EXCLUSIVE DWG CAPITAL PARTNERS RESOURCE

WHY AMERICANS

ARE CAPITALIZING ON INDUSTRIAL REAL ESTATE

ABOUT DWG CAPITAL PARTNERS:

Founded in 2015 by institutional real estate veteran **Judd Dunning,** a **third-generation real estate professional** and former **award-winning foundational member of Newmark Capital Markets** in West Los Angeles, DWG Capital Partners is a **private commercial real estate investment firm** with headquarters in Fort Worth, TX, and Los Angeles, CA. Our seasoned team, with **over $2 billion in real estate transactions closed** across the nation, simplifies the investment process - making investing with DWG as easy as the click of a mouse from the office or the house.

We provide sophisticated, institutional-quality investment opportunities, welcoming accredited investors into our exclusive private group focused on **buying America** and **backing American businesses** through **top-class industrial real estate.**

We have closed or added value to assets in high-growth markets including, **Columbus, South Bend, Phoenix, Spartanburg, Cleveland, Austin,** and **Montgomery.** With **$70 million in assets under management** and a total of **825,000 square feet** in **nine states,** DWG has immediate plans to acquire **another 15-20 properties in the next 18 months** focusing on industrial sale-leasebacks ranging from **$4M to $12M** and targeting **cap rates north of 8%.**

SUPPLY CHAIN SHIFTS AND "NEARSHORING"

WHY IT MATTERS:

The pandemic exposed vulnerabilities in global supply chains, causing companies to rethink their reliance on distant manufacturing hubs. Many are now embracing "nearshoring" by moving production closer to the U.S., increasing the need for industrial properties to store and distribute goods more efficiently.

KEY INSIGHT:

Nearshoring has driven a 30% increase in demand for industrial space in major U.S. manufacturing and logistics corridors.

1

INVESTOR OPPORTUNITY:

By investing in industrial real estate in regions benefiting from nearshoring, American investors can secure properties that are, not only thriving in a post-pandemic expansionist economy, but likely to see increased demand as businesses focus on localized production.

THE E-COMMERCE EXPLOSION: A GAME-CHANGER FOR INDUSTRIAL REAL ESTATE

WHY IT MATTERS

The rise of e-commerce has fundamentally reshaped how goods are bought, sold, and delivered. As online shopping continues to grow, so does the need for more industrial spaces like warehouses, distribution centers, and logistics hubs. Americans are investing heavily in these types of properties to meet the demands of e-commerce giants like Amazon, Walmart, and Shopify.

2

KEY INSIGHT:

E-commerce sales in the U.S. have grown by 50% over the last five years, fueling massive demand for warehouse and distribution space.

INVESTOR OPPORTUNITY

Properties that cater to last-mile delivery, which is the final leg of a product's journey to consumers, are in particularly high demand, offering prime rental yields and long-term growth potential.

3

LOW VACANCY RATES AND RISING RENTAL INCOME

WHY IT MATTERS

Industrial real estate has one of the lowest vacancy rates of any real estate sector in the U.S., thanks to high demand and a shortage of available space. This translates into consistent, reliable rental income for investors, with rents rising steadily in most industrial hubs.

KEY INSIGHT:

National vacancy rates for industrial properties dropped below 4% in 2023, while rental rates have risen by over 10% annually in some markets.

INVESTOR OPPORTUNITY

Low vacancy and increasing rents provide investors with strong cash flow opportunities. In prime markets, properties can achieve rental income increases year over year, adding significant value to an investment portfolio.

TECHNOLOGICAL ADVANCEMENTS AND SMART WAREHOUSING

4

WHY IT MATTERS

Industrial real estate is becoming more tech-driven, with innovations like automated warehouses, AI-powered logistics, and robotics transforming how businesses store and move goods. These cutting-edge facilities are particularly attractive to tenants looking to optimize their supply chains.

INVESTOR OPPORTUNITY

Investors who focus on modern, tech-integrated industrial properties can position themselves to attract high-paying tenants in industries like e-commerce, manufacturing, and logistics.

KEY INSIGHT:

Smart warehouses are expected to grow by 20% annually, and companies investing in automation are willing to pay a premium for tech-enabled industrial spaces.

FEDERAL AND STATE-LEVEL TAX INCENTIVES

WHY IT MATTERS

Federal and state-level incentives for industrial real estate investing offer powerful tools for reducing tax liabilities and boosting returns, particularly through cost segregation and depreciation. Bonus depreciation allows for the immediate expensing of qualifying property components, while cost segregation enables investors to reclassify certain building components into shorter depreciation schedules resulting in larger upfront deductions.

5

KEY INSIGHT:

Beyond the yield-enhancing benefits of CSAD (Cost Segregated Accelerated Depreciation), many states provide tax credits or deductions for job creation, energy efficiency improvements, and capital investments in targeted-growth areas.

INVESTOR OPPORTUNITY

Under current laws, seasoned tax teams can itemize every piece of machinery in an industrial property to its highest value, optimizing tax benefits for maximum write-offs, increasing post-tax effective yields significantly.

INFLATION HEDGE AND ECONOMIC RESILIENCE

WHY IT MATTERS:

Hard assets like industrial real estate serve as one of the strongest intrinsic hedges against inflation due to their net lease structure, which shields investments from inflationary increases in expenses such as taxes, insurance, and maintenance.

KEY INSIGHT:

With annual rent escalations of 2-3%, investors benefit from a predictable, increasing income stream, while tenants can effectively forecast and control rent costs.

INVESTOR OPPORTUNITY:

Industrial real estate's resilience to economic fluctuations, combined with its ability to adjust rents in response to inflation, makes it a smart choice for investors seeking to protect their portfolios from economic uncertainty.

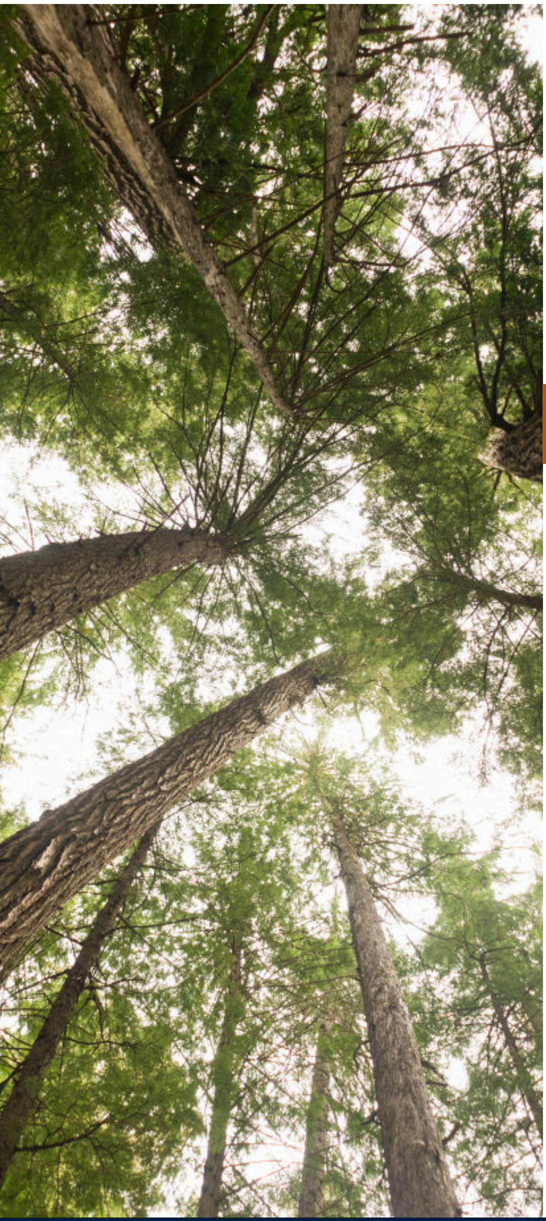
6

7

LONG-TERM GROWTH OUTLOOK

WHY IT MATTERS

The long-term fundamentals of industrial real estate remain strong. (In early 2023, national rent growth reached approx. 9%.) From continuous e-commerce expansion to evolving supply chain needs and increasing technology adoption, industrial properties are positioned for sustained growth.



KEY INSIGHT:

The industrial real estate sector is expected to grow by over 5% annually for the next decade, outpacing many other real estate sectors.

INVESTOR OPPORTUNITY

With strong growth projections and a variety of sub-sectors (from logistics hubs to manufacturing facilities) to choose from, Americans are investing now to lock in properties with high appreciation potential over the coming years.

CAPITALIZING ON INDUSTRIAL REAL ESTATE TODAY

American investors are seizing the moment in industrial real estate due to a perfect storm of factors: the e-commerce boom, global supply chain shifts, low vacancy rates, and favorable government incentives. By investing now, they are positioning themselves for stable cash flow, tax advantages, and long-term appreciation.

NEXT: Why Choose DWG Capital Partners >

WHY CHOOSE DWG CAPITAL PARTNERS FOR INDUSTRIAL REAL ESTATE, NOW?

DWG Capital Partners provides **exclusive access** to **premarket, private market,** and **private equity-driven industrial opportunities,** which are **hard to find** and **not available to the general public.** This competitive edge allows our investors to capture opportunities others simply cannot.

In this extremely unique and opportune time for American industrial real estate, driven by massive onshoring and a shifting global economy, **the opportunity to invest in industrial assets has never been better - a once in a generation window of opportunity.** With China's economic influence waning, North America continues to emerge as one of the strongest economies in the world, particularly in the industrial real estate sector.

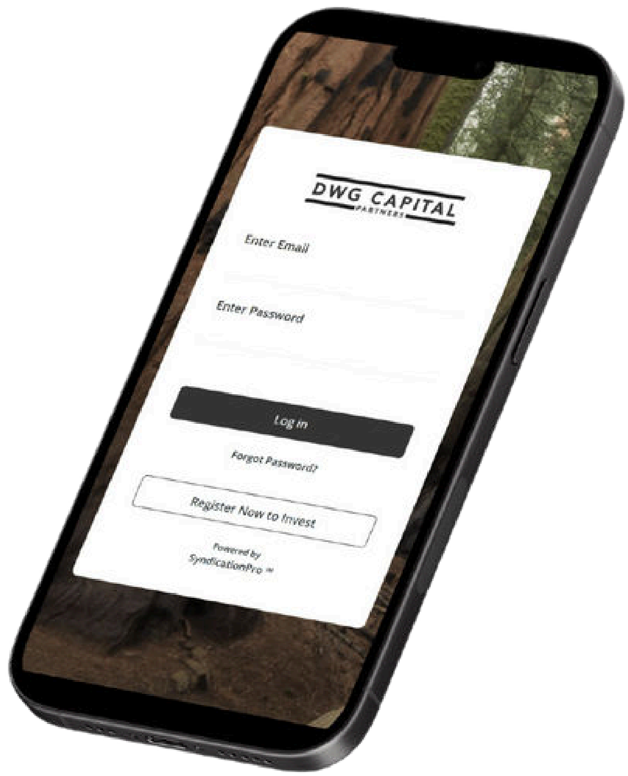
NEXT: Register to Invest with DWG >

THE PORTAL

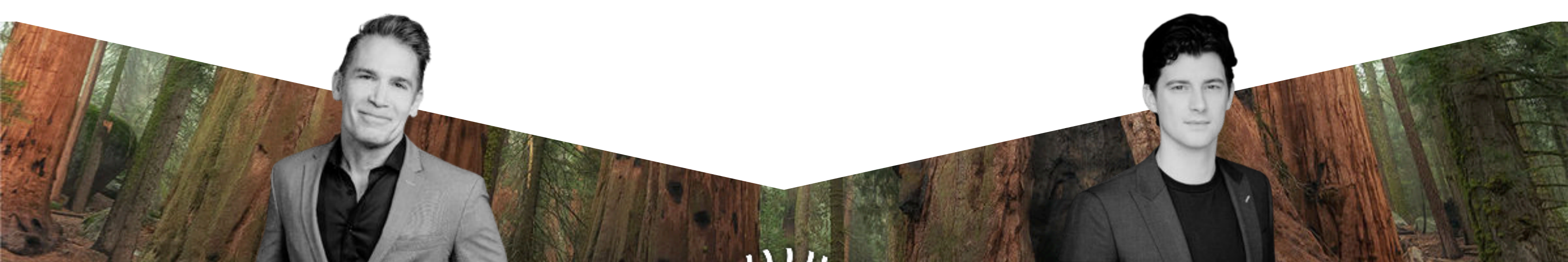
Ready to Start your Secured Investing Journey with **DWG Capital Partners?**

Create an Account on our Investor Portal and Join our Family of Professional and Seasoned Investors.

- ✓ Simple Streamlined Investing with the Click of the Mouse from the Office or the House
- ✓ Get Early Access & Make Soft Commitments on Upcoming Opportunities
- ✓ Fully Digital Platform Integrated with eSign
- ✓ Updates and Insights for Existing Investments
- ✓ Investor Earnings Distributed via ACH Payments



SIGN-UP



JUDD DUNNING
PRESIDENT | PRINCIPAL
TX: **972.738.8586** | LA: **310.261.8428**
E: **JDUNNING@DWG-RE.COM**

DWG CAPITAL PARTNERS

RYAN BILLINGS
INVESTOR RELATIONS | CAPITAL MARKETS
T: **310.351.7347**
E: **RYAN@DWG-RE.COM**

DWGCapitalPartners.com