



INVESTMENT SALES

*Quality, Service,
Commitment to excellence.*

ANDY ARONSON 713-530-7466

**STRATEGIC ACQUISITION &
DISPOSITION SOLUTIONS**

A full service real estate firm specializing in investment sales. We also provide project leasing capabilities, tenant representation, site evaluation and general brokerage services.

www.gulfstreamprops.com

ASSET ACQUISITION & DISPOSITION

Our team excels at finding qualified sites that are not readily obvious, pulling together supporting information so that our clients can make an "informed" decision, negotiating terms favorable to our client's objectives and shepherding our transactions through closing. We are skilled at market penetration strategies and managing transactions.



We are skilled at administering due diligence studies for buyers and sellers. We have completed transactions in all sectors and routinely manage repair of deferred maintenance issues, ordering and overseeing inspections, appraisals, environmental studies, financial audits and much more.

Let us handle your sale or purchase.



We maintain close working relationships with several loan brokers and have had great success assisting our clientele to acquire mortgaged debt for all asset classes. With the lending market finally starting to loosen, it is a key focus for us to help buyers find the best possible rates with the fewest amount of headaches to close.



While nothing can replace a phone call or a face to face meeting, our world is changing and becoming increasingly virtual. We are digital geeks and are always looking for a better mouse trap. We track the amount of opens and several other crucial elements to our email blasts to help streamline our efficiency with marketing.

TARGET MARKETING

We maintain a broad base of buyers, sellers, tenants, and brokers. We routinely send email blasts designed to identify both suitable sites to purchase, and buyer for our listings.

This comprehensive service is designed to facilitate an efficient and aggressive response to new opportunities in the market, reducing the client's administrative overhead and expanding its effective market coverage.

RELATIONSHIPS

Our firm is equipped to capture and interpret up to the minute market information. We have extensive landlord and tenant relationships that allow our clients to exploit all potential negotiable concessions. As our company has grown, so have our clients and relationships. The one thing that will never change for us is our unrelenting focus on our clients.

INVENTORY

We maintain a comprehensive inventory of both investment opportunities and qualified suitable buyers in and around Houston.

WE CAN HELP ADVISE AND ADMINISTER YOUR

1031 EXCHANGE

1. What is your exit strategy?
2. What is your risk profile?
3. What do you consider 'full service'?

IN HOUSE DESIGN AND STATE OF THE ART RESEARCH & MARKETING

**Treisman Ventures, LLC/Which Wich
CBD - Unit #2 Site Selection**

NOT TO SCALE
April 18, 2011
Prepared for:
Which Wich
Cathy Treisman

INDUSTRIAL WAREHOUSE/OFFICE FOR LEASE

**5K +/- sf WAREHOUSE
1K +/- sf OFFICE**

.45¢ + NNN

**13520
ALMEDA SCHOOL RD**

STABILIZED YARD
EXCELLENT FOR
TRUCKING CO.

24 HR SURVEILLANCE
FRESHLY RENOVATED
OFFICES* AUTO-GATE
WILL ALSO CONSIDER
SMALL OR LARGER

for more information
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PROPERTIES, LLC

CENTRAL LOCATION
288 ALMEDA GENOA

SEC of GARTH & ROLLINGBROOK 18,504 SF PAD FOR SALE

Baytown, Texas \$18 PSF

<http://www.youtube.com/watch?v=8Q2RU8u5u7g>

**TACO BELL
NOW OPEN**

UTILITIES DELIVERED TO THE SITE
NO RETENTION REQUIREMENTS

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GulfStream
PROPERTIES, LLC

ADJACENT TO NEW TACO BELL
CROSS ACCESSED/CROSS PARKED
PAD AVAILABLE FOR RETAIL
RESTAURANT OR SPECIAL USE
LIGHTED INTERSECTION

DEMOGRAPHICS
5 Mile Radius

Population 84,941
HH Income \$56,033
TRAFFIC COUNT
26,850 CPD on Garth

**TACO BELL
NOW OPEN!**



NEW FULLY EQUIPPED RESTAURANT FOR SALE

4500 SF \$1.55M

**1325
E. BROADWAY
PEARLAND
TEXAS**

JUST EAST OF
DIXIE FARM ROAD
ACROSS FROM NEW
CHICK-FIL-A

EXCELLENT FOR:
TAQUERIA, ITALIAN
CONTINENTAL

NEW BUILDING W/
ALL NEW EQUIP

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