
| | |
|---|---|
| ✓ Price | $5,305,000 |
| ✓ Cap Rate | 7.50% |
| ✓ Firm Term | 4.1 Years |

# U.S. Customs & Border Protection | Single-Tenant Investment

*47152 US-2, Malta, MT 59538*

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# U.S. Customs & Border Protection Single-Tenant Investment

*47152 US-2, Malta, MT 59538*


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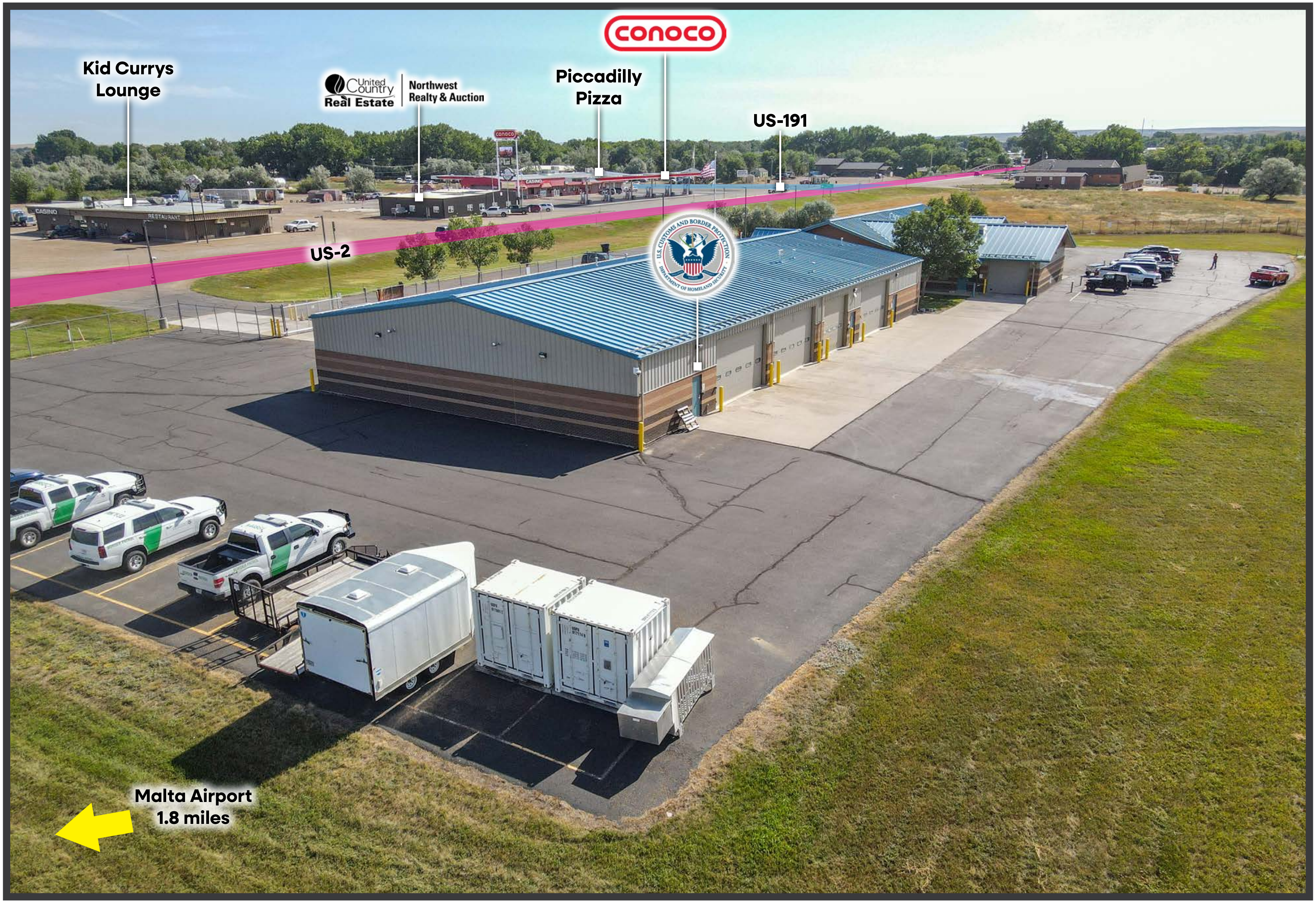
# Aerial Overview



# Aerial Overview

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# Investment Overview

We are pleased to present the opportunity to acquire a single-tenant, fee-simple U.S. Customs and Border Protection ("CBP") field office located at 47152 U.S. Highway 2 in Malta, Montana. The ±18,385-square-foot facility is 100% leased to the United States of America and administered through the U.S. General Services Administration ("GSA"), providing income backed by the full faith and credit of the federal government. The lease runs through October 2035, with five years firm, and carries two additional five-year renewal options extending the term to 2045.

In November 2025, the Government executed a new ten-year lease at the property, the latest step in an occupancy that dates to November 2005. Concurrent with that renewal, GSA directed $327,062 of capital improvements to the facility, including a new intrusion detection system, upgraded camera and wiring infrastructure, additional exterior and radio tower lighting, and overhead radiant heat added to the previously unheated vehicle storage bay. Ownership funded that work and is reimbursed monthly by the Government through the firm term at a contract rate of 8.25%. A tenant that has recommitted for a decade and simultaneously invested in hardening the facility is, in practical terms, difficult to leave.

The property serves as CBP's Malta Station, a Border Patrol facility whose area of responsibility covers approximately 15,400 square miles of north-central Montana and includes approximately 91 miles of the international boundary with Canada. Malta sits at the intersection of U.S. Highway 2, northern Montana's principal east-west corridor, and U.S. Highway 191, which runs north to the Port of Morgan land border crossing. U.S. Highway 191 also carries south from Malta, connecting with U.S. Highway 87 to Billings, approximately three hours away. The facility is purpose-built for federal field operations, with 8,153 square feet of high-finish secured office including a fitness center and detention cells, and 10,232 square feet of warehouse housing patrol vehicles, ATVs, and equipment, supported by a radio tower, a newly heated storage bay, and full-site emergency generator capability. The Government's requirement at this location is set by statute and by a fixed geographic area of responsibility along the international boundary.

Rent grows contractually throughout the term. The operating cost component adjusts annually with CPI-W, base rent steps from $19.88 to $21.93 per square foot at the conclusion of the firm term, and rises again to $23.98 and $26.03 per square foot across the two renewal options. Montana remains one of the most sought-after states in the country for private capital, supported by no state sales tax and a tax structure ranked sixth nationally, yet the inventory of federally leased, investment-grade product in the state is exceptionally thin. This offering represents a rare opportunity to acquire a mission-essential federal facility with two decades of tenant history, recent government-directed capital investment, and contractual rent growth through 2045.

**Property Details:**

| Parcel No. (APN) | Year Built/Renovated | Lot Size |
|---|---|---|
| **11-4239-18-2-01-08-0000** | **2005**<br>**2024-2026** | **4.94 AC** |



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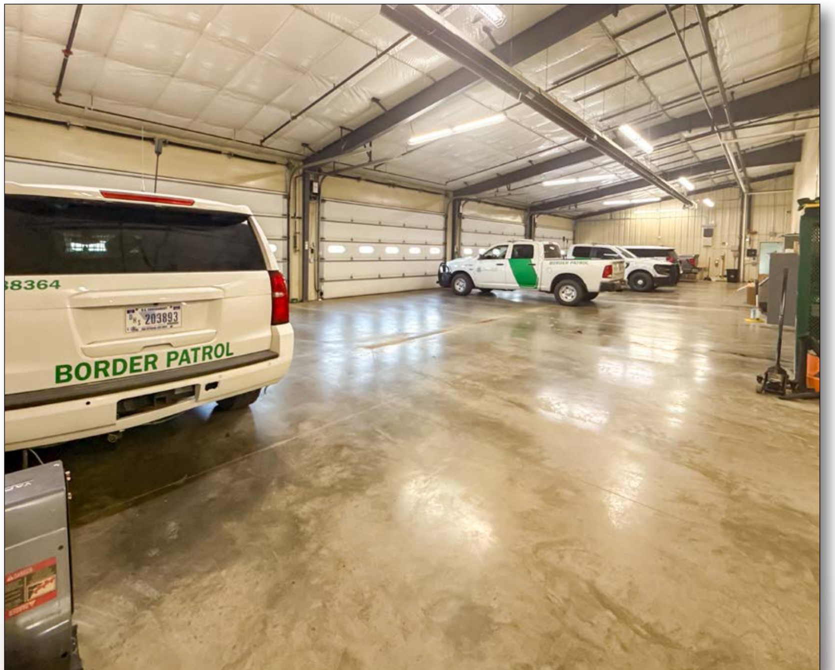


# Investment Highlights

- ✓ **Full Faith & Credit of the U.S. Government** - Lease backed by the United States of America, rated AA+ by S&P and Fitch and Aa1 by Moody's
- ✓ **Ten-Year Lease Through October 2035** - Newly executed November 2025 with five years firm, plus two five-year renewal options to 2045
- ✓ **20 Years of Continuous Occupancy** - CBP has operated from this facility since November 2005
- ✓ **$327,062 of Government-Directed Investment** - New intrusion detection system, camera and wiring infrastructure, and site lighting completed in 2025
- ✓ **Investment Reimbursed with Interest** - Government repays ownership monthly at a contract rate of 8.25% through the firm term
- ✓ **Mission-Essential Federal Use** - Malta Station covers ±15,400 square miles of north-central Montana and ±91 miles of the U.S.-Canada boundary
- ✓ **Purpose-Built Border Patrol Facility** - Secured office with fitness center and detention cells, plus 10,232 SF of warehouse for patrol vehicles and equipment
- ✓ **CPI-Based Annual Rent Growth** - Operating cost rent adjusts every year with CPI-W throughout the term and both option periods
- ✓ **Contractual Base Rent Escalations Through 2045** - Steps from $19.88 to $21.93 PSF, then $23.98 and $26.03 PSF across the renewal options
- ✓ **Two Decades of Documented Reinvestment** - Full HVAC replacement, new boilers, flooring, parking lot, and fire suppression upgrades funded by ownership
- ✓ **Strategic Hi-Line Position** - Intersection of U.S. Highway 2 and U.S. Highway 191, with direct northbound access to the Port of Morgan
- ✓ **Fee Simple Ownership** - Land and building, delivered unencumbered
- ✓ **Scarce Montana Credit Investment** - A magnet for private wealth with almost no investment-grade product available in any given year
- ✓ **No State Sales Tax** - Montana ranks 6th nationally on the Tax Foundation's 2026 State Tax Competitiveness Index

# Lease Abstract

| | |
|---|---|
| Tenant | United States of America |
| Lease Guarantor | United States Federal Government |
| Credit Rating | S&P: AA+ \| Moody's: Aa1 \| Fitch: AA+ |
| Occupying Agency | U.S. Customs & Border Protection |
| Lease Type | Modified Gross |
| Square Footage | 18,385 RSF / ABOA SF |
| Original Occupancy | November 2005 |
| Current Lease Commencement | November 1, 2025 |
| Firm Term Expiration | October 31, 2030 |
| Remaining Firm Term | 4.1 Years (as of September 1, 2026) |
| Total Term Expiration | October 31, 2035 |
| Base (Shell) Rent - Annual | $365,479 \| $19.88 PSF |
| Additional Rent - Operating Costs - Annual | $182,920 \| $9.95 PSF |
| CPI Annual Increases | Avg 2-3% \| Operating Costs Adjust Annually per CPI-W |
| TI Reimbursement - Annual | $80,050 |
| Total Annual Rent | $628,449 |
| Non-Firm Term | November 1, 2030 to October 31, 2035<br>Base (Shell) Rent: $403,168 \| $21.93 PSF<br>Total Rent: $586,088 (6.9% Increase) |
| Renewal Options | Two 5-Year Options \| Base (Shell) Rent:<br>Years 11-15: $440,872 \| $23.98 PSF<br>Years 16-20: $478,562 \| $26.03 PSF<br>Operating Cost Increases Continue Annually |


# Offering Summary

| | |
|---|---|
| **Total Price** | **$5,305,000** |
| **Cap Rate** | **7.50%** |
| **Net Operating Income** | **$376,651** |
| **Price / SF** | **$288.55** |
| **TI Reimbursement Due to Owner** | **$281,446** |

Total Price reflects the capitalized value of net operating income plus the outstanding TI reimbursement balance due to ownership. Cap rate is calculated on net operating income over the price net of the TI reimbursement balance.

TI Reimbursement: The Government reimburses ownership $6,670.84 per month for tenant improvements and building security systems funded by the landlord. 50 payments remain as of September 1, 2026, totaling $333,542, which repays the $281,446 outstanding balance in full and includes $52,096 of interest at a contract rate of 8.25%. Reimbursement runs through October 31, 2030 with no residual balance.



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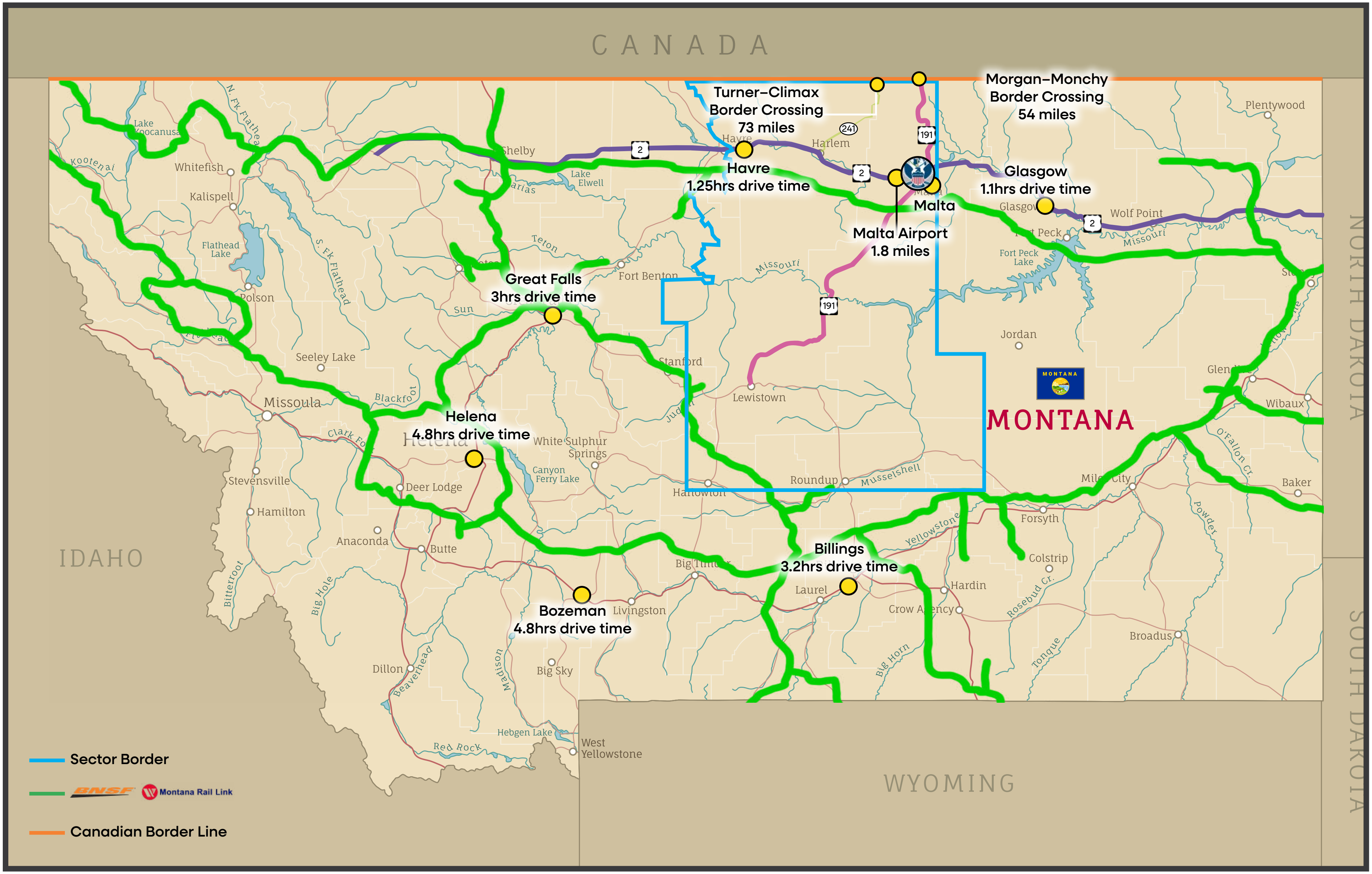
# Income & Expenses - 2026 Projected

| INCOME | TOTAL | $/SF |
|---|---|---|
| Base (Shell) Rent | $365,479 | $19.88 |
| Operating Cost Rent | $182,920 | $9.95 |
| **EFFECTIVE GROSS INCOME** | **$548,399** | **$29.83** |

| OPERATING EXPENSES | TOTAL | $/SF |
|---|---|---|
| Property Taxes | $42,984 | $2.34 |
| Insurance | $9,105 | $0.50 |
| Repairs, Maintenance & Reserves | $22,851 | $1.24 |
| Janitorial | $32,085 | $1.75 |
| Utilities | $23,412 | $1.27 |
| Property Management | $21,936 | $1.19 |
| Snow Removal | $8,500 | $0.46 |
| Fire Sprinkler & Alarm | $8,089 | $0.44 |
| Accounting & Legal | $1,240 | $0.07 |
| Telephone | $1,041 | $0.06 |
| Computer Expenses | $370 | $0.02 |
| Fuel | $135 | $0.01 |
| **TOTAL OPERATING EXPENSES** | **$171,748** | **$9.34** |
| **NET OPERATING INCOME** | **$376,651** | **$20.49** |

Operating expenses based on ownership-provided operating statements, normalized for non-recurring items. Property management underwritten at 4.0% of effective gross income.

# Location Map



# Demographics

## 10 Mile Radius:

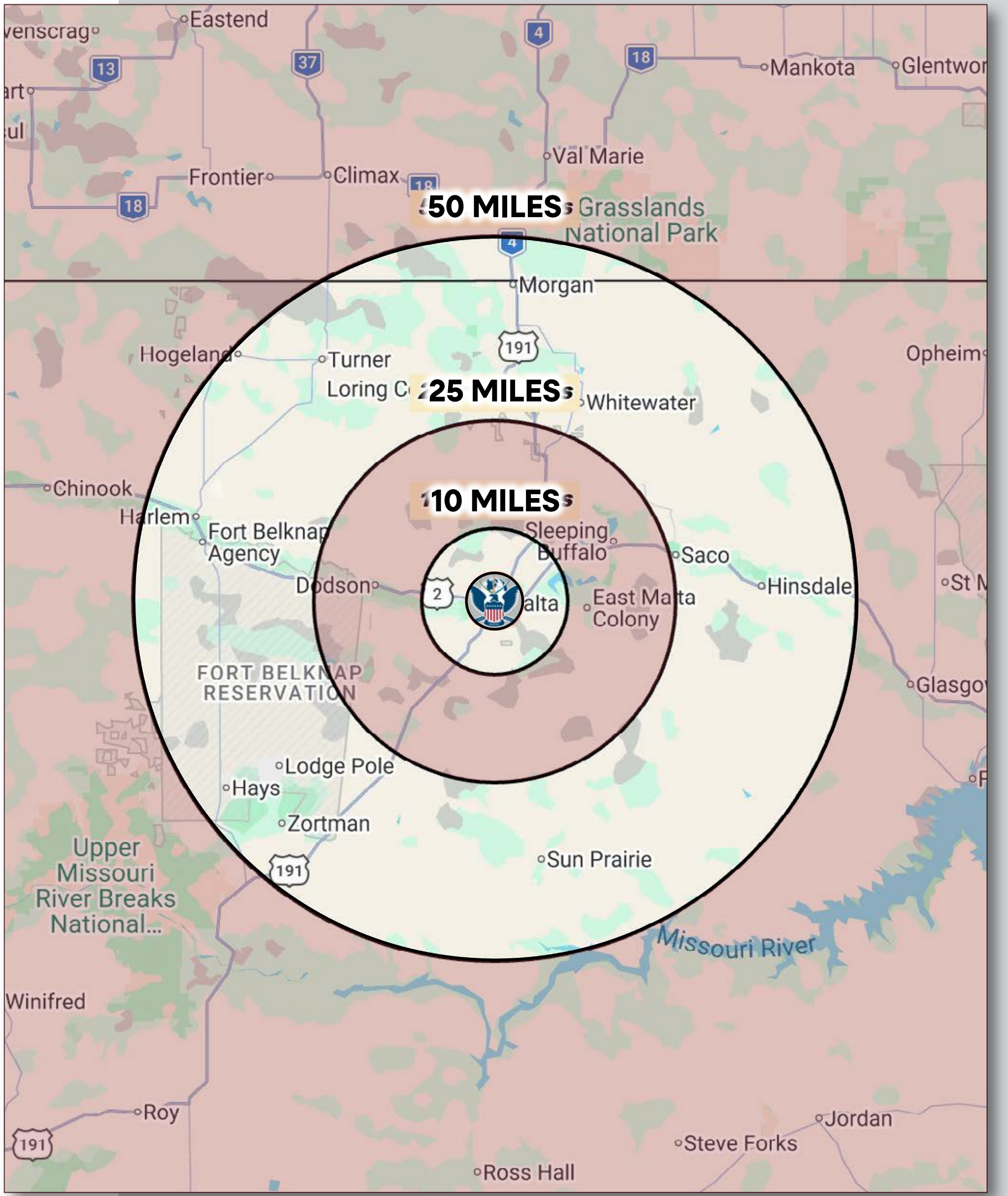
| | | | |
|---|---|---|---|
| **Total Population:** | 2,370 | **Average Household Income:** | $85,544 |
| **Households:** | 1,063 | **Median Household Income:** | $58,697 |
| **Daytime Population:** | 1,758 | | |
| **Median Age:** | 42.8 | | |

## 25 Mile Radius:

| | | | |
|---|---|---|---|
| **Total Population:** | 3,185 | **Average Household Income:** | $84,226 |
| **Households:** | 1,380 | **Median Household Income:** | $57,707 |
| **Daytime Population:** | 2,101 | | |
| **Median Age:** | 42.8 | | |

## 50 Mile Radius:

| | | | |
|---|---|---|---|
| **Total Population:** | 9,182 | **Average Household Income:** | $86,298 |
| **Households:** | 3,428 | **Median Household Income:** | $59,115 |
| **Daytime Population:** | 5,155 | | |
| **Median Age:** | 38.2 | | |



# Demographics - 60 Minutes Drive

| TOTAL RETAIL SALES | EDUCATION | OWNER OCCUPIED HOME VALUE |
|---|---|---|
| Includes F&B | Bachelor's Degree or Higher | Average |
| **$55,323,460** | **24%** | **$307,059** |

## TAPESTRY SEGMENTS

| **Heartland Communities** *1,100 households* | **Country Charm** *807 households* | **Modest Income Homes** *456 households* |
|---|---|---|
| **Socioeconomic Traits** | **Socioeconomic Traits** | **Socioeconomic Traits** |
| Midwestern low-density towns and rural areas house mostly married couples and singles. Many work in construction, health care, or manufacturing. Older homes are common, with short commutes and multiple vehicles per household. | Predominantly in the Midwest, these low-density rural communities focus on agriculture and related industries. Mostly older married couples with children, many residents are self-employed farmers owning multiple vehicles for transportation. | These urban and suburban Midwest and Southern neighborhoods feature low-to-middle income households, older homes, many single residents, female-headed families, and workers in service, healthcare, or transportation-related occupations. |
| **Household Types** | **Household Types** | **Household Types** |
| Married couples; singles living alone | Married couples | Singles living alone; married couples; singles with relatives |
| **Typical Housing** | **Typical Housing** | **Typical Housing** |
| Single Family Detached | Single Family Detached | Single Family Detached |

## ANNUAL HOUSEHOLD SPENDING

| $5,501 | $1,724 | $8,674 | $6,501 |
|---|---|---|---|
| Eating Out | Apparel & Services | Groceries | Health Care |

## KEY FACTS

- ✓ Population: 7,254
- ✓ Median Age: 40.0
- ✓ Median Household Income: $64,731
- ✓ Daytime Population: 7,563



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# Hi-Line Montana

**Northern Montana Border Operations | U.S. Highway 2 & U.S. Highway 191 | Direct Access to the Port of Morgan**

Malta is the county seat of Phillips County and an established service community on Montana's Hi-Line, the northern tier of the state running along U.S. Highway 2 between the Rocky Mountain Front and the North Dakota border. The community sits at the intersection of U.S. Highway 2 and U.S. Highway 191, the two routes that define the property's operational context. Highway 2 is the principal east-west corridor across northern Montana; Highway 191 extends north from Malta to the Port of Morgan and the Canadian border.

For this property, regional geography matters more than local population density. The Malta Border Patrol Station is a purpose-driven federal facility serving a geographically expansive area of responsibility that CBP identifies as approximately 15,400 square miles of north-central Montana, including approximately 91 miles of the international boundary. That coverage area is the reason the station exists in Malta, and it distinguishes the subject from a conventional office asset whose demand depends on local tenant growth or consumer traffic.

Malta's infrastructure supports its role as a regional staging point. The community lies on BNSF's Northern Corridor Main Line, a transcontinental freight route connecting the Midwest with Pacific Northwest ports, and is served by daily Amtrak passenger rail. Malta Airport sits approximately 1.8 miles northwest of town and supports private and freight aviation as well as emergency air ambulance service. Regional economic development materials identify the Highway 2 and BNSF corridor as a key route for intermodal traffic and for grain moving west.

The Hi-Line is a working region shaped by agriculture, ranching, transportation, public-sector employment, and border-related activity. Malta serves as the county seat and the regional point of access for public services, commerce, and northern Montana operations. Set along the Milk River Valley, the community reflects the rural character of the northern prairie, while the investment thesis at the subject property is anchored in federal occupancy and border-security geography rather than discretionary local demand.

## Key Facts

- ✓ **Location:** Malta, Phillips County, Montana
- ✓ **Regional Identity:** Montana Hi-Line / North-Central Montana
- ✓ **County Role:** Phillips County seat
- ✓ **Primary East-West Route:** U.S. Highway 2
- ✓ **Northbound Border Route:** U.S. Highway 191 to the Port of Morgan
- ✓ **Border Connection:** U.S.-Canada international boundary via the Port of Morgan
- ✓ **CBP Station Coverage Area:** ±15,400 square miles of north-central Montana
- ✓ **International Boundary Within Area:** ±91 miles
- ✓ **Rail Access:** BNSF Northern Corridor Main Line; daily Amtrak service
- ✓ **Local Aviation:** Malta Airport, approximately 1.8 miles northwest
- ✓ **Economic Drivers:** Agriculture, ranching, transportation, public sector, border operations



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# State Overview – Montana

**No State Sales Tax | Top-Ten Tax Climate | Scarce Investment-Grade Inventory**

Montana has become one of the most sought-after states in the country for private capital. The state has no general sales tax, one of only five in the nation, and ranks sixth overall on the Tax Foundation's 2026 State Tax Competitiveness Index. There is no estate tax and no inheritance tax. For out-of-state investors, particularly those executing 1031 exchanges out of higher-tax jurisdictions, the combination has made Montana a persistent target market.

Montana is also where American wealth has chosen to spend its time. The state is a sportsman's paradise, with more than 30 million acres of public land, blue-ribbon trout rivers, world-class big game hunting, and two national parks, and it has become a playground for high-net-worth buyers from across the country. Ranch and recreational land values have climbed for two decades, Bozeman and the Flathead Valley have drawn national capital, and Montana grew nearly 10% between the 2010 and 2020 censuses while continuing to post positive net domestic migration.

The constraint has always been product. Montana is the fourth-largest state by land area and the forty-third by population, and the institutional-quality commercial inventory is correspondingly thin. Capital that wants to be in Montana consistently outruns what is available to buy. Credit-tenant, net-leased offerings of any scale come to market infrequently, and federally leased assets are rarer still. A buyer seeking Montana exposure with investment-grade credit may see one or two opportunities in a year, if that.

The subject property offers that exposure in a form the market does not often produce: a purpose-built federal facility, occupied by the same agency for two decades, on a newly executed ten-year lease with contractual rent growth extending to 2045. It combines the credit profile and passivity investors seek in net lease with ownership in a state where acquisition opportunities are structurally limited.

| STATE SNAPSHOT | |
|---|---|
| **State Sales Tax** | None - one of only five states |
| **Tax Climate Ranking** | 6th nationally, Tax Foundation 2026 State Tax Competitiveness Index |
| **Estate/Inheritance Tax** | None |
| **Population Growth** | Approximately 10% between the 2010 and 2020 censuses |
| **Net Migration** | Positive net domestic in-migration |
| **Land Area Rank** | 4th largest state |
| **Population Rank** | 43rd |
| **Investment Characteristic** | Limited institutional-quality inventory; infrequent credit-tenant offerings |

# Tenant Overview

U.S. Customs and Border Protection ("CBP") is the federal agency charged with securing the nation's borders while facilitating lawful international travel and trade. A component of the U.S. Department of Homeland Security, CBP was formed in 2003 through the consolidation of the customs, immigration, border security, and agricultural protection functions previously spread across multiple federal agencies. It is the largest federal law enforcement agency in the United States.

CBP personnel operate at land border crossings, airports, seaports, and in the areas between official ports of entry. The agency's responsibilities include inspecting travelers and cargo, preventing unlawful entry, enforcing customs and trade law, interdicting smuggling and trafficking, and protecting domestic agriculture. Border Patrol stations, including the subject facility, are responsible for securing the territory between designated ports of entry.

The subject property is identified by CBP as the Malta Station, located at 47152 U.S. Highway 2. CBP states that its present facility was occupied in November 2005. The station's area of responsibility encompasses approximately 15,400 square miles of north-central Montana, including approximately 91 miles of the international boundary with Canada. Malta's position at the junction of U.S. Highway 2 and U.S. Highway 191 provides direct access to the Port of Morgan and the Canadian border, and CBP identifies that highway network as a primary route running south from the border toward Billings and the interstate system.

The lease is administered through the U.S. General Services Administration, the federal government's central real estate and procurement agency. GSA holds the contractual relationship with ownership and manages the leased inventory through which federal agencies, including CBP, occupy privately owned facilities. The tenant obligation runs to the United States of America, not to the occupying agency.

Federal border security is a non-discretionary function with a fixed geographic footprint. The Government's decision to recommit to this facility for a full ten-year term while simultaneously funding new security infrastructure reflects the operational value of this specific location within the Havre Sector.

## Highlights

- ✓ Largest federal law enforcement agency in the United States
- ✓ Component of the U.S. Department of Homeland Security, formed in 2003
- ✓ Malta Station area of responsibility spans ±15,400 square miles of north-central Montana
- ✓ Includes ±91 miles of the U.S.-Canada international boundary
- ✓ Continuous occupancy of the subject facility since November 2005
- ✓ Direct highway access to the Port of Morgan land border crossing
- ✓ Lease administered by GSA and backed by the full faith and credit of the United States
- ✓ Detention cells, secured office, fitness center, radio tower, and heated vehicle warehouse built to agency specification

| TENANT SNAPSHOT | |
|---|---|
| **Occupying Agency** | U.S. Customs and Border Protection ("CBP") |
| **Federal Department** | U.S. Department of Homeland Security ("DHS") |
| **Leasing Agency** | U.S. General Services Administration ("GSA") |
| **Lease Guarantor** | United States of America |
| **Agency Formed** | 2003 |
| **Subject Station** | Malta Station |
| **Present Facility Occupied** | November 2005 |
| **Station Area of Responsibility** | ±15,400 square miles |
| **International Boundary Within Station Area** | ±91 miles |
| **Primary Mission** | Border security, customs and immigration enforcement, interdiction, and agricultural protection |

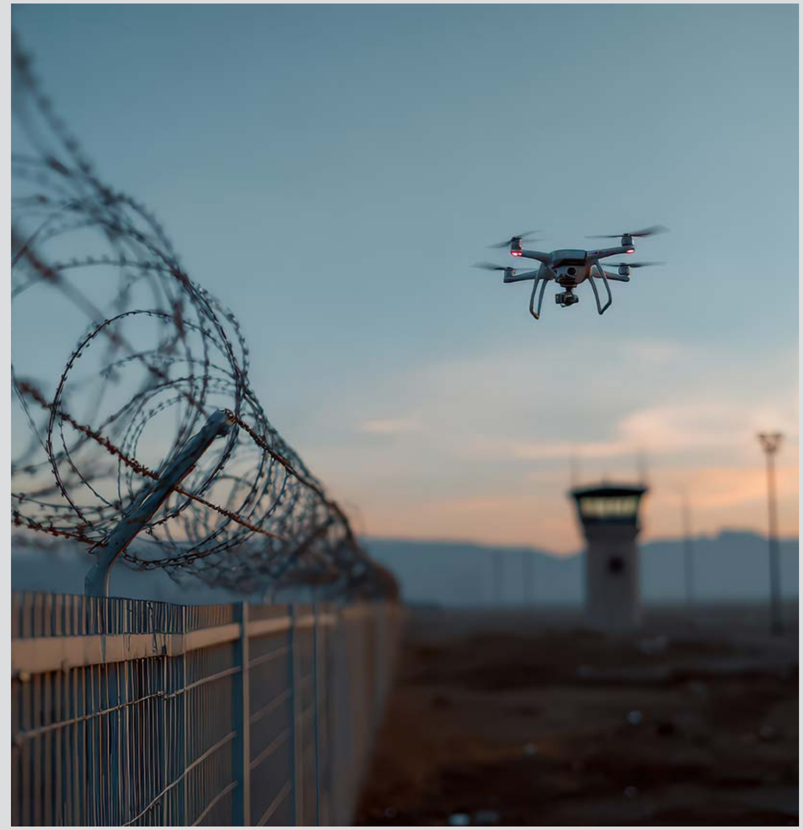
# Credit Overview

**Full Faith and Credit of the United States Government**

The lease obligation at the subject property runs to the United States of America.  Rent is paid from appropriated federal funds and is not dependent on the financial performance of the occupying agency, a franchisee, an operating subsidiary, or any corporate guarantor.  For net lease investors, the United States remains the highest-quality tenant credit available in the market.

All three major rating agencies currently rate U.S. sovereign debt one notch below their top grade, with stable outlooks.  Standard & Poor's and Fitch rate the United States AA+, and Moody's rates the United States Aa1.  By comparison, only a small number of corporate issuers worldwide carry ratings at or above this level.

Federal tenancy also carries practical credit characteristics that differ from corporate net lease.  There is no bankruptcy risk, no rejection of the lease in a reorganization, no co-tenancy exposure, and no dependence on store-level sales performance.  Payment history across the federal leased inventory is effectively uninterrupted.

| CREDIT SNAPSHOT | |
|---|---|
| **Tenant** | United States of America |
| **Standard & Poor's** | AA+ (Stable) |
| **Moody's** | Aa1 (Stable) |
| **Fitch** | AA+ (Stable) |
| **Payment Source** | Appropriated federal funds |
| **Administering Agency** | U.S. General Services Administration |



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# Capital Investment

**Two Decades of Ownership Reinvestment | $327,062 of Government-Directed Capital in 2025**

One of the defining characteristics of this offering is the condition of the asset. Ownership has held and operated the property since its construction and has reinvested continuously across two decades, with the most significant work concentrated in recent years. A buyer acquires a facility whose major building systems have been addressed rather than deferred.

In 2025, in connection with the Government's ten-year lease renewal, GSA directed $327,062 of improvements to the facility. The scope was predominantly security infrastructure: a new intrusion detection system, new camera and wiring infrastructure, two additional exterior lighting poles, an additional lighting set on the radio tower, upgraded fixtures on six exterior wall units, and overhead radiant heat added to the previously unheated vehicle storage bay. Ownership funded the work and the Government reimburses it monthly, with interest, through the firm term.

Beyond the government-directed scope, ownership has independently funded the replacement of the building's HVAC system, replacement of the boilers, flooring replacement throughout the facility, interior and exterior painting, parking lot sealing and striping, concrete sidewalk replacement, and upgrades to the fire suppression system. The property is delivered unencumbered, with the original construction financing retired.

For an investor underwriting a modified gross structure in a rural market, the practical question is what capital the asset will demand over the hold period. Here the answer is unusually favorable: the systems most likely to require replacement have already been replaced, and the newest and most specialized equipment in the building was installed within the last year.

| CAPITAL INVESTMENT SNAPSHOT | |
|---|---|
| **2025 Government-Directed Capital** | $327,062 |
| **Security Systems Component** | $247,024 (intrusion detection, cameras, wiring) |
| **Reimbursement** | Monthly through the firm term at 8.25% |
| **HVAC** | Full system replacement |
| **Boilers** | Replaced |
| **Flooring & Paint** | Replaced |
| **Parking Lot** | Sealed and striped |
| **Fire Suppression** | Upgraded |
| **Debt** | Property delivered unencumbered |

# U.S. Customs & Border Protection | Single-Tenant Investment

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