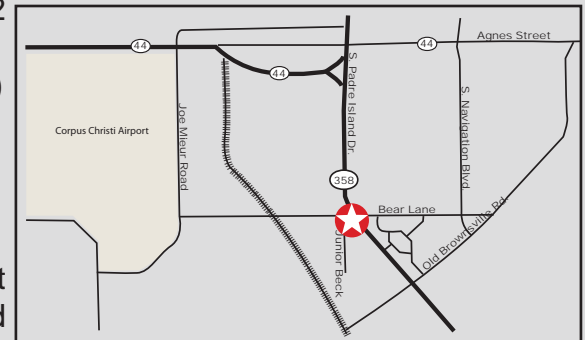


FOR SALE

Office Building Investment Opportunity
201 Junior Beck, Corpus Christi, TX 78405



Available: 18,076 SF building (rests upon 3.268 acres); plus additional 2 lots totaling 2.22 acres
 Price: ~~\$1,965,114.00 (for building)~~ Cap Rate: 9.00% \$1,768,602.60 (10% CAP)
~~\$290,370.96 (for additional 2 lots totaling 2.22 acres at \$3/SF)~~
 Total Sale Price: ~~\$2,255,484.96~~ \$2,058,973.56 (Seller will consider holding onto land)
 Zoned: I-2
 Tenant: Time Warner Cable, Inc. (NYSE: TWC) (Corporate Credit Rating BBB)
 Comments: TWC is the second largest cable provider in the US and arguably the largest in the Coastal Bend. This facility is offered at well below replacement cost and centrally located to attract workforce from all corners of Corpus Christi.



Being offered as a package with 6810 Leopard Street - see attached



Joe Adame & Associates, Inc.
FULL SERVICE COMMERCIAL & INDUSTRIAL REAL ESTATE
www.joeadame.com

For more information please contact:

Will Douglas, CCIM, SIOR

361-880-5888

361-549-1913 cell

wdouglas@ccim.net

Full Service Commercial and Industrial Real Estate

◆ Land ◆ Retail ◆ Industrial ◆ Investment ◆ Office

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR SALE

201 Junior Beck, Corpus Christi, TX 78405

INVESTMENT SUMMARY:

Time Warner Building	
Expiration	10/31/2014
Sales Price for Building	\$1,768,602.60
Cap Rate on Building	10.00%
Sales Price for Additional Lot (2.22 Acres)	\$290,370.96 (\$3/SF)
Total Sales Price	\$2,058,973.56
Building Square Footage	18,076
Land the Building Rests On (Acres)	3.268
Zoned	I-2
<i>Due Diligence Available Upon Request</i>	



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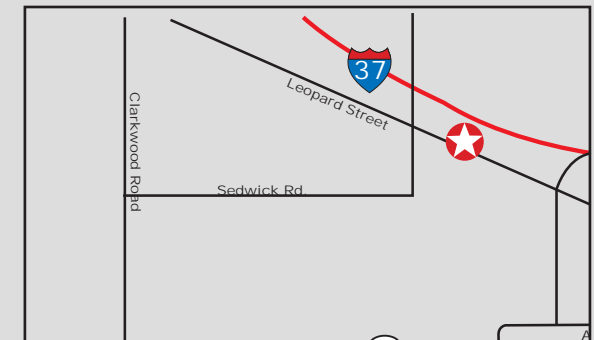
FOR SALE

Industrial Investment Opportunity
6810 Leopard Street, Corpus Christi, TX 78409



Available: 13,825 SF building available. Land is 2 acres.
Price: ~~\$1,075,000.00 (\$77.76 per Square Foot)~~ \$1,020,000.00
Cap Rate: 10.0%
Zoned: I-2
Land: Two Acres
Tenant: Total Safety, US, Inc. (B- Corporate Credit Rating)
Comments: This facility has been recently remodeled. Total Safety, US, Inc. is the world's leading premiere global provider of integrated safety strategies and solutions. This facility is very conveniently located in our tight industrial sector. Limited warehousing options and below market rents make this a great buy.

Being offered as a package with 201 Junior Beck Drive - see attached



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The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR SALE

6810 Leopard Street, Corpus Christi, TX 78409

INVESTMENT SUMMARY:

Total Safety	
Expiration	7/31/2014
Sales Price for Building and Land	\$1,020,000.00
Cap Rate on Building	10%
Building Square Footage	13,825
Land the Building Rests On (Acres)	2.0
Zoned	I-2
<i>Due Diligence Available Upon Request</i>	



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