

NOW FOR SALE OR SUBLEASE | ±124,000 SF OFFICE/INDUSTRIAL | LONGVIEW, TX
THRIVING EAST TEXAS MARKET | PROXIMATE TO TYLER, TX & SHREVEPORT, LA

SUPERIOR LOCATION IN HIGH-GROWTH EAST TEXAS CORRIDOR | 323 E TYLER ST & 325 E METHVIN ST

ATTENTION INVESTORS & SITE SELECTION EXECUTIVES!



BUILDING 1

59,450 SF

Brick Warehouse

BUILDING 2

64,967 SF

Brick Office HQ for Expansion

LOT

53,195 SF

Add'l Concrete Lot

SUPERIOR LOCATION IN HIGH-GROWTH EAST TEXAS CORRIDOR

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

DWG CAPITAL GROUP | JUDD DUNNING | 310.261.8428

HUGH GEHRKE | 310.770.1713

HERE'S THE RUNDOWN



1.

SECURE INVESTMENT INCOME

- \$787,000 guaranteed NOI with deep PG backing
- 14-year lease term with 7 years of hard personal guarantees McHaney family guarantees backed by nine-figure revenue companies MRM and Carpenter Media Group across 120+ markets in North America

2.

STRATEGIC RELOCATION PLATFORM

- Turnkey corporate headquarters + industrial campus
- Below replacement cost at \$75/SF vs \$150-175/SF new construction
- Texas tax advantages with zero state income tax Prime downtown location with rail and highway access
- \$1.5M PG-backed buyout option for transition flexibility

DUAL VALUE PROPOSITION:
INVESTMENT SECURITY MEETS RELOCATION FLEXIBILITY

EXECUTIVE SUMMARY

THE OFFERING

DWG Capital Group is pleased to present **320 East Methvin Street & 325 East Tyler Street Longview, TX 75601**, a new superior acquisition opportunity of a NNN Industrial/Office Class B single tenant property. The subject property's **2 buildings, totaling 124,417 SF (Industrial/Office)** are occupied by a **seasoned single tenant, "M. Roberts Media,"** a leading East-Texas newspaper, digital advertising, PR and media provider since 1942. an exceptional corporate headquarters and industrial investment opportunity **With \$751,783 in guaranteed NOI**, this transaction delivers both **secure interim income and long-term strategic flexibility**. With a **14-year lease term backed by 7 years of hard personal guarantees from nine-figure revenue companies, and a \$1.5M PG-backed buyout option**, the deal provides immediate cash flow alongside a clear path for future corporate relocation or owner-use.

THE PROPERTY

The asset comprises an **±124,000 SF office and industrial campus**, offered at just **\$75/SF—well below replacement cost** compared to \$150–\$175/SF new construction. The facility includes a **59,450 SF masonry warehouse with 18-foot clear heights, full sprinkler coverage, heavy 2,200+ amp power capacity, dock-high and grade-level loading, and 5,700 SF of finished office space**. A separate **53,195 SF concrete lot** provides expansion or secured storage potential, while multiple parking areas support a true headquarters campus environment.

THE LOCATION

The property is ideally-positioned in **downtown Longview**, offering an excellent infrastructure and central location that is ideal for trade and the transfer of goods across the state. With **direct access to Interstate 20 and U.S. Routes 31, 80, and 259**, the site efficiently links to **Dallas-Fort Worth (120 miles west) and Shreveport, LA (42 miles east)**. It is also **just two miles from the nearest rail yard and proximate to East Texas Regional Airport**, making it a multimodal logistics hub. Longview benefits from a deep labor pool, affordable business environment, and zero Texas state income tax, making it a compelling destination for both corporate relocations and industrial investment. It now houses dozens of large employers including Christus Good Shepherd, Eastman Chemical, Trinity Rail, among others.

PROPERTY SPECIFICATIONS

Address	320 E. Methvin St & 325 E. Tyler St, Longview, TX 75601
Property Type	Industrial/Office
Building Size	±124,417 SF <ul style="list-style-type: none">• Bldg 1: 59,450 SF• Bldg 2: 64,967 SF
Lot Size	±4.9 AC
Zoning	IND PK (Industrial Park)
Year Built/Reno	<ul style="list-style-type: none">• Bldg 1: 1955/1988/2007• Bldg 2: 1987
Clear Height	18'
Parking	73 Spaces w/Supplemental Lot (52,872 SF) & Additional Street Parking
Tenant	MRM & Carpenter Media
Loading	<ul style="list-style-type: none">• 2 Dock High Doors• 1 Covered Canopy/Loading Dock Door
Power	<ul style="list-style-type: none">• Bldg 1: 1,000 - 1,200-Amp, 277/480-Volt, 3-phase, 4-wire services• Bldg 2: 1,600-Amp, 277/480-Volt, 3-phase, 4-wire service
Lease	Absolute NNN

THE TENANT

The property is leased to companies backed by the **McHaney family**, operators of **MRM and Carpenter Media Group**, which generate **nine-figure annual revenues across 120+ North American markets**. The **14-year lease term with 7 years of hard PGs** provides institutional-level income security, while the tenant's **\$1.5M buyout option** ensures ownership flexibility. This **dual-structured lease allows investors to bank guaranteed cash flow or strategically transition to an owner-user scenario on their own timeline**.

THE MARKET

Longview sits at the heart of the East Texas growth corridor, a **+3% expansion market** supported by the energy sector, advanced manufacturing, healthcare, and logistics. The region is home to **major employers such as Eastman Chemical, Komatsu Mining, Trinity Industries, and Bridgestone**, creating durable demand for quality industrial space. With replacement costs rising, industrial vacancy tightening, and Texas's ongoing role as a corporate migration magnet, 320 E. Methvin St & 323 E. Tyler St represent a **rare below-replacement cost acquisition in a market positioned for sustained appreciation**.



BUILDING SIZE

±124,417 SF total campus with office + industrial under one roof

CLEAR HEIGHT

18 feet throughout warehouse areas for maximum flexibility

POWER CAPACITY

2,200+ Amp electrical service for heavy industrial operations

EXPANSION LOT

Additional 53,195 SF concrete lot for growth potential

LOADING DOCKS

3 dock doors including covered canopy for weather protection

PARKING

15,000 SF on-site plus 52,872 SF overflow lot across street

LAND SIZE

±4.9 AC consisting of 2 buildings and parking lot

FIRE PROTECTION

100% sprinkler coverage throughout entire facility

CONSTRUCTION

Brick and masonry construction built in 1986 with 2007 addition

RAIL ACCESS

Adjacent location with rail yard only 2 miles away

HVAC

Climate control for majority of space ensuring operational comfort

HISTORIC OPPORTUNITY

On market for the first time in 40 years (Facility has been held by the same ownership)



BUILDING SPECIFICATIONS

- **Total Building Size:** 124,417 SF brick and masonry construction
- **Office Component:** 5,700 SF (9.59%) across first and second floors
- **Clear Height:** 18 feet throughout warehouse areas
- **Loading Infrastructure:** 2 dock-high doors plus 1 covered canopy/loading dock door
- **HVAC Coverage:** Climate control for majority of space (except 2007 addition)

POWER & SAFETY SYSTEMS

- **Electrical Capacity:** 1,000-1,200 Amp service for production areas
- **Office Power:** Dedicated 1,600 Amp service for administrative spaces
- **Voltage:** 277/480 Volt, 3-phase, 4-wire configuration
- **Fire Protection:** 100% sprinkler coverage throughout entire facility

SITE & PARKING DETAILS

- **Primary Building:** 59,450 SF brick warehouse structure
- **Additional Lot:** 53,195 SF concrete lot for expansion or storage
- **On-site Parking:** 15,000 SF of concrete perimeter parking
- **Overflow Parking:** 52,872 SF concrete lot directly across the street
- **Bay Doors:** Commercial-grade painted metal panel roll-up doors

SPECIALIZED EQUIPMENT

Property includes an 8,000 SF printing press that can be included in lease arrangements or removed based on tenant requirements. This flexibility allows for customized space configuration to meet specific operational needs.





LIGHT MANUFACTURING

Ideal for precision manufacturing operations with ample power capacity, 18-foot clear heights, and flexible bay configurations. The facility's infrastructure supports assembly operations, quality control processes, and finished goods staging areas.

STORAGE & LOGISTICS

Climate-controlled storage capabilities combined with high-density racking potential maximizes inventory capacity. The facility's design accommodates both short-term storage and long-term warehousing operations with efficient material handling systems.



DISTRIBUTION HUB

Strategic location at the intersection of major highways makes this perfect for regional distribution operations. Multiple loading docks, rail access, and extensive parking accommodate large trucking operations and inventory management.



PRINTING OPERATIONS

Existing 8,000 SF printing press can support large-scale commercial printing operations, or space can be reconfigured for alternative uses. High electrical capacity and specialized ventilation systems support industrial printing requirements.











BOOMING MARKET

East Texas continues to thrive as one of America's fastest-growing business corridors, fueled by energy, manufacturing, logistics, and corporate relocation trends. East Texas is a +3% growth corridor.



DOWNTOWN LOCATION

Property sits in the center of Longview, with immediate access to rail infrastructure, highways, and a deep workforce pool. It features the convergence of I-20, US Routes 31, 80, and 259.



TAX ADVANTAGE

Texas offers no state income tax, making HQ relocation especially attractive for companies seeking operational cost savings.



CORPORATE MIGRATION MAGNET

Longview and surrounding East Texas markets are drawing major employers seeking a business-friendly state with cost and tax flexibility.



AVIATION HUB

East Texas Regional Airport provides corporate and cargo aviation services, with Dallas Love Field and DFW International Airport within reasonable driving distance for international connectivity.



ECONOMIC POWERHOUSE

Home to major energy companies, manufacturing facilities, and distribution centers serving the broader Southwest region, creating a diverse and resilient economic base.

A HEALTHY BUSINESS CLIMATE THAT CONTINUES TO GROW



With a focus on agribusiness and manufacturing, this city has natural resources and business assets to support both small businesses and large corporations.

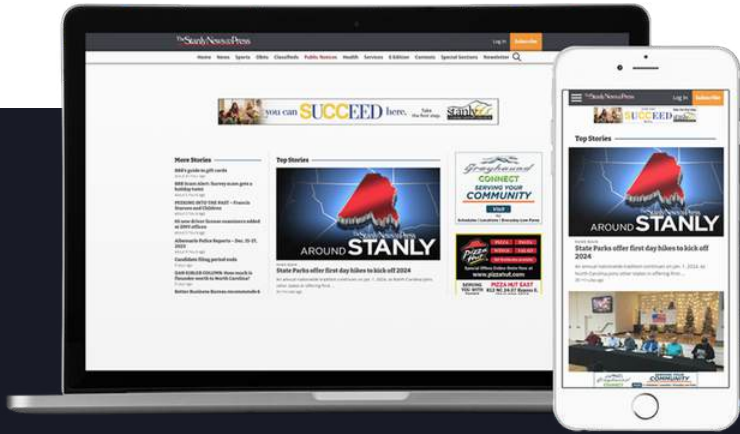
Major business clusters in the Longview area include agribusiness, energy, health services, logistics and transportation and manufacturing. Major employers in the Longview area include Dana Corporation, Eastman Chemical, Komatsu and Trinity Rail.





Empower, Inspire & Inform.

The communities we serve, along with our industry, are challenged by the threats of retail and economic disruption along with media fragmentation and misinformation. We serve as guides to efficient and effective marketing, trusted journalism and rewarding careers so our communities, businesses and the people who work with us can grow and thrive with a strong sense of purpose and resulting prosperity. Excellent community journalism is essential to excellent communities and quality of life.



Empowering heroes and fostering community.

At Carpenter Media Group, we firmly believe in the importance of heroes. Our heroes are not just figures of admiration but the pillars of our organization and the communities we serve. They come in various forms: the dedicated reader who seeks truth and understanding, the vibrant community that forms the foundation of our societal fabric, the resilient local business owner who creates jobs and drives local economies, and the talented members of our team, constantly growing and contributing to the cause of journalism, commerce and community. These heroes inspire our mission, guide our values, and shape our work. These individuals are not just part of the story – they are the story, driving change, growth, and progress in every aspect of our work.



Number of Publications Owned

- CMG owns/manages over 250 newspaper, magazine, and digital titles across the U.S. & Canada.

Recent Acquisitions

- Acquired 10 newspapers & a print facility from CNHI (May 2024).
- Acquired 16 titles and a print facility from Phillips Media Group covering AR, MO, and IL.
- Acquisition of M. Roberts Media including 7 newspapers, multiple magazines, etc.
- Acquisition of EO Media Group (Oregon/Washington titles).

Geographic Footprint

- Presence in 20+ states.
- Significant operations in the Pacific Northwest, Southern U.S., Texas, Georgia, Alabama, Mississippi, etc.

Print Facilities Owned

- Owns multiple print facilities (e.g., Georgia from CNHI deal; Nowata Printing Co. from Phillips acquisition).

Scale of Recent Workforce Adjustments

- Following acquisitions, CMG has carried out layoffs: e.g., 62 staffers laid off in Washington region after acquiring Sound Publishing.
- In some markets, reductions in print frequency or print day have been implemented.

Market Position / Growth Trajectory

- Recently separated from Boone News media; expanded holdings significantly.
- Rapid growth via acquisitions; expanding their community media reach.

Portfolio Diversity

- Mix of dailies, weeklies, magazines, websites/digital media.
- Titles span both small-town / rural markets and mid-size city markets.

Operational Assets

- Ownership of printing plants/facilities which are often part of the acquisition deals. Relevant for evaluating capex and real estate value.

Longview, Texas, boasts a robust and dynamic industrial real estate market, driven by a diversified economy and strategic geographical advantages. Supported by significant regional employers across key sectors, the market demonstrates consistent demand for industrial space, ensuring long-term stability and growth potential for investors.



9.5%

INDUSTRIAL VACANCY

A healthy and balanced market indicating strong tenant demand.



\$5.25

AVG. LEASE RATE / SF

Competitive rates reflecting the quality and demand for industrial assets.



18M

TOTAL MARKET SIZE (SF)

A substantial market providing ample opportunities for growth and investment.



ENERGY SECTOR GROWTH

Major petrochemical and oil & gas operations continue to fuel demand for specialized industrial facilities.



MANUFACTURING EXPANSION

Leading companies like Trinity Industries and Bridgestone are expanding, creating a strong job market and increasing the need for modern manufacturing and distribution spaces.



LOGISTICS HUB

Longview's central location between major metropolitan areas positions it as a critical logistics hub, driving significant demand for warehousing and distribution centers.



CORPORATE RELOCATIONS

Texas' pro-business climate attracts a growing number of corporate relocations and expansions, further stimulating industrial real estate activity.



This specific property stands out in the Longview market, commanding premium lease rates due to its superior specifications, modern design, and strategic location, offering an exceptional investment opportunity.

REGIONAL GATEWAY

Longview serves as the commercial hub for East Texas, positioned between Dallas-Fort Worth metroplex and Shreveport, Louisiana, capturing trade flows across state lines and providing access to 25+ million consumers within 300 miles.

1

2

3

ECONOMIC CATALYST

As the county seat of Gregg County, Longview serves a metropolitan area of over 500,000 people, providing access to a deep labor pool, established infrastructure, and a business-friendly environment that attracts companies seeking operational efficiency and growth potential.

TRANSPORTATION NEXUS

Convergence of Interstate 20, US Highways 31, 80, and 259, plus rail connectivity creates unparalleled logistics advantages for manufacturing, distribution, and supply chain operations requiring multi-modal transportation access.

The +3% growth corridor designation reflects sustained economic expansion driven by energy sector resurgence, manufacturing reshoring trends, and strategic investments in transportation infrastructure, positioning this property for long-term appreciation.



TAX-FREE TEXAS BENEFITS

No state income tax provides immediate **cost savings** for businesses relocating from high-tax states. **Corporate tax advantages, combined with business-friendly regulations,** create compelling reasons for companies to establish Texas operations.



DEEP PG-BACKED GUARANTEES

Strong personal guarantees from creditworthy tenants provide investment security and cash flow predictability. This guarantee structure **reduces investment risk while maintaining attractive returns** for property owners and investors.



APPRECIATION POTENTIAL

East Texas +3% growth corridor positioning supports **long-term property value appreciation.** Industrial property scarcity in prime locations creates competitive advantages and potential for rental rate increases over time.



The combination of **immediate cash flow** from established tenancy, Texas's **business-friendly environment,** and **strategic location** in a **growth corridor** creates an **exceptional value proposition** for investors seeking **stable industrial real estate returns with upside potential.**

DWG CAPITAL GROUP

INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

A DYNAMIC FINANCIAL SERVICES PLATFORM

Through our financial platform, clients have access to solutions that seamlessly support their real estate and business objectives.

CAPITAL MARKETS

COMMERCIAL REAL ESTATE / INVESTMENT SALES AND CAPITAL MARKETS ADVISORY

OUR FIRM: DWG Capital Group is a fully integrated commercial real estate advisory and capital markets platform of services for owners and users of real estate from ranging from private local owners to prominent multinational corporations and institutional investors. Headquartered in Los Angeles, DWG Capital Group's seasoned strategic relationship platform of 11 seasoned CRE veterans enables our team to effectively serve the property requirements of ALL our Owners, Investors, Developers, Private Equity Groups and Lenders from California to across the US. Regardless of how seasoned our clients are at selling, buying or joint venturing commercial real estate can be a monumental endeavor. DWG Capital Group ensures every client gets the professional, intelligent service they deserve coupled with a strong, seasoned advisory **based on what matters most: Our clients per transaction highest yield outcome coupled with a comprehensive overall real estate portfolio advisory focused on our client's overall long term security.** As a highly seasoned group of Capital Markets Advisors and Brokers who are also active Developers and Investors ourselves, DWG Capital Group brings decades of both sophisticated institutional and personal experience to every assignment **with same care as if it was our very own real estate endeavor.**

Investment Sales, Capital Markets. DONE.

OUR TEAM:

DWG Capital Group's team was formed and now led by Judd Dunning, (former NGKF Capital Group / ARA Managing Director) who launched DWG Capital Group in order to combine the very best of his DWG brokers highly seasoned capital market and investment sale expertise and many decades of extensive hands-on commercial real estate advisory experience to ensure that all our DWG clients receive and are assisted to execute only the highest and best real estate portfolio strategies possible.

DWG Capital Group is a client driven firm that executes a wide range of assignments from larger, institutional investment sales and debt / equity placements to local private middle market sales. **Judd Dunning** and all **DWG Capital Group Team Members:** DWG was originally formed by 10 former Top-5 institutional CRE firm brokers. Now independent and within DWG collectively bringing the very same high service standard, same national network of seasoned middle market and institutional clients, the same vast database of national buyers/sellers, the same debt and private equity and the same superior and sophisticated *Client-Centric Capital Markets and Investment Sales Advisory* to our clients we always have these last 20 years but doing so with even greater individual attention.

DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

 15,000+
UNITS
SOLD

 \$1B CLOSED
PAST 24
MONTHS

 LABJ CRE
GOLD AWARD
WINNER

 COSTAR
POWER
BROKER

CONSULTATION

Free professional consultation and property valuation to assess your real estate needs and opportunities.



TRANSACTION EXECUTION

Expert guidance through the entire transaction process with 20+ years of nationwide experience.



STRATEGY DEVELOPMENT

Customized strategy for buying, selling, or leasing nationwide with focus on wealth expansion.



PORTFOLIO OPTIMIZATION

Ongoing support and consulting for continuing property management and investment growth.



DWG Capital Group offers comprehensive real estate services across multiple asset classes including Industrial, Office, Retail and Multifamily properties nationwide. With over two decades of experience, our team provides expert guidance for property acquisitions, dispositions, leasing, and development site opportunities.

CONTACT US today for a complimentary consultation and valuation to discuss your real estate requirements, financing needs, tenancy specifications, and comprehensive wealth expansion strategies.



A WINNING COMBINATION OF EXPERTISE



JUDD DUNNING
PRESIDENT | BROKER

"Industrial investing isn't just about acquiring assets—it's about securing strategic footholds in markets where demand outpaces supply. At DWG Capital Group, we focus on intelligent acquisitions, credit enhancement, and value creation to deliver strong, risk-adjusted returns in every market cycle."

Judd Dunning is a distinguished third-generation real estate executive with two decades of experience in institutional commercial real estate. As President of DWG Capital Group and DWG Capital Partners, he brings a wealth of national expertise in orchestrating institutional investment sales and capital markets transactions following years as a top producer of Newmark/ARA and founding member of Newmark Capital Markets in West Los Angeles. Leveraging his extensive network and deep market knowledge, Dunning employs a strategic NNN industrial sale-leaseback approach through DWG Capital Partners, successfully navigating market complexities to deliver superior outcomes.

Under Dunning's leadership, DWG Capital Group has achieved significant milestones, closing over \$2 billion in investment sales and debt/equity placements. Dunning's client roster includes prominent institutions, funds, and private companies. His expertise extends across various asset classes, including retail, office spaces, industrial facilities, apartment complexes, and development projects.

Awards and Recognitions

Judd Dunning has received numerous accolades for his contributions to the real estate industry. He was the recipient of the 2022 Los Angeles Business Journal "Community Impact Deal of the Year" Gold Award, and a nominee for Broker Executive of the Year. In 2021, he was honored with the CoStar Power Broker award.

Notable Transactions

With a proven track record in capital markets advisory and a history of transactions across 40 states, Mr. Dunning has orchestrated significant deals, including a \$165 million transaction involving a Sony Animation NNN single-tenant S&P-rated A credit office portfolio in West Los Angeles and a \$130 million deal for a Class A retail property.

DWG Capital Partners and DWG Capital Group continue to excel in providing exceptional service to its investment partners and clients, solidifying their reputation among the premier CRE firms in the nation.



HUGH GEHRKE
SENIOR VP OF INVESTMENT SALES

Hugh Gehrke is a dedicated real estate professional who takes pride in providing a caliber of personalized service that has earned him a loyal following of repeat and referral clients that continues to grow.

If you are in the Luxury Real Estate Market or Multifamily Investment space around Los Angeles County, Hugh is the person to help. Working across a multitude of asset classes, Hugh and his team have worked on a variety of transactions across all asset classes.

Hugh has a background as a mortgage broker for Platinum Capital that greatly benefits his clientele. He holds a degree in economics from the University of Illinois and continues to hone his knowledge through continuing education classes related to both real estate sales and finance.



DUGAN KELLEY
LEGAL COUNSEL

Dugan P. Kelley is counsel at DWG Capital Partners and Co-founder of Kelley | Clarke, PC, offering large firm expertise locally. He specializes in real estate transactions, including commercial loan closings, equity capital raises, and joint ventures. Kelley advises on entity formation, risk assessment, and provides comprehensive commercial real estate services. Recognized as a "Super Lawyer Rising Star" from 2008-2016, he upholds high legal standards in all documents and services, contributing to the success of DWG Capital Partners and its clients.

THE TEAM



ROBERT BIANCHI
CONTROLLER & CREDIT RISK SPECIALIST

With over 40 years of financial expertise, Robert A. Bianchi, CPA leads California CPA Group while overseeing DWG’s financial operations, cost segregation strategies, and credit risk analysis. A University of San Francisco graduate, Robert began his career at Grant Thornton before co-founding a multi-state oil and gas exploration company, which he successfully scaled and sold to a public firm. Later, as a founding partner at Bianchi, Kasavan & Pope, LLP, he built a reputation for managing complex financial structures and delivering results.

At DWG, Robert applies his deep expertise in business development, finance, and taxation across key industries, including technology, real estate, and healthcare. He excels in leveraging IT and automation to drive operational efficiency and cost savings while crafting detailed tax strategies that enhance investment yields. Additionally, he plays a critical role in evaluating financials and supporting property management as DWG’s controller.



SAGIV HARTMAYER
INVESTMENT SALES ANALYST

Sagiv Hartmayer joins us with experience at Jefferies investment bank and Lennar Corporation, where he specialized in acquisitions and regional asset management. He holds a Master of Real Estate Development (MRED) from USC and a bachelor’s degree from UCLA.

Sagiv comes aboard as we continue scaling our \$100M+ institutional platform in industrial sale-leaseback real estate and private equity investments through the American Industrial Fund.



MEG MARAN
DIRECTOR OF MARKETING

Meg Maran is a seasoned marketing professional with expertise in branding, investor engagement, and real estate-focused campaigns. Before joining DWG, Meg spearheaded successful campaigns for several leading firms, and her dedication to high-quality design, targeted messaging, and investor engagement ensures DWG’s visibility remains strong. Meg’s work continues to position DWG as a leader in real estate investments, fostering meaningful connections with its investor network. Ever the creative, Meg is also the host of the podcast, “We Need Ice,” which explores the 1973 Doxol explosion in Kingman, Arizona.



SERGEI MOCHTCHENKOV
CRF FINANCIAL ANALYST

Sergei Mochtchenkov, DWG Capital Partners’ exclusive analyst, leverages his deep expertise in financial modeling and data analytics as a CFA Charter holder. He specializes in using advanced tools like R, Python, SQL, and PowerBI to ensure precise modeling and analysis of DWGCP’s transactions. His work underpins the success of the firm and its clients.

THE TEAM



MIKE PAYTONJIAN
OPERATIONS & MARKETING

Mike Paytonjian brings a diverse professional background and a strong foundation in relationship-driven industries to the DWG team. A Texas native, Mike is a graduate of both the undergraduate and master's programs at Texas Tech University. He has worked with high-level clients—including VIP athletes and healthcare professionals—delivering strategic communication and organizational efficiency solutions.



TESA HOPKINS
PARALEGAL

Tesa Hopkins specializes in real estate and securities law, streamlining DWG's documentation processes and ensuring operational efficiency across all legal matters.



ANDRES ALARCON
INFORMATION TECHNOLOGY

Andres Alarcon, DWG's in-house IT & Communications Expert, has had years of institutional experience creating and managing systems for teams to organize their inbound and outbound communications.



TIMONTHY DEAN
SENIOR ASSOCIATE ATTORNEY

Timothy Dean brings over a decade of experience in real estate law, joint ventures, and business transactions, providing critical legal support for DWG's acquisitions and operations.



DWG Capital Group is a licensed real estate broker, (License #01520854).

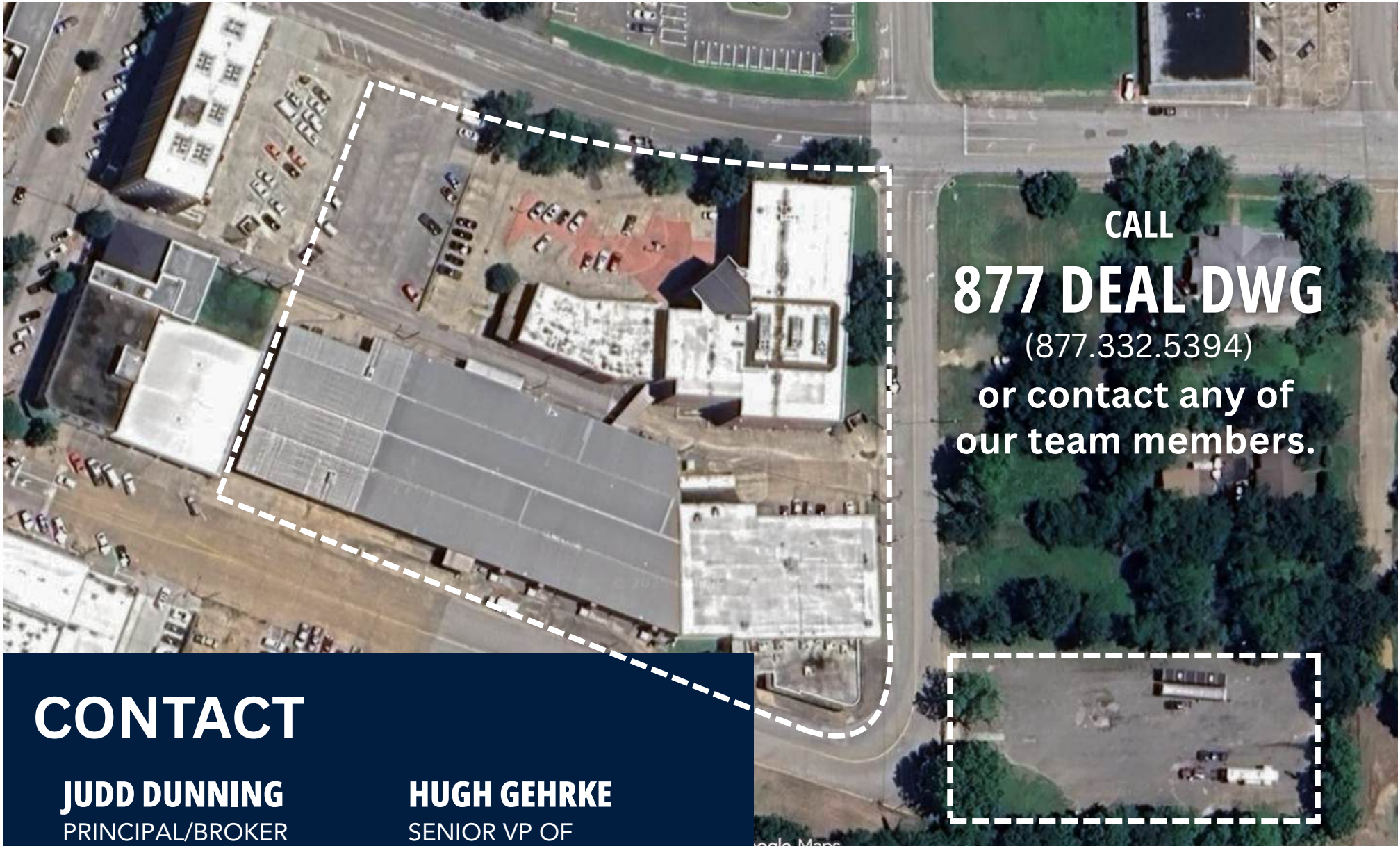
This Offering Memorandum has been prepared by DWG for use by a limited number of recipients. All information contained herein has been obtained from sources other than DWG, and neither Owner nor DWG, nor their respective equity holders, officers, employees and agents make any representations or warranties, 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 and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate 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 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 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. as terms of prospective buyers own elective review the information.

Nor DWG or Brokerage shall have any legal liabilities for the sale if 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 discontinue such negotiations, the Recipient will return this Offering Memorandum to DWG.



CALL
877 DEAL DWG
(877.332.5394)
or contact any of
our team members.

CONTACT

JUDD DUNNING

PRINCIPAL/BROKER

310.261.8428

972.738.8586

jdunning@dwg-re.com

HUGH GEHRKE

SENIOR VP OF
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