

I have investors looking for the following opportunities. Please contact me with any possibilities! Thanks!

Neill McClung
McClung Properties, Inc.
Phone: (512) 785-6810
Fax: (512) 266-9501
E-mail: Neill.McClung@sbcglobal.net
www.mcclungproperties.com

NEEDS: AUSTIN AREA

1. NEED: brokers and property managers for new company in Austin

I am the designated broker for a new company with local investors that have a large base of commercial properties. I am actively recruiting agents to start a brokerage company. I am, also, recruiting property managers that can bring third party properties of any class and size with them. The office space, support staff and infrastructure is already in place. Please call to discuss if you want to explore a new opportunity. I look forward to visiting with you.

2. NEED: to buy distressed commercial properties in mid-markets

Repeat buyer wants smaller Texas market distressed commercial properties of any product type and size. Bank sales or bank pressured borrower sales, bankruptcies or estate sales --- pricing is key. Markets of interest:

San Angelo, Abilene, Killeen, Waco, Lubbock, Midland, Odessa, Kerrville, New Braunfels, San Marcos, Tyler, Amarillo, Victoria, Brownsville, Harlingen, Texarkana, Wichita Falls, Granbury, etc. – Texas. If you know listing brokers in any of these or other middle markets, please refer them to me. Thanks, **Neill McClung**

3. Need: to buy Distressed property workouts; \$2 - \$6 million. Client/partner specializes in distressed property workouts. Will look at all property types in Austin Area. Fairway is \$1 million - \$10 million. Has the ability to bring new equity and/or restructure debt.
4. Repeat client with existing Austin SMSA portfolio wants to buy occupied multiple offices with strong tenants on 3 years leases with rent steps with purchase price on 8% cap rate minimum in place first year NOI.

5. Have a client looking for \$1 million - \$10 million, well-located, good quality income producing commercial investments. Prefers longer leases, fewer tenants and easy to manage. Wants a 9% cap minimum.
6. Ten days left! -- Repeat CASH buyer has \$2 million in 1031 money and is now in the process of making elections. Prefers income producing office or retail at 8% minimum cap on existing NOI with rent steps. Wants solid tenants with 3 year minimum lease terms. Buyer prefers single tenant buildings – particularly offices condos with medical or professional tenants. Areas of preference in Austin, TX: Georgetown, Lakeway, Westlake, Tarrytown.
7. I have a cash buyer looking for free-standing, single tenant buildings on signalized hard corners. Will consider unoccupied properties or short term tenants. Prefers Austin inner core locations inside I-35 (north and south), 183 east, 71 West and 360 North but will consider entire Austin SMSA.
8. Do you have a medical tenant looking for a building? I have a client that will buy any existing building to retrofit for your strong medical tenant on a 10 year lease. Will consider all of Central Texas up to \$5 million.
9. Repeat client would like to buy \$500k - \$1 million income properties with solid credit professional tenants (i.e. doctors, dentists, CPA firms etc.). Client prefers free-standing buildings (i.e. no condos) and long term leases. Starting at 8.5% cap on current NOI.
10. Have an Austin buyer with acquisition lender relationships and strong track record looking to buy distressed properties and bank REO's. Client makes quick reviews and offers on fits. 30 days diligence and 30 more to close. Looking for distressed Austin multifamily, land, retail or office properties from \$1 to \$10 million. Needs seller/lender motivated to get loan off their books. Rehab, capital needs are a plus for low pricing.
11. Equity fund looking to purchase Central Texas apartments – 100 unit minimum, class B + or value-add opportunities; priced from \$5 million - \$25 million. Prefer 8% cap rate or better on in place NOI. Have capital improvement and deferred maintenance funds to reposition.

NEEDS: SOUTHWEST AND NATIONAL MARKETS

1. NEED: to buy office buildings – at least 50,000 sf with upside

Client looking for office buildings that are 50,000 sf minimum with upside through vacancy, extra land/parking or rents.

2. Hard money lender seeks class B and C multi-family developers with solid track records in residential, will, also, purchase REO's or note packages in Texas, Nevada, Arizona and California.
3. Have a 50% leverage or cash buyer for \$3- \$8 million office product. Looking at major Texas markets: i.e. Dallas/Ft. Worth, Houston, Austin, San Antonio. Must be well located, stable 9% minimum cap with annual steps on in place NOI.
4. **OPPORTUNITY: Real Estate Auctions with JP King**

JP King's southwest manager, Mark Thomas, recruited me to work with brokers and bankers to find win/win properties to auction. The opportunity is a natural fit with my buyers' representation investment brokerage and partnerships business. Brokers protected and paid from buyer's premium. JP King is a 90 year old company with international presence and unlimited in-house marketing capability. www.jpking.com Mark has 30 years auction experience; is plain spoken, creative and direct. My 22 year national and southwest region experience with Heitman and Red Oak was in solving soft market properties. I would appreciate the opportunity to visit with you or your associate regarding your bank properties that would be good candidates.

5. Investor client wants to purchase \$5 to \$20 million retail property or portfolio with upside from lender restructuring, vacant or soon to be vacant anchor, in-line vacancy, pad sites, extra parking or under market rates due to need of renovation.
6. Well funded buyer with long track record seeking to purchase up to \$50 million high rise office portfolio with A locations. Need stable, high occupancy, motivated seller and good pricing. Market areas of interest -- Dallas, Ft. Worth, San Antonio, Houston, Phoenix, San Diego, Denver and Austin. Will also make 10% bridge loan on same product.
7. Equity fund is seeking land for the development of high quality RV & Outdoor Resorts that include rental RV pads and cottages. They are focused on the Southeastern and Southwestern U.S., but will consider any major US city or destination. Developments are of superior quality and design; buyer does not seek trailer park zoning. Minimum of 15 acres (can use land with water frontage). Prefer 30 + Acres. Will buy large land parcels and subdivide/fully develop.
8. **NEED:** to buy Austin occupied office or retail – Repeat CASH buyer has \$2 million in 1031 money and is now in the process of making elections. Prefers income producing office or retail at 8% minimum cap on existing NOI with rent steps. Wants solid tenants with 3 year minimum lease terms. Buyer prefers single tenant buildings – particularly offices condos with medical or professional tenants. Areas of preference in Austin, TX: Lakeway, Georgetown, Westlake, Tarrytown.

LISTINGS:

I have the following properties FOR SALE. Please contact me with any possibilities! Thanks!

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FOR SALE: 300 Lot Single Family Subdivision in Manor TX – OWNER FINANCED!

- For Sale – Approx 300 lot single family residential subdivision in Manor, Texas (Stonewater Subdivision, Phase 3), about 69 acres
- Preliminary plat approved Single Family residential subdivision
- Located near FM 973 and Johnson Road just north of Hwy 290
- City water and wastewater available
- Public Improvements District (PID) approved by the city (like a MUD)
- Sellers will offer attractive lot take-down schedule to qualified builder
- Appraised Value \$1.5 million (equates to \$5,000 per paper lot)
- Asking price reduced from \$1.5 million to \$1 million!

OWNER FINANCING AVAILABLE !!

Directions to property: Take US 290 East to FM 973 in Manor. Turn north onto FM 973 (recently improved and widened). Proceed 2.1 miles to Johnson Road. Turn right (east) onto Johnson Road (recently repaved road). Johnson Road dead ends into the subject property after about one mile.

<http://www.treehouse-investments.com/thinv/index.cfm/projects/stonewater/>

FOR SALE OR LEASE: Cameron Road Office Buildings -- Austin

1. One Cameron Place - 7901 Cameron Rd, Austin, TX 78754. **Space Available:** 100 - 20,000 SF. **Property Type:** Office Building. **Rental Rate:** \$0 - \$24.00 USD/SF/Year. **Property Description:**

200 Sqft Executive Suites 125-5,000. Sqft Available. 395 Surfaced and Covered Parking Spaces Appeals to both large and small tenants Great Location Rent Discounts to Non-Profits *Short Term Leases Available* Great Views!!!! Affordable multi-tenant investment with high occupancy level in convenient location. Building II is part of a 3 building office complex. NNN run around \$6.50.

<http://listing.loopnet.com/15722597>

2. One Cameron Place II - 7901 Cameron Rd, Austin, TX 78754. **Property Type:** Office Building. **Building Size:** 50,457 SF. **Building Class:** B. **Year Built:** 1986. **Price:** \$85.00/SF. **Occupancy:** 89%.

Property Description: Affordable multi-tenant investment with high occupancy level in convenient location. Building II is part of a 3 building office complex.

<http://listing.loopnet.com/15696586>

3. One Cameron Place III - 7901 Cameron Rd, Austin, TX 78754. **Space Available:** 200 - 5,800 SF. **Property Type:** Office Building. **Rental Rate:** \$24.00 USD/SF/Year

Property Description: 200 Sqft Executive Suites. 125-5,000 Sqft Available. 395 Surfaced and Covered Parking Spaces Appeals to both large and small tenants. Great Location Rent Discounts to Non-Profits Short. Term Leases Available. Great Views!!!!

<http://listing.loopnet.com/15696548>

FOR SALE: Dripping Springs, TX – Arbor Building F – Hwy 290 near new HEB

Great cap rate opportunity!! -- Income producing condo with stable single tenant with niche business in Dripping Springs. Asking price \$550,000; just reduced! Will deal! Close to the new HEB in Dripping Springs on Hwy 290! Great for a future **medical** owner/occupant or tenant. **Just sold Arbor Building B to a doctor-group.**

A medical or professional buyer could occupy in a year while planning business relocation or expansion. Current cap rate 8+ %

FOR SALE OR LEASE: Office Building on 290 in Dripping Springs – Arbor Center A – frontage on Hwy 290

For Sale or Lease. Price to sell – asking \$850,000. Also available for lease in January 2011 at \$16 per square foot. Pull-up parking and great frontage on Hwy 290 – close to new HEB. Perfect for medical use.

FOR SALE: Austin area – NINE occupied office/investment condos - \$140,000 each

NINE income producing, occupied office condos in portfolio for sale. Buy one, two, or all! Located in Cedar Park, Round Rock and Pflugerville. Owner priced to sell each for \$140,000 a unit! All same builder and are 836 s.f. with two rooms and kitchen. See website for rent roll, etc. Several short-term tenants that could be buyer with rent while preparing to occupy. Call for a tour.

FOR SALE OR LEASE: Junior League Building, San Angelo – 12 Twohig

Junior League - 12 Twohig, San Angelo, TX 76902. **Space Available:** 30,000 SF.
Property Type: Office Building. **Rental Rate:** \$36.00 USD/SF/Year.
Sales Price: \$1,200,000.

Property Description: The former Junior league building offers abundant space for Retail, Office, and/or condo living. This space can be leased or sold as condo's. Very reasonable rates for qualified tenants. This site offers tenants easy access to downtown and a beautiful well-known location. The lower levels have been completely remodeled containing offices, conference rooms, and retail area, the upper 2 floors are shell spaces and offer the tenants a clean slate for improvements, all floors are updated with fire systems and plumbing stubbed out. The Downtown area is currently undergoing some exiting changes and this space can be a key to the center of new development.

<http://listing.loopnet.com/15861273>

FOR SALE OR LEASE: 611 Carpenter, Austin, TX – 11,000 + SF office building

Address: 611 Carpenter, Austin, TX 78753. **Property Type:** Office Building.
Building Size: 11,040 SF. **Price:** \$875,000. **Price/SF** \$79.26.

Property Description: 11,040SF 2-story office building.
Owner Finance: With \$90,000 down; balance at 6% for first the year; then 8% yrs 2-5

<http://listing.loopnet.com/15861292>

FOR SALE: Two Story Retail Center – NW Austin, TX – FURTHER REDUCED!

Brushy Creek Commons - <http://www.mcclungproperties.com/listings.html>

Asking price just reduced \$100k to \$2.9 million.

Two story retail/office building located in far northwest Austin for sale. **Asking price reduced \$100k to \$2.9 million.** Perfect for owner-user. Property consists of 13,217 square feet and is presently 70% occupied. Have strong new lease activity on all vacancies. Recent construction, built in 2005. There are 2 exterior stair cases and 1 hydraulic elevator serving the second floor space. This property would work well for a 4,000 square foot user occupant such as Certified Financial Planner, Certified Public Accountant, Civil Engineer, Home Builder, etc. **Owner will consider financing. Call for a tour or additional info. Users could include:** churches, dentist, fitness/gym, karate, tutoring, personal trainer, dance/yoga studio, or billiards, etc.