Select Energy Services

6150 North FM 51 | Weatherford, TX | 76087

Keith A. Sturm, CCIM | 612.376.4488 | keith@upland.com
Deborah K. Vannelli, CCIM | 612.376.4475 | deb@upland.com

In cooperation with MSG Management, Inc. a TX State Licensed Broker

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Look Upland. Where Properties & People Unite!
NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer’s responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This marketing package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer’s tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of containing substances, PCB’s or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.
Select Energy
Weatherford, TX

PRICE: $850,000
CAP: 7.49%
NOI: $63,692.16

- Select Energy is an industry leader in delivering innovative and efficient end-to-end water solutions and well-site services to energy producers
- 10 1/2 Years Remaining on Lease
- 3.00% rent increases every two years
- NNN—No landlord responsibilities
- Tenant has over 5,000 employees and over $800 Million in Revenues
- Part of the Dallas-Fort Worth MSA
- Weatherford is the County Seat of Parker County with 26,000 residents located 25 miles west of Fort Worth
- Strategically located on FM 51
INVESTMENT SUMMARY

<table>
<thead>
<tr>
<th>PRICE</th>
<th>$850,000</th>
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<tbody>
<tr>
<td>CAP</td>
<td>7.49%</td>
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<tr>
<td>NOI</td>
<td>$63,692.16</td>
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<tr>
<td>RENT/SF</td>
<td>$14.15</td>
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<td>PRICE/SF</td>
<td>$188.89</td>
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RENT ADJUSTMENTS
3% Increase every 2 years

YEAR 5-6          $63,692.16
YEAR 7-8          $65,602.92
YEAR 9-10         $67,571.04
YEAR 11-12        $69,598.20
YEAR 13-14        $71,686.20
YEAR 15           $73,836.84

PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>6150 N FM 51 Weatherford, TX</th>
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<tr>
<td>BUILDING SIZE</td>
<td>4,500 SQ FT</td>
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<tr>
<td>LOT SIZE</td>
<td>13.23 ACRES</td>
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<tr>
<td>COUNTY</td>
<td>Parker</td>
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LEASE INFORMATION

<table>
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<tr>
<th>LEASE TYPE</th>
<th>NNN</th>
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<tbody>
<tr>
<td>LEASE TERM</td>
<td>15 YEARS</td>
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<tr>
<td>RENEWAL OPTIONS</td>
<td>Two 5-year</td>
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<tr>
<td>LEASE COMMENCEMENT</td>
<td>08/1/2011</td>
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<tr>
<td>LEASE EXPIRATION</td>
<td>07/31/2026</td>
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LEASE NOTES:
Rent Adjustments: 3% increases every 2 years.
Two 5 year renewal options with 3% rent increases every 2 years.

DEMOGRAPHIC INFORMATION

<table>
<thead>
<tr>
<th>2015 POPULATION</th>
<th>2016 POPULATION</th>
<th>2017 POPULATION</th>
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</thead>
<tbody>
<tr>
<td>5-MILE RADIUS</td>
<td>10-MILE RADIUS</td>
<td>15-MILE RADIUS</td>
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<tr>
<td>2015 MEDIAN HOUSEHOLD INCOME</td>
<td>$64,609</td>
<td>$67,673</td>
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<tr>
<td>2015 AVERAGE HOUSEHOLD INCOME</td>
<td>$77,379</td>
<td>$79,416</td>
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All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2015 and 2020.

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Headquartered in Houston, Texas, Select Energy Services, LLC, (SES) is an industry leader in delivering innovative and efficient end-to-end water solutions and well-site services to energy producers since 2007. With more than 5,000 employees and $800 million in revenues, SES effectively and safely sources, transports, tests, treats, and disposes of water and fluids within every major North American shale play in an environmentally conscious manner. SES is dedicated to providing customers with an arsenal of efficient and environmentally conscientious water solutions to service the full life cycle of the well. SES accomplishes this through the unique capabilities of its three business units – Water Solutions, Well Testing, and Fluid Handling.

Within SES’s Water Solutions business unit, there are five components: Water Sourcing, AquaView™, Water Transfer, Containment, and Water Treatment. The Water Sourcing service line was established to support operators in identifying, acquiring and permitting source water. SES is capable of water acquisition, storage and accumulation, evaluation, regulatory handling, and transfer at any stage of the water cycle. Through an extensive portfolio of contracts with regulatory bodies, corporations and individuals, SES has access to over 1 billion barrels of water. AquaView™ provides real data in real time, to efficiently monitor water at various stages through computers, tablets, and text messages. AquaView™’s instant monitoring capabilities allow SES to respond immediately to on-site issues before emergencies arise. The Water Transfer service line specializes in high-volume, high-rate water transfer services through a variety of mobile piping systems. This provides a cost-effective alternative to trucking, which tangles up more resources, takes longer, and damages roadways. SES Containment service offers flexibility through three approaches: Large volume above ground; portable, above ground; and frac tank solutions. Creating the most effective fluid handling solution involves environmental, cost, and project timeline considerations. Select’s team of water and logistics professionals has extensive training and experience in advising and executing the optimal containment plan for any operation. SES’s Water Treatment team utilizes a spectrum of bio-control and recycling technologies to prepare source water back into frac supply for reuse. Water treatment and recycling has the ability to decrease operator costs while sustaining and expanding water sources and supporting an environmentally sustainable water cycle.

Select’s Well Testing and Flowback services provide well testing solutions with regionally specialized equipment and knowledge spanning the national footprint. Our well testing personnel are highly trained and experienced—allowing our team to provide site-by-site consulting with the knowledge to act safely, effectively and expertly problem solve. Essential to our core values is our commitment to safety, as well as our ability to offer the highest level of service on every assignment. Our yards are strategically positioned around every major US shale play, giving us the ability to quickly respond to your schedule needs.

SES provides fluid handling in two parts: Tank Trucks and Fluid Disposal. SES’s Tank Truck service line includes a large fleet of owned and operated fluid service trucks capable of hauling up to 130 barrels. The fleet is comprised of vacuum trucks, winch trucks, hydrovacs, and frac tanks, which are strategically positioned at 18 service points, allowing SES to be responsive to any fluid hauling needs. The Fluid Disposal service line is equipped with permitted disposal facilities strategically positioned throughout the major US shale plays with over 100,000 barrels per day disposal capacity. Select Energy Services’ owned and operated saltwater disposal facilities are available for saltwater and incidental non-hazardous oil and gas waste disposal. Select’s team of geologists and landmen strategically identify each location, and each facility is built with the environment, safety and convenience of its clients and communities in mind.

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Weatherford, Texas, is a city of more than 26,000 residents, located 25 miles west of Fort Worth on Interstate 20. Weatherford is the county seat of Parker County, which is included in the Dallas-Fort Worth-Arlington MSA. Often referred to as the Metroplex, this area is the 4th largest MSA in the US, with approximately 6.8 million residents. It is the economic and cultural hub of the region commonly called North Texas, and it is the largest land-locked metropolitan area in the United States. Dallas and its suburbs have one of the highest concentrations of corporate headquarters in the United States, including Exxon Mobile, the #1 corporation on the Fortune 500 list.

Weatherford is known for its community and family oriented way of life that makes it one of the premier places to live in North Texas. Residents share a vision for Weatherford that balances its rich, western and pioneer heritage with progress and economic vitality. Visitors to Weatherford enjoy the historic shopping district, museums, Chandor Gardens, an old-time Farmers Market, and a bounty of Victorian-era homes. Its crown jewel is the Parker County Courthouse, recently restored to its original splendor. The city is home to Weatherford College. Its 2013 fall enrollment reached an all-time high at just over 5,700, made up of students from all over Texas, 32 other states, and 23 foreign countries. Weatherford is also known as the Peach Capital of Texas. The peach is celebrated each year at the Parker County Peach Festival, which is Weatherford’s largest event and one of the best-attended festivals in Texas, averaging over 45,000 people each year.
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Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation’s primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

**THE UPLAND ADVANTAGE**

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

**BENEFITS OF WORKING WITH UPLAND**

- Completed in excess of 600 net leased sales transactions totaling over $1.7 billion
- Combined sales experience of over 55 years
- Specialized in NNN investment market for more than 19 years

Upland’s 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

- 7-Eleven
- Advance Auto
- Applebee's
- Arby's
- BJ's Wholesale
- Bridgestone/Firestone
- Buffalo Wild Wings
- Burger King
- Camping World
- CVS Pharmacy
- Dollar General
- Family Dollar
- Gander Mountain
- Goodwill
- Jack in the Box
- Jiffy Lube
- KinderCare Learning Center
- Kohl's
- McDonald's
- National Tire & Battery
- O'Reilly Auto Parts
- Petco
- Sherwin Williams
- Starbucks
- Taco Bell
- Tires Plus
- Tractor Supply
- Trader Joe's
- Walgreens
- Valvoline
- Walgreens

**PROVEN SUCCESS RECORD**

L to R: Anna Blake; Amanda Leathers; Keith Sturm, CCIM; Deb Vannelli, CCIM, Katie Serakos

[Contact Information]

Upland Real Estate Group, Inc.
Minneapolis, MN
612.332.6600

[Website]

www.nnnsales.com