

Marcus & Millichap
TAG INDUSTRIAL GROUP

MADERO DAIRY SYSTEMS INCORPORATED
12236 CUTTEN ROAD

HOUSTON, TX 77066

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2023 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAE0040008

SPECIAL COVID-19 NOTICE

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.

The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents, real estate inspectors, home warranty companies, easement and right-of-way agents and timeshare interest providers. You can find more information and check the status of a license holder at www.trec.texas.gov. You can send a complaint against a license holder to TREC, a complaint form is available on the TREC website. TREC administers two recovery funds which may be used to satisfy a civil court judgment against a broker, sales agent, real estate inspector, or easement or right-of-way agent, if certain requirements are met. If you have questions or issues about the activities of a license holder, the complaint process or the recovery funds, please visit the website or contact TREC at:

Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000

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

Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

MADERO DAIRY SYSTEMS INCORPORATED

12236 CUTTEN ROAD
HOUSTON, TX 77066

PRESENTED BY

NATHAN MAI

Associate
Office & Industrial Division
Houston Office
Office (713) 452-4305
Nathan.Mai@MarcusMillichap.com
License: TX: 791371

MAX LOZMACK

Associate
Office & Industrial Division
Houston Office
Office (713) 452-4264
Max.Lozmack@MarcusMillichap.com
License: TX 724493

ADAM ABUSHAGAR

Senior Managing Director Investments
Office & Industrial Division
Dallas Office
Office (972) 755-5223
Adam.Abushagur@MarcusMillichap.com
License: TX 661916

DEBT CONTACT

BRAD KORNDORFFER

Associate Director
3 Riverway, #800
Houston, TX 77056
Tel: (713) 239-0507
Brad.Korndorffer@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP





TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • MMCC Debt Matrix • Rent Roll • Operating Statement • Regional Map • Aerial Map • Property Photos • Tenant Summary
Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

Marcus & Millichap

The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a factory or a large warehouse with complex piping and structural elements.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 15,200-Square-Foot Flex Warehouse Featuring Ample Office Space with Masonry Construction
 - Features 25' Clear Height, Two Dock-High Doors, and Truck-Well Capability
 - ± 1.52-Acre Lot Size Offers Opportunity for Additional ± 10,000-Square-Foot Expansion
 - Long-Term Triple-Net Sale-Leaseback Offers Attractive Stabilized Cash-Flowing Investment
- Madero Dairy Systems: Leading Dairy Farm Equipment Supplier with Operations in Seven Countries/Territory
 - High Growth Submarket with 7.6% Drop in Vacancy Rate Since 2021 (CoStar)

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 12236 Cutten Road in Houston, Texas, occupied by the current owner, Madero Dairy Systems Incorporated. The subject property consists of approximately 15,200 square feet of flex space and is situated on 1.52 acres of land. The single-tenant asset features masonry construction, 2,892 square feet of office space, a clear height of 25', and two dock-high doors set in a truck well. With ample land, the property allows for an expansion up to 10,000 square feet. Upon sale of the property, Madero Dairy Systems plans to execute a five-year leaseback on triple-net terms with 3.0 percent annual rent escalations. With operations in six countries and the territory of Puerto Rico, Madero Dairy Systems is a leading designer and manufacturer of technologically advanced dairy equipment and solutions (Madero).

Located just off State Highway 249, the property is situated within the North Freeway/Tomball Parkway submarket, containing a large inventory of 40.8 million square feet of industrial space. Since the start of 2021, the submarket has experienced a significant reduction in vacancies as the rate dropped from 11.9 percent to 4.3 percent during the first quarter of 2023. During this time, annual market rent growth raced to a record high of 5.9 percent in Q2 2022, but has since fallen to 3.0 percent. The recent boom in demand has attracted new development in the area with 1.8 million square feet of industry space under construction. While this represents a sizable 4.4 percent expansion to current inventory, 72 percent of the pipeline is concentrated in larger properties of at least 100,000 square feet (CoStar).

As the fifth most populous metro area in the U.S., Houston houses over seven million people in southeastern Texas. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for import/export. Houston's economy has diversified in recent years, with the healthcare and technology sectors showing strong growth. As Houston's population continues to grow, primarily to the northwest, many companies are expanding to the region to provide goods and services to the increasing population.

PROPERTY DETAILS

MADERO DAIRY SYSTEMS INCORPORATED
12236 CUTTEN ROAD, HOUSTON, TX 77066

| | |
|------------------------|-----------------------------------|
| Number of Suites | 1 |
| Number of Buildings | 1 |
| Total Square Feet | 15,200 |
| Warehouse Square Feet | ± 12,308 |
| Office Square Feet | ± 2,892 |
| Office Ratio | ± 19% |
| Year Built | 2016 |
| Lot Size | 1.52 Acres |
| Type of Ownership | Fee Simple |
| Clear Height | 25' |
| Parking Spaces | ± 20 |
| Parking Surface | Concrete |
| Building Class | B |
| Tenancy | Single |
| Dock High Doors | Two with Truck-Well Functionality |
| Grade Level Doors | 1 |
| Construction | Masonry |
| Power | 3 Phase/400 Volts/240-480 Amps |
| Type of Lighting | LED |
| Roof Type | Pitched Metal |
| Age/Condition of Roofs | Great |
| HVAC Units | 3 |
| Age/Condition of HVAC | Great |
| Market | Houston |
| Submarket | North Fwy/Tombback Pky |
| Market Vacancy | 4.70% |

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. © 2023 Marcus & Millichap. All rights reserved. (Activity ID: ZAE0040008)



MADERO DAIRY SYSTEMS INCORPORATED

12236 CUTTEN ROAD, HOUSTON, TX 77066

OFFERING PRICE
\$2,450,000

CAP RATE
7.74%

PRO FORMA CAP RATE
7.97%

| | |
|--------------------|---------------------|
| Offering Price | \$2,450,000 |
| Cap Rate | 7.74% |
| Pro Forma Cap Rate | 7.97% |
| Price/SF | \$161.18 |
| Total Square Feet | 15,200 |
| Rental Rate | \$12.50 |
| Lease Type | Triple Net (NNN) |
| Lease Term | 5 Years + 1 Renewal |
| Rental Increases | 3% Annual Increase |
| Tenancy | Single |
| Occupancy | 100.00% |

FINANCING

| | |
|---------------|-------------|
| Loan Amount | \$1,715,000 |
| Loan Type | New |
| Interest Rate | 7.50% |
| Amortization | 25 Years |
| Year Due | 2027 |

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

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. © 2023 Marcus & Millichap. All rights reserved. (Activity ID: ZAE0040008)

MMCC DEBT MATRIX

OPTION 1

| Bank Debt Fixed Rate | |
|-----------------------------|-----------------|
| 75% Loan-to-Value | |
| Lender Type | Bank |
| Fixed/Floating | Fixed |
| Term | 5 Years |
| Amortization | 25 Years |
| Index | 5-Year Treasury |
| Index Rate as of: 3/8/2023 | 4.30% |
| Spread | 2.00% |
| All-In Rates as of 3/8/2023 | 6.30% |
| Minimum DY/DSCR | 1.30x |
| Financing Information | |
| Lender Fee | 1.00% |
| Prepayment | Step-Down |
| Recourse | Full Recourse |

OPTION 2

| Bank Debt Fixed Rate | |
|-----------------------------|-----------------|
| 70% Loan-to-Value | |
| Lender Type | Bank |
| Fixed/Floating | Fixed |
| Term | 5 Years |
| Amortization | 25 Years |
| Index | 5-Year Treasury |
| Index Rate as of: 3/8/2023 | 4.30% |
| Spread | 2.50% |
| All-In Rates as of 3/8/2023 | 6.80% |
| Minimum DY/DSCR | 1.30x |
| Financing Information | |
| Lender Fee | 0.50% |
| Prepayment | Step-Down |
| Recourse | Full Recourse |

NOTES:

- Loan amount and interest rate are subject to final underwriting and market conditions at time of loan commitment.
- Terms assume strong sponsorship and strong tenant financials.

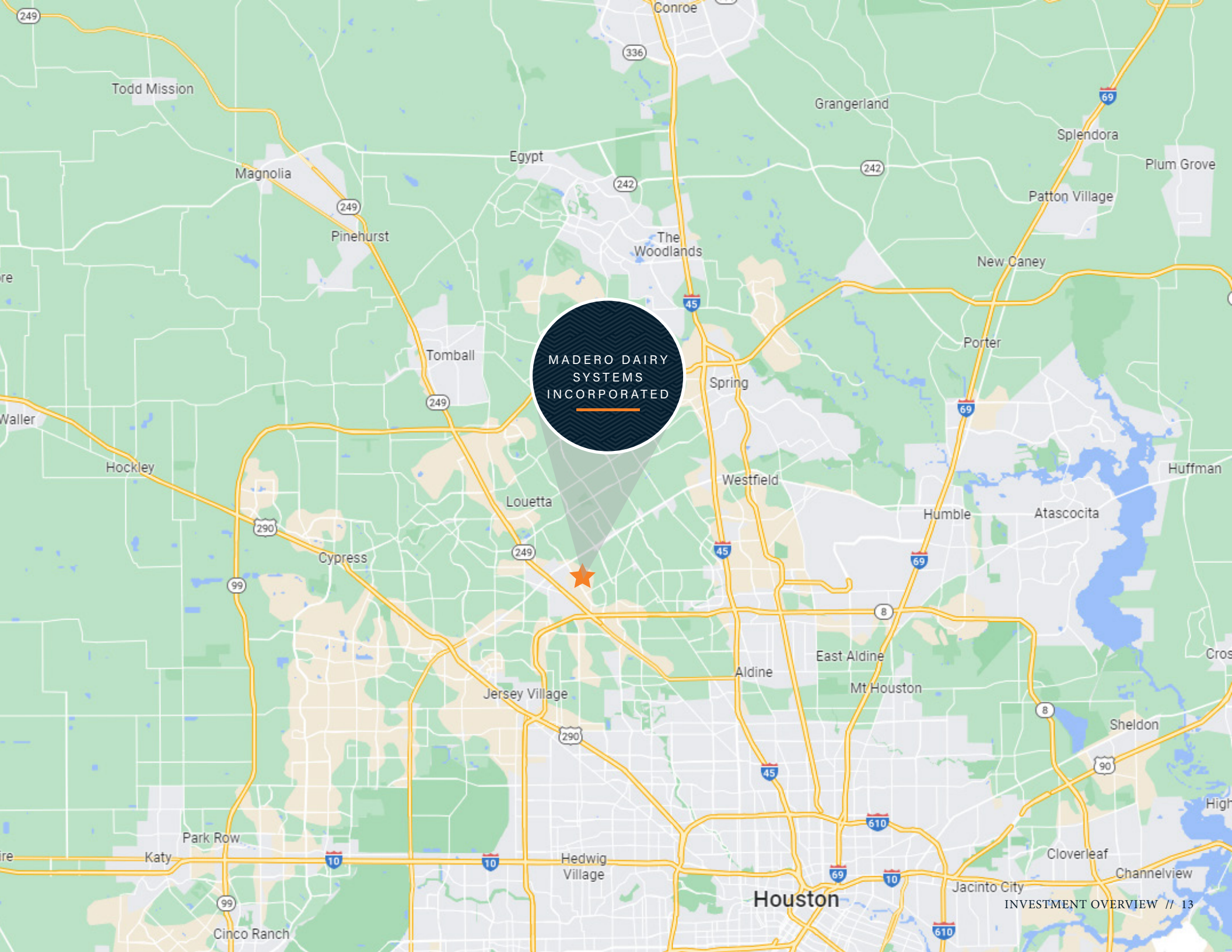
RENT ROLL

| Tenant Name | Suite | Square Feet | % Bldg Share | Lease Dates | | Annual Rent per Sq. Ft. | Total Rent Per Month | Total Rent Per Year | Pro Forma Rent Per Year | Changes on | Rent Increase | Lease Type | Renewal Options and Option Year Rental Information |
|-------------------------------|---------|-------------|--------------|-----------------------|-----|----------------------------------|----------------------|-------------------------------|-------------------------|--------------------|---------------|------------|--|
| Madero Dairy Systems Inc | Suite A | 15,200 | 100.0% | COE + 5 Years | COE | \$12.50 | \$15,833 | \$189,996 | \$195,696 | 3% Annual Increase | 3.00% | NNN | One Renewal Option for Five Years |
| Total | | 15,200 | | | | \$12.50 | \$15,833 | \$189,996 | \$195,696 | | | | |
| Occupied Tenants: 1 | | | | Unoccupied Tenants: 0 | | Occupied GLA: 100.00% | | Unoccupied GLA: 0.00% | | | | | |
| Total Current Rents: \$15,833 | | | | | | Occupied Current Rents: \$15,833 | | Unoccupied Current Rents: \$0 | | | | | |

OPERATING STATEMENT

| Income | Current | Per SF | Pro Forma | Per SF |
|------------------------------|----------------|---------|----------------|---------|
| Scheduled Base Rental Income | 189,996 | 12.50 | 195,696 | 12.87 |
| Expense Reimbursement Income | | | | |
| Net Lease Reimbursement | | | | |
| Insurance | 7,898 | 0.52 | 7,898 | 0.52 |
| Real Estate Taxes | 40,962 | 2.69 | 49,155 | 3.23 |
| Total Reimbursement Income | \$61,219 99.3% | \$4.03 | \$69,412 99.4% | \$4.57 |
| Effective Gross Revenue | \$251,215 | \$16.53 | \$265,108 | \$17.44 |

| Operating Expenses | Current | Per SF | Pro Forma | Per SF |
|----------------------|-----------|---------|-----------|---------|
| Insurance | 7,898 | 0.52 | 7,898 | 0.52 |
| Real Estate Taxes | 40,962 | 2.69 | 49,155 | 3.23 |
| Total Expenses | \$61,669 | \$4.06 | \$69,862 | \$4.60 |
| Expenses as % of EGR | 24.5% | | 26.4% | |
| Net Operating Income | \$189,546 | \$12.47 | \$195,246 | \$12.85 |



MADERO DAIRY
SYSTEMS
INCORPORATED



MADERO DAIRY
SYSTEMS
INCORPORATED

The image is an aerial photograph of an industrial park. In the center, a circular callout with a dark blue background and white text points to a small, single-story building with a white roof. The callout contains the text 'MADERO DAIRY SYSTEMS INCORPORATED'. The industrial park features several large, white-roofed warehouse-like buildings, parking lots filled with cars and trucks, and areas of green grass. In the background, a city skyline is visible under a cloudy sky.



TENANT SUMMARY

Technology and Innovation for
your Dairy Farm.

TENANT

Madero Dairy Systems Incorporated

HEADQUARTERS

Houston, TX

LOCATIONS

Mexico, United States, Puerto Rico,
Chile, Spain, China and Russia

www.maderodairysystems.com



With over 27 years of experience, Madero Dairy Systems is a leading designer and manufacturer of technologically advanced dairy equipment and solutions. Madero has taken part in some of the largest, most advanced dairy farms in the world. Through research and development, strategic partnerships, and the best practices in the dairy industry, the company has positioned itself as the true specialists in farm design, planning, and construction. Madero's solutions allow its clients to yield the highest efficiency and profitability indices in the market. The company provides a variety of farming solutions, including milking systems, milk cooling and storage systems, automation equipment, and manure handling. Madero Dairy Systems maintains operations and distribution centers in six countries and territory of Puerto Rico (Madero).

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 2,399 debt
and equity
financings in 2021



National platform operating
within the firm's
brokerage offices



\$10.4 billion total
national volume
in 2021



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

The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a large warehouse or a factory interior.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

HOUSTON TEXAS

As the fifth most populous metro area in the United States, Houston houses more than 7.1 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled, primarily to the north and west.



CORPORATE
GROWTH



HIGHER
EDUCATION

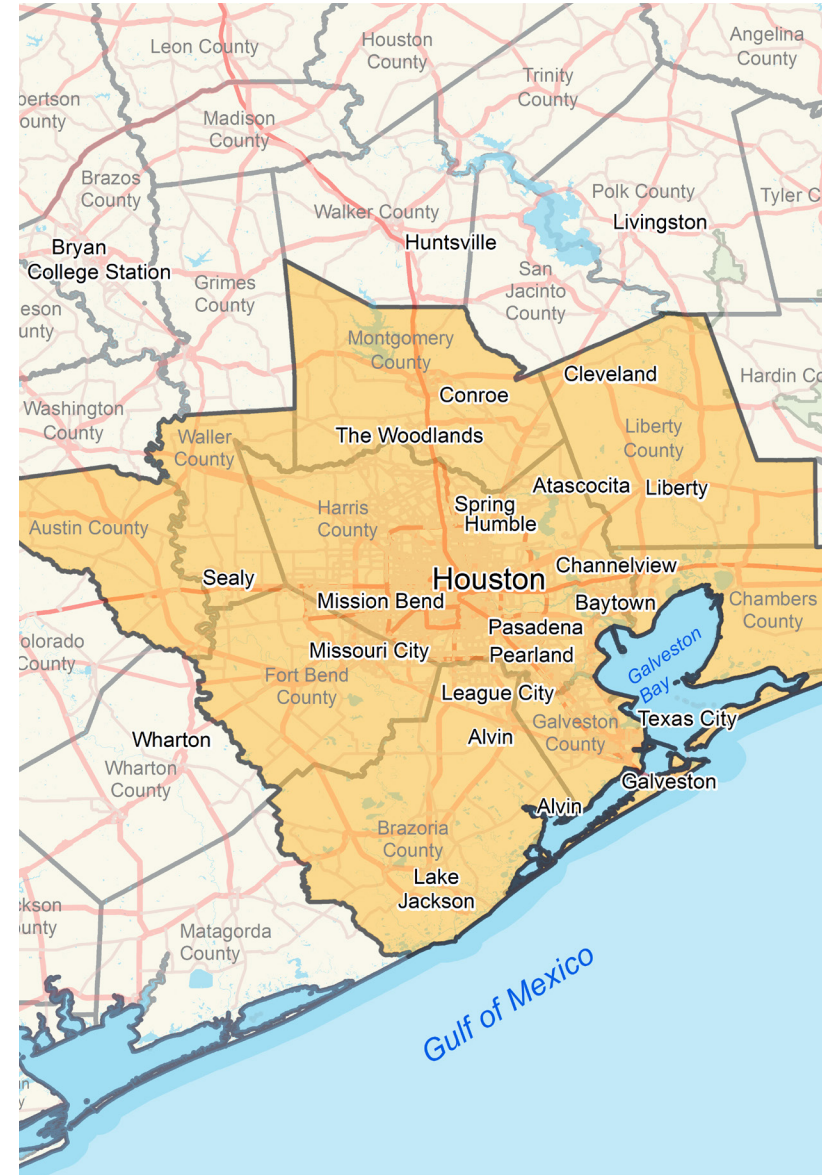
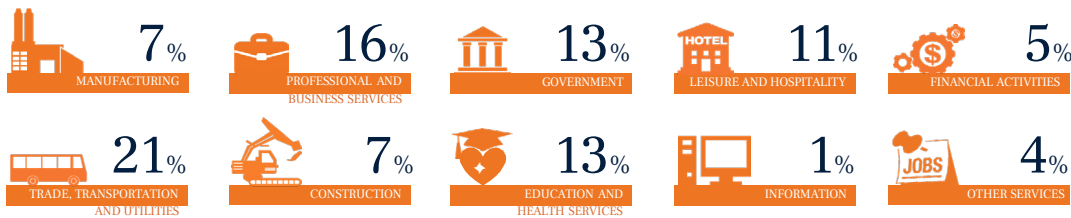


LOW COST OF LIVING,
DOING BUSINESS

METROPLEX GROWTH

ECONOMY

The economy is diversifying to include biotechnology, distribution, nanotechnology and logistics. The metro remains the center of energy production. Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel and petrochemicals. Health care is gaining economic prominence. Specialized medical education and training institutions boost the local economy and supply a growing hospital system. The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.



METROPLEX GROWTH

The Houston metro is expected to add 720,700 people through 2025, translating to the formation of roughly 263,600 households, generating demand for housing. The home-ownership rate of 61 percent slightly trails the national rate of 64 percent. The median home price of roughly \$282,000 is \$40,000 below the U.S. average. The metro's median household income exceeds \$68,000, surpassing the national rate by roughly \$5,000.



The metro's favorable location and climate translates to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston, as well as more than 500 local parks and open spaces, various cultural venues and museums. Johnson Space Center is a popular tourist and educational destination. The metro is also known internationally for its medical community and is home to Texas Medical Center, the largest of its kind in the world. Houston hosts four professional sports teams: the Houston Texans, the Houston Astros, the Houston Rockets and the Houston Dynamo.



DEMOGRAPHICS



306,435

Total Population
Within 5 miles



48.9%



51.1%



\$89,348

Average Household Income
Within 5 miles



167,761

Employees
Within 1 Mile

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2027 Projection | | | |
| Total Population | 3,859 | 111,762 | 319,981 |
| 2022 Estimate | | | |
| Total Population | 3,806 | 108,189 | 306,435 |
| 2010 Census | | | |
| Total Population | 3,681 | 100,421 | 278,023 |
| 2000 Census | | | |
| Total Population | 3,075 | 74,777 | 221,167 |
| Daytime Population | | | |
| 2022 Estimate | 6,847 | 117,313 | 296,787 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2027 Projection | | | |
| Total Households | 1,542 | 40,742 | 111,704 |
| 2022 Estimate | | | |
| Total Households | 1,519 | 39,219 | 106,389 |
| Average (Mean) Household Size | 2.6 | 2.8 | 2.9 |
| 2010 Census | | | |
| Total Households | 1,460 | 35,858 | 94,964 |
| 2000 Census | | | |
| Total Households | 1,124 | 27,020 | 75,822 |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--|----------|----------|----------|
| 2022 Estimate | | | |
| \$200,000 or More | 6.2% | 5.6% | 6.4% |
| \$150,000-\$199,999 | 9.8% | 5.3% | 6.4% |
| \$100,000-\$149,999 | 17.5% | 13.6% | 15.3% |
| \$75,000-\$99,999 | 14.4% | 11.8% | 12.4% |
| \$50,000-\$74,999 | 20.0% | 18.8% | 19.2% |
| \$35,000-\$49,999 | 12.3% | 14.6% | 14.1% |
| \$25,000-\$34,999 | 8.8% | 11.8% | 10.2% |
| \$15,000-\$24,999 | 4.2% | 8.8% | 8.1% |
| Under \$15,000 | 6.8% | 9.5% | 7.8% |
| Average Household Income | \$98,384 | \$82,764 | \$89,348 |
| Median Household Income | \$71,582 | \$55,698 | \$61,115 |
| Per Capita Income | \$39,288 | \$30,027 | \$31,051 |
| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
| Population By Age | | | |
| 2022 Estimate Total Population | 3,806 | 108,189 | 306,435 |
| Under 20 | 22.8% | 28.0% | 28.3% |
| 20 to 34 Years | 23.8% | 22.6% | 21.4% |
| 35 to 39 Years | 7.3% | 7.3% | 7.0% |
| 40 to 49 Years | 12.1% | 12.8% | 13.4% |
| 50 to 64 Years | 20.9% | 17.0% | 18.1% |
| Age 65+ | 13.1% | 12.3% | 11.7% |
| Median Age | 37.3 | 34.6 | 35.2 |
| Population 25+ by Education Level | | | |
| 2022 Estimate Population Age 25+ | 2,694 | 70,611 | 199,369 |
| Elementary (0-8) | 4.7% | 9.1% | 9.0% |
| Some High School (9-11) | 8.1% | 8.4% | 8.0% |
| High School Graduate (12) | 20.9% | 23.6% | 23.9% |
| Some College (13-15) | 21.7% | 21.9% | 22.3% |
| Associate Degree Only | 10.0% | 8.2% | 7.5% |
| Bachelor's Degree Only | 23.9% | 19.9% | 20.3% |
| Graduate Degree | 10.8% | 8.9% | 9.0% |
| Travel Time to Work | | | |
| Average Travel Time to Work in Minutes | 34.0 | 33.0 | 33.0 |



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.

| | | | |
|--|-------------|--|--------------|
| MARCUS & MILLICHAP | 9002994 | TIM.SPECK@MARCUSMILLICHAP.COM | 972-755-5200 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| TIM A. SPECK | 432723 | TIM.SPECK@MARCUSMILLICHAP.COM | 972-755-5200 |
| Designated Broker of Firm | License No. | Email | Phone |
| TIM A. SPECK | 432723 | TIM.SPECK@MARCUSMILLICHAP.COM | 972-755-5200 |
| Licensed Supervisor or of Sales Agent/Associate | License No. | Email | Phone |
| ADAM ABUSHAGUR | 661916 | ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM | 972-755-5223 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

MADERO DAIRY SYSTEMS INCORPORATED

12236 CUTTEN ROAD
HOUSTON, TX 77066

PRESENTED BY

NATHAN MAI

Associate
Office & Industrial Division
Houston Office
Office (713) 452-4305
Nathan.Mai@MarcusMillichap.com
License: TX: 791371

MAX LOZMACK

Associate
Office & Industrial Division
Houston Office
Office (713) 452-4264
Max.Lozmack@MarcusMillichap.com
License: TX 724493

ADAM ABUSHAGAR

Senior Managing Director Investments
Office & Industrial Division
Dallas Office
Office (972) 755-5223
Adam.Abushagur@MarcusMillichap.com
License: TX 661916

DEBT CONTACT

BRAD KORNDORFFER

Associate Director
3 Riverway, #800
Houston, TX 77056
Tel: (713) 239-0507
Brad.Korndorffer@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP