



MISSION STATEMENT

MOHR CAPITAL UTILIZES OUR KNOWLEDGE, EXPERIENCE AND VALUED RELATIONSHIPS TO SECURE PROFITABLE REAL ESTATE INVESTMENT OPPORTUNITIES FOR THE BENEFIT OF OUR INVESTORS, STRATEGIC PARTNERS AND STAKEHOLDERS. OUR COMPANY EMPLOYS AN ENTREPRENEURIAL, COLLABORATIVE AND INNOVATIVE APPROACH TO EACH TRANSACTION, FOCUSING ON CREATING VALUE WHILE EXCEEDING INVESTMENT AND INVESTOR EXPECTATIONS.

AN INNOVATIVE APPROACH TO INVESTING

Mohr Capital is a privately held real estate investment firm specializing in the acquisition and development of office and industrial assets throughout the U.S. The Mohr Capital team has more than 100 years of combined experience in commercial real estate and has completed in excess of a billion dollars in transactions.

Guided by a value-driven strategy and an entrepreneurial spirit, the company relies on strong, long-term relationships and keen market insights to capitalize on undervalued or underperforming properties. Internally funded, Mohr Capital can close quickly and has a proven track record of substantial returns.



AREAS OF EXPERTISE

- Acquisition of office and industrial assets
- Build-to-suit and speculative development
- Property redevelopment
- Debt sourcing
- Asset management
- Disposition



**WITH THE RIGHT INSIGHT,
THERE IS VALUE IN ANY MARKET.**

A VALUE-BASED APPROACH TO INVESTMENT

At Mohr Capital, experience has taught us that the most successful strategies are those firmly rooted in value. Whether buying properties with attractive pricing or identifying opportunities to add substantial value through development or renovation, we believe the key to profitability and return on investment lies in evaluating the inherent value of each asset and listening carefully to our tenant or corporate client. We achieve a competitive advantage through internal funding, rapid decision making and creative deal structures.

We seek value-add and underperforming acquisitions in the office and industrial sectors, as well as build-to-suit and speculative development opportunities in the same segments. While single-tenant net-leased assets are preferred, we also acquire multi-tenant properties anchored by credit tenants.



INVESTMENT CRITERIA

Office and Industrial

\$5M – \$80M

Class A and B properties

Office 50,000+ SF

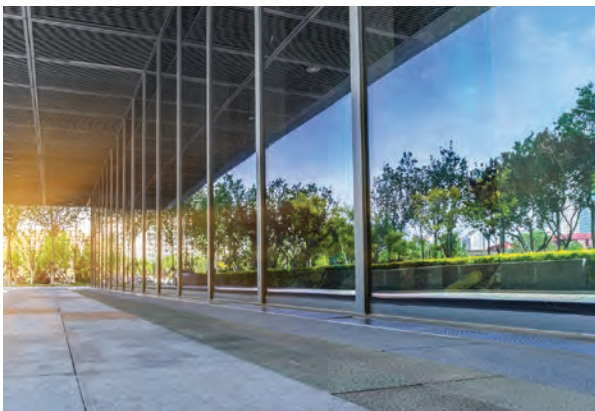
Industrial 100,000+ SF

Major, secondary and tertiary markets nationwide

MANY OPPORTUNITIES ARE FOUND, **THE GOOD ONES ARE CREATED.**

In growing markets, many of the most promising opportunities lie in underdeveloped areas. The seasoned Mohr Capital team is well-versed in creating client centered development projects, employing open book pricing and creative financial structures. From build-to-suit to speculative developments, Mohr Capital has the financial strength to deliver any size project.

For build-to-suit projects, we execute and facilitate the development of properties to the client's exact specifications. We have extensive experience and resources to deliver projects on time and on budget.



KEY MANAGEMENT



Bob Mohr
Chairman

Bob Mohr is Chairman of Mohr Capital. Bob is a commercial real estate executive who spent 30-plus years dedicated to representing the interests of end-users and occupiers of commercial real estate space. After recognizing the need for unbiased tenant representation, Bob founded Mohr Partners in 1986 and built it into a national brand and market leader in corporate real estate services. Guided by an entrepreneurial spirit, Bob also founded Mohr Capital. Since its inception in early 2000s, Mohr Capital has acquired and developed properties throughout the U.S., focusing on client-driven and value-add investments, primarily on office and industrial properties utilizing an innovative approach and capitalizing on keen market insights.



Rodrigo Godoi
Director of Acquisitions

Rodrigo Godoi is Director of Acquisitions at Mohr Capital. Rodrigo is in charge of the company's office and industrial acquisitions and dispositions nationwide. He contributes his 18-plus years of experience in acquisitions, development, joint venture structuring, financial analysis and asset management on behalf of institutional and high net-worth investors to build the company's investment portfolio. Rodrigo has been involved in close to \$1 billion of real estate transactions during his career.



Susan Cheng
Chief Operating Officer

Susan Cheng is Chief Operating Officer at Mohr Capital. Susan brings to the company over 25 years of real estate experience in accounting, finance, investment, asset management, business development and investor relations. Her responsibilities at Mohr Capital include day-to-day management of the company's operations, finance, accounting, and its investment activities. Susan is a Chartered Financial Analyst and a Certified Public Accountant (Texas). She also holds the Accredited in Business Valuation (ABV) and Certified in Financial Forensics (CFF) credentials.



Kyle Campbell
*Associate Director
Acquisitions*

Kyle Campbell is Associate Director of Acquisitions at Mohr Capital assisting the acquisitions team with deal sourcing, underwriting and due diligence for office and industrial transactions nationwide. Prior to Mohr Capital, Kyle spent a number of years managing a variety of significant investment sales, acquisitions and asset dispositions.



Gary A. Horn
Chief Investment Officer

Gary Horn, Chief Investment Officer at Mohr Capital, brings more than 30 years of real estate experience to the company's development projects. Gary directly oversees Mohr Capital's build-to-suit and speculative development platforms. With over 15 years of prior corporate real estate experience as Director of Real Estate for Temple-Inland and Guaranty Bank, Gary has a wealth of knowledge relative to corporate real estate requirements.



Blair B. Heartfield
*Director of Asset
Management*

Blair Heartfield is Director of Asset Management at Mohr Capital. Blair focuses on the asset management and the solicitation and placement of debt and equity for the company's investments. Blair has over 20 years of financial services experience and has a wealth of knowledge in capital markets trends and opportunities.

**IN A SUCCESSFUL DEVELOPMENT,
ALL PARTIES WIN.**



Office | 462,000 SF | Cleveland, OH



Rockwell Automation

Investment Summary

Mohr Capital acquired a 462,000 square foot Class “A” office park occupied by \$24B Rockwell Automation (NYSE: ROK) in Mayfield Heights, a suburb of Cleveland, Ohio. The office park was acquired below replacement cost and is one of Rockwell Automation’s largest facilities. The property is 100% leased.



Industrial | 1,106,740 SF | Byhalia, MS



Gateway Global Center

Investment Summary

Mohr Capital purchased 82 acres and developed a 1,106,740 square foot warehouse/distribution facility for a user in Byhalia, Marshall County, Mississippi. The facility can accommodate a 400,000 square foot expansion.

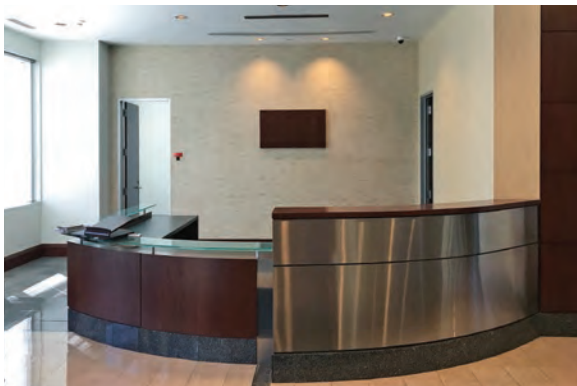




University Highlands

Investment Summary

Mohr Capital purchased the vacant 97,596 square foot office building at 10330 David Taylor Drive in the University sub-market of Charlotte, North Carolina. The current site can accommodate up to an additional 150,000 square foot expansion or provide for higher density parking on the site. Mohr Capital completed significant capital improvements and is marketing the space for lease.





I20 / 161 Crossing

Investment Summary

Mohr Capital has developed a speculative 430,188 square foot state of the art distribution facility in Grand Prairie, Texas. Construction was completed in December 2016 and the property was sold to an owner/user, Flex-N-Gate Texas, LLC, in August 2017.





ESAB Center of Excellence

Investment Summary

Mohr Capital worked closely with ESAB, a subsidiary of \$4B Colfax Corporation, to acquire its existing 235,419 square foot office, manufacturing and R+D facility at 2800 Airport Road in Denton, Texas. After closing, Mohr completed an expansion, adding 187,400 square feet to the facility to consolidate warehouse, distribution and shipping. The project was completed in September 2016 and was 100% leased at the time of sale in October 2017.





FormFactor

Investment Summary

Mohr Capital acquired Pacific Corporate Center, a 207,806 square foot Class “A” R&D/Flex Park located in Livermore, California. The park was acquired below replacement cost in a desirable area near the Lawrence Livermore National Laboratory and the Sandia National Laboratory. The park is occupied by FormFactor (NASDAQ: FORM), the world’s leading semiconductor probe card manufacturer. The property is 100% leased.





HERC Rentals

Investment Summary

Mohr Capital purchased the 6.15 acre tract of land and developed an 18,561 square foot equipment rental facility for Herc Rentals. Mohr Capital completed construction in February 2018. The property is 100% leased.





U.S. Cellular

Investment Summary

Mohr Capital acquired Ridgeview Business Center IV, a 89,405 square foot single story high tech office building leased to U.S. Cellular on a triple net lease. The building is one of only four national customer care centers for U.S. Cellular. Mohr Capital acquired this property below replacement cost. The property is 100% leased.





Cooper Tires

Investment Summary

Mohr Capital acquired 44.5 acres of land in Franklin, Indiana, a suburb of Indianapolis, for the development of a 807,042 square foot, build-to-suit warehouse/distribution facility for Cooper Tires. The project was delivered on time and on budget. The property was 100% leased at the time of sale in December 2010.

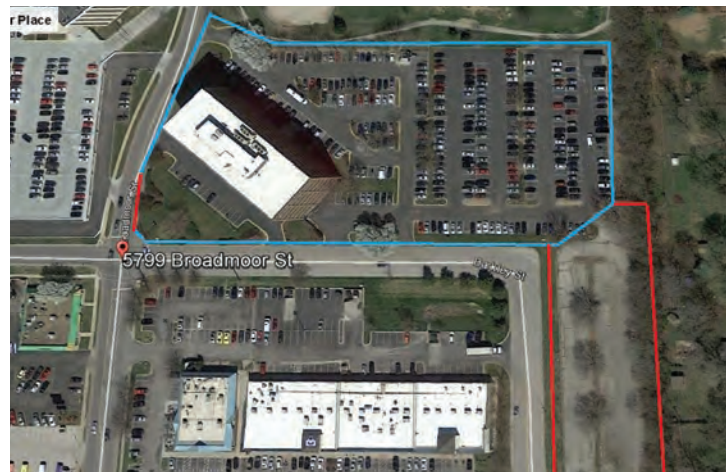




University of Kansas Hospital Authority

Investment Summary

Mohr Capital acquired the 117,000 square foot office building in Mission, Kansas, a suburb of Kansas City in September 2015. The seven story office building, located at 5799 Broadmoor Street, was 90% occupied and anchored by the University of Kansas Hospital Authority (KU). Mohr Capital acquired the adjacent 1.5 acres of land and expanded parking, achieving a 5 per 1,000 square foot parking ratio. Upon completion of the parking expansion, KU expanded and extended its lease term. The property was 100% leased at the time of sale in January 2017.



Industrial | 89,473 SF | Lewisville, TX



HOYA

Investment Summary

Mohr Capital acquired 651 East Corporate Drive in Lewisville, Texas, from Cohen Asset Management. The facility serves as the U.S. headquarters for Hoya Optical Lens of America, a division of Hoya Corporation. Hoya is a Forbes Global 2000 company and a worldwide supplier of advanced medical and optical products. The property is 100% leased.





Verizon

Investment Summary

Mohr Capital acquired 2001 Westgate in Carrollton, Texas, from IDI. The property contains 113,786 square feet, with Verizon occupying 75% of the building. The remaining 25% was leased to Transcendia. The property is 100% leased.



Office | 66,854 SF | Charlotte, NC



Carolinas Healthcare System

Investment Summary

Mohr Capital acquired the vacant 66,854 square foot, three story Arrowpoint One office building located in suburban Charlotte, North Carolina. Additionally, Mohr Capital purchased 6.7 acres of adjoining land to expand the parking area for the asset, achieving a 9.5 per 1,000 square foot parking ratio. Mohr Capital signed a long term triple net lease with Carolinas Healthcare System (CHS) for the entire building. This property was 100% leased at the time of sale in April 2015.





Cooper Tires

Investment Summary

Mohr Capital worked with Cooper Tires to establish a new distribution warehouse in the Dallas/Fort Worth Metroplex. A site was identified in the Dallas suburb of Grand Prairie, Texas. Mohr Capital successfully negotiated the acquisition of the new building, while providing Cooper Tires an excellent alternative to a build-to-suit or older asset. The property is 100% leased.



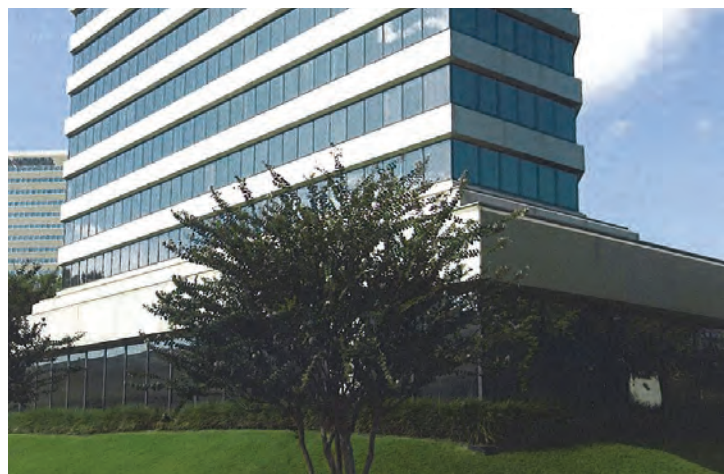
Office | 196,217 SF | Houston, TX



2200 West Loop South

Investment Summary

Mohr Capital purchased a 72% leased 196,217 square foot office property at 2200 West Loop South in Houston, Texas. The Class “A” building is located in the prestigious Galleria submarket. Positive investment factors include: limited area for new development, superior access compared to the market, high parking ratio, as well as a new management and leasing team. The property was 95% leased at the time of sale in July 2005.



Industrial | 497,450 SF | Little Rock, AR



Little Rock Logistics Center

Investment Summary

Mohr Capital acquired the 497,450 square foot former Scholastic Books distribution center located in the Maumelle area of Little Rock, Arkansas. Mohr Capital acquired the vacant facility and completed major improvements to the building, securing a long-term lease with Leisure Arts, Inc., a subsidiary of Comcast Corporation, which occupies approximately 200,000 square feet. This property was sold in May 2013.



Office | 163,750 SF | Irving, TX



8710 Freeport Parkway

Investment Summary

Mohr Capital acquired a 163,750 square foot, two story office building at 8710 Freeport Parkway, in the Las Colinas sub-market of Irving, Texas. Built in 1999, the state of the art facility includes 80,000 square foot floor plates, targeted towards medium and large corporate tenants seeking value and efficiency. Tenants include Northrop Grumman, Trammell Crow and CSC. The property was 100% leased at the time of sale in August 2004.





Verizon Wireless

Investment Summary

Verizon Wireless sought to establish a new prototype customer care facility and tapped Mohr Capital to secure a suitable building and location. Mohr Capital conducted a nationwide search and successfully negotiated the purchase of a vacant shopping mall in Murfreesboro, Tennessee, a suburb of Nashville. This location provided access to lower real estate costs, a superior labor force and abundant parking. The property was 100% leased at the time of sale in June 2004.



Medical Office | 33,000 SF | Dallas, TX



Coit Medical Center

Investment Summary

Mohr Capital acquired the 34% occupied Coit Medical Center in Dallas, Texas. Built in 2009, with an attractive architectural design, the property offered Mohr Capital a value-add, lease-up opportunity. Mohr Capital leased the remaining vacancy to Baylor Surgicare. The property was 100% leased at the time of sale in November 2016.





Warm Springs Rehabilitation Hospital

Investment Summary

Mohr Capital developed a rehab hospital for Warm Springs Rehabilitation Hospital of Westover Hills (a subsidiary of Post Acute Medical LLC), who operates the hospital. The Westover Hills facility has two floors with 40 patient beds. Rehabilitation services include inpatient and outpatient therapy gyms, hydrotherapy and an outdoor therapy area. The property was 100% leased at the time of sale in November 2013.





CHI St. Vincent's MOB

Investment Summary

Mohr Capital developed a medical office building on the 38 acre West Campus of CHI St. Vincent's, the preeminent general acute care provider in Little Rock, Arkansas. Located in the Chenal Parkway area of West Little Rock, the facility is a three-level, 43,872 square foot, multi-tenant medical office building. The facility was pre-leased to CHI St. Vincent's Imaging Center, CHI St. Vincent's Women's Breast Center, a dental practice and a local pharmacy. The property was sold in April 2018.



AN ENTREPRENEURIAL APPROACH WITH A PROVEN TRACK RECORD.

A focus on underutilized properties where market inefficiencies, poor management or unfavorable terms have created arbitrage opportunities. A streamlined organization that can move quickly and efficiently on targeted assets. We have the relationships and resources required to structure creative, innovative transactions and an approach to business that is centered on providing favorable terms for all parties involved in the transaction.

For more information on our company or investment opportunities, contact us today at mohrcap.com.

CAPITALIZE ON MARKET OPPORTUNITIES

Bob Mohr

Chairman

214.273.8603

bob@mohrcap.com

Susan Cheng

Chief Operating Officer

214.273.8667

susan@mohrcap.com

Gary Horn

Chief Investment Officer

214.273.8656

gary@mohrcap.com

Rodrigo Godoi

Director of Acquisitions

214.273.8640

rodrigo@mohrcap.com

Kyle Campbell

Associate Director – Acquisitions

214.273.8633

kyle@mohrcap.com

**THE EXPERIENCE, RELATIONSHIPS AND
ENTREPRENEURIAL APPROACH TO
CAPITALIZE ON MARKET OPPORTUNITIES.**



Mohr Capital

14643 Dallas Parkway

Suite 1000

Dallas, Texas 75254

mohrcap.com