



DOWNTOWN WICHITA STORAGE

313 S IDA AVE, WICHITA, KANSAS 67211

OFFERING MEMORANDUM

PETRA, LLC
251 S. Whittier Street, Suite C
Wichita, Kansas 67207
+1 316 243 9929
growwithpetra.com





INTRODUCING DOWNTOWN WICHITA STORAGE

PETRA is underwriting the redevelopment of 313 S Ida Ave, a vacant 30,053 SF conditioned industrial building in downtown Wichita, into a 285-unit indoor and drive-up self-storage facility (33,716 SF net rentable). The existing building's low clear heights, rooftop RTUs, and excess surface parking make it well suited for conversion, and downtown Wichita's thin indoor-storage supply supports the business plan.

BUSINESS PLAN

- Reposition the existing building into 199 climate-conditioned indoor units and 86 drive-up units on the excess parking area.
- Finance construction with a 65% LTC loan at 7.00%, interest-only for 36 months.
- Lease up over the construction and post-delivery period to stabilization by month 29, then refinance into permanent debt at month 36.
- Hold flexibility built into the underwriting: PETRA modeled 5-, 7-, and 10-year exits off the same capital stack, giving the sponsor latitude to sell or refinance opportunistically rather than on a fixed clock.
- Capitalize on downtown Wichita's momentum- serving today's undersupplied storage demand while positioning for future demand generated by downtown's active development pipeline.

WHAT WE'RE OFFERING LIMITED PARTNERS

15.32%

LP Net IRR (5-Yr Hold)

1.98x

LP Net Equity Multiple

7-Yr Hold: 14.58% / 2.40x • 10-Yr Hold:
13.98% / 3.12x — see Returns by Hold Period

- Project Cost: \$4,374,989 (\$130/GBA SF)
- Construction Loan: 65% LTC • 7.00% fixed • 36-mo I/O
- Permanent Refi: 58.4% of value • 6.50% • 30-yr am.
- Total Equity: \$1,531,245 (13% PETRA / 87% LP)
- 8.12% Cash-on-Cash during the hold (Month 37)
- 8% Preferred Return, GP Catch-Up, 20% Promote

INVESTMENT OVERVIEW

PROPERTY SUMMARY

ADDRESS	313 S Ida Ave, Wichita, KS 67211
BUILDING (GBA)	30,053 SF, single story, built 1979
NET RENTABLE AREA	33,716 SF (112.2% of GBA incl. drive-up)
LAND AREA	1.21 acres
STORAGE UNITS	285 total — 199 indoor / 86 drive-up
PURCHASE PRICE	\$1,700,000 (\$56.58/SF GBA)
SELLER	PETRA Protect (affiliate disposition)
OCCUPANCY AT CLOSE	Vacant — full conversion / lease-up

PROJECTED RETURNS (5-YR BASE CASE)

17.05% 2.14x

Levered IRR Levered EMx

Unlevered: 12.13% IRR / 1.64x

GOING-IN / EXIT

GOING-IN CAP: 7.00%

EXIT CAP (BASE CASE): 6.50%

YIELD ON COST AT SALE: 8.60%-10.18%

CASH ON CASH DURING HOLD 8.12%

HOLD PERIOD: 5, 7, or 10 Years

PROPERTY DESCRIPTION

A single-story, 30,053 SF multi-tenant industrial building on 1.21 acres, built in 1979 with 10-foot clear heights, rooftop RTUs, and ample parking and loading area — currently vacant and well suited for conversion to conditioned indoor storage, with surplus parking area available for a drive-up storage program.



STORAGE PROGRAM — 285 UNITS

- 199 climate-conditioned indoor units (5x5 – 10x20)
- 86 drive-up units on surplus parking area
- 33,716 SF net rentable (112.2% of GBA)
- Blended in-place rent ≈ \$1.29/SF/mo
- 1-month initial free rent across the mix

EXISTING BUILDING

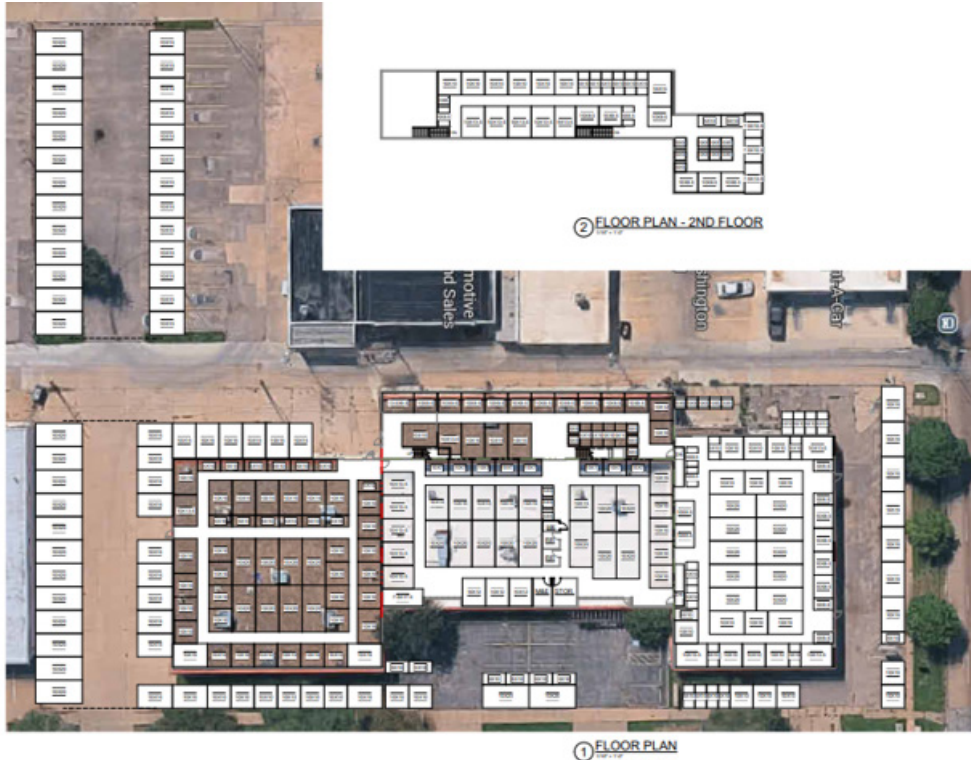
- 30,053 SF, single story, built 1979
- 10-ft clear heights
- Rooftop RTUs — conditioned space
- Ample on-site parking / loading
- 1.21-acre site

WHY IT WORKS

Indoor storage capacity is scarce in downtown Wichita, the design blends indoor and drive-up product, additional multifamily supply is coming online downtown over the next several years, and the existing conditioned facility is a strong candidate for conversion.

SITE PLAN & FLOOR PLAN

Proposed unit layout across the 30,053 SF ground floor and the building's second-floor mezzanine, blending interior climate-conditioned units with drive-up access along the building perimeter.



1ST FLOOR

Interior unit corridors run the length of the building, with drive-up units wrapping the building perimeter for direct vehicle access.

2ND FLOOR

Mezzanine-level units add interior storage capacity above the main floor without expanding the building footprint.

MARKET OVERVIEW

A StorTrack-sourced radius study centered on 313 S Ida St points to a tight, undersupplied market immediately around the site. A 1.5-mile radius encompasses the entire downtown core — meaning downtown Wichita itself is functionally an underserved self-storage market.

3-MILE RADIUS

1.9
SF/Capita (2.1 incl. dev.)

9
Facilities · 201,313 SF

17.7K
SF in development

POPULATION
104,100 (+2.16%/yr)

Avg. Rent, Drive-Up
\$1.28/SF

Avg. Rent, Climate
\$1.46/SF

Rate Trend
-2.4%

NEAREST COMPETITORS

STORE	DRIVE	RATING	10X10 REG.	10x10 CC	LOCATION
Midtown Storage Wichita	0.6 mi	B	n/a	n/a	DOWNTOWN CORE
KO Storage	0.9 mi	B	\$85	\$99	DOWNTOWN CORE
Santa Fe Self Storage	1.1 mi	B	n/a	n/a	DOWNTOWN CORE
U-Haul at McAdams Park	2.0 mi	B	n/a	\$129.95	OUTSIDE CORE
Public Storage	2.3 mi	A	n/a	\$137	OUTSIDE CORE
Delano Secure Storage	2.8 mi	B	\$100	n/a	OUTSIDE CORE

Source: StorTrack market study, 313 S Ida St radius analysis, rates as of 12/12/2025. Market average (10x10, 10-mile, stores shown): \$104.60 non-climate / \$125.74 climate-controlled.

5-MILE RADIUS

7.8
SF/Capita (7.9 incl. dev.)

43
Facilities · 1.74M SF

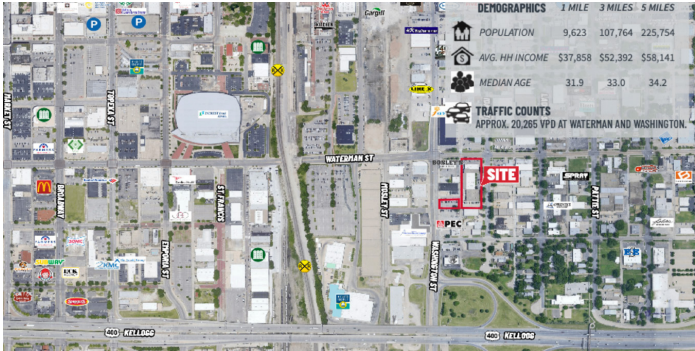
35.4K
SF in development

POPULATION
224,023 (+2.17%/yr)

Avg. Rent, Drive-Up
\$0.88/SF

Avg. Rent, Climate
\$1.27/SF

Rate Trend
+10.7%



DOWNTOWN WICHITA MOMENTUM

After decades of office flight to the eastern suburbs, downtown Wichita is in a well-documented “second wave” of development, this one driven less by entertainment and hospitality and more by the \$302M Wichita Biomedical Campus, a wave of historic office-to-residential conversions, and new ground-up residential development entering the pipeline.

\$2B+

Public & private investment catalyzed downtown since Project Downtown’s 2010 adoption, across 119 completed projects

626–753

New housing units forecast per year over the next 5 years (Zimmerman/Volk, 2025)

≥95%

Occupancy on new downtown residential product — functionally full, not overbuilt

2010

1,393 pop.

2,313 units

2025 (TODAY)

6,554 pop.

3,455 units

2030 (PROJECTED)

10,050 pop.

6,700 units

2035 (PROJECTED)

12,000+ pop.

8,000+ units

DEVELOPMENT PIPELINE

Active and near-term construction tracked by Downtown Wichita and the Wichita Business Journal's Crane Watch, as of August 2026.

UNDER CONSTRUCTION

Wichita Biomedical Campus	\$302M	~3,000 students + 200 staff
EPC Ballpark District	\$110M	181 apts. + retail + hotel; broke ground Jul. 2026
Shirkmere Apartments	N/A	100 units (40 affordable) + music venue
Sterling Building ("The Roebuck")	\$10.78M	50 units + retail; opening summer 2027
Market Centre Apartments	\$40M+	115 units, 11-story historic bldg.
Hotel Indigo	\$40M	119 rooms, adjacent to biomed
Multi-Modal Facility ("The HUB")	\$19.2M	12 bus bays, 400 parking spaces
Orpheum Theatre Renovation	\$9.45M	Reopening May 2026
Wichita Tribute Marriott	\$9.6M	7-story hotel
Arkansas River West Bank Improvements	\$6.24M	Pathways, terraces, lighting



IN PLANNING

Vantage 906	Up to \$95M	300+ units, pool, clubhouse
New York Life Building	N/A	478,403 SF tower; apt. conversion envisioned
Downtown Grocery Store	N/A	30,000 SF full-service store
COMCARE of Sedgwick County	\$20.9M	Mental health crisis facility

ANCHOR PROJECT

WICHITA BIOMEDICAL CAMPUS

An eight-story, 350,000 SF tower rising at Broadway & William—a partnership between Wichita State University, the University of Kansas, and WSU Tech that will house the KU School of Medicine and School of Pharmacy alongside WSU health-sciences programs.

\$302M

Total investment

350,000

Square feet

3,200

Students + staff

First class trains on-site Fall 2027. A recurring, transient population on academic-year cycles is nationally correlated with high seasonal self-storage utilization around move-in and move-out.



INDEPENDENT MARKET FORECAST

Downtown Wichita commissioned Zimmerman/Volk Associates and W-ZHA in fall 2024 to study residential, office, and hospitality demand; both firms have advised the district since 2009. Findings were finalized Q1 2025.

RESIDENTIAL	FINDING
5-yr unit absorption	3,130–3,765 new units (626–753/yr)
New-dev. occupancy	≥95% — functionally full
For-sale housing	None built downtown since 2009

OFFICE & HOSPITALITY	FINDING
10-yr office absorption	658,000–825,000 SF
2017–2024 office share	90% of all Wichita absorption downtown
10-yr hotel demand	430–560 new rooms supportable



Shirkmere Apartments — 100 units + music venue, Old Town



Movement Musick venue — 3,000-capacity, block between Topeka & Emporia

IMPLICATIONS FOR STORAGE DEMAND

Downtown is growing in population and density faster than its housing stock is growing in storage capacity- and that gap is structural, not cyclical.

STORAGE-POOR HOUSING STOCK

Adaptive-reuse lofts in century-old buildings are not built with garages, basements, or closet space — ~500 units added downtown since 2020 this way.

COMPOUNDING RENTER GROWTH

626–753 new units per year steadily enlarges the addressable renter base within walking distance of a downtown storage site.

TRANSIENT INSTITUTIONAL POPULATION

The Biomedical Campus brings ~3,000 students and 200 staff on academic-year cycles — a segment with predictable seasonal storage needs.

LOCAL BUSINESS DEMAND

Businesses in the surrounding downtown and industrial corridor represent an additional, complementary source of storage demand beyond residential renters.

ACTIVE CONSTRUCTION, NEAR-TERM DEMAND

EPC Ballpark District, The Roebuck, Vantage 906, and Shirkmere — all under tight city deadlines — drive contractor and tradesperson demand for secure outdoor storage today.

A DE-RISKING MARKET SIGNAL

Downtown leadership points to a newly planned 30,000 SF grocery store as proof the district has crossed the population threshold for everyday commercial uses — the same logic that supports self-storage.

A FOUNDATION, NOT A FORECAST BUILT ON HOPE

PETRA's approach is deliberately grounded: population growth, absorption, occupancy, and construction activity here are independently verifiable, not promotional.

BUSINESS PLAN & RATIONALE

BUSINESS PLAN

- Engaged four storage groups to provide detailed operating expense benchmarks and an independent review of the market.
- Plan to bring on a dedicated storage management partner to lead marketing and leasing for the facility.
- Finalize the capital-stack path (Co-GP, LP, or partner-equity), finalize design, and redevelop.
- Build and stabilize the asset, then hold flexibly — underwriting supports 5-, 7-, or 10-year exit timing off the same capital stack.

RATIONALE

- The existing building and location suit indoor storage, and excess on-site parking supports additional drive-up unit square footage.
- The site is zoned appropriately and well configured for the storage concept.
- Low storage square footage per capita within a 3-mile radius, combined with new downtown multifamily supply, supports demand for the product.
- The building is conditioned and vacant today, removing tenant buy-out or relocation risk from the timeline.

SPONSORSHIP & DEAL STRUCTURE

BALANCE SHEET

PETRA provides net worth, liquidity, and the construction loan guaranty.

TRACK RECORD

PETRA has not built this asset class before, and has brought on a strong management and leasing partner to support execution.

EXECUTION

A management partner handles marketing and leasing; design, construction, and underwriting are led by PETRA.

DEBT TERMS

Construction: 65% LTC (~\$2.84MM) at 7.00% fixed, 36 months interest-only.

Permanent takeout at month 36: 58.4% of stabilized value / 65.7% of cost (~\$2.87MM) at 6.50% fixed, 30-year amortization. Month-37 DSCR of 1.62x.

EQUITY & PROMOTE

Total equity of \$1,531,245, funded 13% by PETRA (\$199,062) and 87% by the LP (\$1,332,183).

8% preferred return with a GP catch-up, then a 20% promote to PETRA above the preferred (≈30% GP / 70% LP split on residual cash flow).

CAPITAL STRUCTURE

SOURCES

Construction Loan	65.0%	\$2,843,744
Limited Partner	30.4%	\$1,332,183
PETRA	4.5%	\$199,062
TOTAL SOURCES	100.0%	\$4,374,989

USES

Land Costs	39.2%	\$1,717,000
Hard Costs	47.3%	\$2,067,548
Soft Costs	8.3%	\$362,477
Carry Costs	5.2%	\$227,964
TOTAL USES	100.0%	\$4,374,989

Land costs reflect the \$1.7MM purchase price plus closing costs. Development fee of 5% of total project cost (~\$197,000) accrues to PETRA. Mortgage brokerage and financing/equity fees are budgeted at ~\$45,000 each. A 10% construction contingency is carried within hard costs.

INVESTMENT RETURNS BY HOLD PERIOD

PETRA underwrote three exit scenarios off the same capital stack and construction plan — sponsor retains flexibility to hold and refinance rather than sell at any of the three marks.

LEVEL	5-YEAR HOLD	7-YEAR HOLD	10-YEAR HOLD
LP Net — IRR / EMx	15.32% / 1.98x	14.58% / 2.40x	13.98% / 3.12x
PETRA Net (after Promote) — IRR / EMx	26.33% / 3.18x	23.45% / 4.26x	20.75% / 6.25x
Property — Unlevered IRR / EMx	12.13% / 1.64x	11.59% / 1.92x	11.23% / 2.37x
Property — Levered IRR / EMx	17.05% / 2.14x	16.07% / 2.64x	15.21% / 3.52x
Yield-on-Cost at Sale	8.60%	9.19%	10.18%
Equity Proceeds from Sale	\$2.89M	\$3.36M	\$4.15M

8.12%

Cash-on-Cash Return during the hold (Month 37, stabilized) — constant across all three exit scenarios

1.62x

Debt Service Coverage Ratio (Month 37) on the permanent loan

SAME

Capital stack, debt terms, and construction plan across all three hold scenarios- only the exit date changes

SENSITIVITY ANALYSIS

Stress-tested against the 5-year base case (17.05% levered IRR / 2.14x levered EMx). Longer holds shift these curves further right on equity multiple- see Returns by Hold Period.

EXIT CAP RATE

SCENARIO	CAP	EMx
Upside	6.00%	2.45x
Base Case	6.50%	2.14x
Downside	7.00%	1.87x

VACANCY

SCENARIO	VACANCY	EMx
Base Case	8.0%	2.14x
Downside	10.0%	1.62x
Downside	12.0%	1.47x

INCOME GROWTH

SCENARIO	GROWTH	EMx
Base Case	3.00%	2.14x
Downside	2.50%	2.04x
Downside	2.00%	1.95x

TAX BENEFITS

The project carries meaningful tax benefits for investors. A cost segregation study is expected to identify approximately \$2,000,000 in tangible personal property and land improvements — all of which can be deducted in Year One under the 100% bonus depreciation provisions permanently restored by the One Big Beautiful Bill Act (OBBBA).

\$2.0M

Tangible personal property & land improvements identified via cost segregation study

100%

Bonus depreciation under OBBBA — permanently restored for qualifying property placed in service after Jan. 19, 2025

Year 1

Full deduction taken in the year the property is placed in service, rather than over 27.5 or 39 years

HOW IT WORKS

- 1 A cost segregation study reclassifies building components — storage doors, security systems, paving, fencing, site lighting, and other short-life assets — out of the standard 39-year nonresidential real property schedule.
- 2 Those components qualify for 5-, 7-, and 15-year recovery periods, which OBBBA makes eligible for 100% bonus depreciation rather than being spread out over decades.
- 3 Investors can deduct the full ~\$2.0M identified against taxable income in the year the property is placed in service — accelerating tax savings and improving after-tax cash-on-cash returns.

This is not tax advice. Depreciation benefits, timing, and applicability depend on each investor's individual tax situation, including passive activity rules and state conformity. PETRA recommends each investor consult their own tax advisor regarding these benefits before investing.

RISKS & MITIGANTS

RISK	DESCRIPTION	MITIGANT
NEW ASSET CLASS	PETRA has not built or operated self-storage before.	Sourced a management partner to share risk and provide operating expertise.
OPERATING EXPENSES	Storage opex assumptions are new territory for the sponsor.	Detailed expense information obtained from four storage groups; underwriting reflects those figures.
DEMAND/ LEASE UP	Absorption for a new indoor/drive-up product is unproven at this site.	Demand reviewed with four groups, all positive; lease-up modeled conservatively to stabilization by month 29.
RENT ASSUMPTIONS	In-place rents rely on local comps rather than larger REIT facilities.	Management-recommended comps used instead of dynamically priced REIT product; rents considered conservative with upside.
ZONING/ LAYOUT	Conversion must fit the existing structure and site.	Project layout reviewed with a project architect; met with the City of Wichita to confirm zoning and buildability.
CONSTRUCTION COST	Remodel and construction costs for the conversion carry estimating risk.	10% contingency carried in the budget; costs verified with several local contractors.



PETRA has closed and is currently managing a ~\$149 million portfolio mainly in multifamily, BTR, SFR, industrial, and retail across the United States, and is currently working on closing a ~\$500+ million portfolio of development and acquisitions.

21%

LP Level Returns, IRR

1.7x

MOIC

\$18B+

Transaction Volume



FULLY INTEGRATED REAL ESTATE DEVELOPER, OWNER, AND OPERATOR

across the U.S., with a strong focus on multifamily, BTR, SFR, industrial, and retail. PETRA is a trusted sponsor to institutions, family offices, and high-net-worth investors, specializing in sourcing, structuring, developing, operating, and exiting real estate investments. Headquartered in Kansas and Chicago, with offices across the Midwest and Texas.

PETRA'S TRACK RECORD

- Excels in sourcing, structuring, developing, effective property management, and exit strategies.
- Strong connections with property owners, brokers, and lenders facilitate deal flow and favorable terms.
- An investor-first approach, focused on mutually beneficial, long-term success.



SCALED EXPERIENCE

\$18+ Billion in Transactional Volume · 8+ Million SF of Development Experience

SELECT PROJECTS

WINFIELD RESIDENCES

203 Unit Multifamily — Winfield, KS

INFINITY PLAZA WEST

224 Unit Multifamily - Kansas City, MO

LODGE WEST

84 Unit Value-Add Multifamily

42 WEST

57,000 SF Industrial Acquisition

BLACKHAWK RIDGE

100 Acres - Kenosha, WI

PROJECTS & ACQUISITIONS

- Orchestrated the 210,000 SF Koch Industries Campus Expansion — Wichita, KS — \$107M
- Acquired a 250,000 SF Warehouse — Waynesboro, VA — Closed 90% Under Market Value
- Managed 500+ Global Team Transactions/Year Across 60 Countries Totaling >\$180M
- Edgewater — 306 Single-Family Lot Development — Wichita, KS
- The Reserve — 47 Lot Private Gated Development — Wichita, KS
- Maize Schools Campus Expansion — Maize, KS — \$70M
- Weatherby Meadows — 162 Unit Class A Build-For-Rent Community — Kansas City, MO
- The National — 10-Story, 151 Unit Luxury Apartment and Coworking Space — Wichita, KS — \$40M



VISIONARY LEADERSHIP

The PETRA team brings a wealth of expertise from leading organizations in global real estate. Our commitment to enrich the lives of our investors, tenants, partners, and our dedicated team of experts is central to every decision. Deal sponsorship for this transaction is led by Hunter LaMunyon, with full underwriting and model support from the PETRA transactions team.

NOAH SWANK, CCIM

Chief Executive Officer · Co-Founder

TYLAN DYER

President of Advisory Services · Co-Founder

ANDY ASHER

Chief Operating Officer

HUNTER LAMUNYON, CCIM

Managing Director, Transactions

TYLER ELLIS

Managing Director, Development Management

GEORGE STACY

Senior Vice President, Construction Management

BROOKS FARLEY

Vice President, Private Wealth

**NOAH SWANK, CCIM**

Chief Executive Officer
Chief Financial Officer
Co Founder

nswank@growwithpetra.com
growwithpetra.com

PETRA, LLC
251 S. Whittier Street, Suite C
Wichita, Kansas
67207

Noah Swank brings over 15 years of experience of visionary leadership in real estate investment, construction, and facilities management to the firm. As Chief Executive Officer and Co-Founder of PETRA, Noah leads the firm's strategic direction. He is focused on helping clients achieve their goals through thoughtfully structured, tax-efficient real estate investments.

Prior to founding PETRA, Noah held senior roles at Koch Industries, one of the largest privately held companies in the U.S. While at Koch, he managed corporate real estate, led large-scale development and acquisition projects, and oversaw operations for campuses totaling over 1.5 million square feet.

Since launching PETRA in 2016, Noah has advised on and overseen commercial real estate transactions exceeding \$1 billion across multiple asset types and U.S. markets. His approach blends strategic foresight with operational execution, supporting investors, family offices, and institutional partners through every stage of the real estate cycle.

Noah dual majored with a Bachelor of Business in Accounting and a Bachelor of Business in Finance with a real estate emphasis from Wichita State University and is a Certified Commercial Investment Member (CCIM). Noah lives in Kansas with his wife and their five kids.

**TYLAN DYER**

President of Advisory Services
Co-Founder

tylan@growwithpetra.com
growwithpetra.com

PETRA, LLC
251 S. Whittier Street, Suite C
Wichita, Kansas
67207

Tylan Dyer brings over 20 years of experience in engineering, construction, corporate aerospace, and real estate development to the firm. As President of Advisory Services and Co-Founder of PETRA, Tylan drives the firm's long-term growth strategy by leading advisory and development initiatives, shaping the investment pipeline, and identifying opportunities that create lasting value for partners and investors.

Before co-founding PETRA, Tylan held leadership roles in engineering and construction firms, where he directed a wide range of residential, commercial, and institutional projects across Central Kansas. Known for his ability to bring vision to life, he has spearheaded master-planned communities, private residential enclaves, and large-scale public infrastructure.

Notable projects under his leadership include the \$107M Koch Industries Campus Expansion in Wichita, the \$70M Maize Schools Campus Expansion, and major residential developments including Edgewater (306 single-family lots), Fairmont (220 lots), and Stonebridge (80 acres in Andover).

Tylan holds a Bachelor of Science in Civil Engineering from Oklahoma State University and is a licensed Professional Engineer in Kansas and Oklahoma. Tylan lives in Kansas with his wife, three kids, and two dogs.

ANDY ASHER
CHIEF OPERATING OFFICER

ANDY ASHER
Chief Operating Officer

aasher@growwithpetra.com
growwithpetra.com

PETRA, LLC
251 S. Whittier Street, Suite
C Wichita, Kansas 67207

Andy Asher brings over 20 years of experience in global real estate strategy, transactions, and portfolio management to the firm. As Chief Financial Officer and Chief Operating Officer at PETRA, Andy oversees the firm's finance, operations, asset management, and real estate execution, driving performance and creating long-term value through data-driven decision-making and financial discipline.

Prior to joining PETRA, Andy held senior leadership roles at Koch Industries and Cassidy Turley (now Cushman & Wakefield). His responsibilities spanned real estate management, lease administration, transactions, project management, and strategic planning across international portfolios.

Throughout his career, Andy has led over 500 real estate transactions across 60 countries, totaling more than \$180 million in value. He executed a \$6M savings initiative consolidating multi-office operations into a 40,000 SF facility in Shanghai, and in Kansas City managed leasing and operations for six hospital campuses, improving tenant satisfaction from 55% to 94%.

Andy holds a Master of Corporate Real Estate from CoreNet Global and is a certified Real Property Administrator through BOMA. He earned a Bachelor of Business in Finance from the University of Missouri. Andy lives in Kansas with his wife and three kids.

BROOKS FARLEY
VICE PRESIDENT CAPITAL MARKETS

BROOKS FARLEY
Vice President Capital Markets

bfarley@growwithpetra.com
growwithpetra.com

PETRA, LLC
251 S. Whittier Street, Suite
C Wichita, Kansas 67207

Brooks brings over 20 years of experience in real estate investment, capital raising, and investor relations to PETRA. Throughout his career, he has raised hundreds of millions in equity across Mixed-Use, development, and value-add projects while building lasting relationships with high-net-worth individuals, family offices, RIAs, and institutional partners.

Before joining PETRA, Brooks served as Senior Vice President of Capital Markets at 29th Street Capital, where he expanded the investor base and closed multiple acquisitions totaling more than \$17 million in just a few months. He also led nationwide capital-raising initiatives at Roers Companies, introducing more than \$90 million in new investor capital and launching their “Cocktails and Capital” event series. Earlier in his career, he held senior roles at Center Street Investors, CrowdStreet, and LightBox, giving him deep expertise in deal structuring, equity syndication, and investor engagement.

At PETRA, Brooks will help lead our capital-raising efforts with HNWI, RIAs, and Family offices. He will also play a key role with investor partnerships, helping fuel the growth of our investment vehicles and ensuring alignment between our projects and investor objectives.

He holds a Bachelor of Arts in Political Science from the University of Colorado. Brooks lives outside of Chicago with his wife and son.

TYLER ELLIS
VICE PRESIDENT, DEVELOPMENT**TYLER ELLIS**Vice President,
Developmenttellis@growwithpetra.com
growwithpetra.comPETRA, LLC
251 S. Whittier Street, Suite C
Wichita, Kansas 67207

Tyler Ellis brings over 20 years of experience in real estate development, construction, and property management to the firm. As the Vice President of Development at PETRA, Tyler leads the execution of development with a focus on delivering high-performing assets through innovative design, strategic planning, and disciplined, process-oriented execution.

Before joining PETRA, Tyler held leadership roles in both development and construction, managing complex projects across student housing, multifamily, commercial, and retail. His work includes entitlement, design, construction, lease-up, and operations, often overseeing all phases from concept to completion.

Career highlights include delivering a \$50M student housing portfolio at Wichita State University comprising 396 units and 541 beds, as well as a \$40M 10-story mixed-use development in downtown Wichita featuring 151 luxury apartments and a high-end coworking space. He previously led a \$200M pre-construction department for a major general contractor.

Tyler holds a Bachelor of Science in Construction Science and Management from Kansas State University. Tyler lives in Kansas with his wife and their four kids.

**GEORGE STACY**

Senior Vice President
Construction Management

gstacy@growwithpetra.com
growwithpetra.com

PETRA, LLC
251 S. Whittier Street, Suite
C Wichita, Kansas 67207

George Stacy brings over 40 years of project and construction management experience to the firm, with a focus on high-impact development. As Senior Vice President of Construction Management at PETRA, George supports the firm's ground-up development initiatives through leadership in project strategy, execution, and delivery, spanning master planning and design through construction and occupancy.

Prior to joining PETRA, George served as Director at Cushman & Wakefield, where he led the Project and Development Services division in Dallas, directing large-scale development for institutional and corporate clients across office, healthcare, higher education, residential, sports, and automotive facilities.

Notable projects include the \$126M regional office relocation for Fannie Mae in Plano, the \$160M Longhorn Village senior living campus in Austin, and the \$200M development of Northeast Lakeview College's 200-acre campus in San Antonio. Additional highlights include Koch Industries' 210,000 SF Wichita development and Ericsson's 300,000 SF 5G facility in Lewisville.

George holds a Bachelor of Science in Architectural Engineering from the University of Texas at Austin. He is known for his collaborative approach and ability to deliver complex projects on time and under budget.

NOTICES

STRUCTURE

PETRA and its investors will form a new limited liability company for the purpose of owning the property. The Operating Agreement will be made available upon subscription.

MANAGEMENT COMPENSATION

PETRA (and/or its affiliates) will receive, per the underwriting: a 5.0% Development Fee of total project cost (-\$197,477), a Mortgage Brokerage Fee (-\$45,000), a Financing & Equity Formation Fee (-\$45,000), and a 0.5% Asset Management Fee of LP equity, beginning at month 30.

EARN-IN

PETRA will not participate in profits or distributions prior to investors receiving their 8.0% IRR preferred return (the "Deferral Event"), with a GP catch-up. After the Deferral Event, distributions above the preferred return are allocated 69.6% to the LP and 30.4% to PETRA — a 20% promote — per the underwriting and Operating Agreement.

INVESTORS; SUITABILITY

Units are offered only to accredited investors as defined in Rule 506(c) of the Securities and Exchange Commission. An investment involves significant risk and is suitable only for persons of substantial financial means with no need for liquidity.

START-UP COMPANY / RISKS

The Company has not yet been formed and has no operating history; it is dependent on proceeds from this offering to pursue its business plan. No assurance is given that the Company will ever be profitable, or that investors will not suffer substantial losses.

ADDITIONAL INFORMATION

Additional information is available to any prospective, qualified investor upon request. Inquiries should be directed to Noah Swank, +1 316.243.9929 ext. 101, or nswank@growwithpetra.com.

NOTICES (continued)

RESTRICTIONS ON TRANSFER OF UNITS

The Units have not been registered under the Securities Act or relevant state securities laws. No assignment, sale, transfer, disposition, or hypothecation will be permitted without prior written consent of the Company and an opinion of counsel that the transfer is not subject to registration.

"THE UNITS REPRESENTED BY THIS CERTIFICATE HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 OR THE SECURITIES LAWS OF ANY STATE. THE UNITS HAVE BEEN ACQUIRED FOR INVESTMENT AND MAY NOT BE SOLD, TRANSFERRED FOR VALUE, PLEDGED, HYPOTHECATED, OR OTHERWISE ENCUMBERED, IN THE ABSENCE OF AN EFFECTIVE REGISTRATION UNDER THE SECURITIES ACT OF 1933 AND/OR THE SECURITIES ACT OF ANY STATE OR AN OPINION OF COUNSEL ACCEPTABLE TO THE COMPANY'S COUNSEL THAT SUCH REGISTRATION IS NOT REQUIRED."

CERTAIN RISKS AND OTHER MATTERS

No assurance is given that the Company will achieve its objectives or that investors will not suffer substantial losses. Forward-looking statements are not guarantees of future performance, and actual results may differ materially.

RELIANCE ON KEY PERSONNEL AND LEASE

The Company's success will substantially depend upon the management skills and decisions of PETRA's leadership, and in particular its ability to complete the acquisition and realize a return from operations and eventual disposition.

MANAGEMENT COMPANY

The Project may be managed by the Management Company, owned and operated by Noah Swank and Tylan Dyer, which is paid fees under a Property Management Agreement. Because the Management Company is under common control with the Company, there can be no assurance such fees are comparable to market rates.



251 S. Whittier Street, Suite C | Wichita, Kansas 67207
+1 316.243.9929 | office@growwithpetra.com
growwithpetra.com

PETRA is a fully integrated real estate developer, owner, and operator across the United States. Our investment strategy is strongly focused on multifamily, rental housing, industrial, and retail properties. We are known as trusted advisors to institutions, family offices, and high-net-worth investors. Headquartered in Wichita, Kansas and Chicago, Illinois, with offices in Kansas City, Missouri, and Dallas, Texas.

©2026 PETRA, LLC. ALL RIGHTS RESERVED. PETRA, LLC DOES NOT ASSUME ANY LIABILITY OR RESPONSIBILITY WHATSOEVER FOR THE OPERATION OR CONTENT OF ANY OF THE LINKED RESOURCES, NOR FOR ANY OF THE INTERPRETATIONS, COMMENTS, GRAPHICS, OR OPINIONS CONTAINED THEREIN.