



FOR SALE | TEXAS MEDICAL CENTER AREA

DEVELOPMENT SITE - +/-1.1 ACRES - BANK OWNED

7007 FANNIN STREET, HOUSTON, TEXAS



7007 FANNIN STREET HOUSTON, TEXAS

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7007 FANNIN STREET**PROPERTY DESCRIPTION**

7007 Fannin, 1.10 acres (47,916 square feet), is located at the intersection of Fannin & S. Braeswood at the heart of the Texas Medical Center. This track is located in the area of Texas Medical Center's Mid Campus, between the Main Campus (to the north) and the South Campus.

As the largest medical center in the world, the Texas Medical Center is an internationally recognized community of healing, learning and discovery. Texas Medical Center is home to many of the nation's best hospitals, physicians, researchers, educational institutions and health care providers. Recognized by US News and World Report's Annual Survey of America's Best Hospitals in all 19 categories of adult care and all

10 pediatric care specialties, the member institutions of the Texas Medical Center are known throughout the world for the quality of patient care and excellence in teaching and research.

THE TEXAS MEDICAL CENTER

TEXAS MEDICAL CENTER

As the largest medical center in the world, the Texas Medical Center is an internationally recognized community of healing, education and groundbreaking research. TMC is the home of many of the nation's best hospitals, physicians, researchers, educational institutions and health care providers.

- 49 Member Institutions – Includes 25 agencies of government and 24 private not-for-profit health institutions
- 21 – Academic Institutions
- 14 – Hospitals
- 3 – Medical Schools
- 6 – Nursing Schools
- Size – 33.8 million gross square feet of patient care, education and research space, equivalent to the commercial office space in the 12th largest business district the United States
- Buildings – 162 on main campuses
- Patient Beds – 6,800
- Acres – 1,000+ approximately the size of Chicago inside the “Loop”
- 20,000 Physicians, Scientists, Researchers and other advanced degree professionals in the life sciences
- Annual Regional Economic Impact - \$14 billion
- Employees – 93,500
- Employees with more than a decade of service with the same institution – 25,200 (27%)
- International visiting scholars, scientists, researchers and workers – 2,000
- Indirect jobs created – 121,500
- Volunteers – 12,000 who collectively donate at least 341 thousand hours of service with a value of more than \$4 million
- Annual Patient Visits – 6.0 million
- International Patient Visits – 18,000
- Surgeries – 153,000
- Babies Delivered – 28,000
- Students – 71,500
- International Students – 5,600
- Annual Research Expenditures – \$1.8 Billion
- Daily Visitors – 160,000
- Indigent care – \$1.2 billion invested to provide care to people with limited resources
- www.tmc.edu



TEXAS MEDICAL CENTER

INSTITUTIONS AND YEAR JOINED

- 1. Baylor College of Medicine (1943)
- 2. Children's Memorial Hermann Hospital (1986)
- 3. City of Houston Department of Health and Human Services (1963)
- 4. Michael E. DeBakey High School for Health Professions (1973)
- 5. Michael E. DeBakey Veterans Affairs Medical Center (1985)
- 6. Gulf Coast Regional Blood Center (1988)
- 7. Harris County Hospital District - Ben Taub General Hospital (1960)
- 8. Harris County Hospital District - Lyndon B. Johnson General Hospital (1989)
- 9. Harris County Hospital District - Quentin Mease Community Hospital (1986)
- 10. Harris County Institute of Forensic Sciences (1983)
- 11. Harris County Medical Society (1954)
- 12. Harris County Public Health and Environmental Services (2007)
- 13. Houston Academy of Medicine (1952)
- 14. Houston Academy of Medicine Texas Medical Center Library (1949)
- 15. Houston Community College System (1977)
- 16. Houston Hospice (1983)
- 17. Institute for Spirituality and Health (1955)
- 18. LifeGift (1989)
- 19. John P. McGovern Museum of Health and Medical Science (1995)
- 20. Memorial Hermann-Texas Medical Center (1944)
- 21. The Methodist Hospital (1950)
- 22. Prairie View A & M University College of Nursing (1982)



- 23. Rice University (2003)
- 24. Ronald McDonald House of Houston (1989)
- 25. St. Dominic Village (2008)
- 26. St. Luke's Episcopal Hospital (1951)
- 27. Shriners Hospitals for Children-Houston (1952)
- 28. Texas A & M University System Health Science Center Institute of Biosciences and Technology (1986)
- 29. Texas Children's Hospital (1951)
- 30. Texas Heart Institute (1971)
- 31. Texas Medical Center Hospital Laundry Cooperative Association (1972)
- 32. Texas Southern University College of Pharmacy and Health Sciences (2002)
- 33. Texas Woman's University Institute of Health Sciences-Houston (1961)
- 34. Thermal Energy Corporation (TECO) (1978)
- 35. TIRR Memorial Hermann (The Institute for Rehabilitation and Research) (1957)
- 36. University of Houston (2009)
- 37. University of Houston College of Pharmacy (1980)
- 38. The University of Texas M.D. Anderson Cancer Center (1942)
- 39. The University of Texas Medical Branch at Galveston (2010)
- 40. The University of Texas Health Science Center at Houston (1972)
- 41. The University of Texas Health Science Center at Houston - Dental Branch (1943)
- 42. The University of Texas Health Science Center at Houston - Graduate School of Biomedical Sciences (1970)
- 43. The University of Texas Health Science Center at Houston - Harris County Psychiatric Center (1984)
- 44. The University of Texas Health Science Center at Houston - Brown Foundation Institute of Molecular Medicine (1995)
- 45. The University of Texas Health Science Center at Houston - Medical School (1971)
- 46. The University of Texas Health Science Center at Houston - School of Health Information Sciences (1997)
- 47. The University of Texas Health Science Center at Houston - School of Nursing (1972)
- 48. The University of Texas Health Science Center at Houston - School of Public Health (1970)
- 49. YMCA Child Care Center at the Texas Medical Center (1988)



TEXAS MEDICAL CENTER PATIENT CARE INSTITUTIONS

- Baylor Clinic
- Harris County Hospital District
- The Houston Hospice and Palliative Care Systems
- Memorial Hermann-Texas Medical Center
- Children's Memorial Hermann Hospital
- The Methodist Hospital
- St. Luke's Episcopal Hospital
- Shriners Hospitals for Children - Houston
- St. Dominic Village
- Texas Children's Hospital
- TIRR (The Institute for Rehabilitation and Research)
- The University of Texas M. D. Anderson Cancer Center
- The University of Texas Medical Branch (UTMB)
- Michael E. DeBakey Veterans Affairs Medical Center in Houston

TEXAS MEDICAL CENTER ACADEMIC AND RESEARCH INSTITUTIONS

- Baylor College of Medicine



- Michael E. DeBakey High School for Health Professions
- Houston Academy of Medicine-Texas Medical Center Library
- Houston Community College System, Health Science Programs
- The Methodist Hospital
- Prairie View A&M University, College of Nursing
- Rice University
- Texas A&M Health Science Center - Institute of Biosciences and Technology
- Texas Heart Institute
- Texas Southern University College of Pharmacy & Health Sciences
- Texas Woman's University Institute of Health Sciences-Houston
- University of Houston
- University of Houston College of Pharmacy
- The University of Texas Medical Branch at Galveston
- The University of Texas Health Science Center at Houston
 - o Dental Branch
 - o Graduate School of Biomedical Sciences
 - o Harris County Psychiatric Center
 - o Medical School
 - o School of Health Information Sciences
 - o School of Nursing
 - o School of Public Health
 - o Brown Foundation Institute of Molecular Medicine for the Prevention of Human Diseases

A R E A A M E N I T I E S

PROPERTY DESCRIPTION



Metro Rail



Reliant Stadium



LA Fitness



Miller Outdoor Theater



Rice University

HOUSTON MARKET

HOUSTON METRO OVERVIEW

Houston's combination of a great place to live, work and play makes it one of the best places in the world. With a workforce of more than 2.5 million to a reputation as a fast-growing technology center, the region provides everything a company needs to succeed. Houston offers much more, real estate priced below the national average, a solid transportation infrastructure, appealing business incentives and wage rates that help companies compete around the world.

Houston, the fourth most populous city in the United States, is the largest city in the south and southwest regions. Houston's location places it equidistant from the nation's major population centers – New York (1,675 miles) and Los Angeles (1,556 miles). According to the U.S. Bureau of Census, the population of Houston's ten-county region CMSA is 5.6 million people. Houston is located in the northern portion of the Gulf Coastal plains, a 40 to 50 mile swath along the Texas Gulf Coast.



MARKET HIGHLIGHTS

- **Houston Is the Fourth Most Populous City in the Nation:** Houston is the fourth most populous city in the nation with 2.26 million people (trailing only New York, Los Angeles and Chicago), and is the largest in the southern U.S. and Texas. The population of Houston metro's 10 county MSA of nearly 5.9 million ranks sixth among U.S. metropolitan statistical areas.
- **Houston Is Ranked "Best Places for Business and Careers" Forbes Magazine:** In 2006 the Houston metropolitan area ranked first in Texas and third in the U.S. within the category of "Best Places for Business and Careers" by Forbes Magazine.
- **Houston Is Home to 25 Fortune 500 companies:** Houston ranks third among metropolitan statistical areas in the number of *Fortune 500* headquarters, behind New York (70) and Chicago (28). With more than 5,000 energy related firms, Houston is considered by many as the Energy Capital of the world.
- **Houston Has The Largest National Port:** The Port of Houston ranks as the nation's largest port in international tonnage and second in total tonnage, and is the sixth largest port in the world.
- **Houston Ranks First In Affordable Housing:** Houston has the most affordable housing of the ten most populated metropolitan areas in the nation (44% below the average U.S. urban populations of more than 2 million).
- **Houston is Ranked "Best Cities to Live, Work and Play":** In 2008, Houston ranked first within the category of "Best Cities to Live, Work and Play" by Kiplinger.
- **Houston is Ranked "Best Cities to Live" Forbes Magazine:** In 2007, Houston ranked fifth in the U.S. within the category of "Best Cities to Live" by Forbes Magazine.

HOUSTON EMPLOYMENT DIVERSITY

Substantial structural alteration in Houston’s economy over the past 25 years has reduced Houston’s vulnerability to downturns in upstream energy, which nonetheless continues to influence Houston far more than it does the nation as a whole.

- **The Energy Industry**

Houston is still considered the Energy Capital of the World. This energy base is fully diversified among energy industries, including upstream energy (oil and gas exploration and production, oilfield equipment manufacturing), downstream energy (refining and petrochemicals), distribution (wholesaling, pipeline transportation), and energy trading. According to the Greater Houston Partnership, 47 percent of the region’s economic base employment, or sectors of the local economy that export goods and services outside the region, is related to energy. More than 3,600 energy-related establishments are located within the Houston Metropolitan Statistical Area, including more than 550 exploration and production firms, more than 200 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy sector products. Ten of the 25 largest publicly traded oil and gas exploration and production firms are headquartered in Houston. The logistics for moving much of the nation’s petroleum and natural gas across the country are controlled from Houston. Fourteen of the nation’s top 20 oil pipelines have corporate or divisional headquarters or ownership interests in Houston, controlling 42.1 percent of U.S. capacity.



Some of the larger energy employers include:

ExxonMobil	Shell
Chevron/Texaco	Conoco
BP	Anadarko
Duke Energy	El Paso
Dynegy	Reliant
Williams	Halliburton
Schlumberger	Global Santa Fe

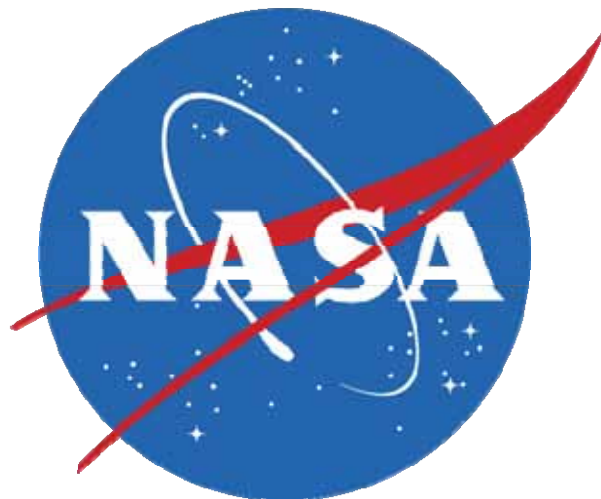
- **Texas Medical Center (TMC)**

The Texas Medical Center collectively makes up the city's largest employer with over 93,500 total employees (includes 8,800 staff in part-time and contract positions; not included are approximately 10,000 professionals and support personnel who work in adjacent professional buildings). Situated due south of the Central Business District along Main Street, the Medical Center is an immense complex of more than 100 facilities sitting on more than 1,000 acres between U.S. Highway 59 and State Highway 288, just south of Hermann Park. The world famous Texas Medical center is largest of its kind in the world, and is home to 49 nonprofit and government institutions, including 14 teaching hospitals, two medical schools, four colleges of nursing, a dental college, a college of pharmacy and a college of optometry. Altogether 6.0 million patients visit them each year with MD Anderson Cancer Center, Methodist Hospital and The Texas Heart Institute comprising the core of the Texas Medical Center.



- **NASA Johnson Space Center**

Located 25 miles from downtown Houston, the \$1.5 billion Johnson Space Center complex, established in 1961, occupies 1,620 acres. One of NASA's largest research and development facilities, Johnson Space Center manages the design, development and assembly of the International Space Station, manages the Space Shuttle program, serves as NASA's lead center for life sciences research and application, selects and trains astronauts, controls manned space craft and oversees many medical, scientific and engineering experiments conducted aboard the space shuttle. Houston's Johnson Space Center employs approximately 17,000 engineers, scientists and administrative personnel.



MOBILITY

Houston's infrastructure is supported by three airports which combine to form the fourth largest airport system in the United States and the sixth largest airport system in the world. A network of interstate highways and rail connections link Houston with inland markets while two major railroads and approximately 150 trucking lines connect the Port of Houston to the continental United States, Mexico and Canada.

■ **Houston Airport System**

Houston has one of the busiest, yet least congested airport systems in the United States. According to the Greater Houston Partnership, in terms of passenger volume, the Houston Airport System ranks as the fourth largest multi-airport system nationally and sixth largest worldwide, and has a \$24 billion economic impact for the Houston Economy. The system comprises George Bush International Airport (IAH), William P. Hobby Airport (HOU) and Ellington Field (EFD). The Houston Airport System served 48 million passengers during the 12-months trailing December 2009 and is forecasted to reach 80 million passengers by 2020. Additionally, the Houston Airport System supports more than 151,000 jobs in the local region.



■ **Port of Houston**

The Port of Houston is a 25-mile-long complex of diversified public and private facilities located just a few hours' sailing time from the Gulf of Mexico. The port is ranked first in the United States in foreign



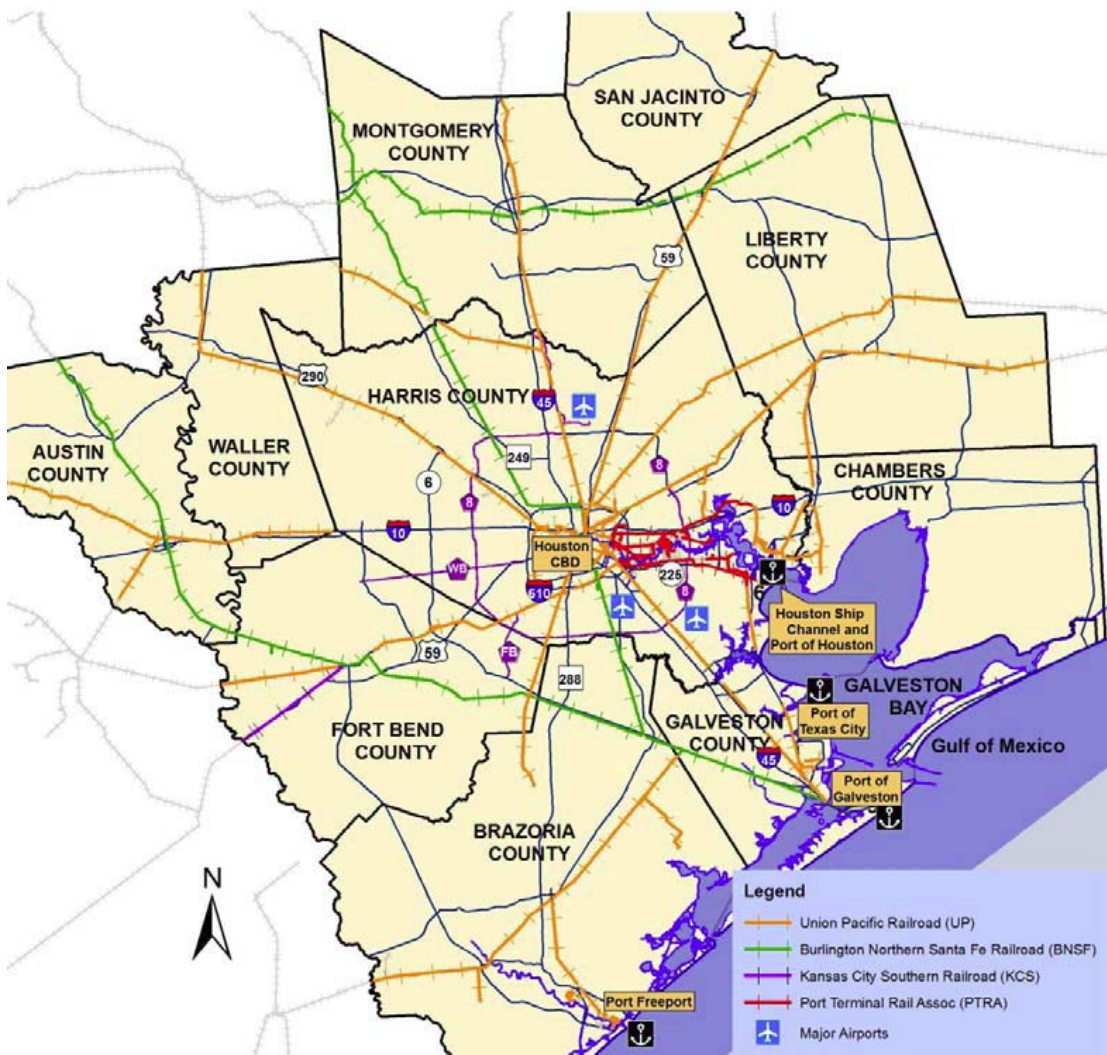
waterborne tonnage and second in the U.S. in total tonnage. The Port of Houston is made up of the Port of Houston Authority and the 150-plus private industrial companies along the Houston Ship Channel. All together, the port authority and its neighbors along the ship channel are a large and vibrant component to our regional economy. More than 225 million tons of cargo moved through the Port of Houston in 2007. A total of 8,053 vessel calls were recorded at the Port of Houston during the year 2008. The Houston Pilots navigate each vessel through the Houston Ship Channel.

The Port of Houston has been instrumental in the city of Houston's development as a center of international trade. About 100 steamship lines offer service linking Houston with 1,053 ports in 203 countries. It is also home to a \$15 billion petrochemical complex, the largest in the nation and second largest worldwide.

Rail

Houston is one of the nation’s busiest rail centers, with more than 700,000 rail cars arriving in or departing from the port city each year. Shippers have access to all major U.S. cities in the West via direct lines and in the East via connections in St. Louis, Kansas City, Memphis, New Orleans or Chicago. Service is available to all Port of Houston Authority facilities as well as more than 150 industries along the Houston Ship Channel. The rail system is further integrated with the local trucking industry via six intermodal terminals, the local highway system, Houston’s three major airports, and the barge system on the Gulf Intracoastal Waterway. Class I Railroads include Burlington Northern Santa Fe Railway (BNSF), Kansas City Southern Railway (KCS), and Union Pacific Railroad (UP); switching and terminal railroads include Galveston Railroad, L.P. (GVSR), Port Terminal Railroad Association (PTRA), and Texas City Terminal Railway Company.

Railroads Serving the Houston Region



Houston Economic Overview

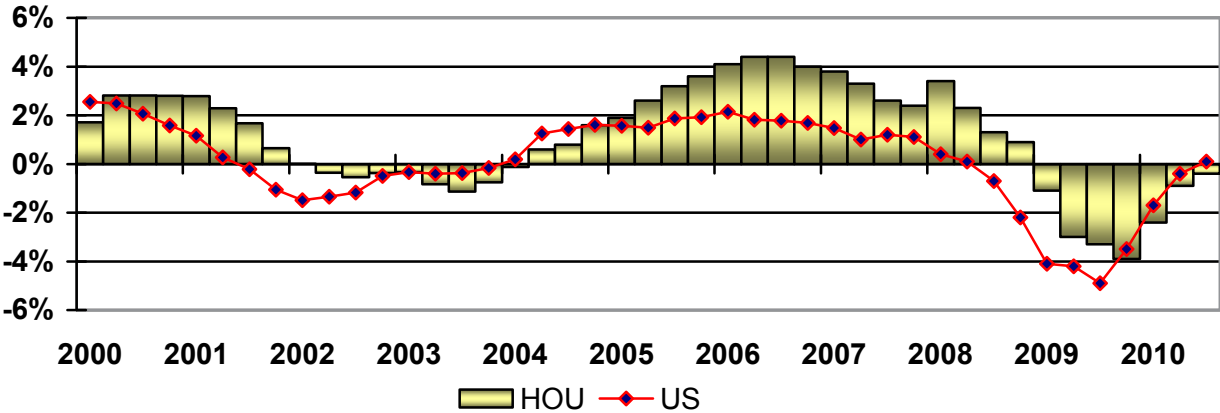
EMPLOYMENT UPDATE

Houston’s run of solid economic growth came to an end in 2009 as the effects of the national recession proved to be too much for the regional economy. The regional economic expansion was mainly driven from the energy sector as oil and natural gas prices reached record highs. However, that all came to an end towards the end of 2008 as the recession struck Houston hard and energy prices dropped from \$150 per barrel to below \$50 in just four months, forcing many companies to downsize and consolidate operations. Despite the rapid deterioration that set in 18 months ago, Houston is faring better than many other markets across the nation.

The 10-county Houston-Sugar Land-Baytown metropolitan statistical area witnessed a net loss of 900 jobs within the last 12 months ending August 2010, according to the Texas Workforce Commission. As recently as November 2009, the 12-month loss stood at 103,800 jobs. The loss has declined consistently over the past seven months and if the trend continues Houston’s 12-month job count should turn positive next month.

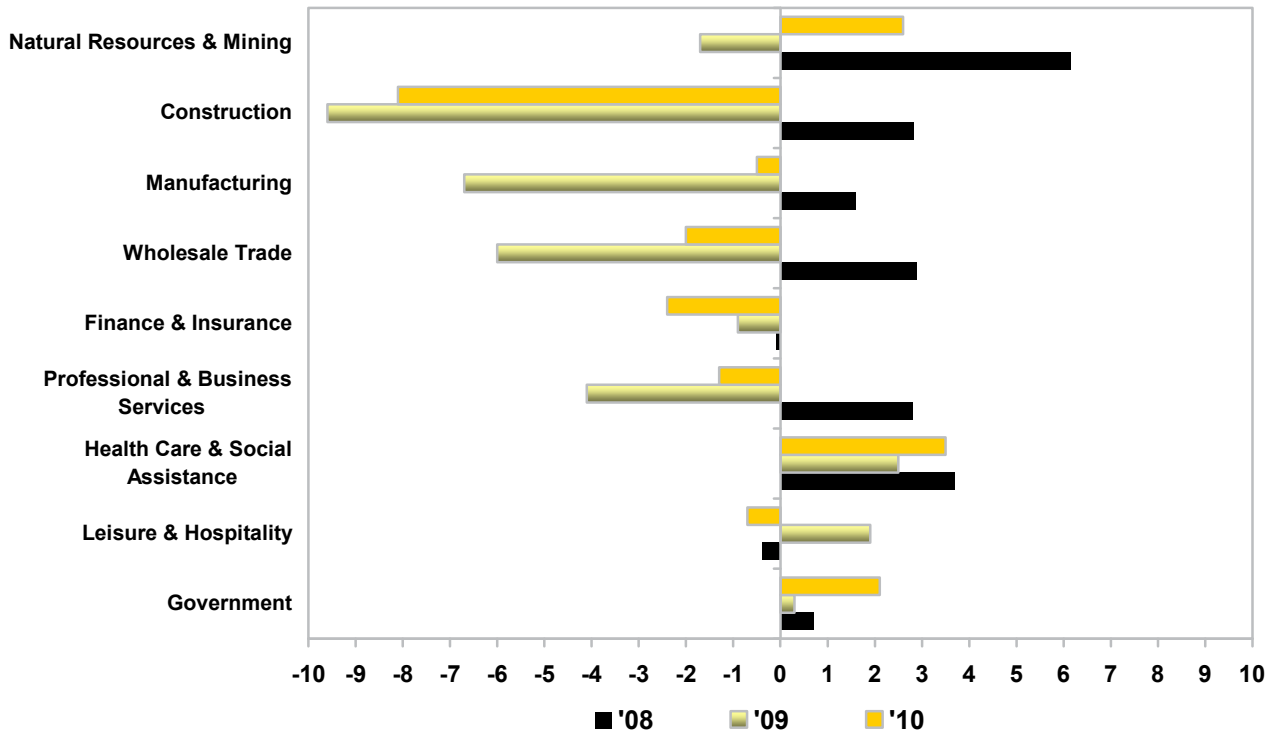
Private sector employment continues to recover. The region added 5,700 private sector jobs in August. The 12-month loss has fallen to 6,300 jobs this year compared to a 12-month loss of 71,500 jobs the same time last year. Since January, the private sector has added 49,600 jobs. However, this should be taken with a note of caution. For one, the numbers are not seasonally adjusted. Second, they are subject to change when TWC issues its benchmark revisions in March 2011. But the data do suggest the economy is into recovery and that employment is beginning to rebound.

Employment Growth – U.S. vs. Houston



The pace of the Houston recovery is a bit slower than those of other major Texas metro areas, though most industries, except for construction, are now improving. The unemployment rate has risen over the past year by a full percentage point to 8.7 percent, as labor force increases have exceeded job growth. The unemployment rate for Austin was 7.2 percent, for Dallas-Fort Worth, 8.4 percent, and for San Antonio 7.6 percent. McAllen had the highest unemployment rate in the state at 12.2 percent and Midland had the lowest at 5.6 percent. The unemployment rate for Texas stood at 8.4 percent and for the United States at 9.5 percent. (All rates are not seasonally adjusted.)

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Several sectors continue to perform well. Health care and social assistance added 8,700 jobs over the past 12 months and 22,500 jobs since the recession began, though the rate of job growth appears to have tapered off in recent months. Oil and gas extraction added 2,500 jobs over the past 12 months and 4,200 since the recession began. The industry seems to grow by 100 to 300 jobs every month regardless of what's happening in Washington, D.C. or the Gulf of Mexico. Manufacturing continues to recover, having added 4,500 jobs since the first of the year, yet employment remains 23,800 jobs below the previous peak. Most of the recovery has occurred in durable goods manufacturing, up 2,500 jobs over the year, while employment in non-durable goods manufacturing is down by 1,500 jobs over the year.

Several sectors continue to struggle. The construction industry lost 11,200 jobs over the past 12 months. While one month does not make a trend, construction did add 700 jobs in August and is up by 1,200 jobs since January. The industry has a long way to go, however, before it recovers the nearly 40,000 jobs lost during the recession. Strong employment growth in other sectors is needed to spur the demand for housing, office and industrial space which in turn would generate construction jobs.

POPULATION GROWTH

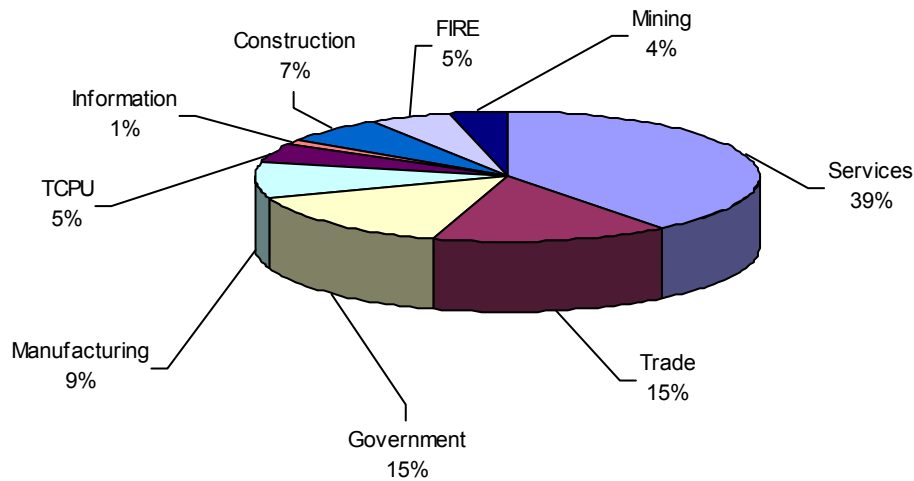
Houston retained its ranking as the fourth most populous city in the United States, according to estimates released today by the U.S. Census Bureau. As of July 1, 2009 (the date of the estimate), Houston's population stood at 2,257,926, an increase of 19,743 from July of the previous year. Over the past nine years, Houston's population has grown by 280,115, or at a 1.48 percent compound annual rate. Houston added more people than any other city, except New York, which grew by 383,195 residents over the same period.

Five of the nation's 20 most populous cities are in Texas—fourth-ranked Houston (2,257,926), seventh-ranked San Antonio (1,373,668), ninth-ranked Dallas (1,299,543), 15th-ranked Austin (786,382) and 17th-ranked Fort Worth (727,575). All enjoyed healthy population growth over the past nine years. San Antonio added 209,843 residents; Fort Worth added 181,582; Austin added 114,141; and Dallas added 108,812.

County	Population 4/1/2000	Population 7/1/2009	Change	Percent Change
Austin	23,590	27,248	3,658	15.5
Brazoria	241,767	309,208	67,441	27.9
Chambers	26,031	31,431	5,400	20.7
Fort Bend	354,452	556,870	202,418	57.1
Galveston	250,158	286,814	36,656	14.7
Harris	3,400,578	4,070,989	670,411	19.7
Liberty	70,154	75,779	5,625	8.0
Montgomery	293,768	447,718	153,950	52.4
San Jacinto	22,246	24,902	2,656	11.9
Waller	32,663	36,530	3,867	11.8
Houston-Sugar Land-Baytown MSA	4,715,407	5,867,489	1,152,082	24.4

Source: U.S. Bureau of the Census, July 2009

The chart below demonstrates the diversity of non-agricultural employment throughout the Houston MSA as of June 2010.



Source: University of Houston Center for Public Policy

The following table lists the area's largest employers.

LARGEST HOUSTON AREA EMPLOYERS	
Employer	Employees
Wal-Mart Stores	31,900
Administaff	20,589
Memorial Hermann Healthcare System	20,201
University of Texas M.D. Anderson Cancer Center	17,536
Continental Airlines	16,451
Kroger Co.	14,620
Exxon Mobil Corp.	14,396
Shell Oil Company	12,850
The Methodist Hospital System	12,363
H-E-B	12,283

*Source: TAMU RECenter



**SALE/LEASE AMERICANS WITH DISABILITIES ACT,
HAZARDOUS MATERIALS AND TAX DISCLOSURE**

Re: [Property Name/Address]

Transaction Svc.
Professional:

Henry Hagendorf, Beth Young & Sam Sheff
Representing [Landlord/Tenant, etc.]
[Name of Person/Company Representing]

The Americans With Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may be in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including lead-based paint), minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that mayor may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate brokers have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and/or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

SELLER/LANDLORD/LESSOR/SUBLESSOR

BUYER/TENANT/LESSEE/SUBLESSEE

Entity Name _____

Entity Name: _____

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

