

Tomball-Rosehill RV Park

19615 FM 2920, Tomball, TX 77377

RV Park
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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PROPERTY OVERVIEW

Tomball-Rosehill RV Park
19615 FM 2920 | Tomball, TX 77377



EXECUTIVE SUMMARY

The Opportunity

Matthews™ is pleased to present the Tomball-Rosehill RV Park located at 19615 FM 2920 in Tomball, TX. The property benefits from the growth of FM 2920, which is extending to Waller and attracting new businesses focused around industrial distribution/storage and commercial retail growth. Industry growth and the expansion of the Houston MSA has also led to major single family housing development in the surrounding area. Tomball's population has grown over 20% within the last few year, with more expected in the coming decade. The property is located across from the Rosehill Christian School and nearby retail centers making it appealing to individuals and families alike. This investment is supported by rapid local economic growth and infrastructure improvements, offering strong upside for investors.



1985

Year Built

55

Number of Pads & Houses

±237,687 SF

Gross Land SF (HCAD)

±6.28 AC

Land AC (HCAD)

Harris

County

Well & Septic

Utilities

INVESTMENT HIGHLIGHTS

Property Highlights

- Spacious RV sites designed for comfort and convenience
- Full hookup sites with water, sewer, and electric service
- Well-maintained grounds with easy site access
- Level pads accommodating a variety of RV sizes
- Quiet, clean, and move-in-ready environment
- Long-term and short-term stay options available

Prime Location on Path of Expansion

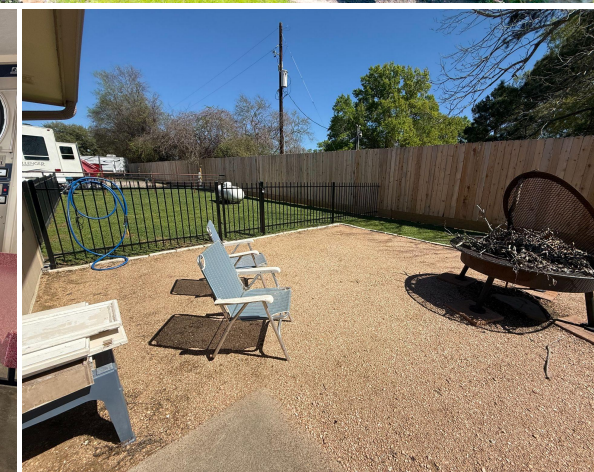
- Direct frontage and easy access to FM 2920
- Convenient connection to SH 249 (Aggie Expressway) and Hwy 290
- Quick commute to Tomball, Magnolia, and Northwest Houston
- Minutes from shopping, dining, and daily conveniences
- Close to medical facilities and essential services

Strong Employment Drivers

- Proximity to major healthcare employers including Tomball Regional Medical Center
- Access to energy, manufacturing, and distribution employers in Northwest Houston
- Convenient to business hubs along SH 249 and the Grand Parkway (TX-99)
- Nearby retail and service sector employment centers
- Growing residential and commercial development in the Tomball/Magnolia corridor

Area Amenities

- Close to local parks and outdoor recreation areas
- Near historic downtown Tomball with shops, dining, and seasonal events
- Access to Tomball ISD schools
- Convenient to Lone Star College–Tomball campus
- Easy access to grocery stores, pharmacies, and everyday services



PROPERTY PHOTOS





The Woodlands Mall

Apple macy's
JCPenney
DICK'S SPORTING GOODS Dillard's
NORDSTROM

🎓 Tomball High School
±3,078 Students

🏠 The Woodlands
Population: ±122,000

🎓 Lone Star College- Tomball
±9,300 Students

🏢 City of Tomball
Population: ±14,000

Exxon
Houston Campus
±10,000 Employees

Tomball Depot Plaza

target H-E-B
LOWE'S
Kroger W

🏥 HCA Houston Tomball
±350 Beds

± 48,700 VPD

Subject Property

Walmart Supercenter
COSTCO WHOLESALE
TSC TRACTOR SUPPLY CO

H-E-B THE HOME DEPOT
target Chick-fil-A Walmart Supercenter

HPE
Houston Campus
±2,000 Employees

🎓 Tomball Memorial High School
±3,140 Students

Houston Premium Outlets

H-E-B

🏥 Houston Methodist Willowbrook Hospital
±358 Beds

H-E-B
Kroger

🎓 Lone Star College University Park
±12,000 Students

Willowbrook Mall

Apple macy's
JCPenney
DICK'S SPORTING GOODS Dillard's
ZARA OLD NAVY

🏥 Memorial Hermann Cypress Hospital
±143 Beds

target THE HOME DEPOT
Walmart Supercenter
BEST BUY LOWE'S

10 Miles
Magnolia

30 Miles
George Bush Inter-Continental Airport

38 Miles
Downtown Houston

± 81,200 VPD

± 68,500 VPD

Google Earth

FINANCIAL OVERVIEW

Tomball-Rosehill RV Park
19615 FM 2920 | Tomball, TX 77377



Investment Summary

Contact Broker For Pricing

19615 FM 2920

Property Address

4

Individual Parcels



Unit Mix & Scheduled Income

| Total Units | Unit Mix | Unit Mix % | Current Avg Rent | Current Max Rent | Market Rent | Current Monthly Rent | Market Monthly Rent |
|-------------|---------------|------------|------------------|------------------|-------------|----------------------|---------------------|
| 52 | RV Pad | 94% | \$522 | \$1,150 | \$600 | \$21,390 | \$31,200 |
| 1 | Tiny House | 2% | \$650 | \$650 | \$700 | \$650 | \$700 |
| 1 | Back House | 2% | \$1,950 | \$1,950 | \$2,000 | \$1,950 | \$2,000 |
| 1 | Large House | 2% | \$1,700 | \$1,700 | \$2,000 | \$1,700 | \$2,000 |
| 55 | Average/Total | 100% | \$584 | \$1,147 | \$644 | \$25,690 | \$35,900 |

Annual Operating Summary

| | Pro Forma Estimates | T-12 | Per Unit | Year 1 Adjusted | Per Unit | Year 3 Stabilized | Growth Estimate |
|-------------------------------|---------------------|------------------|----------------|------------------|----------------|-------------------|-----------------|
| Gross Potential Rent | | \$288,016 | | \$430,800 | Market Rent | \$430,800 | Market Rent |
| Less Vacancy | -10.0% | \$0 | 0.00% | -\$43,080 | -10.0% | -\$34,464 | -8.0% |
| Loss/Gain to Lease | -3.0% | \$0 | 0.00% | -\$12,924 | -3.0% | -\$8,616 | -2.0% |
| Less Change in Delinquency | -1.0% | -\$13,397 | -4.65% | -\$4,308 | -1.0% | -\$4,308 | -1.0% |
| Expense/Utility Reimbursement | 2% Over Actual | \$53,303 | \$969 | \$54,369 | \$989 | \$56,544 | +2% YoY |
| Other Income | \$50 Per Unit | \$1,365 | \$25 | \$2,750 | \$50 | \$2,860 | +2% YoY |
| Gross Operating Income | | \$329,287 | | \$427,607 | | \$442,816 | |
| Expenses | | \$170,106 | 51.66% | \$201,062 | 42.72% | \$211,927 | 44.40% |
| Net Operating Income | | \$159,180 | \$2,894 | \$226,545 | \$4,119 | \$304,044 | \$5,429 |

Pro Forma Annual Operating Expenses

| | Pro Forma Estimates | % of Current SGI | T-12 | Per Unit | Year 1 Adjusted | Per Unit | Year 3 Stabilized | Per Unit |
|---|---------------------|------------------|------------------|----------------|------------------|----------------|-------------------|----------------|
| Real Estate Taxes | +5% YoY | 12.91% | \$37,183 | \$676 | \$39,043 | \$695 | \$42,042 | \$764 |
| Off-Site Management | 8.0% GOI | 0.00% | \$0 | \$0 | \$34,209 | \$694 | \$38,833 | \$706 |
| Insurance | \$250 Per Unit | 4.46% | \$12,850 | \$234 | \$13,750 | \$250 | \$14,094 | \$256 |
| General and Administrative | \$100 Per Unit | 2.26% | \$6,522 | \$119 | \$5,500 | \$100 | \$5,638 | \$103 |
| Contract Services | \$150 Per Unit | 5.25% | \$15,135 | \$275 | \$8,250 | \$150 | \$8,456 | \$154 |
| Landscaping/Grounds | \$300 Per Unit | 5.79% | \$16,678 | \$303 | \$16,500 | \$300 | \$16,913 | \$308 |
| Repairs & Maintenance | \$250 Per Unit | 4.55% | \$13,091 | \$238 | \$13,750 | \$250 | \$14,094 | \$256 |
| Electricity | 2% Over Actual | 16.32% | \$47,008 | \$855 | \$47,948 | \$872 | \$6,566 | \$119 |
| Water/Sewer | 2% Over Actual | 2.41% | \$6,945 | \$126 | \$7,084 | \$129 | \$6,721 | \$122 |
| Other Utilities/Fuel/Gas | 2% Over Actual | 3.24% | \$9,341 | \$170 | \$9,528 | \$173 | \$10,304 | \$187 |
| Marketing/Advertising | \$100 Per Unit | 1.86% | \$5,352 | \$97 | \$5,500 | \$100 | \$5,638 | \$103 |
| Total Expenses | | 51.66% | \$170,106 | \$3,093 | \$201,062 | \$3,656 | \$211,927 | \$3,853 |
| | | | Current | Per Unit | % of SGI | | | |
| Non-Controllable Expenses Taxes, Ins., Reserves | | | \$66,712 | \$1,213 | 15.49% | | | |
| Total Expense without Taxes & Reserves | | | \$132,923 | \$2,417 | 30.85% | | | |

a RENT ROLL

| Unit # | Rent | Unit Type |
|--------|-----------|-----------|
| 1 | \$550 | RV Pad |
| 2 | \$600 | RV Pad |
| 3 | \$600 | RV Pad |
| 4 | \$525 | RV Pad |
| 5 | \$525 | RV Pad |
| 6 | \$500 | RV Pad |
| 7 | \$600 | RV Pad |
| 8 | \$500 | RV Pad |
| 9 | Available | RV Pad |
| 10 | Available | RV Pad |
| 11 | Available | RV Pad |
| 12 | \$550 | RV Pad |
| 13 | \$550 | RV Pad |
| 14 | \$550 | RV Pad |
| 15 | \$500 | RV Pad |
| 16 | Available | RV Pad |
| 17 | \$550 | RV Pad |
| 18 | Available | RV Pad |
| 19 | \$525 | RV Pad |
| 20 | Available | RV Pad |

| Unit # | Rent | Unit Type |
|--------|-----------|-----------|
| 21 | \$500 | RV Pad |
| 22 | \$500 | RV Pad |
| 23 | \$550 | RV Pad |
| 24 | \$500 | RV Pad |
| 25 | \$550 | RV Pad |
| 26 | \$65 | RV Pad |
| 27 | \$525 | RV Pad |
| 28 | \$525 | RV Pad |
| 29 | \$525 | RV Pad |
| 30 | \$550 | RV Pad |
| 31 | \$550 | RV Pad |
| 32 | \$550 | RV Pad |
| 33 | \$500 | RV Pad |
| 34 | Available | RV Pad |
| 35 | \$50 | RV Pad |
| 36 | Available | RV Pad |
| 37 | \$525 | RV Pad |
| 38 | Available | RV Pad |
| 39 | Available | RV Pad |
| 40 | \$450 | RV Pad |

| Unit # | Rent | Unit Type |
|--------|-----------|-------------|
| 41 | \$450 | RV Pad |
| 42 | \$500 | RV Pad |
| 43 | \$550 | RV Pad |
| 44 | \$550 | RV Pad |
| 45 | \$525 | RV Pad |
| 46 | \$1,150 | RV Pad+Shed |
| 47 | \$550 | RV Pad |
| 48 | \$500 | RV Pad |
| 49 | \$525 | RV Pad |
| 50 | Available | RV Pad |
| 51 | \$500 | RV Pad |
| 52 | \$550 | RV Pad |
| 53 | \$650 | Tiny Home |
| 54 | \$1,950 | Back House |
| 55 | \$1,700 | Front House |

\$25,690
 Gross Monthly Income
80%
 Occupancy

MARKET OVERVIEW

Tomball-Rosehill RV Park
19615 FM 2920 | Tomball, TX 77377



Houston, TX MSA

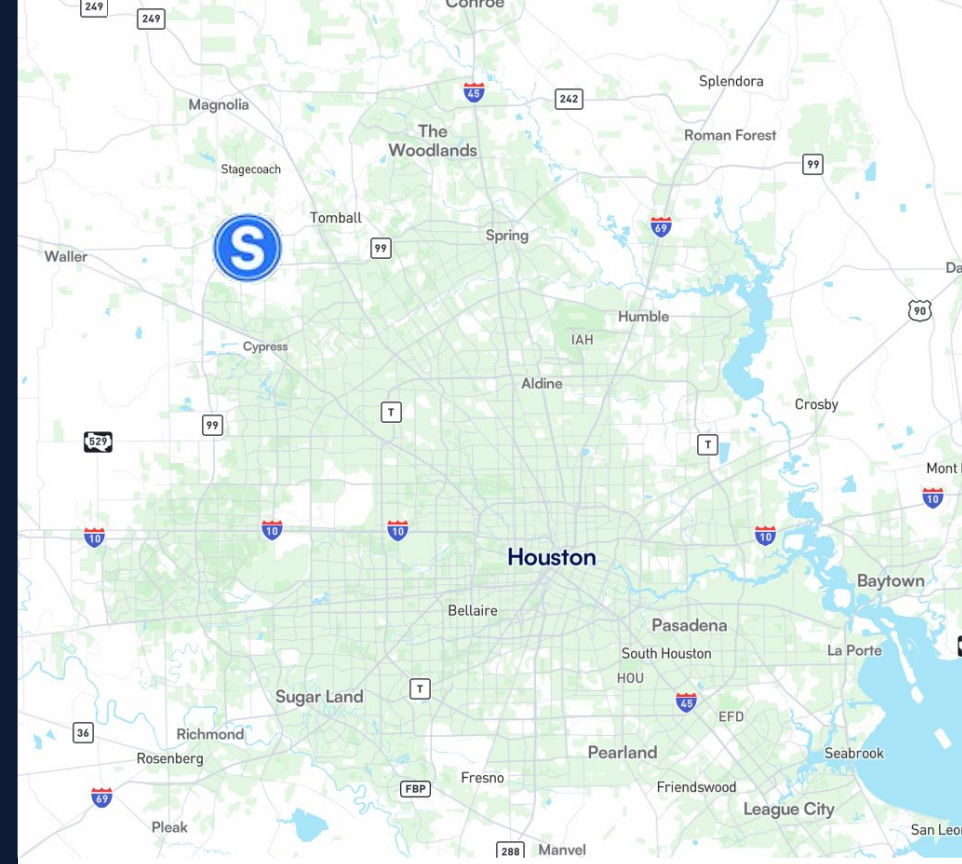
Tomball, TX

Neighborhood Overview | Rose Hill

Positioned along FM 2920 just west of Tomball, the Rose Hill area surrounding the property is a semi-rural residential corridor that supports a mix of manufactured housing, small acreage homesites, and modest single-family residences. The area is characterized by a stable renter base supported by proximity to local employers, expanding suburban growth, and the region's primary retail and service corridors. Tree-lined properties, manufactured home communities, scattered rental homes, and small businesses along nearby FM 2920 and State Highway 249 define the area's semi-rural character. Continued property maintenance and gradual reinvestment have reinforced the Rose Hill area's role as a practical residential location for local workers and families.

Household incomes in the surrounding trade area generally align with the regional average, supported by employment in healthcare, retail, logistics, construction, and regional service industries. The neighborhood benefits from convenient access to State Highway 249, the Grand Parkway (SH 99), and nearby employment centers in Tomball, Cypress, and northwest Houston, supporting commuter mobility and day-to-day convenience. Consistent demand for affordable housing, limited large-scale redevelopment, and steady population growth across northwest Harris County have contributed to dependable fundamentals for manufactured housing communities within the Rose Hill area, positioning the submarket as a stable and supply-limited housing option within the northwest Houston corridor.

| Population | 1-Mile | 3-Mile | 5-Mile |
|-------------------------------|-----------|-----------|-----------|
| Five-Year Projection | 8,956 | 22,273 | 60,533 |
| Current Year Estimate | 6,413 | 17,002 | 49,854 |
| 2020 Census | 2,715 | 10,634 | 37,404 |
| Growth Current Year-Five-Year | 0.5% | 1.8% | 2.0% |
| Growth 2020-Current Year | 0.3% | 0.5% | 0.6% |
| Households | 1-Mile | 3-Mile | 5-Mile |
| Five-Year Projection | 3,192 | 7,684 | 20,475 |
| Current Year Estimate | 2,274 | 5,756 | 16,481 |
| 2020 Census | 969 | 3,553 | 12,178 |
| Growth Current Year-Five-Year | 0.5% | 1.8% | 2.0% |
| Growth 2020-Current Year | 1.3% | 1.2% | 1.6% |
| Income | 1-Mile | 3-Mile | 5-Mile |
| Average Household Income | \$172,455 | \$177,779 | \$170,817 |



±38 Miles Away from Houston, TX

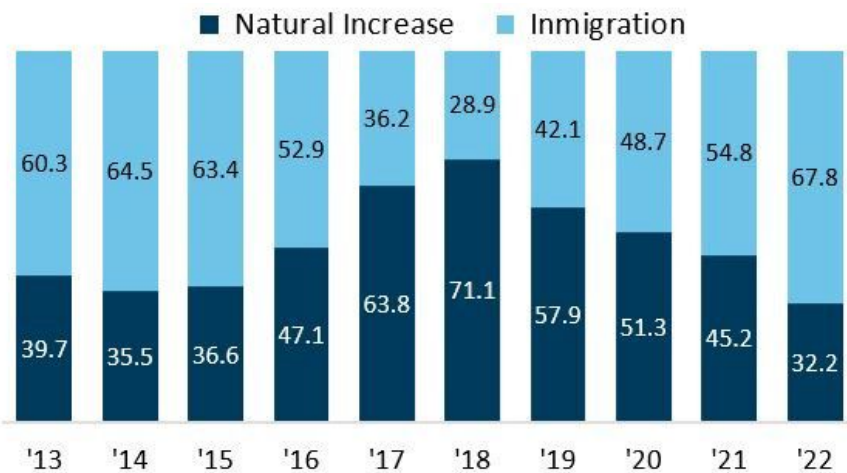


HOUSTON, TX

Houston, Texas is a diverse city that stands as the fourth-largest in the United States, known for its unique blend of southern charm and cosmopolitan allure. Located in the southeastern part of the state, Houston boasts a rich cultural tapestry, with a thriving arts scene, world-class museums like the Museum of Fine Arts and the Menil Collection, and a burgeoning culinary landscape featuring a wide array of international cuisines. The city is synonymous with the space industry, home to NASA's Johnson Space Center, where historic moon landings were orchestrated.

Additionally, Houston is a hub for the energy sector, with countless oil and gas companies headquartered here. The city's sprawling landscape is dotted with lush parks, including Hermann Park and Buffalo Bayou Park, providing ample opportunities for outdoor recreation. With a booming economy and a warm, welcoming community, Houston continues to be a beacon of opportunity and diversity in the Lone Star State.

Share of Metro Population Gains Over Time (%)



Source: Partnership calculations based in U.S. Census Bureau data

#1 Relocation Destination In US

- Houston Chronicle (2024)

#2 Fastest Growing U.S. Metro

- U.S. Census Bureau (2023)

5th Largest MSA Currently

By 2100, Houston Is Expected To Be The 2nd Largest Msa In The Country With Over 31mm People

2.25x Larger Than Tampa

Averaging 250 / Day, 1 Person / 5 Minutes

3x Larger Than Austin

3.5x Larger Than Nashville

9x Larger Than Boise

GDP Would Be The 23rd Largest In The World

13.58% Harris County Growth Rate

Projected In 5 Years In A 3 Mile Radius

HOUSTON ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bioscience. Houston is home to the Texas Medical Center, the world's largest concentration of healthcare and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. Additionally, it is home to numerous Fortune 500 companies and over 60 medical organizations. According to Forbes, Houston has a gross metro product of \$482.1 billion.

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center. Over 5,000 Houston companies are engaged in international business and approximately 1,000 Houston firms report foreign ownership. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area. Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.



#3 In Best Places To Live In Texas

- U.S. News And World Report 2022-2023

#1 Most Diverse City in America

WalletHub, Most Diverse Cities in the U.S., 2023-2024

#9 Best Places to Live in the U.S.

- U.S. News & World Report, Best Places to Live, 2022-2023

Top Food City in America

- Food & Wine Magazine, Global Tastemakers Awards, 2024-2025

Major Employers

of Employees

| | |
|---|--------|
| Memorial Hermann Health System | 35,390 |
| Walmart | 29,797 |
| Houston Methodist | 29,657 |
| The University of Texas MD Anderson Cancer Center | 21,576 |
| HCA Houston Healthcare | 15,000 |
| Kroger | 14,868 |
| ExxonMobil | 13,000 |
| United Airlines | 11,900 |
| Schlumberger Limited | 11,700 |



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|--|-------------|---------------------------|--------------|
| Matthews Real Estate Investment Services, Inc. | 9005919 | transactions@matthews.com | 866-889-0050 |
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| Designated Broker of Firm | License No. | Email | Phone |
| Patrick Graham | 528005 | licensing@matthews.com | 866-889-0050 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

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19615 FM 2920 | Tomball, TX 77377

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 19615 FM 2920, Tomball, TX 77377 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Service™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.