

Marcus & Millichap
TAG INDUSTRIAL GROUP

ANTHONY MACHINE
1235, 1303 & 1306 WEST LAUREL STREET
SAN ANTONIO, TX 78201

ANTHONY MACHINE

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 of Nevada, Inc. © 2025 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: ZAG0160047

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

ANTHONY MACHINE
1235, 1303 & 1306 WEST LAUREL STREET
SAN ANTONIO, TX 78201

PRESENTED BY

TYLER RANFT

Senior Associate
Office & Industrial Division
Austin Office
Office (512) 338-7883
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

ADAM ABUSHAGUR

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

DEBT CONTACT

FRANK MONTALTO

Managing Director, Capital Markets
333 West Wacker Drive, Suite 200,
Chicago, IL 60606
Office: (312) 327-5421
Frank.Montalto@MarcusMillichap.com

Marcus & Millichap

TAG INDUSTRIAL GROUP



ANTHONY MACHINE

FABRICATORS CO.



TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

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

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Four-Building 48,548-Square-Foot Manufacturing Asset Situated on 2.19 Acres
- Featuring 16'-23' Clear Height, 17 Grade-Level Doors, and One Dock-High Door
- Leased to Anthony Machine, Largest Precision Machine Shop in South Texas, Celebrating Nearly 80 Years of Operation
- Triple-Net Lease Expiring in February 2031 with 2.0% Annual Escalations and Four Renewal Options
- Close Proximity to I-10 & Downtown San Antonio in Submarket with 4.9% Vacancy Among Comparables

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1235, 1303, and 1306 West Laurel Street in San Antonio, leased to Anthony Machine. The subject property consists of approximately 48,548 square feet of manufacturing space and is situated on 2.19 acres of land. The four-building asset features a clear height ranging between 16' to 23', one dock-high door, 17 grade-level doors, and 60 parking spaces. Situated near the delta of Interstates 10 and 35, the property is only 2 miles from Downtown San Antonio. Leased through February 2031 at \$6.87 per square foot, the triple-net agreement carries 2.0 percent annual escalations and four five-year renewal options. Established in 1946, Anthony Machine has grown to become the largest machine shop in South Texas, manufacturing and rebuilding machine parts for oil & gas, petro-chemical, mining & aggregates, aerospace, and industrial industries.

The subject property is strategically positioned within North Central, a mid-sized submarket containing 17.4 million square feet of industrial space. In 2024, the submarket welcomed a record amount of new supply with net deliveries hitting nearly 714,000 square feet. Meanwhile, industrial demand in North Central contracted slightly at about -27,000 square feet, helping to push vacancies up from 3.4 percent to a 14-year high of 7.5 percent. However, with regard to comparable manufacturing properties, the vacancy rate remained in low territory at 4.9 percent. Across North Central, annual rent growth decelerated to the lowest level since 2011 at 2.7 percent, bringing the average asking rent to about \$12.60 per square foot. At the start of 2025, only 32,000 square feet of industrial space were under construction in North Central, putting demand back in the driver's seat for vacancies and rents for the foreseeable future (CoStar).

Home to the Alamo and famous River Walk, San Antonio metro is the primary residence of 2.7 million people. San Antonio is the second most populous city in Texas behind Houston, housing more than 1.5 million residents. The local economy is anchored by the industries of healthcare, tourism, and national defense. An extensive transportation network provides shipping options to domestic and international markets. Additionally, the formation of the Eagle Ford Shale that runs through Atascosa and Wilson counties has cultivated a thriving energy sector. Valero Energy, one of the largest oil companies in the U.S., is headquartered in San Antonio. Major private employers include AT&T, Wells Fargo, USAA, and Toyota. San Antonio offers a high quality of life with a variety of entertainment including the NBA's San Antonio Spurs, SeaWorld, and Six Flags.

PROPERTY DETAILS

ANTHONY MACHINE

1235, 1303, & 1306 WEST LAUREL STREET, SAN ANTONIO, TX 78201

| | |
|-----------------------|------------------|
| Number of Suites | 1 |
| Number of Buildings | 4 |
| Total Square Feet | 48,548 |
| Warehouse Square Feet | 44,908 |
| Office Square Feet | 3,640 |
| Office Ratio | 7% |
| Year Built | 1925, 1990, 2008 |
| Lot Size | 2.19 Acres |
| Type of Ownership | Fee Simple |
| Clear Height | 16' - 23' Clear |
| Parking Spaces | 60 |
| Parking Surface | Concrete |
| Building Class | C |
| Tenancy | Single |
| Dock High Doors | 1 |
| Grade Level Doors | 17 |
| Construction | Metal |
| Type of Lighting | Fluorescent |
| Zoning | I-1 |
| Roof Type | Pitch Metal |
| HVAC Units | Office |
| Market | San Antonio |
| Submarket | North Central |
| Market Vacancy | 7.50% |

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 of Nevada, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0160047)





OFFERING HIGHLIGHTS

ANTHONY MACHINE

1235, 1303, & 1306 WEST LAUREL STREET, SAN ANTONIO, TX 78201

| OFFERING PRICE | CAP RATE | PRO FORMA CAP RATE |
|--------------------|------------------|--------------------|
| \$5,000,000 | 6.67% | 6.80% |
| Offering Price | \$5,000,000 | |
| Cap Rate | 6.67% | |
| Pro Forma Cap Rate | 6.80% | |
| Price/SF | \$102.99 | |
| Total Square Feet | 48,548 | |
| Rental Rate | \$6.87 | |
| Lease Type | Triple-Net (NNN) | |
| Lease Term | Six Years | |
| Rental Increases | 2% Annually | |
| 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 of Nevada, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0160047)

DEBT QUOTE

INDICATIVE LOAN QUOTE

| | |
|--|---------------------------------------|
| Property Address | 1235, 1303, & 1306 West Laurel Street |
| City, State | San Antonio, TX 78201 |
| As Of | 3/18/2025 |
| Purchase Price | \$5,000,000 |
| Maximum LTV | 65.00% |
| Loan Amount | \$3,250,000 |
| Equity Build | \$1,750,000 |
| Loan Term | 5 Years |
| Amortization (Underwritten) | 25 Years |
| Interest Only | None |
| Index | 5YR UST |
| Index Pricing | 4.06% |
| Spread | 2.50% |
| Estimated Interest Rate | 6.56% |
| Recourse | Full Recourse |
| Reserves | TBD |
| Assumed Cap Rate | 6.67% |
| UW NOI (per OM) | \$333,523 |
| Annual Debt Service (Amortizing) | (\$264,819) |
| Debt Service Coverage Ratio (Amortizing) | 1.26x |
| Annual Debt Service (Interest Only) | (\$213,233) |
| Debt Service Cover Ratio (Interest Only) | 1.56x |
| Debt Yield | 10.26% |
| Debt Constant (Amortizing) | 8.15% |

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

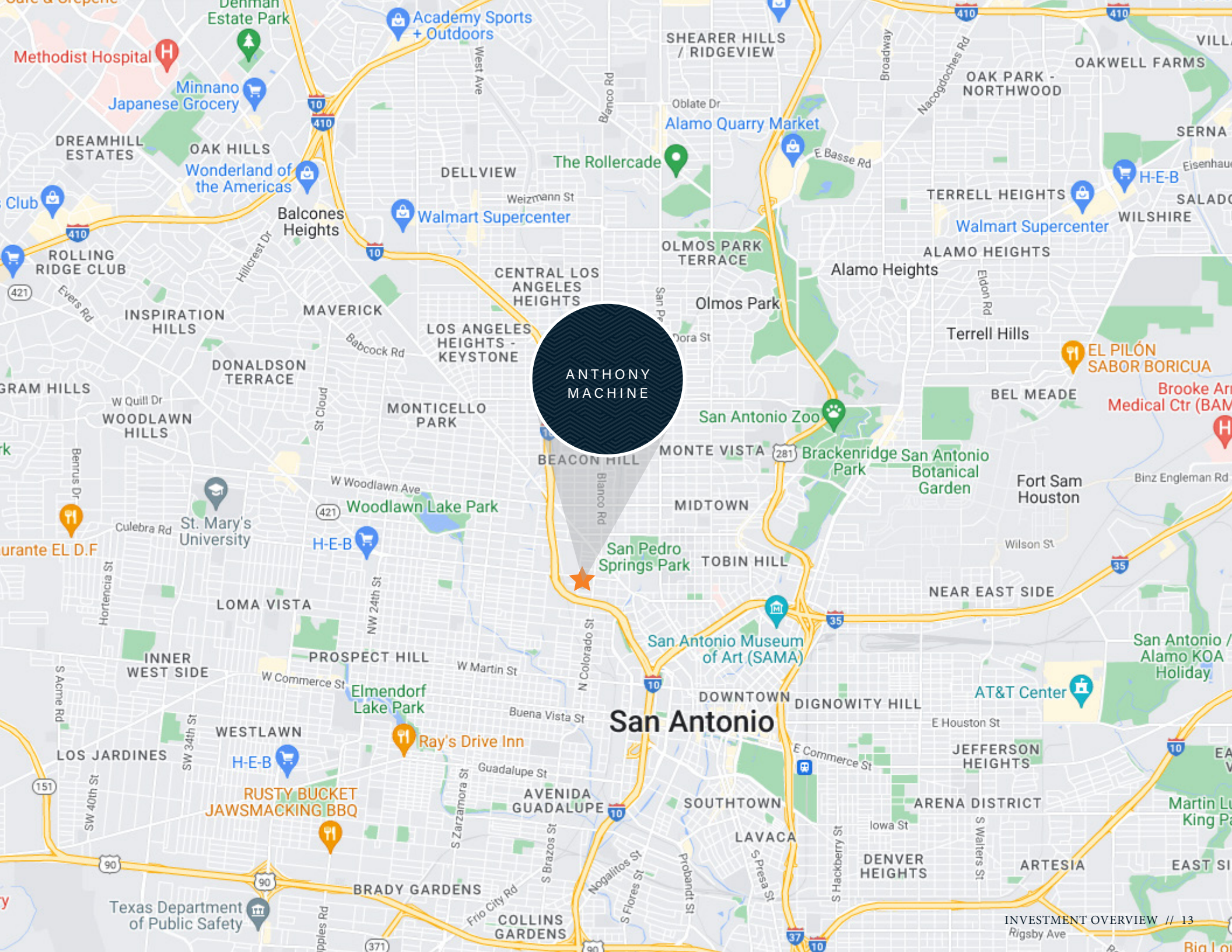
RENT ROLL

| 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 |
|-------------------------------|-------|-------------|--------------|-----------------------|---------|----------------------------------|----------------------|-------------------------------|-------------------------|------------|---------------|------------|--|
| Anthony Machine | 1 | 48,548 | 100.0% | 3/1/21 | 2/28/31 | \$6.87 | \$27,794 | \$333,523 | \$340,194 | Mar-2026 | 2.00% | NNN | Four 5-Year Renewal Options at 2.00 Annual Increases |
| Total | | 48,548 | | | | \$6.87 | \$27,794 | \$333,523 | \$340,194 | | | | |
| Occupied Tenants: 1 | | | | Unoccupied Tenants: 0 | | Occupied GLA: 100.00% | | Unoccupied GLA: 0.00% | | | | | |
| Total Current Rents: \$27,794 | | | | | | Occupied Current Rents: \$27,794 | | Unoccupied Current Rents: \$0 | | | | | |

OPERATING STATEMENT

| Income | Current | Per SF | Pro Forma | Per SF |
|------------------------------|-----------|--------|-----------|--------|
| Scheduled Base Rental Income | 333,523 | 6.87 | 340,194 | 7.01 |
| Expense Reimbursement Income | | | | |
| Net Lease Reimbursement | | | | |
| Insurance | 28,999 | 0.60 | 28,999 | 0.60 |
| Real Estate Taxes | 50,719 | 1.04 | 50,719 | 1.04 |
| Total Reimbursement Income | \$79,718 | 100.0% | \$79,718 | 100.0% |
| Effective Gross Revenue | \$413,241 | \$8.51 | \$419,912 | \$8.65 |

| Operating Expenses | Current | Per SF | Pro Forma | Per SF |
|----------------------|-----------|--------|-----------|--------|
| Insurance | 28,999 | 0.60 | 28,999 | 0.60 |
| Real Estate Taxes | 50,719 | 1.04 | 50,719 | 1.04 |
| Total Expenses | \$79,718 | \$1.64 | \$79,718 | \$1.64 |
| Expenses as % of EGR | 19.3% | | 19.0% | |
| Net Operating Income | \$333,524 | \$6.87 | \$340,194 | \$7.01 |

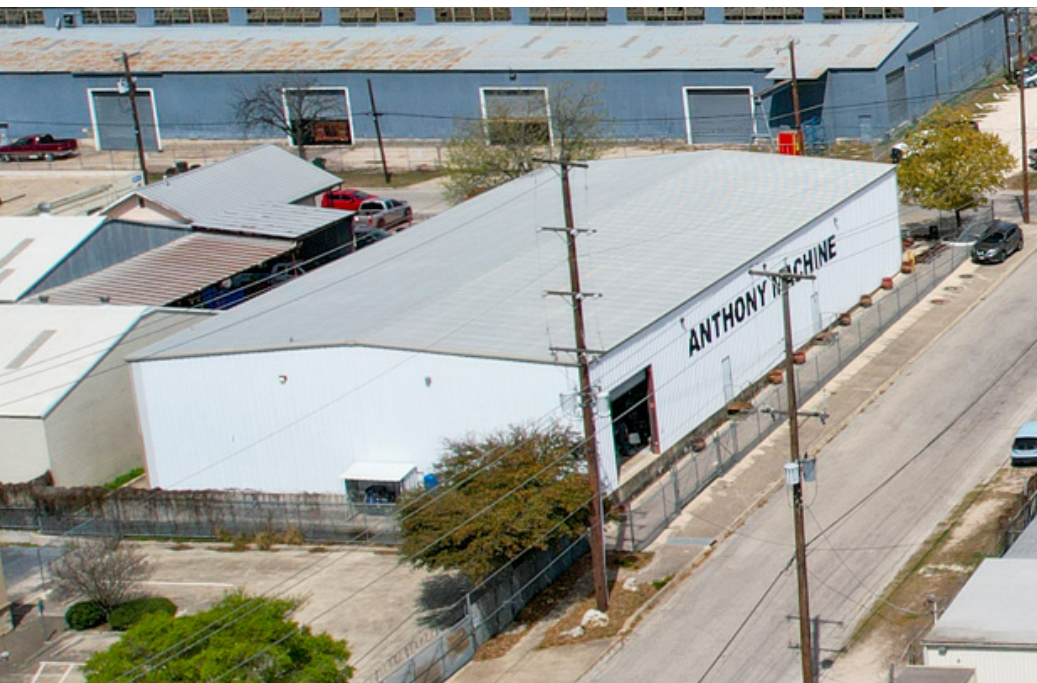


ANTHONY
MACHINE

San Antonio







TENANT SUMMARY

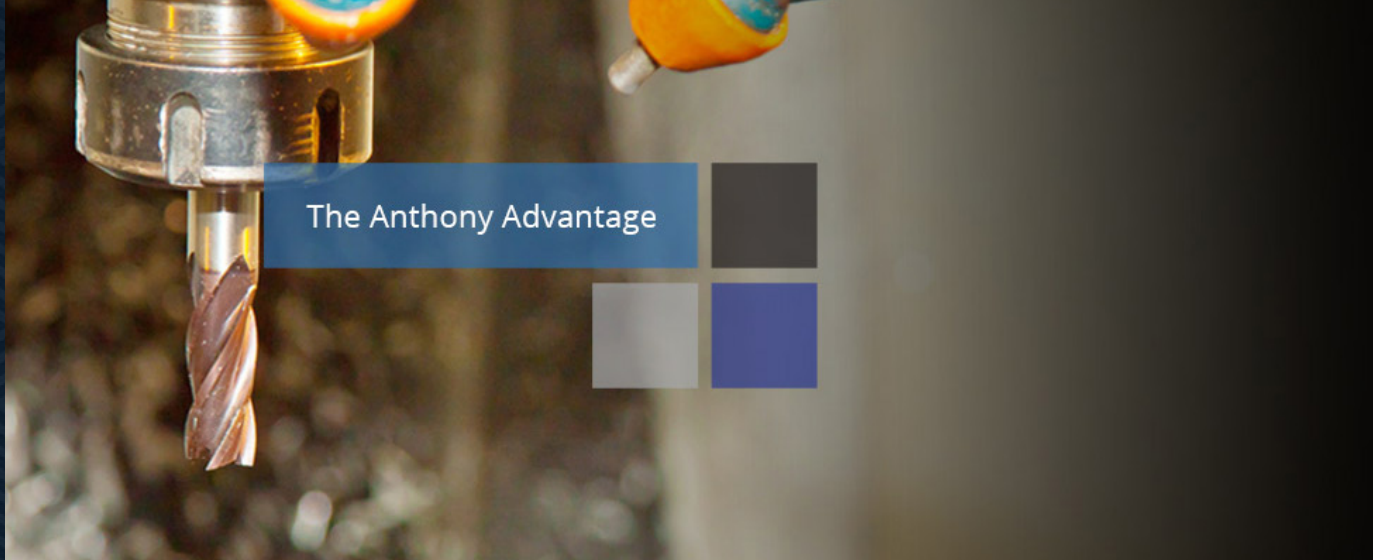
“By providing best-in-class reliability, value, and service, Anthony Machine aims to be our customers’ most favored supplier in the quality machining of parts.”

TENANT
Anthony Machine

HEADQUARTERS
San Antonio, TX

DATE FOUNDED
1946

www.anthonymachine.com



Anthony Machine is a trusted precision machine shop that has been operating in San Antonio, Texas for nearly 80 years. The company specializes in the production of small to large metallic components and the rebuild and repair of industrial equipment in the oil & gas, petro-chemical, mining & aggregates, aerospace, and industrial industries. Through the years, Anthony Machine has served 300 customers globally including notable industry giants such as Martin Marietta, Cemex, Schlumberger, Weatherford, FHE USA, TechnipFMC, Fisher Controls International, and Emerson Valve Automation. Anthony Machine's executive management team features an average tenure of over 15 years of industry experience. The company has invested over \$2 million in new equipment and expanded their building footprint by 3,000 square feet over the past three years. Anthony Machine's shop is a AS9100D and ISO9001:2015 certified state-of-the-art manufacturing facility (Anthony Machine).

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 1,076 debt
and equity
financings in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



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 factory or a large warehouse with complex piping and structural elements.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

SAN ANTONIO TEXAS

Home to the Alamo and famous River Walk, the San Antonio metro is located in the southern portion of central Texas and straddles the Interstate 35 corridor, one of the fastest-growing areas in the state. The metro encompasses eight counties: Bander, Atascosa, Kendall, Comal, Bexar, Guadalupe, Medina and Wilson. Situated only 160 miles from Nuevo Laredo, Mexico, San Antonio is an easy drive on I-35 from the border and serves as a major gateway between the United States and Mexico. The area is further enhanced by an extensive transportation network that provides shipping options to domestic and international markets, as well as the Eagle Ford Shale formation that runs through Atascosa and Wilson counties. San Antonio is the most populous city in the metro, housing nearly 1.5 million residents. New Braunfels also has a local population above 100,000 citizens.



ROBUST
JOB CREATION



STRONG POPULATION
GROWTH



LOW COST-OF-LIVING
AND DOING BUSINESS

METROPLEX GROWTH

ECONOMY

The Eagle Ford Shale deposit has contributed to the diversification of jobs into the energy sector. Valero's corporate headquarters are here, as well as firms like NuStar Energy. Lackland Air Force Base, Randolph Air Force Base, Fort Sam Houston and Camp Bullis are among the myriad military installations located in the metro. An important component of the health care industry is South Texas Medical Center — a conglomerate of hospitals, clinics and research, as well as higher education facilities.



5%
MANUFACTURING



14%
PROFESSIONAL AND
BUSINESS SERVICES



16%
GOVERNMENT



12%
LEISURE AND HOSPITALITY



9%
FINANCIAL
ACTIVITIES



18%
TRADE, TRANSPORTATION,
AND UTILITIES



5%
CONSTRUCTION



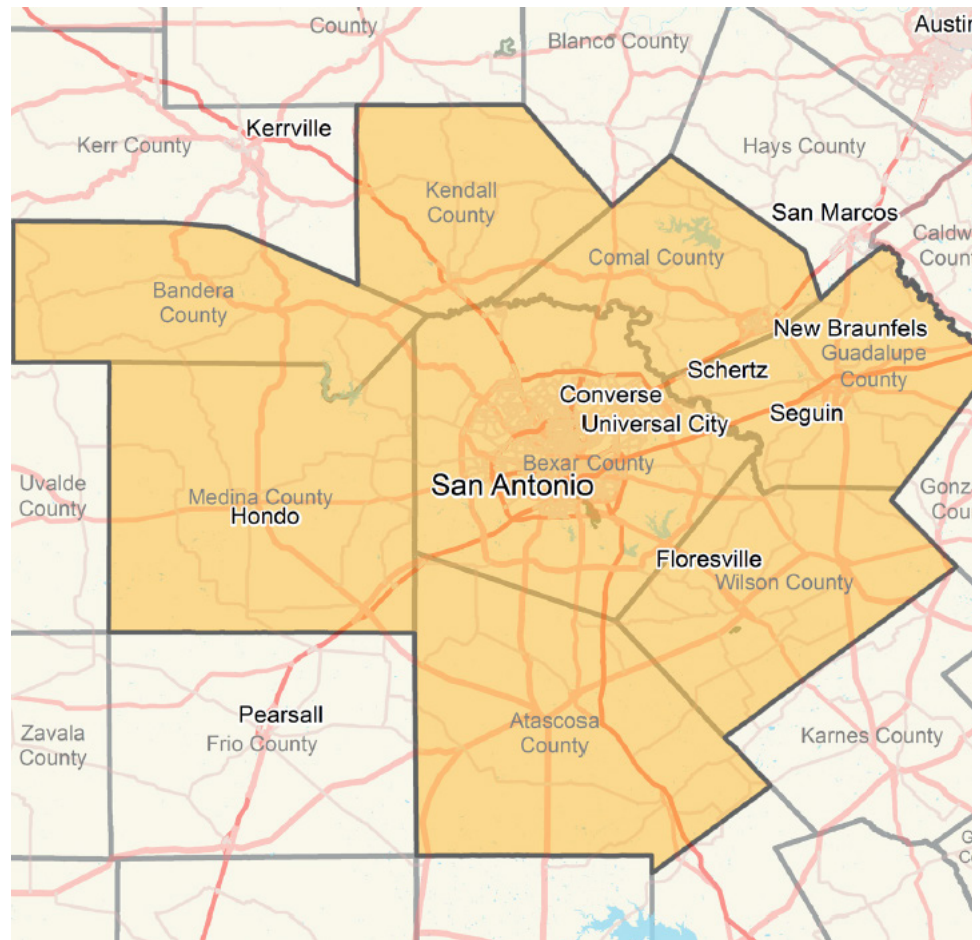
15%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



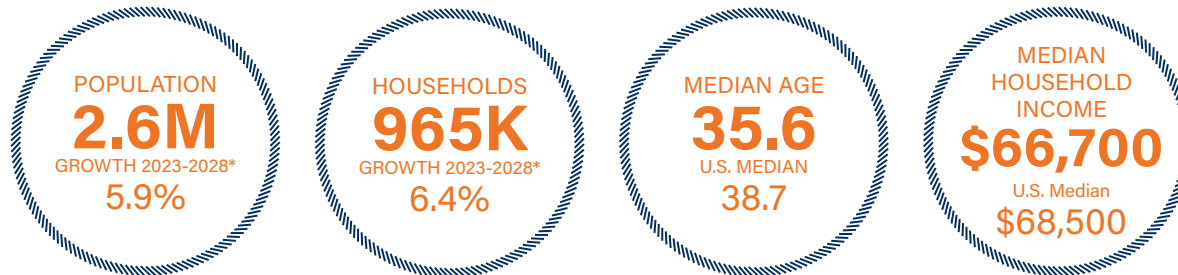
4%
OTHER SERVICES



METROPLEX GROWTH

DEMOGRAPHICS

The metro is expected to add more than 153,000 people through 2028, resulting in the formation of roughly 62,000 households. A relatively youthful population contributes to a homeownership rate of 63 percent, which is slightly below the national rate of 64 percent. Roughly 28 percent of residents ages 25 and older hold a bachelor's degree; 10 percent of residents have also earned a graduate or professional degree.



QUALITY OF LIFE

Culture and history abound in places like La Villita, the Spanish Governor's Palace, San Fernando Cathedral, Casa Navarro State Historic Site and the Alamo. Tradition blends with more modern attractions, such as the River Walk, a 2.5 mile stretch of parks, cafes, nightclubs and hotels. Upscale apartments built along the walk have brought more residents into the city. The metro is also home to numerous sporting events and teams, including the NBA's San Antonio Spurs, San Antonio FC Soccer and AA Baseball's Missions. Also, the University of Texas at San Antonio Roadrunners play NCAA Division 1 football. Art enthusiasts can visit many museums and cultural centers in San Antonio.



DEMOGRAPHICS



377,429

Total Population
Within 5 Miles



50.4%



49.6%



\$63,880

Average Household Income
Within 5 Miles



168,989

Employees
Within 1 Mile

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2028 Projection | | | |
| Total Population | 19,026 | 155,898 | 382,749 |
| 2023 Estimate | | | |
| Total Population | 18,833 | 153,771 | 377,429 |
| 2020 Census | | | |
| Total Population | 18,249 | 149,222 | 371,394 |
| 2010 Census | | | |
| Total Population | 19,362 | 155,349 | 384,193 |
| Daytime Population | | | |
| 2023 Estimate | 30,155 | 239,709 | 485,163 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2028 Projection | | | |
| Total Households | 7,201 | 58,784 | 141,100 |
| 2023 Estimate | | | |
| Total Households | 7,014 | 57,297 | 137,804 |
| Average (Mean) Household Size | 2.5 | 2.6 | 2.7 |
| 2020 Census | | | |
| Total Households | 6,892 | 56,275 | 135,586 |
| 2010 Census | | | |
| Total Households | 6,902 | 53,260 | 130,900 |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--|----------|----------|----------|
| 2023 Estimate | | | |
| \$200,000 or More | 1.0% | 3.8% | 3.8% |
| \$150,000-\$199,999 | 2.0% | 3.0% | 3.1% |
| \$100,000-\$149,999 | 4.8% | 8.0% | 8.7% |
| \$75,000-\$99,999 | 6.2% | 8.4% | 9.4% |
| \$50,000-\$74,999 | 16.5% | 16.2% | 16.7% |
| \$35,000-\$49,999 | 13.1% | 12.9% | 13.5% |
| \$25,000-\$34,999 | 12.4% | 12.6% | 12.7% |
| \$15,000-\$24,999 | 14.8% | 13.7% | 13.3% |
| Under \$15,000 | 29.3% | 21.3% | 18.7% |
| Average Household Income | \$42,965 | \$60,717 | \$63,880 |
| Median Household Income | \$29,577 | \$37,587 | \$40,609 |
| Per Capita Income | \$17,678 | \$23,360 | \$23,802 |
| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
| Population By Age | | | |
| 2023 Estimate Total Population | 18,833 | 153,771 | 377,429 |
| Under 20 | 25.4% | 26.6% | 27.8% |
| 20 to 34 Years | 21.9% | 23.3% | 22.5% |
| 35 to 39 Years | 6.8% | 7.0% | 6.8% |
| 40 to 49 Years | 12.2% | 12.2% | 12.0% |
| 50 to 64 Years | 18.4% | 17.0% | 16.8% |
| Age 65+ | 15.4% | 13.9% | 14.1% |
| Median Age | 37.0 | 35.1 | 34.8 |
| Population 25+ by Education Level | | | |
| 2023 Estimate Population Age 25+ | 12,801 | 100,998 | 244,244 |
| Elementary (0-8) | 22.0% | 17.2% | 15.1% |
| Some High School (9-11) | 15.9% | 15.0% | 14.0% |
| High School Graduate (12) | 29.1% | 28.0% | 29.3% |
| Some College (13-15) | 17.0% | 17.6% | 19.2% |
| Associate Degree Only | 4.4% | 4.4% | 4.9% |
| Bachelor's Degree Only | 7.7% | 10.5% | 10.6% |
| Graduate Degree | 3.9% | 7.3% | 6.9% |
| Travel Time to Work | | | |
| Average Travel Time to Work in Minutes | 25.0 | 24.0 | 25.0 |



Information About Brokerage Services

2-10-2025

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

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 |
| Licensed Supervisor 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 |

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-1



ANTHONY MACHINE

1235, 1303 & 1306 WEST LAUREL STREET
SAN ANTONIO, TX 78201

PRESENTED BY

TYLER RANFT

Senior Associate
Office & Industrial Division
Austin Office
Office (512) 338-7883
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

ADAM ABUSHAGUR

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

DEBT CONTACT

FRANK MONTALTO

Managing Director, Capital Markets
333 West Wacker Drive, Suite 200,
Chicago, IL 60606
Office: (312) 327-5421
Frank.Montalto@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP