



BROADWAY GATEWAY SHOPS

4720-4746 S BROADWAY, WICHITA, KANSAS 67216

OFFERING MEMORANDUM

PETRA, LLC
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growwithpetra.com





INTRODUCING BROADWAY GATEWAY SHOPS

PETRA has executed a non-binding Letter of Intent to acquire S Broadway Retail, a 22,957 SF, 11-suite multi-tenant retail strip center at 4720-4746 S Broadway in Wichita, Kansas, from the Seller, Via Fone Inc., at a \$1.85 million purchase price (\$80.59/SF). The property is 81.9% leased at closing across nine tenants, with two vacant suites (4,150 SF) offering embedded lease-up upside.

BUSINESS PLAN

- Acquire the fee-simple interest for \$1.85MM (\$80.59/SF)- a basis well below the property's trended, post-lease-up valuation of approximately \$105.77/SF.
- Lease up the two vacant suites (4,150 SF, 18.1% of NRA) at \$12.00/SF NNN market rent, targeting full stabilization by Month 11 (September 2027).
- Finance with a 65% loan-to-cost bridge loan at 6.75%, refinancing into permanent debt at Month 12 (57.5% stabilized LTV, 20-year amortization).
- Hold 4 years (November 2026 – October 2030), growing rents 3.0% annually, before disposing at an 8.0% exit cap rate- flat to today's market cap rate.

WHAT WE'RE OFFERING LIMITED PARTNERS

18.8%

LP Net IRR

1.87x

LP Net Equity Multiple

6.9%

Avg. LP Cash-on-Cash

Property-level returns and full underwriting detail are provided separately in the underwriting model.

DEAL METRICS

- LP Hold Period – 4 Years
- 22,957 SF Net Rentable · 2.1 Acres · 11 Suites
- 81.9% Occupied at Closing · 4,150 SF Lease-Up Upside
- \$1.40MM Bridge/Perm Debt · 65% LTC · 6.75% Fixed
- \$774k Total Equity (\$77k PETRA · \$697k LP)
- 8.0% Preferred Return · 25% Promote to PETRA
- 6.0% Going-In Cap Rate · 8.0% Exit Cap Rate

INVESTMENT OVERVIEW

Address	4720–4746 S Broadway
City, State	Wichita, Kansas 67216
Net Rentable Area	22,957 SF, 11 suites, 1 building
Land Area	2.1 acres
Parking	100 spaces (43.6 per 10,000 SF)
Day-1 Occupancy	81.9% (18,807 SF across 9 tenants)
Vacant Suites	4,150 SF (2 suites) — lease-up upside
Tenant Mix / Lease Type	Multi-tenant local/regional shop — Gross & NNN



Aerial view of the subject property (outlined) along the S Broadway corridor, directly across from the Dillons-anchored grocery node.

DEAL SUMMARY

PROPERTY DESCRIPTION

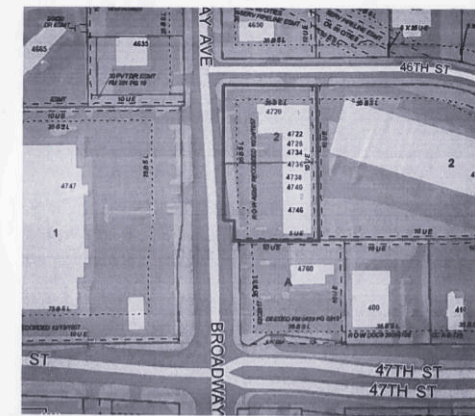
S Broadway Retail is a 22,957 SF, single-story, multi-tenant retail strip center on 2.1 acres in Wichita, Kansas (Sedgwick County). The center is configured as 11 in-line suites ranging from 673 SF to 5,000 SF, with 100 surface parking spaces (43.6 spaces per 10,000 SF).

TENANT COMPOSITION

- 81.9% occupied at closing (18,807 SF) across nine local and regional tenants: Domino's Pizza, Total Wireless, Metro PCS, Advance America, CIA Clites Insurance (two suites), Air Capital Cigar, Designer Nails, and J&T Business.
- No single tenant occupies more than 22% of net rentable area, limiting single-tenant credit exposure relative to a traditional anchor-dependent center.
- Two suites totaling 4,150 SF (18.1% of NRA) are vacant at closing and represent the property's principal near-term lease-up opportunity, underwritten to reach market rent and full stabilization by Month 11 (September 2027).

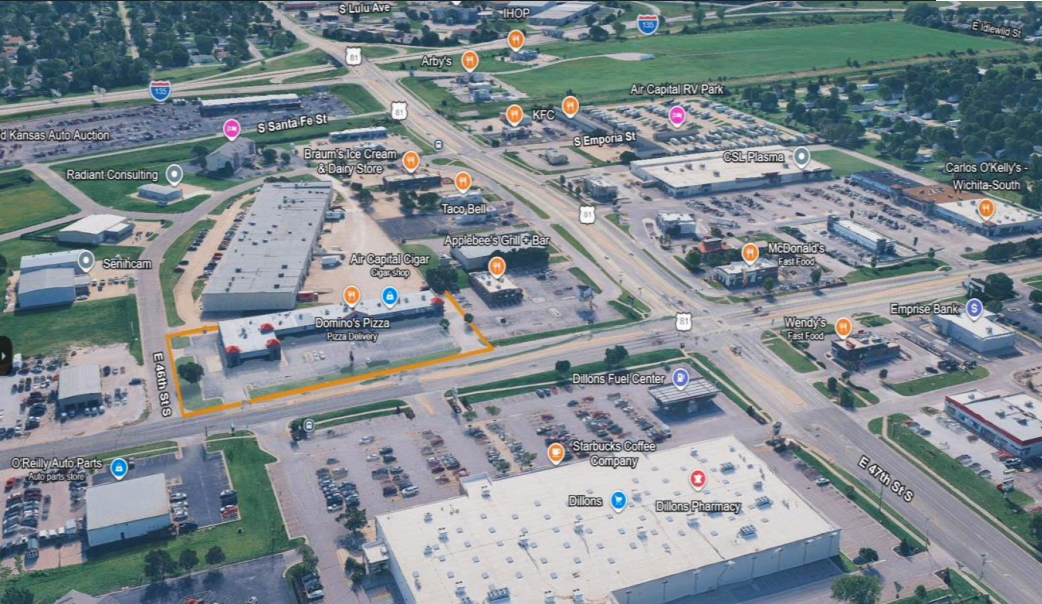


EXTERIOR VIEW — 4720-4746 S BROADWAY



SITE PLAN — LOT 1 & 2, BLOCK 2, MORSE ADD.

Per Exhibit A to the executed Letter of Intent. Site fronts S Broadway between E 46th St S and E 47th St S.



AREA NEIGHBORS

Dillon's · Braum's · Taco Bell · Applebee's · Air Capital Cigar · Domino's Pizza · KFC · Arby's · IHOP · Wendy's · McDonald's · Starbucks · O'Reilly Auto Parts · CSL Plasma · Emprise Bank · Carlos O'Kelly's · Club Car Wash · Dunkin' Donuts · Dutch Bros · Pizza Hut · Ollie's Bargain Outlet

STRATEGIC LOCATION

SHADOW ANCHOR
DILLONS

INTERSTATE ACCESS
1st Exit - I-35 NB

The property fronts S Broadway, a signalized retail corridor carrying in excess of 16,000-17,000 vehicles per day, and sits at the first exit for Wichita on northbound Interstate 35. Within a mile of both I-35 and I-135. The site is shadow-anchored by a directly adjacent Dillons-anchored grocery store and sits within the same immediate trade area as Saddle Creek Crossing, Dollar Tree, and Ollie's Bargain Outlet-anchored center reported to draw more than 2.3 million visits annually.

WHY THE LOCATION WORKS

Continuous Broadway frontage, direct visibility, a Dillons shadow anchor, and first-exit interstate access are central to the investment thesis, supporting both in-place rent collectability and lease-up of the two vacant suites at market terms.

Wichita's south Broadway corridor is a well-established, grocery-and value-anchored trade area supported by a dense cluster of national quick-service and service-retail tenants, reflecting steady household formation and a durable, needs-based retail draw.

TRADE AREA DEMOGRAPHICS

Trade-area demographics below are sourced from a third-party marketing package for a nearby property within the same immediate S Broadway corridor (4828 S Broadway, less than one block from the subject) and are representative of the subject’s 1-, 3-, and 5-mile trade area.

METRIC	1 MILE	3 MILE	5 MILE
Total Est. Population (2024)	6,008	49,738	126,389
Projected Population (2029)	6,007	49,714	125,567
Estimated Households (2024)	2,367	19,819	50,828
Median Household Income (2023)	\$74,436	\$59,386	\$61,555
Average Household Income (2023)	\$91,626	\$72,372	\$75,306
Total Businesses	187	911	2,645
Total Employees	2,103	9,214	30,010
Median Age	35.2	34.2	34.3

Wichita’s deep manufacturing and services labor pool, stable household formation, and income levels consistent with a durable, needs-based retail draw support both in-place rent collectability and lease-up of the vacant suites.

RENT ROLL & LEASE-UP SUMMARY

S Broadway Retail is 81.9% leased at closing (18,807 of 22,957 SF) across nine tenants, generating in-place annualized rent of approximately \$242,949 (\$10.58/SF blended). The occupied rent roll carries a weighted average lease term of approximately 1.7 years (20 months).

SUITE	TENANT	SF	RENT/SF	TYPE	EXPIRATION/LEASE-UP
4720	J&T Business	5,000	\$12.72	Gross	Nov-2029
4722	Vacant (projected)	3,000	\$12.00	NNN	Lease-up: Sep-2027
4726	Advance America	2,500	\$11.04	Gross	Jun-2027
4728	Total Wireless	1,000	\$21.60	Gross	May-2028
4730	Metro PCS	1,500	\$12.40	Gross	Oct-2027
4734	Domino's Pizza	2,000	\$16.80	Gross	Apr-2028
4736	Designer Nails	673	\$13.37	Gross	Jul-2027
4738	Vacant (projected)	1,150	\$12.00	NNN	Lease-up: Mar-2027
4740	Air Capital Cigar	1,634	\$13.40	Gross	Jun-2027
4742	CIA Clites Insurance	3,000	\$8.00	Gross	Jun-2028
4746	CIA Clites Insurance	1,500	\$15.37	Gross	Jun-2028

MARKET RENT & BASIS CHECK

- Market asking rents along the corridor run \$12.00-\$14.00 PSF NNN. In-place gross rents (~\$10.58/SF blended) sit at or below this range- if a tenant vacates or defaults, PETRA can release at prevailing market terms without impairing cash flow.
- Purchase basis of \$80.59/SF compares to an implied, trended market value of ~\$105.77/SF (8.0% cap rate on stabilized NOI)- a ~24% cushion between basis and market value at exit.

INVESTMENT RATIONALE

BASIS

Acquiring an occupied, cash-flowing retail asset at \$80.59/SF against a market cap rate of 8.0% and a trended, post-lease-up valuation of approximately \$105.77/SF — an embedded discount of roughly 24% to stabilized value. Going-in yield-on-cost expands from approximately 5.2% (untrended) to 9.0% (trended) as the two vacant suites lease up, a swing of roughly 380 bps relative to the 8.0% market cap rate.

LOCATION

Continuous, direct frontage along S Broadway, shadow-anchored by a directly adjacent Dillons grocery store, and positioned at the first exit for Wichita on northbound Interstate 35. The corridor also includes Saddle Creek Crossing, a Dollar Tree-and Ollie's-anchored center drawing more than 2.3 million visits annually. This traffic base supports both the durability of the in-place rent roll and the leasability of the two vacant suites at market terms.

GRANULARITY

The 11-suite rent roll- with no tenant occupying more than 22% of NRA, diversifies cash flow relative to a single-or few-tenant retail asset, while conservative renewal and lease-up assumptions already embed a meaningful cushion relative to a faster-executing scenario.

Low basis relative to replacement cost and stabilized value, a strong shadow-anchored location on a high-traffic corridor, and embedded mark-to-market lease-up upside together create a disciplined, risk-adjusted return profile consistent with PETRA's underwriting standards.

CAPITAL STRUCTURE

SOURCE	%	AMOUNT	USE	%	AMOUNT
Senior Debt	64.3%	\$1,395,789	Purchase Price, Closing, Acq. Fee & Legal	91.7%	\$1,990,750
LP Equity	32.1%	\$696,838	Soft Costs	2.8%	\$61,000
			Carry Costs	4.4%	\$95,617
PETRA Co-Investment	3.6%	\$77,426	Lease-Up Funding Reserve	1.0%	\$22,686
Total	100%	\$2,170,053	Total	100%	\$2,170,053

Acquisition/bridge financing of approximately \$1.40MM at 65% loan-to-cost and a 6.75% fixed rate, refinanced into permanent debt at Month 12 (57.5% stabilized LTV, 6.75% rate, 20-year amortization; Month-13 DSCR of 1.56x). Total equity of approximately \$774,000 is structured 90% LP (\$696,838) / 10% PETRA (\$77,426). Distributions flow pro-rata to that 90% LP / 10% PETRA split until the LP achieves an 8.0% IRR preferred return with no GP catch-up there after. Distributions flow 67.5% LP / 32.5% PETRA — a 25% promote to PETRA.

INVESTMENT RETURNS TO LPs

18.8%

LP NET IRR

1.87x

LP NET EQUITY
MULTIPLE

6.9%

AVG. LP
CASH-ON-CASH

Returns shown reflect Limited Partner-level performance, net of PETRA's promote — this is what we are offering investors. Property-and sponsor-level return detail is available separately in the underwriting model.

5.2%

Untrended Yield on Cost

9.0%

Trended Yield on Cost

~105 bps

Spread to 8.0% Exit Cap

Underwriting holds the exit capitalization rate flat at 8.0%, in line with today's market cap rate, without relying on cap-rate compression. Value creation is driven primarily by lease-up of vacant space (4,150 SF) and contractual/market rent growth of 3.0% annually over the 4-year hold.

RISKS & MITIGANTS

RISK	DESCRIPTION	MITIGANT
Lease-Up Risk	The two vacant suites (18.1% of NRA) must lease at market rent to achieve underwritten returns.	Full stabilization by Month 11 is already a conservative schedule; the deal underwrites to 18.8% LP IRR even on this timeline, evidencing a cushion already built into reported returns.
Lease Rollover / Renewal Risk	Eight of nine occupied suites have expirations between mid-2027 and mid-2028 (WALT -1.7 years).	Conservative renewal probabilities (50%-75% by suite size) with embedded downtime and TI/LC costs at rollover; the diversified, 11-suite rent roll (no tenant above 22% of NRA) limits single-tenant impact.
Rent Achievement Risk	The \$12.00/SF NNN market rent assumed for the two vacant suites may not be achieved on lease-up.	In-place rents at the property already range from \$8.00 to \$21.60/SF (gross-equivalent) across similarly sized shop space — the \$12.00/SF assumption sits within this existing range.
Small-Shop Tenant Credit Risk	The rent roll is composed primarily of local and regional small-shop and service tenants rather than national credit anchors.	Granular unit mix (673–5,000 SF across 11 tenancies) diversifies cash flow; the center benefits from traffic driven by the adjacent Dillons-anchored corridor and nearby Saddle Creek Crossing.
Exit Risk	Changes in capital markets could negatively impact disposition value.	Underwriting holds the exit cap flat at 8.0%, in line with today’s market, without relying on compression; value creation is driven by lease-up and rent growth.

FULLY INTEGRATED REAL ESTATE

DEVELOPER, OWNER, AND OPERATOR

PETRA is a 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

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.

- 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.

21%

LP Level Returns, IRR

1.7x

MOIC

\$18B+

Transaction Volume

SCALED EXPERIENCE

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

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

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



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

CHIEF EXECUTIVE OFFICER • CO-FOUNDER CHIEF FINANCIAL OFFICER

**NOAH SWANK, CCIM**Chief Executive Officer
Chief Financial Officer
Co Foundernswank@growwithpetra.com
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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 DYER

President of Advisory Services
Co-Founder

tylan@growwithpetra.com
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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
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

hlamunyon@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 will sponsor the acquisition through PETRA Investment Partners LLC (and/or assigns), formed for the purpose of owning the property. The Operating Agreement is available upon subscription via the investor portal.

NON-BINDING LOI. PETRA has executed a non-binding Letter of Intent with the Seller, Via Fone Inc. The purpose of the LOI is to outline major terms under which the parties would proceed with negotiations. In the event the parties fail to reach a binding agreement, neither party shall be bound to its terms.

AFFILIATE TRANSACTION DISCLOSURE. The executed LOI provides for a 2.0% brokerage commission payable to PETRA RE Brokerage, LLC out of Seller's proceeds at closing — an affiliate transaction disclosed to and requiring acknowledgment by the Investment Committee.

MANAGEMENT COMPENSATION. PETRA (and/or its affiliates) will receive an Acquisition Fee of 6.0% of Purchase Price (approximately \$111,000), together with customary property-level management and asset management fees to be set forth in the Operating Agreement.

ADDITIONAL PROJECTS. The Company, PETRA, and their affiliates may purchase real estate which is not 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)

EARN-IN. Prior to investors' receiving their 8.0% IRR preferred return (the "Deferral Event"), distributions are allocated 90% to investors and 10% to PETRA, reflecting each party's initial equity contribution, with no GP catch-up. After the Deferral Event, distributions are allocated 67.5% to investors and 32.5% to PETRA, 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.

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.

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 in this memorandum are not exhaustive; other risks may arise in connection with the Company's business.

RELIANCE ON KEY PERSONNEL AND LEASE-UP. 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, execute the lease-up of vacant space, 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.



PETRA

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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.