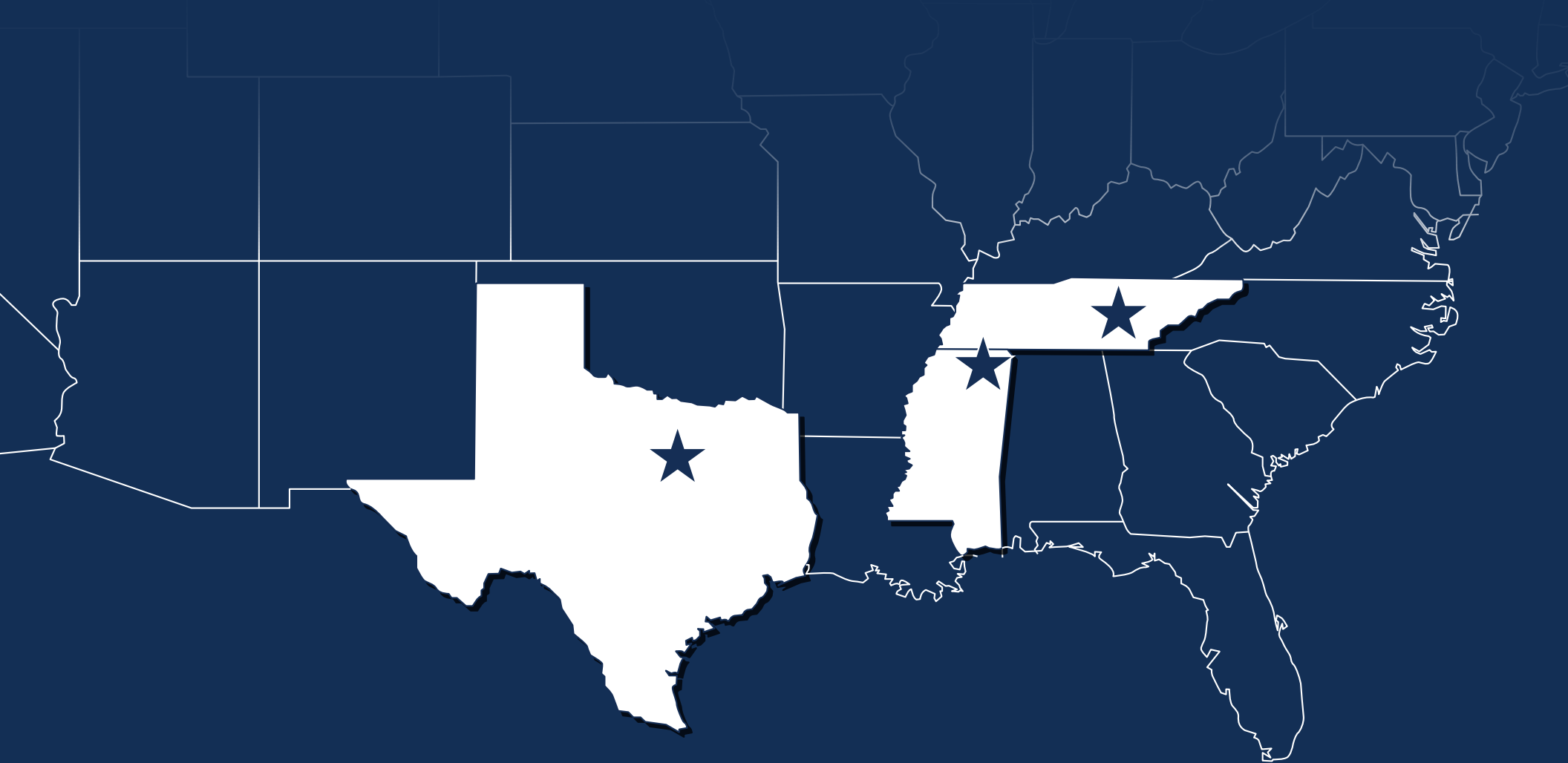


# OFFERING MEMORANDUM

National Industrial Sale/Leaseback Portfolio | Southeast United States



# INVESTMENT SUMMARY



## LEASEBACK DETAILS

<b>Tenant</b>	Anchor Fabrication
<b>Leaseback Type</b>	Triple Net
<b>Leaseback SF</b>	1,046,453 SF
<b>Initial Lease Term</b>	10 Years
<b>Renewal Options</b>	To be negotiated
<b>Rental Rates</b>	Offered rates contained on page 4
<b>Rent Increases</b>	3% annually

## ANCHOR FABRICATION HIGHLIGHTS

- Founded in 1990 and headquartered in Fort Worth, TX
- One of the largest privately held metal fabrication companies in the United States
- Produces comprehensive light, medium, and heavy fabrication around the country
- Anchor Fabrication is owned by Anchor Partners, a holding company out of Southlake, Texas, that specializes in manufacturing and metal fabrication companies.
- Fiscal year 2024 revenue of \$227MM with a EBITDA of \$25MM

