

FOR SALE | \$8.25M | 3615 N STEELE BLVD | FAYETTEVILLE, AR

7% CAP RATE | ±24,925 SF | NEWLY CONSTRUCTED STNL CLASS A RETAIL

16 YR ABSOLUTE NNN LEASE IN THRIVING TRI-CITY FAYETTEVILLE MSA

HIGH-DEMAND, LOW
INVENTORY, HOT COLLEGE
TOWN MARKET (U of A) W/
WALMART, TYSON FOODS &
JB HUNT HQs IN AREA

PE BACKED, NATIONWIDE LIVE
EVENT CHAIN TENANT W/
RESTAURANT/CRAFT BREWERY
AND OFFICES ON-SITE

NEWER BUILD CLASS A
RETAIL/MIXED USE NNN
INVESTMENT SALE
& PRIME 1031 CANDIDATE



SAVELIVE

DWG CAPITAL GROUP
CRE BROKERAGE
INVESTMENT SALES. CAPITAL MARKETS. DONE.

LIVE CONCERT VENUE & RESTAURANT/BREWERY/HQ/NNN STNL | NEWLY BUILT 2016 & EXPANDED IN 2021

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EXECUTIVE SUMMARY

THE OPPORTUNITY:

DWG Capital Group is pleased to present a new superior investment property opportunity to acquire a newly developed and recently expanded (2021) NNN QSR retail single-tenant "SAVELIVE Restaurant & Brewery" (SAVELIVE) formally JJ's Live retail and live event center property, located at 3615 N. Steele Blvd nearby the University of Arkansas in the college town of Fayetteville, Arkansas.

THE PROPERTY:

The 24,925 SF property is for sale at \$8,250,000 at an attractive 7% cap rate in the thriving college town of Fayetteville (Razorbacks), Arkansas. The hip, architecturally well-designed modern Property is a two-story restaurant/brewery/concert venue situated on approximately 3.26 acres. First constructed in 2016, then expanded in 2021, the site is anchored by the popular long-term seasoned and statewide tenant, "SAVELIVE Restaurant & Brewery" & the new event center portion formally JJ's Live. Recently hosting a packed house to many country greats as well as Snoop Dog, Ice T, & others, the subject property was thriving over the last 4 years and is now with its brand new completed 10,000+ square foot LIVE venue expansion, it has even more so become a local and regional main attraction.

THE TENANT:

Very attractively, the new 20-year NNN lease is also corporately guaranteed by all of the operators thriving local and statewide locations. Notably, all the chain's overall site-level restaurant margins perform well at an excellent performance standard. and features daily live music, alcohol, and food in all its locations with future plans for expansion into nearby Oklahoma and Kansas making the chain well-positioned for future private equity investment and even greater expansion.

THE LOCATION

SAVELIVE's location is superior being adjacent to a busy Target and Kohls, next door to a new bank just under construction, close to a super Walmart, a thriving newer Whole Foods market, and one of the city's newest highest-price per door apartment complex. The newly constructed restaurant brewery event and sports center retail site strategically serves a predominantly "Red Dirt Music and Food/Brewery" three-state clientele at the very center of the NW Arkansas market

The location also advantageously offers easy access to all the cities in the center of the Fayetteville/ Bentonville/Rogers NW Arkansas tri-state MSA via the adjacent I-49 and the nearby 1-79 immediately nearby. The site is strategically located with 17,000 cars per day on the two immediate surface roads as well as 91,000 and 75,000 cars per day on the nearby freeways passing through and near the immediate neighborhood. The Bentonville Airport (XNA) (just 15 miles away) and the area is home to one of the nation's strongest workforces in the 3-state region with such major employers as Walmart, JB Hunt, Tyson Chicken, the University of Arkansas, and many more.

PRICE AND RENTAL RATE:

With its rare 20-year absolute net term the property is being offered near a new replacement cost and in-house custom brewery at an attractive price of \$331/PSF. The subject property's NOI is \$577,600 per year via its \$1.93/SF/month rental rate 20-year NNN lease, both at the market and replaceable. All these factors thereby create excellent fundamentals for the investment.

MISSION CRITICAL LOCATION:

SAVELIVE is located in the excellent and thriving University of Arkansas " Razorbacks" college town and is located at the center of the competitive and dense Fayetteville/Bentonville/Rodgers NW Arkansas MSA. Fayetteville itself is a city in Benton County Arkansas and is located in the Northwest portion of the state in the Fayetteville, Springdale, Metropolitan area. Fayetteville is approximately 35 miles from Missouri and 26 miles from the Oklahoma border. This area is located in the Ozark Mountains in the extreme northwestern portion of the state. The collective neighboring cities of Springdale, Rogers, and Bentonville have a population of over 464,000, an increase of over 45% percent between 2000 and 2020 with a student population of over 21,000. The subject area is one of the fastest-growing areas in the nation and is ranked 109th in terms of population in the United States. In June 2007, BusinessWeek magazine ranked Fayetteville 18th in its list of 25 best affordable suburbs in the American South. Major employers include Wal-Mart, (National HQ) J.B. Hunt, and Tyson Foods. Forbes also ranked Fayetteville as the 24th-best city for business and careers in 2016.



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TENANT OVERVIEW

— **RESTAURANT AND BREWERY Savelive** is not just Northwest Arkansas' newest craft brewery and (1 of its 9 existing) restaurants, it's a long-standing local and statewide tenant that has recently added a unique, first-of-its-kind live venue experience to the thriving Tri-City. We have a large adult outdoor gaming area including shuffleboard, baggo, ping pong, bocce ball, sand volleyball, and wading pool. Savelive has long hosted a Summer Concert Series and now can offer that very same experience all year long. Since it opened in 2017, Savelive has served over 250k guests and has presented more than 50 concerts to more than 100,000 attendees at the new location even before the expansion.

- » Indoor and Outdoor Seating Available
- » Private Upstairs Room for Parties, Meetings, and Events
- » Secondary Outdoor Airstream
- » Brew and Que Food Truck
- » Its new venue is best of class and offers an additional 10,200sq ft that holds 2,519-3,000 people in a boasting 900 seats with 8 boxes of 8 seats and 13 VIP 4 top tables.
- » With 600,000 people and the University of Arkansas in the immediate 5mile area and U of A Enrollment nearby at 27,558, Savelive's proud to be one of Arkansas most loved and thriving food, fun, with "music every night at every one of its 9 branded venues.



PROPERTY / TENANT SUMMARY

TENANT NAME	SAVELIVE Restaurant & Brewery
LEASE TYPE	NNN
YEARLY RENT	5% Every 5 Years
LEASE COMMENCEMENT	1/20/2021
LEASE EXPIRATION	1/20/2041
EXTENSIONS	Two Ten (10) Year Options
PERCENTAGE OF RBA	100%
RENTABLE SQUARE FEET	24,925
RENT PER SQUARE FOOT	\$23.17
RENT PER MONTH	\$48,133
TOTAL RENT PER YEAR	\$577,600



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HIGHLIGHTS AND SITE SPECIFICATIONS

EXCELLENT ASSET WITH STABLE 19 YEAR NNN CORPORATE LEASE: Strong single-tenant restaurant, craft brewery, corporate office HQ and music venue with a new 20-year absolute NNN lease with solid 5% escalations every 5 years, backed by a seasoned tenant with strong financial performance and revenues of over 9 total locations. The new lease rate falls within area market lease comparatives.

VIBRANT & HARD TO PENETRATE COMMERCIAL REAL ESTATE MARKET:

Located in a very hard to penetrate marketplace of Fayetteville that is booming with new constructions and money from Walmart in a thriving economy, the site is hard to find. A Lonely Planet named Fayetteville among its top 20 places to visit in the South in 2016. Other nearby retail includes Whole Foods, Wal-Mart Super Center, The Home Depot, Target, Kohl's, Best Buy, and Bed Bath & Beyond, and the highest price per door sale in newly constructed apartments just up the street. According to Forbes Magazine, Northwest Arkansas was ranked number one for best places for business and careers in 2009. Fayetteville has been ranked from number 6 to number 10 best US locations to live.

ASSET CLASS AND PROFILE: The Property is a two-story, single-tenant, freestanding building situated on an approximately 3.26 acres lot. The building was constructed in 2016 and 2021 using high-quality materials and is in excellent condition with abundant parking. Craft Breweries have been rapidly expanding in the burgeoning NW Arkansas region. The Property generates an excellent new NNN rent of \$577,600, \$23.41/SF \$1.97/month/SF with 5% lease escalations every five years falling well within both market area rental comparatives. Long-term asset value protection exists via owners' excellent track record with nine very successful restaurant locations in Arkansas. The site is being offered near replacement costs at \$331/SF at a Price is \$8,250,000 projected to even further increase.

PRICING OVERVIEW

ALL-IN PRICE	\$8,250,000
PRICE PER SQUIRE FOOT	\$331
NEW ANNUAL RENT	\$577,600
NEW MONTHLY RENT	\$48,133.33
RENT PER SQUARE FOOT	\$23.17

PROPERTY TYPE	Restaurant & Brewery
ADDRESS	3615 N. Steele Blvd
CITY & STATE	Fayetteville, AR
YEAR BUILT	2016/2021
NUMBER OF SUITES	1
TOTAL SQUARE FEET	24,925
LOT SIZE	~3.26 acres
APN/PARCEL ID	765-22235-000

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DEAL HIGHLIGHTS

Reasons to Love & Buy JBGB/ JJ's LIVE

- Highly successful 9 site operator statewide and NW Arkansas
- New 20 Year NNN Lease with 5% Escalations every 5 years (w/ 19 years remaining)
- 3-Year-Old New Prior Construction Excellent and Hip Designed Building of 14,004 sf just expanded to 24,925 sf brand new expansion.
- Superior 7% Cap Rate and Attractive Debt Market
- Superior NW Arkansas Red Dirt Market with Walmart HQ and JB Hunt Nearby
- Surrounded by New Apartments, New Retail, and Office
- Near a Whole Foods with top of market \$30/PSF NNN
- Global Guarantee from Operators Entire 9 Site Business, Bowery and Concert Business
- \$750,000 Brewery Improvement On-Site
- \$6,000,000 Building Already Constructed On-Site Before 2021 Expansion nearly doubling the site by 41% in size plus additional sports grounds added.
- Excellent at market Replaceable Lease Rate at \$23.17/\$1.93 PSF
- Strong Highly Committed Customer Base
- Large Concert Space and talented musical booking staff and track
- 427 Employees in a Booming Local Economy
- Brand new bank by same architect being built next door
- Brew their own light beer for use in the chain 1/3 of some competitor's cost
- Excellent demographics with the University of Arkansas Razorbacks Near By
- Essential Business Strong Following and Pandemic Success Tested
- Excellent access location central to Bentonville/Rodgers and Fayetteville Arkansas Tri-City MSA

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POST EXPANSION

SAVE LIVE



ABOUT JJ's LIVE

Venue Size: 10,200sqft

Stage Dimensions: 30ftx23ft

Video Wall Size: 17ftx10ft

Community Size: 600,000 people

Closest College: Uni. of Arkansas (5 miles) Enrollment: 27,558

Ticketing Agent: Stubs.net

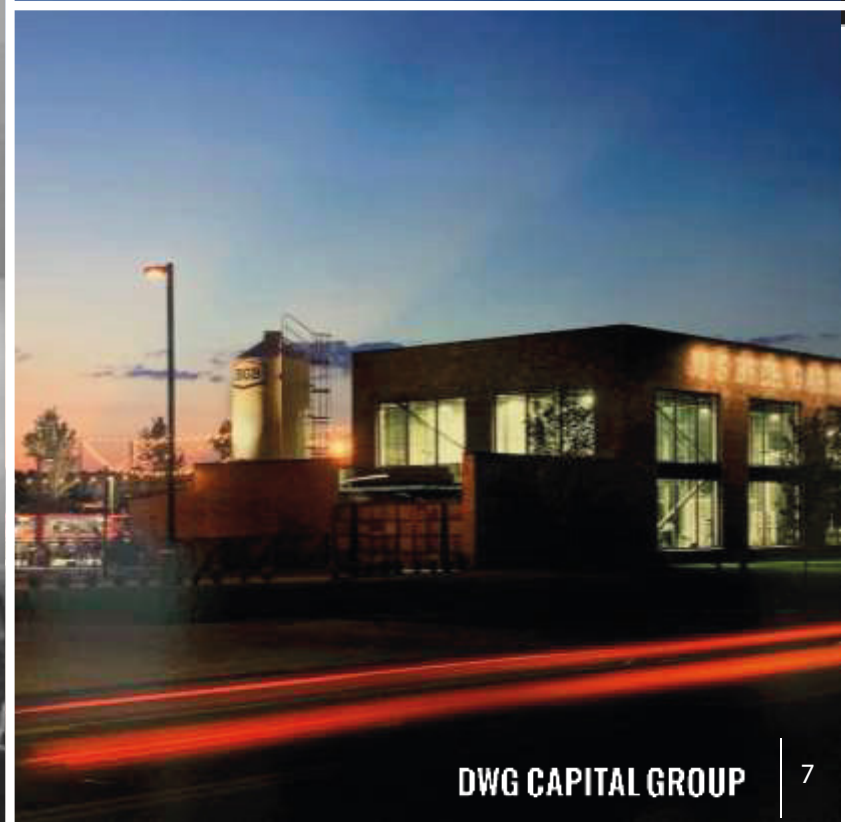
CAPACITY

Standing Capacity: 2,519 people

Seated Capacity: 900 seats

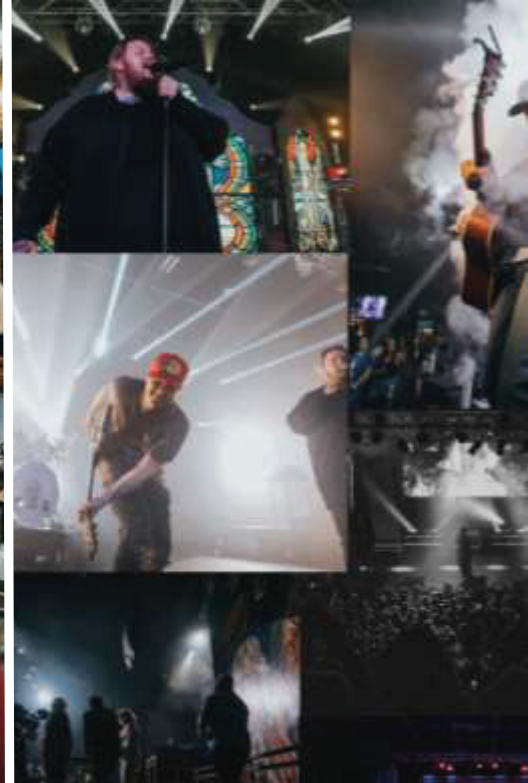
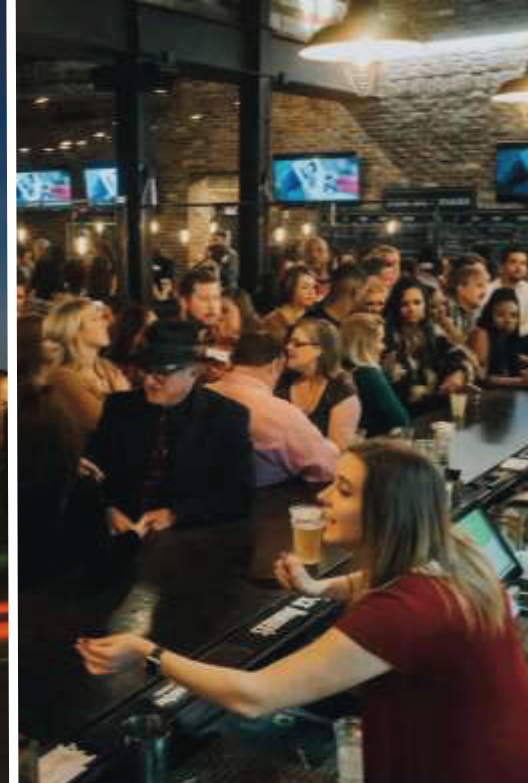
Mezzanine VIP: 8 boxes of 8 seats feat. private bar & bathrooms

Elevated Floor VIP: 13 VIP 4 Top Tables





POST EXPANSION





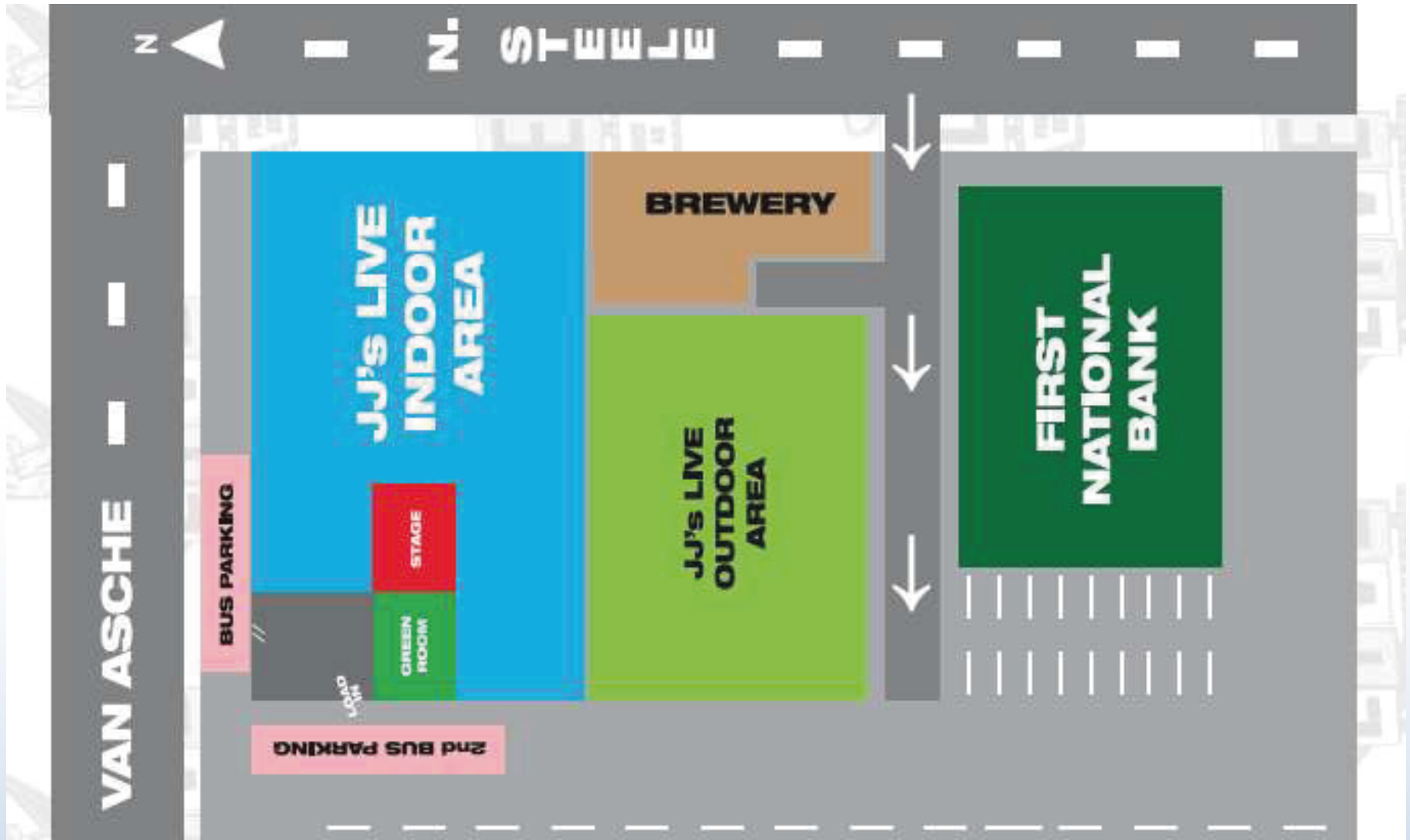
POST EXPANSION



SAVE LIVE



DWG CAPITAL GROUP



POST EXPANSI ON

JJ's LIVE HISTORY

JJ's Live first opened its doors in May of 2017 as a restaurant, music, and entertainment destination called JBGB. During the summer months we hosted national touring acts on our outdoor stage (50+ total over 3 years).

We quickly realized the downsides of having an outdoor stage and in October 2019 we decided to shut down in order to enclose our stage & patio.

This would give us the ability to have shows and entertainment year round.

After perfecting the design, layouts, blueprints, and getting approvals from the city construction began January 2021 and went through late summer. We hosted our first show with **Parker McCollum** on September 2nd, 2021. Since then we have had the pleasure of hosting national acts including **Ice Cube, Snoop Dogg, Casey Donahew, Steve Wariner, Josh Abbott Band, Reza the Illusionist,** and **Jelly Roll** just to name a few.

We have big plans for JJ's Live in 2022, with shows announced already for **Rainbow Kitten Surprise, Clay Walker, Buckcherry, Blue Oyster Cult, Ludacris, Gary Allan, Jason Isbell and the 400 Unit, Caamp,** and more on the way!

SOME ARTISTS WE'VE HAD SINCE 2017

Snoop Dogg

CHASERICE

MAT KEARNEY

Justin Moore

Kee Wetzel

Kellie Pickler

PM
PARKER
McCOLLUM

JELLY ROLL

**BETTER
THAN
EZRA**

Joywave

The Strumbellas

PAT GREEN

ICE CUBE

**EII YOUNG
BAND**

Whiskey Myers

**COLONY
HOUSE**

JJ's LIVE TECH SPECS

200 AMP 3-PHASE
CAM LOCK TIE INS

STAGE DIMENSIONS:
30ft x 23ft

MONITOR AND GUITAR
TECH WORLD:
10 ft x15 ft Stage Left

SOUND SPECS

FOH & MONITOR CONSOLES:

YAMAHA CL5
YAMAHA QL5
YAMAHA TF5

SNAKE BOXES:

YAMAHA RIO3216 DIGITAL SNAKE BOX;
32 Mic/Line inputs; 16 outputs.
YAMAHA RIO1680 DIGITAL SNAKE BOX;
16 mic/line inputs; 8 outputs.

NETWORK:

CISCO Network switches.
Smaart Software
HiQnet

FOH SPEAKERS (MAINS):

(10) JBL VTX-V20 LINE ARRAY
SPEAKERS (5 Per side).
SUBS:
(4) JBL SRX728S Dual 18" Subwoofer.

POWER AMPS:

(8) CROWN I-TECH 4x3500 HD POWER
AMPS for line array and subs.

MONITOR AMPS:

CROWN XTi 6002's..

MONITORS:

JBL VRX915M's
JBL SRX815's
JBL 18" subwoofer added to drum monitor.

FRONT FILLS:

(4) JBL AC 28/26
I-TECH 4000 Power Amp for front fills.

DIRECT BOXES:

BSS
COUNTRYMAN
DBX db10
DBX db12
RADIAL



MIC PACKAGE:

Audix D6
SENNHEISER e904
SENNHEISER e906
SENNHEISER e604
SENNHEISER e609
SENNHEISER MD421II
SHURE Beta 91
SHURE Beta 52A
SHURE SM58
SHURE SM57
SHURE B57
SHURE B58
SHURE Beta 181

**ALL NECESSARY
CABLES, MIC
STANDS, etc.**



PRE - EXPANSION





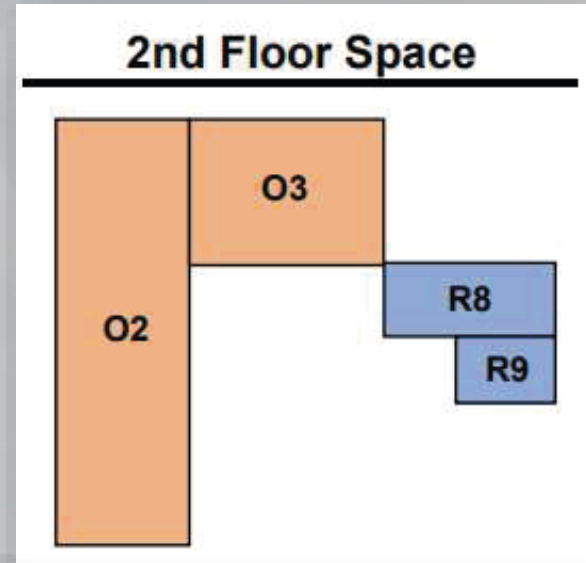
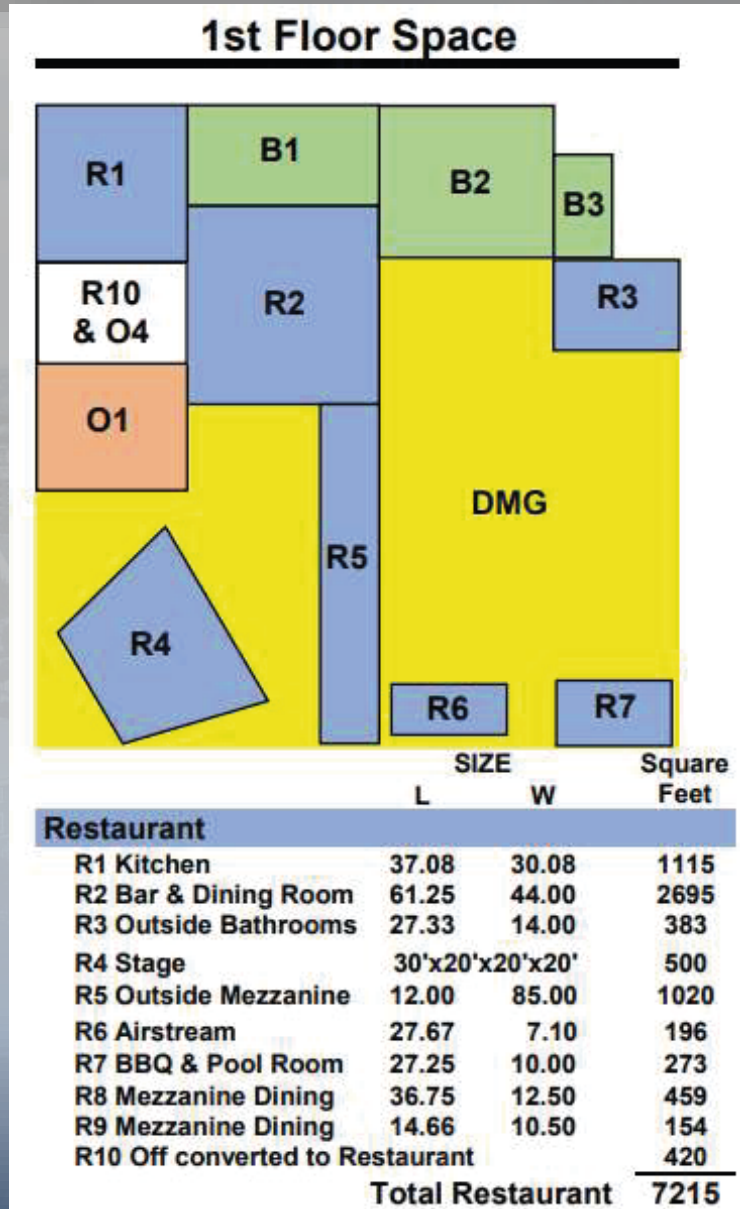
PRE-EXPANSION



PRE-EXPANSION



3615 N. Steele Blvd. Project in Fayetteville, Arkansas
JBGB Restaurant - JJ's Brewing Company - JET Enterprise's Offices
Space Allocation of Project prior to Enclosure being built



	SIZE		Square Feet
	L	W	
Brewery			
B1 Fermenter Area	60.00	22.44	1346
B2 Brewhouse Area	35.00	46.44	1625
B3 Mech & Boiler Room	27.50	10.00	275
Total Brewery			3247
Office			
O1 1st Floor Office	59.00	30.08	1775
O2 2nd Floor Office	96.08	30.08	2890
O3 2nd Floor Office	23.33	20.83	486
O4 Office converted to Restaurant			(420)

SUMMARY of SQUARE FOOTAGES

Building Areas			
Restaurant	7,215	SF	47.5%
Brewery	3,247	SF	21.4%
Office	4,731	SF	31.1%
	15,192	SF	100.0%
Outside Area used by Restaurant			
DMG	14,581	SF	
TOTAL	29,773	SF	

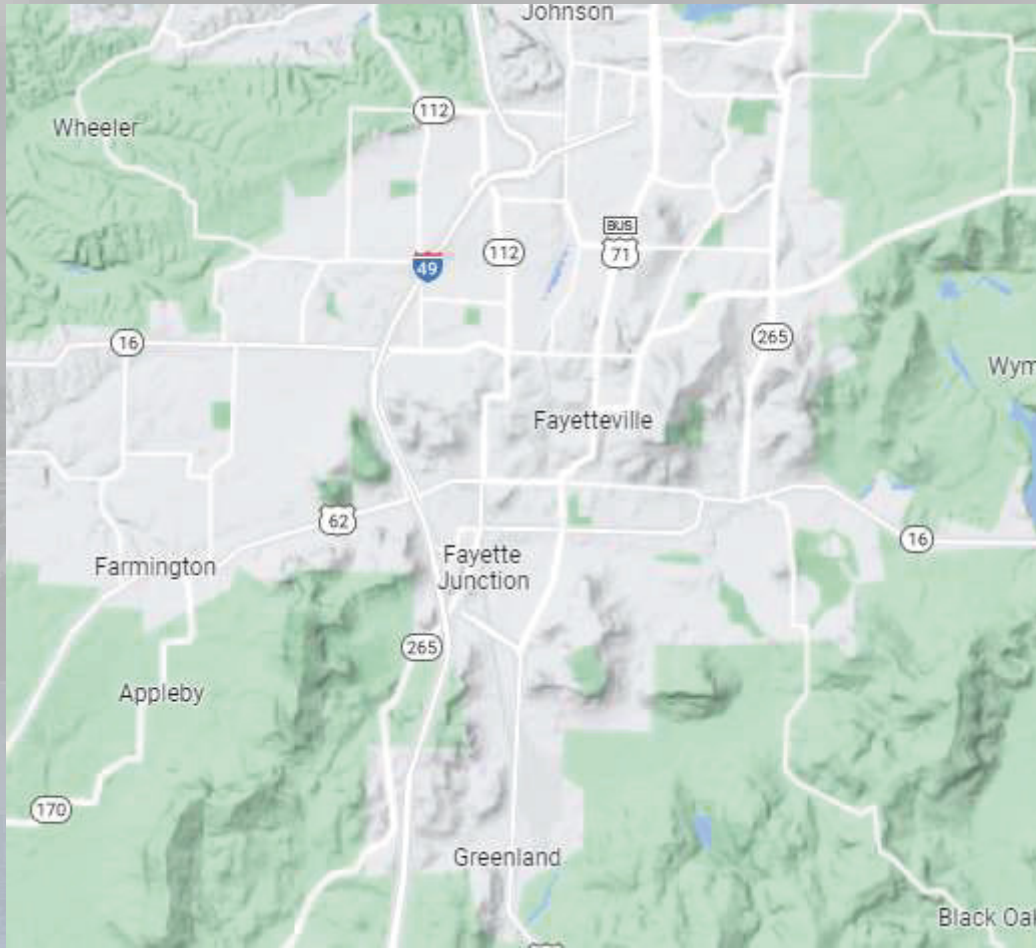
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ON-SITE CRAFT BREWERY



FAYETTEVILLE MARKET DEMOGRAPHICS



POPULATION ESTIMATE (2020 ESTIMATE)

1-MILE	3-MILE	5-MILE
8,461	61,231	101,393

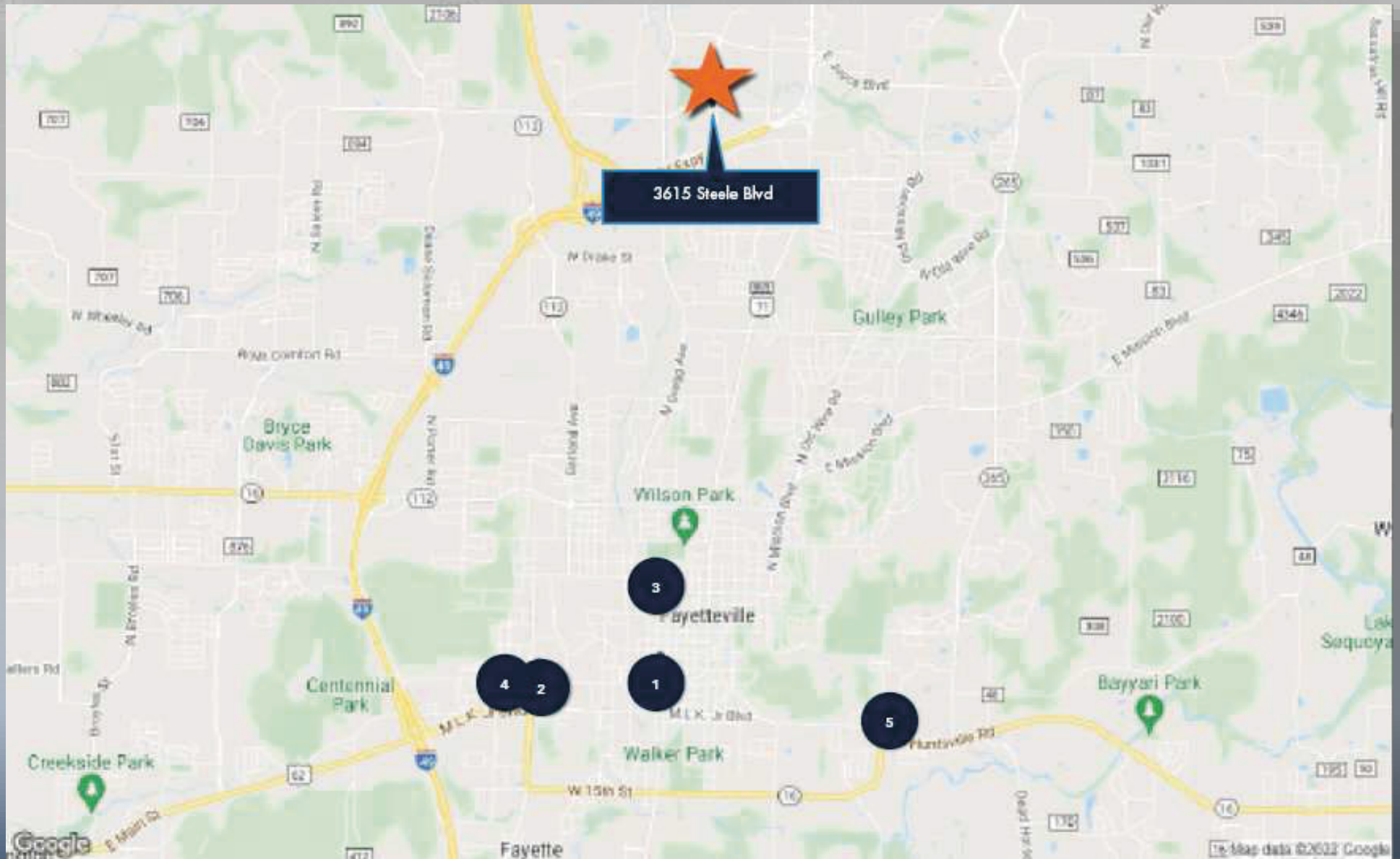
463,000+ IN THE IMMEDIATE TRADE AREA + 21,000 STUDENTS

ESTIMATED AVERAGE HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
\$54,990	\$58,794	\$63,532

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NOTABLE SALES COMP SURVEY MAP



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NOTABLE SALES COMPS LIST



Comp 1

Address	524 S School Ave
Yr Built	2004
Price	\$6,060,000
Price/SF	\$416.491
Building SF	14,550
Land SF	35,719
Class	B - Retail Drug Store
Sale Date	January 2022
Sale Status	Sold
Cap Rate	N/A



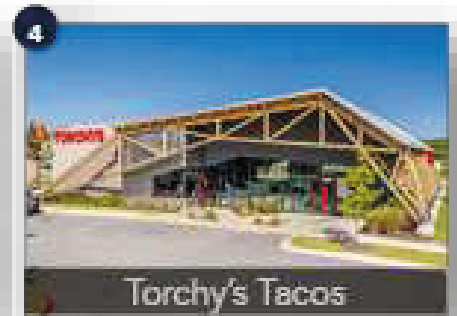
Comp 2

Address	1321 W 6th St
Yr Built	1990
Price	\$2,320,000
Price/SF	\$1,633.80
Building SF	1,420
Land SF	35,284
Class	B - Retail Fast Food
Sale Date	January 2021
Sale Status	Sold
Cap Rate	N/A



Comp 3

Address	412 W Dickson St
Yr Built	2016
Price	\$2,550,000
Price/SF	\$777.44
Building SF	3,280
Land SF	6,534
Class	B - Retail Storefront
Sale Date	December 2021
Sale Status	Sold
Cap Rate	5.81%

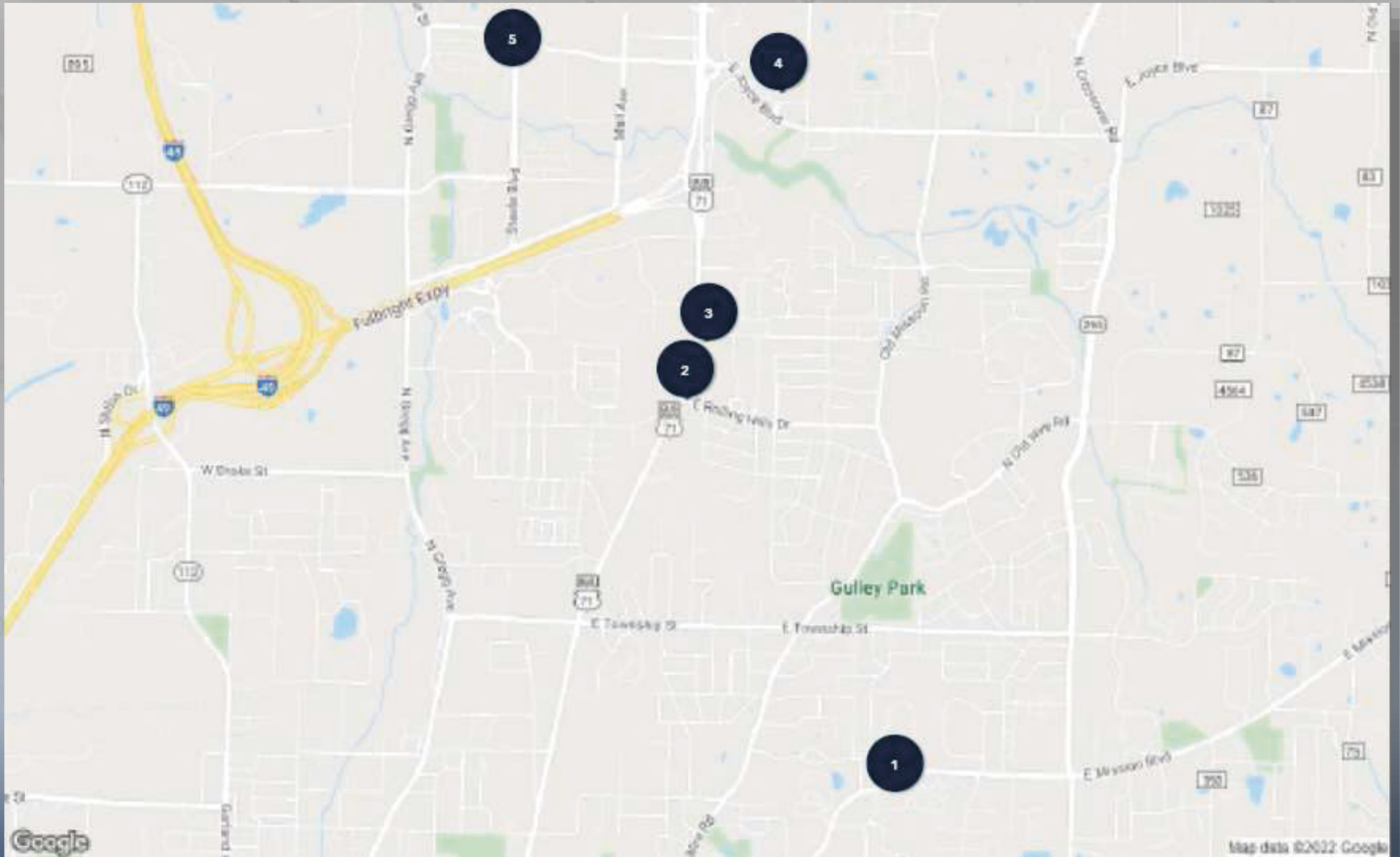


Comp 4

Address	1541 W Martin Luther King Jr. Blvd
Yr Built	2019
Price	\$
Price/SF	\$1,633.80
Building SF	1,420
Land SF	35,284
Class	B - Retail Fast Food
Sale Date	January 2021
Sale Status	Sold
Cap Rate	N/A

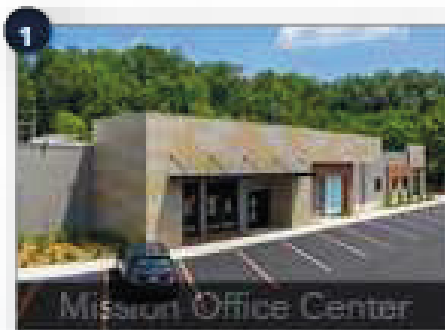
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NOTABLE RENT COMP SURVEY MAP



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NOTABLE RENT COMPS LIST



Comp 1	
Address	1905 E Mission Rd
Yr Built	1966/2018
Building SF	22,746
Land SF	108,900
Avg Rent	\$21-25/SF
Signed	February 2021
Class	B



Comp 2	
Address	2992 N College Ave
Yr Built	1998
Building SF	3,383
Land SF	16,988
Avg Rent	\$25-31/SF
Signed	March 2021
Class	B



Comp 3	
Address	3186-3196 N College Ave
Yr Built	1973
Building SF	13,179
Land SF	336,719
Avg Rent	\$15-18/SF
Signed	February 2021
Class	B



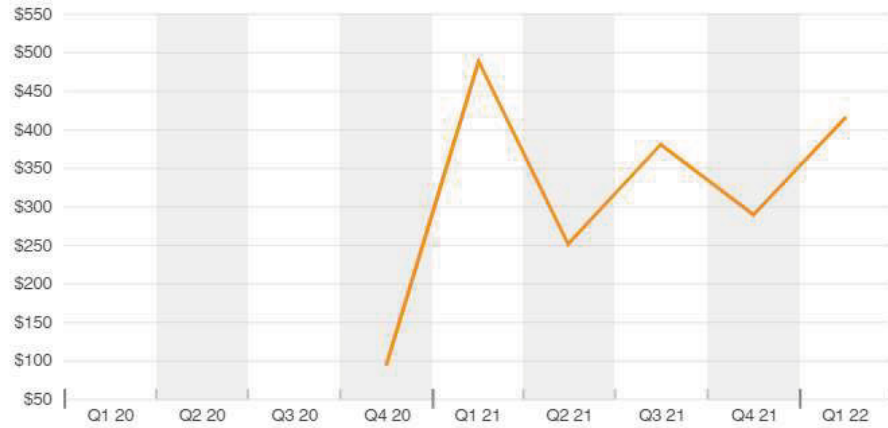
Comp 4	
Address	2992 N College Ave
Yr Built	1998
Building SF	3,383
Land SF	16,988
Avg Rent	\$25-31/SF
Signed	March 2021
Class	B

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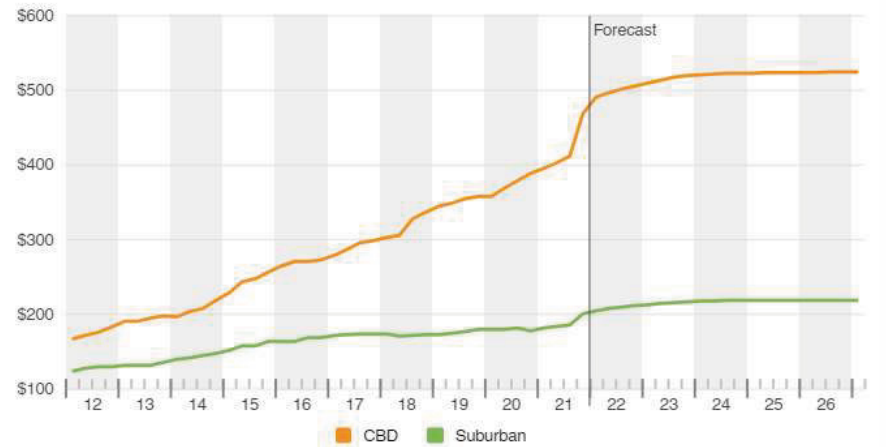
COSTAR STATS RETAIL SUBJECT MARKET

SUBJECT TO MARKET: PRICE \$330 PSF CAP RATE 7% RENTAL RATE 23.41/YR

Sale Price Per SF



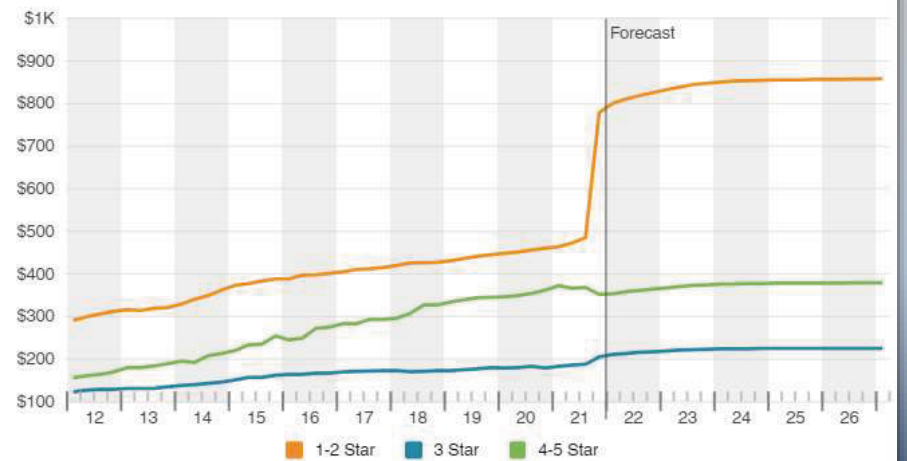
Market Sale Price Per SF By Location Type



Sale Price Per SF Distribution



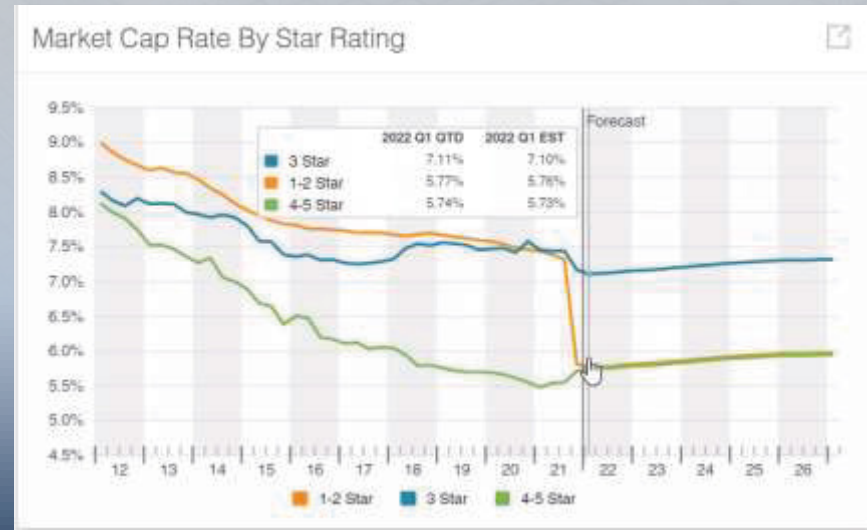
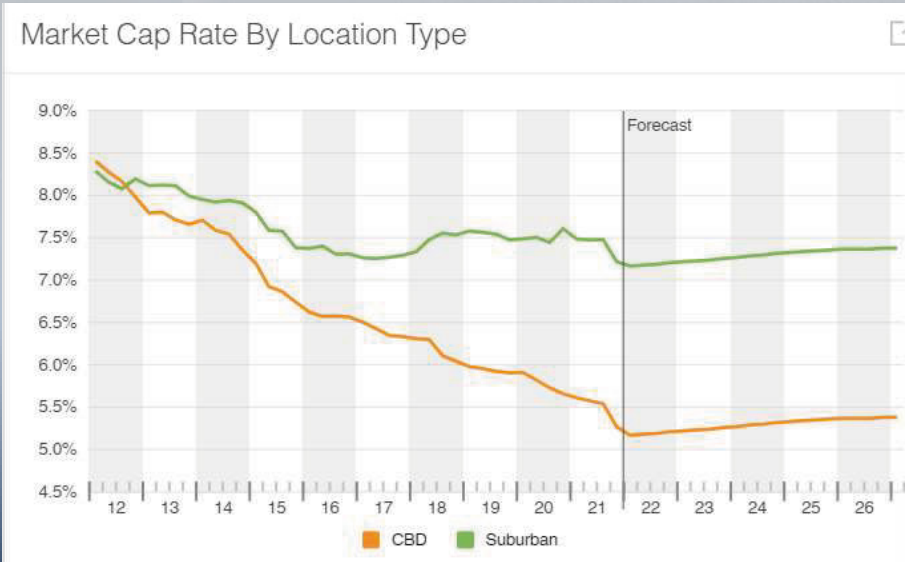
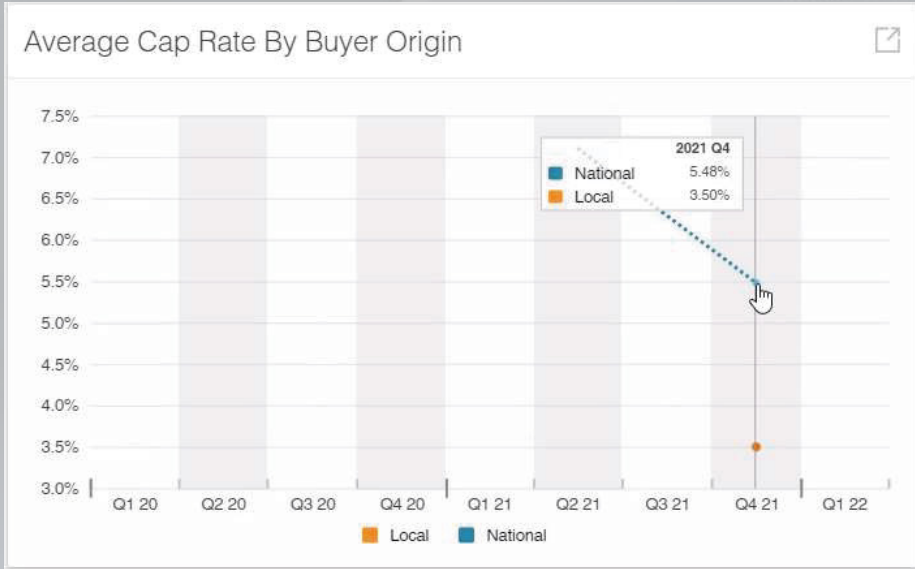
Market Sale Price Per SF By Star Rating



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COSTAR STATS RETAIL SUBJECT MARKET

SUBJECT TO MARKET: PRICE \$331 PSF CAP RATE 7% RENTAL RATE 23.41/YR

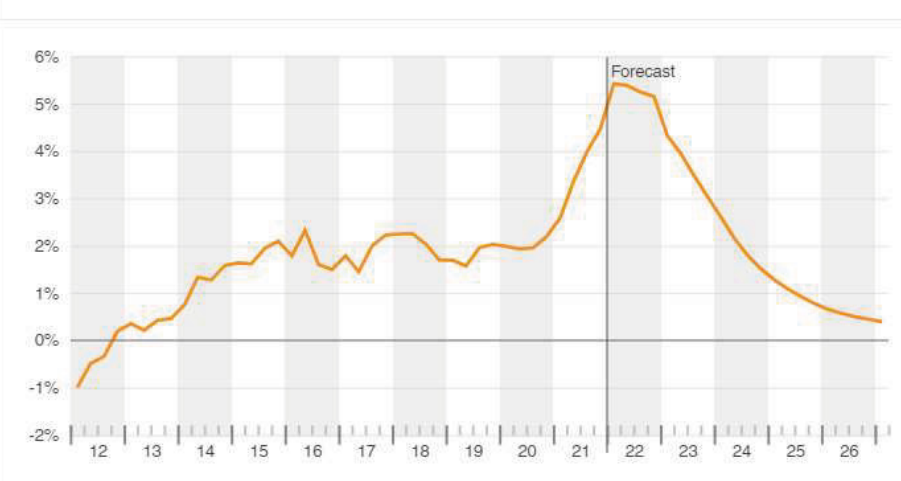


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COSTAR STATS RETAIL SUBJECT MARKET

SUBJECT TO MARKET: PRICE \$331 PSF CAP RATE 7% RENTAL RATE 23.41/YR

Market Rent Growth (YOY)



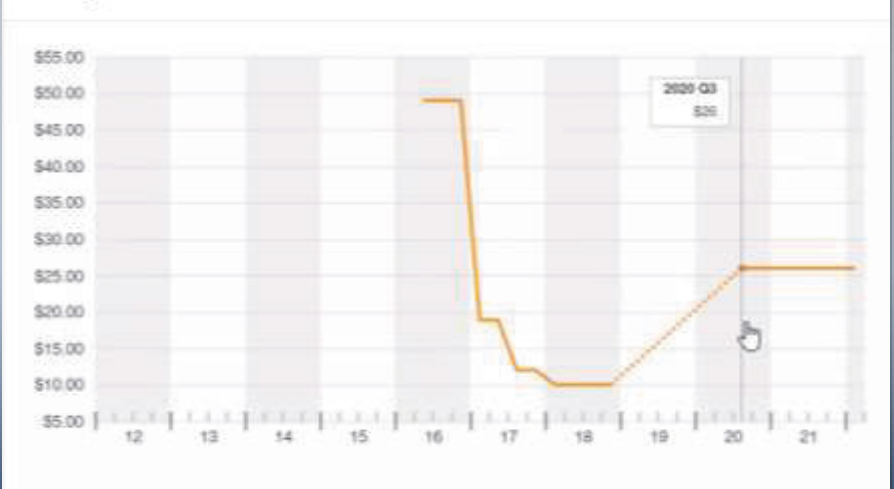
Market Sale Price Per SF By Star Rating



Sale Price Per SF Distribution



Asking Rent Per SF



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NOTABLE RENTAL STATISTICS IMM. AREA SURVEY

SUBJECT TO MARKET: PRICE \$331 PSF CAP RATE 7% RENTAL RATE 23.41/YR

Lease Comps | **Analytics** | **Map**

Rents Per SF	Survey	Low	High
Asking Rent	\$7.80	\$8.38	\$12.15
Starting Rent	\$4.85	\$0.55	\$8.00
Effective Rent	\$6.39	\$0.71	\$8.09

Concessions	Survey	Low	High
Months Free Rent	2.7	1.0	4.0
TI Allowance Per SF	\$1.00	\$0.00	\$2.00
Concessions	-	-	-
Asking Rent Discount	31.1%	-22.6%	92.5%
Annual Rent Increase	2.9%	2.9%	3.0%

Volume	Survey	Low	High
Deals	11	-	-
SF Leased	331,427	10,250	84,690
Average Deal SF	30,129	10,250	84,690
Buildings	11	-	-
Building SF	586,153	12,903	136,125

Time on Market	Survey	Low	High
Months on Market	5.9	1.0	25.1
Months Vacant	4.1	1.0	15.0
Average Term in Years	5.1	3.0	10.3

Deals by Asking Rent

Asking Rent Range	Number of Deals
<\$6	0
\$7	2
\$8	5
\$9	1
\$10	2
>\$10	1

Deals by Starting Rent

Starting Rent Range	Number of Deals
<\$6	4
\$7	1
\$8	2
\$9	0
\$10	0
>\$10	0

Probability of Leasing in Months

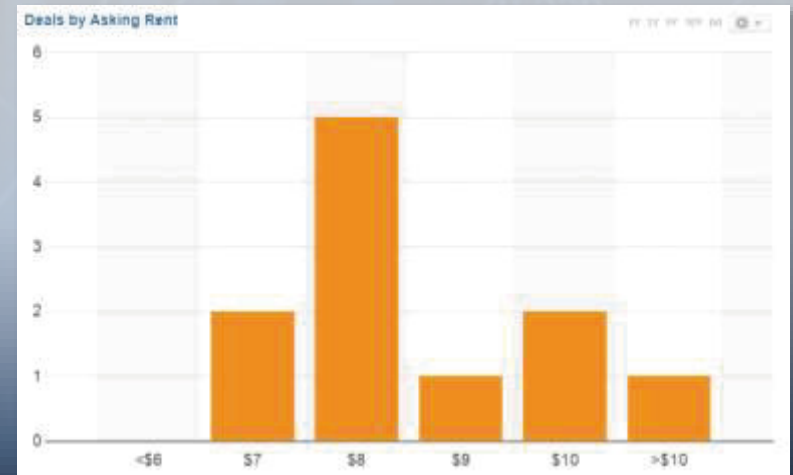
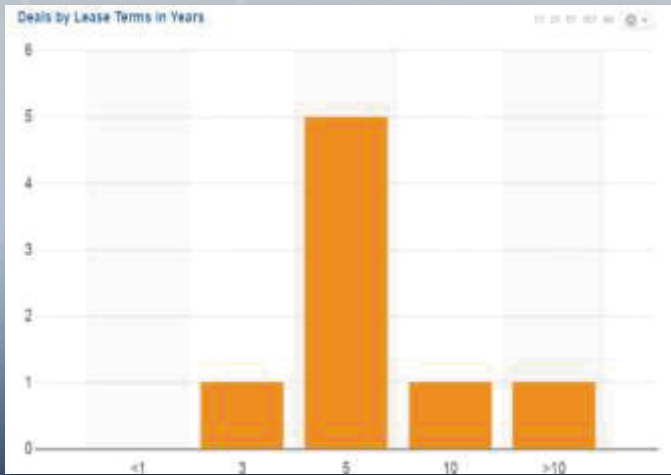
Months	Probability (%)
3	15
6	40
9	50
12	65
15	75
18	85
21	90
24	95
36	100
60	100
>6	0

Deals by Effective Rent

Effective Rent Range	Number of Deals
<\$6	1
\$7	0
\$8	1
\$9	1
\$10	0
>\$10	0

Charts

- Asking Rents
 - Deals by Asking Rent
 - Asking Rents By Service Type
- Concessions
 - Deals by Months Free Rent
- Actual Rents
 - Deals by Starting Rent
 - Deals by Effective Rent
- Leasing Volume
 - Leased SF by Deal Type
 - Deals by Lease Terms in Years
- Time On Market
 - Probability of Leasing in Months
 - Deals by Months On Market
 - Deals by Months Vacant
- Brokers
 - Top Leasing Brokers
 - Top Landlord Rep Brokers
 - Top Tenant Rep Brokers
- Tenants
 - Tenant Companies
 - Tenant Industries



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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 makes 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 Capital Group and Owner and their respective officers, directors, employees, equity holders, and agents expressly disclaim any and all liability that may be based upon or relating 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 TDG (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 the 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. In terms of prospective buyers' own elective review of the information.

DWG or Brokerage shall have any legal liabilities for the sale of 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 discontinues such negotiations, the Recipient will return this Offering Memorandum to DWG.

Information provided herein by DWG Capital Partners, LLC and its Associates is for discussion purposes only.



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