

26,850 SF, 2 PROPERTIES

RETAIL PORTFOLIO

ROBSTOWN & INGLESIDE, TEXAS

OFFERING MEMORANDUM



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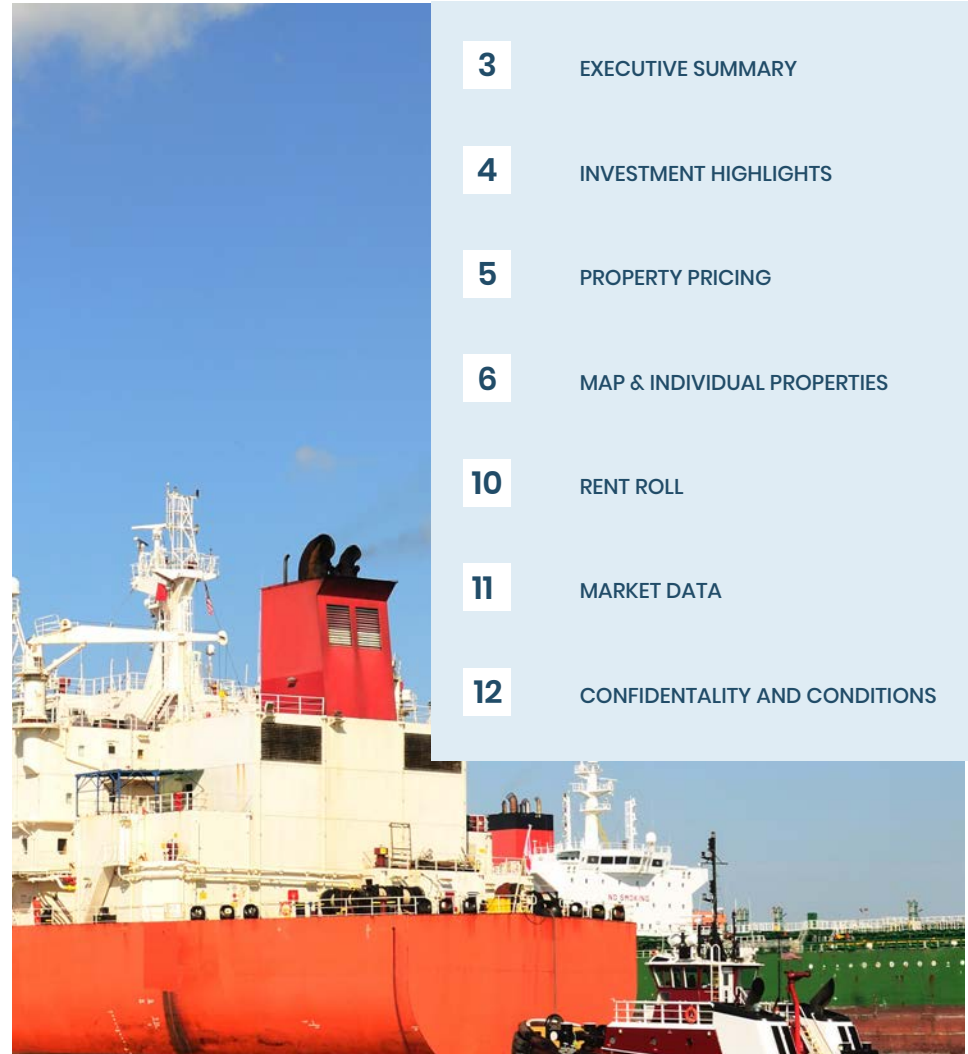
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Groupings of properties may be made for marketing purposes, but each tract of land is subject to sell only upon the consent of all of its owners or all partners in the owner entity. No discrete transaction with respect to any one tract shall in any 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 The Property may be withdrawn without notice.

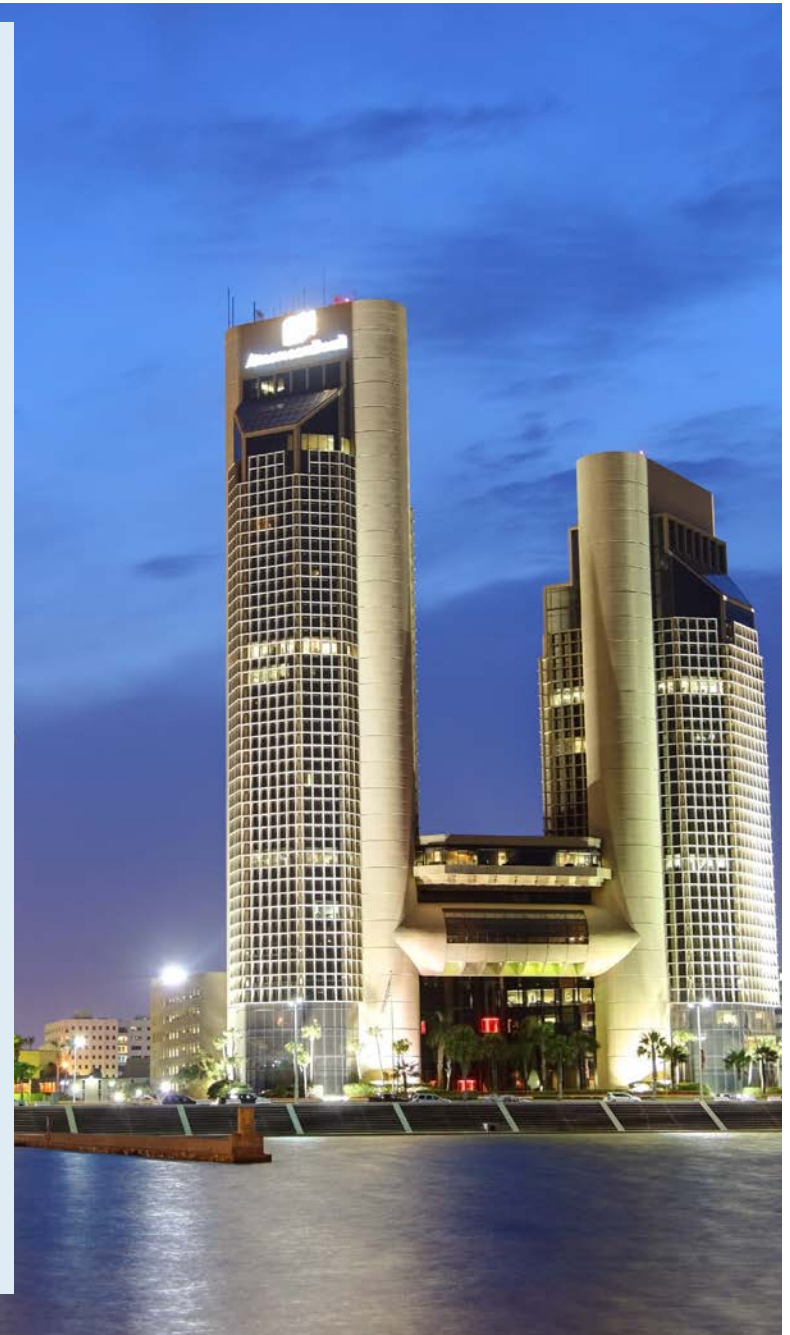


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EXECUTIVE SUMMARY

Transwestern and The Gaines Organization, Inc. has been exclusively retained to offer to qualified investors, the opportunity to acquire two buildings totaling 26,850 SF, in the surrounding Corpus Christi market. The two properties are owned by the same entity and are being offered together. 2650 Main St. in Ingleside is a 9,500 SF retail building currently 100% occupied, and 300-308 W Ave J in Robstown is a 17,350 SF retail property which is 49% leased. This is a unique chance to own a diverse retail building portfolio in the Corpus Christi market, 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 provide small industrial building tenants



Diverse Acquisition

2 separate buildings totaling 26,850 SF for a diverse group of properties located in mature industrial locations



Existing Cash Flow

The Ingleside Property is 100% leased and the Robstown property is 49% leased.



Discount-to-replacement

New construction would be significantly higher



Portfolio Discount

Verses acquiring the buildings individually





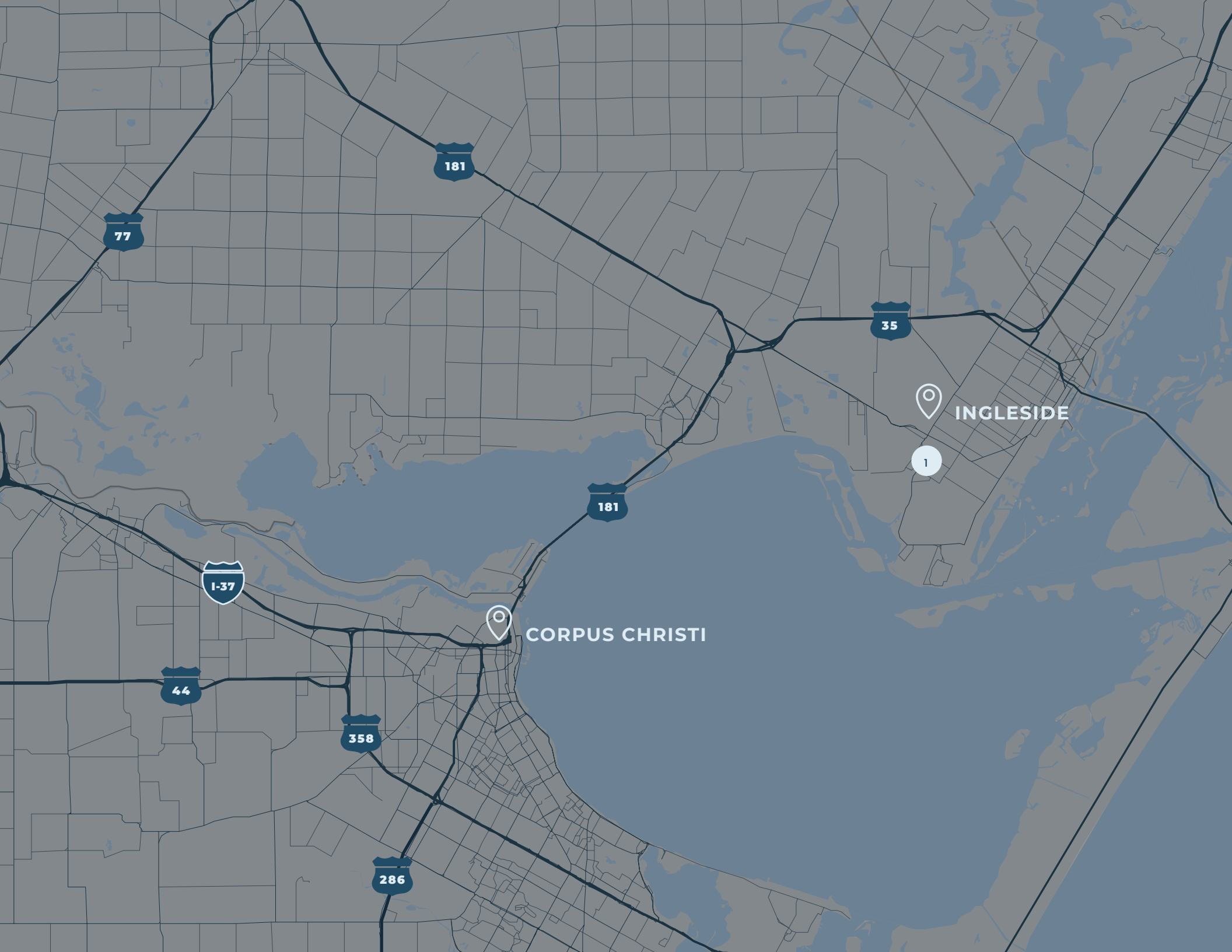
PROPERTIES

2 PROPERTIES

26,850 SF

2 AC

1	2650 Main St
2	300-308 W Ave J



181

77

35



INGLESIDE

1

181



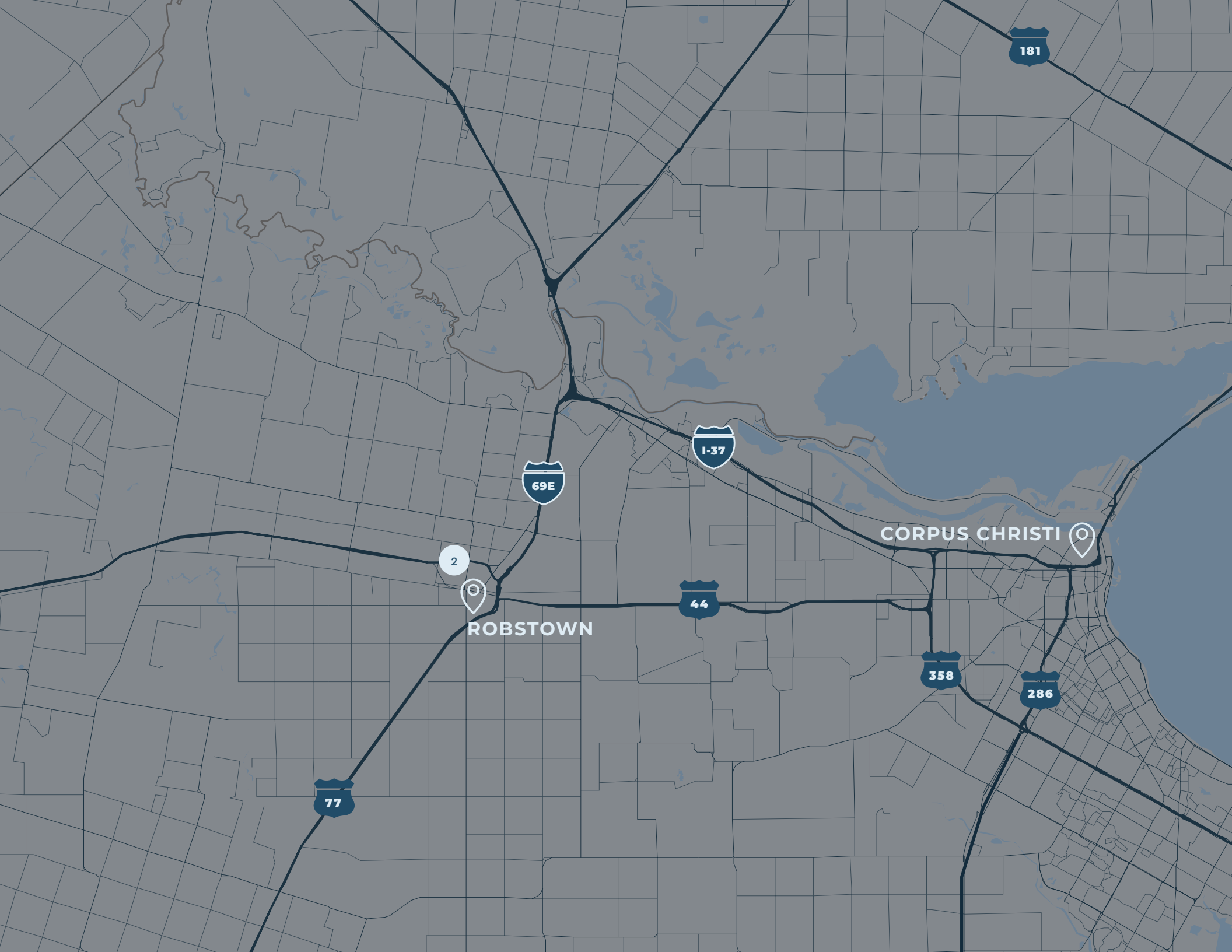
CORPUS CHRISTI

1-37

44

358

286



CORPUS CHRISTI



2



ROBSTOWN



**2650 Main St
INGLESIDE, TX**

YEAR BUILT: 1953

LAND: 0.749 AC

SF: 9,500 SF

OCCUPANCY: 100%

TENANT: ELITE FITNESS



**300-308 W Ave J
ROBSTOWN, TX**

YEAR BUILT: 1975

LAND: 1.2525 AC

SF: 17,350 SF

OCCUPANCY: 49%

TENANTS:

O'REILLY AUTO ENTERPRISES, LLC

PHONE SPECIALISTS, LLC



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.



CONFIDENTIALITY AND CONDITIONS

The material contained in this Offering Memorandum is confidential and for the purpose of considering the purchase of the Real Estate described herein. It is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of this material, and is not to be used for any purpose or made available to any other person without the express written consent of Transwestern Property Company SW GP, L.L.C. ("Broker").

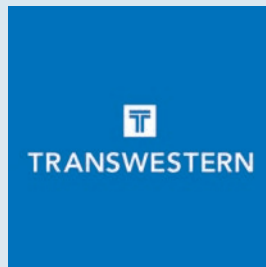
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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Properties at this time, kindly return this brochure to Broker at your earliest possible convenience.



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