SAMPLE – FICTITIOUS PROPERTY

Sample offering memorandum

Mesquite Point Corporate Center

600 Sample Avenue, Mesa, AZ (invented address)

9 selected pages from an offering memorandum that OfferingStack made once for an invented listing.

The property, address, owner, tenants, brokerage and every deal figure on these pages are invented.

Maps, demographics and other location data are shown as the product prints them, with their sources.

Photos marked as AI-generated are sample images, not photos of a real building.

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DESERT GATE COMMERCIAL ADVISORS
(FICTITIOUS SAMPLE BROKERAGE)

INVESTMENT OFFERING · OFFICE

Mesquite Point Corporate Center

600 Sample Avenue, Mesa, Arizona

122,650 SF 3-building office campus, 38 tenants, 94.5% leased (sample)

Offered at $49,000,000 (sample)

ASKING PRICE	**$49,000,000**
BUILDING AREA	**122,650 SF**
SITE AREA	**9.4 Acres**
PRICE / SF	**$400 PSF***

** Calculated from the figures supplied*

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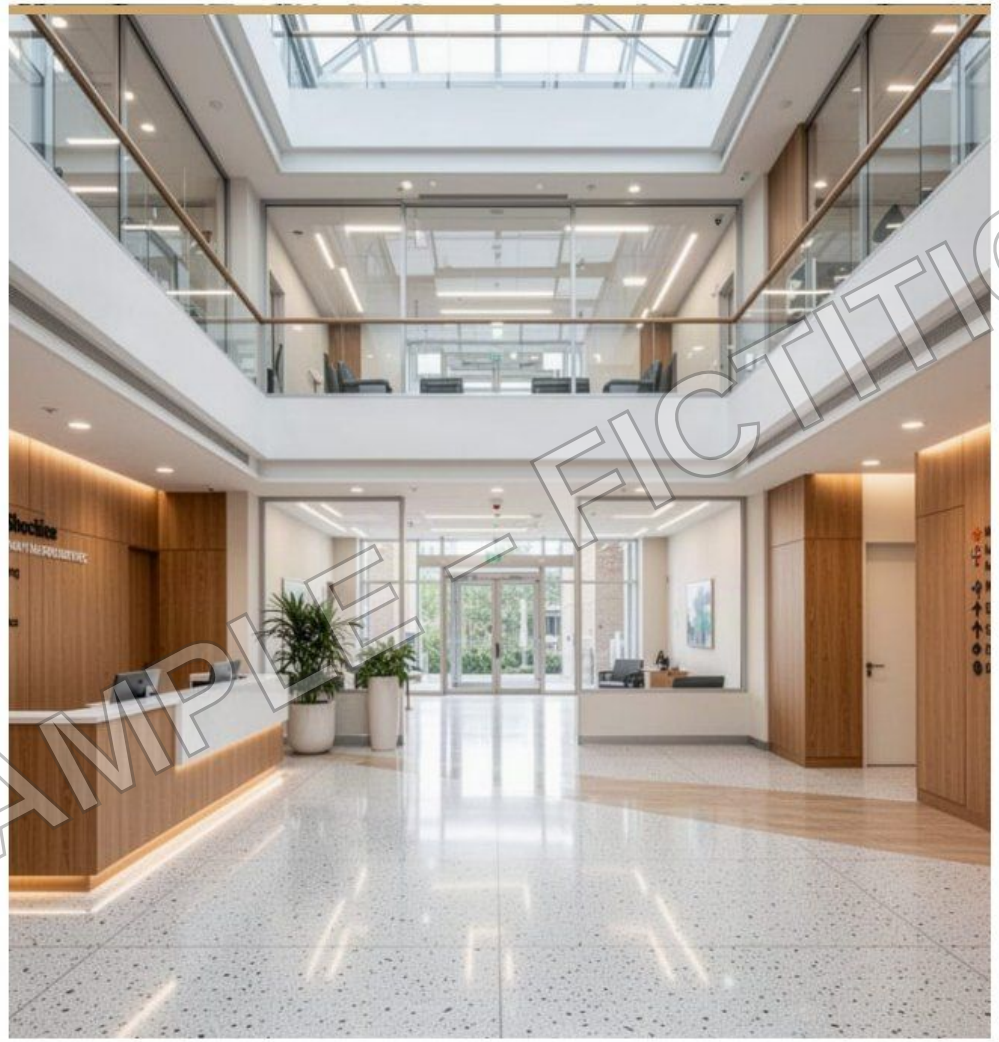
SAMPLE – FICTITIOUS PROPERTY

Executive Summary

A fictitious three-building, 122,650 SF suburban office campus in Mesa, Arizona, 94.5% leased to 38 professional, financial and technology tenants across 40 suites, with no tenant above 6% of the area. Staggered lease terms and a broad tenant base give the income a diversified runway. All property figures in this sample are invented.





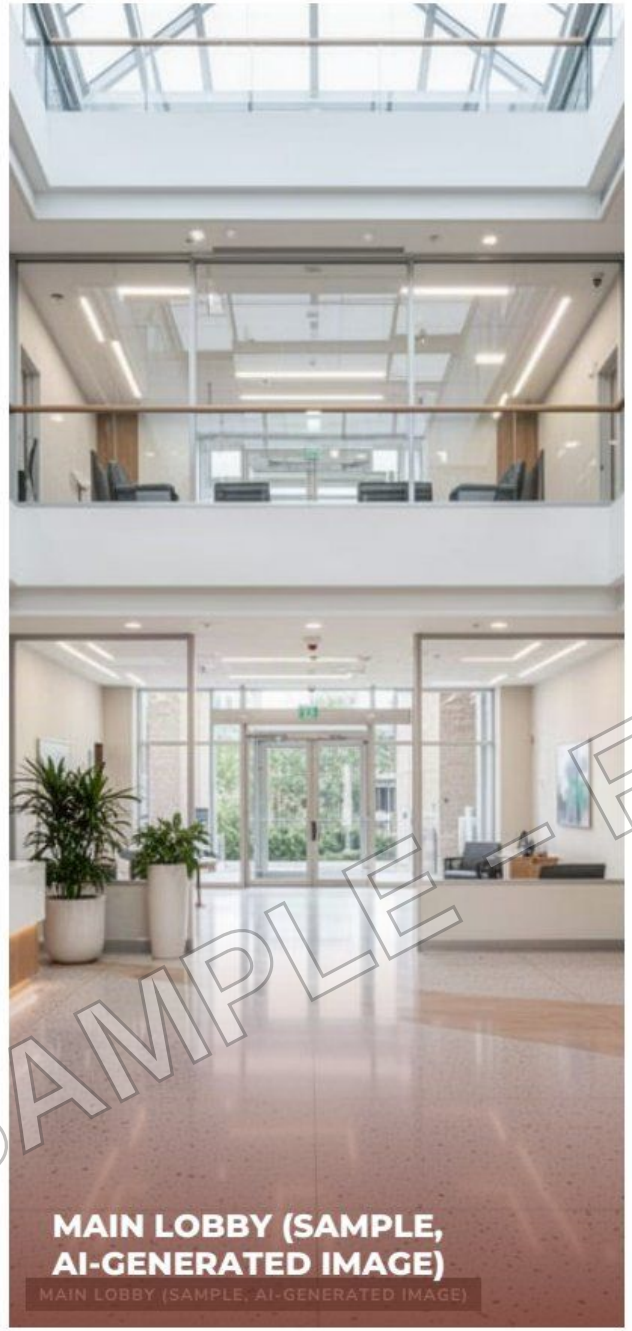
BUILDING EXTERIOR (SAMPLE, AI-GENERATED IMAGE)

YEAR BUILT

2006

SAMPLE – FICTITIOUS PROPERTY

Investment Highlights



MAIN LOBBY (SAMPLE, AI-GENERATED IMAGE)

MAIN LOBBY (SAMPLE, AI-GENERATED IMAGE)

94.5% LEASED TO 38 TENANTS · NONE ABOVE 5.6% OF AREA

Largest tenant: 6,800 of 122,650 SF (calculated from the rent roll).

5.3-YEAR WALT

Lease expiries staggered from 2027 to 2036. WALT calculated from the rent roll.

6.75% CAP RATE

In-place NOI of $3,307,229 on an asking price of $49,000,000.

10+ TRANSIT STOPS WITHIN A 10-MIN WALK

10+ transit stops within a 10-minute walk of the site.

SAMPLE – FICTITIOUS PROPERTY

Investment Summary

As of Oct 2026 (sample)

ASKING PRICE
$49,000,000

NOI · IN-PLACE · OCT 2026 (SAMPLE)	CAP RATE	OCCUPANCY
$3,307,229	**6.75%**	**94.5%**

WALT	PRICE / SF	BUILDING AREA
5.3 Years	**$400 PSF**	**122,650 SF**
Calculated	*Calculated*	



Calculated: WALT = Remaining term weighted by rent (rent roll); Price / SF = Asking price ÷ building area.



SAMPLE – FICTITIOUS PROPERTY

Tenancy Summary *As of Oct 2026 (sample)*

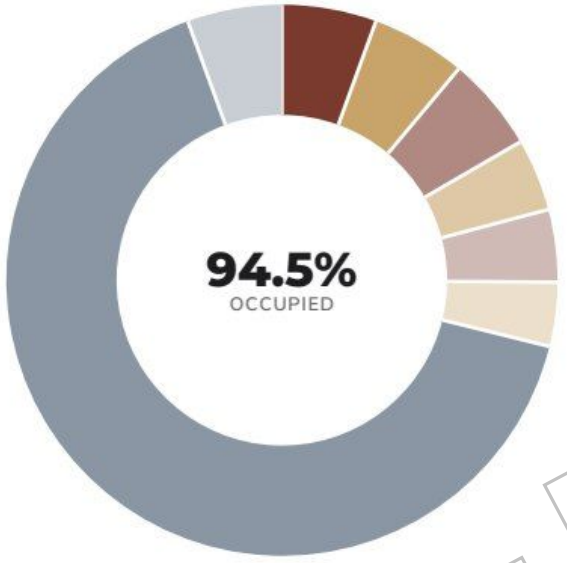
TENANT	SUITE	AREA (SF)	% OF TOTAL	RENT PSF	ANNUAL RENT	START	EXPIRY	OPTIONS
Halvorsen & Pike LLP (sample)	Bldg A · Ste 1001	1,850	1.5%	$26.50	$49,025	Jan 2016	Jan 2027	2 × 5 yr (sample)
Copperline Accounting Group (sample)	Bldg A · Ste 1002	2,400	2.0%	$30.20	$72,480	Feb 2017	Jun 2034	1 × 5 yr (sample)
Ironwood Engineering Partners (sample)	Bldg A · Ste 1003	3,100	2.5%	$33.90	$105,090	Mar 2018	Nov 2031	1 × 5 yr (sample)
Ridgeview Title & Escrow (sample)	Bldg A · Ste 1004	1,420	1.2%	$29.60	$42,032	Apr 2019	Apr 2028	2 × 5 yr (sample)
Brightwater Insurance Services (sample)	Bldg A · Ste 1005	4,600	3.8%	$33.30	$153,180	May 2020	Sep 2035	1 × 5 yr (sample)
Arcadia Software Studio (sample)	Bldg A · Ste 1006	2,250	1.8%	$29.00	$65,250	Jun 2021	Feb 2032	1 × 5 yr (sample)
Northgate Staffing Solutions (sample)	Bldg A · Ste 1007	5,200	4.2%	$32.70	$170,040	Jul 2022	Jul 2029	2 × 5 yr (sample)
Silverbell Wealth Advisors (sample)	Bldg A · Ste 1008	1,980	1.6%	$28.40	$56,232	Aug 2023	Dec 2036	1 × 5 yr (sample)
Canyon Line Architects (sample)	Bldg A · Ste 1009	2,750	2.2%	$32.10	$88,275	Sep 2024	May 2033	1 × 5 yr (sample)
Pinnacle Mortgage Group (sample)	Bldg A · Ste 10010	3,600	2.9%	$27.80	$100,080	Oct 2016	Oct 2030	2 × 5 yr (sample)
Driftwood Marketing Co. (sample)	Bldg A · Ste 10011	1,600	1.3%	$31.50	$50,400	Nov 2017	Mar 2027	1 × 5 yr (sample)
Ocotillo Civil Consultants (sample)	Bldg A · Ste 10012	6,800	5.5%	$27.20	$184,960	Dec 2018	Aug 2034	1 × 5 yr (sample)
Quartz Data Systems (sample)	Bldg A · Ste 10013	2,100	1.7%	$30.90	$64,890	Jan 2019	Jan 2031	2 × 5 yr (sample)
Lantern Legal Group (sample)	Bldg A · Ste 10014	2,900	2.4%	$26.60	$77,140	Feb 2020	Jun 2028	1 × 5 yr (sample)
Bluewing Freight Brokerage (sample)	Bldg B · Ste 2001	1,850	1.5%	$30.30	$56,055	Mar 2021	Nov 2035	1 × 5 yr (sample)
Sagebrush Property Management (sample)	Bldg B · Ste 2002	2,400	2.0%	$34.00	$81,600	Apr 2022	Apr 2032	2 × 5 yr (sample)

SAMPLE — FICTITIOUS PROPERTY

Rent Roll at a Glance

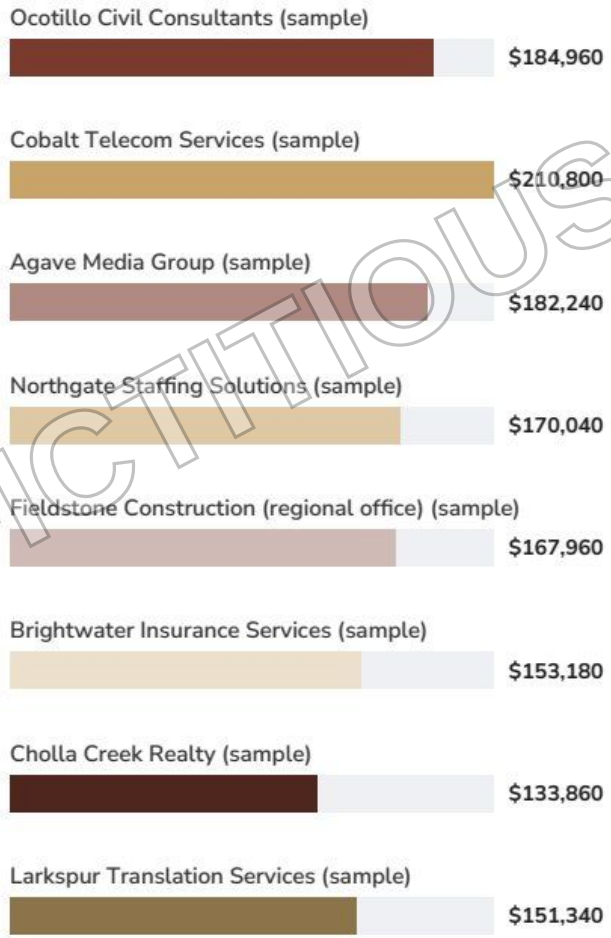
LEASED AREA	OCCUPANCY	ANNUAL BASE RENT	AVG. BASE RENT	TENANTS
115,850 SF	**94.5%**	**$3.5M**	**$30.25 PSF**	**38**
Calculated · sum of leased suites	*Calculated · leased ÷ total area*	*Calculated · sum of rent roll*	*Calculated · area-weighted*	*Expiries 2027–2036*

AREA BY TENANT



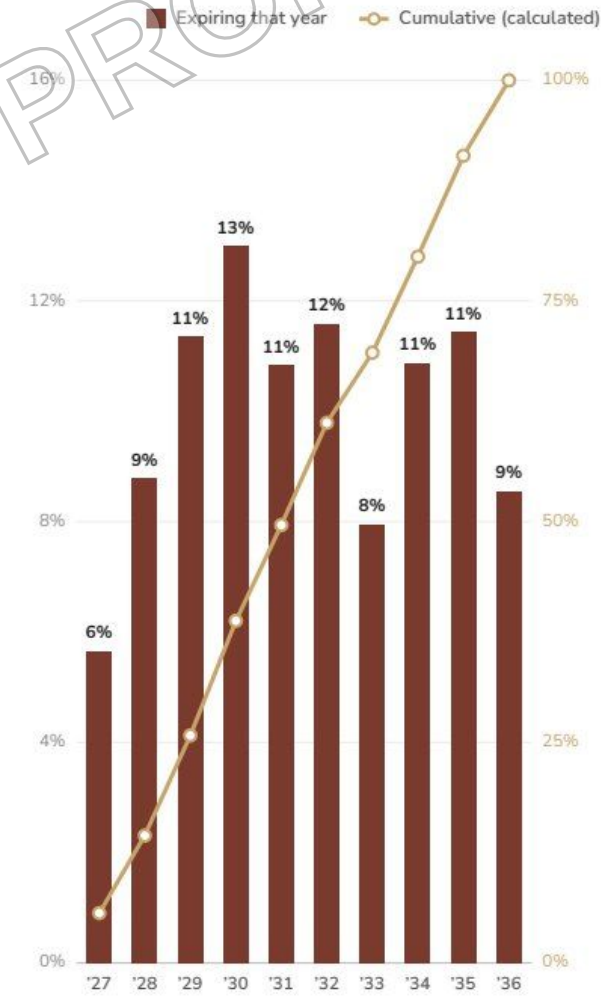
Ocotillo Civil Consultants (sample)	5.5%
Cobalt Telecom Services (sample)	5.5%
Agave Media Group (sample)	5.5%
Northgate Staffing Solutions (sample)	4.2%
Fieldstone Construction (regional office) (sample)	4.2%
Brightwater Insurance Services (sample)	3.8%
Other tenants	65.6%
Vacant	5.5%

ANNUAL BASE RENT BY TENANT



LEASE EXPIRY PROFILE

Share of leased area expiring each year



All figures are calculated from the rent roll as supplied (Oct 2026 (sample)).

SAMPLE – FICTITIOUS PROPERTY

Operating Summary

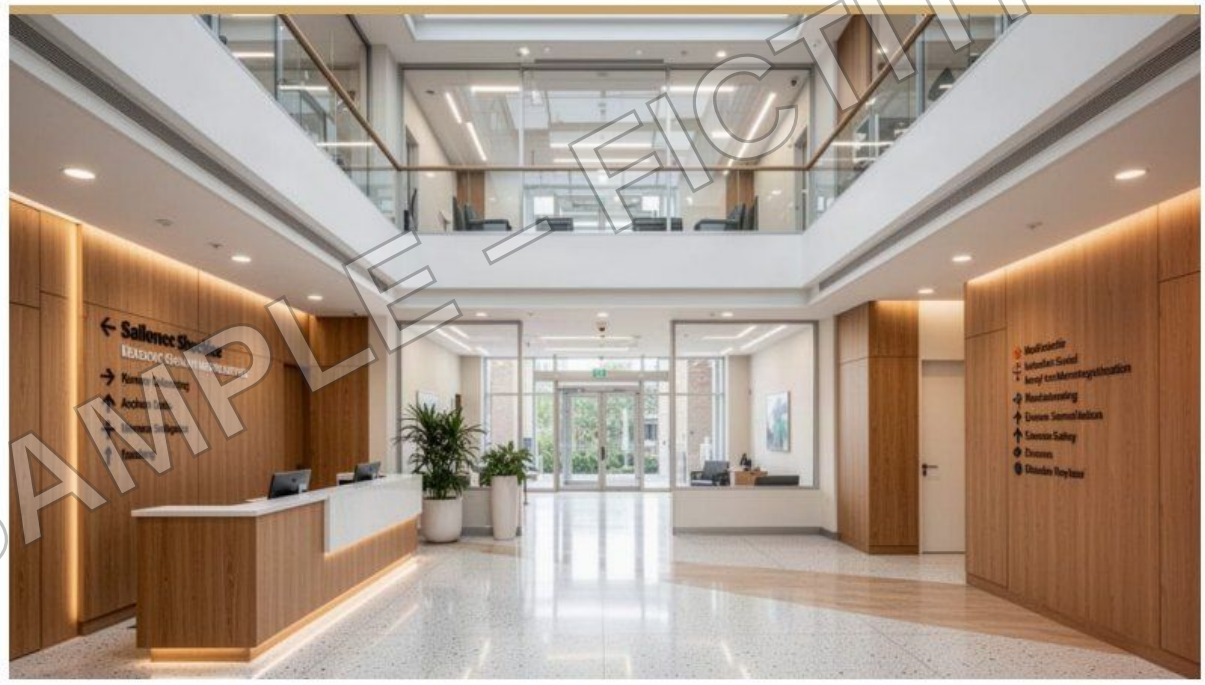
	2024 (SAMPLE)	2025 (SAMPLE)	T-12 SEP 2026 (SAMPLE)
Base Rent	$3,258,629	$3,398,785	$3,503,902
Expense Recoveries	$999,313	$1,042,762	$1,086,210
Other Income	$41,000	$45,200	$48,600
Operating Expenses	($1,251,594)	($1,291,539)	($1,331,483)
Net Operating Income	**$3,047,348**	**$3,195,208**	**$3,307,229**

ASSUMPTIONS

- Modified-gross / NNN mix; recoveries per leases (sample).

NOI PER SF · T-12 SEP 2026 (SAMPLE)
$26.96 PSF
Calculated · NOI ÷ building area

NOI CHANGE · 2024 (SAMPLE) -> T-12 SEP 2026 (SAMPLE)
+8.5%
Calculated from the statement



Source: Fictitious rent roll (sample)

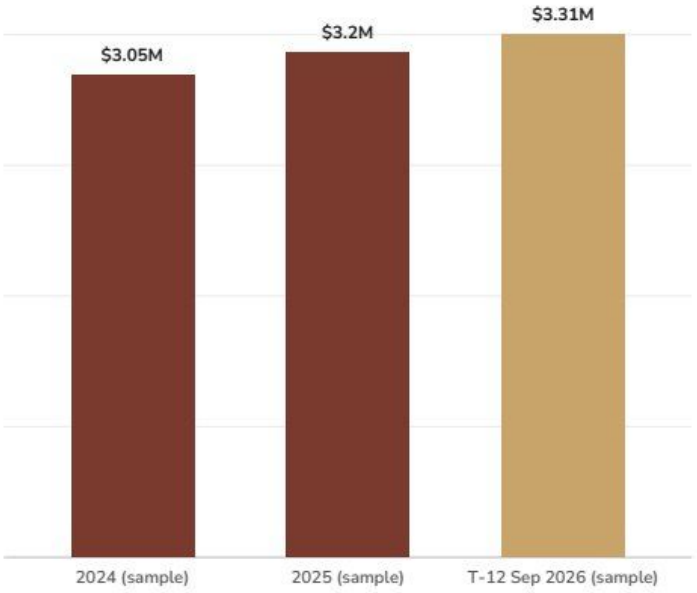
NET OPERATING INCOME · T-12 SEP 2026 (SAMPLE)
$3,307,229

TOTAL REVENUE · T-12 SEP 2026 (SAMPLE)
$4,638,712

EXPENSE RATIO
28.7%
Calculated · operating expenses ÷ revenue

OCCUPANCY
94.5%

NET OPERATING INCOME



SAMPLE – FICTITIOUS PROPERTY

Drive Times

MESA, ARIZONA

Destinations

Phoenix Sky Harbor Intl Airport (PHX)	31 MINS
Gilbert Road and Main Street Station	17 MINS
Stapley Main Station	20 MINS
Mesa (center)	25 MINS

Highway Connectivity

US 60	5 MINS
AZ 202 Loop	13 MINS

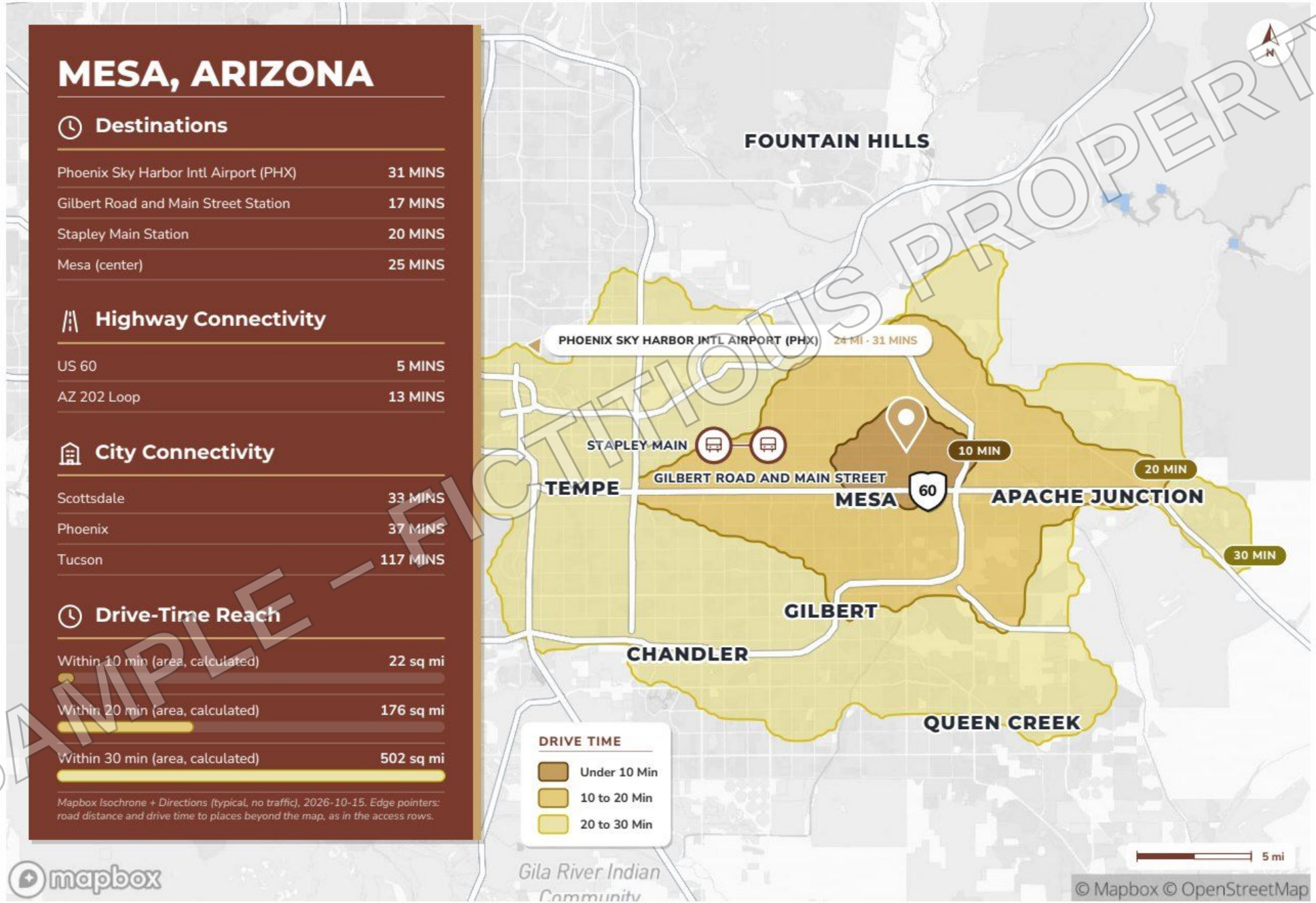
City Connectivity

Scottsdale	33 MINS
Phoenix	37 MINS
Tucson	117 MINS

Drive-Time Reach

Within 10 min (area, calculated)	22 sq mi
Within 20 min (area, calculated)	176 sq mi
Within 30 min (area, calculated)	502 sq mi

Mapbox Isochrone + Directions (typical, no traffic), 2026-10-15. Edge pointers: road distance and drive time to places beyond the map, as in the access rows.



SAMPLE – FICTITIOUS PROPERTY

Labor & Demographics

MESA

1,500,000+
POP. WITHIN 30-MIN DRIVE

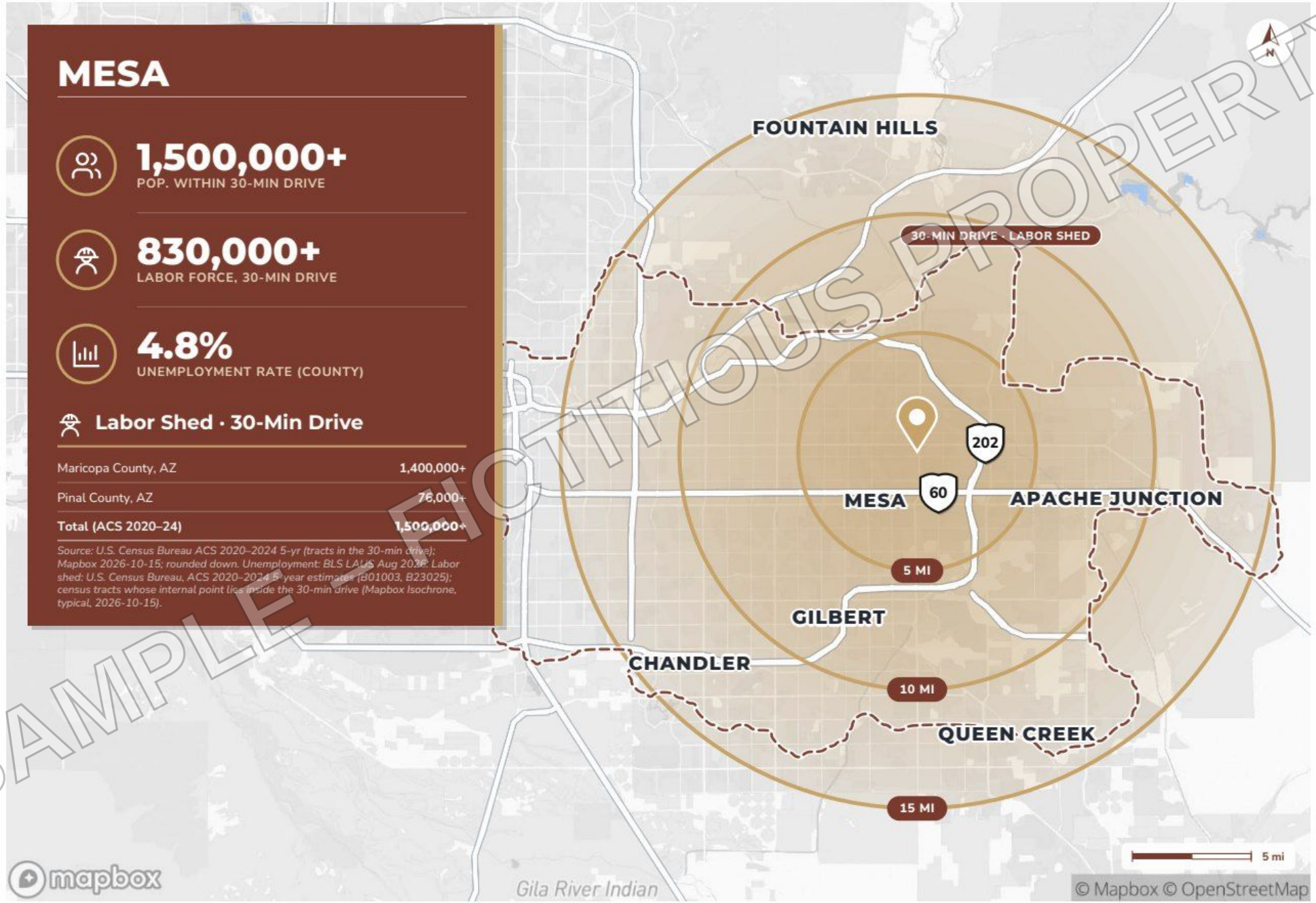
830,000+
LABOR FORCE, 30-MIN DRIVE

4.8%
UNEMPLOYMENT RATE (COUNTY)

Labor Shed · 30-Min Drive

Maricopa County, AZ	1,400,000+
Pinal County, AZ	76,000+
Total (ACS 2020–24)	**1,500,000+**

Source: U.S. Census Bureau ACS 2020–2024 5-yr (tracts in the 30-min drive); Mapbox 2026-10-15; rounded down. Unemployment: BLS LAUS Aug 2026. Labor shed: U.S. Census Bureau, ACS 2020–2024 5-year estimates (B01003, B23025); census tracts whose internal point lies inside the 30-min drive (Mapbox Isochrone, typical, 2026-10-15).



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