

3900

SAN CLEMENTE

AUSTIN, TEXAS



EXECUTIVE SUMMARY

Jones Lang LaSalle (“JLL”) has been exclusively retained to offer qualified investors the opportunity to purchase 3900 San Clemente (the “Property”), a Class A, trophy office building encompassing 251,143 square feet in one of the most prestigious micromarkets in Austin, Texas.

Ideally located in southwest Austin at the intersection of Capital of Texas Highway (Loop 360) and Westlake Drive, the Property is one of the premier assets within the South Loop 360 submarket, which is well positioned to capture the increasing tenant demand for suburban office space. The Property offers unmatched views of hill country and Lake Austin as well as immediate access to Austin’s preeminent housing communities including West Lake Hills, Davenport, Rob Roy and Lost Creek. The Property is 100% leased to three investment-grade tenants (Samsung, VMWare, and Maxim Integrated) at significantly below-market rents with a weighted average lease term of 5.5 years. This provides an opportunity to acquire stable and secure cash flow with upside potential as tenants roll to market.





3900

SAN CLEMENTE

PROPERTY OVERVIEW

ADDRESS

3900 N. Capital of Texas Highway (Loop 360)
Austin, TX 78746

SIZE

251,143 SF

STORIES

Five

YEAR BUILT

2008

SITE AREA

9.22 Acres

PARKING

4.1:1,000 RSF
Five-Level Structured Garage

% LEASED

100%

SUPERIOR TENANCY

100% OCCUPIED
BY 3 INVESTMENT-GRADE
TENANTS

21%
BELOW MARKET



WORLD'S 2ND LARGEST
ELECTRONICS COMPANY



\$17+ BILLION
INVESTED IN ITS
AUSTIN OPERATIONS

Ticker	SSNLF (KRX)
Market Cap	\$303.3 B
S&P Credit Rating	AA-
Revenue (2Q'20)	\$193.4 B
Gross Margin (2Q'20)	49.91%
Square Feet	159,411
% of GLA	63.5%
Years Remaining	6.4 Years
% Below Market	29%



#1 RANKED FOR 3 YEARS
IN IT AUTOMATION



REPRESENTS 12%
OF THE TOTAL
DELL EMC REVENUE

Ticker	VMW (NYSE)
Market Cap	\$64.1 B
S&P Credit Rating	BBB-
Revenue (TTM)	\$11.8 B
Gross Margin (TTM)	87.60%
Square Feet	77,469
% of GLA	30.8%
Years Remaining	4.5 Years
% Below Market	8%



maxim
integrated™



S&P 500



TOP SEMICONDUCTOR
& CIRCUIT DESIGN
MANUFACTURING COMPANY

Ticker	MXIM (Nasdaq)
Market Cap	\$18.7 B
S&P Credit Rating	BBB+
Revenue (TTM)	\$2.2 B
Gross Margin (TTM)	70.35%
Square Feet	12,828
% of GLA	5.1%
Years Remaining	2.1 Years
% Below Market	21%

INSTITUTIONAL QUALITY

- Best-in-class, institutional asset developed in 2008
- Dual core, 50,000 SF floorplates allow tenants and owners to maximize efficiency and provide optimal single- or multi-tenant floorplans
- Floor-to-ceiling glass offers stunning hill country and Lake Austin views and the five-story atrium lobby and the balconies on the 5th floor create a superior tenant experience
- An above market parking ratio of 4.1:1,000 is provided by a 5-level structured garage
- Ability to add rentable square feet through BOMA adjustments





EXCEPTIONAL ACCESS & LOCATION

- Located on Capital of Texas Highway (Loop 360) at the intersection of Westlake Drive adjacent to scenic Lake Austin and prestigious Austin Country Club
- The surrounding hill country includes Austin's most sought after neighborhoods in the Eanes ISD, the 2nd ranked school district in Texas, where average home prices range from \$700K to \$10s millions in the West Lake Hills, Lost Creek, Rob Roy, and Davenport communities
- The Property provides immediate access to multiple major thoroughfares including MoPac Expressway (Loop 1), FM 2222, Bee Caves Road (FM 2244), Highway 71, Highway 290, and US Highway 183, connecting the Property to Austin's most desirable employment, residential, and retail destinations including Downtown and the Domain
- San Clemente is the only office park on South Loop 360 with walkable access to two shopping centers that offer a variety of retail and dining options: San Clemente at Davenport and Davenport Village
- The surrounding watersheds, including Bull Creek and Barton Springs recharge zones, limit impervious cover and greatly restricts future development



SOUTHWEST SUBMARKET: TOP PERFORMING SUBURBAN MARKET

**DOWNTOWN AUSTIN
(20 MINUTES)**

**WEST LAKE HILLS
(HOME VALUES \$700K TO \$10M)**

SAN CLEMENTE AT DAVENPORT

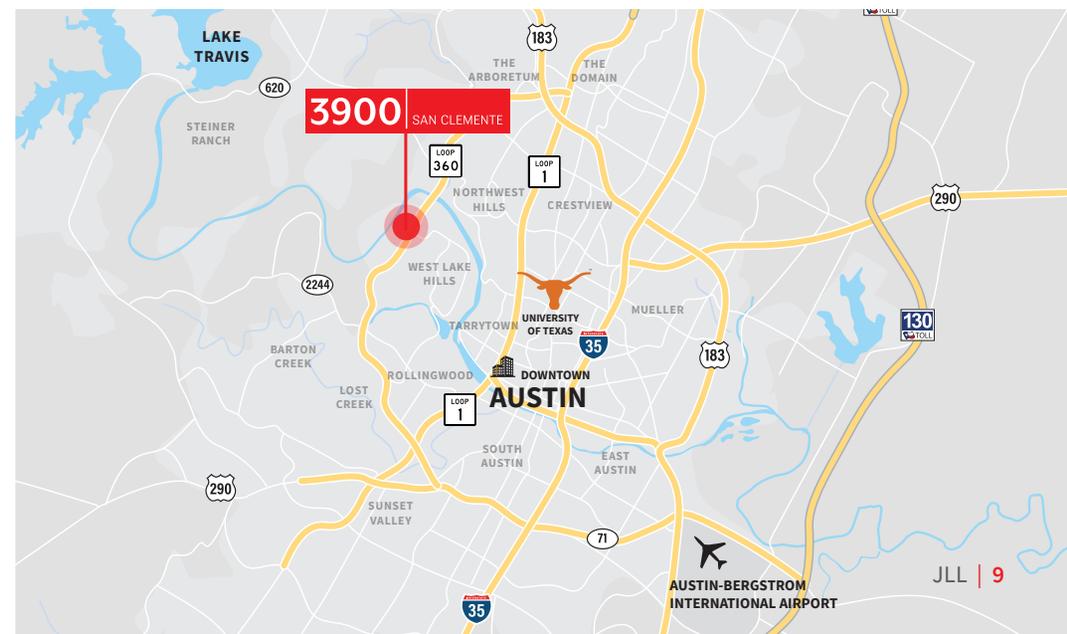
- Jack Allen's Kitchen
- Subway
- Bank of America
- The Woodhouse Day Spa
- Wild Orchid Salon

**LOOP
360**

**GABLES WESTLAKE
APARTMENTS**

DAVENPORT

- Defined by its accessibility to Downtown and premier executive housing options in nearby high-end neighborhoods, the Southwest office market is considered to be Austin's strongest suburban submarket and 3900 San Clemente is a top 5 asset within the market
- The Southwest Class A office market is a perpetual top performer averaging 6.5% annual rental rate growth, 92.0% occupancy, and 225,270 SF of annual positive net absorption over the past decade
- The Southwest office market is a well-located, quality, lower-cost alternative to the Downtown office market for companies wanting to be located within closer proximity to executive housing and a larger talent pool. Current Class A market rents in the Southwest office market are 45% below those of Downtown
- Trophy office space in the submarket continues to attract major employers including Apple, Dimensional Fund Advisors, Indeed, Abbot Labs, Merrill Lynch, Samsung, Spiceworks, and VMware





**AUSTIN NAMED AMONG
LEADING U.S. METROS
POSITIONED FOR
PANDEMIC RECOVERY**

- Moody's (May 2020)



AUSTIN RESILIENCY



LAST IN, FIRST OUT

With a proven track record of being the “last in, first out” through the most recent recessions, Austin’s resiliency is on full display in the current economic cycle, leading the nation in job recovery with 61% of jobs recovered as of July



BOOMING POPULATION GROWTH

As perhaps the most popular destination for out-of-state migration to the Lone Star State, the Austin MSA experienced a 31% population boom over the past decade, making it the 11th most populous metro in the nation, and is projected to increase another 30% by 2030



WELL-DIVERSIFIED ECONOMY

Austin boasts a well-diversified economy led by its technology sector, which accounts for a third of total employment in the MSA. Its technology sector is projected to grow by nearly 20% by 2024 and features some of the largest presences for Apple, Facebook, Amazon, and Oracle outside of the West Coast



HEALTHY FUNDAMENTALS

Despite recent pull back on office leasing activity stemming from COVID-19, the Austin office market has maintained healthy fundamentals with 2% rent growth since the end of 2019 and robust leasing demand with over 4 million square feet of requirements active in the market as of 2Q 2020

THRIVING AUSTIN ECONOMY



AUSTIN IS THE “#1 CITY FOR REAL ESTATE INVESTMENT”

– ULI (2020)



“FASTEST GROWING CITY IN THE COUNTRY”

– Forbes



“#1 HOTTEST U.S. JOB MARKET”

– Wall Street Journal (2020)



169 PEOPLE MOVING TO THE CITY PER DAY

– Austin Chamber



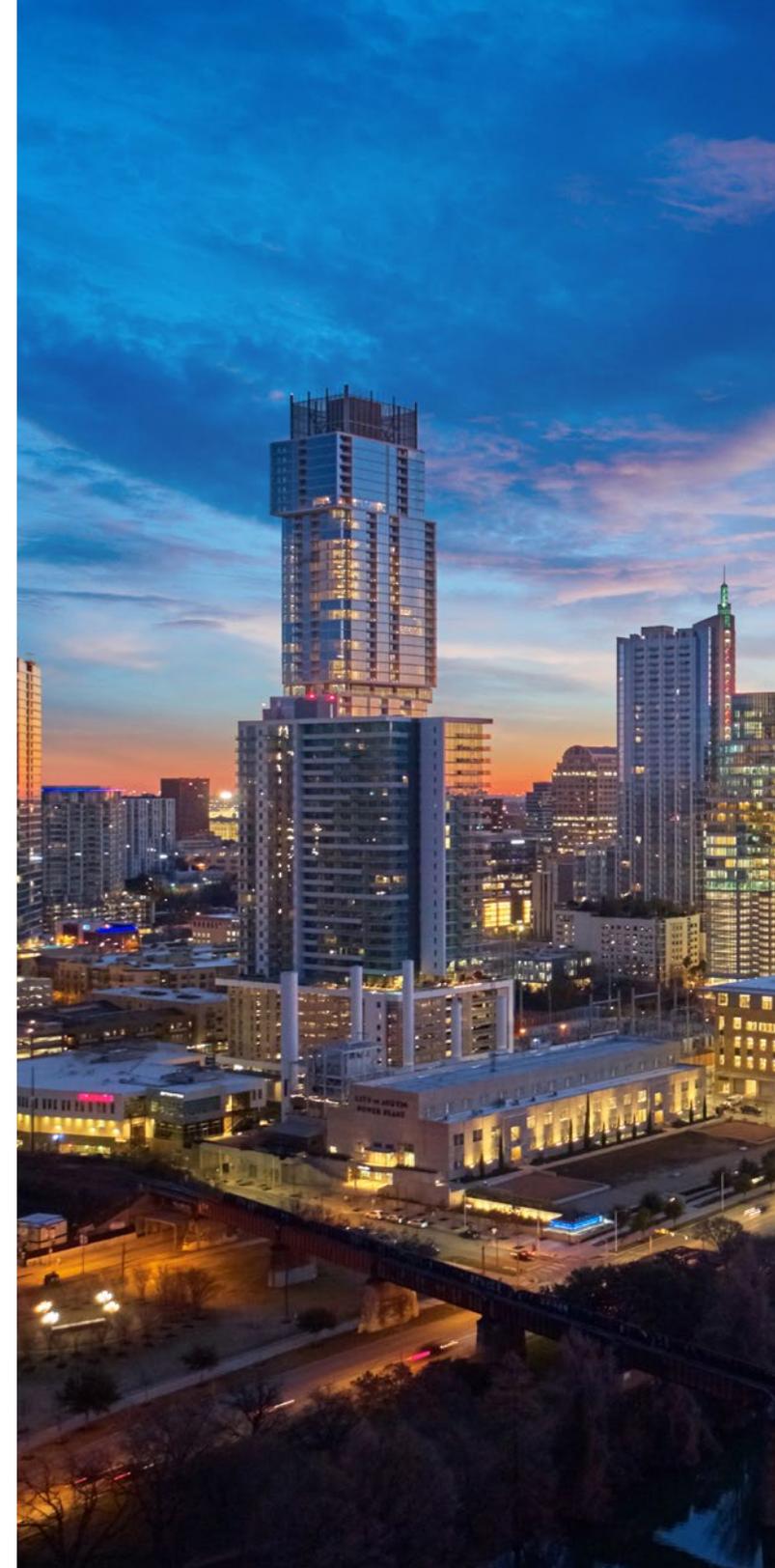
NATION’S FASTEST GROWING JOB MARKET

3.5% growth | +36K jobs in the last year



#1 PLACE TO LIVE 2019, 2018 & 2017

– U.S News

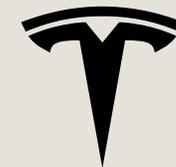


SILICON HILLS

one of the nation's preeminent locations
for technology – 161,000+ employees and
7,200+ technology companies

MAJOR EXPANSIONS & RELOCATIONS

Recent major expansion and relocation
announcements from many national and
international companies such as:



TESLA

\$1 BILLION

ELECTRIC VEHICLE MANUFACTURING FACILITY

5,000+ NEW JOBS

BAE SYSTEMS

\$150M

NEW CORPORATE CAMPUS

1,400+

NEW EMPLOYEES

ADDITIONAL INFORMATION

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