



METAL ARTS

3629 & 3700 W 30TH ST S, WICHITA, KS 67217

OFFERING MEMORANDUM

PETRA, LLC
251 S. Whittier Street, Suite C
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growwithpetra.com



*Industrial Sale-Leaseback
Property Acquisition*



INTRODUCING THE OPPORTUNITY

PETRA has executed a Letter of Intent to acquire the Metal Arts headquarters facility at 3629 & 3700 W 30th St S in Wichita, Kansas, a 42,900 SF two-building industrial campus on 6.28 acres in Wichita's southwest industrial corridor, coupled with a 5-year Absolute NNN leaseback with the current owner-operator, Metal Arts, a steel fabrication business, extending to 25 years of potential term through four 5-year renewal options.

BUSINESS PLAN

- Acquire the fee-simple interest for \$3,300,000 (\$76.92/SF) — a \$200,000 discount to the Seller's original \$3,500,000 ask — while executing the 5-year Absolute NNN leaseback at \$300,000 annually (\$6.99 PSF blended) with 2.0% annual escalations.
- Finance with a \$2,354,723 permanent loan (~65% LTC) at a fixed 6.75% rate, 25-year amortization, generating a Month-1 DSCR of 1.54x.
- Hold through the 5-year contractual lease term, collecting stabilized Absolute NNN income from Day 1 — 100% occupied at close, with no lease-up risk.
- Underwrite a conservative 8.00% exit cap rate against a 9.13% exit-year yield on cost, preserving a 113 bps spread.

WHY WE LOVE THIS DEAL

PETRA is acquiring a fully-leased, credit-backed NNN industrial asset in Wichita's tightest industrial submarket (4.09% vacancy as of Q2 2026, per NAI Martens — the metro's lowest; just 2.1% for the 25,000–50,000 SF band that houses the main building) at an all-in basis of just \$84.44/SF. The 3700 building's fenced outdoor storage yard also gives PETRA optionality to capture the premium increasingly attached to Industrial Outdoor Storage (IOS) product.

WHAT WE'RE OFFERING LIMITED PARTNERS

15.23%

LP Net IRR

1.84x

LP Net Equity Multiple

Property-level returns are detailed separately in the underwriting model.

DEAL METRICS

- LP Hold Period - 5 Years
- 42,900 SF Net Rentable · 6.28 Acres · 2 Bldgs.
- \$84.44/SF All-In Basis · \$76.92/SF Purchase Basis
- \$2,354,723 Permanent Debt · 65% LTC · 6.75% Fixed
- \$1,279,701 Total Equity (\$127,970 PETRA · \$1,151,731 LP)
- 8.0% Preferred Return · 25% Promote to PETRA
- 8.28% Year 1 Yield on Cost · ~8.2% Avg. LP Cash-on-Cash
- Embedded Tenant Purchase Option (NOI ÷ 8.0% Cap)
- Upside Optionality: Fenced IOS Yard at 3700 Building

INVESTMENT OVERVIEW

Address	3629 & 3700 W 30th St S
City, State	Wichita, Kansas 67217
Net Rentable Area	42,900 SF, 2 buildings
Land Area	6.28 acres
Year Built	3629 – 1975 · 3700 – 1978 (office renov. 2026)
Zoning	Limited Industrial (Sedgwick County)
Parking	40 spaces (9.32 per 10,000 SF)
2025 Taxes	\$39,257 combined (\$34,611 + \$4,646)
Tenant / Lease Type	Metal Arts · Absolute NNN



DEAL SUMMARY

PROPERTY DESCRIPTION

Two single-story industrial/flex buildings totaling 42,900 SF on 6.28 acres, purpose-built for steel fabrication with substantial crane capacity and power infrastructure.

3629 W 30TH ST S — MAIN BUILDING (35,400 SF)

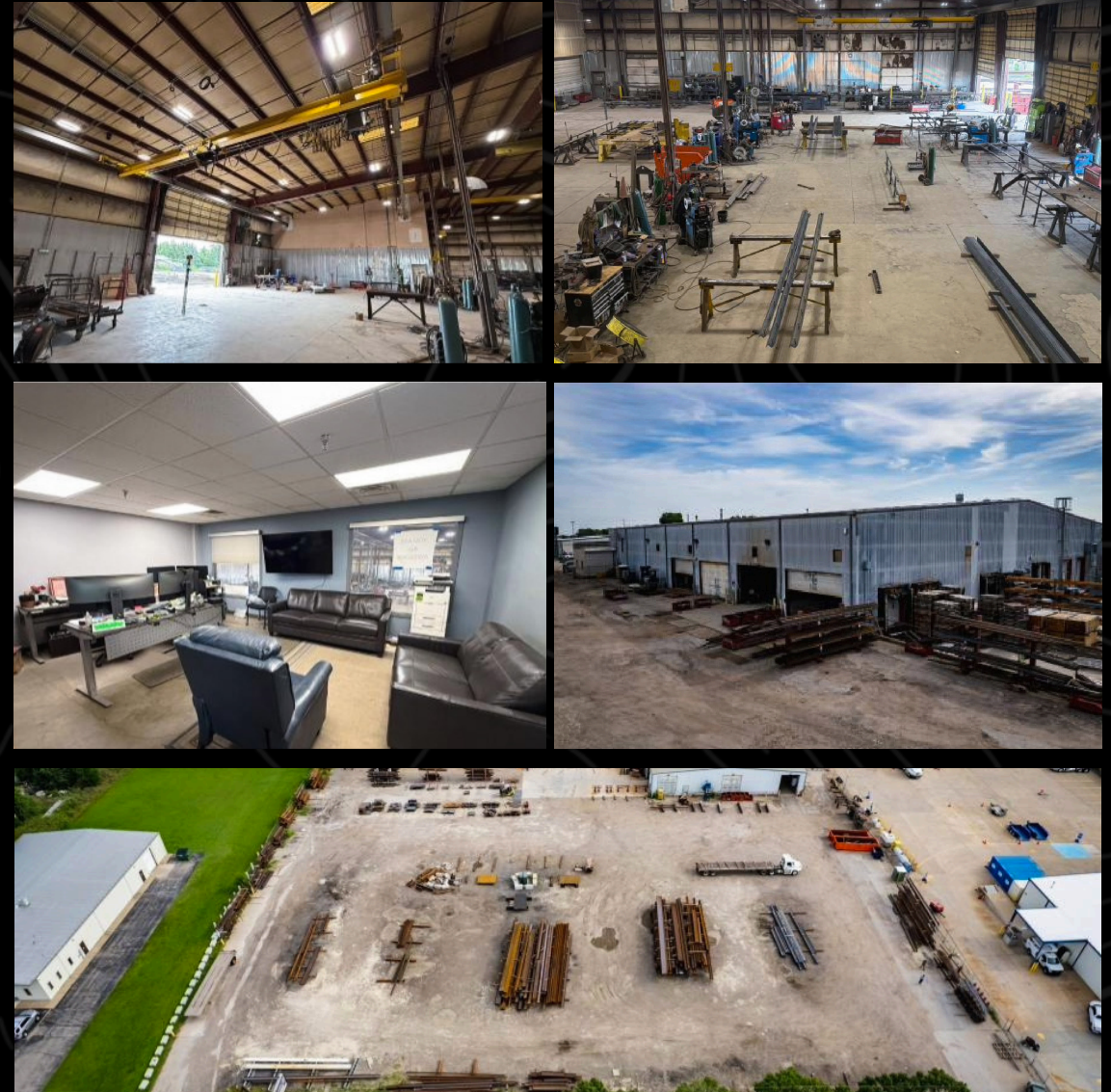
- 22-ft clear height
- 5-ton bridge crane plus three 2-ton cranes
- Approximately 2,000-amp, 3-phase electrical service
- Six dock-high doors; two 14' x 14' overhead doors
- Office suite renovated in 2026

3700 W 30TH ST S — SECONDARY BUILDING (7,500 SF)

- On approximately 3.10 acres, inclusive of a fenced outdoor storage yard
- 13.5-17 ft clear heights
- 3-ton crane; 400-amp, 3-phase service
- Four 14' overhead doors

IOS OPTIONALITY

The secured, fenced outdoor storage yard at 3700 W 30th St S positions the site to capture the premium increasingly attached to Industrial Outdoor Storage (IOS) — a scarce, high-demand subset of industrial real estate — as a future value lever beyond the in-place lease.





AREA NEIGHBORS

Mil-Pac Specialists · Cheyenne Manufacturing · Valence Surface Technologies · Arcane Industries · Fiber Glass Systems · CECO, Inc. · UPS · Frito-Lay · Duke Rentals · United Rentals · John Deere Wichita Training Center

STRATEGIC
LOCATION

The property sits along W 30th St S in Wichita's southwest industrial corridor, with direct access to Interstate 235 and adjacency to established users including UPS, Frito-Lay, Duke Rentals, United Rentals, and the John Deere Wichita Training Center.

SOUTHWEST SUBMARKET
WICHITA'S TIGHTEST (Q2 2026)

Total SW vacancy, Q2 2026 — lowest of any Wichita submarket	Vacancy, 25,000–50,000 SF band (main building's size class)	Metro-wide average asking rent, PSF		
<10K SF	10–25K SF	25–50K SF	50–100K SF	100K+ SF

2.7%	2.1%	2.1%	1.6%	0.0%
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Southwest vacancy by building size- every size bucket trades below 3.6%.
Source: NAI Martens Q2 2026 Wichita Industrial Market Report

Wichita's deep manufacturing labor pool, supplier base, and customer connectivity support steel fabrication and metals-adjacent users throughout the corridor.

LEASE & TENANT OVERVIEW

TERM	DETAIL
Tenant	Metal Arts (steel fabrication, current owner-operator)
Lease Type	Absolute NNN — tenant responsible for taxes, insurance, and all maintenance/structural costs
Lease Term	5 years, commencing at closing (November 2026 – October 2031)
Year 1 Annual Base Rent	\$300,000 (\$6.99 PSF blended: \$6.674 PSF – 35,400 SF main building; \$8.50 PSF – 7,500 SF secondary building)
Annual Escalations	2.0%, including renewal option periods
Security Deposit	Equal to one (1) month’s rent
Renewal Options	Four (4) five-year options to renew — potential total term of 25 years
Purchase Option	One-time tenant option to purchase at forward 12-month Base Rent ÷ 8.0% cap rate, exercisable through Month 60; converts to a Right of First Refusal for all renewal periods if unexercised
Occupancy at Close	100% — fully leased, credit-backed NNN leaseback with no lease-up risk

WHY THE LEASEBACK STRUCTURE WORKS

The sale-leaseback secures a 5-year commitment (extending to 25 years through renewal options) from an established local manufacturer with specialized crane and power infrastructure that would be costly to replicate, delivering contractual, escalating cash flow from Day 1.

CAPITAL STRUCTURE

SOURCE	%	AMOUNT
Senior Debt	64.7%	\$2,342,949
LP Equity	31.8%	\$1,151,731
PETRA Co-Investment	3.5%	\$127,970
Total	100%	\$3,622,650

USE	%	AMOUNT
Purchase Price	91.1%	\$3,300,000
Closing Costs & Title Fees	0.9%	\$33,000
Legal Fees	0.1%	\$2,000
Acquisition Fee (6.0%)	5.5%	\$198,000
Mortgage Brokerage	1.3%	\$47,100
Equity Formation	1.0%	\$34,550
Environmental	0.1%	\$5,000
Survey	0.1%	\$3,000
Total	100%	\$3,622,650

Permanent loan of \$2,354,723 at approximately 65% loan-to-cost and a fixed 6.75% rate, 25-year amortization, with a Month-1 debt service coverage ratio of 1.54x and loan fees/closing costs of 0.5% (~\$11,774). Total equity of \$1,279,701 is structured 90% LP (\$1,151,731) / 10% PETRA (\$127,970). Distributions flow 100% to the LP until an 8.0% IRR preferred return with no GP catch-up, then 67.5% LP / 32.5% PETRA above the hurdle — a 25% promote to PETRA.

INVESTMENT RETURNS

LEVEL	ROI	MULTIPLE	IRR
Limited Partner	84.2%	1.84x Net	15.23%
Property - Unlevered	55.7%	1.56x Gross	10.95%
Property - Levered	34.0%	1.96x Gross	16.96%

8.28%
Year 1 Yield on Cost

9.13%
Yield on cost, exit year

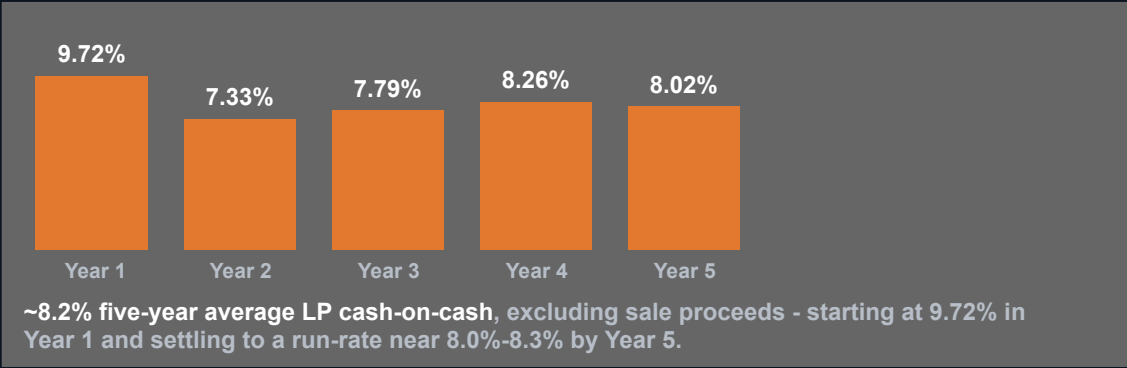
113 bps
Spread to 8.00% exit cap

PURCHASE OPTION EXERCISE SENSITIVITY LP RETURNS

EXIT YEAR	EXERCISE PRICE	LP NET IRR	LP EMX
1 (Mo. 12)	\$3,818,872	29.25%	1.29x
2 (Mo. 24)	\$3,895,250	19.90%	1.42x
3 (Mo. 36)	\$3,973,155	16.92%	1.56x
4 (Mo. 48)	\$4,052,618	15.43%	1.70x
5 (Base Case, Mo. 60)	\$4,133,670	15.23%	1.84x

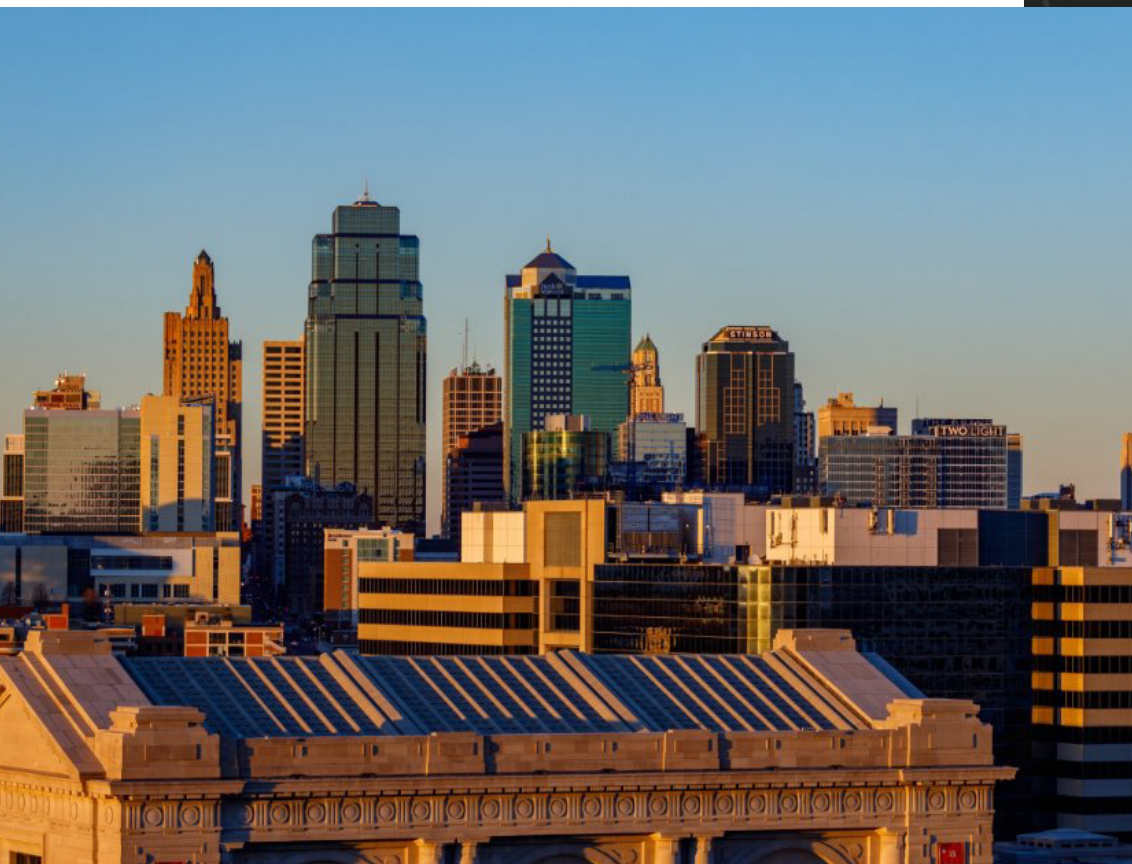
If Metal Arts exercises early, the NOI-indexed price still returns LP capital plus a meaningful premium at every exercise date. IRR moderates as the hold shortens (less time for cash flow to compound), while the equity multiple still builds from 1.29x in Year 1 toward the 1.84x base case by Year 5.

AVG. LP CASH-ON-CASH BY HOLD YEAR (EXCL. SALE)



RISKS & MITIGANTS

RISK	DESCRIPTION	MITIGANT
Exit Timing & Renewal Risk	The 5-year initial lease term is coterminous with PETRA's underwritten hold, meaning a Month-60 sale would occur at or near the tenant's first renewal decision.	Four 5-year renewal options and a purchase option through Month 60 give PETRA visibility into tenant intent well ahead of exit; PETRA can market upon a renewal exercise or evaluate sale at then-current terms.
Exit Cap Rate Risk	The 8.00% exit cap rate is not directly evidenced by third-party market comps.	A 113 bps spread is maintained between exit-year yield on cost (9.13%) and the exit cap without relying on compression; recommended stress tests sensitize exit cap to 7.5%–8.5%.
Tenant Concentration & Credit Risk	The property is 100% leased to a single tenant, Metal Arts, creating full income dependency on one credit.	NNN structure shifts operating expense risk to the tenant; PETRA will complete a full financial and guaranty review during due diligence prior to PSA execution.
Appraisal Risk	The executed \$3,300,000 purchase price has not yet been confirmed by third-party appraisal.	An appraisal will be ordered during due diligence; any material variance will be presented to the Investment Committee prior to closing.
Interest Rate Risk	The permanent loan is underwritten at a fixed 6.75% rate; a materially higher locked rate would compress the 1.54x Month-1 DSCR and levered returns.	Rate will be locked ahead of closing where feasible; current DSCR provides cushion against moderate rate movement.
Releasing & Market Rent Risk	If Metal Arts vacates at lease expiration or does not renew, PETRA would need to re-lease the space at prevailing market terms rather than the contractual rate.	In-place rent (\$6.99 PSF blended) sits roughly 39% above the metro's \$5.04 PSF weighted-average asking rate, and modeled breakeven occupancy is only 62.6% - rents or occupancy could fall well below the in-place level and debt service would still be covered. The \$84.44/SF all-in basis also remains below replacement cost, preserving disposition value.



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

HUNTER LAMUNYON, CCIM

Managing Director, Transactions

BROOKS FARLEY

Vice President, Private Wealth

TYLAN DYER

President of Advisory Services · Co-Founder

TYLER ELLIS

Managing Director, Development Management

ANDY ASHER

Chief Operating Officer

GEORGE STACY

Senior Vice President, Construction Management



NOAH SWANK, CCIM
Chief Executive Officer
Chief Financial Officer
Co Founder

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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 DYER
President of Advisory Services
Co-Founder

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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
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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.

GEORGE STACY

SENIOR VICE PRESIDENT • CONSTRUCTION MANAGEMENT

**GEORGE STACY**

Senior Vice President
Construction Management

gstacy@growwithpetra.com
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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.

HUNTER LAMUNYON

MANAGING DIRECTOR - TRANSACTIONS



HUNTER LAMUNYON, CCIM

Managing Director
Transactions

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growwithpetra.com

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Hunter LaMunyon is a dynamic real estate professional with experience in investment brokerage, commercial sales, and leasing. Known for building long-lasting client relationships and delivering thoughtful, results-driven solutions, Hunter helps clients identify smart investment opportunities that align with their goals. Hunter leads deal sponsorship for this transaction.

Before joining PETRA, Hunter was a top-producing Commercial Sales and Leasing Agent at Lange Real Estate in Wichita, where he brokered over \$40 million in transactions within his first four years in the industry. He played a key role in the Wichita Deal of the Year for the acquisition of Park City Arena in 2023, worked on the development of Steeple Bay with a 40,000 SF build-to-suit for Fairbanks Equipment Headquarters, and led the re-leasing of Saddle Creek Crossing, securing over 80,000 SF of retail space.

Even in challenging lending environments, Hunter consistently sources high-yielding deals and guides his clients to successful outcomes through his client-first approach and skilled negotiation.

Hunter holds a Bachelor of Arts from Pittsburg State University, where he also played baseball. He is a Certified Commercial Investment Member (CCIM), serves on the Kansas CCIM Chapter board, and is a member of the International Council of Shopping Centers (ICSC). Hunter lives in Wichita with his wife and their two daughters.

TYLER ELLIS

MANAGING DIRECTOR - DEVELOPMENT MANAGEMENT

**TYLER ELLIS**

Managing Director
Development Management

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Tyler Ellis brings over 20 years of experience in real estate development, construction, and property management to the firm. As Managing Director of Development Management 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.

NOTICES

STRUCTURE. PETRA and the investors will form a new limited liability company for the purpose of owning the property. The Operating Agreement is available upon subscription via the investor portal.

MANAGEMENT COMPENSATION. PETRA (and/or its affiliates) will receive: Acquisition Fee -\$198,000 (6.0% of Purchase Price); Equity Formation Fee -\$34,550; property-level Management Fee of 3.0% of effective gross revenue, per the underwriting. PETRA will also receive a separate Asset Management Fee of \$500 per month (\$6,000 annually), distinct from the property-level Management Fee, commencing Month 1.

EARN IN. PETRA will not participate in profits or distributions prior to investors' receiving their 8.0% IRR preferred return (the "Deferral Event"), with no GP catch-up. After the Deferral Event, distributions above the preferred return are allocated 67.5% to investors and 32.5% to PETRA (a 25% promote), per the Operating Agreement.

INVESTORS, SUITABILITY; VERIFICATION OF ACCREDITED INVESTOR STATUS. Units are offered only to accredited investors as defined in Rule 506(c) of the Securities and Exchange Commission. An investment in the Units involves significant risk and is suitable only for persons of substantial financial means who have

no need for liquidity. Suitability can only be determined by investors themselves after thorough discussion with their tax, legal, and investment advisors; PETRA will rely upon the accuracy of each investor's representations. At the Company's request, a prospective investor's accredited status may be verified via www.verifyinvestor.com prior to purchase; PETRA will not have access to information provided to that service.

ADDITIONAL PROJECTS. The Company, PETRA, and their affiliates may purchase real estate which is no part of this offer and may offer units or promissory notes to other potential investors and lenders. The units offered hereby will not be secured by any property owned by the Company, PETRA, or its affiliates, and will not be on parity with any other units or promissory notes issued by them.

START-UP COMPANY. Although PETRA, LLC has been involved in numerous real estate projects as described in this memorandum, the Company has not yet been formed and has no operating history, and is dependent upon proceeds from this offering to pursue its business plan. There can be no assurance the Company will ever be profitable.

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 of the Units will be permitted without (i) prior written consent of the Company, and (ii) receipt of an opinion of counsel acceptable to the Company that the proposed transfer is not subject to registration under applicable securities laws. The following legend will be placed on each Unit:

"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 UNDER SUCH ACT OR ACTS."

"THE ALIENATION OR TRANSFER OF THIS CERTIFICATE AND THE UNITS REPRESENTED HEREBY ARE SUBJECT TO A CERTAIN OPERATING AGREEMENT OF [ENTITY TO BE FORMED], A COPY OF WHICH IS ON FILE WITH THE RECORDS OF THE COMPANY."

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. Actual results may differ materially, and such differences may be material and adverse. The risks discussed are not exhaustive; other risks may arise in connection with the Company's business.

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, maintain the leaseback, and realize a return from lease income 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 and expenses 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.

ADDITIONAL INFORMATION. Additional information will be made available to any prospective, qualified investor upon request. Inquiries should be directed to Noah Swank, telephone 316.243.9929 ext. 101, or nswank@growwithpetra.com.



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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.