

MIDLAND, TEXAS

ERP CORE

INDUSTRIAL PORTFOLIO IV 4 PROPERTIES



DST 1031

Strategically Located to Serve One of the Largest Producing Oil Fields in the World: the Permian Basin



ERP industrials
warehouse • storage • distribution

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Disclosure

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- risks associated with investments in real estate; including competition, environmental risks and compliance with the American with Disabilities Act;
- risks associated with tenant concentration and short-term leases which increases the risk of tenant turnover;
- the impact of pandemics, including the COVID-19 pandemic;
- the impact of the oil and gas markets;
- lack of liquidity of the Interests;
- the holding of a beneficial interest in the Trust with limited voting rights;
- risks associated with the limited capitalization of the Master Tenant as the Master Tenant is a newly formed Delaware limited liability company and is owned by the Sponsor. The capitalization of the Master Tenant will be provided solely by rents received from the Tenant Leases;
- performance of the Master Tenant under the Master Lease;
- risks relating to the terms of the financing for the Properties, including, but not limited to, the risk of rising interest rates and the impact that rising interest rates may have on the Properties' cash flow and value;
- expiration of the Tenant Leases between the Master Tenant and the Tenants of the Properties or the nonperformance of the Tenants under such Tenant Leases;
- lack of diversity of investment;
- reliance on the Master Tenant (and the Property Manager engaged by the Master Tenant) to manage each Property;
- the Interests being subject to the restrictions in the Trust Agreement;
- the existence of various conflicts of interest among the Sellers of the Properties, the Sponsor, the Trust, the Master Tenant, the Property Manager and their Affiliates;
- significant material tax risks, including treatment of the Interests for Section 1031 exchange purposes;
- the costs and timing of any planned improvements required for a Property might exceed budgeted costs and/or the projected timeframe for such improvements. To the extent reserved equity or surplus cash flow is insufficient to fund such refurbishment costs, the strategic plan relating to each Property or the Portfolio may not be executable;
- there is a limited pool of potential buyers for real estate in the Properties' geographic area. Real estate in the Permian Basin can at times be difficult to sell at prices that investors in the Trust may find acceptable. The potential difficulties in selling real estate in the Properties' geographic area or market may limit the ability to sell the

Properties, or any portion thereof. The Trust and/or the Sponsor may be unable to find buyers for the Properties at suitable prices;

- the Trust expects that its properties will be leased to companies operating directly or indirectly in the energy markets generally and the oil and gas industry specifically ("Energy Companies"). Energy Companies may be affected by fluctuations in the prices of commodities, including, for example, natural gas, natural gas liquids, and crude oil, in the short and long term. Natural resource and commodity prices have been very volatile in the past, including significant and prolonged declines in the prices of such commodities, and such volatility is expected to continue;
- the operating results of Energy Companies in the broader energy sector are cyclical, with fluctuations in commodity prices and demand for commodities driven by a variety of factors. The highly cyclical nature of the energy sector may adversely affect the earnings or operating cash flows of Energy Companies, which could have a negative impact on rents paid to the Properties;
- a significant decrease in the production of natural gas, crude oil, or other energy commodities would reduce the revenue, operating income and operating cash flows of certain Energy Companies and, therefore, impede or otherwise totally limit their ability to make, among other things, rental payments to the Properties;
- a sustained decline in demand for natural gas, natural gas liquids, crude oil and refined petroleum products could adversely affect an Energy Company's revenues and cash flows and, therefore, impede or otherwise totally limit their ability to make, among other things, rental payments to the Properties;
- there is an inherent risk that Energy Companies may incur environmental costs and liabilities due to the nature of their business and the substances they handle. Moreover, the possibility exists that stricter laws, regulations, or enforcement policies could significantly increase the compliance costs of Energy Companies, and the cost of any remediation that may become necessary. To the extent that any of such liabilities, fines, penalties or other costs are significant, they could result in the bankruptcy of Energy Companies that are tenants of the Properties;
- the profitability of Energy Companies could be adversely affected by changes in the regulatory environment, including, but not limited to, regulations that pertain to climate change. Energy Companies are subject to significant non-U.S., U.S, federal, state and local regulation in virtually every aspect of their operations. Such regulations may impose additional costs or limit certain operations by Energy Companies operating in various sectors and, therefore, impede or otherwise totally limit their ability to make, among other things, rental payments to the Properties;
- the Properties may be subject to various legal proceedings and claims that may arise in the ordinary course of business, some of which raise complex factual and legal issues and are subject to uncertainties;
- cyber security breaches and identity theft; and
- the Trust will be required to indemnify the Trustees, the Master Tenant, the Sponsor, affiliates of the Sponsor, including any ERP and ERP affiliated entity, and each of their respective managers, members, officers, directors, employees, shareholders, board members, agents and partners (each, an "Indemnified Person") for liabilities incurred in connection with the affairs of the Trust, the Trust Properties and the transaction documents. Such liabilities may be material. The indemnification obligation of the Trust would be payable from the assets of the Trust.

INVESTORS MUST READ AND CAREFULLY CONSIDER THE DISCUSSION SET FORTH UNDER "RISK FACTORS" FOR A COMPLETE DISCUSSION OF THESE AND OTHER RISKS PERTAINING TO THIS INVESTMENT.



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EXECUTIVE SUMMARY



INVESTMENT SUMMARY

ERP Industrials, founded and headquartered in Midland, TX, is a real estate investment firm that focuses primarily on acquiring cash flowing net-lease industrial properties, specializing in niche markets, which it believes will experience dramatic economic growth over long periods of time, offer ERP a first-mover advantage and possess unique pricing advantages relative to other markets that are difficult to replicate. The principals of ERP are credited with identifying the energy-prolific Permian Basin as an important real estate investment thesis in 2007 and believe that the firm has grown to become one of the largest and most dedicated industrial real estate investment companies in the Permian Basin.

The Sponsor believes that these 4 properties represent an important, core large format single-tenant industrial position in the Permian Basin and may perform strongly in the current market environment due to their superior locations, attractive going-in base rents, and high land-to-building ratios. As of January 1, 2026 occupancy at the Properties was 100%.

Total Capitalization

\$49,150,000

Original Loan Amount²

\$ 13,000,000

Appraised Value¹

\$51,640,000

LTV²

26.4%

Purchase Price

\$44,000,000

Current Cash Flow to Investor³

5.25%

Equity Raise

\$36,150,000

% of Total Debt Paid Down By Year⁴

15.1%

NOTES:

- 1) Real Estate Appraisals were performed by CBRE Valuation & Advisory Services as well as Colliers International Valuation & Advisory Services with corresponding reporting dates of value of November 19, 2025 and December 31, 2025, respectively, (the "Appraisers") for the Properties (each, an "Appraisal" and collectively, the average of both appraisals, the "Appraisal").
- 2) LTV calculated using the Total Capitalization amount of \$49,150,000, as of January 1, 2026.
- 3) One of the Sponsor's principal investment objectives is to make scheduled distributions to the investors from net operating cash flow from rent collected under the Master Lease, after certain expenses, of 5.25% per annum, of investor's equity. Accordingly, a portion of the cash distributed may constitute a return of each investor's capital investment. Any such distribution will not constitute profit or earnings, but merely a return of the investor's own capital. There is no guarantee that the Sponsor will meet its objectives. Distributions may cease at any time.
- 4) The Master Tenant, on behalf of the Trust, pays monthly principal and interest on the loan.

14.8%
Discount to
Appraised Value

APPRAISED
VALUE

\$51,640,000

TOTAL
CAPITALIZATION

\$49,150,000

PURCHASE
PRICE

\$44,000,000

4

Property Single-Tenant
Industrial Portfolio
(Odessa, TX)
(Midland, TX)

Portfolio Occupancy

100% (AS OF JANUARY 1, 2026)

Number of Properties

4

Property Type

SINGLE-TENANT INDUSTRIAL

Lease Structure¹

NNN

Square Footage

323,352

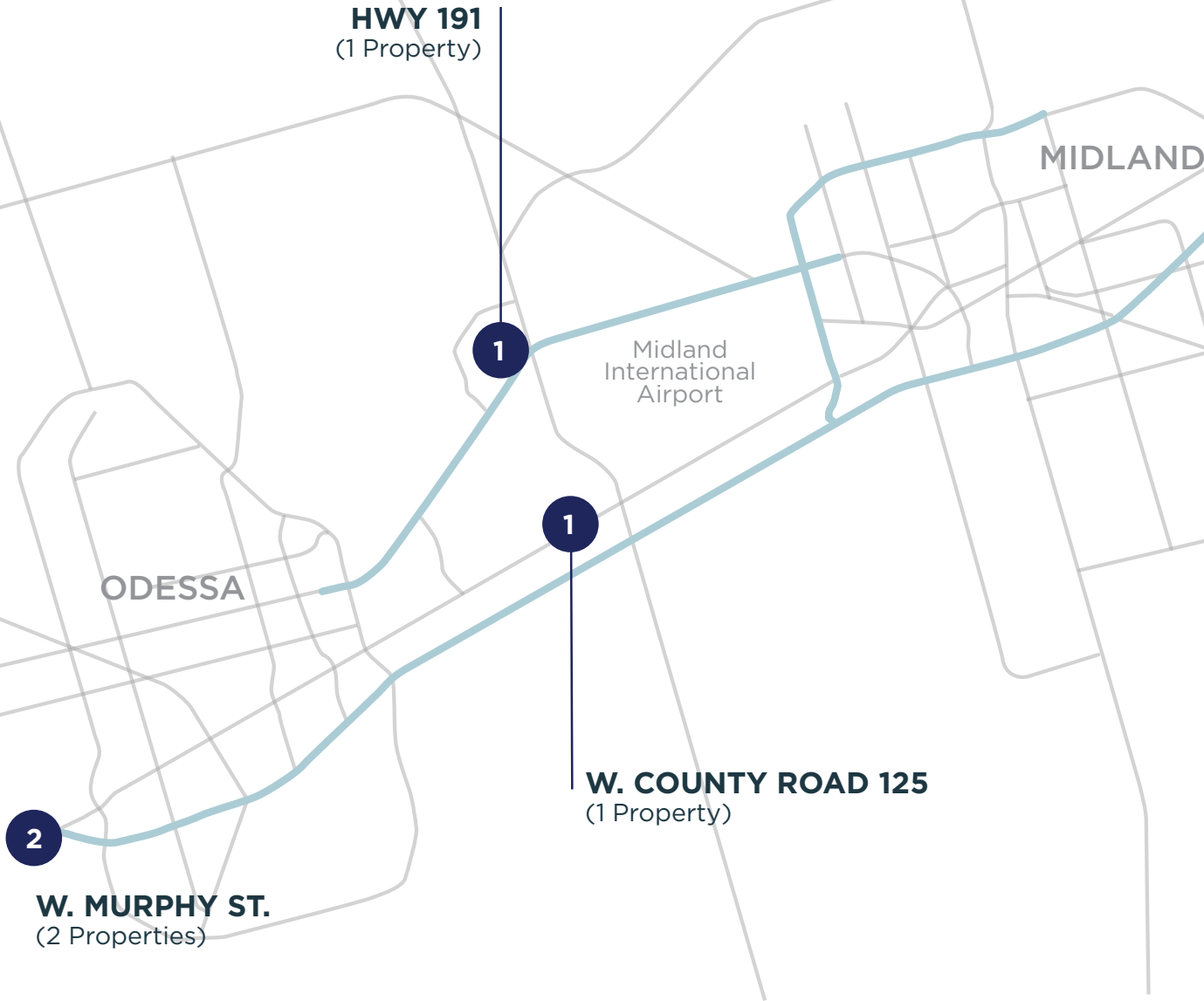
Land

111.28 ACRES

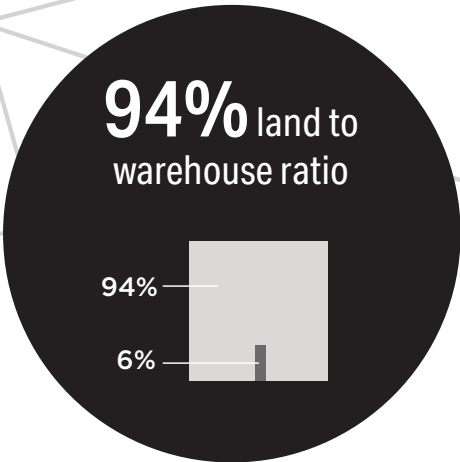
1) Leases are generally structured NNN whereby a tenant is responsible for paying most, but not all, of the expenses related to real estate ownership.



Property Map



Properties Focused on Tier 1 Locations¹



1) The Sponsor believes that the Properties capture strategic, premier locations that grant companies access to maximum economic activity along important transportation and commercial corridors of the Permian Basin, or what ERP terms "Tier 1" locations.

THE OFFERING

As set forth in the Confidential Private Placement Memorandum, the interests are beneficial interests in a Delaware Statutory Trust (the "Trust"). The Interests in the Trust are being offered to prospective Investors for a Maximum Offering Amount of \$49,150,000 or \$491,500 per 1.00% Interest, with each 1.00% Interest being attributed an estimated \$130,000 of debt. The minimum equity purchase by a prospective Investor is \$50,000.



Location

The portfolio's 4 industrial assets are located along frontage highway positions, or in very close proximity to three key transportation arteries of the Permian Basin: Interstate 20, Business 20 and Highway 191.

Quality

The Sponsor believes that these specific Properties represent ERP's large-format, core single-tenant industrial holdings due to the value of the existing infrastructure they may offer an end-user, such as, in certain instances, modern and flexible office space, high-volume crane systems, structurally reinforced concrete yards, high land to building ratios, tenant credit quality, and frontage location positions along important transportation corridors.

Acreage

In the energy industry, companies often need space to operate and store heavy machinery, equipment, pipe and other materials. Accordingly, the amount of excess land that accompanies an industrial property is a deciding factor for many companies operating in the Permian Basin. At 6% building / 94% land, ERP believes that the Portfolio offers some of the most compelling single-tenant industrial land to building ratios in the Permian Basin, making it highly attractive relative to competing properties.

Management is Institutional

The properties are institutionally managed by an affiliate of ERP, a private equity real estate and management company headquartered in Midland, TX and focused on the Permian Basin.

Properties Seek to Generate Cash Flow¹

Leases are generally structured NNN whereby a tenant is responsible for paying most, but not all, of the expenses related to real estate ownership.

Amortizing, Non-Recourse Loan with a 15 Year Maturity and 5.90% Interest Rate

In conjunction with the Transaction Closing, the Trust has entered into a loan agreement in connection with obtaining a loan for an original principal amount of \$13,000,000 for the acquisition of the Properties. The Loan has an initial interest rate of 5.90%, with fixed, five-year resets thereafter at the five-year (5 year) Treasury Rate plus 2.25%. The loan offers a fifteen-year (15 year) term and twenty-year (20 year) amortization, with zero extension options. The loan is a non-recourse loan, with no prepayment penalty. The debt service coverage ratio on the loan is 1.50x.





PORTFOLIO OVERVIEW

Past performance is not indicative of future results. There can be no assurance that these investments will achieve any targets or that there will be any return of capital. Historical and present occupancy rates provide no indication of future occupancy rates. Current performance may be higher or lower than the performance data shown.



**100%
Occupancy**

*As of January 1, 2026



Tier 1 Strategic Transportation and Commercial Corridors

ERP is an important industrial owner and operator in the Permian Basin of Texas. ERP only selects properties that it believes are in Tier 1 locations. These properties represent a core single-tenant industrial position in the Permian Basin for ERP. These buildings are located along important frontage and other key roads, within close-proximity to the strategic economic zones of the Permian Basin, specifically Midland, TX and Odessa, TX and three key transportation arteries of the Permian Basin: Interstate 20, Business 20 and Highway 191.



PROPERTY SUMMARY

4 PROPERTIES | 323,352 SF | 111.28 ACRES

TENANT	ADDRESS	BUILDING SQFT	ACRES	
1	ChampionX LLC / Schlumberger (NYSE: SLB)	11809 W. CR 125, Odessa, TX 79765	48,018 SQFT (22% Office / 78% Warehouse)	8.08
2	DNOW L.P. (NYSE: DNOW)	5301 W. Murphy St., Odessa, TX 79763	74,300 SQFT (30% Office / 70% Warehouse)	10.29
3	American Cementing, LLC	6165 W. Murphy St., Odessa, TX 79763	178,093 SQFT (22% Office / 78% Warehouse)	82.91
4	Odessa American Refabrication LLC / Odessa AIM Holdings, Inc.	11716 Highway 191, Midland, TX 79707	22,941 SQFT (38% Office / 62% Warehouse)	10.00
Total		323,352 SQFT (25% Office / 75% Warehouse)	111.280	



AREA OVERVIEW





THE PERMIAN BASIN

IF THE PERMIAN BASIN WERE ITS OWN COUNTRY IT WOULD CURRENTLY BE THE THIRD LARGEST PRODUCER GLOBALLY.¹

The Permian Basin is a major operations hub for U.S. Oil & Gas Supermajors including: ExxonMobil, BP, Chevron Corporation, ConocoPhillips, EOG, Diamondback Energy and Occidental Petroleum Corporation.

The Permian also serves a plethora of oil & gas related industries including trucking, mining, construction, perforation, manufacturing, metallurgical manufacturing and maintenance, as well as numerous piping and piping related sub-industries.

TOP 2025 WORLD OIL PRODUCERS (BBL/DAY)

Saudi Arabia	10.0 Million Barrels
Russia	9.3 Million Barrels
Permian Basin	6.7 Million Barrels

SOURCE:

1) OPEC Monthly Oil Market Report – November 2025; U.S. Energy Information Administration | Short-Term Energy Outlook - November 2025.



ERP believes that the offering presents an opportunity to capture a strategic real estate position in the largest producing oil field in the world, the Permian Basin.

PERMIAN REGION OIL PRODUCTION

The Permian Basin

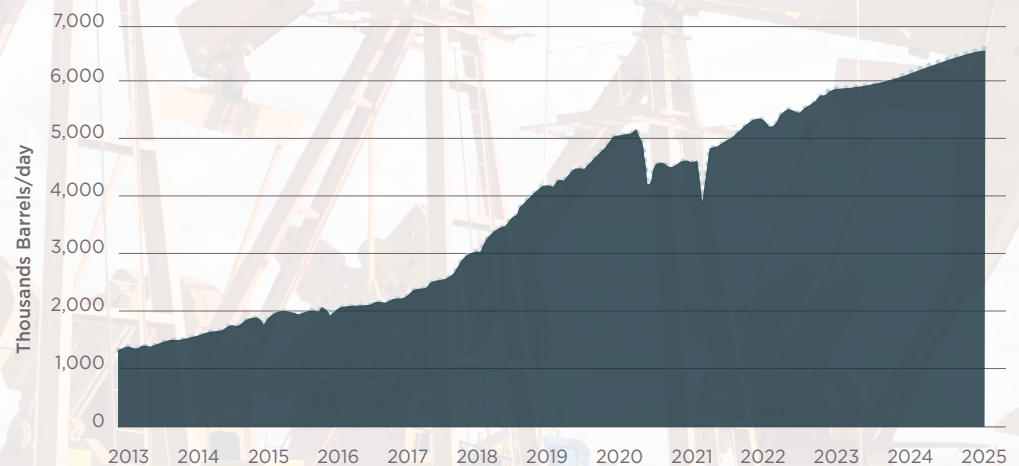
produces 6.7 million barrels per day of oil, and 28.2 million cubic feet per day of gas.¹

In terms of daily production, it is the second largest gas producing region in the United States and the largest oil field in the world.

The region stretches from Western Texas into Southeastern New Mexico and is 250 miles wide and 300 miles long and includes the highly-prolific Delaware Basin and Midland Basin.



Permian Region Oil Production¹



SOURCE:

1) EIA – Short Term Energy Outlook (July 2025).



Diverse Yet Well
Defined Focus On
Industry

MIDLAND AND ODESSA, TEXAS HIGHLIGHTS



#1
HIGHEST PERSONAL
INCOME IN U.S.



#1
MIDLAND RANKED
FASTEST-GROWING
ECONOMY AMONG THE
100 LARGEST MIDSIZE
CITIES IN THE COUNTRY

The cities' history and local economy are closely tied to the Permian Basin and the oil and gas industry, but have expanded significantly to include both large public and private businesses, and family owned businesses in diverse sectors such as the aerospace, aviation, professional and business services, traditional and alternative energy, and warehouse and distribution sectors.

Located along Interstate 20— the La Entrada al Pacifico Trade Corridor—and the Ports to Plains corridor connecting Mexico and Canada, Midland and Odessa are the logistics, distribution and warehousing hubs for West Texas.

Midland International Air and Space Port along with its Foreign Trade Zone 165 and service by Union Pacific Railroad—provides additional resources for logistics, distribution and warehousing.

SOURCE:

<https://www.midlandtexas.gov/1120/Midland-Fast-Facts>

MIDLAND INTERNATIONAL

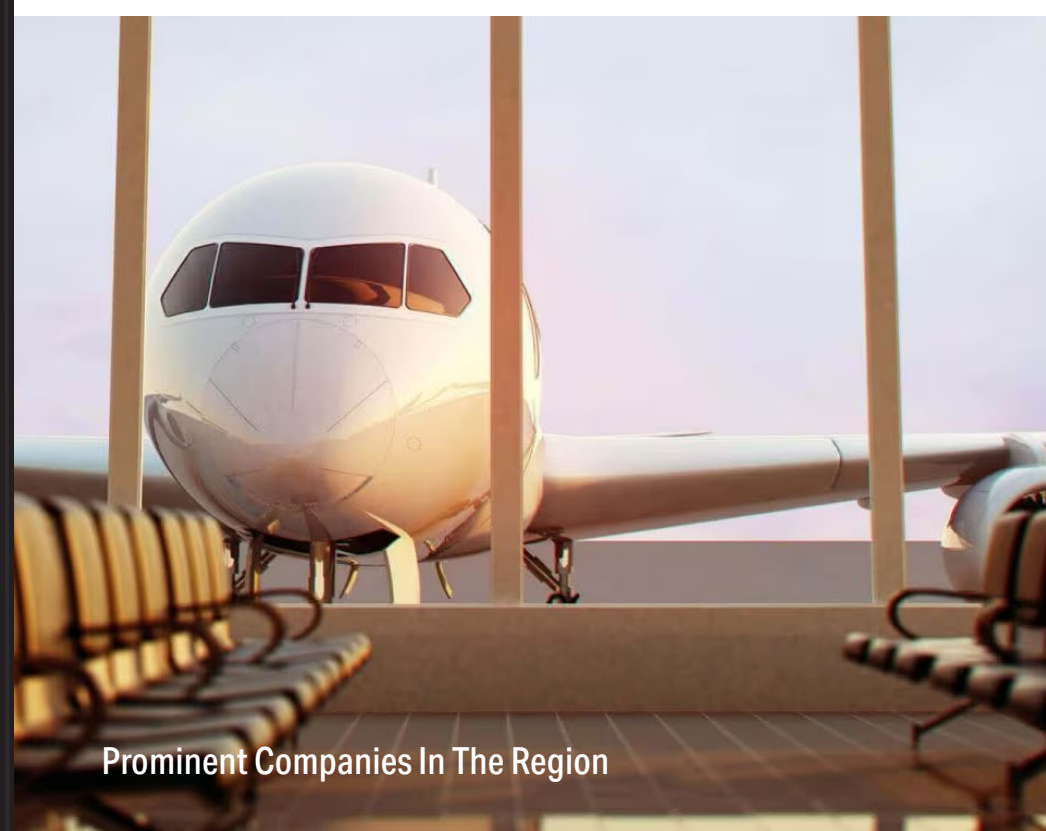
Air & Space Port

The Portfolio's strategic location places it within the vicinity of the Midland International Air & Space Port (MAF), which is located halfway between Midland and Odessa. The airport is the eighth-ranked primary commercial service airport in Texas. MAF serves 43 counties in Western Texas and Eastern New Mexico.

Owned and operated by the City of Midland, MAF has more than 20 daily departures with non-stop service to eight major airports including Austin (AUS), Dallas Fort Worth (DFW), Dallas Love Field (DAL), Houston Intercontinental (IAH), Houston Hobby (HOU), Las Vegas (LAS), Phoenix (PHX) and Denver (DEN).

Currently, the airport is served by Southwest, American, United, and Delta.

Source: The Midland International Air & Space Port.. <https://www.flymaf.com/27/About-MAF>.



Prominent Companies In The Region



Baker Hughes  CHAMPIONX  ExxonMobil 


ConocoPhillips  Don-Nan  Enterprise Products Partners L.P. 

SM ENERGY  DIAMONDBACK ENERGY  FASKEN OIL AND RANCH  KINDER MORGAN INC. 

Chevron  Schlumberger  PERMIAN RESOURCES  MARMON 

OXY  TRAFIGURA  HALLIBURTON 

ERP industrials



SELECT CASE STUDIES

NOTE:

The Sponsor selected these case studies to provide examples of different property types, lease terms, rental rates, and lease structures.

Data as of January 1, 2026.





11809 W. CR 125, ODESSA, TX 79765



In July of 2025, SLB (NYSE: SLB), one of the largest oil field service companies in the world, completed its acquisition of ChampionX. The integration is intended to enhance SLB's capabilities in production with ChampionX's expertise in chemicals, artificial lift systems, and digital technologies, ultimately aiming to improve customer performance and extend asset life. The all-stock transaction, announced in April 2024, was valued at approximately \$7.8 billion.

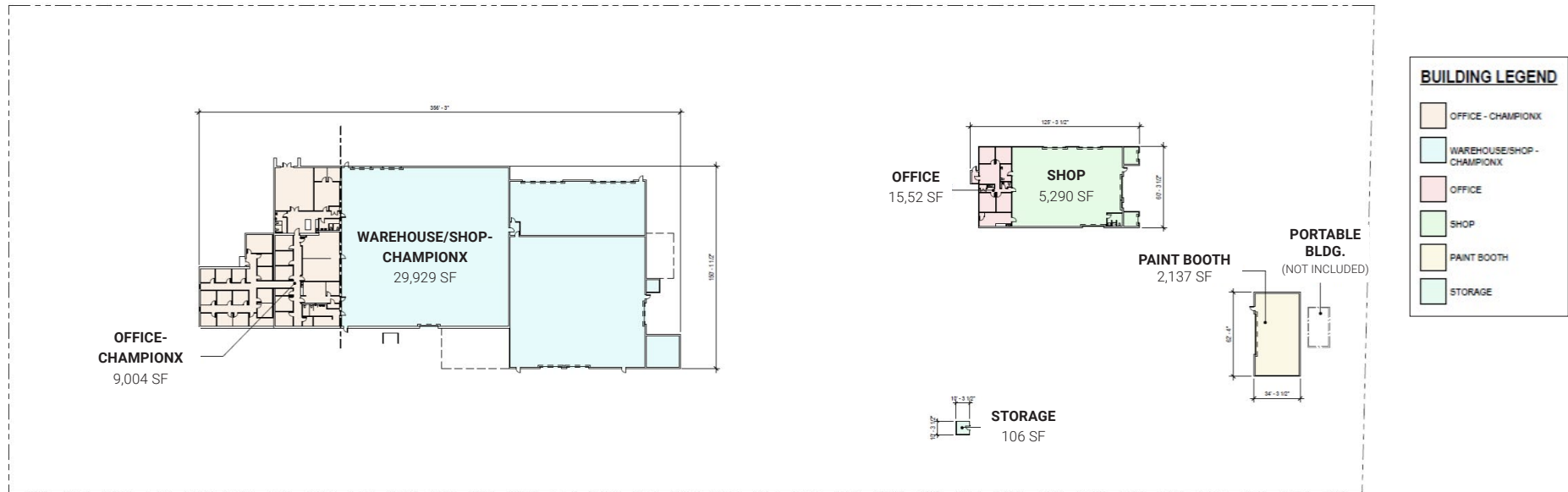
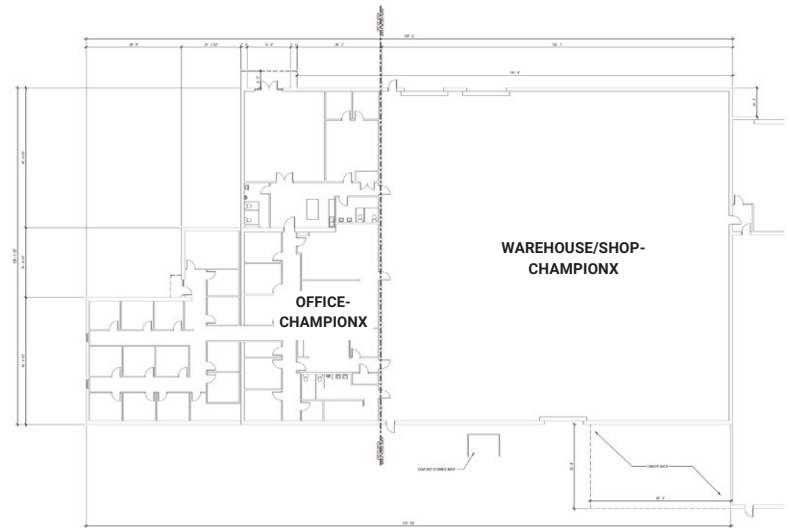
Public / Private:	Public (NYSE:SLB)
Year Built:	1980 / 2021-23 (Remodel)
Building SQ FT:	48,018 SQFT 22% Office / 78% Warehouse
Acres:	8.08 acres
Lease Structure:	NNN Lease
Landlord Responsibilities:	Foundation, exterior walls, roof and structural supports
Lease Term:	6/15/23 – 6/30/33
Annual Rent (\$PSF):	\$7.45
Annual Rental Increases:	14% (Average over lease term) ¹
Options:	One, five-year renewal option at 3% of the then expiring monthly base rent, increasing 3% annually thereafter.

¹) Reflects the average annual increase over the lease term.
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11809 W. CR 125, ODESSA, TX 79765

Recent Improvements

- **Totally New Office Rebuild:** modern design offices, new kitchen area, locker room, additional restrooms
- **New Office Addition:** team strategy room, customer experience training room
- **New Warehouse/Guide Shop:** new electrical service to meet business needs (480V), craneway/overhead cranes added in both warehouse/shops
- **Yard stabilized** and restored for safe forklift driving





5301 W. MURPHY ST., ODESSA, TX 79763



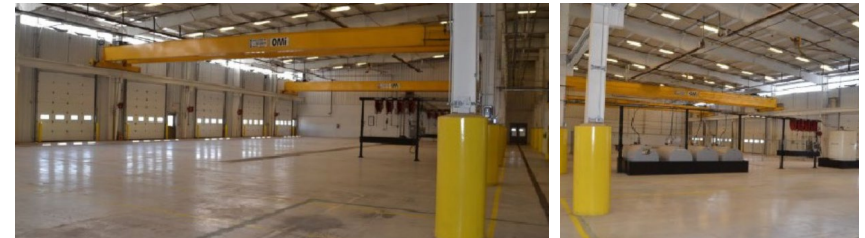
DNOW (NYSE: DNOW) is a premier energy and industrial solutions provider with a legacy of more than 160 years as a distributor of pipe, valves, fittings (PVF), pumps and fabricated equipment. Headquartered in Houston, TX, with approximately 5,000 employees and a global network of distribution and engineering locations; DNOW provides a broad mix of products to build and maintain essential infrastructure across the upstream, midstream, gas utilities, downstream, energy evolution and industrial markets.

Public / Private:	Public (NYSE: DNOW)
Year Built:	2015
Building SQ FT:	74,300 SQFT 30% Office / 70% Warehouse
Acres:	10.29 acres
Lease Structure:	NNN Lease
Landlord Responsibilities:	Foundation, exterior walls, roof and structural supports
Lease Term:	1/1/2022 – 2/28/2028
Annual Rent (\$PSF):	\$11.06
Annual Rental Increases:	4.3%
Options:	Two, three-year renewal options at Fair Market Rate, increasing 2% annually thereafter.

5301 W. MURPHY ST., ODESSA, TX 79763

Building 1

- **Office:** 21,987 SQFT | Warehouse: 45,499 SQFT
- **Mezzanine:** 2,848 SQFT
- Two floors of offices, reception area, breakrooms, bathrooms; larger warehouse incl. a mezzanine area
- 27' eave height, 22'6" clear height for crane; 13'5" mezzanine |
- 21 Overhead Doors (~14'H x 14'W)
- 1 Overhead Door (~12'H x 14'W)
- Five 5-ton bridge cranes traveling N-S; south section of shop also has a 15-ton crane traveling E-W



Building 2

- Industrial "Wash Building" with a large floor drain, originally used to wash artificial lift downhole tools; could be used for parts and mechanical washing
- 26' eave height / 19' clear height, 22'6" clear height for crane
- Extensive power hookups
- One 5-ton bridge crane traveling N-S
- 2 Overhead Doors (~10'H x 14'W)



6165 W. MURPHY ST., ODESSA, TX 79763



With the history of its cementing operation dating back to 1872, American Cementing possesses an established footprint in key oil and gas basins throughout the United States. American Cementing services include in-depth laboratory testing, precise blending at the bulk plant and dependable mixing and pumping operations at the wellsite. American Cementing is owned by Argonaut Private Equity, a Tulsa, Okla.-based private equity fund.

Public / Private:	Private
Year Built:	1997 / 2014 Remodel
Building SQ FT:	178,093 SQFT (10 bldgs.) 22% Office / 78% Warehouse
Acres:	82.91 acres
Lease Structure:	NNN Lease
Landlord Responsibilities:	Foundation and structural supports
Lease Term:	6/20/23 – 12/19/45
Annual Rent (\$PSF):	\$10.73
Annual Rental Increases:	2% or CPI, whichever is greater ²
Options:	Tenant may extend month-to-month at the end of the term.

2. CPI shall mean the Consumer Price Index, Dallas-Fort Worth, Texas, All Urban Consumer, all items (base index-year 1982-84 = 100), as published by the United States Department of Labor and Statistics.
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6165 W. MURPHY ST., ODESSA, TX 79763

Office

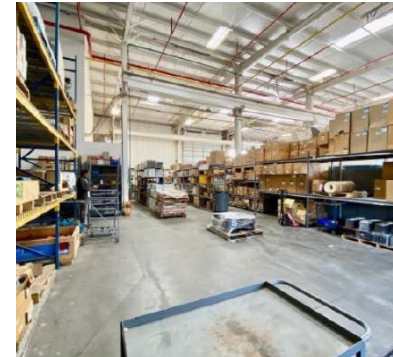
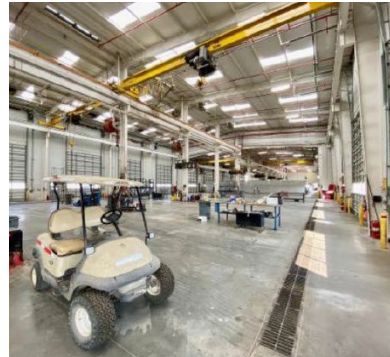
- Two floors of offices, reception area, breakrooms, bathrooms, conference and training rooms
- Security camera and card access systems
- Fully sprinklered
- Elevator
- HVAC systems consist of rooftop packaged units



6165 W. MURPHY ST., ODESSA, TX 79763

Warehouse

- 18'-40' clear heights
- 16 overhead cranes ranging from 1 ton to 50 tons
- Gas-fired heaters provide heat in the warehouse areas; split-system air conditioners provide cooling to built-out offices in the warehouse areas



Laboratory

- Utilized for cement mixing and testing

Wash Bay

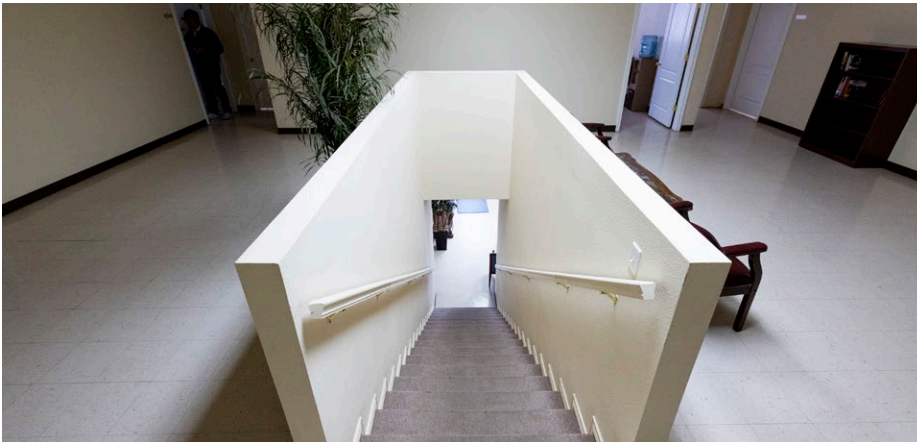
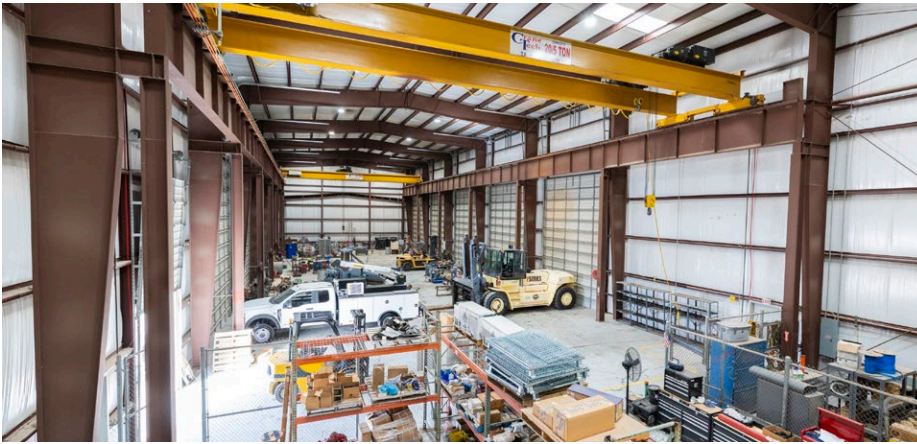
- Used to clean sizable fleet of company trucking and equipment
- 4 pull-through bays and sump system



Yard

- ~70% commercial grade concrete
- ~30% unimproved land,





11716 HIGHWAY 191, MIDLAND, TX 79707



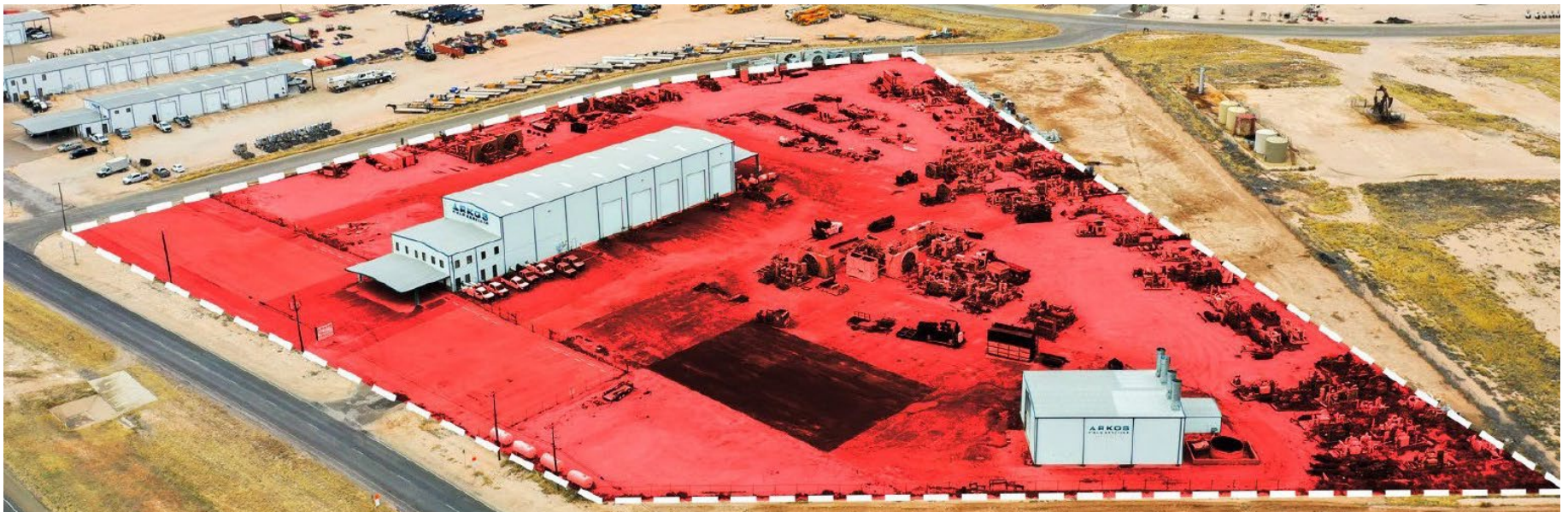
Odessa American Refabrication LLC, an affiliate of AIM, specializes in industrial machining services tailored to plant and midstream gas compression clients. Odessa American Refabrication's experienced team utilizes advanced technology and precision techniques to ensure top-quality solutions customized to client's specific requirements to deliver reliable, efficient machining services. Odessa American Refabrication, through its affiliate AIM, is a portfolio company of BP Energy Partners.

Public / Private:	Private
Year Built:	2011
Building SQ FT:	22,941 SQFT 38% Office / 62% Warehouse
Acres:	10 acres
Lease Structure:	NNN Lease
Landlord Responsibilities:	Franchise Tax Expense; responsible for foundation, exterior walls, roof, and structural supports, but such costs shall be reimbursed by Tenant
Lease Term:	12/21/2024 - 2/28/2033
Annual Rent (\$PSF):	\$16.03
Annual Rental Increases:	3.0%
Options:	None

11716 HIGHWAY 191, MIDLAND, TX 79707

Property Details

- Buildings 1 & 2: Office: 8,615 SQFT across two floors (reception area, conference rooms, break area, restrooms, offices); Warehouse: 10,797 SQFT (incl. parts/supply room, shop restroom, breakroom, and stairs to a small mezz area for additional parts storage); Paint Shop: 3,530 SQFT
- Fenced yard, a significant portion of which is asphalted
- 30-40' clear height
- 5 drive-through bays & (10) 24' high overhead doors
- (1) 30-ton and (1) 20.5-ton overhead bridge cranes
- 3,620 SQFT wash bay and 408 SQFT detached shed, which are excl. from total SQFT





TEAM MANAGEMENT



ERP



William A. Meyer II

is a Partner in the Sponsor as well as the Founder and President of the ERP Group of Companies. He is also a partner in the Sponsor's property manager affiliate. Prior to forming ERP, Mr. Meyer worked in the financial services industry in various capacities, including sales and trading in Paris, France with REFCO Securities and private equity and investment banking in New York and Hong Kong with Lehman Brothers and Greenhill & Co. Mr. Meyer received his BA in Economics, BA in French and The Certificate of Markets & Management from Duke University. Mr. Meyer received his MBA from The Wharton School at the University of Pennsylvania. The Wharton School honored Mr. Meyer by awarding him a full, merit-based scholarship and an opportunity to teach the principles of marketing to Wharton undergraduate students.



Meghan J. Berry

is a Partner in the Sponsor as well as a Partner in many of the companies that comprise the ERP Group of Companies. She is also a partner in the Sponsor's property manager affiliate. Ms. Berry leads all asset management and portfolio management activities and oversees all aspects of sourcing, analyzing, and execution of new investment opportunities. Prior to joining the Sponsor, Ms. Berry formed and led Greenhill & Co.'s firm-wide private equity secondary advisory practice and managed private capital raising engagements. Ms. Berry also served as the Chief Operating Officer of the Private Capital Advisory group at Greenhill & Co. Notable transaction involvement included leading the execution of the sale of a \$650 million portfolio among 90 parties for a large U.S. public pension client, a \$120 million portfolio sale for a large corporate pension, as well as the acquisition by an insurance company of two significant bank-held private equity portfolios totaling \$3.6 billion. Prior to joining Greenhill & Co., Ms. Berry spent three years in Cogent Partners' private equity secondary market investment banking group, where she diligenced, valued and sold more than 250 private equity funds and 15 direct stakes in companies. Prior to joining Cogent Partners, Ms. Berry interned with the Directors of Private Markets and Real Estate at the NYC Office of the Comptroller in the Bureau of Asset Management. Ms. Berry received her BA in Political Science from the University of Chicago.



Brennan P. Berry

is the Chief Operating Officer and Head of Leasing for ERP. Mr. Berry oversees all aspects of leasing ERP's portfolio, defining and communicating ERP's brand in the market, as well as providing strategic guidance to the property management teams. Mr. Berry joined ERP following an eight-year tenure at Four Seasons Hotels and Resorts in various corporate sales and marketing roles, most recently as Account Director, Worldwide Sales, based in London. In his capacity as Account Director, Mr. Berry managed top producing global accounts for Four Seasons Hotels and Resorts throughout the United Kingdom and Scandinavia. Prior to his work in the UK, Mr. Berry was based in Dubai, United Arab Emirates, building the group's account base in the Middle East and Africa. Before moving into the hospitality sector, Mr. Berry interned at the Brookings Institution's Saban Center for Middle East Policy and RBC Wealth Management in Washington, D.C. Mr. Berry's extensive travels have taken him to over 80 countries, including working and studying in Belgium, Japan, Saudi Arabia, Egypt, Lebanon, the United Arab Emirates and the United Kingdom. Mr. Berry received his BA in International Relations and History from The George Washington University.

CONTACT INFORMATION

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