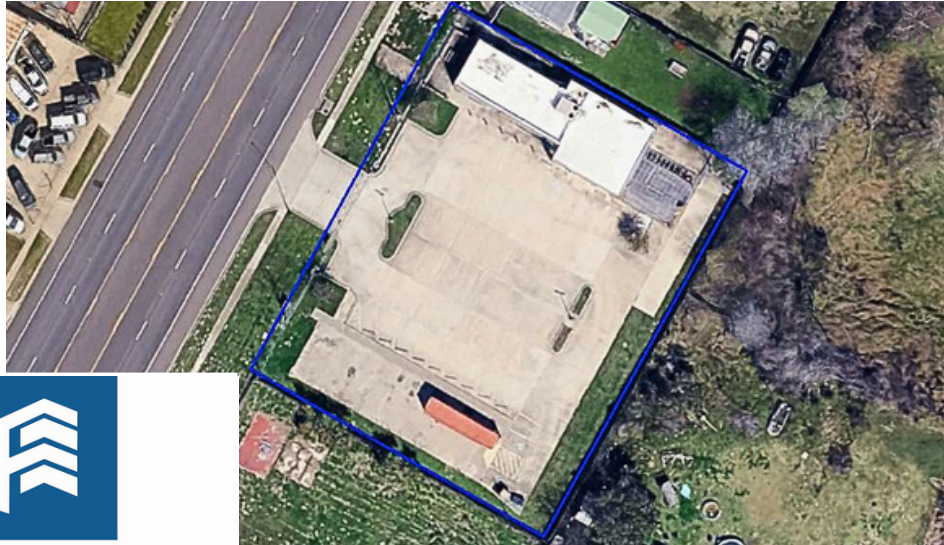


OFFERING MEMORANDUM
427 NAS DRIVE, CORPUS CHRISTI, TX



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EXECUTIVE SUMMARY

Finial Group is pleased to present an exclusive investment opportunity at 427 NAS Drive, a free-standing, single-tenant retail property located in Corpus Christi, Texas. This offering provides investors with the ability to acquire a stabilized asset through a structured sale-leaseback, delivering immediate cash flow backed by an in-place operating business.

Strategically positioned on approximately 0.72 acres (31,363 square feet), the property features a 2,540 square foot retail building with strong visibility and accessibility. The site benefits from its proximity to key traffic corridors and surrounding commercial activity, supporting long-term tenant viability and consistent consumer demand within the trade area.

The offering is structured as a sale-leaseback at a rental rate of \$16.00 per square foot, providing a predictable income stream at an 8.00% capitalization rate. This structure allows investors to secure day-one yield while mitigating lease-up risk, making it an attractive option for both passive investors and yield-focused capital.

Corpus Christi continues to demonstrate steady economic fundamentals driven by port activity, tourism, and regional population growth. The combination of a well-located retail asset, committed tenancy, and above-market yield positions 427 NAS Drive as a compelling addition to any investment portfolio.

This investment represents a rare opportunity to acquire a high-yield retail asset with built-in income and favorable pricing dynamics. With its strong fundamentals, strategic location, and structured cash flow, 427 NAS Drive offers both stability and upside potential in a growing coastal Texas market.

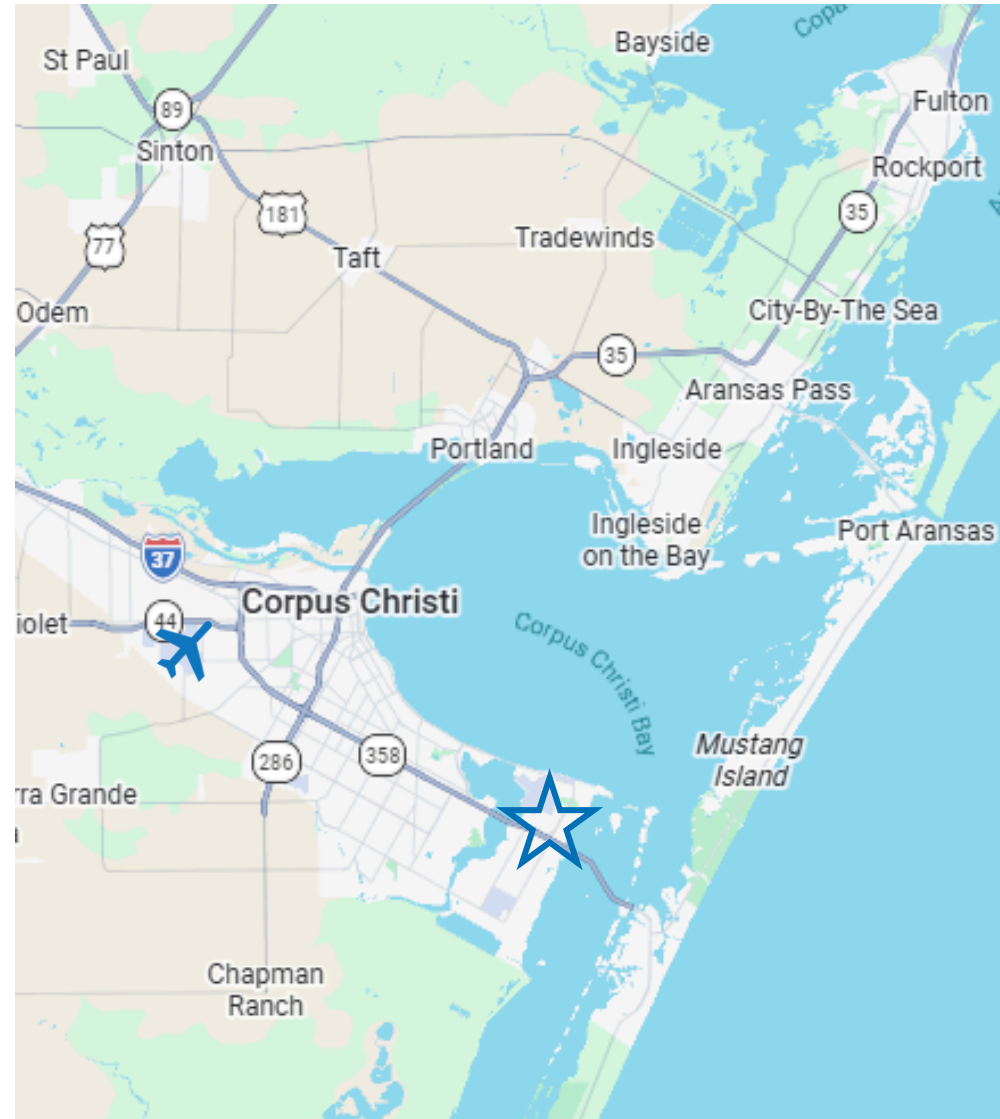


PROPERTY OVERVIEW



Property Features:

- 2,540 SF Single-Tenant Retail/Office Building
- Sale-Leaseback with Owner-Occupant Providing Immediate Income
- Constructed in 2012
- Metal Construction with Cobblestone Façade
- 10' Clear Height
- Situated on 0.72 Acres (31,363 SF)
- Fully Fenced and Gated Site
- Functional Layout Suitable for Retail or Service-Oriented Users
- Strong Visibility and Accessibility Along NAS Drive
- Convenient Access to Flour Bluff, Padre Island, and Naval Air Station Corpus Christi



DRIVE TIMES

- South Padre Island Drive (TX-358) - 3 Minutes
- Naval Air Station - 5 Minutes
- Texas A&M University - Corpus Christi - 9 Minutes
- TX-286 Crosstown Expressway - 11 Minutes
- Corpus Christi International Airport - 16 Minutes

INVESTMENT HIGHLIGHTS



**ASKING PRICE:
\$508,000**

**CAP RATE:
8.00%**



**Structured 3-
Year Sale-
Leaseback
Providing
Immediate Cash
Flow**



**Triple Net (NNN)
Lease
Minimizing
Landlord
Responsibilities**



**3% Annual
Rental
Increases
Driving NOI
Growth**



**High-Quality
Retail/Office
Buildout with
Modern
Finishes**

TENANT OVERVIEW



ASAP Security Services

ASAP Security is a Texas-based security and surveillance provider specializing in advanced protection solutions for both residential and commercial clients. The company delivers a full suite of services including video surveillance systems, monitoring services, fire alarm integration, gunshot detection, and home and commercial automation systems.

Backed by a team of experienced systems integrators, ASAP Security has built a reputation for delivering high-quality, reliable security solutions tailored to meet the needs of its clients across multiple Texas markets. Their focus on technology-driven security infrastructure positions them as a trusted provider in an increasingly demand-driven industry.

ASAP Security currently operates out of 427 NAS Drive in Corpus Christi, Texas, where the property supports its operational needs, including equipment storage, system staging, and deployment logistics. The tenant has established its presence at this location and utilizes the site to efficiently serve its growing customer base. The company's continued operation at the property, combined with the sale-leaseback structure, provides investors with a stable income stream backed by an in-place tenant with a vested interest in the location.

Rent Roll:

Property Address	Square Feet	Tenant Name	Lease Start Date	Date of Increase	Base Rent /Mo.	Base Rent SF/Yr.	Lease Expiration
427 Nas Drive	2,540	ASAP Security, LLC	At Closing		\$ 3,386.67	\$ 40,640.04	Thirty-Six (36) Months from Closing Date
				Month 13	\$ 3,488.27	\$ 41,859.24	
				Month 25	\$ 3,592.91	\$ 43,114.92	

**Leaseback terms are negotiable*

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Finial Group is a fully-integrated real estate firm that was formed to provide value oriented, execution driven investment, development, management, leasing and construction services. Our organizational structure allows us to provide unmatched service to our clients, investors and our partners. Our associates have experience and proven track records in every facet of commercial real estate.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Finial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Finial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Finial in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date