

PROPERTY OWNERSHIP OPPORTUNITIES

Skywalker Property Partners presents an exclusive partnership program designed to empower midsized companies in selecting their ideal locations and securing high-quality real estate tailored to their specific needs. By collaborating with seasoned real estate investors, businesses can strategically allocate their time and balance sheets to their core operations.

As your dedicated partners, we leverage our expertise, relationships, and funds to acquire properties that meet your requirements and take responsibility for the management of those properties, from construction management to financial management. Further, Skywalker has the experience to engage in ground-up development providing our tenant-partners with the unique opportunity to have purpose-built space in addition to equity upside.

Stop giving away the value of your lease to the landlord – partner with us and share in the value we can create together.



1301 S. BOWEN RD.



5612 EDWARDS RANCH



1200 FORUM WAY SOUTH



**Advantages
of Ownership**



**No Mortgage
Liability**



**Office,
Industrial, and
Retail**

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HOW IT WORKS

01

Site Selection

We work together to identify the ideal location for your business needs and find a suitable building to meet your requirements.

02

Building Purchase and Execution of Lease

Once the ideal property is found, we purchase it together and set up a long-term lease agreement that secures your occupancy.

04

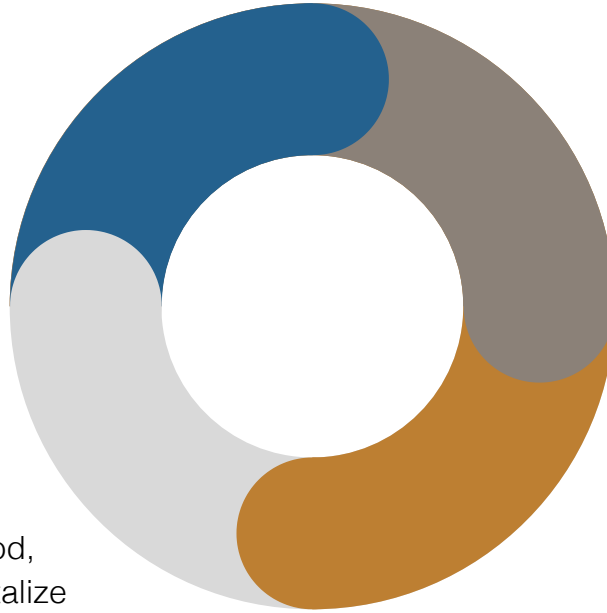
Building Disposition

After a predetermined period, we sell the building to capitalize on the increased value generated by the lease, resulting in mutual benefits for both parties.

03

Building Improvements

We collaborate on enhancing the building to ensure it meets your specific operational and branding needs.



**1301 S Bowen Road
Acquisition**

IRR: 57.01%
Equity In: \$1,815,000
Equity Out: \$5,649,209
Multiple: 3.11x



**5612 Edwards Ranch Road
Development**

IRR: 53.49%
Equity In: \$1,750,000
Equity Out: \$4,972,103
Multiple: 2.84x



**1200 Forum Way South
Acquisition**

IRR: 46.04%
Equity In: \$1,437,000
Equity Out: \$3,873,912
Multiple: 2.70x



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