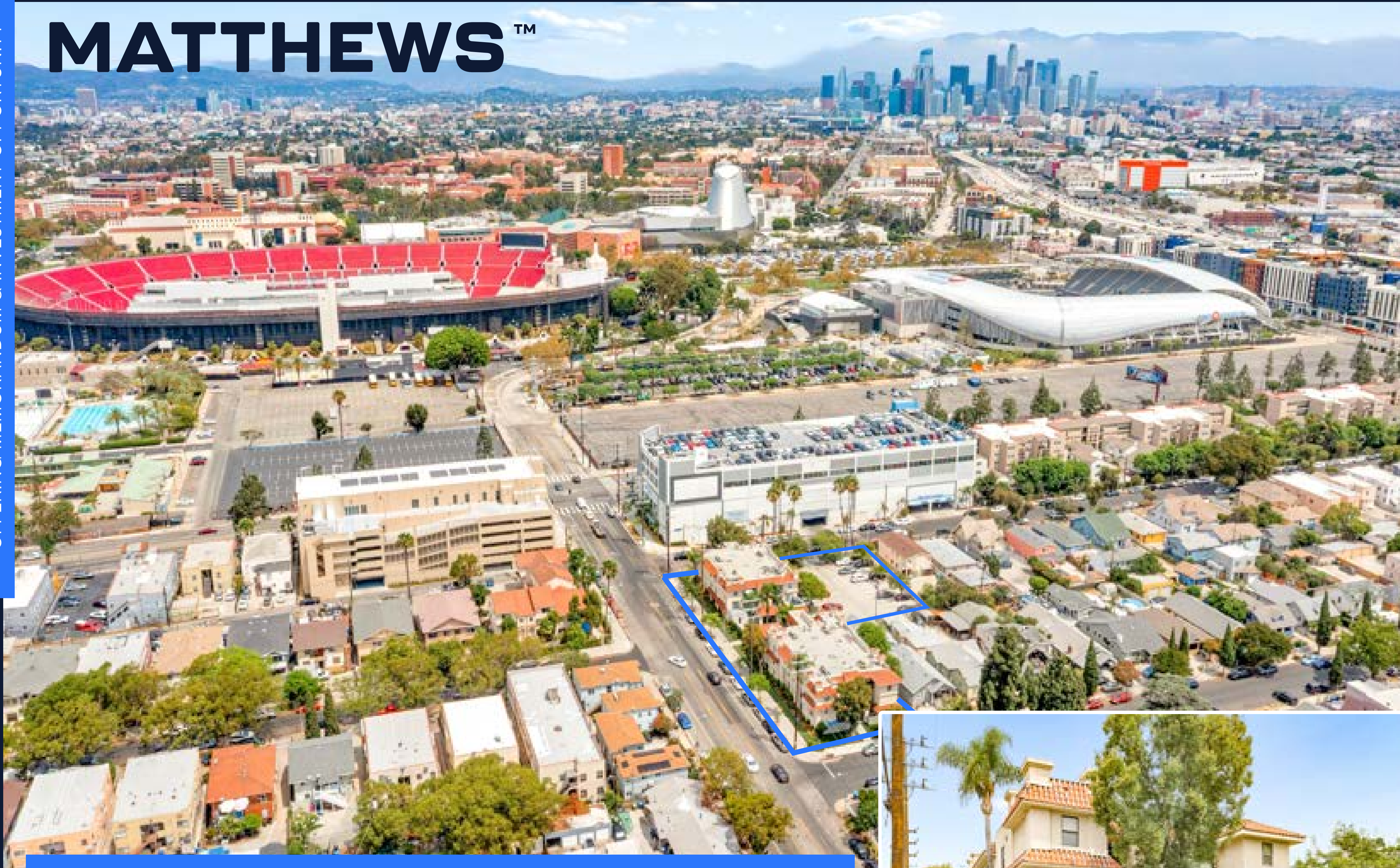
OFFERING MEMORANDUM & INVESTMENT OPPORTUNITY

MATTHEWS™



24 UNITS | USC / UNIVERSITY PARK | 19 OF 24 UNITS RENOVATED

4040-4060 S HOOVER STREET
LOS ANGELES, CA 90037

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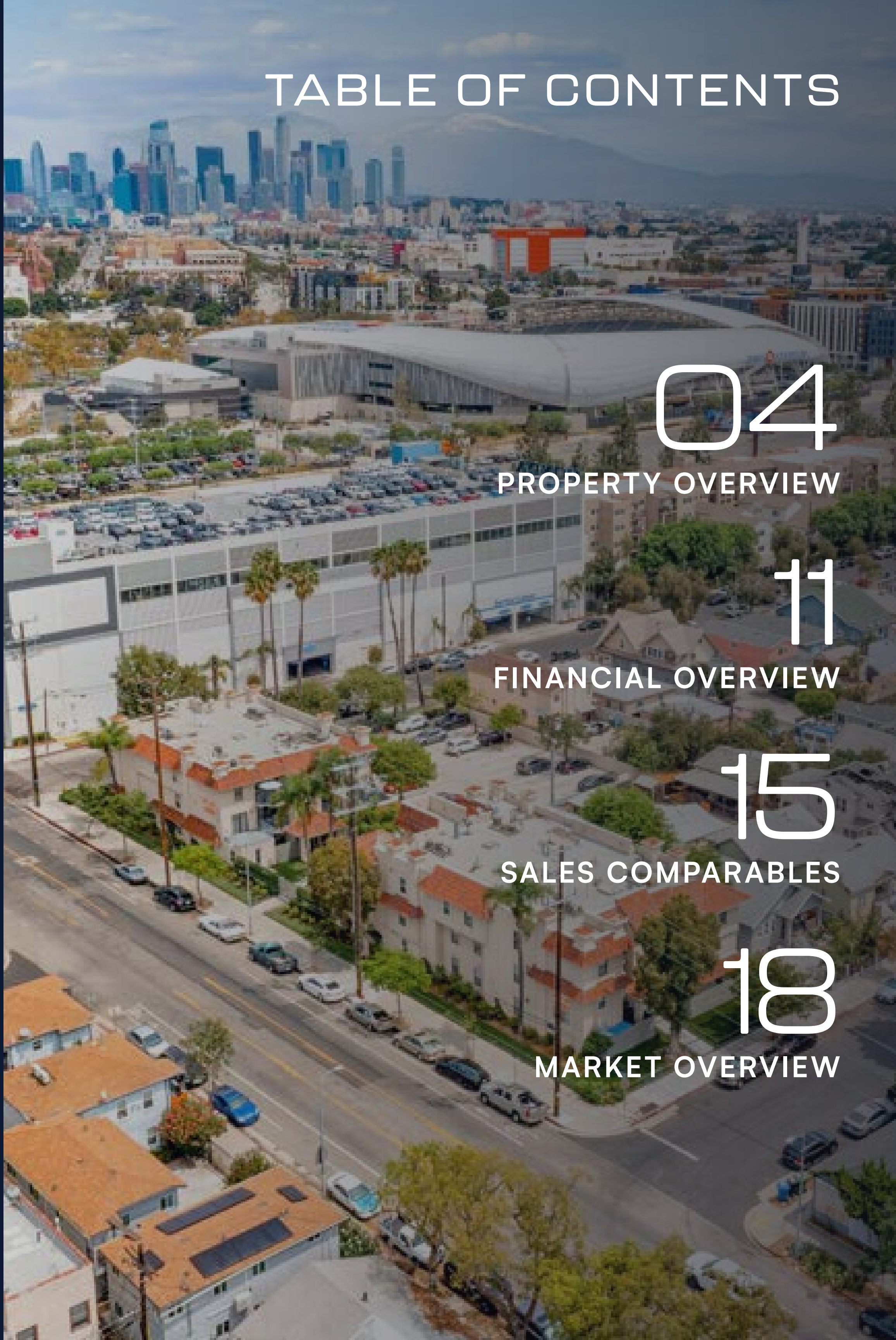
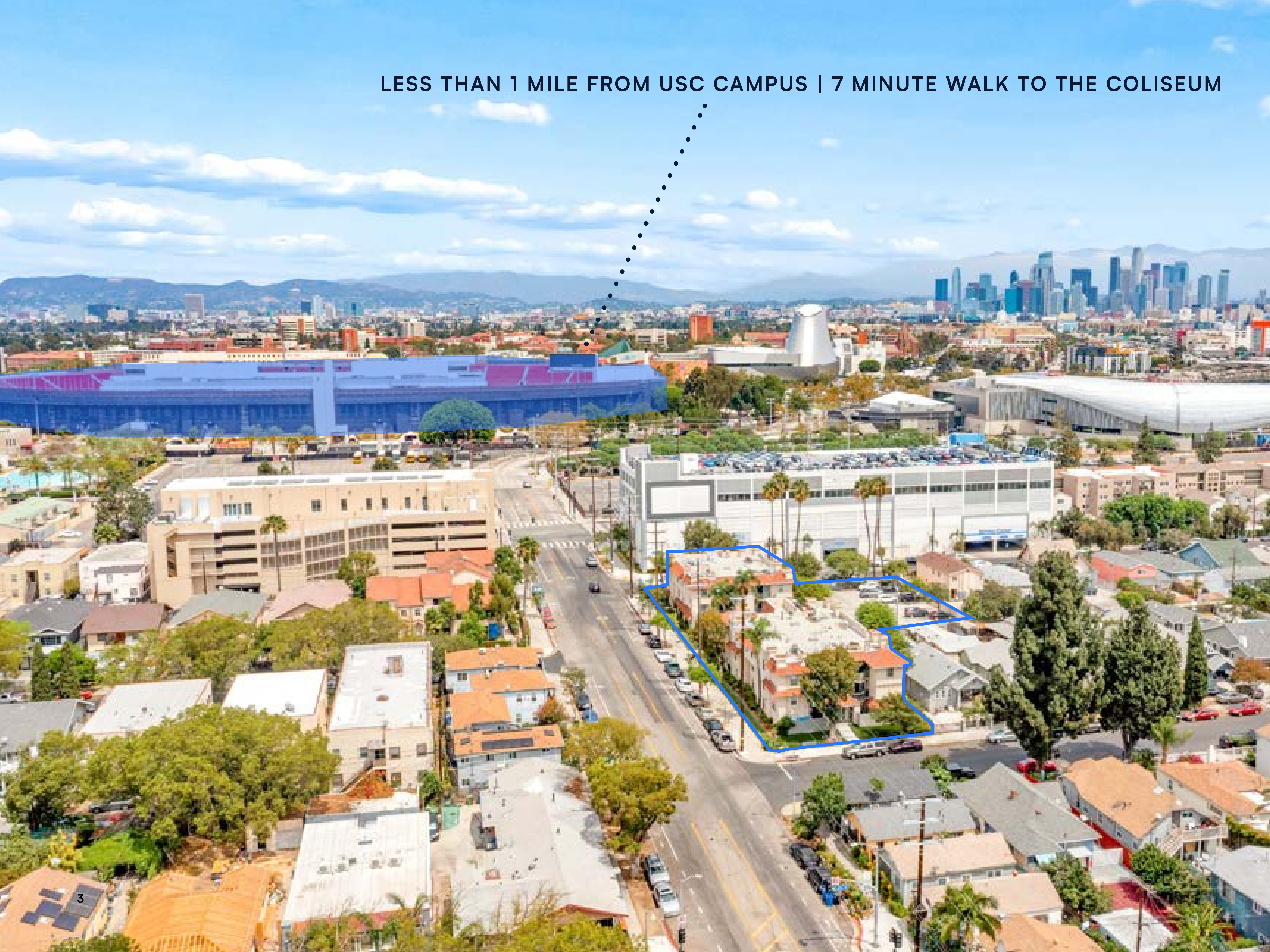
TABLE OF CONTENTS




LESS THAN 1 MILE FROM USC CAMPUS | 7 MINUTE WALK TO THE COLISEUM

PROPERTY OVERVIEW

4040-4060 S HOOVER STREET | LOS ANGELES, CA 90037

4040-4060 S HOOVER ST

Matthews™ is proud to present the exclusive offering of 4040-4060 S Hoover Street, a substantially renovated 24-unit apartment community located in the Downtown LA / University Park submarket of Los Angeles. The property comprises two adjacent buildings totaling 25,824 rentable square feet on a 31,561-square-foot lot, together delivering scale, strong in-place income, and a clear value-add runway on the remaining unrenovated units. Built in 1987, this property is not subject to LA's Rent Stabilization Ordinance (RSO).

This asset presents a rare opportunity to acquire a high-quality, extensively upgraded community directly adjacent to the University of Southern California (USC) and Exposition Park, one of Los Angeles' most dynamic and rapidly transforming districts. The property sits within walking distance of BMO Stadium, the Los Angeles Memorial Coliseum, and the soon-to-open Lucas Museum of Narrative Art, and is minutes from the I-110 and I-10 freeways and the Metro E Line at Expo Park/USC.

Ownership has completed a comprehensive renovation and capital improvement program across both buildings. To date, 19 of the 24 units have been fully renovated with high-end finishes, leaving five units as an attractive value-add opportunity to capture additional rental upside at turnover. Renovated units feature quartz kitchen countertops with ample cabinetry, full stainless steel appliance packages including stove, refrigerator, microwave, and dishwasher, in-unit stackable washers and dryers, hardwood laminate flooring, designer-tiled bathrooms, private balconies, central A/C and heat, and custom paint with faux wood blinds throughout.

Major capital improvements include replacement of all windows across both buildings with dual-glazed, NFRC-certified, Title 24-compliant units, all-new plumbing, and new roofing. Additional upgrades include new exterior lighting, a full security camera system, hardscaped courtyards, refreshed landscaping, revamped building exteriors, and repaved parking. Ownership also converted two storage areas, one at each building, into modern on-site fitness spaces, adding a desirable amenity that supports tenant retention and premium rents.

Positioned in one of Southern California's most supply-constrained and demand-driven rental markets, 4040-4060 S Hoover Street offers investors stable, largely renovated cash flow today with meaningful upside on the five remaining unrenovated units and as the surrounding Exposition Park district continues its transformation ahead of the 2028 Olympic Games.

INVESTMENT HIGHLIGHTS

Substantially Renovated 24-Unit Community Adjacent to USC
Ownership has completed an extensive renovation program across both buildings, with 19 of the 24 units fully renovated with high-end finishes, leaving five units for additional value-add upside at turnover.

Major Capital Improvements Completed
Both properties have undergone extensive capital investment, including replacement of all windows with dual-glazed, NFRC-certified units, new plumbing throughout, new roofing, new exterior lighting, and a full security camera system.

Elevated Curb Appeal & Site Improvements
Improvements include hardscaped courtyards, fully revamped landscaping, refreshed building exteriors, and a repaved parking lot, meaningfully enhancing the presentation and resident experience at both buildings.

Modern Unit Amenities
Renovated units feature quartz kitchens with full stainless steel appliance packages, in-unit stackable washers and dryers, hardwood laminate flooring, private balconies, designer-tiled bathrooms, and central A/C and heat, supporting premium rents and strong retention.

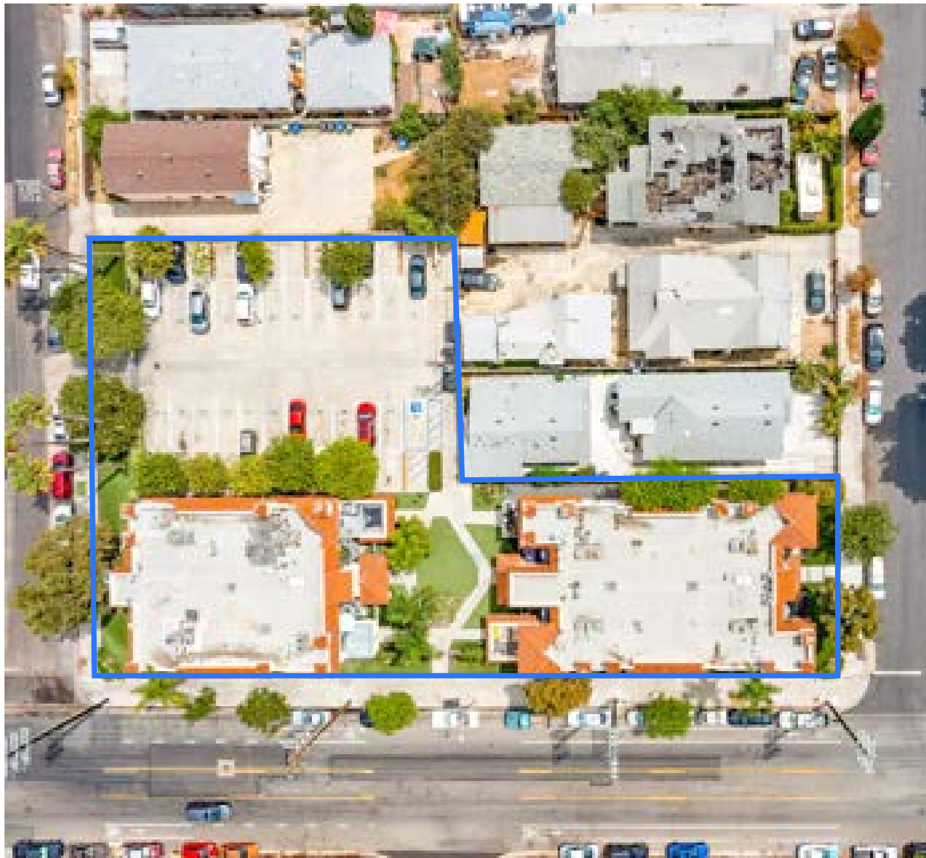
On-Site Fitness Amenities Added
Ownership converted two storage areas, one at each building, into beautiful, modern on-site gym spaces, adding an amenity rarely found in comparable vintage product and further differentiating the community.

Secured, Professionally Managed Community
Both buildings offer secured gated entry, assigned tandem parking, and closed-circuit security camera monitoring, delivering the safety and service profile that supports resident retention in the submarket.

Expense Recovery via RUBS
Ownership has implemented a Ratio Utility Billing System (RUBS), allocating water, trash, and sewer costs back to residents. Combined with ultra-efficient plumbing fixtures, this materially reduces owner-borne expenses and supports NOI growth.

Walkable USC & Exposition Park Location
Ideally located within walking distance of USC, BMO Stadium, the LA Memorial Coliseum, and the forthcoming Lucas Museum of Narrative Art, and minutes from the Metro E Line and the I-110/I-10 freeways, the property benefits from one of Los Angeles' strongest and most durable rental demand drivers.

Permitted, Code-Compliant Improvements
Capital work is supported by LADBS permitting, including roof replacement and full window change-outs across both 4040 and 4060 S Hoover, providing buyers with documented, code-compliant improvements.



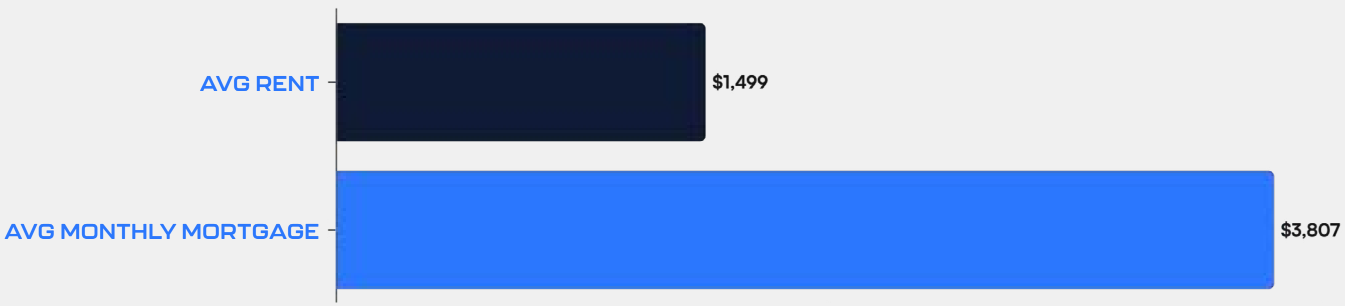
UNIVERSITY PARK HOUSING COST COMPARISON

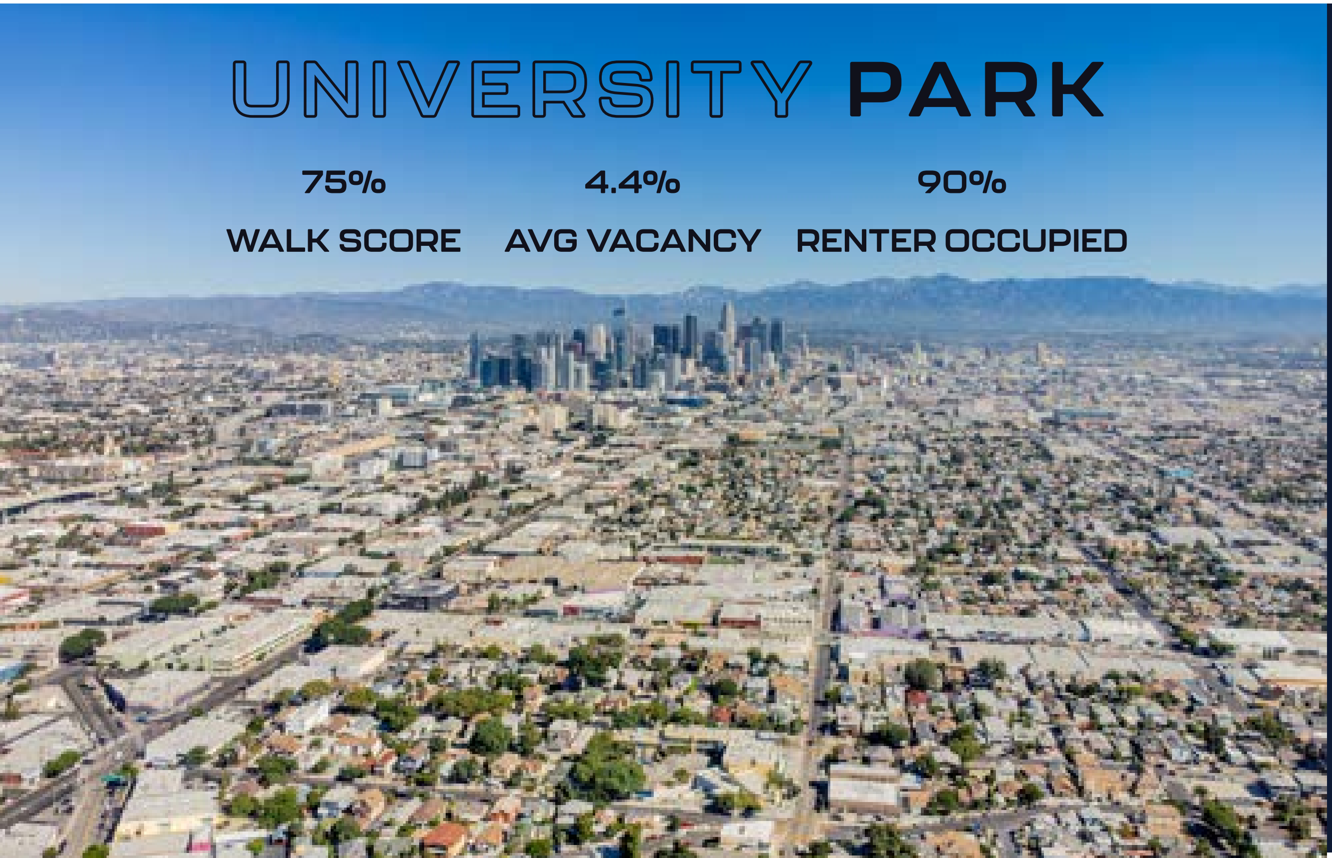
RENTING VS. OWNING IN UNIVERSITY PARK

Monthly cost to own is significantly higher than renting, reinforcing renter demand and sustained occupancy.

COST GAP

+$2,308

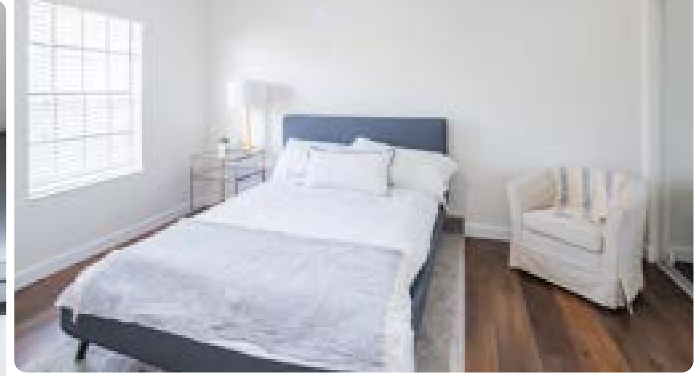




NEIGHBORHOOD & LIFESTYLE

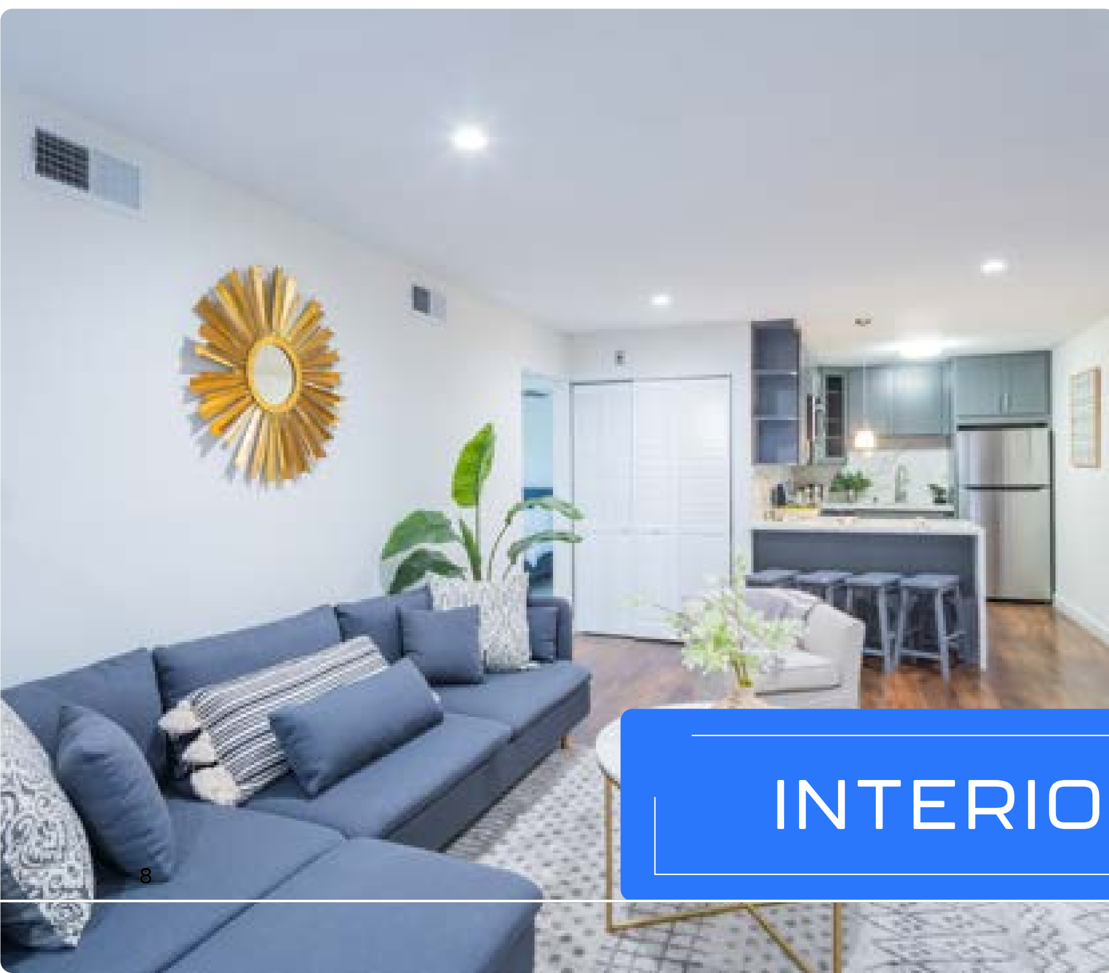
University Park is an established South Los Angeles neighborhood, combining a residential community feel with convenient access to USC, and Exposition Park.

- **Western Avenue:** Just minutes away from neighborhood dining, shopping, services, and everyday conveniences.
- **Vermont Avenue:** Located near a major commercial corridor with retail, restaurants, and local businesses.
- **Recreation:** Close proximity to Exposition Park, offering museums, green space, sports, and recreational amenities.
- **Education:** Access to LAUSD schools in the surrounding area, along with immediate proximity to USC's campus.
- **Transit:** Convenient Metro E Line and freeway access provide convenient regional connections to Downtown Los Angeles, the Westside, and LAX.



VIRTUAL TOUR

2 BED/2 BATH



INTERIOR PHOTOS


N
Downtown
Los Angeles
UNION
STATION
LOS ANGELES
USC University of
Southern California
University of Southern California
±21,000 Students | ±24,000 Employees
NATURAL
HISTORY
MUSEUM
LOS ANGELES COUNTY
±500 Employees
California ScienCenter
California Science Center
±500 Employees
crypto.com
ARENA
LA
LIVE
EXPOSITION PARK
CALIFORNIA
$350M Annual Revenue
BMO
STADIUM
$167M Annual Revenue
±1,800 Employees
LOS ANGELES MEMORIAL
COLISEUM
$69M Annual Revenue
±1,500 Employees
S Hoover St ± 14,450 VPD
Subject Property
Los Angeles Major Employers
Los Angeles Unified School District
±73,800 Employees
City and County of Los Angeles
±150,000 Employees
Kaiser Permanente
±74,000 Employees
California Hospital Medical Center
±2,500 Employees
LACC | Crypto.com Arena | L.A. LIVE
±6,500 Employees

N
Los Angeles Major Employers
Los Angeles Unified School District
±73,800 Employees
City and County of Los Angeles
±150,000 Employees
Kaiser Permanente
±74,000 Employees
California Hospital Medical Center
±2,500 Employees
LACC | Crypto.com Arena | L.A. LIVE
±6,500 Employees
10
± 354,000 VPD
Downtown
Los Angeles
±7 Miles Away
crypto.com
ARENA
LA LIVE
USC University of Southern California
University of Southern California
±21,000 Students | ±24,000 Employees
UNION STATION
LOS ANGELES
USC Village
California ScienCenter
California Science Center
±500 Employees
Jefferson Park
Culver City
±5 Miles Away
James A Foshay Learning Center
±1,600 Students
EXPOSITION PARK
CALIFORNIA
$350M Annual Revenue
± 270,000 VPD
Vermont Metro Station
Metro K Line
Los Angeles International Airport
±8 Miles Away
Crenshaw Blvd ± 31,140 VPD
± 29,715 VPD
S Western Ave
± 29,595 VPD
Vermont Ave
110
Western Metro Station
Metro K Line
Coming Soon
Lucas Museum of Narrative Art
NATURAL HISTORY MUSEUM
LOS ANGELES COUNTY
±500 Employees
6.9 Miles
Hollywood
9.7 Miles
Venice Beach
8.4 Miles
Beverly Hills
13.2 Miles
Santa Monica
7 Miles
Westchester
5.2 Miles
Inglewood
5.7 Miles
Mid-City
Martin Luther King Jr Elementary
±3,000 Students
USC Metro Station
Metro K Line
BMO STADIUM
$167M Annual Revenue
±1,800 Employees
Leimert Park
Exposition Marketplace
W Vernon Ave ± 24,890 VPD
Crenshaw Corridor
Harun
Earle's
ORA
THE WORLD STAGE
ALL CHILL
Westbrook Middle School
±300 Students
Subject Property
Vermont Square
SUPERIOR GROCERS
LOS ANGELES MEMORIAL COLISEUM
$69M Annual Revenue
±1,500 Employees
Google Earth

FINANCIAL OVERVIEW

4040-4060 S HOOVER STREET | LOS ANGELES, CA 90037

FINANCIAL OVERVIEW

24	1987	±25,824	±31,561	LARD1.5	5019-024-001 (12 Units) 5019-024-029 (12 Units) 5019-024-002 (Parking Lot)
Units	Year Built	Building SF	Lot Size (SF)	Zoning	APNs

INVESTMENT SUMMARY

OFFERING PRICE	PRICE/UNIT	PRICE/SF	CURRENT		MARKET	
			CAP RATE	GRM	CAP RATE	GRM
$8,250,000	$343,750	$319	6.48%	10.39	7.82%	9.02

UNIT MIX & SCHEDULED INCOME

TOTAL UNITS	UNIT MIX	UNIT MIX %	AVG SF	CURRENT			MARKET		
				AVG RENT	AVG RENT PSF	MONTHLY RENT	AVG RENT	AVG RENT PSF	MONTHLY RENT
12	2+1	50%	820	$2,483	$3.35	$29,795	$2,750	$3.35	$33,000
12	3+2	50%	1,007	$3,030	$3.58	$36,360	$3,600	$3.58	$43,200
		Total Monthly Rent				**$66,155**			**$76,200**
		Total Annual Rent				**$793,861**			**$914,400**

ANNUAL OPERATING SUMMARY

	CURRENT		MARKET	
Scheduled Gross Income	$793,861		$914,400	15% Upside
Less Vacancy Reserve -3.00%	*-$23,816*		*-$27,432*	
SCEP Collection	$581		$581	
RUBS - Water	$2,836		$2,836	
RUBS - Refuse	$6,081		$6,081	
RUBS - Sewer	$2,667		$2,667	
Gross Operating Income	$782,210		$899,133	
Expenses	$247,780	30.74%	$253,626	27.37%
Net Operating Income	**$534,430**	**$22,268**	**$645,507**	**$26,896**
Loan Payments	$396,214		$396,214	
Pre-Tax Cash Flow	$138,216	4.79%	$249,293	8.63%
Plus Principal Reduction	$62,838		$62,838	
Total Return Before Taxes	$201,053	6.96%	$312,130	10.81%

PRO FORMA ANNUAL OPERATING EXPENSES

	PRO FORMA & T-12	CURRENT	PER UNIT	% OF SGI	MARKET	PER UNIT	% OF SGI
Real Estate Taxes	*1.25% of Purchase Price*	$103,125	$4,297	13.0%	$103,125	$4,297	11.3%
Property Management Fee	*5.0% x GOI*	$39,110	$1,630	4.9%	$44,957	$1,873	4.9%
Property Insurance	*Actual (T-12)*	$19,371	$807	2.4%	$19,371	$807	2.1%
General & Administrative	*Actual (T-12)*	$3,000	$125	0.4%	$3,000	$125	0.3%
Repairs & Maintenance	*$750 Per Unit*	$18,000	$750	2.3%	$18,000	$750	2.0%
Landscaping	*Actual (T-12)*	$17,695	$737	2.2%	$17,695	$737	1.9%
Pest Control	*Actual (T-12)*	$1,705	$71	0.2%	$1,705	$71	0.2%
LA City Rent Registration Annual	*Actual (T-12)*	$2,155	$90	0.3%	$2,155	$90	0.2%
Utility - Water	*Actual (T-12)*	$8,619	$359	1.1%	$8,619	$359	0.9%
Utility - Sewer	*Actual (T-12)*	$6,043	$252	0.8%	$6,043	$252	0.7%
Utility - Trash	*Actual (T-12)*	$15,900	$663	2.0%	$15,900	$663	1.7%
Utility - Electricity	*Actual (T-12)*	$7,494	$312	0.9%	$7,494	$312	0.8%
Utility - Internet	*Actual (T-12)*	$1,762	$73	0.2%	$1,762	$73	0.2%
Marketing/Advertising	*Actual (T-12)*	$3,800	$158	0.5%	$3,800	$158	0.4%
Total Expenses		**$247,780**	**$10,324**	**31.2%**	**$253,626**	**$10,568**	**27.7%**

FINANCING - PROPOSED NEW

Loan Amount	$5,362,500	LTV	65.0%
Down Payment (35%)	$2,887,500	Interest	6.25%
Yearly Payment	$396,214	Monthly Payment	$33,018
Debt Coverage Limit	1.25x	Amortization	30 Year

RENT ROLL

UNIT #	UNIT MIX	SF	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF	LOSS TO LEASE	UPSIDE (%)
4040 #101	2+1	760	$1,913	$2.52	$2,750	$3.62	-$837	44%
4040 #102	2+1	760	$2,679	$3.53	$2,750	$3.62	-$71	3%
4040 #103	2+1	760	$2,595	$3.41	$2,750	$3.62	-$155	6%
4040 #104	2+1	760	$2,587	$3.40	$2,750	$3.62	-$163	6%
4040 #201	2+1	850	$2,462	$2.90	$2,750	$3.24	-$288	12%
4040 #202	2+1	850	$2,595	$3.05	$2,750	$3.24	-$155	6%
4040 #203	2+1	850	$2,580	$3.04	$2,750	$3.24	-$170	7%
4040 #204	2+1	850	$2,538	$2.99	$2,750	$3.24	-$212	8%
4040 #301	2+1	850	$2,743	$3.23	$2,750	$3.24	-$7	0%
4040 #302	2+1	850	$2,595	$3.05	$2,750	$3.24	-$155	6%
4040 #303	2+1	850	$1,913	$2.25	$2,750	$3.24	-$837	44%
4040 #304	2+1	850	$2,595	$3.05	$2,750	$3.24	-$155	6%
4060 #101	3+2	960	$3,119	$3.25	$3,600	$3.75	-$481	15%
4060 #102	3+2	960	$3,528	$3.68	$3,600	$3.75	-$72	2%
4060 #103	3+2	960	$3,054	$3.18	$3,600	$3.75	-$546	18%
4060 #104	3+2	960	$2,111	$2.20	$3,600	$3.75	-$1,489	71%
4060 #201	3+2	1,030	$2,111	$2.05	$3,600	$3.50	-$1,489	71%
4060 #202	3+2	1,030	$3,600	$3.50	$3,600	$3.50	$0	0%
4060 #203	3+2	1,030	$3,294	$3.20	$3,600	$3.50	-$306	9%
4060 #204	3+2	1,030	$3,561	$3.46	$3,600	$3.50	-$39	1%
4060 #301	3+2	1,030	$2,111	$2.05	$3,600	$3.50	-$1,489	71%
4060 #302	3+2	1,030	$3,250	$3.16	$3,600	$3.50	-$350	11%
4060 #303	3+2	1,030	$3,370	$3.27	$3,600	$3.50	-$230	7%
4060 #304	3+2	1,030	$3,250	$3.16	$3,600	$3.50	-$350	11%
Totals	**24**	**21,920**	**$66,155**		**$76,200**		**-$10,045**	**15%**
Averages		**913**	**$2,756**	**$3.02**	**$3,175**	**$3.47**	**-$419**	

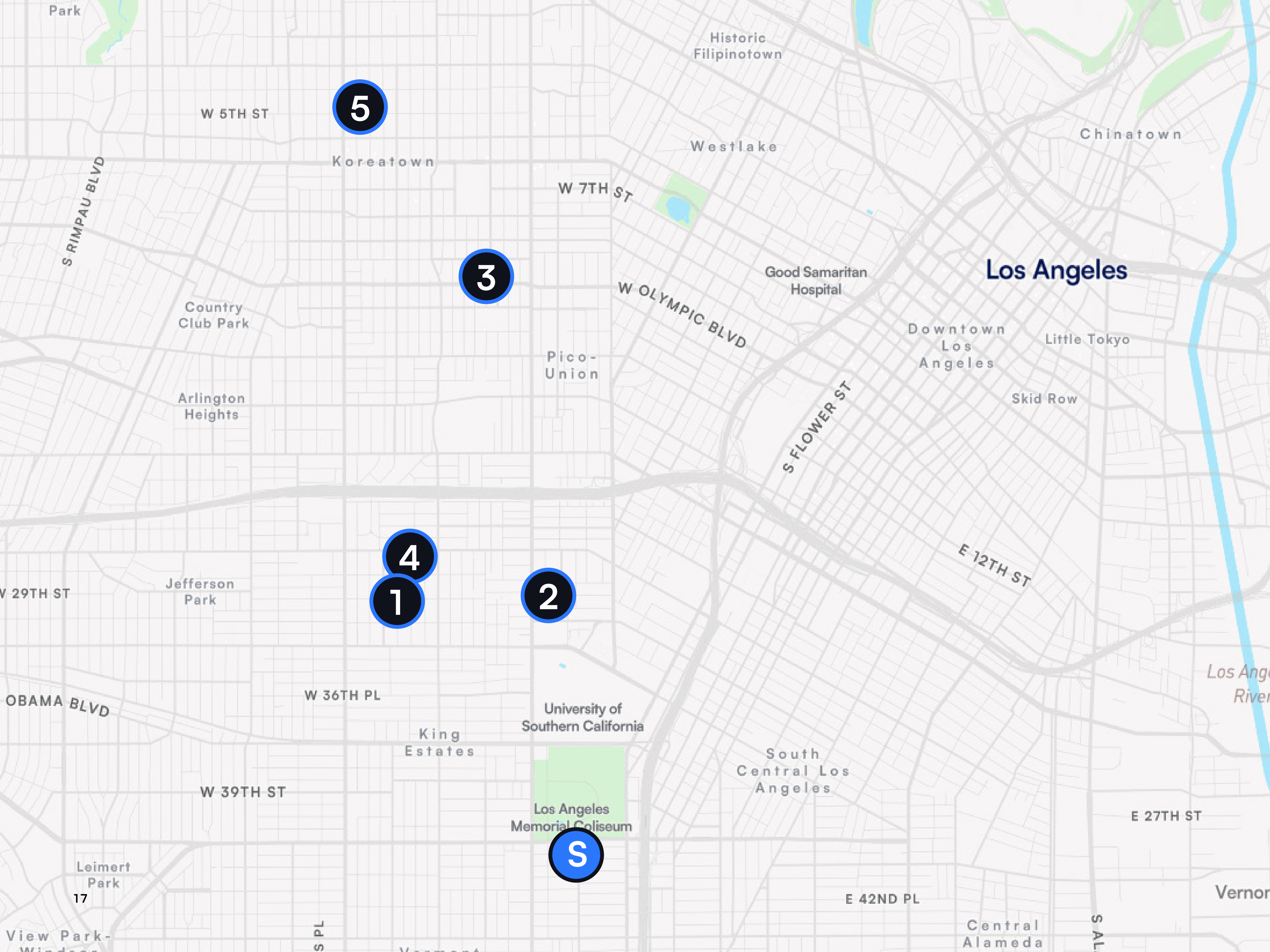
Vacant Units: Highlighted Blue

SALES COMPARABLES

4040-4060 S HOOVER STREET | LOS ANGELES, CA 90037

SALES COMPS

	ADDRESS	UNITS	YEAR BUILT	BUILDING AREA (SF)	LOT AREA (SF)	PRICE	PRICE/ UNIT	PRICE/ SF	CAP RATE	GRM	SOLD DATE	UNIT MIX
S	**4040-4060 S Hoover Street Los Angeles, CA 90037**	**24**	**1987**	**25,824**	**31,561**	**$8,250,000**	**$343,750**	**$319**	**6.48%**	**10.39**	**TBD**	**(12) 3+2 (12) 2+1**
1	2640 Dalton Ave Los Angeles, CA 90018	5	1984	5,621	7,102	$1,225,000	$245,000	$218	5.66%	11.36	8/5/26	(1) 3+2 (3) 2+1.5 TH (1) 1+1
2	1239 W 30th Street Los Angeles, CA 90007	6	2003	6,840	6,863	$3,230,000	$538,333	$472	6.50%	12.38	5/11/26	(6) 2+2.5 TH
3	1038 Dewey Ave Los Angeles, CA 90006	6	1989	5,216	5,908	$2,130,000	$355,000	$408	5.64%	12.36	11/21/25	(2) 3+2 (4) 1+1
4	2634 Dalton Ave Los Angeles, CA 90018	5	1984	5,621	7,103	$1,650,000	$330,000	$294	6.35%	10.91	8/28/25	(1) 3+2 (3) 2+1.5 TH (1) 1+1
5	534 S Oxford Ave Los Angeles, CA 90020	21	1989	14,787	8,739	$5,041,000	$240,048	$341	5.67%	11.07	8/22/25	(20) 1+1 (1) Studio
	AVERAGES						**$341,676**	**$347**	**5.96%**	**11.62**		


Park
W 5TH ST
5
Koreatown
Historic Filipinotown
Westlake
Chinatown
W 7TH ST
S RIMPAU BLVD
3
Good Samaritan Hospital
Los Angeles
W OLYMPIC BLVD
Country Club Park
Downtown Los Angeles
Little Tokyo
Pico-Union
Arlington Heights
Skid Row
S FLOWER ST
E 12TH ST
4
2
1
W 29TH ST
Jefferson Park
OBAMA BLVD
W 36TH PL
University of Southern California
King Estates
South Central Los Angeles
W 39TH ST
Los Angeles Memorial Coliseum
S
E 27TH ST
Leimert Park
E 42ND PL
Vernon
Central Alameda
View Park-

MARKET OVERVIEW

4040-4060 S HOOVER STREET | LOS ANGELES, CA 90037

Total Population
270,000

Los Angeles MSA GDP
$1.4T

Distance to USC
1.8 MILES

Renter Occupied
70%

South Los Angeles is one of Southern California's centrally located and evolving submarkets, supported by institutions, employment centers, cultural destinations, and regional connectivity. Located immediately south of Downtown Los Angeles, the area offers convenient access to USC, Exposition Park, Downtown, and employment hubs throughout Los Angeles County. South Los Angeles continues to benefit from investment surrounding USC and Exposition Park, home to the Los Angeles Memorial Coliseum, BMO Stadium, California Science Center, and Natural History Museum. These destinations attract residents and visitors while supporting economic activity, development, and investment. Residents also benefit from retail, dining, parks, education, healthcare, and entertainment throughout the Los Angeles market. Connectivity is supported by Metro rail and bus lines and major transportation corridors including the I-110 and I-10 freeways. Together, these attributes position South Los Angeles as a well-connected residential and investment market with strong long-term growth potential.

SOUTH LOS ANGELES

STEPS AWAY

FROM USC CAMPUS

±6 MINUTE WALK

The University of Southern California (USC) is one of the nation's leading private research universities and a major economic and employment anchor in South Los Angeles. Located just minutes from Vermont Square, USC's University Park Campus supports a substantial population of students, faculty, and staff, generating consistent demand for housing throughout the surrounding area. The campus is also adjacent to Exposition Park and offers convenient access to Downtown Los Angeles, strengthening the neighborhood's appeal for renters seeking proximity to education, employment, entertainment, and transit.

Total Enrollment	Off-Campus Living
46,000	78%
Faculty + Staff	**Economic Impact**
23,942	$7.44B

LOS ANGELES, CA

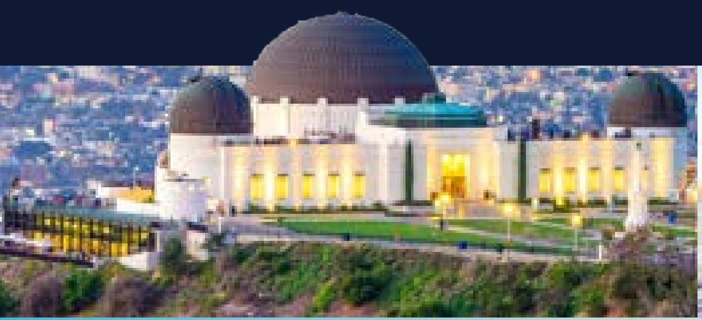
Los Angeles ranks as the **#2 multifamily market in the U.S.** by total inventory, supported by its global economic significance, high barriers to entry, and deeply rooted renter base. As a core gateway market, it continues to attract institutional capital, with improving transaction activity reflecting renewed investor confidence. Long-term supply constraints and strong underlying demand position Los Angeles for stable performance and sustained multifamily investment.

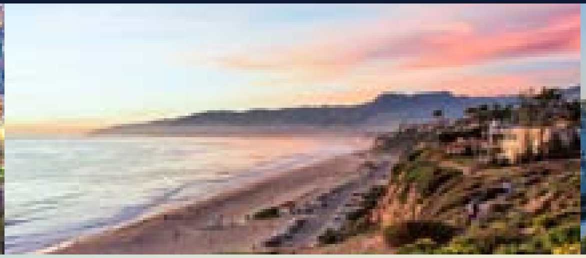
9,775,632
LA County Population

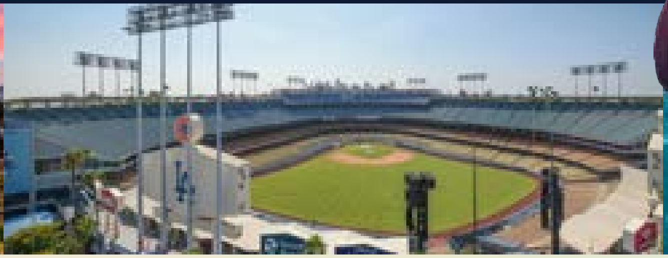
#2 Largest U.S. Metro Economy
Metro GDP | $1.4T

#2 Largest U.S. City
3.9M | City of LA Population

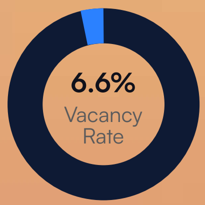
Source: U.S. Census Bureau, BEA, CoStar Group, RealPage | **2025 Dataset**

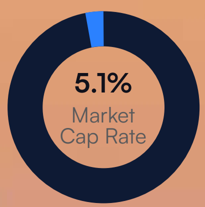






LA MULTIFAMILY PERFORMANCE





$8,000,000,000
Sales Volume

1.7M+
Total Units in Inventory

18,992
Units Under Construction

$356K
Market Sale Price Per Unit

$2,346
Market Asking Rent Per Unit

Los Angeles ranks as the #2 multifamily market in the U.S. by total inventory, driven by its scale, high barriers to entry, and deep renter base. Market conditions are expected to improve as new supply is absorbed, vacancy stabilizes, and rent growth reaccelerates. Long-term supply constraints driven by zoning, land scarcity, and construction costs continue to support rent stability and asset performance. As a result, investor confidence is strengthening, with capital targeting stabilized assets poised for future rent growth and durable cash flow.

Source: CoStar Group, Yardi Matrix, RealPage | **2025 Dataset**

EMPLOYMENT

2025 Statistics

5M+
Total Workforce Base

1.7%
Employment Growth

Major Employer

KAISER PERMANENTE®
47,000+ Employees

#1 Employment Sector

20% Education & Health Services

Key Industries Driving Demand

Entertainment & Media
Global Hub for Film, Television, & Streaming

Tourism & Hospitality
Driven by Over 50M Annual Visitors

Tech & Digital Media
Rapidly Expanding Innovation Ecosystem

International Trade
Anchored by the Nation's Largest Port Complex

Corporate Tech Presence
Employees in Greater LA

amazon	10,000+ Employees
NETFLIX	8,000+ Employees
Snap Inc.	5,000+ Employees
Google	3,000+ Employees
Meta	2,000+ Employees

LAX | LA International Airport
620,000+ Jobs Supported

#5 U.S. Airport
75M+ Passengers Annually

Port of LA & Long Beach
900,000+ Jobs Supported

$3B+ Infrastructure & Ongoing Terminal Expansions

Source: U.S. Bureau of Labor Statistics, Los Angeles County Economic Development Corporation, Port of Los Angeles, Port of Long Beach, California Employment Development Department, CoStar Group | **2025 Dataset**

OFFERING MEMORANDUM INVESTMENT OPPORTUNITY

MATTHEWS™

4040-4060 S HOOVER STREET

LOS ANGELES, CA 90037

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4040-4060 S Hoover St. Los Angeles, CA 90037** ("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.

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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.