

About Fredricks Commercial

1535 West Loop South
Houston, TX 77027

*Presented by:
Peter Meyer*



FREDRICKS
COMMERCIAL
Real Estate Services

SUBJECT PROPERTY

1535 West Loop South, Ste 250, Houston, TX 77027

CLIENT LETTER

CONFIDENTIALITY STATEMENT

SUBJECT PROPERTY

PROPERTY COMPARABLES

MARKETING CAMPAIGN

COMPANY INFORMATION

INDUSTRY NEWS

CLIENT LETTER

Included is some general information about Fredricks Commercial Brokerage Inc. Fredricks provides Brokerage, Management/Consulting, Marketing, and Valuation services to property owners and investors worldwide. Our principals have extensive backgrounds in commercial real estate along with the deep industry connections required to source and close deals.

As a Seller/Landlord, you will benefit from one of the most Aggressive Brokerage advertising campaigns in the Country. As a result of these years of specialized experience, and this aggressive marketing strategy, we have developed a large database of strong credit buyers. With our focus, network and knowledge of the industry, we will get you the best value for your property. When working with Fredricks Commercial, you will benefit from our years of Real Estate experience and our marketing on all major commercial real estate websites and print media. You will have the best of all worlds with Fredricks because of our outstanding marketing and commitment to excellence. This will allow you to obtain the best possible price from the local, regional and international buyers interested in your property.

As a Buyer/Tenant, Working with a Fredricks Commercial ensures that you will receive the dual benefits of our long history in the industry and the promise of always working with your best interests in mind. After listening carefully to your needs we will begin an extensive search to locate properties that match your criteria. After locating potential properties we will work closely with you to help determine if the site we have found is in fact the right investment for you. Upon deciding to pursue the acquisition we will help you by negotiating the sale on your behalf. The services we provide are always tailored to meet your needs. Many times we will have been working with an owner who has not decided to list just yet but would consider offers from buyers. This helps you because the property has not been shopped.

By understanding the unique characteristics of the contemporary Real Estate industry and property marketplace, Fredericks Commercial consistently performs due to an unparalleled commitment to relationships, industry knowledge, and results.

More information is available on our website. Take a look at our website to see our current listings. www.fcommercial.com.

We look forward to working with you and assisting in your real estate goals. Please call or email if you have any questions.

Best Regards,

Peter Meyer
Fredricks Commercial Brokerage Inc.
Fredricks Commercial Management Inc.
1535 West Loop South, Suite 250
Houston, TX 77027
(713) 572-3500 – Direct
(713) 320-9651 – Cell
(713) 479-9677 - Fax
pmeyer@fcommercial.com

If you are currently represented by a licensed real estate agent please disregard this note as it is not our intention to solicit the offerings of other real estate brokerages.



FREDRICKS
COMMERCIAL
A REAL ESTATE SERVICE COMPANY

www.FCommercial.com

CONFIDENTIALITY

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Fredricks Commercial Brokerage and should not be made available to any other person or entity without the written consent of Fredricks Commercial Brokerage.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Fredricks Commercial Brokerage makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

SUBJECT PROPERTY

1535 West Loop South, Ste 250, Houston, TX 77027



HCAD REPORT

PLAT MAP

PROPERTY LOCATION

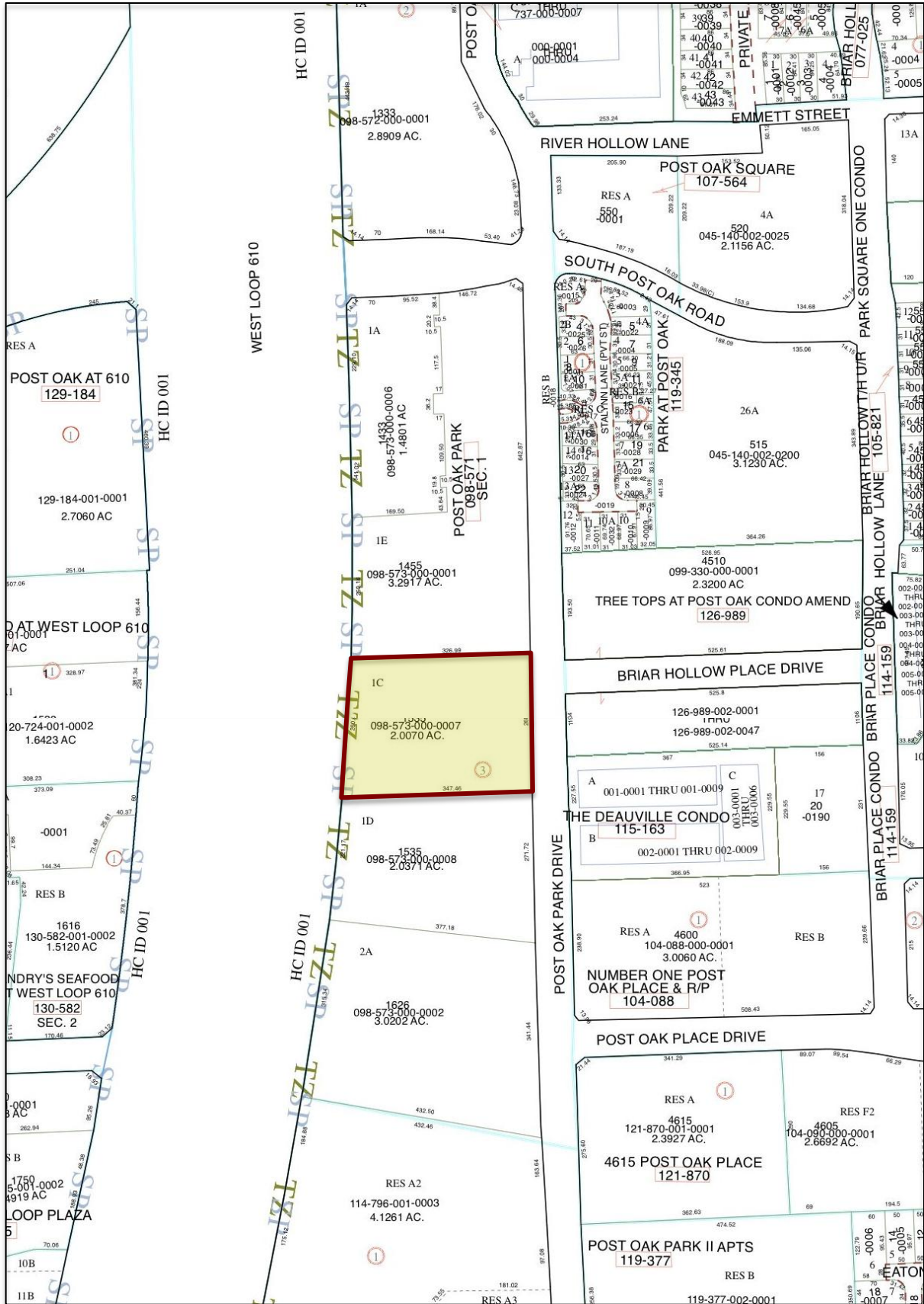
DEMOGRAPHICS

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COMMERCIAL
A REAL ESTATE SERVICE COMPANY

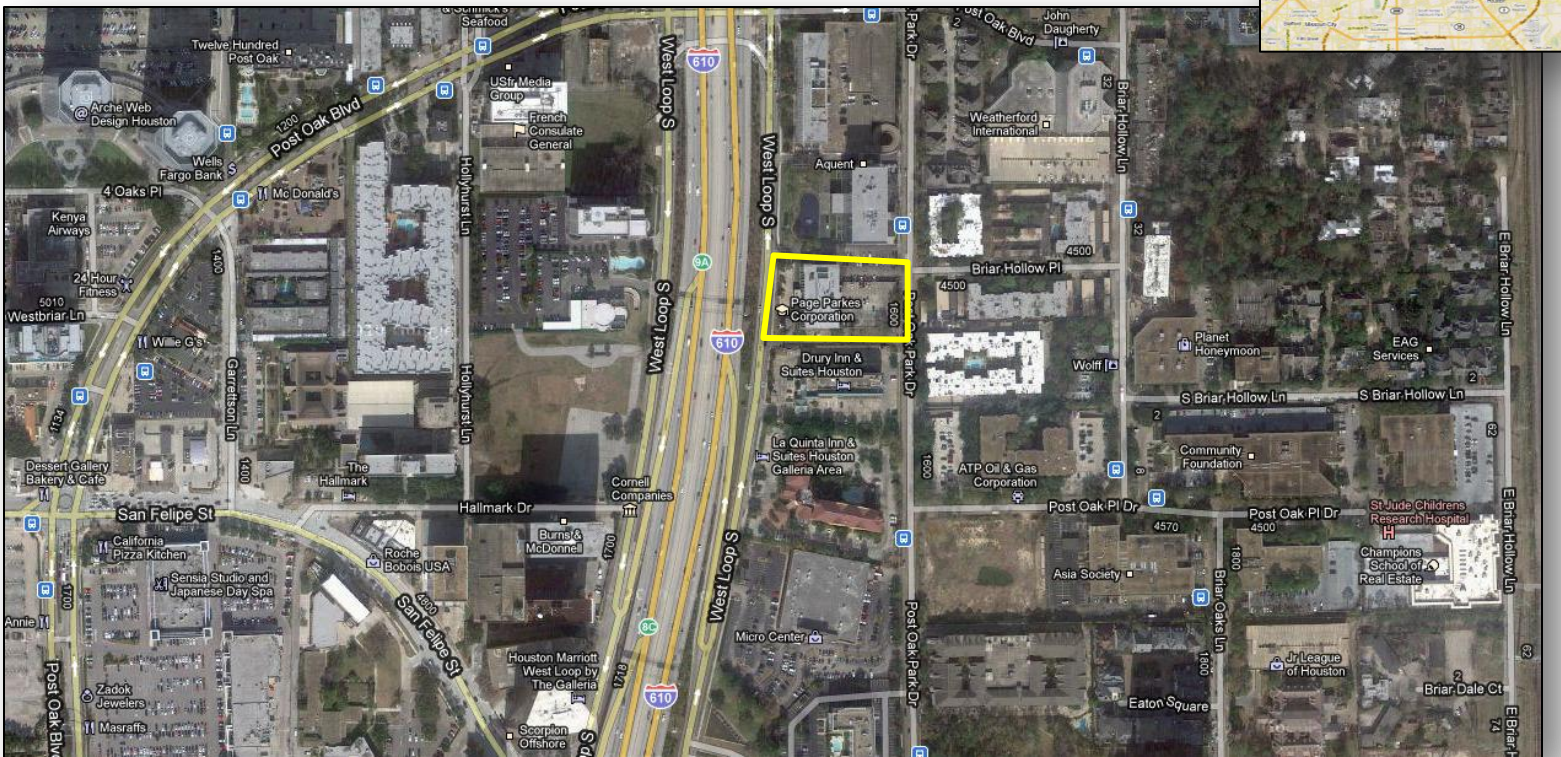
www.FCommercial.com

Tax Year: 2011		HARRIS COUNTY APPRAISAL DISTRICT REAL PROPERTY ACCOUNT INFORMATION 098573000007				Print E-mail						
Similar Owner Name		Nearby Addresses		Same Street Name		Related Map 5157D						
Ownership History Fiduciary Information												
Owner and Property Information												
Owner Name & Mailing Address: MIA REED CO CAPITAL FUND VIII LTD 1535 WEST LOOP S STE 250 HOUSTON TX 77027-8503				Legal Description: TR 1C BLK 3 POST OAK PARK SEC 1 Property Address: 1535 W LOOP S HOUSTON TX 77027								
State Class Code		Land Use Code		Building Class		Total Units						
F1 -- Real, Commercial		4353 -- Office Bldgs. Low-Rise (1 to 4 Stories)		B		0						
Land Area	Building Area	Net Rentable Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®					
87,425 SF	101,517	64,280	5906.01	0	4004	5157D	491R					
Value Status Information												
Capped Account		Value Status			Shared CAD							
Pending		All Values Pending			No							
Exemptions and Jurisdictions												
Exemption Type	Districts	Jurisdictions		ARB Status	2010 Rate	2011 Rate	Online Tax Bill					
None	001	HOUSTON ISD		Pending	1.156700		View					
	040	HARRIS COUNTY		Pending	0.388050		View					
	041	HARRIS CO FLOOD CNTRL		Pending	0.029230							
	042	PORT OF HOUSTON AUTHY		Pending	0.020540							
	043	HARRIS CO HOSP DIST		Pending	0.192160							
	044	HARRIS CO EDUC DEPT		Pending	0.006581							
	048	HOU COMMUNITY COLLEGE		Pending	0.092220							
	061	CITY OF HOUSTON		Pending	0.638750							
Valuations												
Value as of January 1, 2010				Value as of January 1, 2011								
	Market	Appraised			Market	Appraised						
Land	4,371,250			Land								
Improvement	259,750			Improvement								
Total	4,631,000	4,631,000		Total	Pending	Pending						
5-Year Value History												
Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4353 -- Office Bldgs. Low-Rise (1 to 4 Stories)	SF1	SF	87,425	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
Building												
Building	Year Built	Type			Style		Quality	Impr Sq Ft	Building Details			
1	1967	Office Bldgs. Low-Rise (1 to 4 Stories)			8344 -- Office Building		Average	63,267	Displayed			
2	1967	Parking Garage			8345 -- Parking Structure		Average	38,250	View			

HCAD Plat Map




Property Location



MARKETING CAMPAIGN

ONLINE EXPOSURE

CUSTOMIZED MATERIALS

The logo for Fredricks Commercial is located in the bottom left corner. It features the company name in a stylized font within a rectangular border. The text is arranged in three lines: 'FREDRICKS' in a large, bold, serif font; 'COMMERCIAL' in a slightly smaller, bold, serif font; and 'A REAL ESTATE SERVICE COMPANY' in a small, all-caps, sans-serif font at the bottom.

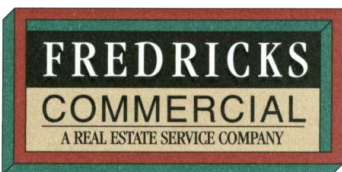
FREDRICKS
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www.FCommercial.com



Fredricks Commercial Brokerage relies on the most highly-trafficked websites to market your properties to interested parties. Our online listings are meticulously crafted with an aim at appealing to specifically targeted prospects.

Our Listing can be found on the following websites:



www.FCommercial.com



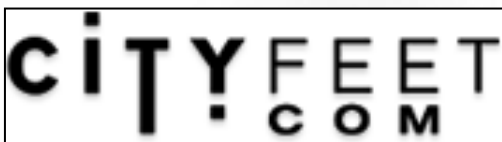
www.LoopNet.com



www.WSJ.com



www.CoStar.com



www.CityFeet.com



www.CommGate.com



www.parkbrokerageservices.com




www.marinasales.com




Self Storage Brokers of America, Inc.
www.selfstoragebrokersofamerica.com

Fredricks




1535 West Loop South
Houston, TX 77027
Offered At: \$757,900




OVERVIEW:
This 2-Story office building strategically located on the 610 West Loop South is a great location for tax professionals, dental or law practices, or any other business which would benefit from this highly-trafficked location.

FEATURES:

Building Size:	101,517 SF
Land Size:	87,425 SF
Features:	2-Story Office Bldg
Location:	610 Loop South



For More Information, Contact Peter Meyer: 123-123-1234



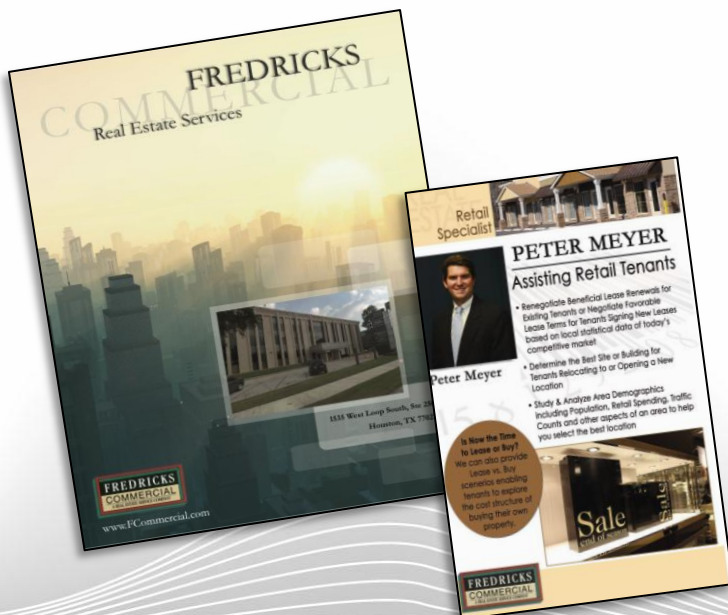
1535 West Loop South • Houston, TX 770027 www.FCommercial.com

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

Our Print Media Campaigns are a perfect example of our drive for results. Uniquely created for each individual property, we design our customized print materials with the aim of maximizing profitable exposure. Some of our print media include: Property Analysis Presentations, Flyers, Postcards, Brochures, and Tri-Folds.

Website Campaigns include all major internet sites that particularly pertain to your property type. **We are also** able to create individual websites and have designated, highly trafficked, industry specific websites for every property that we have listed within our company, making each property unique.

Fredricks Commercial listens to our clients to determine the best way to expose our clients property as little or much as the client demands.



COMPANY INFO

COMMERCIAL BROKERAGE

COMMERCIAL MANAGEMENT

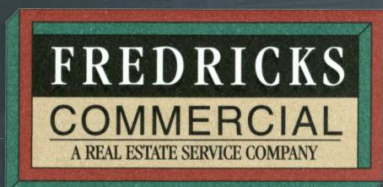
AGENT BIOGRAPHY



Our goal is to excel in every aspect of the real estate services that we offer.

As individuals and as a team, we possess the right attributes: credibility, integrity, knowledge, experience, accessibility and flexibility. We enhance the value of our clients' real estate assets.

TO EACH AND EVERY CLIENT WE CONSISTENTLY STRIVE TO
DELIVER REAL ESTATE SOLUTIONS THAT EXCEED THEIR
EXPECTATIONS.



www.FCommercial.com

Providing acquisition and disposition services to domestic and international corporations, institutions and individuals, Fredricks Commercial Brokerage is a leader in the sales and leasing of single-tenant and multi-tenant retail properties and shopping centers, office buildings, industrial properties and raw land.

REAL ESTATE EXPERIENCE

- Industrial Property
- Marina or Marine related property
- Self Storage
- RV and Mobile Home Parks (Campgrounds)
- Land, developed and undeveloped
- Single story to multi-story commercial office buildings
- 10-500 unit multi-family properties
- Office/service and warehouse centers
- Retail centers
- Service centers
- Single family residential, vacant and occupied

SERVICES

- Property Management
- Asset Management
- Brokerage
- Leasing
- Sales-Property Valuation Analysis
- Brokers Price Opinions
- Investment Consulting
- Financial; Administrative & Business Plans
- Construction; New & Renovation
- Construction Supervision
- Tenant Finish
- Space Planning/Cost Estimating

MEMBERSHIPS/AFFILIATIONS



Self Storage Brokers of America, Inc.



The Staff at Fredricks Commercial Management has been providing Property Management Services to individual, corporate, and institutional clients for over 30 years. We specialize in a hands-on approach in all aspects of Property Management including leasing, property maintenance, and construction supervision.

Fredricks Commercial Management, Inc. has been recognized by the Institute of Real Estate Management (IREM) as an ACCREDITED MANAGEMENT ORGANIZATION[®], AMO firm. As such we are one of the elite firms nationwide to hold this designation.

To earn the Institute's prestigious AMO designation, Fredricks Commercial Management, Inc. has fulfilled strict requirements in the areas of insurance, experience, integrity and fiscal stability. FCM has met all of the AMO requirements regarding possession of fidelity bond, money and securities broad form insurance, professional liability insurance (E & O), depositor's forgery and alteration insurance and number of years in the management business. Additionally, the AMO evaluation includes a thorough review of FCM's credibility, financial net worth, asset/liability ratios and accounting practices. As an AMO firm, FCM must abide by a Code of Ethics established by IREM which regulates such areas as confidentiality, relationships with clients, advertising practices and operations procedures.

Certifications:

Certified Property Manager (CPM)
Certified Apartment Manager (CAM)
Certified Apartment Maintenance Technician (CAMT)
Certified Apartment Property Supervisor (CAPS)
Accredited Residential Manager (ARM)
Texas Real Estate Salesman
Texas Real Estate Broker

Trade Associations:



As a Broker with Fredricks Commercial Brokerage, Inc., specializing in Marinas, Self-storage, RV/Mobile Home Communities, Industrial Property and land, Peter specializes in creating customized marketing plans for owners, maximizing exposure and thoroughly understanding the characteristics of his client's property and their needs.

With a business background and degree, he understands the current market trends, investment strategies and what to look for in making a property work for all buyers and sellers. Peter's acquisition and disposition experience helps inform clients of all aspects involved with each transaction in order to make the right business decision. Peter and Fredricks Commercial Brokerage Inc. have a successful track of record of getting listings sold or leased when working with their clients exclusively.

Fredricks Commercial Brokerage, Inc. provides brokerage, management/consulting, marketing, and valuation services to property owners and investors worldwide. Our principals have backgrounds in finance and commercial real estate along with the deep industry connections required to source and close deals.

By understanding the unique characteristics of the real estate business and property marketplace, Fredricks Commercial consistently performs due to an unparalleled commitment to relationships, industry knowledge, and results.

Peter grew up in Houston, Texas where he is active in many organizations, enjoys sports, boating, fishing on Galveston Bay and spending time with his family and friends. Peter is a dedicated father, husband and businessman in Houston.

Specialties:

- Marine Properties
- Self/Mini Storage
- RV/Mobile Home
- Industrial
- Land

Education:

BBA – St. Edwards University, Austin TX
Champions School of Real Estate

Affiliations:

HAR, TAR, NAR – Houston TX
Marina Sales, LLC
Marina Association of Texas
Association of Marina Industries
Self Storage Brokers of America, Inc.
Texas Self Storage Association
Park Brokerage Services
Texas Association Campground Owners

Disciplines:

Acquisition and Disposition Services
Tenant and Owner Representation
Buyer and Seller Representation
Management



Peter F. Meyer
Broker

Fredricks Commercial Brokerage
1535 West Loop South, Suite 250
Houston, TX 77027
(713) 572-3500 – Direct
(713) 320-9651 – Cell
(713) 479-9677 - Fax

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary.

The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. Shall treat all parties honestly;
2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.