

11211 KATY FREEWAY



EXECUTIVE SUMMARY

11211 Katy Freeway is a well-designed, 6-story suburban office building located in the Katy Freeway West submarket of Houston, Texas. Built in 1976, this multi-tenant property spans 77,882 square feet of leasable area. Hartman vREIT XXI purchased 11211 Katy Freeway on January 10, 2019.

The property is strategically located off interstate 10, with dual access between two major roads, Wilcrest Drive and Dairy Ashford Street; approximately 15 miles west of downtown Houston.

LOCATION SUMMARY

Located 15 miles west of downtown, Katy Freeway West is the second largest submarket in the Houston metropolitan area (following the central business district), with more than 28 million square feet. Most of the office inventory is along the Katy Freeway (Interstate-10) between Beltway 8 to the east and Texas Route 6 to the west, with a substantial corridor running south along Dairy Ashford Road. Major energy tenants in the metro area include ConocoPhillips, Shell Oil, BP America, and Citgo.

The submarket is also home to the largest concentration of engineering firms in Houston, and most cater to the energy sector. Some of the large engineering tenants in the metro area include Worley Parsons, Foster Wheeler, and McDermott International. Sysco, a food distributor and Fortune 500 company, is also headquartered in the Katy Freeway West submarket.

LOCATION	GROSS LEASABLE AREA	TOTAL INVESTMENT	ACQUISITION DATE	PARTIAL LIST OF TENANTS	OCCUPANCY	YEAR BUILT
11211 Katy Freeway, Houston, TX 77079	77,882 Square Feet	\$4,950,000	January 10, 2019	Arch Staffing Group Fifthe Enterprises, Inc. Jones Engineering Solutions, LLC	67%	1976

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 set the initial offering price of our shares arbitrarily. It is unrelated to the book or net value of our assets or to our expected operating income.
- We have no operating history, and because we have not identified any 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.