



Light industrial build-to-lease

# This is our **proven** system:

High-Quality,  
High-Demand Product

**10k to 80k sqft units** with clear heights, no columns, additional parking & yard space, that potential tenants have trouble finding anywhere in the DFW metroplex

Attractive Market  
on the Edge of Town

**Solid demand with growth prospects**, in submarkets on the edge of town with strong transportation links

Conservative Approach

**50-300 acre parcels**, on a phased development model with excess buildable land to expand

Equity First, Debt Later

**No leverage to start, and build immediate, tangible value.** Healthy leverage later where it makes sense

Build-to-Lease

Model rents below-market, lease up then explore **potential liquidity options**

Flexibility & Optionality

**Adaptable to market** conditions and tenant needs with multiple exit options

Return Quickly

**Return capital as soon as possible** (typically 3-4 years, similar to last two projects)

# High-quality, high-demand product: **We proved it works**

## 114 Industrial Park 1



- **58-acre plot** in attractive **Fort Worth ETJ** (more lenient building standards), developed in multiple phases
- Modeled at **~\$7.00 psf**, current rents **~\$12.00 psf**
- Capital **fully returned** in Year 3
- Now using **\$37MM non-recourse mezzanine loan** to build out remainder of the park.
- **Estimated Return: 5-6x** after carried interest, all long-term capital gains

## 114 Industrial Park 2



- **118-acre plot** next door to Industrial Park 1
- Acquired property and Built **150,000sqft shallow bay for 15M**
- Once occupied, borrowed **4.5M for TI**, infrastructure in the remainder of the park
- Sold shallow bay and **30 total acres for \$29MM, returned all investor capital in 3.5 years**
- **Wide diversity variety of tenants:** Batting cages, industrial manufacturing, truck assembly, utility company, racking, baby clothes, auto body & paint, distribution
- Now have all the rest of excess buildable land to sell / develop. **Investor returns estimated to be 5-6X after carried interest.**

# Attractive Markets on the Edge of Town

## DFW market offers 360-degree opportunity

### Strong fundamentals:

Low unemployment (3.9%) below national average, business migration & growth in major job-creating sectors

### 360-degree opportunity:

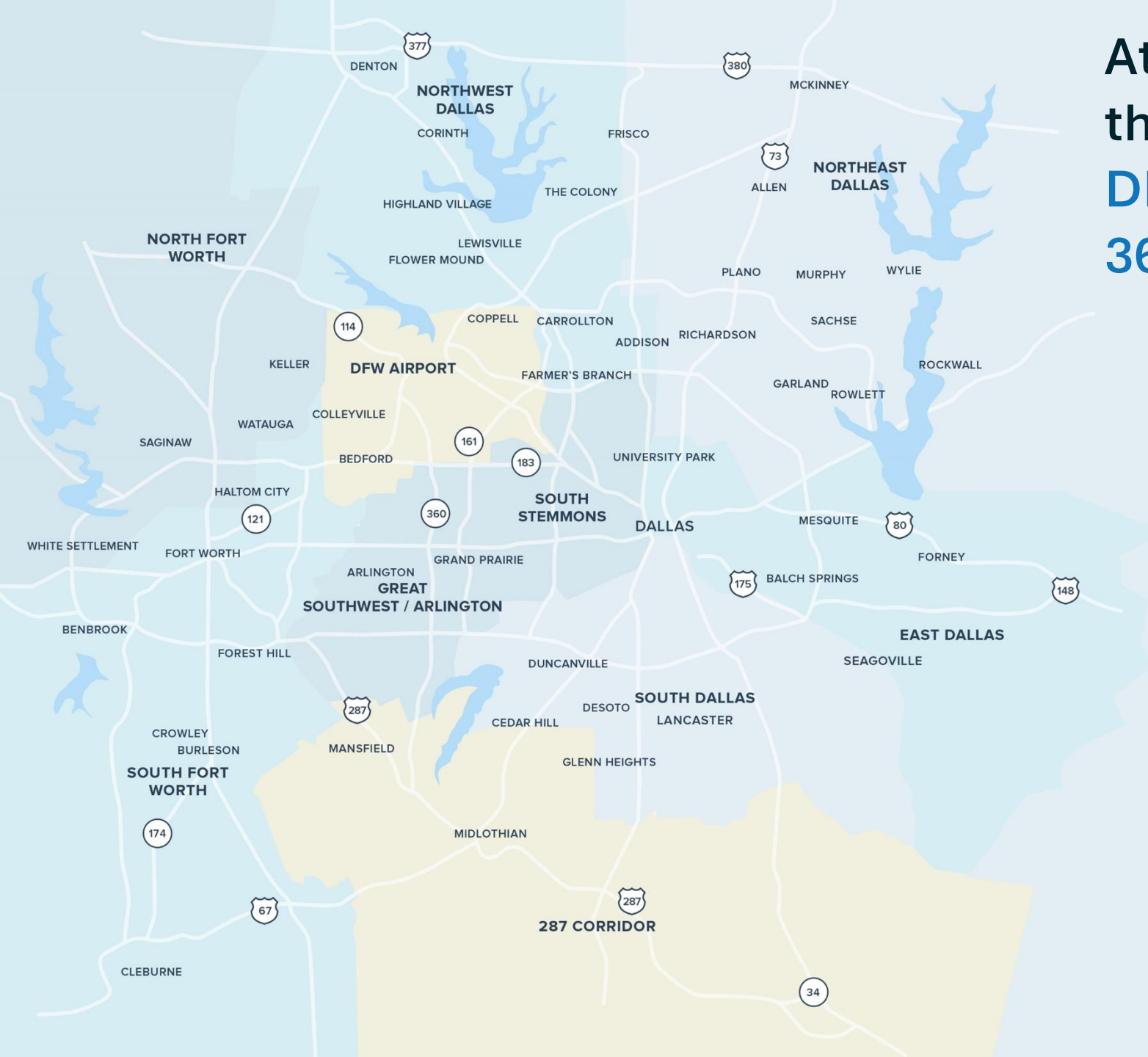
Strong transportation links in every direction

### Wide tenant base:

Diverse tenant types demanding our product, with economic growth in construction, manufacturing and logistics

### Strong appetite for space:

57 consecutive quarters (nearly 14 years) of positive net absorption for the Dallas / Fort Worth industrial market



# Flexibility & Optionality:

Multiple exit options let us match market demand



# We're repeating **what works**:

High-Quality,  
High-Demand Product

**10k to 80k sqft units** with clear heights, no columns, additional parking & yard space, that potential tenants have trouble finding anywhere in the DFW metroplex

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# Weatherford Overview

## 100-acre property

on the outskirts of Weatherford  
(unincorporated Parker County)

## Lower cost, Less red tape, Better population center, Faster to develop

(no certificate of occupancy requirements, no sprinklers, well water study indicated Private Water System availability)

## Established growth market

with healthy appetite for space

**Expected rents within \$14-16NNN range** (modeled at \$10.50 and \$12.50)

**No comps of this level** of quality product

**Thin pipeline** for new space coming online

Weatherford city council will not annex new industrial sites without commitments for tilt Wall buildings which are more expensive and premature in this market.



Our capital partners are 100% repeat and referral based.

Our novel development strategy offers a compelling risk / reward profile.

Our clear and consistent investor communication that sets us apart.

The image shows a close-up, low-angle view of a modern building's exterior. The building has a deep blue facade with large, square panels. The company name "GT VENTURES" is mounted on the upper part of the facade. "GT" is in a large, stylized, white script font, while "VENTURES" is in a smaller, white, sans-serif, all-caps font. The lighting is bright, suggesting daytime, and the sky in the background is a clear, light blue.

GT VENTURES



# Healthy, deep pipeline

We analyze several properties every month, and target closing on

**100-300 acres / year.**



# Project Partners

## **Project Lead:**

GT Ventures (Ty Looney and Garry Kyle)

## **Permitting:**

Bison Permitting (Kelly Agnor)

## **Site Work and Construction:**

GT GC, LLC\*

## **Civil Engineering and Planning:**

Baird, Hampton, Brown (Ottis Lee)

## **Leasing:**

Lancarte and Associates (Mark Boone and Sarah Lancarte)

## **Post-Construction Refinance Debt\*:**

TBD dependent on market offers

*\*GTGC will self-perform to build faster & more economically on a cost +10% arms-length basis*

# Indicative Structure & Return

## Capital Raise

**\$20M** Total

## Minimum Investment

**\$250k with \$50k**  
increments thereafter

## Preferred Return

Equity investors recoup all principal plus 10% return on outstanding principal per year as available for distribution out of cash flows. Interest begins accruing after Year 1.

## Equity Interest

Investors will receive **70%** of the returns above and beyond the hurdle.

## Anticipated Investor Return\*\*\*

**+/- 10%** investor return anticipated within **4-5 years**. Fund will remain evergreen

## Distribution Timing

Distributions will be made quarterly as proceeds are available

## Early Exit Option

Plan to offer Early Exit option (mechanism TBD) for investors who wish to exit their position early

## Management Fee

**5% Management Fee** based on Gross Rent.

## Ownership Percentage

All proceeds will be used for development which means that post capital valuation and resulting ownership percentage will depend on total capital raised

## Sponsor-Guaranteed Loans

Any subsequent lending will be guaranteed by Sponsor only and the debt benefits all investors pro rata.





# VISIT THE SITE, AND SEE FOR YOURSELF.

*GT* VENTURES

## CONTACT

Tyrel Looney

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817-680-2987



# ADDENDUM

GT VENTURES

# Returns Model Pro Forma

## Scenario 1: Lease \$10.50PSF and Sale \$145PSF

Year	2025	2026	2027	2028	2029	2030
Land	\$8,400,000	\$0	\$0	\$0	\$0	\$0
Phase 1 Road	\$800,000	\$0	\$0	\$0	\$0	\$0
150K Building	\$0	\$10,800,000	\$0	\$0	\$0	\$0
40K Building	\$0	\$0	\$2,880,000	\$0	\$0	\$0
40K Building	\$0	\$0	\$2,880,000	\$0	\$0	\$0
150K Building	\$0	\$0	\$0	\$10,800,000	\$0	\$0
40K Building	\$0	\$0	\$0	\$0	\$2,880,000	\$0
40K Building	\$0	\$0	\$0	\$0	\$2,880,000	\$0
150K Building	\$0	\$0	\$0	\$0	\$0	\$10,800,000
Income — Lease @ \$10.50PSF / Sale @ \$145PSF *	\$0	\$0	\$1,575,000	\$22,590,000	\$13,175,000	\$22,590,000
5% Management	\$0	\$0	\$78,750	\$42,000	\$78,750	\$42,000
10% Maintenance / Insurance	\$0	\$0	\$157,500	\$84,000	\$157,500	\$84,000
Commission Fee — Lease and Sale 4%	\$0	\$0	\$630,000	\$1,206,000	\$1,094,000	\$1,206,000
Debt Service — 6% Interest Only / Payoff	\$0	\$0	\$345,600	\$26,000,000	\$7,099,200	\$12,787,200
Profit	\$0	\$0	\$363,150	-\$4,742,000	\$4,745,550	\$8,470,800

Notes: 1. Full rent one year after completion \ \$2.00 below market average  
2. Sale each building two years after completion \ Priced at 2025 average \$145PSF with 7% CAP

# Returns Model Pro Forma

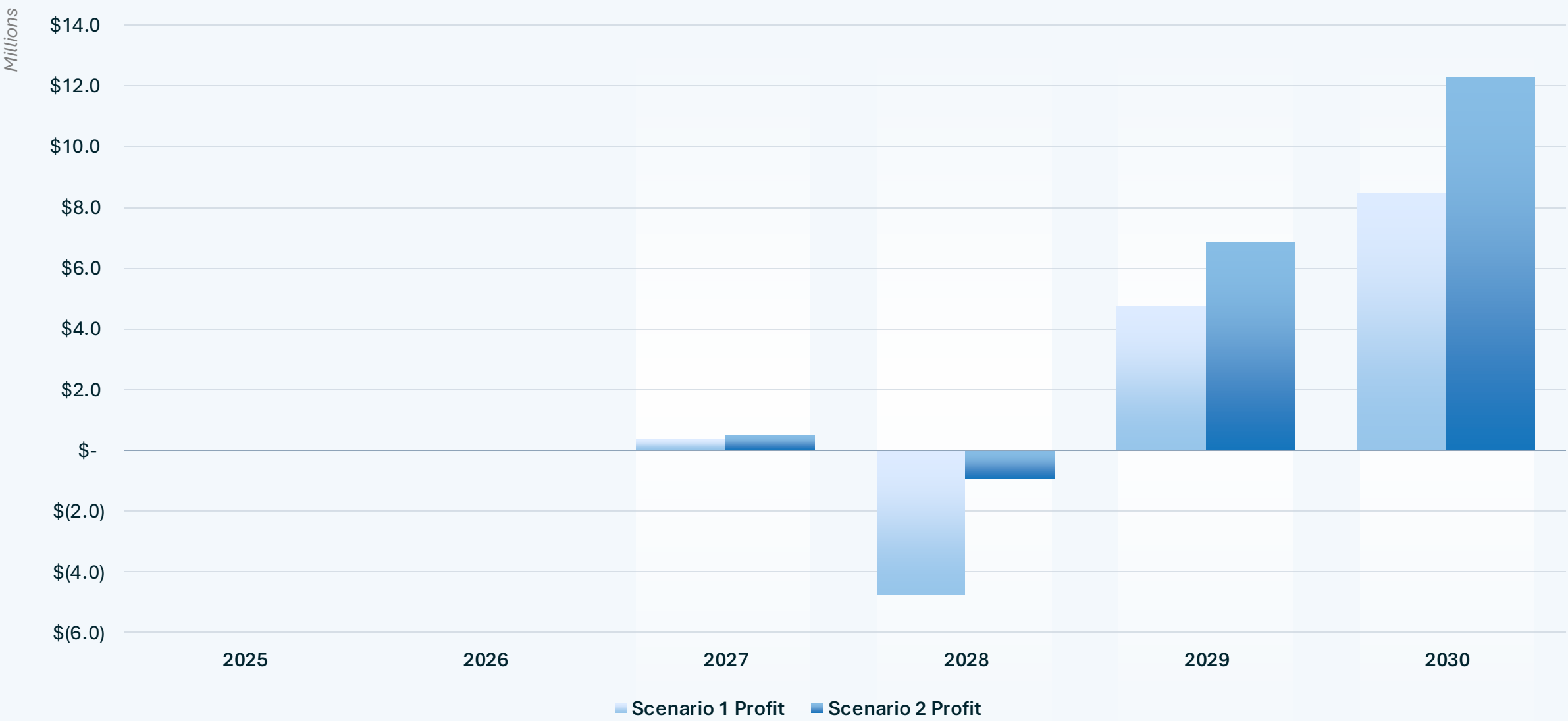
## Scenario 2: Lease \$12.50PSF and Sale \$171PSF

Year	2025	2026	2027	2028	2029	2030
Land	\$8,400,000	\$0	\$0	\$0	\$0	\$0
Phase 1 Road	\$800,000	\$0	\$0	\$0	\$0	\$0
150K Building	\$0	\$10,800,000	\$0	\$0	\$0	\$0
40K Building	\$0	\$0	\$2,880,000	\$0	\$0	\$0
40K Building	\$0	\$0	\$2,880,000	\$0	\$0	\$0
150K Building	\$0	\$0	\$0	\$10,800,000	\$0	\$0
40K Building	\$0	\$0	\$0	\$0	\$2,880,000	\$0
40K Building	\$0	\$0	\$0	\$0	\$2,880,000	\$0
150K Building	\$0	\$0	\$0	\$0	\$0	\$10,800,000
Income — Lease @ \$12.50PSF / Sale @ \$171PSF *	\$0	\$0	\$1,875,000	\$26,650,000	\$15,555,000	\$26,650,000
5% Management	\$0	\$0	\$93,750	\$50,000	\$93,750	\$50,000
10% Maintenance / Insurance	\$0	\$0	\$187,500	\$100,000	\$187,500	\$100,000
Commission Fee — Lease and Sale 4%	\$0	\$0	\$750,000	\$1,426,000	\$1,297,200	\$1,426,000
Debt Service — 6% Interest Only / Payoff	\$0	\$0	\$345,600	\$26,000,000	\$7,099,200	\$12,787,200
Profit	\$0	\$0	\$498,150	-\$926,000	\$6,877,350	\$12,286,800

Notes: 1. Full rent one year after completion \ market average  
2. Sale each building two years after completion \ Priced at \$171 PSF with 7% CAP

# Returns Scenario Comparison

\*Including **\$26M** Investor Capital Return in 2028





# 100-acre property appraised at \$85K/acre

Integra Realty Resources  
Fort Worth

7080 Camp Bowie Boulevard  
Fort Worth, Texas 76116

(817)763-8000  
Orders@irr.com  
www.irr.com

January 30, 2025

Mr. Ty Looney  
6575 E Highway 114  
Rhame, TX 76078

**SUBJECT:** Market Value Appraisal  
100 Acres of Unimproved Land  
SEC of Highway 171 and Old Airport Road  
Weatherford, Parker County, Texas 76086  
IRR — Fort Worth File No. 195-2025-0022



Dear Mr. Looney:  
Integra Realty Resources — Fort Worth is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop the following opinions of value:

- **The market value as is of the fee simple interest in the subject property as of the effective date of the appraisal, January 15, 2024**

The client for the assignment is Ty Looney. The intended user of this report is the client. The intended use of the report is for property acquisition purposes. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

The subject is a parcel of vacant land containing an area of 100.00 acres or 4,356,000 square feet. The property is located in the City of Weatherford ETJ, Extraterritorial Jurisdiction, which is not subject to zoning regulations or restrictions.

The appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and applicable state appraisal regulations.

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards.

Property Name	100 Acres of Unimproved Land
Address	SEC of Highway 171 and Old Airport Road Weatherford, Parker County, Texas 76086
Property Type	Land
Owner of Record	Tri County Electric Coop Inc
Tax ID	RO00063358
Legal Description	100.00 Acres out of the D B Ligon Survey, Abstract No. 2019, Parker County, Texas
Land Area	100.00 acres; 4,356,000 SF
Zoning Designation	ETJ, Extraterritorial Jurisdiction
Highest and Best Use	Light industrial
Exposure Time; Marketing Period	6-8 months; 6-8 months
Effective Date of the Appraisal	January 15, 2024
Date of the Report	January 30, 2025
Property Interest Appraised	Fee Simple
Sales Comparison Approach	
Number of Sales	4
Range of Sale Dates	Jun 22 to Jan 25
Range of Prices per Acre (Unadjusted)	\$55,000 — \$126,773
Market Value Conclusion	\$8,500,000 (\$85,000/Acre)

## Mr. Ty Looney January 30, 2025 Page 2

Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis that were used to develop the opinion of value.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, the concluded opinions of value are as follows:

Value Conclusion			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	January 15, 2024	\$8,500,000

## Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

### 1. None.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

### 1. None.

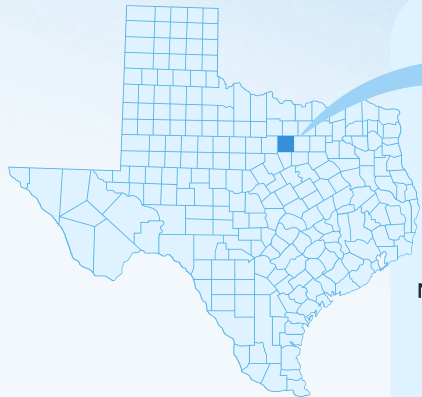
The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

# Parker County is growing

Just west of Fort Worth, Parker County is growing within the DFW Metroplex

IH20 links the subject neighborhood with the Dallas/Fort Worth Metroplex. IH30 and IH20 merge approximately 25 miles east of the subject neighborhood and continue in a westerly direction into the subject neighborhood. Because of IH30 and IH20, the subject neighborhood is linked to all areas of the Metroplex.

In the growth stage of its lifecycle: property values expected to increase



12 Mo Deliveries in SF

96.2K

12 Mo Net Absorption in SF

(7.2K)

Vacancy Rate

7.2%

Market Asking Rent Growth

3.6%

## Key Indicators

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	4,271,961	5,9%	\$1.02	6.9%	63,357		
Specialized Industrial	1,183,136	3,8%	\$1.10	4.1%	(405)		
Flex	877,575	18,2%	\$1.15	26.0%	(94,495)		
Submarket	6,332,672	7,2%	\$1.05	9.0%	(31,534)	6,332,672	6,332,672

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	1.5% (YOY%)	4,8%	6,1%	40.2%	2007 Q2	0.2%	2004 Q3
Net Absorption SF	(7.2K)	100,372	52,544	1,371,104	2087 Q3	(1,329,753)	2007 Q3
Deliveries SF	96.2K	115,924	62,040	406,977	2022 Q1	6,325	2002 Q4
Market Asking Rent Growth	3.6%	3.2%	4,9%	9.4%	2021 Q4	-2.7%	2008 Q2
Sales Volume	\$10.2M	\$2M	N/A	\$13.1M	2024 Q4	\$0	2012 Q3

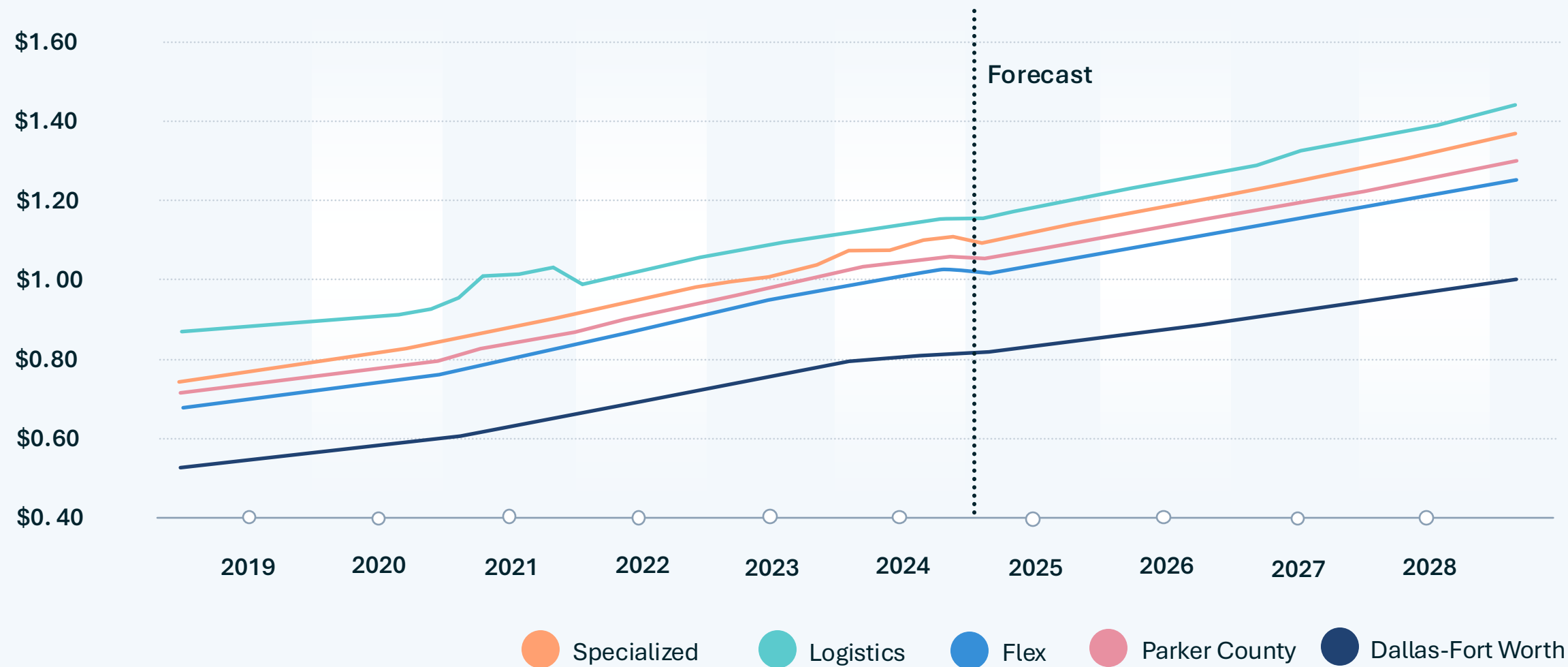
## Population Trends

	Population			Compound Ann. % Chng	
	2020 Census	2024 Estimate	2029 Projection	2020-2024	2024-2029
Weatherford, TX (City)	30,854	35,154	38,992	3.3%	2.1%
Parker County, TX	148,222	172,979	194,842	3.9%	2.4%
Texas	29,145,505	30,665,339	32,119,807	1.3%	0.9%

Sources: CoStar Market Report, IRR

# Parker County rents projected to increase steadily over coming years

Market Asking Rent per Square Feet



Source: CoStar Market Report

# DFW Metroplex shortage in industrial space

With 57 straight quarters of positive industrial absorption in DFW, the continued shortage in industrial space is not forecast to slow down in the near future.



The fourth quarter of 2024 marked **the 57<sup>th</sup> consecutive quarter, or nearly fourteen years, of positive net absorption for the Dallas / Fort Worth industrial market** as 4.1 million sq. ft. of net absorption was tracked over the quarter. The trailing 12-month absorption total was 20.2 million sq. ft., 11.1 million less than Q4 2023 trailing 12-month absorption which totaled 31.3 million sq. ft. Vacant deliveries were 1.6 million sq. ft. lower than the amount of sq. ft. absorbed and **the vacancy rate decreased by 60 basis points to finish the quarter at 9.2%.**



CBRE Dallas / Fort Worth Industrial MarketView Q4 2024

CBRE