

COLES CROSSING SHOPPING CENTER
HOUSTON, TEXAS

Summary of Terms

<u>Owner/Entity</u>	Gellerosa LP, a Texas Limited Partnership
<u>Interest Offered</u>	100% fee simple interest in Coles Crossing Shopping Center, a ±42,096 square foot Randalls grocery-anchored (67,493 square feet – owned by others) neighborhood shopping center on ±4.446 acres of land and an additional parcel of .972 acres.
<u>Due Diligence</u>	Seller will provide all 2007 3 rd party reports, appraisal, ALTA survey, and estopples in their possession and acceptable to Capmark upon opening of escrow.
<u>Offering Price</u>	\$12,000,000
<u>Additional Land</u>	\$300,000
<u>Offer Submission</u>	Offers should be submitted in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions of the Purchaser's offer including but not limited to: <ul style="list-style-type: none">• Pricing• Due diligence and closing time frames• Earnest Money Deposit• A description of the debt/equity structure of the transaction• Prepayment penalty (if applicable)• Buyer and Seller to split Owners Title Insurance 50/50, Buyer to pay for Lender's policy.

Please direct all inquiries to either:

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