

Marcus & Millichap
TAG INDUSTRIAL GROUP

GUIDANT
2230 EAST MURPHY STREET

ODESSA, TX 79761

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

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
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The background of the slide is a photograph of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of steel beams. The right side shows the exterior of the building, featuring corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- Industrial Asset Totaling 4,930 Square Feet, Situated on 0.43 Acres
- Features Two Dock-High Doors, Two Grade-Level Doors, and 16' Clear Height
- Five-Year Triple-Net Lease with 3% Increases Signed by Guidant Corp.
- Backed by One Equity Partners, Guidant is a Leader in Oil and Gas Measurement Technology and Automation Solutions
- Strategically Located Corner Lot with Easy Access to Interstate 20

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2230 East Murphy Street in Odessa, Texas, leased to Guidant Corporation. The subject property consists of approximately 4,930 square feet of warehouse space and is situated on 0.43 acres of land. The single-tenant asset features metal construction, a clear height of 16'; two dock-high doors, and two grade-level doors. Strategically located on the corner of East Murphy Street and South Meadow Avenue, the property has direct access to Interstate 20. The tenant is signed to a new triple-net lease through December 2029 at \$15.09 per square foot with 3.0 percent annual rent escalations. Established in 2024 when One Equity Partners acquired TechnipFMC's Measurement Solutions business, Guidant Measurement is a leading provider of automated solutions that measure the flow, release, and detection of leaks of oil and gas products through transportation methods such as pipelines.

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 the economic driving force. The two largest cities are Midland with over 140,000 residents and Odessa with roughly 123,000 residents.

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

GUIDANT

2230 EAST MURPHY STREET, ODESSA, TX 79761

| | |
|------------------------|--------------------------------------|
| Number of Suites | 1 |
| Number of Buildings | 1 |
| Total Square Feet | 4,930 |
| Warehouse Square Feet | 4,130 |
| Office Square Feet | 800 |
| Office Ratio | 16% |
| Year Built | 1981 |
| Lot Size | 0.43 Acres |
| Type of Ownership | Fee Simple |
| Clear Height | 16' |
| Parking Spaces | 8 |
| Parking Surface | Asphalt |
| Building Class | B |
| Tenancy | Single |
| Dock High Doors | 2 |
| Grade Level Doors | 2 |
| Construction | Metal |
| Power | 200-600a |
| Zoning | Light Industrial |
| Roof Type | Metal |
| Age/Condition of Roofs | Restored 2024 - 5 Year Leak Warranty |
| HVAC Units | 1 |
| Age/Condition of HVAC | 2024 |
| Market | Odessa |

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GUIDANT

2230 EAST MURPHY STREET, ODESSA, TX 79761

OFFERING PRICE

\$875,000

CAP RATE

8.50%

PRO FORMA CAP RATE

8.76%

| | |
|--------------------|------------------|
| Offering Price | \$875,000 |
| Cap Rate | 8.50% |
| Pro Forma Cap Rate | 8.76% |
| Price/SF | \$177.48 |
| Total Square Feet | 4,930 |
| Lease Type | Triple-Net (NNN) |
| Lease Term | 5 Years |
| Rental Increases | 3% Annual |
| Tenancy | Single |
| Occupancy | 100.00% |



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RENT ROLL

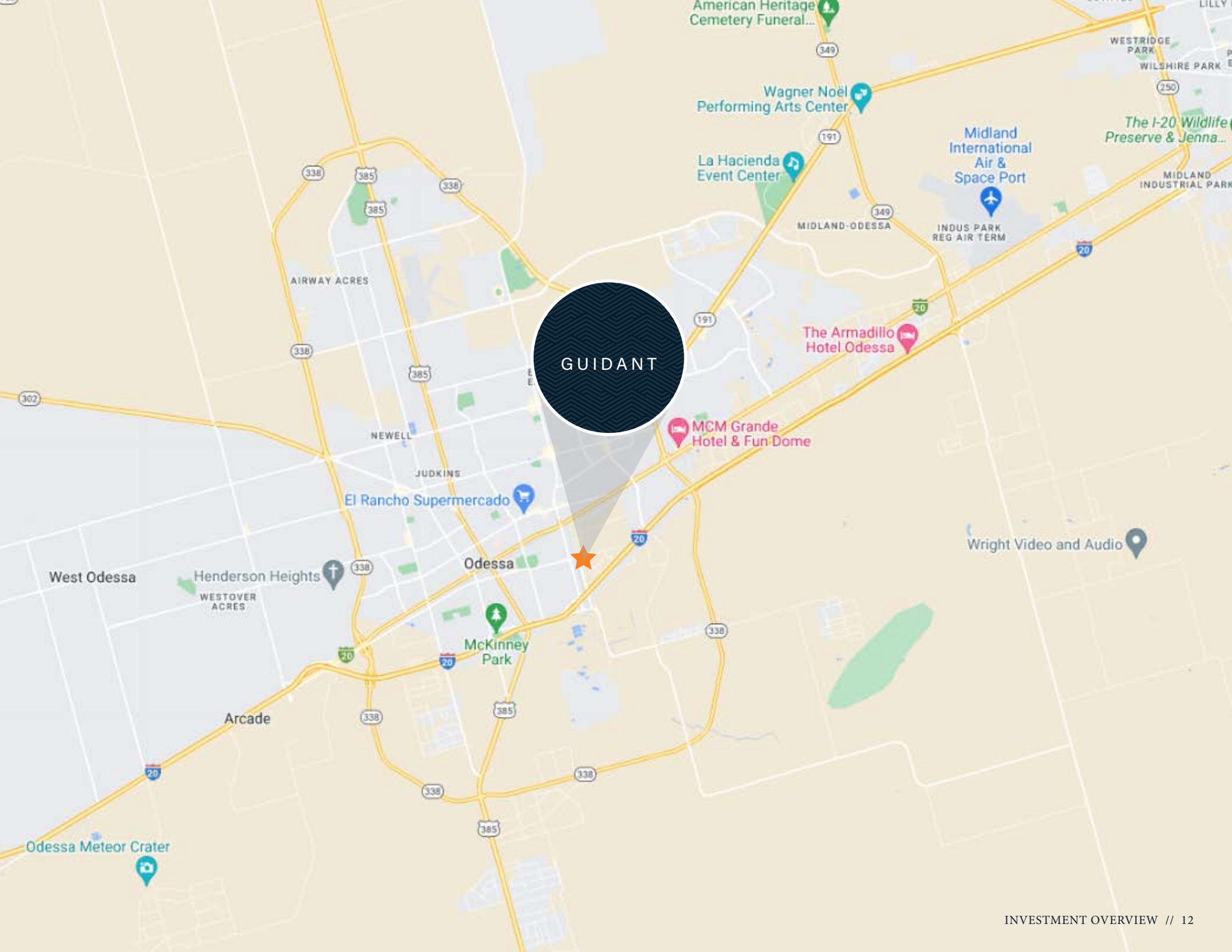
| Tenant Name | Square Feet | % Bldg Share | Lease Dates | | Annual Rent per Sq. Ft. | Total Rent Per Month | Total Rent Per Year | Pro Forma Rent Per Year | Changes on | Rent Increase | Lease Type | Renewal Options and Option Year Rental Information |
|------------------------------|--------------|--------------|-----------------------|----------|---------------------------------|----------------------|-------------------------------|-------------------------|------------|---------------|------------|--|
| | | | Comm. | Exp. | | | | | | | | |
| Guidant Corp. | 4,930 | 100.0% | 9/1/24 | 12/31/29 | \$15.09 | \$6,200 | \$74,400 | \$76,632 | Jan-2026 | 3.00% | NNN | (1) 5-Year Option at FMR |
| Total | 4,930 | | | | \$15.09 | \$6,200 | \$74,400 | \$76,632 | | | | |
| Occupied Tenants: 1 | | | Unoccupied Tenants: 0 | | Occupied GLA: 100.00% | | Unoccupied GLA: 0.00% | | | | | |
| Total Current Rents: \$6,200 | | | | | Occupied Current Rents: \$6,200 | | Unoccupied Current Rents: \$0 | | | | | |

Notes: Tenant has free rent through 12/31/2024.

OPERATING STATEMENT

| Income | Current | Per SF | Pro Forma | Per SF |
|------------------------------|----------|---------|-----------|---------|
| Scheduled Base Rental Income | 74,400 | 15.09 | 76,632 | 15.54 |
| Expense Reimbursement Income | | | | |
| Net Lease Reimbursement | | | | |
| Insurance | 3,028 | 0.61 | 3,028 | 0.61 |
| Real estate Taxes | 4,771 | 0.97 | 4,771 | 0.97 |
| Management Fees | 6,000 | 1.22 | 6,000 | 1.22 |
| Total Reimbursement Income | \$13,799 | 100.0% | \$13,799 | 100.0% |
| Effective Gross Revenue | \$88,199 | \$17.89 | \$90,431 | \$18.34 |

| Operating Expenses | Current | Per SF | Pro Forma | Per SF |
|----------------------|----------|---------|-----------|---------|
| Insurance | 3,028 | 0.61 | 3,028 | 0.61 |
| Real Estate Taxes | 4,771 | 0.97 | 4,771 | 0.97 |
| Management Fee | 6,000 | 1.22 | 6,000 | 1.22 |
| Total Expenses | \$13,799 | \$2.80 | \$13,799 | \$2.80 |
| Expenses as % of EGR | 15.6% | | 15.3% | |
| Net Operating Income | \$74,400 | \$15.09 | \$76,632 | \$15.54 |



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TENANT SUMMARY

TENANT

Guidant Corporation

HEADQUARTERS

Houston, TX

DATE FOUNDED

2024

OF LOCATIONS:

7+

www.guidantmeasurement.com



GUIDANT

In March 2024, One Equity Partners announced the acquisition of TechnipFMC's Measurement Solutions business, creating the subsidiary, Guidant Measurement. Guidant is a leading provider of fiscal measurement technologies, facility asset management and automation solutions, and integrated measurement systems deployed across the energy value chain. Guidant offers a broad portfolio of measurement technology, digital and automation solutions, and systems across the globe. With manufacturing in the U.S. and Europe; Guidant's portfolio includes Smith Meter® which delivers industry-leading technology for custody transfer, leak detection, diagnostics and electronics. Guidant delivers terminal facility management and cloud solutions to optimize the life of assets and enable remote operations. Integrating Guidant's expertise in digital automation, flow computers and metering technology; the Business also delivers measurement systems including in complex environments such as the North Sea and Middle East.

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 2,143 debt and equity financings in 2023



National platform operating within the firm's brokerage offices



\$86.3 billion total national volume in 2023



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 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 has supported recent economic growth. The two largest cities are Midland, with over 138,000 residents, and Odessa, where roughly 123,000 citizens live.



ENERGY
HUB



FAST GROWING
POPULATION

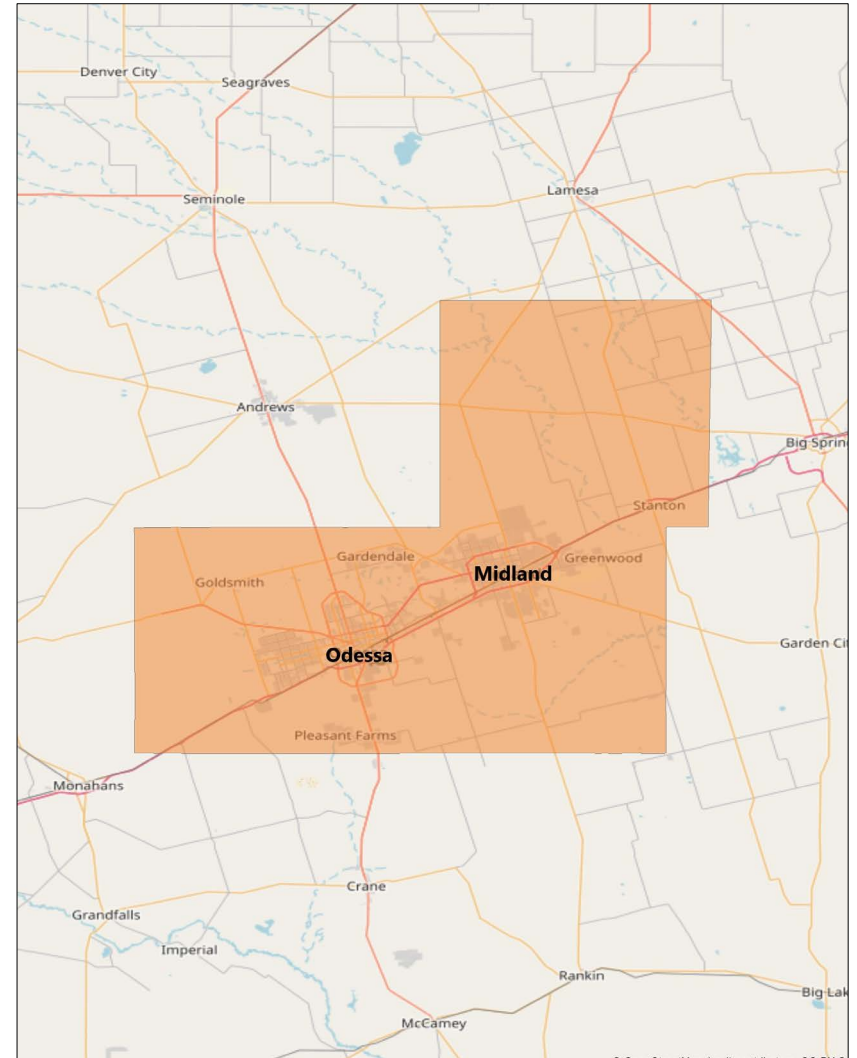
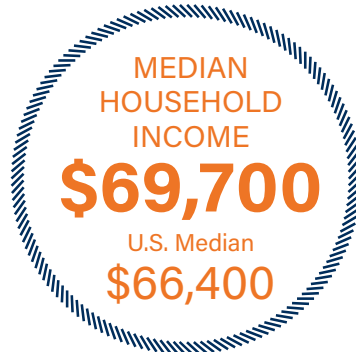
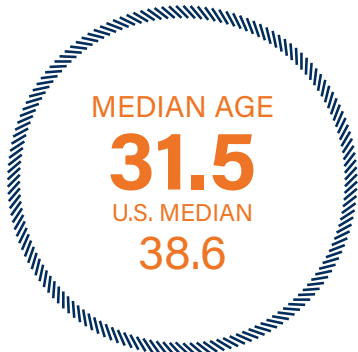
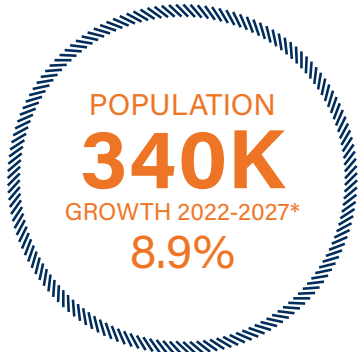


HIGHER
EDUCATION

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 a 907,000-square-foot distribution center in Odessa. Health care centers represent some of the metro's largest employers. These facilities include the Texas Tech University Health Sciences Center and the Odessa Regional Medical Center.



DEMOGRAPHICS



107,362

Total Population
Within 5 Miles



50.4%



49.6%



\$76,381

Average Household Income
Within 5 Miles



62,331

Employees
Within 1 Mile

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2028 Projection | | | |
| Total Population | 2,855 | 51,662 | 111,894 |
| 2023 Estimate | | | |
| Total Population | 2,678 | 50,302 | 107,362 |
| 2020 Census | | | |
| Total Population | 2,829 | 49,301 | 103,843 |
| 2010 Census | | | |
| Total Population | 2,332 | 49,229 | 100,375 |
| Daytime Population | | | |
| 2023 Estimate | 4,795 | 83,108 | 138,720 |
| HOUSEHOLDS | | | |
| 2028 Projection | | | |
| Total Households | 1,037 | 18,095 | 40,565 |
| 2023 Estimate | | | |
| Total Households | 969 | 17,515 | 38,665 |
| Average (Mean) Household Size | 2.7 | 2.8 | 2.7 |
| 2020 Census | | | |
| Total Households | 925 | 17,077 | 37,272 |
| 2010 Census | | | |
| Total Households | 841 | 17,455 | 36,521 |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--|----------|----------|----------|
| 2023 Estimate | | | |
| \$200,000 or More | 0.8% | 3.4% | 3.9% |
| \$150,000-\$199,999 | 0.8% | 3.8% | 4.2% |
| \$100,000-\$149,999 | 10.8% | 14.9% | 15.9% |
| \$75,000-\$99,999 | 3.9% | 9.5% | 9.9% |
| \$50,000-\$74,999 | 12.5% | 17.4% | 18.1% |
| \$35,000-\$49,999 | 13.3% | 14.8% | 15.4% |
| \$25,000-\$34,999 | 15.2% | 11.8% | 10.7% |
| \$15,000-\$24,999 | 15.5% | 11.7% | 10.4% |
| Under \$15,000 | 27.2% | 12.8% | 11.7% |
| Average Household Income | \$45,157 | \$72,020 | \$76,381 |
| Median Household Income | \$29,866 | \$48,478 | \$52,513 |
| Per Capita Income | \$16,341 | \$25,417 | \$27,723 |
| POPULATION PROFILE | | | |
| Population By Age | | | |
| 2023 Estimate Total Population | 2,678 | 50,302 | 107,362 |
| Under 20 | 37.6% | 31.9% | 32.0% |
| 20 to 34 Years | 19.9% | 22.6% | 23.3% |
| 35 to 39 Years | 6.5% | 7.3% | 7.6% |
| 40 to 49 Years | 11.1% | 11.8% | 12.0% |
| 50 to 64 Years | 14.0% | 15.0% | 14.5% |
| Age 65+ | 10.8% | 11.2% | 10.5% |
| Median Age | 29.5 | 32.1 | 31.8 |
| Population 25+ by Education Level | | | |
| 2023 Estimate Population Age 25+ | 1,499 | 30,644 | 65,374 |
| Elementary (0-8) | 16.0% | 13.6% | 10.7% |
| Some High School (9-11) | 16.4% | 12.8% | 12.4% |
| High School Graduate (12) | 33.5% | 30.0% | 30.0% |
| Some College (13-15) | 19.8% | 21.4% | 22.8% |
| Associate Degree Only | 5.7% | 7.3% | 7.5% |
| Bachelor's Degree Only | 6.1% | 10.2% | 11.5% |
| Graduate Degree | 2.6% | 4.6% | 5.0% |
| Travel Time to Work | | | |
| Average Travel Time to Work in Minutes | 22.0 | 23.0 | 23.0 |



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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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Date

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