



Tenneco Industrial

820 Industrial Drive
Marshall, Michigan

Salient Facts

SQUARE FEET
— 250,368ft²

ACQUISITION DATE
— NOVEMBER, 2008

TYPE
— INDUSTRIAL

INVESTMENT TYPE
— CORE PLUS

TOTAL CAPITALIZATION:
— \$3,250,000

OCCUPANCY
— 75%

Investment Highlights

8.50% annual cash-on-cash returns

Additional yield created through tenant expansion & extension

NYSE listed tenant with significant investment into the facility

Prime location at confluence of major interstates

In-place rental rate significantly below market

Integris acquired the Tenneco manufacturing facility due to its critical role in Tenneco's production of muffler and emissions control equipment for various automotive and vehicle manufacturers.

Despite the decline in auto sales at the time of the acquisition and subsequent recession, Tenneco continues to thrive at this facility and has renewed their commitment to the Property. Integris financed the acquisition with a partial recourse bank loan with flexible pre-payment terms. The investment continues to produce consistent cash distributions for investors and Tenneco is exploring an expansion into the remaining portion of the facility.

For more information, contact David Tomlinson 314.665.3811 or Jason Fine 314.665.3072.