

FOR SALE: FORTUNE 500 SINGLE-TENANT - TRIPLE NET LEASED - INVESTMENT OPPORTUNITY
9616 TELGE ROAD HOUSTON / HARRIS COUNTY, TEXAS 77095



53,500 +/- SF SINGLE -TENANT INDUSTRIAL BUILDING



- Industrial Building for Sale, Single Tenant Asset
- Fortune 500 Tenant – National Oilwell Varco (Rank #200)
- Long Term Lease (15) Years with Renewal Options – 14 Years Remaining
- Two Rent Increases During Term
- Tenant Pays Insurance, Taxes, Maintenance, Fees (Triple Net)
- New Construction in Houston, Texas
- 7% ROI, Local Management Available
- \$7,300,000.00 Cash



For More Information, Please Contact:

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EXECUTIVE SUMMARY

9616 Telge Road, Houston, Texas

American Commercial Contractors, LLC is pleased to offer for sale 9616 Telge Road, Houston, Texas 77095. This project consists of 53,500 +/- sf of improvements and incorporates the following superior features:

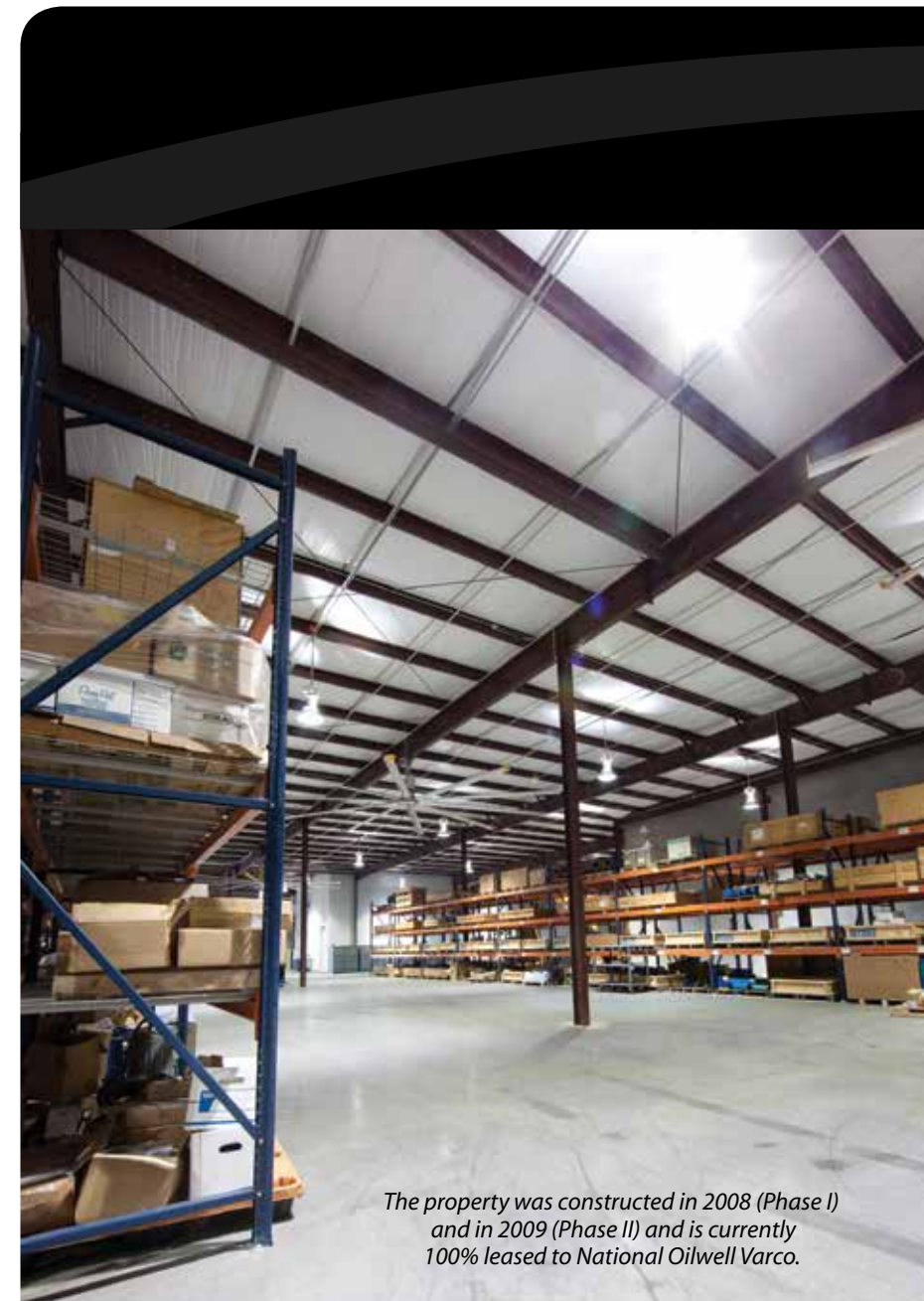
- 15 year triple net lease (14 years remaining on master lease)
- Rental escalators at 61 months and 121 months
- Single tenant
- Tenant is National Oilwell Varco, one of the largest oil well supply companies in the world
- New construction – Phase I completed 2008; Phase II completed 2009
- Located in Aberdeen Industrial Center, home to some of Houston's most recognized companies



1



2



The property was constructed in 2008 (Phase I) and in 2009 (Phase II) and is currently 100% leased to National Oilwell Varco.

PROPERTY OVERVIEW

Location:	9616 Telge Road Houston, TX 77095
Current Occupancy:	100% leased single tenant, AAA credit tenant – National Oilwell Varco
Building Size:	53,500 +/- SF including approximately 10,000 SF of class A offices
Land Area:	2.73 acres
Construction:	Two phases – Phase I completed 2008, Phase II completed 2009 Tilt-Wall concrete building, steel structure, standing seam double lock metal roof
HVAC:	Offices only, Space heaters in warehouse
Parking:	64 spaces including 4 handicap
Clear Height:	18' lowest eave
Power:	1800 Amps
Lighting:	Metal halide high bay in warehouse
Fans:	Helicopter fans in warehouse
Lifting:	Jib Crane



SITE PLAN & AREA MAPS





INVESTMENT HIGHLIGHTS

Current in place NOI (Jan. 2010)	\$448,968.00
Year 6 through 10	\$516,312.00
Year 11 through 15	\$583,656.00
Average Annual NOI	\$516,645.33

Located in Aberdeen Industrial Park in Northwest Houston, historically one of Houston's strongest submarkets.

Triple A credit tenant.

New construction.

The property is offered free and clear of debt.

Easy access to all points of Houston via the Sam Houston Tollway, Highway 290, and Interstate 10.

Acquisition Terms

All cash at closing.

All offers should address the following:

- Earnest money deposit
- Length of due diligence and closing
- Closing cost allocations
- Underwriting assumptions



ANALYSIS - 9616 TELGE ROAD LEASE SUMMARY

Summary

Lease Commencement:

Building A	August 15, 2008
Building B	May 1, 2009

Lease Expiration:

Building A	July 15, 2023
Building B	April 30, 2024

Annual Rent:	Year	Annual Rent	Year	Annual Rent
	1	\$230,000.00 *	9	\$516,312.00
	2	\$292,242.00 *	10	\$516,312.00
	3	\$448,968.00	11	\$583,656.00
	4	\$448,968.00	12	\$583,656.00
	5	\$448,968.00	13	\$583,656.00
	6	\$516,312.00	14	\$583,656.00
	7	\$516,312.00	15	\$583,656.00
	8	\$516,312.00		

**Reflects staggered rental start dates and size of buildings*

Landlord Obligations: Landlord responsible for roof, foundation, exterior walls, structure, exterior doors, exterior windows.

Tenant Obligations: Maintenance of all parts of premises, taxes, insurance, community fees.

Estimated 2010 Annual Operating Expenses:

Maintenance Fund (to be set aside for future use):	\$20,000.00
Management Fee (American Commercial Contractors):	\$12,500.00
Accounting:	\$ 2,500.00
Total:	\$35,000.00

Tenant

Since 1841, National Oilwell Varco (NOV) has been dedicated to ensuring customers receive the highest quality oilfield products and services.

Leveraging over 700 worldwide manufacturing, sales and service centers, National Oilwell Varco supplies customer-focused solutions that best meet the quality, productivity, and environmental requirements of the energy industry.

National Oilwell Varco is a worldwide leader in providing major mechanical components for land and offshore drilling rigs, complete land drilling and well servicing rigs, tubular inspection and internal tubular coatings, drill string equipment, extensive lifting and handling equipment, and a broad offering of downhole drilling motors, bits and tools. National Oilwell Varco also provides supply chain services through the network of distribution service centers located near major drilling and production activity worldwide.

Income Statement	12/31/08
<i>In millions of USD (except for per share items)</i>	
Net Sales	13,431.40
Gross Profit	4,071.50
Net Income Before Taxes	2,961.30
Net Income	1,952.00

HOUSTON OVERVIEW

Houston, the fourth most populous city in the United States, is well known as a center for energy, medicine, international business and technology. It is also one of only five cities in the country with a resident theater, opera, ballet and symphony and is home to more than 200 institutions devoted to the arts, science and history.

The seat of Harris County, Texas, Houston is located on the upper Gulf Coast approximately 50 miles from the Gulf of Mexico. The Houston – Sugar Land – Baytown MSA consists of ten counties – Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, San Jacinto and Waller. The engine that drives Houston's thriving international trade and commerce is the Port of Houston. This 25-mile long complex of diverse public and private facilities along the Houston Ship Channel is just a few hours sailing time from the Gulf of Mexico to one of the nation's leading marketplaces. The Port of Houston was the first to be certified ISO14001, leading the nation in environmental protection and offers advanced security scanning of all incoming freight and a command center that coordinates between government agencies and 151 privately owned facilities. More than 17 million people live within 300 miles of the city, and approximately 60 million consumers live within 700 miles. The Port of Houston has long been the nation's leading in terms of foreign tonnage and is the world's tenth largest. Each year, more than 7,500 vessels and 150,000 barges call at the Port of Houston with 2006 total tonnage surpassing 40 million and more than 1.6 million TEUs. More than 88 steamship lines offer service between Houston and 1,053 ports around the world. Additionally, the world's second largest petrochemical complex neighbors the port along the Houston Ship Channel. A vast network of interstate highways and rail connect Houston with inland markets, and each of the Port of Houston's various facilities is in close proximity to major highway arteries. More than 150 trucking lines provide access to the continental United States, Canada and Mexico.

The Houston Airport System is the fourth largest airport multi-system in the United States, tenth largest in cargo and sixth largest in the world. Its economic impact on the Houston area is estimated at \$24.2 billion on an annual basis. In Fiscal Year 2009 (July 2008 – June 2009), almost 48 million passengers and almost 387,000 metric tons of cargo passed through Houston's three airports (IAH, HOU, EFD), and the city's central location in the southwestern United States makes it an ideal distribution hub for domestic and international markets. George Bush Intercontinental Airport is now the seventh largest international passenger gateway in the U.S. The Houston Airport System was the first in the U.S. to install a high-tech security system combining ground radar, video cameras and an intelligent-video processing system that feeds data to a combined user interface terminal. Additionally, Bush Intercontinental Airport provides the following: full-service cargo apron with hydrant fueling; warehouse space located at the airport; perishable cargo facility; fast Federal inspection services; animal and plant health inspection station; livestock export facility; 24-hour airmail facility and a foreign trade zone located adjacent to the airport.

HOUSTON ECONOMY

The Houston region registered the nation's biggest gain in private sector employment, according to employment figures released by the U.S. Bureau of Labor Statistics and reported by the Houston Business Journal. The Houston area added 42,400 private-sector jobs between November 2007 and November 2008. November 2008 was the 56th straight month in which Houston recorded a year-to-year gain in private-sector employment. For Houston business, it's the right place and right time. Expansion Management & Logistics Today named Houston the "Most Logistics Friendly City" and Houston ranked #3 in Site Selection's Top 10 Metros for New and Expanded Facilities. The Milken Institute named Houston #2 on the Best Performing Cities Index and the Center for Woman's Business Research



identified Houston as one of the fastest growing metros for women-owned business. Major players such as Citgo, Shell Oil, and ExxonMobil, have brought their mergers and acquisitions to Houston for its entrepreneurial spirit, solid infrastructure, mid-continent location, low cost of living and young, multi-national workforce. Houston is not only known as the energy capital of the world, but is also home to NASA Johnson Space Center which employs more 17,000 engineers, scientists and administrative personnel and the Texas Medical Center which employs approximately 73,600 healthcare professionals and is an academic center of the southwest with more than 315,000 students enrolled in local universities, colleges and institutions. Additionally, Houston is home to more than 412 chemical plants employing over 37,500, more than 300 electronics manufacturing plants employing over 25,000, more than 300 software development companies employing in excess of 50,000 and over 67,000 engineers and architects employed at more than 1,900 firms. Houston is also the birthplace of nanotechnology and the Texas leader in plastic and resins with 47 plants located within the MSA and more than 235 manufacturing establishments for plastic and rubber

products. Houston is home to 29 Fortune 500 companies and 86 foreign consulate offices. There are also approximately 3,000 companies doing business in 122 countries. Houston offers businesses the least expensive office space among major metropolitan markets. Overall occupancy cost in the Houston regional market is a big value that employers from around the world can capitalize upon as a strong competitive advantage. Housing costs are 25.8% below average and the city's cost of living is 12% below the national average. Houston has solid schools, master-planned neighborhoods and a host of recreational and cultural jewels. Houston's businesses benefit from the region's four deep-water ports, major airport system, extensive highway and rail networks, and one of the most business-friendly climates in the country. For qualifying companies, Houston offers a large range of incentives to support new, expanding and relocating businesses including: property tax abatements; Skills Development Fund; Texas Enterprise Fund; Enterprise Zones; Research & Development Abatements; Freeport Tax Exemption and Foreign Trade Zones.

CORPORATE/INTERNATIONAL BUSINESS

Houston, a major corporate center, ranks 2nd among U.S. metro areas in number of corporate headquarters of Fortune 500 companies. Of the world's 100 largest non-U.S.-based corporations, more than half have non-retail operations in Houston. Two out of every five companies importing into Texas are located in Houston. Houston, a major international city ranking third among the top 5 U.S. cities in the number of foreign consulates, is currently home to 86 Consular offices and growing. Houston continues to be the base of operations for the international oil and gas exploration and production industry and for many of the largest international engineering and construction firms. Growth in the international trade sector and a strong revitalization and diversification of the energy market is a continuing source of economic growth in Houston.

NORTHWEST SUBMARKET

The Northwest submarket in Houston contains more than 111 million square feet of industrial product. This represents 28% of the entire Houston market and is also the largest Houston corridor. In 2006 this submarket saw +/- 962,267 square feet of newly constructed industrial product added to the existing inventory. Currently, Northwest Houston has 570,791 square feet under construction. Most of the construction in this market over the past three years has been user driven. The submarket saw almost 1.6 million square feet of positive absorption in 2008 and vacancy is currently 6.2%, lower than Houston's average of 7.1%. The location of Northwest Houston for manufacturing and distribution is ideal. There is freeway access, labor readily available, major industry nearby, airport access, and economical transportation. In summary, the outlook for the Northwest submarket is positive, based on the continued growth in the Houston economy and continued tenant demand in this submarket.

QUALITY OF LIFE

The Houston region offers a sparkling diversity in lifestyle. The climate is typically moderate and sunny. More than 300 cultural, visual and performing arts organizations entertain and educate Houston residents and visitors. Houston is one of only five U.S. cities with resident opera, ballet, symphony

and theater companies. Houston's Theater District covers a 17-block area in the heart of the City's downtown area. The newest facility, the Hobby Center for the Performing Arts, is an \$88 million, 248,000 square foot facility that opened in May 2002 and will entertain Houstonians through the next century. Houston offers more than 200 institutions dedicated to the arts, science and history. The City's personality has evolved to reflect the multicultural and international influences of its residents and businesses. From the Houston International Festival to the world renowned Houston Livestock Show & Rodeo, Houstonians take pride in a sophisticated culture that is both cosmopolitan and authentically Texas.

Houston's climate allows residents and visitors to enjoy year-round outdoor recreation. Numerous lakes and the nearby Gulf of Mexico provide outlets for sport fishermen and boating enthusiasts. Home to more than 130 golf courses, the region also attracts legions of amateur and professional golfers. Dining is spectacular in Houston, with the area offering over 7,600 restaurants and eating establishments. Able to host large conventions, more than 7,500 hotel rooms have been added to the area in the last seven years bringing Houston's room inventory to over 67,000. For sports fans, professional teams in basketball, football, baseball, hockey and soccer offer exciting fare. The Houston Texans made their NFL debut in Houston's newly erected Reliant Stadium in the fall of 2002 which also hosted Super Bowl XXXVIII in 2004. Additionally, the Houston Astros moved into one of the nation's finest retractable roof, open air baseball stadiums during the 2000 season and hosted the World Series in 2005. For the 2003 - 2004 basketball season, the Rockets unveiled their state-of-the-art Toyota Center, introducing a new NBA experience to a revitalized downtown Houston. The Houston Rockets share the Toyota Center with the Houston Aeros. The 2006/2007 MLS Cup Champion Houston Dynamo's play their home matches at Robertson Stadium on the University of Houston campus. For racing fans, Houston offers the Sam Houston Race Park and Gulf Greyhound Park.

RANKING & STATISTICS

#1 - ACCRA, a nonprofit organization promoting excellence in research for economic and community development, shows that Houston's cost-of-living index is 12.0% below the national average (3Q07)

#1 - ACCRA, a nonprofit organization promoting excellence in research for economic and community development, shows that Houston's housing cost index is 25.8% below the national average (3Q07)

#2 - Best hospitals for Cancer care (U.S. News & World Report, July 2005)

#2 - Best Performing Cities Index (Milken Institute, 2003)

#2 - Lowest median age among nation's major metro areas

#2 - Most Logistics-Friendly Metros in the U.S. (Expansion Management & Logistics Today, September 2005)

#2 - Top Logistics Metro in the Southwestern U.S. (Expansion Management & Logistics Today, October 2005)

#2 - Top Logistics Metro for Waterborne Commerce Expansion Management (September 2005)

#2 - Metro areas favored for expansions and relocations Site Selection (November 2004)

#2 - Fortune 500 Headquarters (ranked by consolidated metropolitan statistical area CMSA) (Fortune, April 2009)

#3 - 2005 Top 10 Metros for New & Expanded Facilities Site Selection (March 2006)

#3 - Number of Foreign Consulates (86) Houston International Protocol Alliance (September 2009)

#5 - Top 10 Metros for Investment - Houston-Baytown-Sugar Land Metro Area Site Selection (March 2004)

#8 - Fastest growing Metro area for women-owned businesses (Center for Women's Business Research, 2004)

Nine Houston companies are listed on Inc. Magazine's 2005 list of 500 fastest growing U.S. companies.

THE LARGEST FORTUNE 500 COMPANIES HEADQUARTERED IN HOUSTON

COMPANY	RANK	REVENUE IN MILLIONS
ConocoPhillips	4	230,764.0
Marathon Oil	23	73,504.0
Sysco	62	37,522.1
Enterprise GP Holdings	65	35,469.6
Plains All American Pipeline	79	30,061.0
Halliburton	141	18,279.0
Anadarko Petroleum	162	15,723.0
Continental Airlines	167	15,241.0
National Oilwell Varco	200	13,431.4
Waste Management	201	13,388.0
Reliant Energy	214	12,553.2
Apache	217	12,389.8
Knight	223	12,094.8
Baker Hughes	227	11,864.0
KBR	234	11,581.0
CenterPoint Energy	238	11,322.0
Smith International	250	10,770.8
Enbridge Energy Partners	268	10,060.0
Calpine	272	9,937.0
Targa Resources	323	7,970.2

(Source: CNNMoney.com, May 2009)

CONFIDENTIALITY AGREEMENT

This Confidential Memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of **9616 Telge Road, Houston, Harris County, Texas** ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and American Commercial Contractors. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor American Commercial Contractors, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations there in have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or American Commercial Contractors. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or American Commercial Contractors.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.



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