

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

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NEEDS: AUSTIN AREA

1. Repeat client with existing Austin SMSA portfolio wants to buy occupied office condos with strong tenants on 3 years leases with rent steps with purchase price on 8% cap rate minimum in place first year NOI.
2. Have a client looking for \$1 million - \$10 million, well-located, good quality income producing commercial investments. Has time; not a 1031 so wants a 10% cap minimum.
3. 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.
4. Investor buys houses and resort house conversions in need of rehab, located on waterfront in Texas including Lake Travis, Lake Buchanan, and Horseshoe Bay. Investor buy property for turn into resort rentals. Properties should be large, prefer 3,000 + square feet.
5. 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.
6. 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.

7. 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.
8. Buyer with recent closings is looking for large distressed deals in the Austin SMSA. They will spend up to \$50 million for entitled, master planned communities or commercial investments.

NEEDS: SOUTHWEST AND NATIONAL MARKETS

1. 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.
2. I have an investor for REO bank or government loan packages -- \$30 million to \$1 billion. Sophisticated buyers with ability to analyze quickly. All real estate product types. Nation-wide.
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. 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.
5. 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.
6. 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.
7. Need existing residential or office condos where sales are stagnant and owner has bank pressure to sell.