NRG REALTY GROUP

NRG Realty Group, LLC
214.432.7930 | 432.363.4777
www.nrgrealtygroup.com

NOVAMAXA | 3015 WCR 135, MIDLAND, TX

Investment Offering Memorandum

CONFIDENTIAL DISCLAIMER

All materials and information received or derived from NRG Realty Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NRG Realty Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NRG Realty Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NRG Realty Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NRG Realty Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NRG Realty Group in compliance with all applicable fair housing and equal opportunity laws.

NRG REALTY GROUP

Amy Barnett | Senior Associate
432-352-6714
amy.barnett@nrgrealtygroup.com

Dakota Flowers | Senior Associate
432-895-5656
dakota.flowers@nrgrealtygroup.com

Table of Contents

EXECUTIVE SUMMARY

NRG Realty Group has been selected to exclusively market 3015 WCR 135, a stabilized industrial investment opportunity in Midland, Texas. The 8,750 SF facility was newly constructed in 2025 and sits on 3.07 Acres just south of I-20, offering a functional industrial configuration well suited to Permian Basin operations.

The property is 100% leased to NovAmaxa Services LLC, a specialized engineering and manufacturing company focused on custom vehicle builds and custom cable solutions. NovAmaxa's Midland facility serves as its primary service center and supports the company's growing operations.

The NNN lease commenced March 1, 2026 and extends through February 28, 2031, with $500 annual monthly rent escalations and no renewal options. The offering is priced at $1,750,000, reflecting a 9.00% cap rate on current annual NOI of $157,500. This offering provides investors the opportunity to acquire a newer, fully leased industrial asset with a strong in-place yield, established tenant, and long-term presence in the Permian Basin.

INVESTMENT SUMMARY

Tenant	Property Type	Address	Building SF	Acreage	Year Built	Lease Expiration	Lease	Base Rent (per month)	Annual NOI	Base Rent PSF
NovAmaxa Services LLC	Industrial	3015 WCR 135, Midland, TX	8,750	3.07	2025	2/28/2031	NNN	$13,125	$157,500	$18.00

RENT TABLE

Lease Dates	3/1/2026 – 2/28/2027	3/1/2027 – 2/29/2028	3/1/2028 – 2/28/2029	3/1/2029 – 2/28/2030	3/1/2030 – 2/28/2031
Monthly Rent	$13,125.00	$13,625.00	$14,125.00	$14,625.00	$15,125.00
NOI	$157,500.00	$163,500.00	$169,500.00	$175,500.00	$181,500.00
Escalation		$500.00	$500.00	$500.00	$500.00
Cap Rate	9.00%	9.34%	9.69%	10.03%	10.37%

ECONOMICS

Cap Rate	Sales Price	Price PSF
9%	**$1,750,000**	**$200**

TENANT OVERVIEW

NovAmaxa Services LLC

NovAmaxa is a Texas-based engineering, technology, and specialty manufacturing company serving industrial and field-based customers across oil & gas, mining, government, medical, and emergency response. The company specializes in custom mobile units, specialty vehicles, industrial automation, equipment integration, telemetry, and technical field services. With its primary facility in Magnolia and a Midland service center, NovAmaxa maintains a strategic Permian Basin presence supporting energy and oilfield operations.

Source: www.novamaxa.com)

Tenant Highlights

Founded	2023
Headquarters	Magnolia, TX
Website	www.novamaxa.com
Private Equity	-

Financial Profile

Revenue	Subject to NDA
EBITDA	
Net Income	
Total Assets	
Total Liabilities	

PROPERTY OVERVIEW

3015 WCR 135, Midland, TX

Lease Abstract	
Tenant	NovAmaxa Services LLC
Building Use	Industrial/Warehouse
Rent Commencement	3/1/2026
Lease Expiration	2/28/2031
Term Remaining	54 Months as of 9/1/2026
Current Annual Rent	$157,500
Escalations	$500
Renewal Options	None
Estoppel	Upon Request
Landlord Obligations	Roof, Glass & Windows

Site Description	
Property Type	Industrial
Total Square Feet	8,750 SF
Office Square Feet	1,500 SF
Parcel Size	3.07 Acres
Building to Land Ratio	15.28%
Parking	Surface/Asphalt
Year Built	2025
Years Expanded	-
Number of Buildings	1
Number of Stories	1
Dock-High Doors	0
Grade-Level Doors	(7) 14’ x 16’
Clear Heights	22’
Wash-Bay	1,250 SF w/ (2) 1,500-Gallon Underground Poly Tanks
Crane(s)	5-ton Crane Ready

Construction	
Basic Construction	Metal
Foundation	Concrete
Framing	Metal
Floors	Concrete
Exterior Walls	Metal
Roof Type	Metal

SUBJECT PROPERTY

3015 WCR 135, Midland, TX

PROPERTY DESCRIPTION

This new 8,750 SF industrial facility sits on 3.07 acres and is ideally positioned just south of I-20 in Midland, TX. Designed for functionality and efficiency, the improvements include 1,500 SF of modern office space featuring 4 private offices, a reception area, conference room, break room, two restrooms, and a shower. The 6,500 SF shop has a 22’ ceiling height and is built crane-ready with structural support for up to a 5-ton crane. Other shop amenities include (7) 14’x16’ overhead doors forming 3 drive-through bays plus an additional drive-in bay accessed from the covered wash-bay. The 1,250 SF covered wash-bay drains into (2) 1,500-gallon underground poly tanks. The property is fully fenced and secured with two 20’ rolling gates and is accessed via a private, low-traffic road that has been recently improved with asphalt millings. Additional improvements include 3-Phase electrical service, a private water well, and an on-site septic system.

LOCATION DESCRIPTION

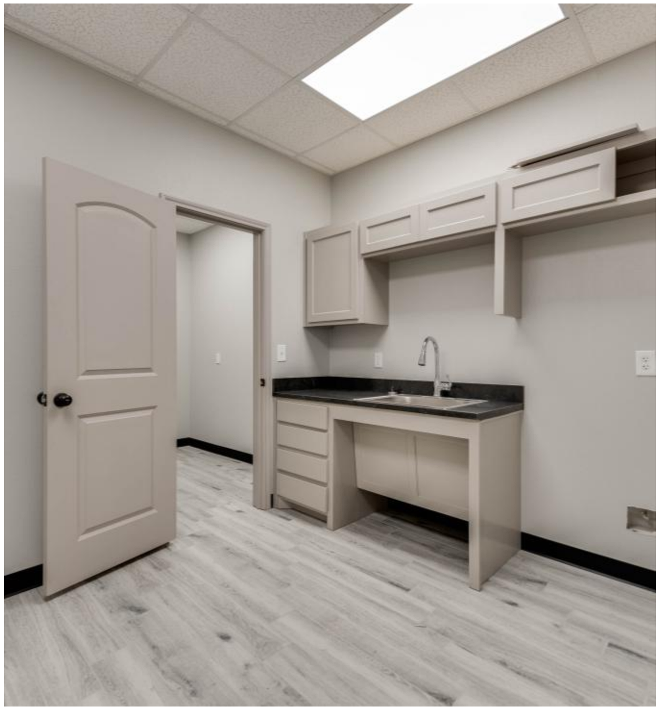
From Midland International Air & Space Port, head east on La Force Blvd and get on I-20 Business Loop East, continue before following SCR 1250 to the I-20 Frontage Road. Proceed along the I-20 Frontage Road and continue south on SCR 1210 (S Midkiff Road). Turn left and continue briefly to arrive at the destination.

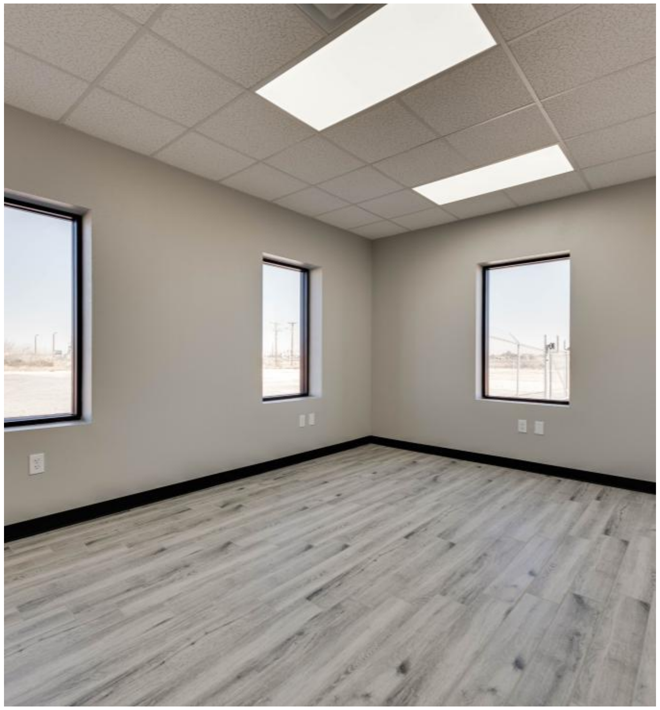
PROPERTY HIGHLIGHTS

- 8,750 SF on 3.07 Acres
- 1,500 SF Office
- 4 Private Offices, Reception, Conference Room, Breakroom
- 6,500 SF Shop
- 22’ Ceiling Height
- 5-ton Crane Ready
- (7) 14’x16’ Overhead Doors
- 1,250 SF Covered Wash-Bay with (2) 1,500-Gallon Underground Poly Tanks
- 3-Phase Power, Water Well, Septic
- Fully Fenced with (2) 20’ Rolling Gates

PROPERTY PHOTOS

3015 WCR 135, Midland, TX



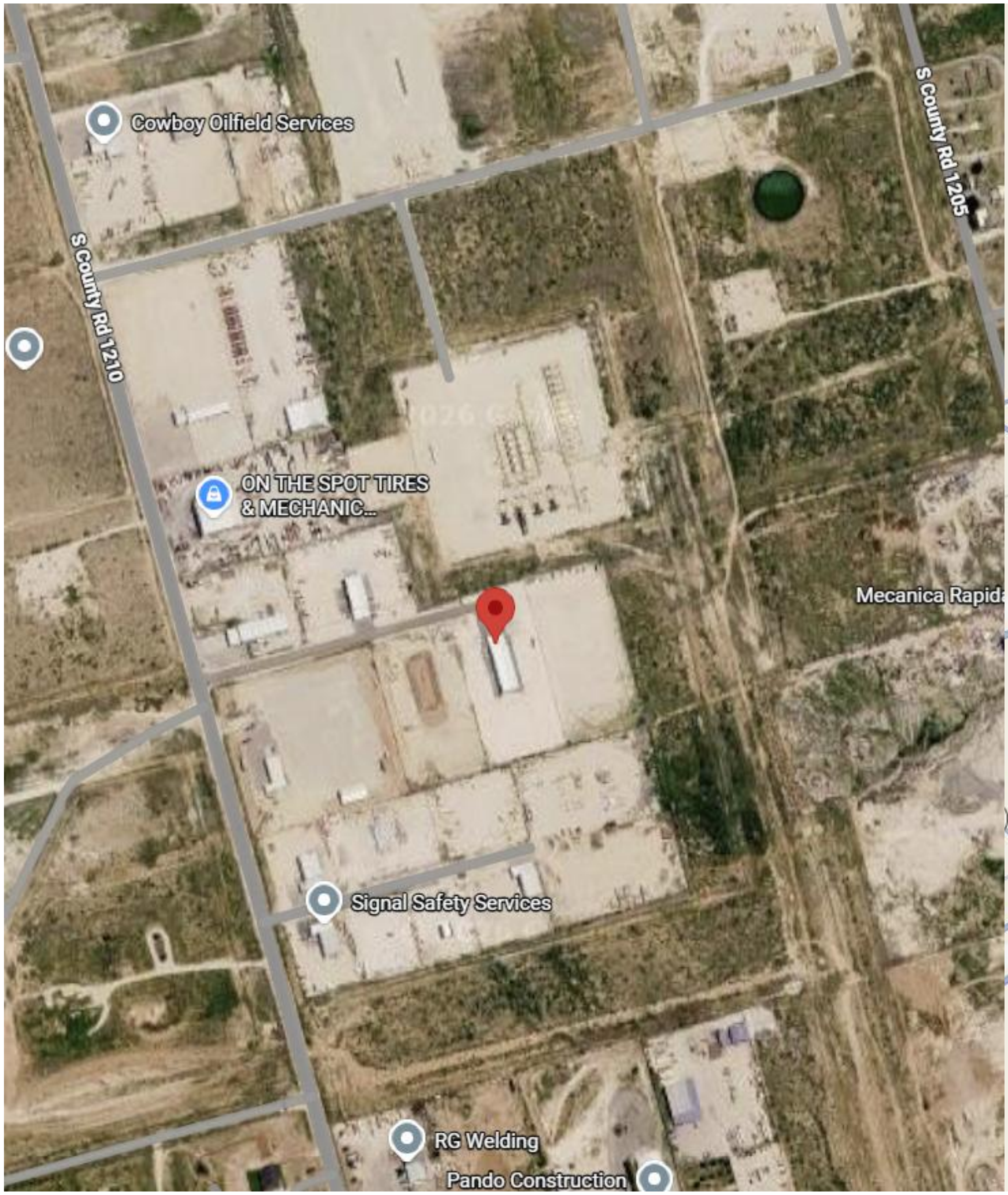


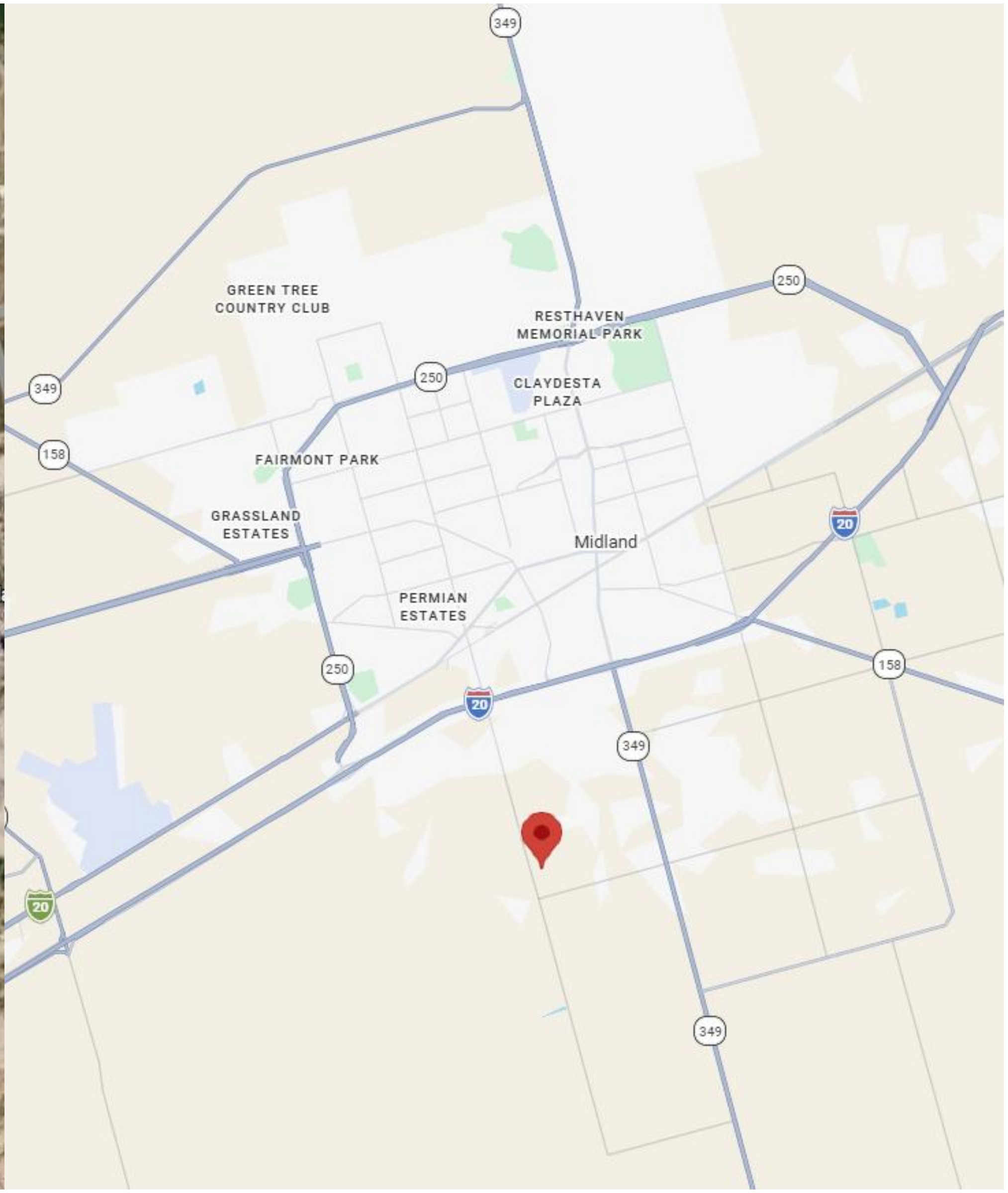
PROPERTY MAP

3015 WCR 135, Midland, TX

PROPERTY MAP

3015 WCR 135, Midland, TX





BROKER PROFILE

Amy joined the NRG Realty Group in 2024. She has been actively involved in real estate since 2004, completing assignments in industrial, office, retail, medical, and multi-family commercial real estate. Amy grew up around the industrial oil and gas sector in Midland, visiting drilling sites with her father, who owned Brasher Mud, Inc., and D&A Equipment. Later, she worked with him in asbestos abatement. Amy emphasizes uncompromising integrity, effective communication, confidentiality, and is deeply involved in the due diligence process. Her priority is her clients' best interests, and she enjoys helping them achieve their business goals.

Amy's career started as a writer for the Midland Reporter-Telegram's Oil & Gas Report. She has a B.A. in Communications from the University of Texas of the Permian Basin and attended Thomas M. Cooley Law School. She later worked for a corporate litigation firm in Dallas and assisted with gas station leases in Boca Raton, Florida. Amy is a member of the International Council of Shopping Centers (ICSC) and is working toward her CCIM accreditation. She enjoys spending time with her daughter, Ellie, as well as fishing, golf, running, and photography.

AMY BRASHER BARNETT

Senior Associate
432-352-6714
amy.barnett@nrgrealtygroup.com

Dakota hails from South Texas and graduated from the University of Texas at Austin with a BBA in Finance. After graduating, he forewent a job in the finance sector and, instead, pursued work as a hand in the oilfield, gaining experience in drilling before making his way into the completions world. Dakota's educational background eventually caught the eye of a previous employer, leading to a career as a completions salesman. Specializing in Frac, Dakota excelled in sales, securing over $125,000,000 in contracts with E&P Companies over four years.

Outside of work, Dakota is a gym aficionado, an AI enthusiast, and regularly consumes enough caffeine to disqualify the entire U.S. Olympic Track Team on any given day. In his rare free time, he enjoys reading classical fiction, with "The Count of Monte Cristo" by Alexandre Dumas being his favorite.

DAKOTA FLOWERS

Senior Associate
432-895-5656
dakota.flowers@nrgrealtygroup.com

ABOUT NRG

“The Commercial Focused Realty Group”

NRG was formed to provide individuals and companies who operate in the tertiary shale plays a single point of contact for each of their real estate transactions and facility needs throughout the United States.

We have spent years building relationships with corporate real estate directors, energy executives, local brokers, developers, general contractors, municipalities, and investors in each of the major basins.

These relationships allow us to effectively provide a variety of transaction options based on our client's needs.

We have represented clients on existing office and industrial facilities for lease, purchase, build to suit, unimproved land for development, and direct sales, subletting existing space, sale-leaseback transactions, and sale of land for commercial purposes.

Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

NRG Realty Group LLC	9004023	Justin@NRGRealtygroup.com	(214)534-7976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Justin Dodd	0601010	Justin@NRGRealtygroup.com	(214)534-7976+-
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

NRG REALTY GROUP

The Energy Focused Real Estate Company

BROKERAGE & SITE SELECTION

DEVELOPMENT & DUE DILIGENCE

BUILD TO SUIT

INVESTMENTS

Dallas Office
6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

NRG Realty Group, LLC
nrgrealtygroup.com
@NRGRealtyGroup

Midland Office
1611 W Illinois Ave, Midland, TX
432.363.4777