EXCLUSIVE PRE-SALE!

Industrial Micro-Flex Units (NNN)

Georgetown, Texas

- Pre-Sale Preferred Pricing
- Flexible Payment Plans
- Projected Returns
- Financing Available



Texas is leading the industrial expansion across the United States, and Georgetown has emerged as one of its most dynamic submarkets – Within this context, industrial warehouses stand out as a solid investment class, designed to combine profitability, stability, and long-term asset appreciation, **with priority unit selection for Finanz Butik clients.**

Investment Highlights

Investment Entry Point (in USD)	**From U$350,000** (Discounts of $10–$20/ft² below initial list price)
Asset Type	**Pre-Construction Warehouses**
Estimated Net Return	**>7.5%**
Appreciation Potential	**≈ 2% - 6%**
Cap Rate	**≈ 7.5% - 8.5%**
Rental Guarantee	**6 Months** (Covered by the developer after delivery)
Maintenance Fees	Developer will cover two years of prepaid fees, applied at closing.

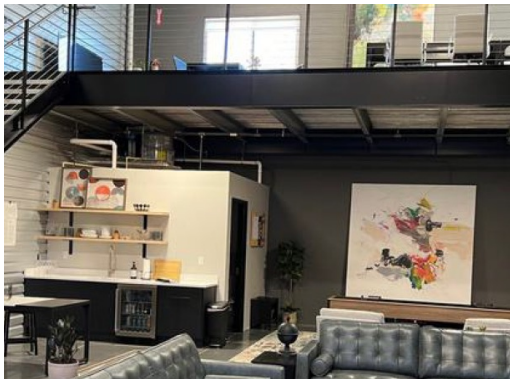
NNN (Triple Net) Leases

The NNN lease structure allows investors to generate net rental income with minimal operational management, as the tenant is responsible for property taxes, insurance, and maintenance. This structure ensures the property remains in optimal condition, preserves its value, and helps protect purchasing power against inflation through rent adjustments indexed to price benchmarks.

Flexible Payment Plans During Construction and Financing Available*

Micro-Flex Industrial Warehouses

Micro-Flex warehouses represent a new generation of industrial assets that integrate storage and adaptable workspaces. Their design appeals to start-ups seeking efficiency and established companies requiring scalable and cost-effective solutions—offering immediate income potential and sustained capital growth.



*All figures are expressed in U.S. dollars (unless otherwise stated). Past performance does not guarantee future results. All figures, calculations, and content are informational and approximate. They do not represent any obligation, liability, or commitment by Finanz Butik or any affiliated entity. All figures and terms mentioned in this document are indicative and subject to market conditions. The fund reserves the right to adjust rates, fees, and other terms, including the possibility of applying higher rates if market conditions or the specific characteristics of a loan so require. Estimated values are based on both private and public market data and research analysis. This presentation does not reflect tax implications or fiscal considerations. *Financing subject to credit approval.*

FinanzButik®

Personal Warehouses

Georgetown, Texas

Location	1004 Capella Parkway, Georgetown, TX
Configuration	4 Buildings | 40 Units
Unit Sizes	1,000 ft² to 4,300 ft² (with the option to combine units)

Prime Location

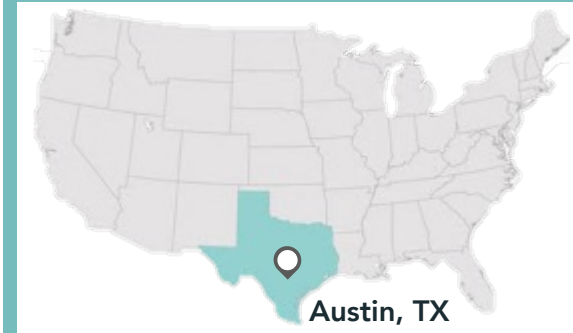
With immediate access to major thoroughfares and the airport, the development sits adjacent to Georgetown Executive Airport, with direct entries from Lakeway Dr. and Northwestern Blvd., just minutes from IH-35 and Williams Dr.
It lies within a consolidated urban corridor surrounded by schools, retail, and expanding commercial zones — one of the fastest-growing areas in the Austin metropolitan region.

Features & Amenities

- 22-foot clear height and 14×14 automatic doors. Select units offer drive-thru access, balconies, and mezzanines.
- 100 % climate-controlled (HVAC) units with optional finished private restrooms.
- LED lighting, insulated construction, and 24/7 secure access.
- Dedicated parking and rear yards for additional storage.
- Three-phase power for enhanced operational capacity.
- Pedestrian pathway, food-truck area, and ample truck/trailer parking.

Finanz Butik guides you through every stage,
from legal structuring to accounting and asset management.





The proximity to Georgetown Airport benefits small businesses.

10 minutes to Downtown GT | 35 minutes to Austin





*The terms and conditions offered by the developer are not the responsibility of Finanz Butik and will be detailed in the developer's agreement.

The availability of contracts is limited to two exclusive purchase agreements for Finanz Butik clients, which must be formalized within approximately ten days. Two average-size units will initially be reserved, with final selection to be confirmed about sixty days prior to project completion and issuance of the Certificate of Occupancy. Finanz Butik clients will have priority in unit selection—first and second choice of location within the park—with the possibility of adjustments according to leasing status and availability. Past performance does not guarantee future results. Finanz Butik Realty is a licensed real estate broker in the State of Florida, operating under the high standards of the Florida Department of Business and Professional Regulation (License No. CQ1069965). Equal Housing Opportunity: Finanz Butik Realty firmly believes in fair and equal housing opportunities for all and is committed to providing professional real estate services without discrimination based on race, color, religion, sex, disability, familial status, or national origin. Investments are subject to risks, including but not limited to market volatility and risks associated with the underlying assets. You may lose money, including principal. Investing in funds that acquire real estate assets, including Real Estate Investment Trusts (REITs), involves unique risks similar to those of direct property ownership—such as changes in property values, property taxes, zoning and land-use regulations, interest rates, cash flow of the underlying real estate assets, supply and demand, and the management quality and creditworthiness of the issuer. INVESTMENT PRODUCTS: NOT FDIC INSURED • NOT A DEPOSIT OR OTHER OBLIGATION OF, OR GUARANTEED BY, FINANZ BUTIK GLOBAL CORP OR ANY OF ITS AFFILIATES • SUBJECT TO INVESTMENT RISK, INCLUDING POSSIBLE LOSS OF PRINCIPAL. Investors should be aware that an investment in fund shares involves a high degree of risk and is suitable only for sophisticated investors who understand the fund's investment strategy, the risks involved, and who have the financial ability and willingness to accept potential loss of capital.