

LENDER OWNED REAL ESTATE

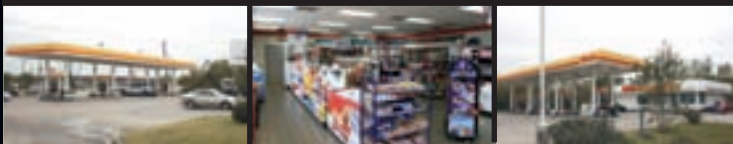
AUCTIONS

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JANUARY 27, 29 & 30 11:00 AM

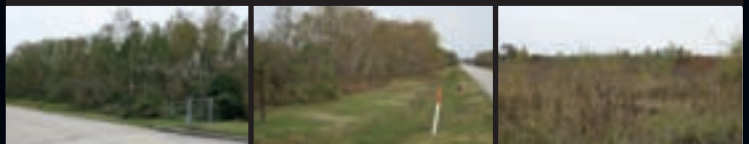
BANK OWNED PROPERTIES

Property 1



Convenience Store
4550 FM 2531, Friendswood, TX

Property 2



16.76± Acres Commercial/Industrial Land
FM 2351 & Hope Village Road, Friendswood, TX

Property 3



Briar Forest Plaza
1925 Highway 6 South, Houston, TX

Property 6



New Model Home
3615 Woodland Lane, Montgomery, TX

HOUSTON AREA, BRYAN, MONTGOMERY, MANSFIELD & WICHITA FALLS, TX

Citibank — Lender-Owned Properties

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AUCTION DIVISION
507.285.1444
Rochester, Minnesota 55903

BANK OWNED REAL ESTATE AUCTIONS

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**8 Commercial & Residential Properties located in
Friendswood, Houston, Bryan, Montgomery, Mansfield, & Wichita Falls, Texas**

Property 1: 4550 FM 2351, Friendswood, TX
INVESTMENT OPPORTUNITY!



Convenience Store, 2,720± Sq. Ft. Store on 0.78± Acres, Drive-Up Window, Large Retail Area with Coolers & Beverage Station, 8-Fuel Pump Stations w/ 2500± Sq. Ft. Canopy, Across from Clear Brook High School, Adjacent to Property 2 w/ room for expansion. Month/Month Lease. Built in 1996.
Inspections: Tuesday, January 13 & Monday, January 26, 11AM – 2PM

Property 2: FM 2351 & Hope Village Road, Friendswood, TX
BARE LAND WITH OPPORTUNITIES!



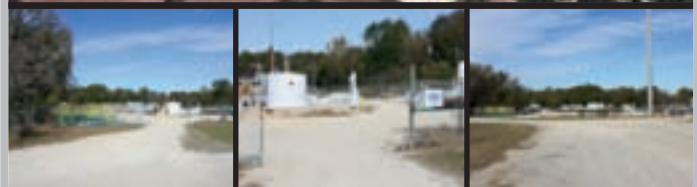
16.76± Acres Bare Land. Property is directly behind Property 1 with access on FM 2351. Adjacent to Timber Creek Golf Course & Retail Service Businesses, Zoning: I (Industrial) & CSC (Commercial Shopping Center District).
Inspect at your convenience.

Property 3: 1925 Highway 6 South, Houston, TX
NEW CONSTRUCTION IN 2006



Briar Forest Plaza Shopping Center, 23,510± Sq. Ft. in 2 Retail Buildings on 2.16± Acres, Stucco & Stone Exterior, Entire Property Fully Landscaped, 110 Parking Spaces; 1 Drive-Up Window, Some Build Outs Have Been Done Other Spaces Ready for Build Outs.
Inspections: Wednesday, January 14 & Monday, January 26, 11AM – 2PM

Property 4: 3747 Old Reliance Road, Bryan, TX



Approximately 1± Acre Fenced Industrial site. Access off of Old Reliance Road.
Inspect at your convenience.

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

JANUARY 27, 29 & 30 – 11:00 AM

AUCTION LOCATIONS:

Properties 1-6 will be auctioned at the Hilton Houston North, 12400 Greenspoint Drive, Houston on Tuesday, January 27 at 11:00 AM. The Hilton is located East of I-45 between the Beltway and Greens Road, and across the street from Greenspoint Mall.

Property 7 will be auctioned on Thursday, January 29 at 11:00 AM On-Site at 3315 Oak Run Lane, Mansfield, TX

Property 8 will be auctioned on Friday, January 30 at 11:00 AM On-Site at 3500 Old Iowa Park Road, Wichita Falls, TX

Property 5: 2103 Wilkes Street, Bryan, TX



Former Day Care Center, 3,749± Sq. Ft. in 2 Buildings on 1.15± Acres, Wooded Lot, Located in Residential Neighborhood, Great Opportunity, Covered Walkway Connects Buildings, Circular Concrete Drive.

Inspections: Thursday, Jan. 15, 11AM – 2PM & Sunday, Jan. 25, 3PM – 5PM

Property 6: 3615 Woodland Lane, Montgomery, TX

1,690± SQ. FT. RESIDENTIAL HOME ON 0.25 ACRES



New Construction - Never Occupied, Walden on Lake Conroe Subdivision, 3 Bedrooms, 2 Baths, 2 Car Garage, Granite Countertops, Fireplace, Breakfast Bar, Whirlpool, Custom Tile, Wooded Lot on cul-de-sac.

Inspections: Thursday, January 15 & Monday, January 26, 11AM – 2PM

Property 7: 3315 Oak Run Lane, Mansfield, TX



.30± Acre Residential Lot Located in Oak Run Estates Subdivision, Improvements to the Lot Have Been Started Including Some Plumbing and Concrete Work.

Inspect at your convenience.

Property 8: 3500 Old Iowa Park Road, Wichita Falls, TX

MEDICAL OFFICE BUILDING



2,040± Sq. Ft. on 0.41± Acres, Great Highway Visibility, Zoned RMU (Residential Mixed Use), Newly Updated Building with Security System, 2 Offices, 4 Exam Rooms, Nurses Station, Break Room, Corner Lot.

Inspections: Tuesday, January 13 & Saturday, January 24, 11AM – 2PM

REAL ESTATE TERMS: 10% Buyer Premium. 20% Certified (Non-Refundable) Deposit on day of sale, balance due at closing within 30 days. Buyer must show proof of certified funds prior to obtaining bidding number. Attorney Steve Strong, Winstead PC, 214-745-5805, represents the Seller. If not specified, Real Estate is selling subject to owner confirmation. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. See Bidder Kit for Complete Terms. In all transactions, Maas Companies, Inc. is acting as an auctioneer for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction will take precedence over any material published about this event. Valid Government Issued Photo ID required to obtain bidding number. Ron Kirby, Jr. AUCTNR #13840.

BROKER PARTICIPATION:

Broker Participation is welcome, but not required. A 1% Commission will be paid to the licensed broker who, 1 hour prior to the start of the auction, registers the bidder who pays for and settles for the real estate. A broker buying on his behalf, or on behalf of any business entity in which he holds an interest, is not entitled to a commission.

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**8 COMMERCIAL &
RESIDENTIAL BANK
OWNED PROPERTIES
TO BE AUCTIONED!**
SOME PROPERTIES ARE BRAND NEW!

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JANUARY 27, 11:00AM
*Hilton Houston North
12400 Greenspoint Drive
Houston, TX*

JANUARY 29, 11:00AM
*3315 Oak Run Lane
Mansfield, TX*

JANUARY 30, 11:00AM
*3500 Old Iowa Park Road
Wichita Falls, TX*



BANK OWNED REAL ESTATE AUCTIONS!!
PROPERTIES LOCATED THROUGHOUT TEXAS



Property 2 - Friendswood, TX



Property 5 - Bryan, TX



Property 6 - Montgomery, TX



Property 8 - Wichita Falls, TX



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BANK OWNED PROPERTIES
TO BE AUCTIONED!**

**FRIENDSWOOD, HOUSTON, BRYAN, MONTGOMERY,
MANSFIELD, & WICHITA FALLS, TX**