

Q2 ALS: 908 25TH ST SE, SIDNEY, MT

Investment Offering Memorandum



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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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EXECUTIVE SUMMARY

The offering of 908 25th St SE in Sidney, Montana represents a rare opportunity to acquire a brand-new industrial facility through a sale-leaseback with an established regional operator. The property consists of a newly constructed 13,800 SF industrial building situated on 3.17 Acres completed in 2025. Strategically located in Sidney, Montana, the property benefits from strong demand driven by the regional energy and industrial sectors. The investment is offered at \$2,900,000, reflecting a strong in-place net operating income of \$256,650 and an attractive 8.85% capitalization rate. The tenant, Q2 ALS, will execute a new 7-year lease at closing with annual rent escalations of 3%, providing investors with predictable income growth and built-in inflation protection. Q2 ALS is a specialized provider of advanced artificial lift solutions and services to the oil and gas industry, operating throughout the Rocky Mountain region and beyond. The company provides critical equipment and services that support energy production infrastructure, making its operations essential to regional industry activity. Their decision to construct and occupy this purpose-built facility demonstrates a long-term operational commitment to the location. Through the sale-leaseback structure, Q2 ALS remains fully invested in the property's continued functionality while allowing investors to benefit from stable tenancy.

INVESTMENT SUMMARY

Tenant	Property Type	Address	Building SF	Acreage	Year Built	Lease Expiration	Lease	Base Rent (per month)	Annual NOI	Base Rent PSF/Yr
Q2 Artificial Lift Systems	Industrial	908 25th St SE, Sidney, MT	13,800	3.17	2025	7 Years after COE	NNN	\$21,387.50	\$256,650.00	\$18.60

ECONOMICS

Blended Cap Rate	Sales Price	Price PSF
9.69%	\$2,900,000.00	\$210.14

RENT TABLE

Lease Dates	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Monthly Rent	\$21,387.50	\$22,029.13	\$22,690.00	\$23,370.70	\$24,071.82	\$24,793.97	\$25,537.79
NOI	\$256,650.00	\$264,349.50	\$272,279.99	\$280,448.38	\$288,861.84	\$297,527.69	\$306,453.52
Average Escalation		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Cap Rate	8.85%	9.12%	9.39%	9.67%	9.96%	10.26%	10.57%



PORTFOLIO SUMMARY

Tenant	Address	Building SF	Acres	Year Built	Lease Expiration	Annual NOI	Cap Rate	Sales Price	Price PSF
Q2 Artificial Lift Systems	801 SW 9th St, Andrews, TX	12,500	5	2015	5 Years after COE	\$112,500.00	9.00%	\$1,250,000.00	\$100.00
Q2 Artificial Lift Systems	3427 TX-158, Midland, TX	±119,747	14.98	Various	10 Years after COE	\$576,000.00	8.00%	\$7,200,000.00	\$60.13
Q2 Artificial Lift Systems	8350 W 42nd St, Odessa, TX	<i>Under Contract</i>							
Q2 Artificial Lift Systems	3401 E 11th Place, Big Spring, TX	15,500	3	1994	5 Years after COE	\$120,900.00	9.75%	\$1,240,000.00	\$80.00
Q2 Artificial Lift Systems	1321 NE 14th Ave, Perryton, TX	12,650	6.29	1980, 2001, 2003	5 Years after COE	\$66,192.00	10.00%	\$661,920.00	\$52.33
Q2 Artificial Lift Systems	908 25th St SE, Sidney, MT	13,800	3.17	2025	7 Years after COE	\$21,387.50	8.85%	\$2,900,000.00	\$210.14



TENANT OVERVIEW

Q2 Artificial Lift Services



ARTIFICIAL LIFT SERVICES | DOWN HOLE ROD PUMP SPECIALISTS

Q2 Artificial Lift Services (ALS) is a World Class Rod Lift System Solutions company that specializes in the sales, service, engineering and manufacturing of down hole reciprocating pumps. We are a fully integrated company with over 40+ repair and service locations strategically located across Western Canada and the United States.

Q2 Artificial Lift Services opened in December 2016 in Red Deer, Alberta Canada. Our Senior Management team has an average of 20+ years working in the oilfield business. Years of experience coupled with innovative new ideas, solidify us as leaders in the industry.

Our state-of-the-art facilities combined have grown to 118,000 sq. ft. with 80,000 sq. ft. of new manufacturing facility and we offer a heat-treated tubing process in our Red Deer facility.

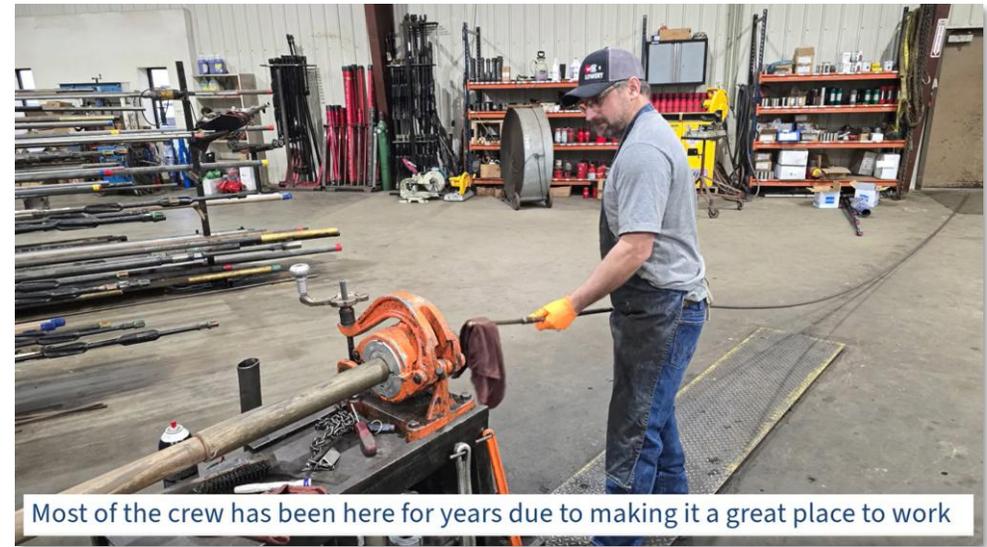
(Source: <https://www.q2als.com/artificial-lift-services/>)

Tenant Highlights

Founded	2016
Headquarters	Red Deer, AB, CA
Website	www.q2als.com

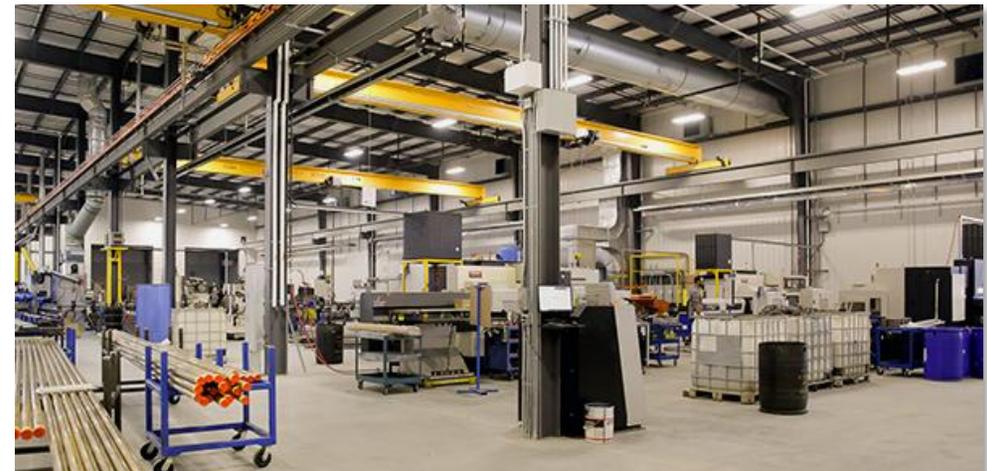
Financial Profile

Revenue	Subject to NDA
EBITDA	
Net Income	
Total Assets	
Total Liabilities	



Most of the crew has been here for years due to making it a great place to work

<p>PRODUCTS</p> <p>Q2 offers a complete line of down hole rod pumps, along with engineering, technical and manufacturing support, to meet and exceed the demands of our customers.</p>	<p>SERVICES</p> <p>Q2 specializes exclusively in sales, service and manufacturing of down hole rod pumps. Years of experience together with innovative ideas solidify us as leaders in artificial lift.</p>	<p>LOCATIONS</p> <p>We have a total of 40+ service and repair facilities located throughout Canada and the USA. Q2 head office and manufacturing facility is located in Red Deer, AB, Canada.</p>	<p>Q2-TRAK</p> <p>Q2-Trak Well Tracking System allows our customers the ability to access all data collected on their rod pump inventory & repairs through our field locations.</p>
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PROPERTY OVERVIEW

908 25th St SE, Sidney, MT

Lease Abstract

Tenant	Q2 Artificial Lift Systems
Building Use	Industrial/Warehouse
Rent Commencement	Upon Close of Escrow (COE)
Lease Expiration	7 Years after COE
Term Remaining	7 Years after COE
Current Annual Rent	\$256,650.00
Escalations	3%
Estoppel	Upon Request
Financial Reporting	1x per 12 Months
Landlord Obligations	Roof, Structure, Foundation



Site Description

Property Type	Industrial
Total Square Feet	13,800 SF
Office Composition	1,800 SF
Parcel Size	3.17 Acres
Building to Land Ratio	9.99%
Parking	Surface
Year Built	2025
Number of Buildings	1
Number of Stories	1
Drive-Up Doors	(3) 14' Overhead Doors
Crane(s)	NA

Construction

Basic Construction	Metal
Foundation	Slab
Framing	Iron
Floors	Concrete
Exterior Walls	Metal
Roof Type	Metal



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Dallas: 432.363.4777 | Midland: 214.432.7930

SUBJECT PROPERTY

908 25th St SE, Sidney, MT

PROPERTY DESCRIPTION

The property consists of a newly constructed 13,800 SF industrial building situated on 3.17 Acres completed in 2025. The facility includes approximately 1,800 SF of office space and 12,000 SF of warehouse space designed to support operational efficiency, equipment storage, and logistics. Its modern construction and functional layout provide investors with a low-maintenance asset and minimal near-term capital expenditure requirements. The site's 3.17 Acre footprint provides ample yard space and operational flexibility, an increasingly valuable attribute for industrial users requiring equipment storage, fleet staging, or expansion capability. The building's modern design and recent construction position it competitively within the local industrial market.

LOCATION DESCRIPTION

Strategically located in Sidney, Montana, the property benefits from strong demand driven by the regional energy and industrial sectors.

PROPERTY HIGHLIGHTS

- 7-year NNN Lease Term
- 3% annual rent escalations
- \$256,650 NOI | 8.85% Cap Rate
- Stable and reliable tenant
- 13,800 SF on 3.17 acres
- (3) 14' Overhead Doors
- Shop Wall Height: 16'
- 3 Private Offices, Conference/Break Room, File/Storage Room



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PROPERTY PHOTOS

908 25th St SE, Sidney, MT



PROPERTY OUTLINE

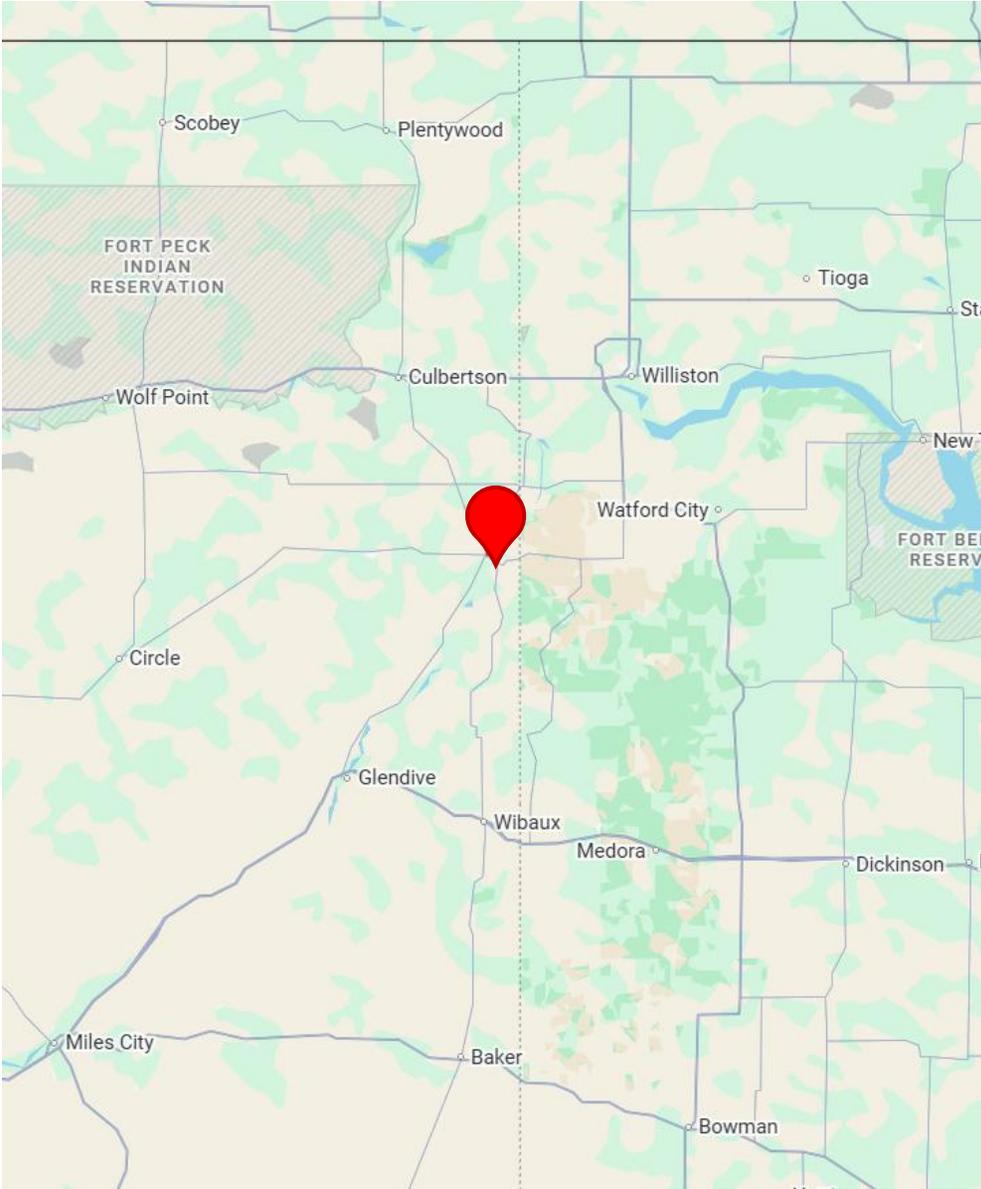
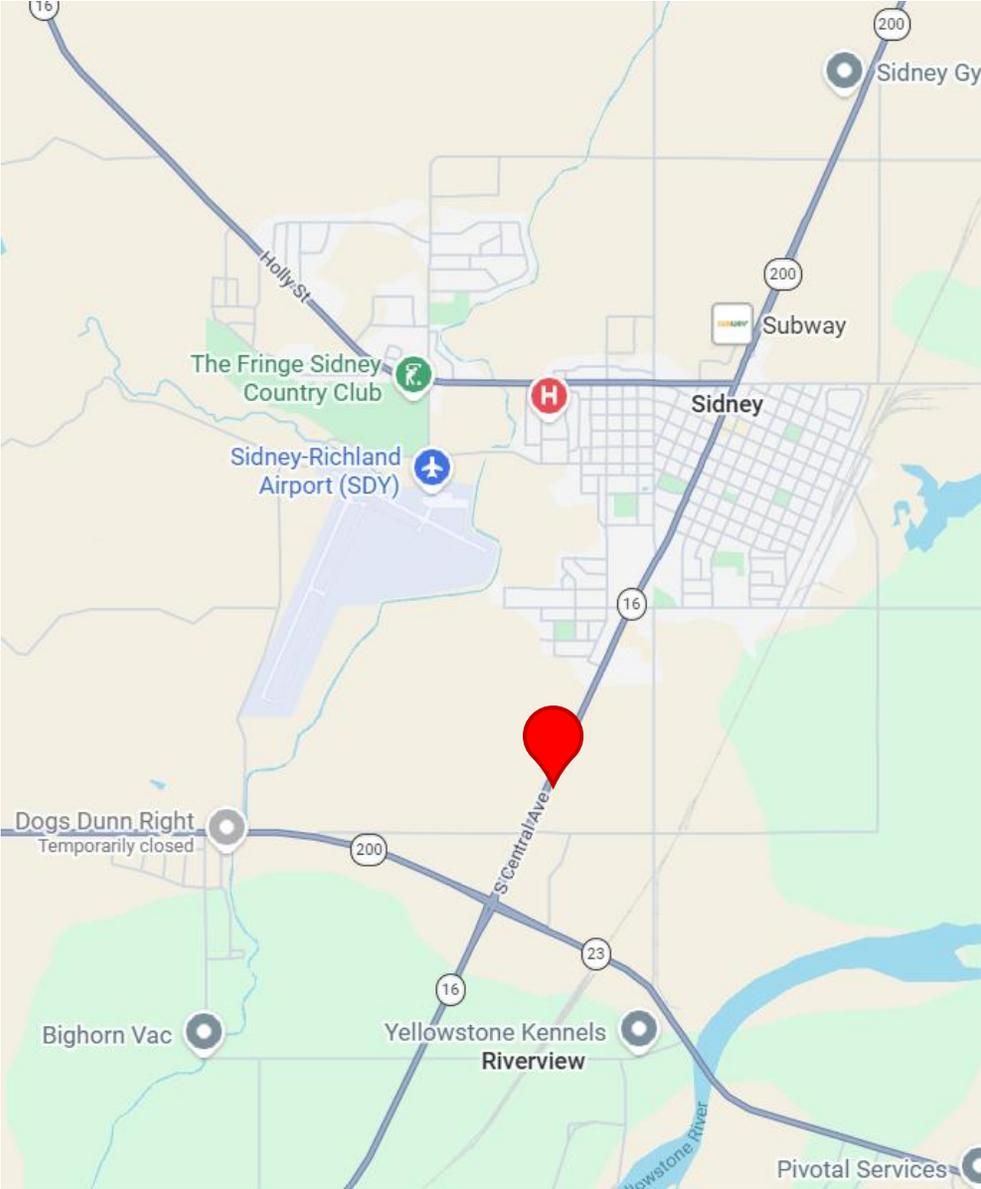
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PROPERTY MAP

908 25th St SE, Sidney, MT



BROKER PROFILES



JUSTIN DODD

President & Managing Broker

214-534-7976 | justin@nrgrealtygroup.com

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 been involved in over 1,315 office, land, and industrial deals for energy-related clients in every major US shale play valued at over \$1,090,088,254. 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 kids.



LAYTON LOWRY

Vice President

972-989-8611 | layton@nrgrealtygroup.com

Layton joined NRG Realty Group in March of 2020 as an Associate and worked his way up to earn the title of Vice President in December 2025. He graduated from Texas Christian University with his B.S. in Pre-Law/Political Science in May of 2015, and then went on to law school where he graduated from Oklahoma City University School of Law with his Juris Doctor degree. Prior to NRG, he worked for an estate planning law firm in north Dallas, and then a real estate acquisitions firm where he focused on real estate transactions and investments. Although he gained valuable experience and enjoyed his work, commercial real estate has always been the career path Layton wanted to pursue.

As a Dallas native, he is excited to be here for this opportunity and to begin the next chapter of his career. Aside from work, his interests include spending time with family, friends, exploring the great outdoors, and being involved in his local church.



JEFF LUNNEN

Managing Principal | Broker

972-989-8611 | layton@nrgrealtygroup.com

Jeff Lunnen brings over 20 years of extensive experience to the realms of commercial real estate brokerage, development, investment, and consulting. His expertise spans the analysis, marketing, and disposition of industrial, retail, office, multifamily, land, and self-storage properties.

Using his experience and insight into the marketing and disposition processes Jeff has successfully transacted over \$700 million in sales and leasing consideration, Jeff has been involved in over \$500 million in real estate transactions in the Bakken oil fields, entitled and developed 5 industrial parks and built over 500,000 SF of industrial space for lease & sale.

Jeff is a licensed Real Estate Broker in the States of California and North Dakota, holds a FINRA license, and is a registered CA Securities Agent. His academic credentials include a Bachelor's Degree in Business Administration and Public Administration from Arizona State University, along with an industry-leading Light Construction and Development Management Certificate (LCDM) from the University of California Irvine.



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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

<u>NRG Realty Group LLC</u>	<u>9004023</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Justin Dodd</u>	<u>0601010</u>	<u>Justin@NRGRealtygroup.com</u>	<u>(214)534-7976+</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Justin Dodd

Information available at www.trec.texas.gov
IABS 1-0 Date

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The Energy Focused Real Estate Company

BROKERAGE & SITE SELECTION

DEVELOPMENT & DUE DILIGENCE

BUILD TO SUIT

INVESTMENTS

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