



Brian Corrison

Vice President

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PRICE

\$4,725,000

CAP

8.25%



TEXAS DEPARTMENT OF CRIMINAL JUSTICE

El Paso, TX

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the leasehold interest in the single-tenant State of Texas office facility located in El Paso, Texas (the "Property"). The Property is leased to the State of Texas, operating as the Department of Criminal Justice ("TDCJ"). The State of Texas carries an investment-grade credit rating of AAA by Standard & Poor's and Aaa by Moody's.



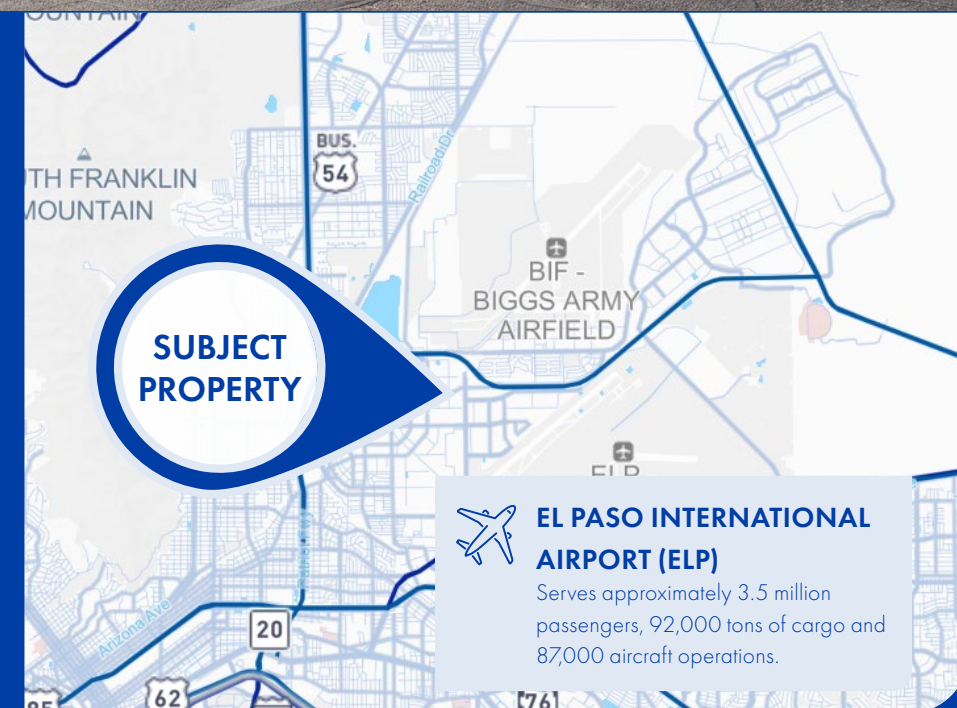
NEW 10-YEAR LEASE
EXTENSION



EXCELLENT 1031 EXCHANGE
OPPORTUNITY



\$1.3 MILLION EXPANSION
RECENTLY COMPLETED –
INCREASED SPACE BY 45%



**SUBJECT
PROPERTY**



**EL PASO INTERNATIONAL
AIRPORT (ELP)**

Serves approximately 3.5 million
passengers, 92,000 tons of cargo and
87,000 aircraft operations.