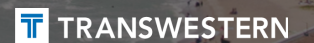


NAVIGATION-CANTWELL-FLATO, 24,950 SF, 6 PROPERTIES

INDUSTRIAL PORTFOLIO

CORPUS CHRISTI, TEXAS

OFFERING MEMORANDUM



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DISCLAIMER

Groupings of properties may be made for marketing purposes, but each tract of land is subject to sell only upon the consent of all of its owners or all partners in the owner entity. No discrete transaction with respect to any one tract shall in any way be contingent upon a transaction with respect to any other tract that has different ownership. Separate contracts and separate pricing shall apply for any transactions involving tracts that have different owners. The owners of any particular properties under the same ownership may sell one or more properties together or decline to do the same, at their sole discretion. The information concerning the properties described herein has been obtained from sources other than Transwestern Property Company SW GP, L.L.C. (Transwestern) nor The Gaines Organization, Inc. (Gaines) and neither Seller nor Transwestern nor Gaines, nor their respective officers, directors, employees, and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references as to age, square footage, income, expenses, and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. Transwestern, Gaines and Seller disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice.



3 EXECUTIVESUMMARY

4 INVESTMENTHIGHLIGHTS

5 PROPERTYPRICING

6 MAP&PROPERTIES

13 RENTROLL

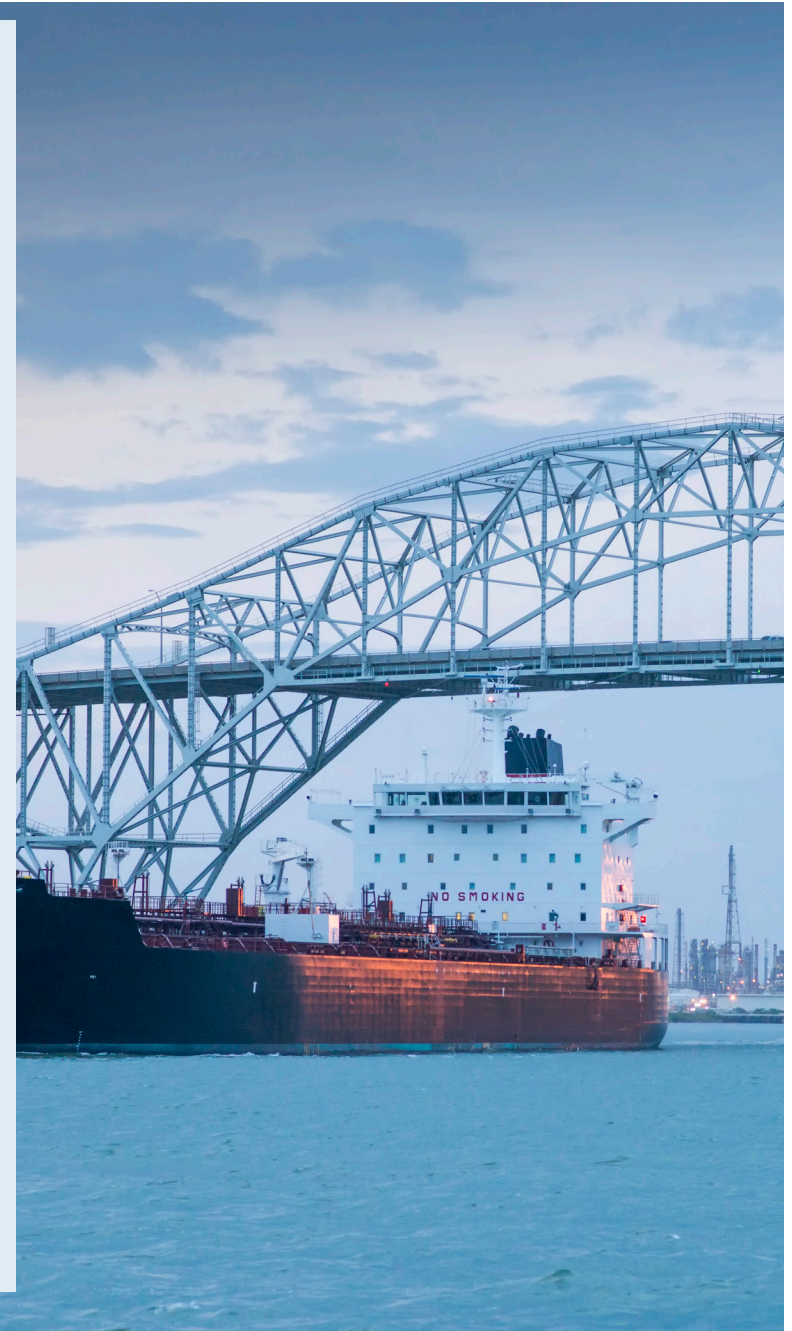
14 MARKETDATA

15 CONFIDENTIALITY AND CONDITIONS

EXECUTIVE SUMMARY

Transwestern has been exclusively retained to offer, qualified investors, the opportunity to acquire a 24,950 SF, 6 property industrial portfolio in Corpus Christi, TX. The buildings are located in the central and northwest section of the city, surrounded by other mature industrial properties. Two of the properties are 100% leased, one is a vacant land parcel, and three are unoccupied buildings. Additionally, they are minutes away from the major arteries of the city for easy access to all parts of town. The buildings are right sized for the market which has a history of strong occupancy. This is a unique chance to own a diverse industrial building portfolio in Corpus Christi, one of the largest cities in South Texas.

This Value-Add opportunity provides the owner the ability to acquire multiple buildings at a deep discount-to-replacement along with the freedom for future property enhancements and associated rent growth.



INVESTMENT HIGHLIGHTS



Rare Opportunity

Multi-building portfolios very rarely come to market in Corpus Christi



Corpus Christi

Steady market with consistent demand for small industrial building tenants



Diverse Acquisition

5 separate buildings totaling 24,950 SF provide a diverse group of properties located in mature industrial locations



Easy Access

Via IH37 St and S. Padre Island Dr.



Existing Cash Flow

2 of the 5 buildings are 100% leased. There is also a vacant land parcel providing excellent future value.



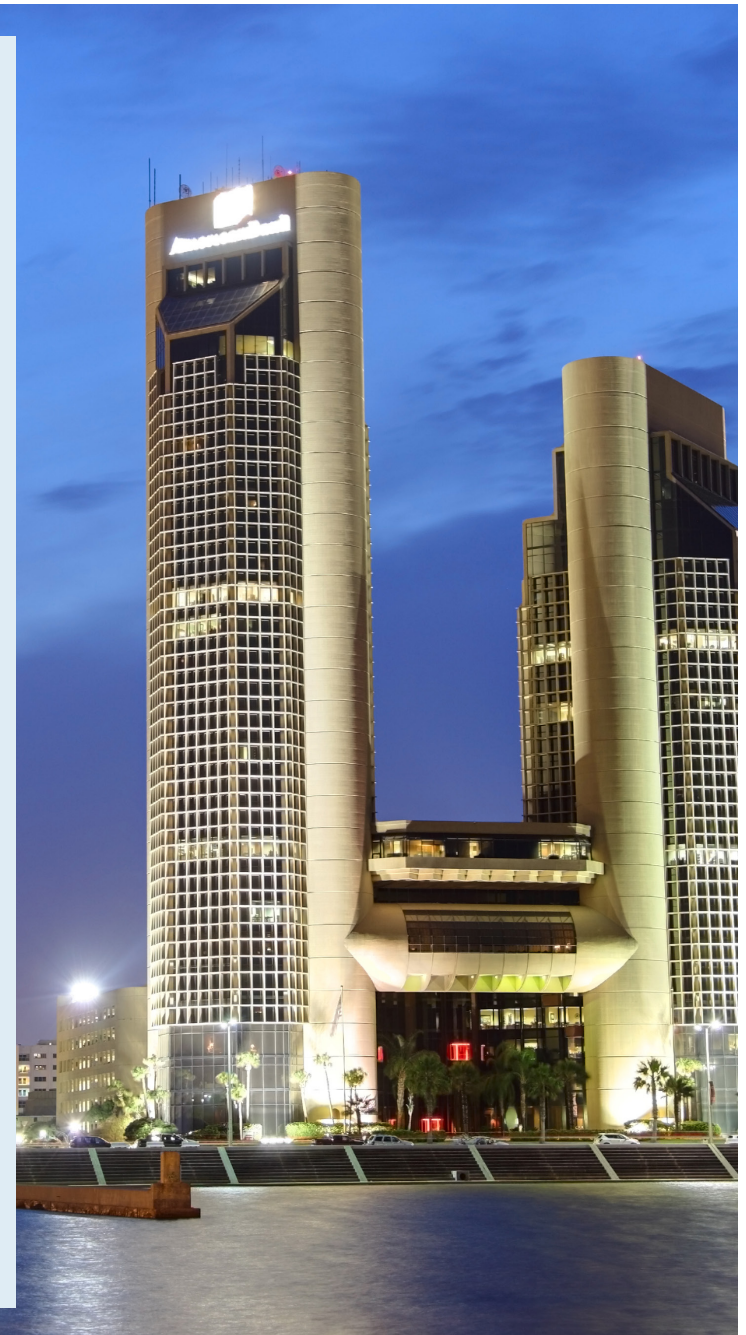
Discount-to-replacement

New construction would be significantly higher



Portfolio Discount

Verses acquiring the buildings individually



6 PROPERTIES

Total Marketing Value of \$1,455,000

1	406 N Navigation Blvd
2	414 N Navigation Blvd
3	713 Cantwell Dr
4	725 Cantwell Dr
5	222-226 Flato Rd
6	Cantwell Dr



5 BUILDINGS

2 BUILDINGS ARE 100%
OCCUPIED

3 BUILDINGS ARE
VACANT

LAND

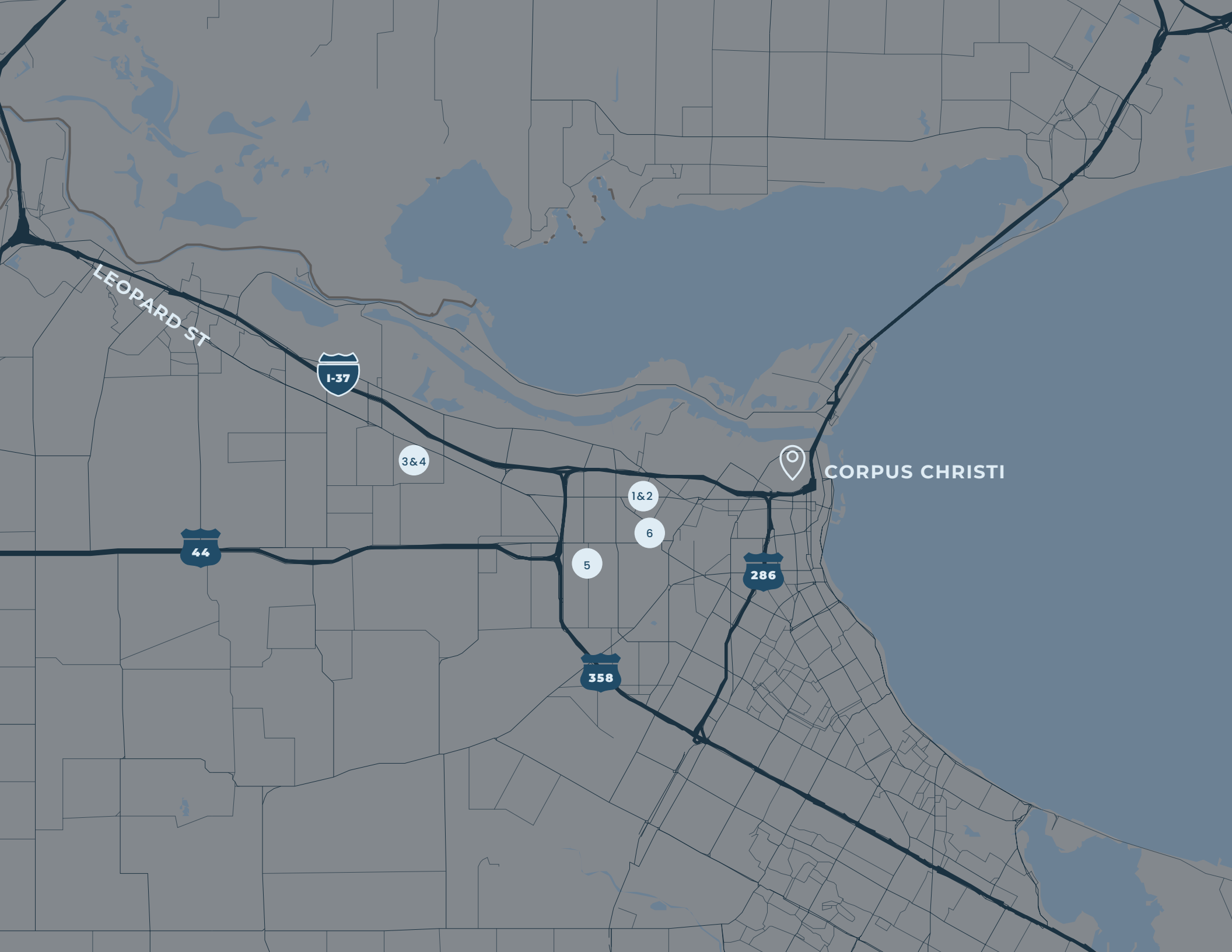
1 VACANT LAND
PARCEL

TOTAL

6 PROPERTIES

24,950 SF

3.7796 AC



LEOPARD ST



CORPUS CHRISTI

**226-222 Flato Rd
Corpus Christi, TX**

YEAR BUILT: 1982

LAND: 1.4062 AC

SF: 8,750 SF

OCCUPANCY: 100%

TENANT: PMCONSTRUCTION



406 N Navigation Blvd Corpus Christi, TX

YEAR BUILT: 1978

LAND: 0.59 AC

SF: 4,000 SF

OCCUPANCY: VACANT

TENANT: N/A



414 N Navigation Blvd Corpus Christi, TX

YEAR BUILT: 1978

LAND: 0.4936 AC

SF: 4,000 SF

OCCUPANCY: VACANT

TENANT: N/A



713 Cantwell Drive Corpus Christi, TX

YEAR BUILT: 1975

LAND: 0.3301 AC

SF: 4,000 SF

OCCUPANCY: VACANT

TENANT: N/A



725 Cantwell Drive Corpus Christi, TX

YEAR BUILT: 1975

LAND: 0.4067 AC

SF: 4,200 SF

OCCUPANCY: 100%

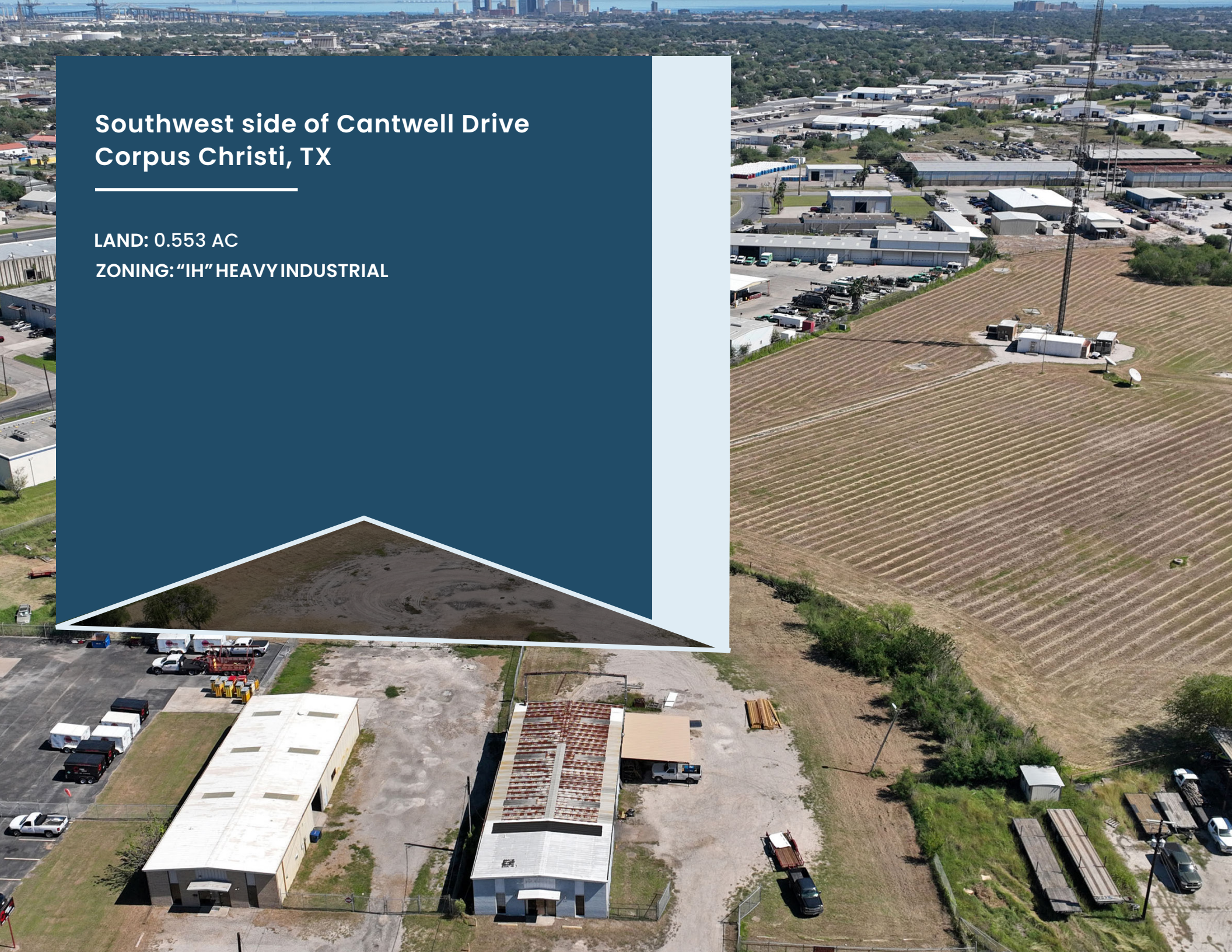
TENANT: THE SHERWIN-WILLIAMS COMPANY



Southwest side of Cantwell Drive Corpus Christi, TX

LAND: 0.553 AC

ZONING: "IH" HEAVY INDUSTRIAL



MARKET OVERVIEW

Corpus Christi is situated along the southern gulf coast of Texas and is the county seat of Nueces County. With its MSA of roughly 430,000 people it is the largest city for over a 100 mile radius. Key industries are petrochemical refining, oil and gas exploration, port related shipping, military, higher education, medical, and agriculture.

Names like Flint Hills Resources, Howard Energy Partners, Valero, Buckeye Terminals, Port of Corpus Christi, Steel Dynamics, Exxon SABIC, CITGO, and most recently Tesla have become common household names in and around the City. Coupled together, these companies have spent well over \$20 Billion dollars in the last several years to achieve desired growth and meet full potential. Given these various industries and the efforts of its heavy hitters, the Port of Corpus Christi is the Number 1 Crude Gateway in the Nation and Number 2 in the Nation for LNG exports. Corpus Christi also boasts the deepest port in Texas and the closest deepwater American port to the Panama Canal. These industries and key traits obviously have a positive impact as they bolster the local jobs market.

Industry, continued capital investments, and a strong employment market all continue to feed the local industrial real estate market. Quality industrial service companies and large employers alike are continually looking for more industrial real estate to aid in fulfilling their business goals. This has caused some investors to construct new industrial space, namely grade level service type facilities with storage yards, but it also has created a strong demand for private investors to rehab and reconstruct older industrial facilities to meet the current demands. Overall, the industrial real estate demand remains high for the various users and companies that provide services to the aforementioned industrial sectors.



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