

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

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**CLIENT NEEDS: – March 2011**

**\*\*\*\* 1. NEED TO BUY: 4,000 sf for medical user/buyer – Cedar Park**

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Cypress/Cedar Park medical user/buyer for 4,000sf but willing to buy larger income producing property to move to fill up. Needs to have September 2011 occupancy.

2. Have a local partnership buyer repeat client with timely client need – Need to buy west/ southwest Travis County multi-family land – up to any size or amount (\$\$\$). Esp. RR 620, Lakeway/Bee Caves/Austin ETJ, Spanish Oaks, etc. Need ability to build MF land in/near high-wealth zip codes of the Austin SMSA. Size, price and density parameters are based around \$20,000 / a door.
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**3. --- NEED: 3,000 s.f. industrial lease for HEB vendor – Austin**

HEB preferred vendor needs one year lease for forklift sales and service shop with small fenced outside parking. 3,000sf minimum (prefer stand alone building) with 1-2 offices; 10' minimum overhead doors; inside or out wash down bay and security system. Location within 10 minutes of I-35 and 290. East of I-35 is fine. Walnut Creek Business Park would work, as an example.

Would like to stay close to \$12psf. Could turn into longer term lease with expansion likely. Great credit with several regional clients.

4. **NEED: to buy Distressed commercial properties;** any product type and size; \$1 - \$10 million. Client/partner specializes in distressed property workouts. Will look at all property types in Austin Area. Has the ability to bring new equity and/or restructure debt.

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. **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. (San Antonio/Austin)
7. **Have an Austin buyer with lender relationships and strong track record looking to buy distressed multifamily** properties and bank REO's. Client makes quick reviews and offers on fits. 30 days diligence and 30 more to close. Target range is from \$1 to \$10 million. Needs seller/lender motivated to get loan off their books. Rehab, capital needs are a plus for low pricing.
8. **NEED: To buy occupied single professional tenant condo – \$1 – 3 million – Georgetown or Cedar Park.** Repeat investor routinely has \$1 – 2 + million available from oil business and does 1031 exchanges – likes solid commercial opportunities with minimum 9% cap occupied single professional tenant condo (or condo buildings) in Georgetown or Cedar Park.
9. **NEED: Office or retail condos \$500k**

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Repeat 1031 investor looking for \$500,000 properties to buy with minimum 8% cap office or retail condos with solid credit and 5 year term leases with steps in the Austin SMSA.

An 8% cap with 3-5 year leases with annual steps and personal guarantees for these 1031 designations. Cedar Park, Georgetown and Leander are favorite markets.

**NEEDS: SOUTHWEST AND NATIONAL MARKETS**

10. 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.

11. 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 – all big Texas Cities -- Houston, Dallas/Fort Worth, San Antonio and Austin.

**12. NEED TO BUY: value-add retail strip centers with upside, Texas**

\* Attention Retail leasing brokers and owners – \*\*

I have a value add buyer for older retail strip centers with upside – you can keep the leasing because my business is investment SALES.

**13. NEED TO BUY: single tenant portfolio up to \$50 million – Southwest U.S.**

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Have a German buyer for Southwestern U.S. single tenant portfolios – up to \$50 million. Need a 9% cap rate in place. Must be long term leases with strong guarantor. Retail, industrial, distribution/warehouse or office property types.

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**14. NEED: Sites with Cell Towers – Texas :**

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Proven Buyer needs property in Central Texas with cell tower income. Size and location are not too important. Location would come in to play only if the buyer has to buy a larger property, carve off the tower site, and re-sell the remaining land.

The existing cell tower lease-deal with the property owner is the focus of this search. Need to see following information before making an offer:

Tower Lease Terms	Current Rent
Carriers on tower	Address
Photos if available	Can submit an offer quickly after we get everything.

**15. NEED: to buy low value, real estate and notes in small Texas markets**

Valued client is purchasing low value, real estate and notes. Client will pay more if there is a lender/ seller who will finance and make the transaction easy to close. Client has no problem with guaranteeing the note on most deals. Client has been purchasing a lot of notes lately. Short due diligence on all of their purchases, maybe a couple of days.

**Will look at small Texas markets.**

**\*\*No land – Any type commercial income properties only. Can buy notes quickly.**

**16. HAVE: Investor to buy discounted commercial real estate notes**

Income producing, up to \$600,000. Texas -- anything with income on it.

**17. HAVE: Investor for office product – West Austin – 5,000 s.f. plus**

Off-market the best. 5,000 s.f. minimum. Vacancy OK. 620 to Mopac.

**18. NEED: to Buy income office or retail properties or notes - \$2 – 15 million**

Good locations / submarkets, vacancy OK if compelling lease-upside. -- Texas

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