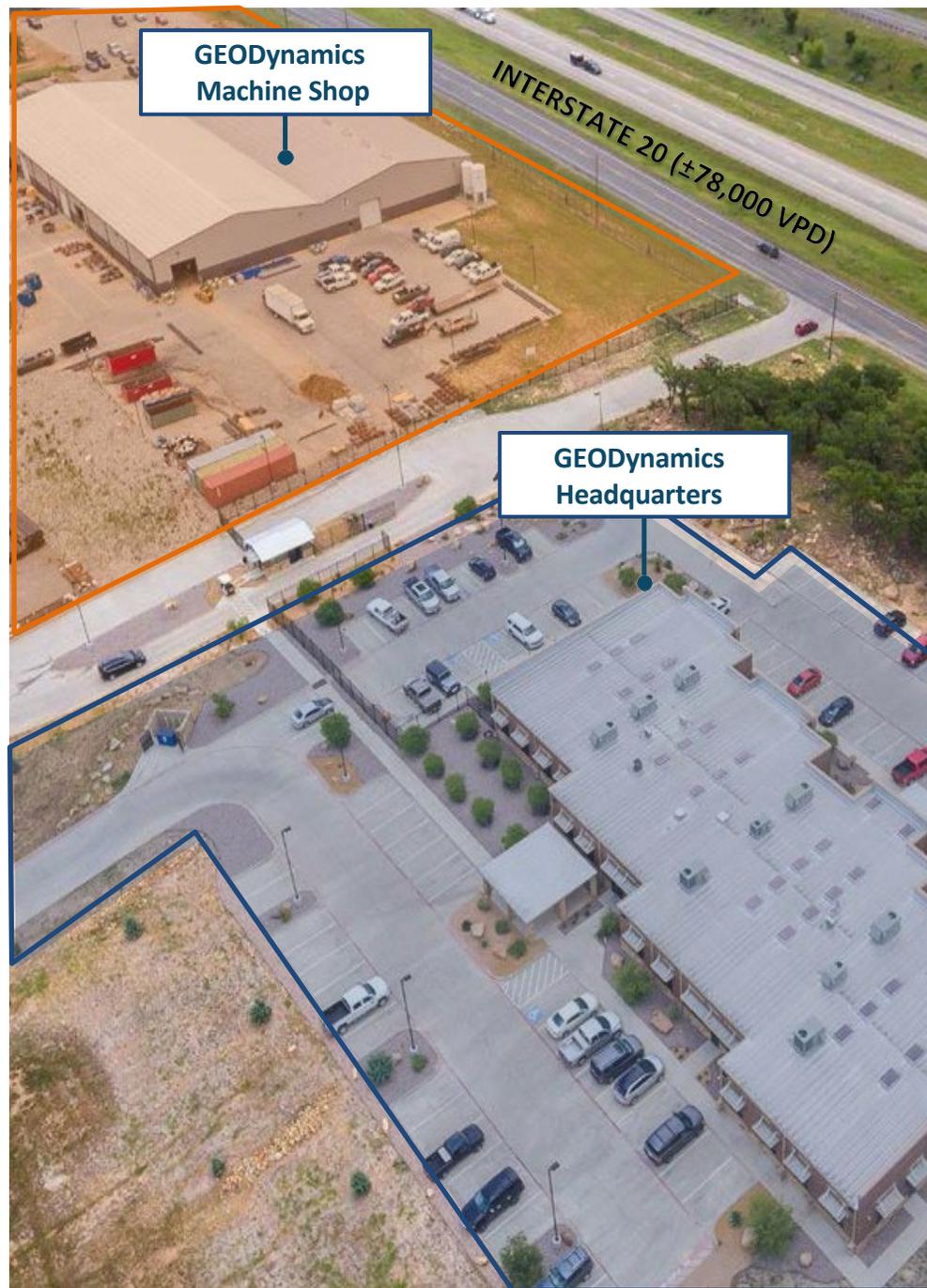
- Mission Critical Facility.
- Great visibility situated on Interstate 20 (32,900 VPD).
- Approximately 45 minutes from the DFW metroplex.

TENANT PROFILE

GEODynamics was founded in 2004 as a researcher, developer and manufacturer of intervention and completion products for the oil and gas exploration industry. They are headquartered in Millsap, TX on a 350 - acre campus supporting its engineering, product testing, manufacturing, sales and administrative functions.

GEODynamics provides product solutions to complete more profitable wells. For conventional, unconventional, and deep-water reservoirs, CONNEX® REACTIVE® and RAZOR® perforating systems, SmartStart Plus™ Test and Frac Valve, FracDock™ Interventionless Frac System and other specialty Completion technologies are proven to enhance well profitability. GEODynamics is a technology development company focused on high performance perforating systems and overall completion solutions and holds over 40 issued patents. GEODynamics also operates one of the most advanced engineering and testing facilities in the industry (G-TEC), geared towards developing and optimizing ballistic systems that optimize the perforated completion. The company provides shaped charge perforating systems, gun assemblies and related hardware, tubing conveyed perforating tools and firing heads, completion tools— pressure activated valves (toe valves), and pipe recovery tools (power charges and cutters).

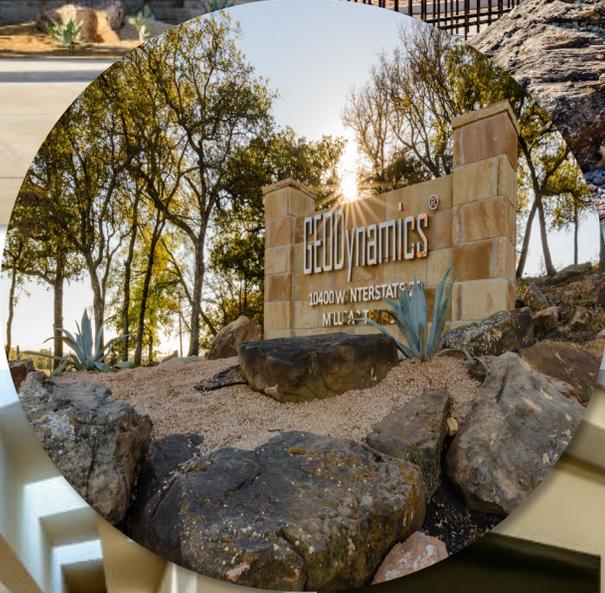
In January 2018, GEODynamics was acquired by Oil States International, which is an oilfield service company based in Houston and is publicly traded on the NYSE (“OIS”) with a market cap of approximately \$375 million. The company is now a wholly owned subsidiary of Oil States but continues to operate as a stand-alone business unit under the GEODynamics name.



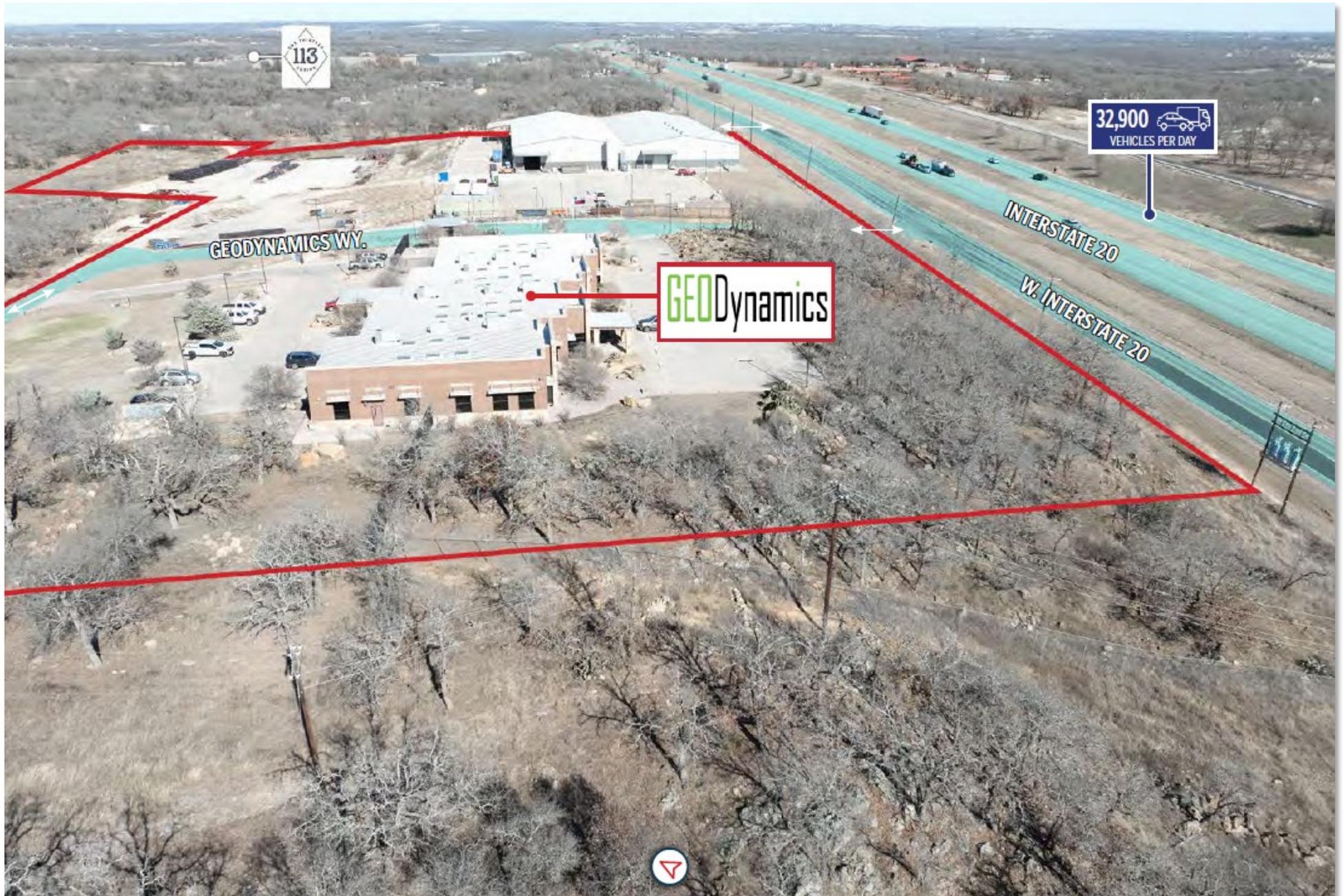
GEOdynamics Machine Shop



GEODynamics Headquarters



AERIAL SITE LOCATION



MILLSAP, TEXAS

The town of Millsap is located in Parker County, Texas (with a 2017 population of 133,463) and is part of the Dallas-Fort Worth Metroplex, which covers approximately 9,300 square miles. The Dallas-Fort Worth-Arlington Metropolitan Area (DFW Metroplex) encompasses 13 North Texas counties. The 2016 U.S. Census estimated the DFW Metroplex population to be 7.23 million, which is more than all but three other U.S. metro areas and 38 U.S. States. As the nation's fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1.3 million people – a 25% increase.

The DFW area has the 6th largest gross metropolitan product (GMP) in the United States and the 10th largest in the world. DFW also has the largest, most educated workforce in the State of Texas, and leads the State in public university and community college students with over 442,000 enrolled. DFW is currently the 5th largest global exporter in the country and the largest regional exporter to Canada, Mexico and China, with over \$60 billion in annual imports and exports.

Dallas is the largest MSA in the U.S. that does not have access to a navigable waterway. The city's diverse economy includes many sectors of which are defense and aircraft manufacturing, banking and commerce, telecommunications, computer technology, energy, healthcare medical research, and transportation and logistics. The Metroplex is also home to the 3rd largest amount of Fortune 500 company headquarters, a total of 18. In 2013, Dallas was ranked No. 3 on the Forbes 2013 "America's Fastest Growing Cities" list and No. 13 on the Forbes "Best Places for Business and Careers" list.

