



MOUNTAIN PLAINS PORTFOLIO

SAN ANTONIO & WEBSTER, TEXAS

Property Description

Pecan Valley Medical Office Building is a two-story, approximately 60,000-square-foot medical office building in San Antonio, Texas. Completed in 1998, the property is strategically located across from the 146-bed Southeast Baptist Hospital, the only hospital located in southeast San Antonio. Southeast Baptist Hospital provides quality surgical, medical inpatient and outpatient care, a complete women's clinic, a non-invasive surgery practice and a cardiac catheterization lab. Pecan Valley Medical Office Building is 100 percent occupied by multiple tenants, including Innova Hospital, WellMed, and Group Sonterra Medical.

Clear Lake Medical Office Building is a four-story, approximately 110,000-square-foot medical office building in the Houston suburb of Webster, Texas. Completed in 2006, the property is strategically located across from the largest hospital in southeast Houston, HCA Clear Lake Regional Medical Center, a 595-bed tertiary care facility that offers comprehensive inpatient and outpatient medical, surgical and specialty services, including a Level III neonatal intensive care unit and cardiovascular center. Clear Lake Medical Office Building is 100 percent occupied by multiple tenants, including Texas Gulf Coast Medical Group, Clear Lake Cardiology Associates, and The Icon for Balanced Health, LLC.

PROPERTY AT A GLANCE

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|---------------------|--|
| Address | <p>Pecan Valley MOB 4243 East Southcross Boulevard San Antonio, TX 78222</p> <p>Clear Lake MOB 400 E. Medical Center Boulevard Webster, TX 77598</p> |
| Built | 1998 and 2006 |
| Gross Leasable Area | 170,000 |
| % Leased | 100% |
| Acquisition Date | December 2008 |

Mountain Plains Portfolio

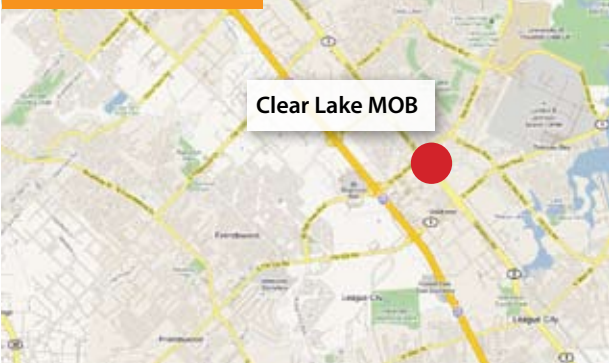


SAN ANTONIO PROPERTIES



Pecan Valley MOB

WEBSTER PROPERTIES



Clear Lake MOB

Location Information

San Antonio is the second most populous city in Texas and the seventh most populous city in the United States. Named for the Portuguese saint, Anthony of Padua, the city was founded in 1718 when a Spanish expedition from Mexico established a mission that would later be known as the Alamo. San Antonio has a diversified economy with four primary focuses: financial services, health care, national defense, and tourism. San Antonio is also the industrial, commercial, and financial center of a large agricultural area, with a leading livestock center and one of the largest produce exchange markets in the nation.

Founded in 1836 and named for former General Sam Houston, Houston is the largest city in the state of Texas and has the fourth-largest population among cities in the United States. The port and railroad industry, combined with oil discovery in 1901, has induced continual surges in the city's population. In the mid-twentieth century, Houston became the home of the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, where Mission Control Center is located. Houston's economy has a broad industrial base in the energy, aeronautics, and technology industries; only New York City is home to more Fortune 500 company headquarters.