



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



United Rentals
2751 State Highway 361
(Ingleside) Corpus Christi, TX 78362

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,200 SF United Rentals Facility Located at 2751 State Highway 361 in Ingleside, Texas. This is a Great Opportunity to Invest in an Industry Leading Tenant With Income Growth in a Tax Beneficial State.

OFFERING SUMMARY

PRICE	\$1,175,000
CAP	7.15%
NOI	\$84,000
PRICE PER SF	\$143.29
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	2751 State Highway 361 (Ingleside) Corpus Christi, TX 78362
COUNTY	San Patricio
BUILDING AREA	8,200 SF
LAND AREA	1.99 AC
BUILT	2018



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- United Rentals is the Largest Equipment Rental Company in the World With an Integrated Network of Over 1,186 Locations Worldwide
- Tenant Has Made Over \$350,000 of Improvements to the Site By Installing a Diesel Fueling Station, Electrical Fencing, Equipment Wash Rack and LED
- Landlord Replaced Roof and Exterior Warehouse Sheet Metal in 2018
- United Rentals is Strategically Positioned to Provide Services to the Nearby Chemical Plants, Offshore Drilling Companies and Energy Centers
- Property is Located Right Off Texas Highway 361, Making it a Very Accessible Site
- Demographics - Population of 45,564 Residents Making an Average Household Income of \$78,815 Within a 10-Mile Radius
- Adjacent to the Whitney Lake Marsh Wildlife Refuge - a 50 Acre Area That Includes Bird Watching, and a Migratory Habitat For Waterfowl, Shorebirds and Many Other Species
- Area Attractions Include Several Parks Offering Picnic Areas, Soccer Fields, Hike/Bike Trails and a Skate Park
- Ingleside is Situated on the Corpus Christi Bay in South Texas and is Minutes From the Beaches of Port Aransas, Rockport, Mustang Island and Padre Island
- Corpus Christi is the 8th Most Populous City in Texas With a Population Over 442,600; The Port of Corpus Christi is the 3rd Largest in the U.S. and Handles Over 6,000 Vessels and Over 80 Million Tons of Cargo Annually
- Nearby Tenants Include: Quality Inn, EZPawn, HEB, Valero, Whataburger, U-Haul, Stripes, Dairy Queen, Pizza Hut, Wells Fargo, USPS, Sonic and More



LEASE SUMMARY

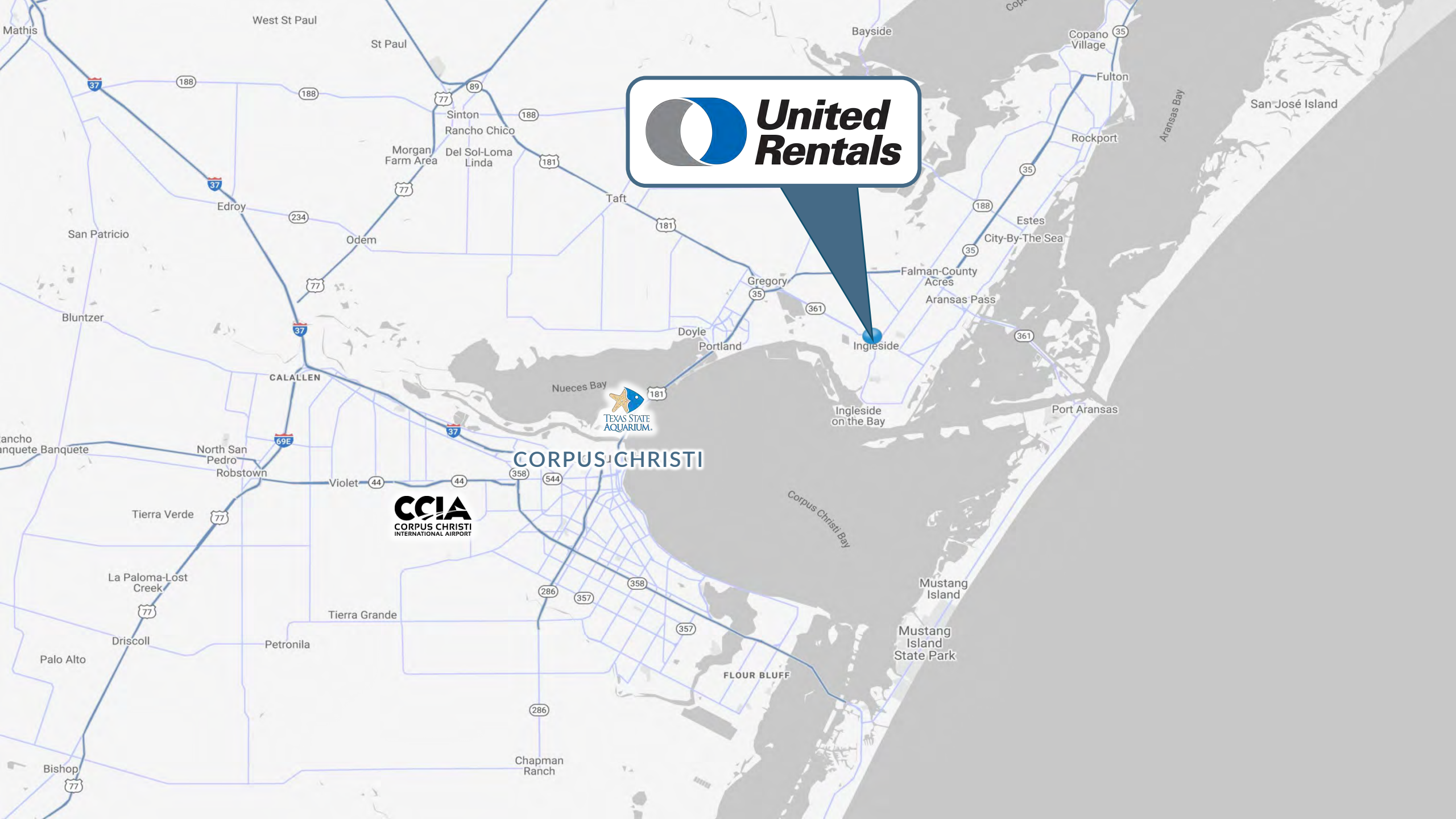
TENANT	United Rentals
PREMISES	A Building of Approximately 8,200 SF
LEASE COMMENCEMENT	September 1, 2019
LEASE EXPIRATION	August 31, 2024
LEASE TERM	~4 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Industrial
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Shared Responsibility
HVAC	Shared Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

*Lease Includes Early Termination Option After Year 3, Allowing Tenant to Vacate After Payment of 6 Months Rent

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
8,200 SF	\$84,000	\$10.24



ACTUAL PROPERTY IMAGES



Ingleside



CORPUS CHRISTI



FLOUR BLUFF

Mustang Island
Mustang Island State Park



Seaside
Landing

Sun Meadow
Apartments

Portside Villas
Apartments

361
TEXAS

Highland Ave

H-E-B

VALUEBANK
TEXAS

SUBWAY

TACO
BELL

STRIPE'S

DQ

PEERLESS
CLEANERS

PIZZA
HUT

SPANKY'S

LIQUOR

EZ PAWN

United
Rentals

BlueWave Storage

Gilbert J Mircovich
Elementary

COASTAL BEND
INSURANCE AGENCY

U-HAUL

Thirsty's
Tavern

BLACKBEARD'S

Old Ingleside
Hotel

W Main St

Bechtel Oil Gas & Chemicals Inc.

voestalpine
ONE STEP AHEAD.



Arad Lake



NRG Gregory
Generating Station



361
TEXAS



L & D Collision
Center

W Main St



Highland Ave
ONLY

Walmart Supercenter

LOWE'S

FAIRFIELD INN & SUITES Marriott

WHATABURGER

Aaron's

MURPHY USA

McDonald's

VALERO

DOLLAR TREE

Walgreens

Pizza Hut

IBC BANK

SUBWAY

FAMILY DOLLAR

TSC

TRACTOR SUPPLY CO

CITGO

BEALLS

SUBWAY

CVS pharmacy

SONIC

Church's

CUBESMART self storage

RAC

CIRCLE K

VALERO

United Rentals

361
TEXAS

SLEEP

QUALITY

model 6

BW

Best Western Hotels & Resorts

H-E-B

stripes

DQ

VALERO

7 ELEVEN

Pizza Hut

H-E-B

DOLLAR GENERAL

O'Reilly AUTO PARTS

POPEYES

AutoZone

MICROTTEL INN & SUITES BY WYNDHAM

CANDLEWOOD SUITES

AMERICAS BEST VALUE INN & SUITES

Super 8

PROSPERITY BANK

Domino's

VALERO

7 ELEVEN

CITGO

stripes

metro by T-Mobile

cricket

stripes

CITGO

VALERO

7 ELEVEN

DOLLAR GENERAL

WELLS FARGO

TACO BELL

SNAP FITNESS 24-7

SONIC

metro by T-Mobile

SUBWAY

WHATABURGER

N Main St

Highland Ave



INGLESIDE | NUECES COUNTY | TEXAS

Ingleside is a city in Nueces and San Patricio counties in the U.S. state of Texas. The population was 10,192 residents at the 2019 census. Ingleside was the home to Naval Station Ingleside. The city is located 15 miles to Corpus Christi. Corpus Christi is a coastal city in the South Texas region. The city's population was estimated to be about 326,554 residents in 2018, making it the eighth-most populous city in Texas. The Corpus Christi metropolitan area has an estimated population of 442,600 residents. The city is home to the Port of Corpus Christi, which is the fifth-largest in the United States. The nickname of the city is "Sparkling City by the Sea", due to its location on the Gulf of Mexico.

The majority of the area's residents work in wholesale and retail trades, and government sectors. The Port of Corpus Christi is the fifth-largest U.S. port and deepest inshore port on the Gulf of Mexico; it handles mostly oil and agricultural products. Much of the local economy is driven by tourism and the oil and petrochemicals industry. Corpus Christi is also home to the Naval Air Station Corpus Christi providing 6,200 civilian jobs to the local economy, making it the single largest employer in the city. The city is also home to the Corpus Christi Army Depot, which is the largest helicopter repair facility in the world.

Corpus Christi is home to the the World War II aircraft carrier, the USS Lexington, which now houses a naval aviation museum. The city is also home to the Harborfront Texas State Aquarium which has touch pools, an aquatic nursery and a shark exhibit. The city is near Padre Island National Seashore, which is home to migratory birds and endangered Kemp's ridley sea turtles. The city is located on the Gulf of Mexico with some of the best beaches, including the Mustang Island State Park that covers 3,954 acres and has a 5-mile beachfront.



CORPUS CHRISTI PORT



PADRE ISLAND NATIONAL SEASHORE

PORT OF CORPUS CHRISTI

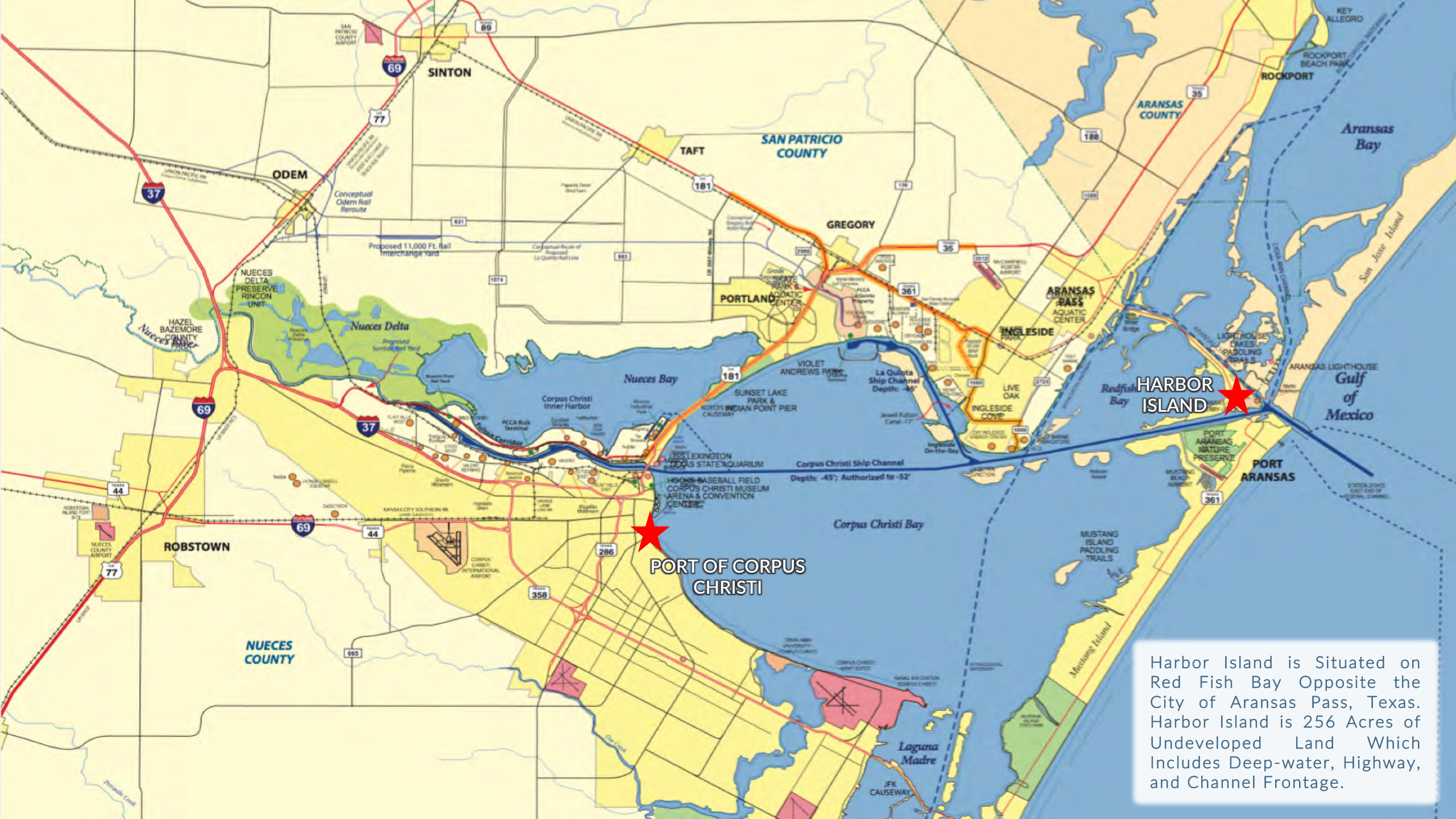
“MOVING AMERICA’S ENERGY”

- Located on the Western Gulf of Mexico, the Port of Corpus Christi is a Major Economic Driver For Not Only the State of Texas, But For the U.S.
- 4th Largest Port in the United States in Total Tonnage
- Leading U.S. Crude Oil Export Port
- With a Straight, 45’ Deep Channel and a Strategic Location, the Port Provides Quick Access to the Gulf of Mexico and the United States Inland Waterway System
- Port is a Leading Gateway to International and Domestic Commerce
- Excellent Railroad and Highway Network Connectivity – Three Railroads and Two Major Interstates



“Corpus Christi is certainly where the incremental barrels want to go as we have deep water, availability of land for development and plenty of capacity to absorb the forecasted U.S. energy production growth in oil and gas. Corpus Christi is open for business.”

*- Charlie Zahn
Chairman of the Port of Corpus Christi Commission*



Harbor Island is Situated on Red Fish Bay Opposite the City of Aransas Pass, Texas. Harbor Island is 256 Acres of Undeveloped Land Which Includes Deep-water, Highway, and Channel Frontage.

CORPUS CHRISTI ECONOMY

One of the Most Prominent Cities in South Texas, With a Thriving and Diverse Economic Base, a Major Commercial Port and Naval Air Station

ENERGY AND PETROLEUM LEADER

Among Other Companies, Corpus Christi and the Texas Economy Benefit From Eagle Ford Shale Play – Hotspot For Oil Drilling and One of the Most Productive Oil Basins in the Country Producing Over 1M Barrels of Oil Daily

THRIVING TOURIST INDUSTRY

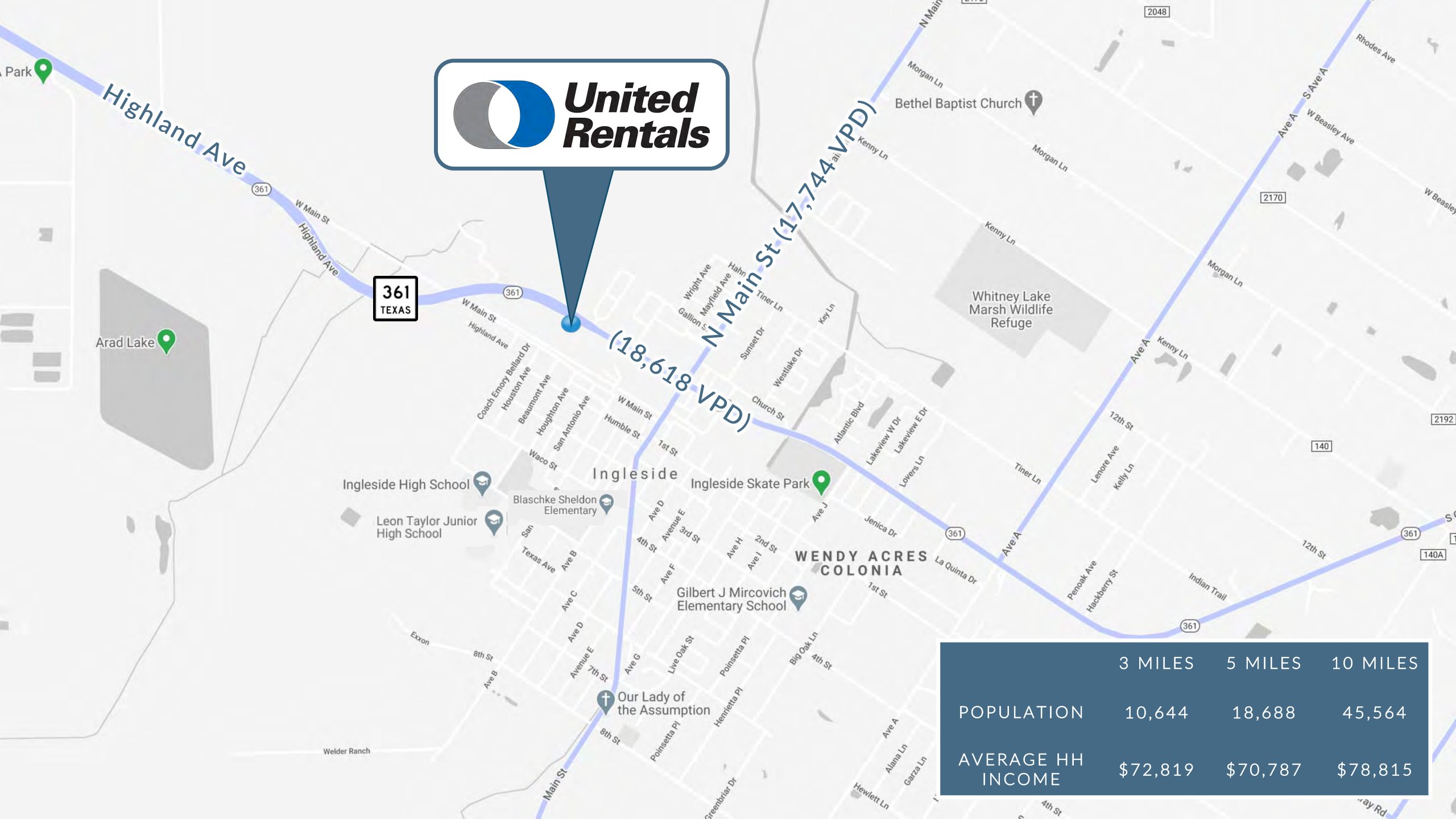
Warm Winters, Access to the Beaches of the Gulf of Mexico and Booming Growth Allow For Corpus Christi's Economy to Thrive of Annual Tourism

ACCESS TO WORLD MARKETS

Port of Corpus Christi Along With the Corpus Christi International Airport and Immediate Access to the Gulf of Mexico Provide Access to Global Markets

Naval Air Station is Corpus Christi's Largest Employer Contributing to Over \$3.5 Billion to the Texas Economy and Employing Over 9,773 People. NAS is Also Home to the Corpus Christi Army Depot, the Primary Aviation Depot Maintenance For Department of Defense and Home to the Largest Helicopter Repair Facility in the World.

OTHER MAJOR EMPLOYERS	# OF EMPLOYEES
Corpus Christi ISD	5,178
CHRISTUS Spohn Health Systems	5,144
HEB	5,000
City of Corpus Christi	3,171
Naval Air Station Corpus Christi	2,822
Bay, LTD	2,100



	3 MILES	5 MILES	10 MILES
POPULATION	10,644	18,688	45,564
AVERAGE HH INCOME	\$72,819	\$70,787	\$78,815

TENANT PROFILE

United Rentals, Inc. (NYSE: URI) is the world's largest equipment rental company, with about 13 percent of the North American market share as of 2019. It owns the largest rental fleet in the world with about 660,000 rental units totaling about \$14.2 billion in original equipment cost (OEC). The company has a workforce of approximately 18,800 employees, and operates 1,186 locations across 49 U.S. states, 10 Canadian provinces, Puerto Rico and four European countries. Our branches are fully integrated through technology, allowing them to collaborate on solving customer needs.

Today, our company continues to build on its industry leadership with a best-in-class range of resources and the largest customer service network of its kind in North America. United Rentals is primarily a provider of construction and industrial equipment: trucks, aerial work platforms, counterbalance forklifts, reach forklifts, earth movers, compressors, homeowner equipment, and similar devices. Together, these are considered general and aerial rentals, and they make up the bulk of URI's rental fleet and customer base.



COMPANY TYPE
NYSE: URI



FOUNDED
1997



OF LOCATIONS
1,186+



HEADQUARTERS
Stamford, CT



WEBSITE
unitedrentals.com

CONFIDENTIALITY AGREEMENT

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE

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 sub agency 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 the 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.

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