



ERP Fully Subscribes Second DST Offering as Demand for Energy Related Industrial Real Estate Accelerates

Midland, Texas — [July 22, 2025] ERP 1031, LLC (“ERP”), a real estate investment firm focused on net-lease industrial facilities serving the energy industry in the Permian Basin, has announced the successful full subscription of its second Delaware Statutory Trust (“DST”) offering: **ERP 1031 Industrial Portfolio II DST**. The offering raised **\$49,880,000** in equity from accredited investors and was used to acquire a curated portfolio of **29 net-lease industrial properties** that, collectively, span **396,145 square feet across 137.17 acres**. The portfolio is strategically located in Midland and Odessa, Texas along, or near, key transportation and logistics corridors including **Interstate 20, Highway 191, FM 1788, Highway 158 and Business 20**, areas that ERP defines as **“Tier 1 Locations.”**

“We believe that that these facilities play a vital role in supporting the wide spectrum of companies involved in domestic energy production and offer investors the opportunity to gain “hard asset” exposure, through passive real estate ownership, to one of the largest producing oil fields in the world, the Permian Basin,” said **William A. Meyer II, Founder and President of ERP**. “We are deeply grateful to our investors and remain focused on delivering income and long-term value through disciplined acquisitions and local operational expertise.” ERP’s first DST investment vehicle, which has since maintained occupancy levels between 95% and 100%, launched in 2022. The closing of this new offering builds upon the firm’s initial success in the Delaware Statutory Trust marketplace and may represent one of the most institutionally managed, energy sector specific, private industrial investment portfolios in the United States today.

Market Context and Investment Rationale

With production levels exceeding **6.5 million barrels of oil per day**, the Permian Basin remains one of the most prolific oil-producing regions in the world. According to the U.S. Bureau of Economic Analysis, **Midland, TX leads the nation in per capita income growth** since COVID-19, further underscoring the area’s economic strength. ERP’s portfolio is intentionally constructed to serve the energy sector’s operational and logistical footprint in this high-growth environment. For more information about ERP and its upcoming investment opportunities, please visit www.erpfunds.com.

About ERP

ERP, 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 (i) will experience dramatic economic growth over long periods of time, (ii) offer ERP a first-mover advantage, and (iii) possess pricing advantages relative to other markets that may be 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.

Source: EIA Short Term Energy Outlook (June 2025).

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