

Marcus & Millichap
TAG INDUSTRIAL GROUP

SUPERIOR OILFIELD SOLUTIONS, LLC
1010 WEST COUNTY ROAD 126

MIDLAND, TX 79706

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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

OFFERING SUMMARY

- 7,400-Square-Foot Industrial Asset Situated on Three Acres
- 2,400-Square-Foot Freestanding Office Space with Six Offices and Kitchenette
 - 5,000-Square-Foot Shop Built in 2018 with Seven Grade-Level Doors
 - Recently Leased Property at Replaceable Rental Rate
 - Fully Fenced Yard with Ample Tenant Outside Storage Space
 - Frontage Along State Highway 346 with Easy Access to Interstate 20

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1010 West County Road 126 in Midland, Texas. The subject property consists of approximately 7,400 square feet of warehouse space and is situated on 3 acres of land. The two-building asset features a 2,400-square-foot freestanding office space with six offices and a kitchenette, in addition to the 5,000-square-foot shop built in 2018 with seven grade-level doors. The property is fully fenced-in with ample outside storage space for tenant use. Recently leased on a short-term, the asset allows for a replaceable rental rate. With frontage along State Highway 346, the property has easy access to Interstate 20.

The subject property is located in the heart of the Midland Market where industrial rents are rising at a 2.8 percent annual rate. Over the past three years, 1.9 million square feet have been delivered in the market, representing an inventory expansion of 15.5 percent. However, with only 7,500 square feet currently under construction, there is minimum supply pressure on vacancy and rental rates (CoStar). With oil prices rebounding 108 percent year-over-year, total employment in the Midland Market is regaining momentum (Federal Reserve). As of March, the local economy is up 4,792 jobs from its 2020 lows (BLS). As oil prices continue to rise in an inflationary environment, current conditions offer investors an optimum entry point into the Midland Market.

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 140,000 residents and Odessa with roughly 120,000 residents.

Midland is the center of America's oil and gas production. Petroleum production and all things in between are prevalent in the area, but Midland is making great efforts and success in diversifying into additional industries such as aerospace. Interstate 20 runs through Midland, making it easy to transport goods and raw materials throughout the country. Rated the No. 1 state for business by U.S. corporate executives, this is an excellent place to start or grow a business in Texas. (midlandtxedc.com). Major employers include: Halliburton, Hilliard, Legacy Reserves, Midland College, Midland Health, Patterson-UTI, Pioneer Natural Resources, Schlumberger, Weatherford, Baker Hughes, Chevron, ConocoPhillips, Bloomberg, and more.

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, in addition to 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

SUPERIOR OILFIELD SOLUTIONS, LLC
1010 WEST COUNTY ROAD 126, MIDLAND, TX 79706

Number of Buildings	2
Total Square Feet	7,400
Warehouse Square Feet	5,000
Office Square Feet	2,400
Office Ratio	32%
Year Built	1993/2018
Lot Size	3 Acres
Type of Ownership	Fee Simple
Building Class	C
Tenancy	Single
Grade Level Doors	7
Construction	Metal
Roof Type	Pitched Metal
Market	Midland





OFFERING HIGHLIGHTS

SUPERIOR OILFIELD SOLUTIONS, LLC

1010 WEST COUNTY ROAD 126, MIDLAND, TX 79706

OFFERING PRICE
\$1,200,000

CAP RATE
10.00%

Offering Price	\$1,200,000
Cap Rate	10.00%
Price/SF	\$162.16
Total Square Feet	7,400
Rental Rate	\$16.22
Lease Type	Triple Net (NNN)
Tenancy	Single
Occupancy	100.00%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved. (Activity ID: ZAC0060535)

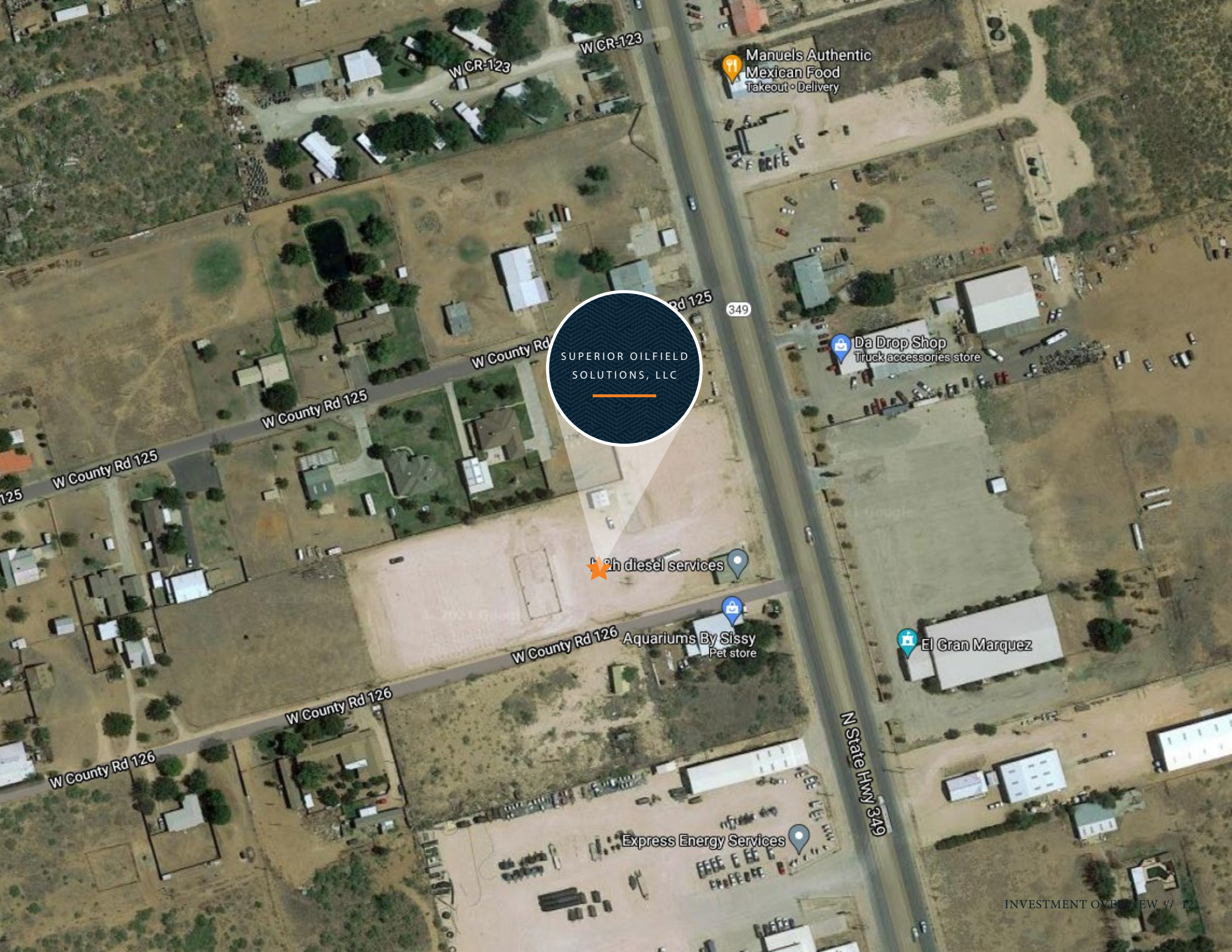
RENT ROLL

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	Lease Type	Renewal Options and Option Year Rental Information
			Comm.	Exp.						
Superior Oilfield Solutions, LLC	7,400	100.0%	4/1/21	10/31/22	\$16.22	\$10,000	\$120,000	\$120,000	NNN	Personal Guaranty
Total	7,400				\$16.22	\$10,000	\$120,000	\$120,000		
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%			
Total Current Rents: \$10,000					Occupied Current Rents: \$10,000		Unoccupied Current Rents: \$0			

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	120,000		16.22	120,000		16.22
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	2,220		0.30	2,220		0.30
Real estate Taxes	10,736		1.45	10,736		1.45
Total Reimbursement Income	\$12,956	100.0%	\$1.75	\$12,956	100.0%	\$1.75
Effective Gross Revenue	\$132,956		\$17.97	\$132,956		\$17.97

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	2,220		0.30	2,220		0.30
Real Estate Taxes	10,736		1.45	10,736		1.45
Total Expenses	\$12,956		\$1.75	\$12,956		\$1.75
Expenses as % of EGR	9.7%			9.7%		
Net Operating Income	\$120,000		\$16.22	\$120,000		\$16.22



SUPERIOR OILFIELD
SOLUTIONS, LLC

Manuel's Authentic
Mexican Food
Takeout • Delivery

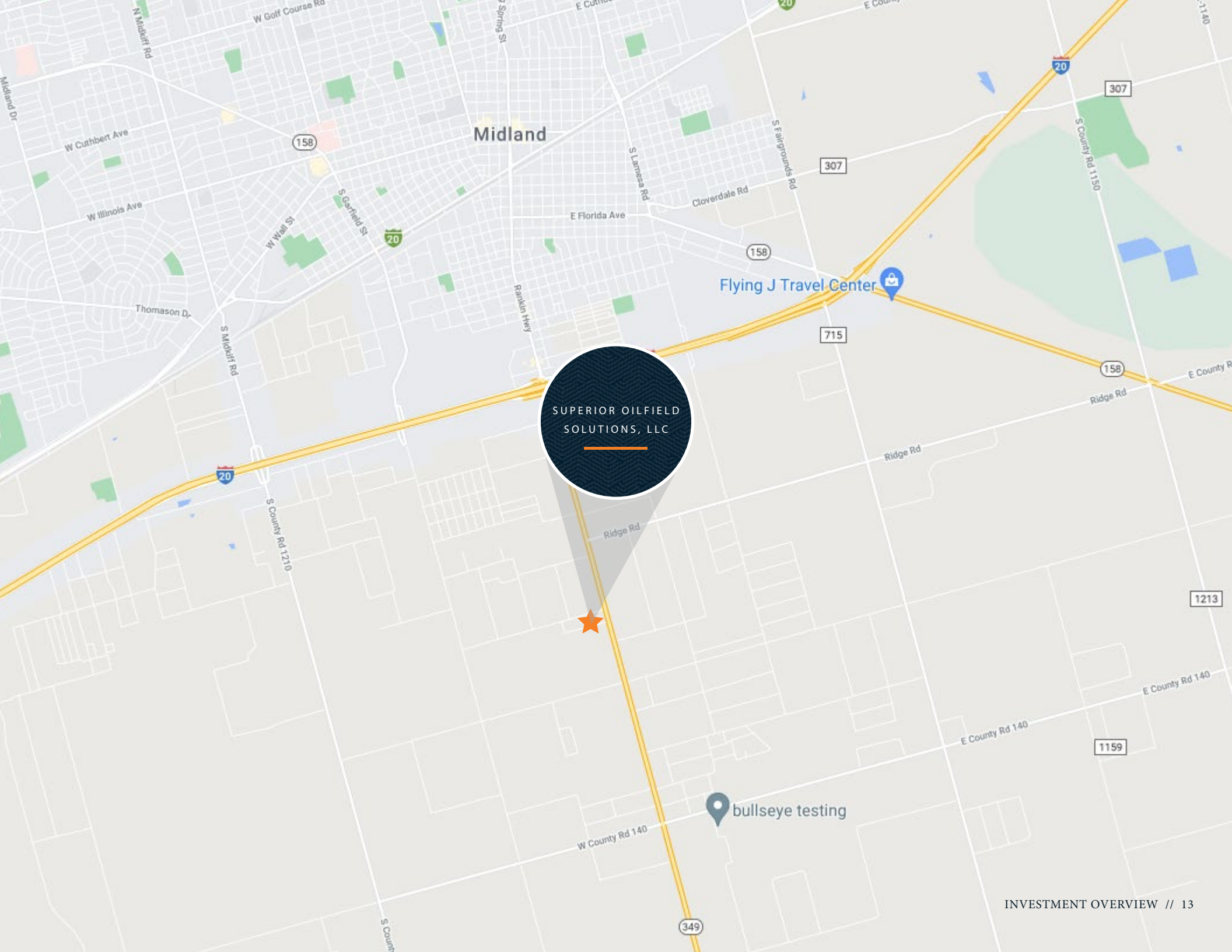
Da Drop Shop
Truck accessories store

24h diesel services

Aquariums By Sissy
Pet store

El Gran Marquez

Express Energy Services



Midland

Flying J Travel Center

SUPERIOR OILFIELD SOLUTIONS, LLC



bullseye testing



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 1,944 debt and equity financings in 2019



National platform operating within the firm's brokerage offices



\$7.18 billion total national volume in 2019



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

Marcus & Millichap

MIDLAND - ODESSA TEXAS

Located in West Texas, the Midland-Odessa metro is considered 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 130,400 residents and Odessa, where roughly 112,500 citizens live.



ENERGY HUB



FAST-GROWING
POPULATION

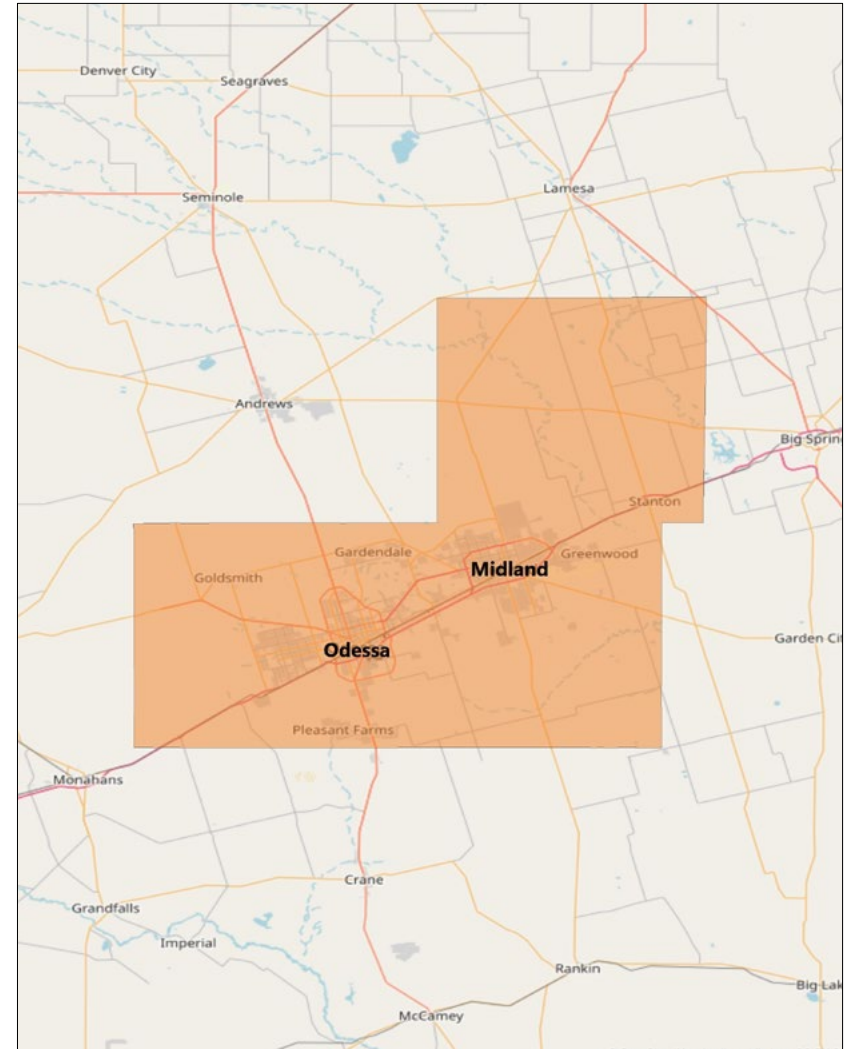


HIGHER
EDUCATION

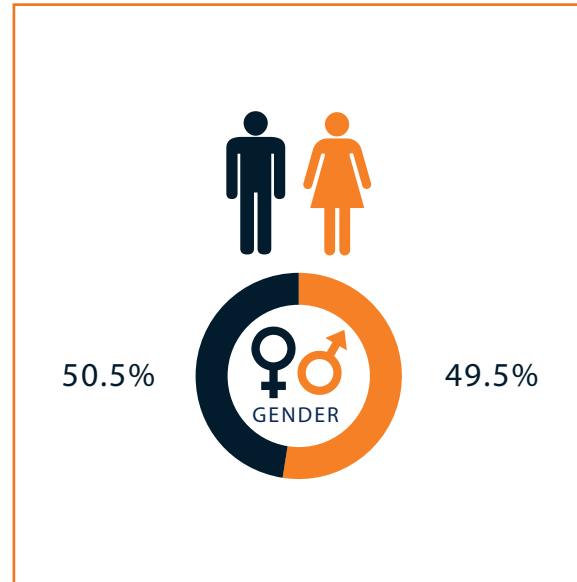
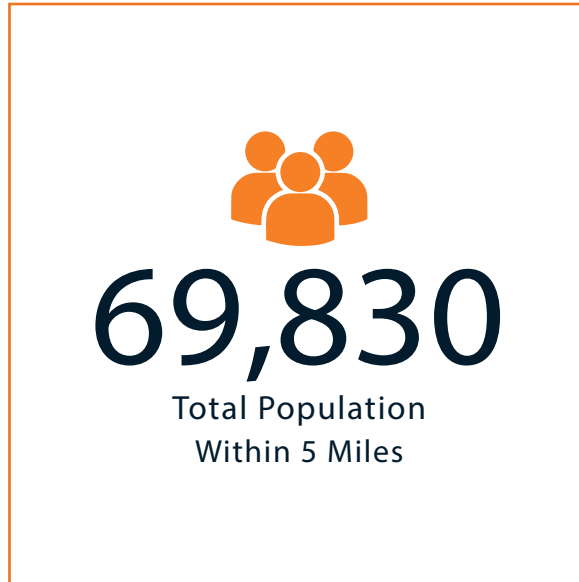
METROPLEX GROWTH

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



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Population	2,753	21,260	73,905
2020 Estimate			
Total Population	2,525	19,190	69,830
2010 Census			
Total Population	1,974	14,586	59,136
2000 Census			
Total Population	1,747	13,273	53,929
Daytime Population			
2020 Estimate	2,133	20,798	93,128
HOUSEHOLDS			
2025 Projection			
Total Households	899	6,600	25,250
2020 Estimate			
Total Households	817	5,933	23,772
Average (Mean) Household Size	3.1	3.2	2.9
2010 Census			
Total Households	643	4,530	20,188
2000 Census			
Total Households	564	4,091	18,644

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2020 Estimate			
\$200,000 or More	4.7%	3.3%	6.8%
\$150,000-\$199,999	5.7%	4.0%	5.9%
\$100,000-\$149,999	16.7%	14.0%	17.8%
\$75,000-\$99,999	12.8%	13.3%	14.3%
\$50,000-\$74,999	23.5%	19.2%	17.4%
\$35,000-\$49,999	12.9%	13.7%	11.8%
\$25,000-\$34,999	8.8%	9.4%	7.7%
\$15,000-\$24,999	6.4%	10.9%	8.8%
Under \$15,000	8.5%	12.1%	9.7%
Average Household Income	\$85,643	\$72,169	\$91,639
Median Household Income	\$61,709	\$54,067	\$66,292
Per Capita Income	\$27,723	\$22,461	\$31,302
POPULATION PROFILE			
Population By Age			
2020 Estimate Total Population	2,525	19,190	69,830
Under 20	34.6%	35.3%	33.1%
20 to 34 Years	20.7%	24.4%	24.8%
35 to 39 Years	7.9%	7.3%	7.7%
40 to 49 Years	11.2%	11.2%	11.3%
50 to 64 Years	16.1%	13.7%	14.2%
Age 65+	9.6%	8.2%	9.0%
Median Age	31.5	29.4	30.7
Population 25+ by Education Level			
2020 Estimate Population Age 25+	1,501	11,065	42,140
Elementary (0-8)	12.4%	19.9%	12.0%
Some High School (9-11)	18.9%	18.0%	15.3%
High School Graduate (12)	29.6%	29.6%	28.7%
Some College (13-15)	22.2%	19.7%	22.8%
Associate Degree Only	6.6%	5.3%	6.9%
Bachelor's Degree Only	8.6%	6.1%	10.8%
Graduate Degree	1.8%	1.4%	3.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	23.0	23.0	20.0



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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