

52,770 SF, 12 PROPERTIES

INDUSTRIAL PORTFOLIO

CORPUS CHRISTI, TEXAS

OFFERING MEMORANDUM



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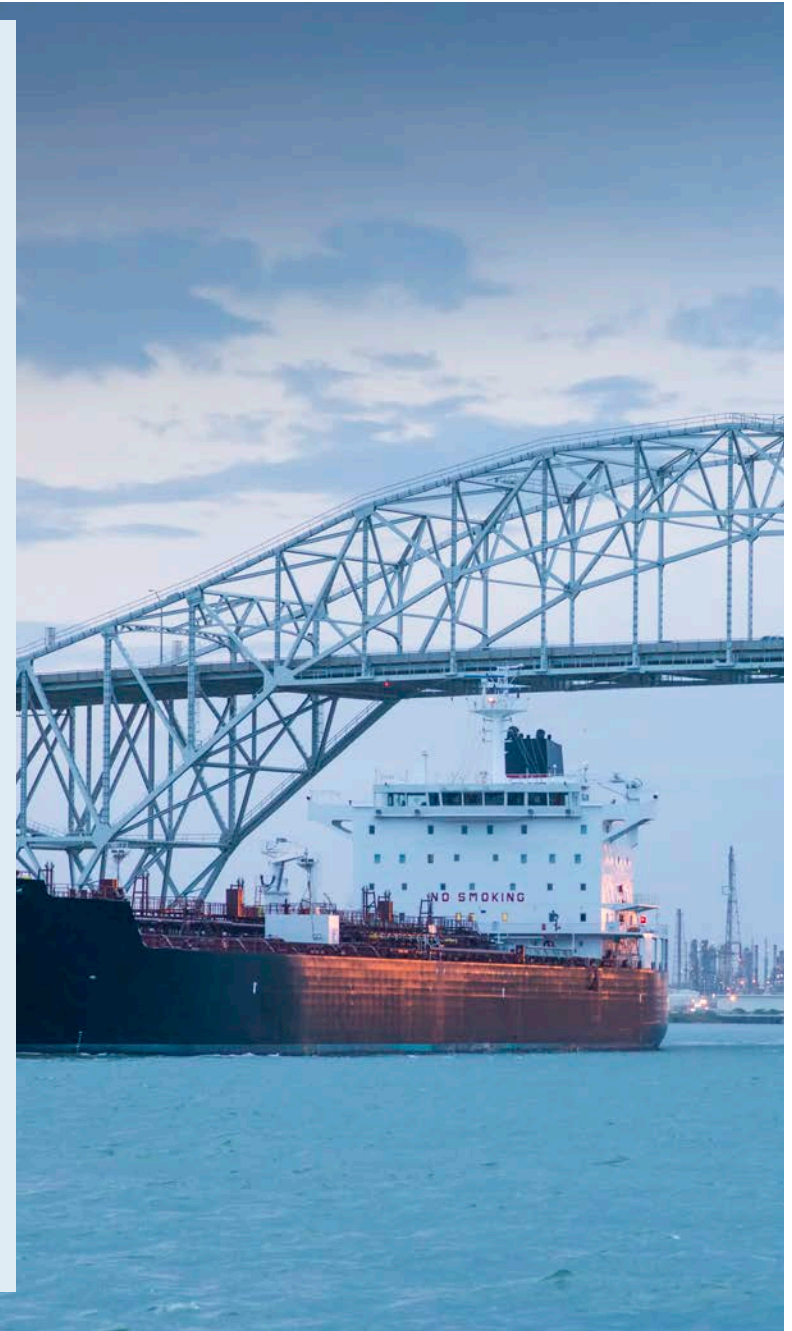


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EXECUTIVE SUMMARY

Transwestern and The Gaines Organization, Inc. has been exclusively retained to offer qualified investors, the opportunity to acquire a 52,770 SF, 12 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. Eight of the properties are 100% leased, two are vacant land parcels and two 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

12 separate buildings totaling 52,770 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

8 of the 10 buildings are 100% leased. There are also two vacant land parcels providing excellent future value.



Discount-to-replacement

New construction would be significantly higher



Portfolio Discount

Verses acquiring the buildings individually



OWNER 1

1	117 Vermont St
2	121 Vermont St
3	406 N Navigation Blvd
4	414 N Navigation Blvd
5	713 Cantwell Dr
6	725 Cantwell Dr
7	6637 Leopard St
8	6707 Leopard St
9	222-226 Flato Rd
10	Cantwell Dr

OWNER 2

11	10135 Leopard St
12	10137 Leopard St



OWNER 1

10 PROPERTIES

51,270 SF

8.2 AC

OWNER 2

2 PROPERTIES

1,500 SF

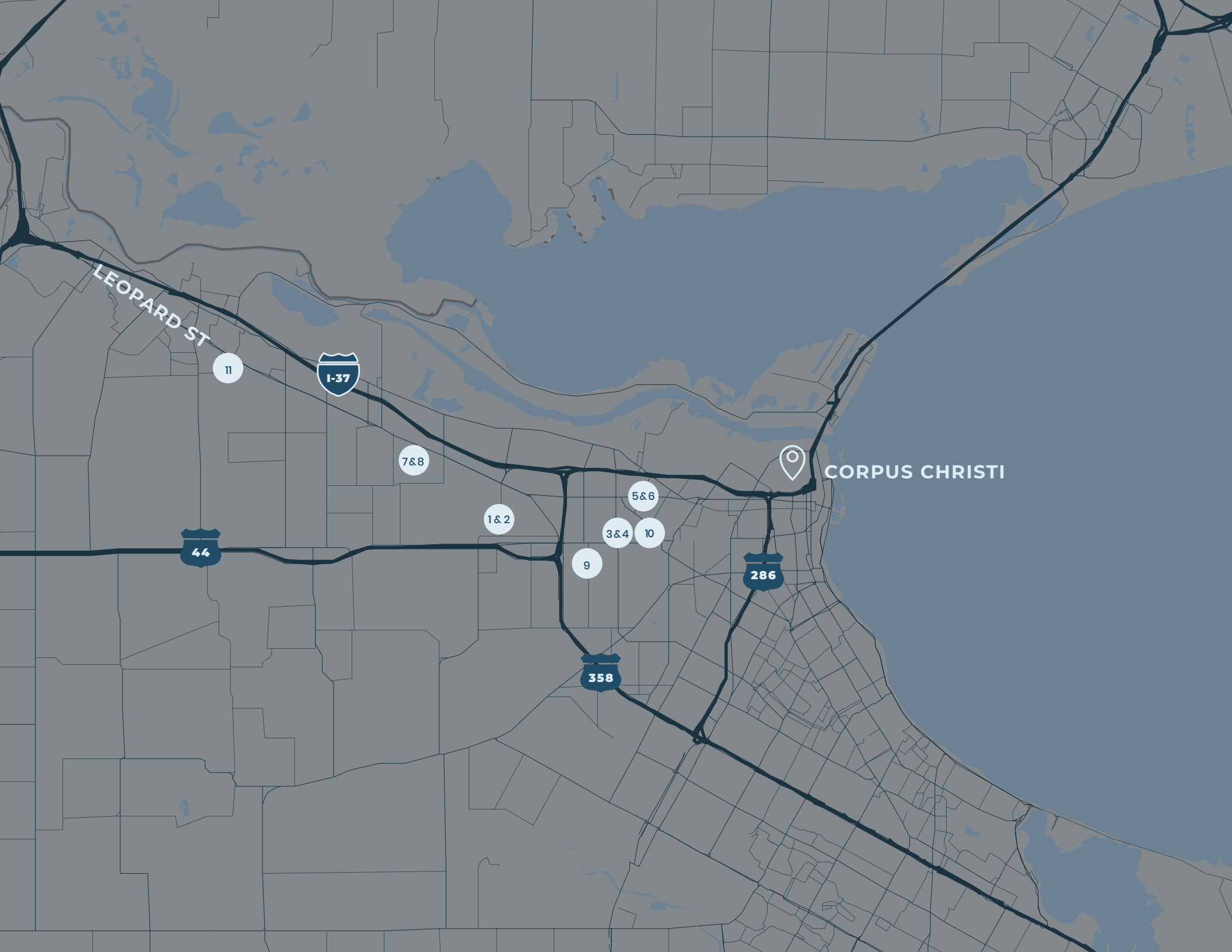
0.7156 AC

COMBINED GROUPING

12 PROPERTIES

52,770 SF

8.9156 AC



LEOPARD ST

11

1-37

7&8

1&2

9

3&4

10

5&6

286

358



CORPUS CHRISTI

44

117 Vermont Street Corpus Christi, TX

YEAR BUILT: 1950

LAND: 0.4390 AC

SF: 5,000 SF

OCCUPANCY: 100%

TENANT: CARRILLO'S WELDING SERVICE



OWNER 1

**121 Vermont Street
Corpus Christi, TX**

YEAR BUILT: 1950

LAND: 0.5165 AC

SF: 4,920SF

OCCUPANCY: 100%

TENANT: 360 INSPECTION SERVICES LLC



OWNER 1

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

YEAR BUILT: 1982

LAND: 1.4062 AC

SF: 8,750 SF

OCCUPANCY: 100%

TENANT: PM CONSTRUCTION



OWNER 1

406 N Navigation Blvd Corpus Christi, TX

YEAR BUILT: 1978

LAND: 0.59 AC

SF: 4,000 SF

OCCUPANCY: 100%

TENANT: HARMONY TRAILERS MANUFACTURING



OWNER 1

414 N Navigation Blvd Corpus Christi, TX

YEAR BUILT: 1978

LAND: 0.4936 AC

SF: 4,000 SF

OCCUPANCY: VACANT

TENANT: N/A



OWNER 1

713 Cantwell Drive Corpus Christi, TX

YEAR BUILT: 1975

LAND: 0.3301 AC

SF: 4,000 SF

OCCUPANCY: 100%

TENANT: KAJ XIONG



OWNER 1

725 Cantwell Drive Corpus Christi, TX

YEAR BUILT: 1975

LAND: 0.4067 AC

SF: 4,200 SF

OCCUPANCY: 100%

TENANT: THE SHERWIN-WILLIAMS COMPANY



OWNER 1

**6707 Leopard St
Corpus Christi, TX**

YEAR BUILT: 2010

LAND: 2.00 AC

SF: 6,200 SF

OCCUPANCY: VACANT

TENANT: N/A



OWNER 1

**6637 Leopard St
Corpus Christi, TX**

YEAR BUILT: 1985

LAND: 1.46 AC

SF: 10,200 SF

OCCUPANCY: 100%

TENANT: J & E DIESEL LLC



OWNER 1

Southwest side of Cantwell Drive Corpus Christi, TX

LAND: 0.553 AC

ZONING: "IH" HEAVY INDUSTRIAL



OWNER 1

10135 Leopard St Corpus Christi, TX

YEAR BUILT: N/A

LAND: 0.4112 AC

OCCUPANCY: VACANT

TENANT: N/A



OWNER 2

**10137 Leopard St
Corpus Christi, TX**

YEAR BUILT: 1975

LAND: 0.3044 AC

SF: 1,500 SF

OCCUPANCY: 100%

TENANT: MONICA'S RESTAURANT



OWNER 2

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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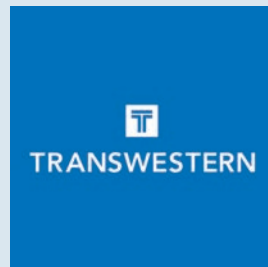
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