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OFFERING
MEMORANDUM

ACCEL COMPRESSION / MICA
TOOL & TURBULATOR

4500 SOUTH COUNTY ROAD 1310, ODESSA, TX 79765

Marcus & Millichap
TAG INDUSTRIAL GROUP

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

ACCEL COMPRESSION / MICA TOOL & TURBULATOR

4500 SOUTH COUNTY ROAD 1310, ODESSA, TX 79765

INVESTMENT HIGHLIGHTS

- Five Industrial Buildings Totaling 26,479 Square-Feet, Situated on 9.79 Acres
- All Original Metal Siding and Roofing Replaced in 2019, with the Addition of Two Newly Constructed Warehouses
 - Seven-Year Leaseback with Accel Compression and Mica Tool & Turbulator with 1.5% Annual Increases
- Accel Compression, Inc. was Formed in 2004 to Fill the Market Needs for Small, Low Horsepower Natural Gas Compressors
 - Mica Tool & Turbulator has a Portfolio of Industrial Equipment and Drilling Tools to Service the Oil Industry
 - Excess Land Allows for Ample Outside Storage or Additional Property Development
 - Ideal Locations with Easy Access to Interstate 20 and Interstate 20 Business Loop

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 4500 South County Road 1310 in Odessa, Texas, leased to Accel Compression and Mica Tool & Turbulator. The subject property consists of five industrial buildings totaling approximately 26,479 square feet of space and are situated on 9.79 acres of land. For the three original buildings, all roofs and metal siding were replaced in 2019, with the addition of two newly-constructed warehouses. Excess land allows for ample outside storage or additional property development by an investor. The seven-year leaseback with Accel Compression and Mica Tool & Turbulator has 1.5 percent annual increases. The subject property is in an ideal location with easy access to Interstate 20 and Interstate 20 Business Loop.

Accel Compression, Inc. was founded in 2004 to fill market needs for small, low horsepower, natural gas compressors. The company offers both electric and natural gas-fired compressors, with products ranging from vapor recovery units to skids capable of discharging into 1100 psi systems. Units are available for rental, lease, or purchase.

Full field service is available for rental units or for company-owned units. They offer both NG and diesel-powered gen sets for rental or sale in sizes ranging from 50-400kW. (accelcompression.com)

Mica Tool & Turbulator is a provider of a selection of drilling tools. With over 30 years of experience, the company has a portfolio of industrial equipment that is designed to provide solutions to meet quality and performance. Products offered include bow spring centralizers, single-piece Stello centralizers, hollow vane centralizers, float equipment, and they are the only company to provide steel solid body centralizers since 1987. (micatoolusa.com)

As the largest single source of oil and gas deposits in the United States, Odessa has long been known for its rich resources. New businesses have come to the city that have helped diversify the economy as well as reinforce the quality of life standards. Odessa proudly boasts world-class cultural and recreational facilities as well as healthcare and transportation often associated with larger cities. It also serves as the crucial midpoint between Fort Worth and El Paso. Lucrative financial incentives, site selection, logistics, qualified workforce, easy access to foreign markets, and low cost-of-living make it easy to do business (odessatex.com). Major industries include: medical, energy, distribution, manufacturing, and technology.



PROPERTY DETAILS // **Accel Compression / Mica Tool & Turbulator**

4500 SOUTH COUNTY ROAD 1310,
ODESSA, TX 79765

Number of Buildings	5
Total Square Feet	26,479
Year Built	1969/2019
Lot Size	9.79 Acres
Type of Ownership	Fee Simple
Building Class	C
Tenancy	Multi
Grade Level Doors	11
Construction	Metal
Age/Condition of Roofs	2019
Market Vacancy	9.20%

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OFFERING HIGHLIGHTS // *Accel Compression / Mica Tool & Turbulator*

4500 SOUTH COUNTY ROAD 1310
ODESSA, TX 79765

OFFERING PRICE
\$2,648,000

CAP RATE
10.00%

Offering Price	\$2,648,000
Cap Rate	10.00%
Price/SF	\$100.00
Total Square Feet	26,479
Rental Increase	1.5% Annually
Occupancy	100.00%



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OPERATING STATEMENT // Accel Compression / Mica Tool & Turbulator

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	264,790	10.00	264,790	10.00
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	7,944	0.30	7,944	0.30
Real estate Taxes	9,381	0.35	9,381	0.35
Total Reimbursement Income	\$17,325	100.0%	\$17,325	100.0%
Effective Gross Revenue	\$282,115	\$10.65	\$282,115	\$10.65

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	7,944	0.30	7,944	0.30
Real Estate Taxes	9,381	0.35	9,381	0.35
Total Expenses	\$17,325	\$0.65	\$17,325	\$0.65
Expenses as % of EGR	6.1%		6.1%	
Net Operating Income	\$264,790	\$10.00	\$264,790	\$10.00

*Insurance Expense Estimated at \$0.30 Per Square Foot

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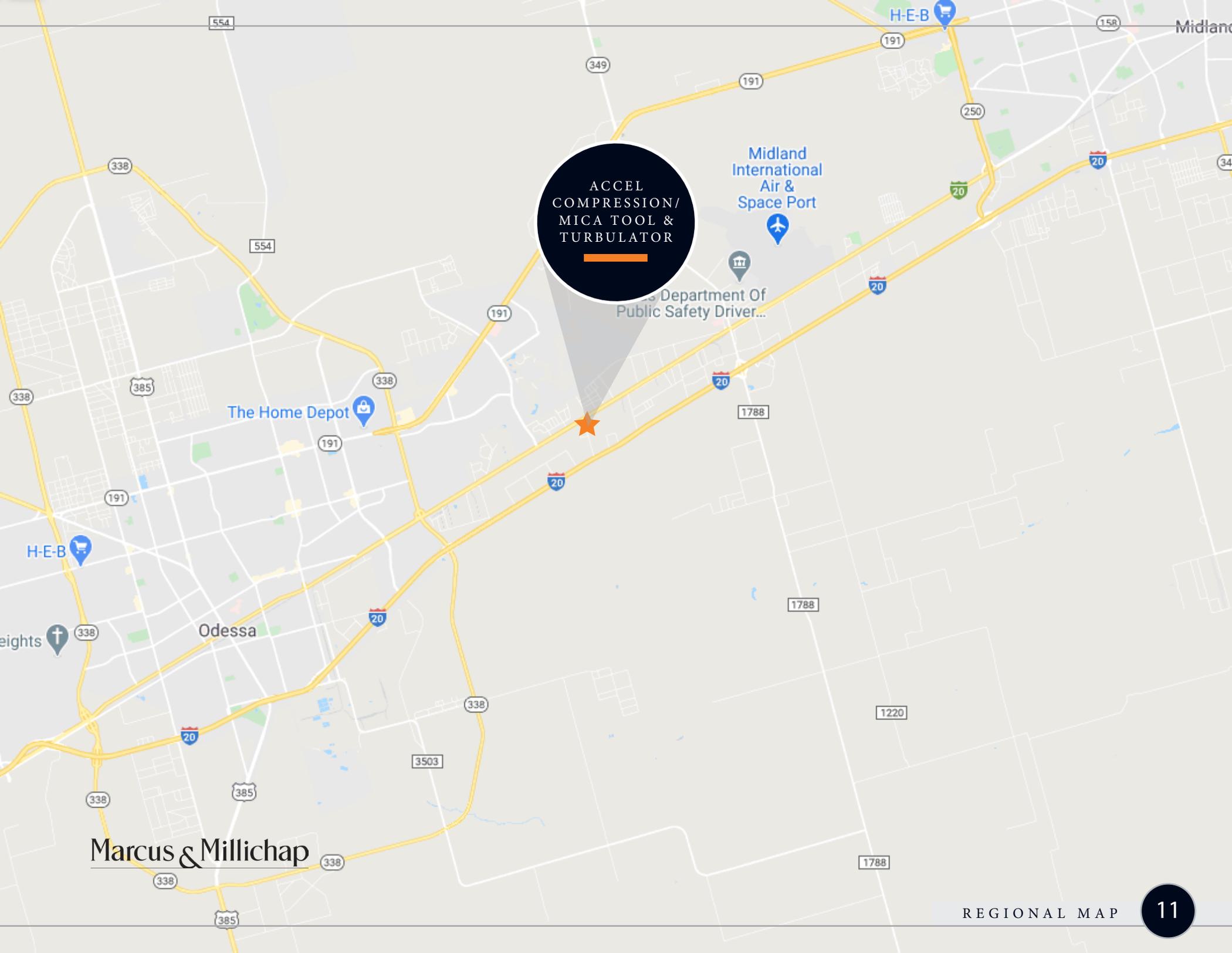
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RENT ROLL // Accel Compression / Mica Tool & Turbulator

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
			Comm.	Exp.							
Accel Compression / Mica Tool & Turbulator	26,479	100.0%	4/1/21	3/31/28	\$10.00	\$22,066	\$264,790	\$264,790	1.5% Annual Increases	NNN	(3) Three-Year Renewal Options
Total	26,479				\$10.00	\$22,066	\$264,790	\$264,790			
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
Total Current Rents: \$22,066					Occupied Current Rents: \$22,066		Unoccupied Current Rents: \$0				

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ACCEL
COMPRESSION /
MICA TOOL &
TURBULATOR



Midland
International
Air &
Space Port

The Home Depot

Odessa

Marcus & Millichap



ACCEL
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MICA TOOL &
TURBULATOR



Marcus Millican



MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,707 debt and equity financings in 2017



National platform operating within the firm's brokerage offices



\$5.63 billion total national volume in 2017



Access to more capital sources than any other firm in the industry

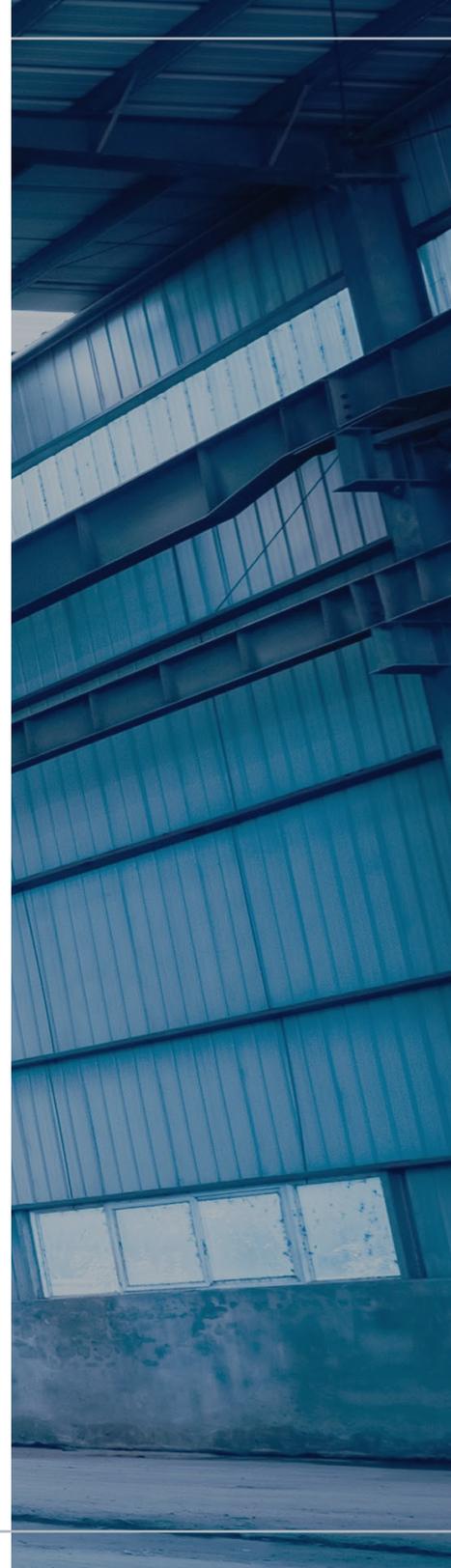
WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



SECTION 2

MARKET OVERVIEW

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MIDLAND-ODESSA TEXAS

Located in West Texas, the Midland-Odessa metro is considered to be an energy capital as the Permian Basin is one of the biggest oil fields in the world and is home to some of the largest petroleum-producing companies. The metro consists of Martin, Midland and Ector counties. The public sector is a top job provider, but the private sector is driving the economic growth. The two largest cities are Midland with nearly 130,000 residents and Odessa with roughly 112,000 residents.



ENERGY
HUB



AFFORDABLE
HOUSING



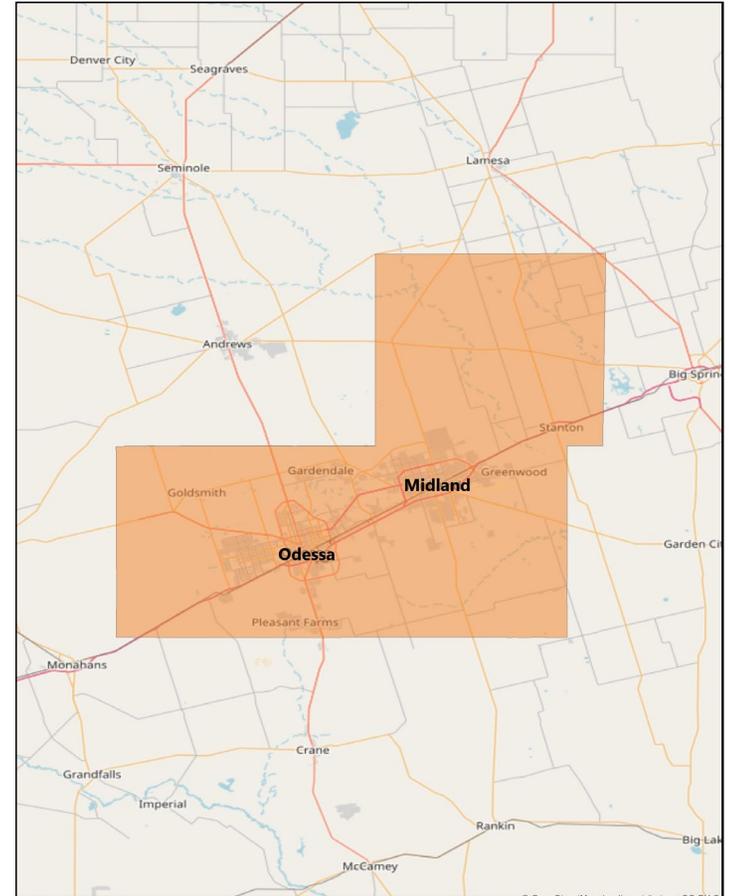
HIGHER
EDUCATION

METROPLEX GROWTH // *Accel Compression / Mica Tool & Turbulator*

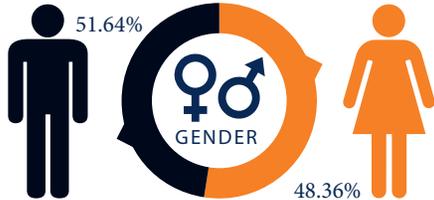


ECONOMY

The oil and energy sector drives the Midland-Odessa economy. The Permian Basin covers more than 86,000 square miles and is believed to contain as much as 46 billion barrels of oil. Petroleum powerhouses such as ExxonMobil, Chevron, and Occidental Petroleum have major operations in the area. Odessa has become a regional distribution hub for many companies outside of the energy industry. Family Dollar has its Texas Distribution Center in Odessa. Of the top 10 employers in Midland-Odessa, four are in the healthcare field. This sector is driven in part by Texas Tech University Health Sciences Center.



DEMOGRAPHICS // *Accel Compression / Mica Tool & Turbulator*



DEMOGRAPHICS // Accel Compression / Mica Tool & Turbulator

POPULATION	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Population	1,583	15,844	33,939
■ 2019 Estimate			
Total Population	1,217	12,851	30,451
■ 2010 Census			
Total Population	691	8,858	25,366
■ 2000 Census			
Total Population	481	6,414	21,282
■ Daytime Population			
2019 Estimate	1,823	12,487	40,194
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2024 Projection			
Total Households	607	6,871	14,478
■ 2019 Estimate			
Total Households	457	5,533	12,922
Average (Mean) Household Size	2.36	2.32	2.30
■ 2010 Census			
Total Households	260	3,779	10,715
■ 2000 Census			
Total Households	148	2,658	9,185

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2019 Estimate			
\$200,000 or More	24.45%	17.22%	11.10%
\$150,000 - \$199,000	16.51%	10.98%	8.67%
\$100,000 - \$149,000	21.19%	19.88%	19.31%
\$75,000 - \$99,999	10.41%	12.41%	14.26%
\$50,000 - \$74,999	10.09%	13.97%	16.74%
\$35,000 - \$49,999	6.73%	8.55%	9.62%
\$25,000 - \$34,999	4.68%	5.89%	7.43%
\$15,000 - \$24,999	3.31%	5.43%	6.45%
Under \$15,000	2.63%	5.69%	6.44%
Average Household Income	\$183,723	\$148,467	\$119,727
Median Household Income	\$128,762	\$96,013	\$80,380
Per Capita Income	\$68,993	\$64,036	\$51,174
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2019 Estimate Total Population	1,217	12,851	30,451
Under 20	25.07%	27.62%	27.28%
20 to 34 Years	17.08%	22.34%	25.21%
35 to 39 Years	6.03%	6.28%	6.11%
40 to 49 Years	11.14%	11.25%	10.87%
50 to 64 Years	23.18%	19.12%	17.81%
Age 65+	17.51%	13.39%	12.73%
Median Age	41.72	35.03	33.29
■ Population 25+ by Education Level			
2019 Estimate Population Age 25+	859	8,499	19,541
Elementary (0-8)	1.02%	1.05%	1.54%
Some High School (9-11)	4.04%	4.28%	5.81%
High School Graduate (12)	27.47%	23.20%	24.17%
Some College (13-15)	25.38%	28.33%	28.64%
Associate Degree Only	9.90%	7.97%	8.90%
Bachelors Degree Only	16.06%	22.12%	20.48%
Graduate Degree	15.97%	12.32%	9.77%
■ Time Travel to Work			
Average Travel Time in Minutes	21	21	20



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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TOOL & TURBULATOR

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