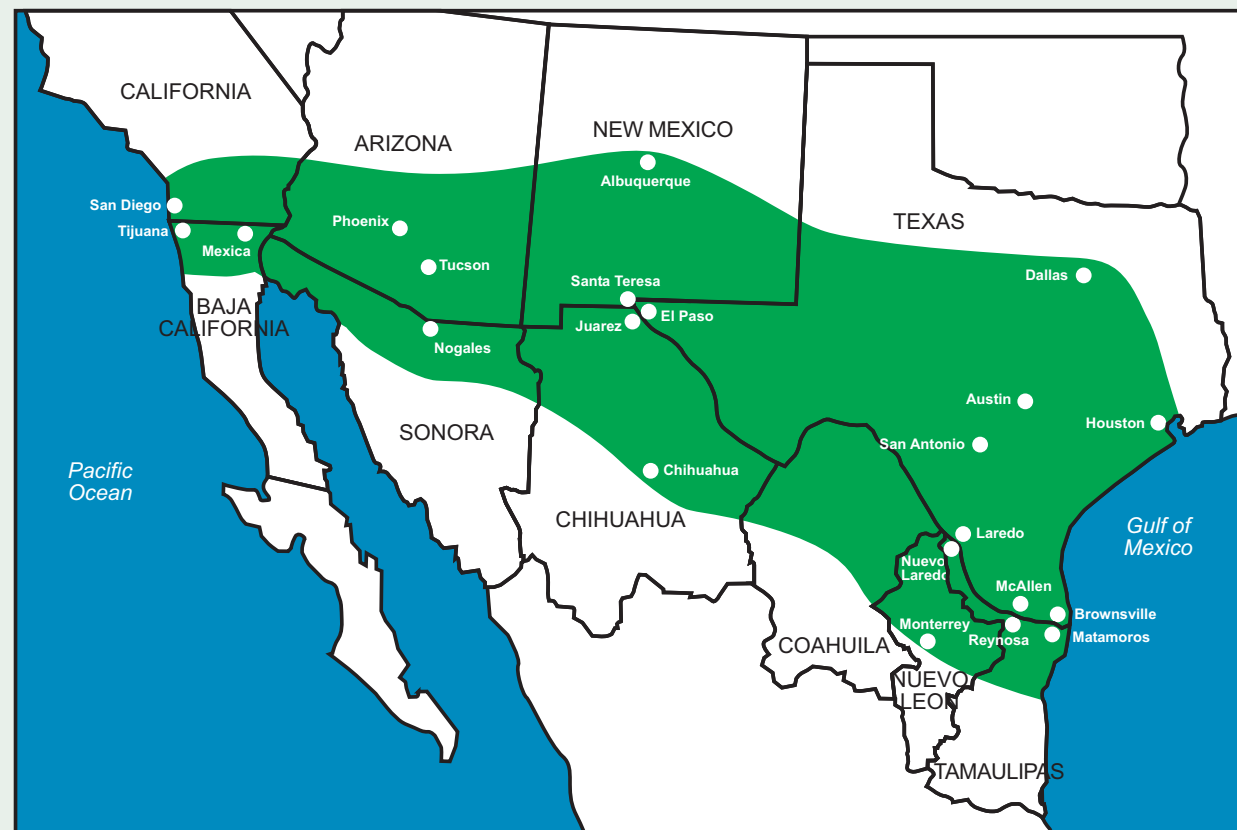


VERDE PHARR BRIDGE INDUSTRIAL PARK

Verde's U.S. - Mexico Target Market



Verde Corporate Realty Services has become one of the leading developers, owners and operators of corporate facilities on both sides of the U.S. - Mexico border region. By providing an array of facility solutions, delivering the highest level of service to our customers and having a long term ownership approach ensures a quality project to meet customers' operational objectives during the design and construction phase and throughout the subsequent years of operation.

Verde is the largest industrial real estate developer and owner in the McAllen/Reynosa area with nearly 3 million square feet of existing space and additional land in master planned parks to develop another five million square feet. This gives companies manufacturing and

logistics alternatives in existing space or customized build-to-suit solutions throughout the region.

To meet our objectives, Verde has assembled an outstanding operating team with the ability to respond to our customers' needs and move quickly to design, develop or acquire any facility type that Global 2000 companies and their suppliers may require.

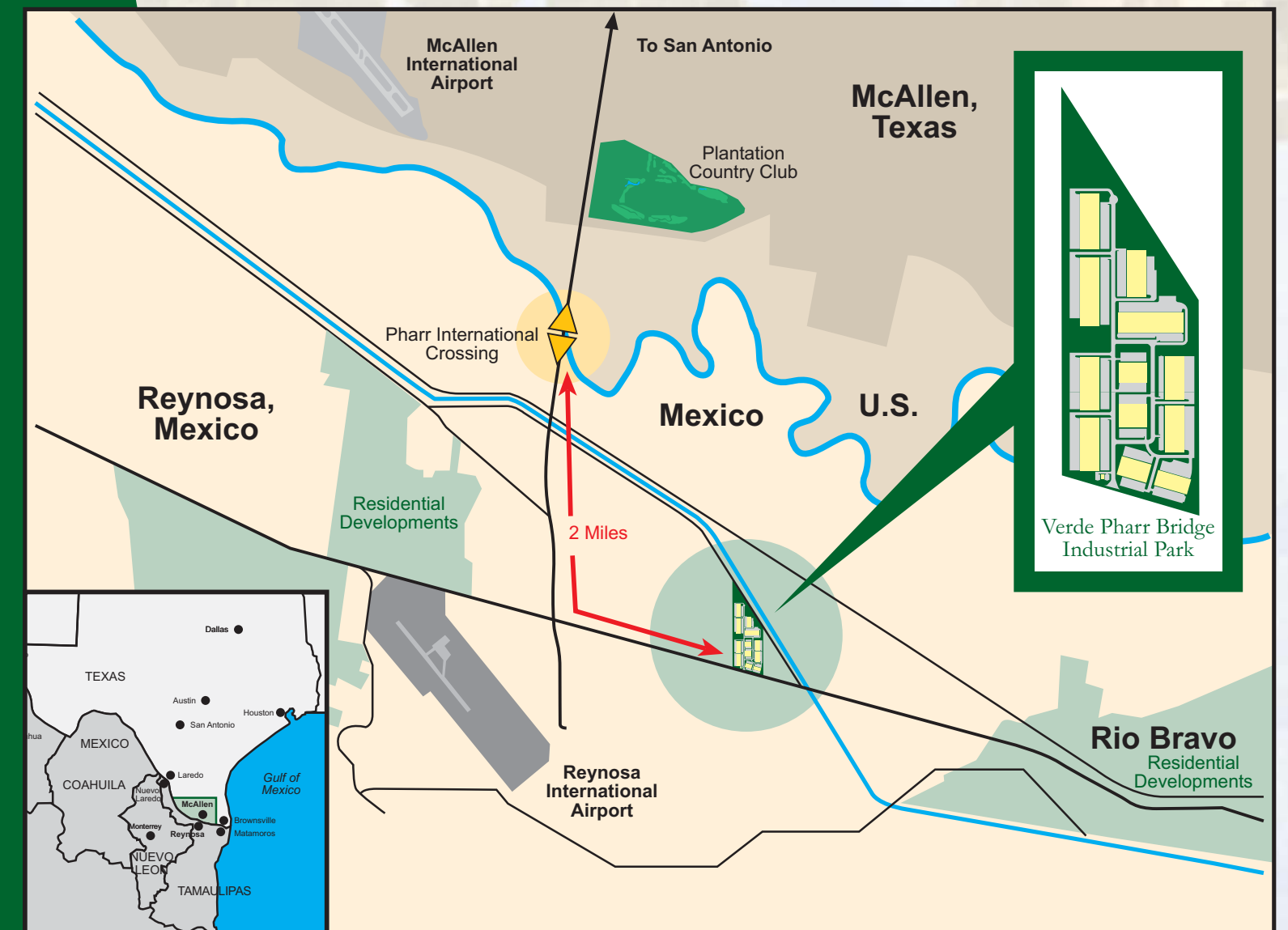
No other company focused solely on the U.S. - Mexico border has the financial strength and depth of experience as Verde. Our bi-cultural marketing, acquisition and development teams understand the unique business environment on both sides of the border providing our customers with exceptional service and facilities.



Major Cities Throughout The U.S.- Mexico Border Region

Reynosa, Tamaulipas, Mexico

A 143 Acre Master Planned Park On The U.S. - Mexico Border



For More Information Contact:

Peter Gaul

U.S.: (915) 521-5435

MX: 011-52-818-215-7754

peter.gaul@verdecrs.com



VERDE CORPORATE REALTY SERVICES

201 E. Main, 4th Floor • El Paso, Texas 79901 • www.verdecrs.com

Reynosa, Mexico

Strategic Location in the U.S.-Mexico Border Region

Reynosa is a dynamic, growing city of 1 million people located immediately across the U.S. -Mexico border from McAllen, Texas.

Reynosa, in the State of Tamaulipas, is the principal manufacturing hub of the fast growing South Texas economic region.

Reynosa has ten major industrial parks, and is home to more than 200 manufacturing facilities, including Global 2000 companies Black & Decker, Emerson, LG, Nokia, Panasonic and Whirlpool. Supporting this manufacturing community is an abundant, experienced and highly skilled work force.

Access

Reynosa provides quick access to major interstate highway systems in the United States and Mexico. It is 135 miles to Monterrey, the industrial capital of Mexico, 250 miles to San Antonio, and 350 miles to Houston. Reynosa is within minutes of three international airports: Reynosa, McAllen and Harlingen, Texas.

The twin cities of McAllen, Texas and Reynosa, Tamaulipas are joined by two international bridges. The Pharr International Bridge is the only commercial crossing and is two miles from Verde Pharr Bridge Industrial Park.

Quality of Life

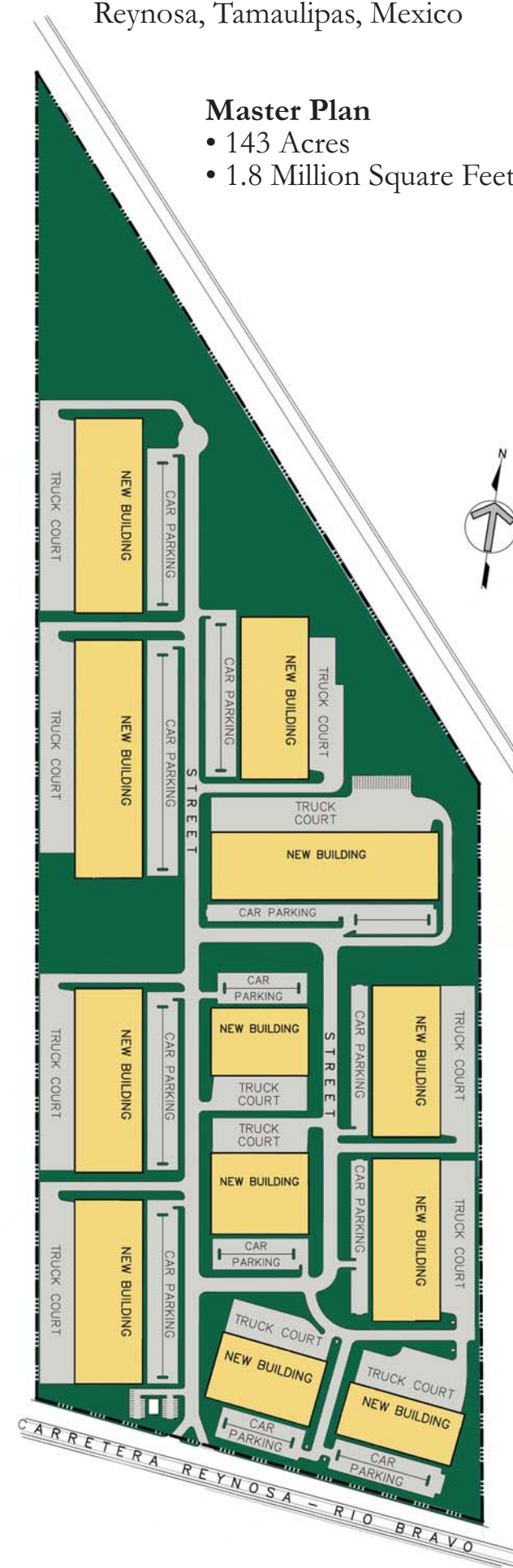
McAllen, one of the fastest growing metropolitan areas in the United States provides a quality living environment for employees of Reynosa's industrial community. Approximately 3,000 plant managers and senior employees live in the McAllen MSA.



El Puente II Facility - Reynosa, Tamaulipas, Mexico

Verde Pharr Bridge Industrial Park

Reynosa, Tamaulipas, Mexico



Verde Pharr Bridge Industrial Park

Project Features

The 143 acre Verde Pharr Bridge Industrial Park is master planned for 1.8 million square feet of industrial and logistics facilities constructed to the highest U.S. standards. Verde Pharr advantages include:

• Excellent Location

Located on a major highway just a 5 minute drive from the Pharr Bridge commercial border crossing, Verde Pharr Bridge Industrial Park is an ideal location for manufacturing or distribution.

• Skilled Workforce

Verde Pharr Bridge Industrial Park is located in perhaps the best labor market in Reynosa. The immediately surrounding area contains a growing population with demographics favorable to manufacturing uses. The growing municipality of Rio Bravo (population 200,000), five miles east of Verde Pharr Bridge Industrial Park, also furnishes much of east Reynosa's labor force.

• Superb Infrastructure

Roads, park lighting, fire protection systems and other common amenities at Verde Pharr Bridge Industrial Park are being constructed to the highest U.S. standards. Verde Pharr customers will also enjoy the security of knowing that Verde controls 100% of the park utility infrastructure, including a 30,000 KVA electrical sub station, wells for potable water and a waste water treatment plant.



Del Norte Facility - Reynosa, Tamaulipas, Mexico

• Verde Quality

Utilizing high quality materials, thoughtful engineering and design, and meticulous attention to detail, Verde provides outstanding inventory and build to suit facilities for customers requiring 25,000 square feet and larger. Many of the buildings will be constructed with expansion capability, allowing customers to grow cost efficiently and without relocation.

• Verde Customer Service

With the largest industrial portfolio in the McAllen/Reynosa market, Verde has considerable local resources available to serve the needs of its customers. A team of bi-cultural Verde professionals as well a 24/7 security force will be on site at Verde Pharr Bridge Industrial Park to provide a secure, high quality work environment.



Perlos Facility - Reynosa, Tamaulipas, Mexico