

JULY, 2011

TO ALL INTERESTED SELLERS:

**First Houston Properties (FHP) is a Houston-based real estate investment and brokerage firm. FHP provides management and leasing services for a portfolio of Houston area industrial properties, which are owned by numerous investment partnerships. Website: [www.fhproperties.com](http://www.fhproperties.com)**

**I am contacting you as a direct purchaser, on behalf of an investment partnership. I am very interested in discussing a purchase of your property, based on the following alternatives :**

- A. **A SALE-LEASEBACK** In this type of transaction , the company now occupying the subject property would remain in place and commit to a lease directly with the Purchaser , effective when the Seller completes a sale with Purchaser .

For a Seller or business owner, a SALE-LEASEBACK offers the following key benefits:

- Providing new working capital for business or investment, without borrowing funds
- Reducing debt and retaining occupancy ,with long term flexibility
- required property expansions and improvements can be funded by the purchaser and included in the lease

- B. **SINGLE TENANT NET LEASED PROPERTIES**

- C. **MULTI-TENANT INVESTMENT PROPERTY** , which is fully leased , partially leased , or vacant .

**Please note that the Seller will not be responsible for a real estate commission, in the event of a sale, unless the Seller is being represented by a real estate agent.**

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**Please review the attached Purchase Outline for additional information.**

**Please contact me if you are interested in discussing a sale of your property.** Please call me at 713-960-0067 ext. 11 , or email me at [agrenader@fhproperties.com](mailto:agrenader@fhproperties.com) . Please reference the address of the property you are interested in selling.

If you are not able to reach me, please contact my associate, Jonathan McDaniel, at extension 12 , or email Jonathan at [jmcdaniel@fhproperties.com](mailto:jmcdaniel@fhproperties.com) .

I look forward to the opportunity to discuss your property.

Thanks ,

First Houston Properties, Inc.



Aron Grenader

## FIRST HOUSTON PROPERTIES, INC. PURCHASE OUTLINE

### A. INFORMATION REGARDING PURCHASER:

- 1) I am the managing partner of the investment partnership which will be the purchaser.
- 2) I am also President of First Houston Properties, Inc. (FHP), which will assist Purchaser with processing a transaction. The Purchaser will be responsible for any fees paid to FHP for services rendered.
- 3) Purchaser will pay all cash at closing.
- 4) Additional references, including financial , are available upon request

### B. KEY STEPS IN PROCESS:

- 1) Please contact my office if you are interested in discussing a sale leaseback transaction ,or a sale of your investment property
- 2) If your property fits our requirements , I will :
  - a) Arrange a tour of your property
  - b) Evaluate your property
  - c) Provided there is a further interest, I will submit and negotiate a non-binding letter of intent(LOI) , in order to discuss and finalize main business terms of a purchase , prior to a fully-executed contract by Seller and Purchaser
  - d) proceed to a contract & title company
  - e) Close purchase after inspections are completed.

### C. GENERAL PROPERTY PARAMETERS

- 1) Purchase price to be based on fair market value , which could be determined by an appraisal, if necessary
- 2) If a sale and leaseback or existing single tenant lease, lease terms of at least 7- 10 years are a preference, however shorter lease terms will be considered
- 3) If it is a multi-tenant investment property, all lease terms and percentages of occupancy will be considered.
- 4) Vacant properties will also be considered.
- 5) Both newer and older generation properties will be considered
- 6) Masonry or metallic construction
- 7) Minimum purchase : \$750,000

PLEASE CONTACT ME IF YOU HAVE ANY QUESTIONS AT 713-960-0067 EXT. 11, OR EMAIL ME AT:  
[agrenader@fhproperties.com](mailto:agrenader@fhproperties.com)

PLEASE ALSO CONTACT JONATHAN McDANIEL AT EXT. 12, OR EMAIL HIM AT: [jmcdaniel@fhproperties.com](mailto:jmcdaniel@fhproperties.com)

THANK YOU,

ARON GRENADER