

RICHARDSON TECH CENTER



EXECUTIVE SUMMARY

Richardson Tech Center is a four-building, multi-tenant portfolio totaling 96,660 square feet, located in a highly-desireable submarket in the Dallas/Forth Worth area. Hartman REIT XXI purchased Richardson Tech Center on March 14, 2018.

The property is located approximately two miles east of U.S. Route 75. The property is positioned within close proximity to multiple major highways including Interstate 635 and the President George Bush Turnpike.

Richardson Tech Center enjoys a strong, visible presence on North Plano Road, a major north/south thoroughfare, located south of CityLine, a new mixed-use development. Businesses and families are attracted to Richardson because of access to its highly-educated workforce and exceptional and award-winning public school district.

As of July 31, 2020, the property was 63% leased to a group of diverse tenants serving a variety of clients. The four lead tenants occupy more than 38,000 square feet, but no single tenant occupies more than 12.5% of the property.

LOCATION SUMMARY

Richardson is a vibrant and diversified business community strategically located in the Dallas/Fort Worth area—one of the brightest economic regions in the world. Only 12 miles north of Downtown Dallas, in what is considered a first-ring suburb, Richardson is known as the “Telecom Corridor” because the city has more than 25 million square feet of office space and is a host to a high concentration of some of the world’s largest telecommunications/networking companies.

Recently named a top 10 fastest growing city, Richardson’s property tax base is deep and extends beyond its Telecom Corridor businesses, diversifying with other sectors including health care and finance.

¹As of January 2018, the property was 73.54% leased to a group of diverse tenants servicing a variety of clients. The four lead tenants occupy more than 38,000 square feet, but no single tenant occupies more than 12.5% of the property.

LOCATION	GROSS LEASABLE AREA	TOTAL INVESTMENT	ACQUISITION DATE	PARTIAL LIST OF TENANTS	OCCUPANCY	YEAR BUILT
651-681 North Plano Road Richardson, TX	99,660 Square Feet	\$5,040,000	March 14, 2018	Circuit Check, LTD Home Team Past Defense, INC Infusion Partners LLC Entouch Controls, INC	63% as of 7.31.2020	1987

CONSIDER THESE RISK FACTORS BEFORE INVESTING

THIS IS NEITHER AN OFFER TO SELL NOR A SOLICITATION OF AN OFFER TO BUY THE SECURITIES DESCRIBED HEREIN. AN OFFERING IS MADE ONLY BY PROSPECTUS FILED WITH THE SECURITIES AND EXCHANGE COMMISSION ("SEC"). THIS SALES AND ADVERTISING LITERATURE MUST BE PRECEDED OR ACCOMPANIED BY A CURRENT HARTMAN vREIT XXI, INC. ("vREIT XXI") PROSPECTUS. AS SUCH, A COPY OF THE CURRENT PROSPECTUS MUST BE MADE AVAILABLE TO YOU IN CONNECTION WITH THIS OFFERING AND SHOULD BE READ IN ORDER TO MORE FULLY UNDERSTAND THE IMPLICATIONS AND RISKS OF THE OFFERING OF SECURITIES TO WHICH IT RELATES. NON-TRADED REIT INVESTMENTS ARE NOT SUITABLE FOR ALL INVESTORS. INFORMATION ABOUT INVESTING IN A SPECIFIC NON-TRADED REIT MUST BE ACCOMPANIED BY A PROSPECTUS, WHICH SHOULD BE READ PRIOR TO INVESTING.

Neither the SEC nor any other state or federal regulator has passed on or endorsed the merits of this offering or these securities or confirmed the adequacy or accuracy of the prospectus. Any representation to the contrary is unlawful.

All information contained in this material is qualified in its entirety by the terms of the current prospectus. Investors should consider a program's investment objectives, risks, charges and expenses before investing. The achievement of any goals is not guaranteed. For more complete information about investing in vREIT XXI, including risks, charges and expenses, refer to our prospectus. Securities offered through D.H. Hill Securities, LLLP, Member FINRA/SIPC, 1543 Green Oak Place, Suite 100, Kingwood, TX 77339, 800.880.2212.

Please read the prospectus in its entirety, before investing, for complete information and to learn more about the risks associated with this offering such as:

- Shares of our common stock are illiquid. No public market currently exists for our shares, and our charter does not require us to liquidate our assets or list our shares on an exchange by any specified date, nor does it ever require that we provide a liquidity event for our shareholders. If you purchase shares in this offering, it will be difficult for you to sell your shares, and if you are able to sell your shares, you will likely sell them at a substantial discount.
- We have a limited operating history, and because we have not identified additional investments to acquire with offering proceeds, we are considered to be a "blind pool." You will not have the opportunity to evaluate our investments before they are acquired.
- We are dependent on our Advisor and its affiliates to select investments and conduct our operations and this offering. Adverse changes in the financial condition of our Advisor or our relationship with our Advisor could adversely affect us.
- There are substantial conflicts of interest regarding compensation, investment opportunities and management resources among our Advisor, our Sponsor, our affiliates and us. Our agreements with our affiliates were not determined on an arm's-length basis and may require us to pay more than we would if we exclusively dealt with third parties.
- This is a "best efforts" offering. If we are unable to raise substantial funds then we may lack diversification in our investments.
- We expect to incur debt, which could adversely impact your investment if the value of the property securing the debt falls or if we are forced to refinance the debt during adverse economic conditions.
- Our charter permits us to pay distributions from any source, including from offering proceeds, borrowings, sales of assets or waivers and deferrals of fees otherwise owed to our Advisor. As a result, the amount of distributions paid at any time may not reflect the performance of our properties or our cash flow from operations. Any distributions paid from sources other than cash flow from operations may reduce the amount of capital we can invest in our targeted assets and, accordingly, may negatively impact your investment.
- There is no guarantee that we will pay distributions at any particular level, or at all. If distributions are declared and paid, the amount of the distributions paid may decrease or distributions may be eliminated at any time. Due to the risks involved in the ownership of real estate, there is no guarantee of any return on your investment, and you may lose all or a portion of your investment.
- If we fail to qualify as a REIT, the amount of income available for distributions to be paid to you will be reduced.
- We pay substantial fees and expense reimbursements to our advisor and its affiliates. These fees and reimbursements were not negotiated at arm's length and therefore may be higher than fees payable to unaffiliated parties.