

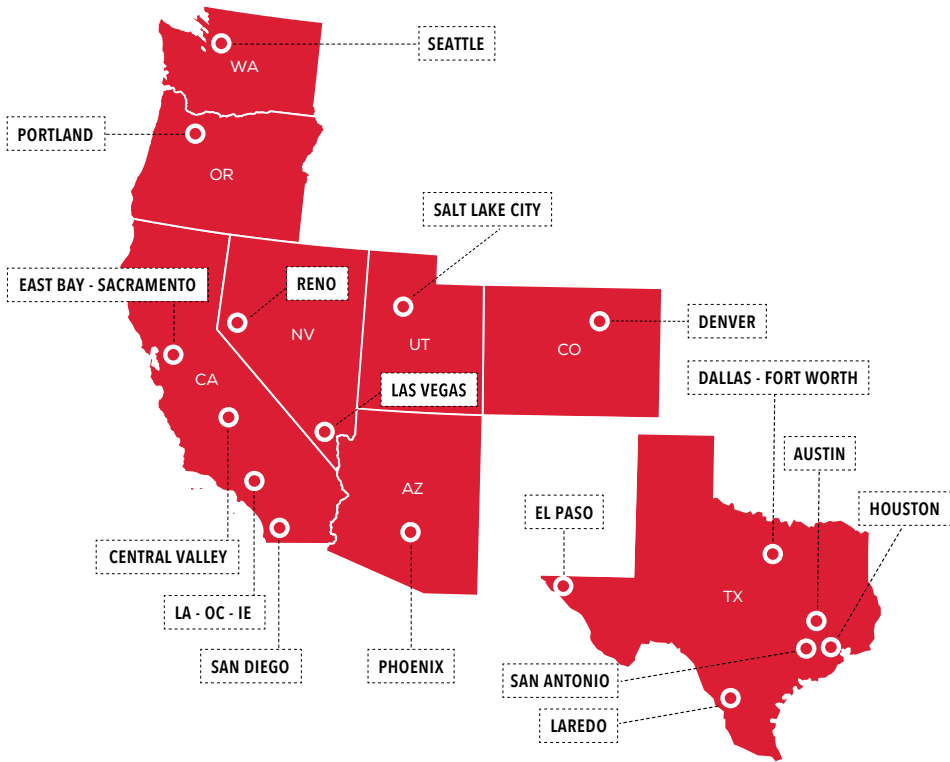
CAPROCK ACQUISITIONS OVERVIEW



CAPROCK
PARTNERS

We buy value-add industrial properties, develop Class A logistics buildings and provide joint venture equity in **California, Arizona, Texas, Nevada, Colorado, Oregon, Washington, & Utah.**

Since 2010, CapRock Partners has acquired, managed, developed or entitled **more than 33 million SF of industrial properties.**



Examples

- Entitlement Opportunities
- Big Box / Logistics Development
- Vacant / Partially Leased Buildings
- Building Renovations
- REO
- Non-Performing Loans
- Rollover Risk and Short Term Leases
- Short-Term Sale / Leaseback
- Surplus Corporate Properties
- Excess Land / Covered Land Redevelopments
- Joint Venture Equity
- Recapitalizations

Investment Criteria



Target Markets

California, Phoenix, Las Vegas, Salt Lake City, Reno, Seattle, Portland, Dallas / Fort Worth, Houston, El Paso, Laredo, Austin, San Antonio, Denver



Investment Type

Value-Add, Core Plus, Entitlement, Development, JV Equity, Recapitalizations



Deal Size

\$15 M - \$200 M+

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Institutional Quality.
Entrepreneurial Approach.

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CAPROCK ACQUISITIONS OVERVIEW



West Valley Logistics
WALNUT, CA | $\pm 270,000$ SF

DELIVERED Q4 2024



Project Highlander
LAS VEGAS, NV | $\pm 1,480,000$ SF

ACQUIRED LAND Q3 2023



Central Point Phase III
VISALIA, CA | $\pm 1,270,000$ SF

DELIVERED Q3 2024



Peachtree Distribution Center
DALLAS, TX | $\pm 397,000$ SF

ACQUIRED Q1 2024



Chandler Airport Business Center
CHANDLER, AZ | $\pm 319,000$ SF

ACQUIRED Q1 2024



The Reserve at Woodinville
SEATTLE, WA | $\pm 165,000$ SF

ACQUIRED Q4 2023



120-250 Greg Street
RENO, NV | $\pm 177,000$ SF

ACQUIRED Q3 2024



West 202 Logistics
PHOENIX, AZ | $\pm 3,400,000$ SF

PHASE I: ± 2.6 M SF DELIVERED IN Q3 2023



Palomino Ranch
INLAND EMPIRE, CA | $\pm 2,000,000$ SF

PHASE I: 700K SF DELIVERED Q1 2023



247 Buildings Developed, Managed
Repositioned, Or Under Construction



± 7 Million SF
Delivered Since Q1 2023



33+ Million SF Entitled, Developed,
Repositioned, Or Under Construction



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