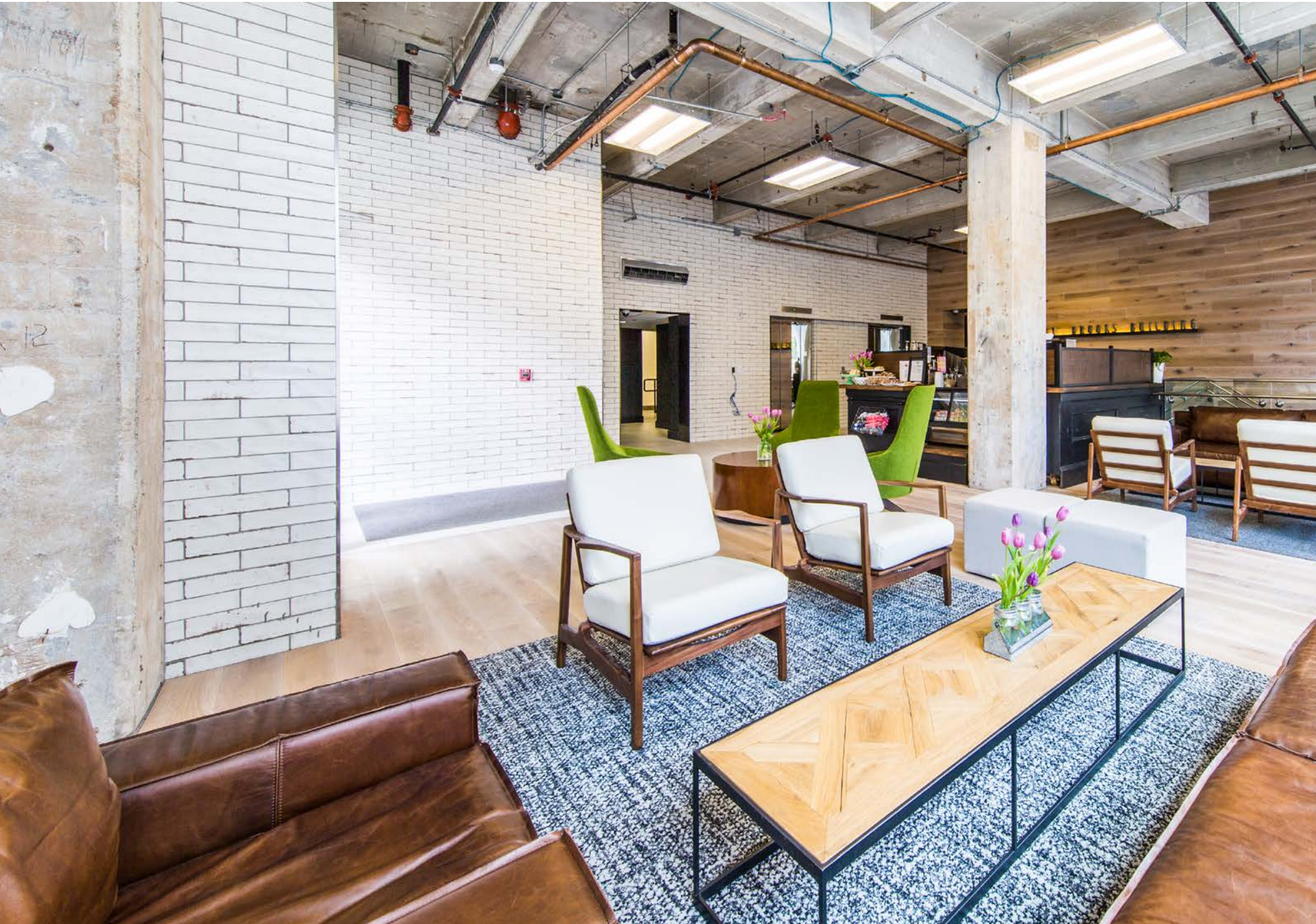


PERRY BROOKS BUILDING

137,709 SF, Class A Office Building
AUSTIN, TEXAS







EXECUTIVE SUMMARY

Jones Lang LaSalle (“JLL”) is pleased to offer the exclusive opportunity to purchase the Perry Brooks Building (the “Property”), a 137,709 SF, creative office building situated in Downtown Austin, Texas. The offering includes a fee simple interest in a 79,988 square foot office tower and a leasehold interest in an attached garage with an additional 57,721 of office and retail space.

Offering a rare value-add opportunity in Austin at 73% occupancy with 2.9 yrs. of WALT, the Property underwent an extensive renovation by the current institutional ownership and is poised to take advantage of the strong demand dynamics in Downtown Austin. The Perry Brooks Building features state-of-the-art office finishes with unique 5,300 SF tower floorplates that allow small tenants to control their own floor, and above-market 3.7 per 1,000 garage parking that provides steady income from outside long-term contracts in addition to tenant parking. These features, and the Perry Brooks Building’s exceptional location, have translated to a robust rent growth of 34%, or 5.1% per year, since 2015. The creative, newly renovated Perry Brooks Building is perfectly situated to attract tenants in one of the nation’s strongest Tech markets and is an incredible investment opportunity in the nation’s hottest market.

PROPERTY SUMMARY

Address	720 Brazos Street, Austin, TX 78701
SF	137,709 SF
Occupancy	73%
Acreege	1.026 acres
Year Built/Renovated	1945 / 1954 / 2017
Parking	3.7 : 1,000 (Attached Garage)
Efficiency Rating	LEED Platinum
Ground Lease Expiration	Feb 28th, 2074



CLARK HILL Strasburger

CLARK HILL

Lala's

7th

INVESTMENT HIGHLIGHTS

VALUE-ADD OPPORTUNITY WITH STRONG CASH FLOW

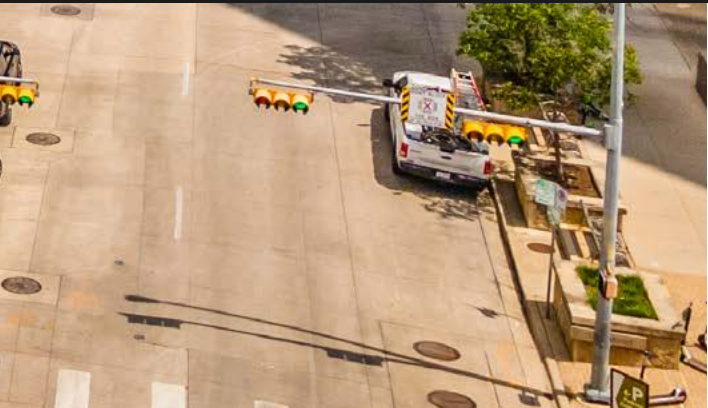
Currently 73% leased, the Perry Brooks Building offers investors an immediate value-add opportunity through the lease-up of existing vacancy. Additionally, the Property is anchored by Clark Hill Strasburger (17.6%; 3/24 expir.) and Zilliant (17.6%; 2/26 expir.) and has a balanced rollover over the next 7 years offering steady in-place cash flow. With existing tenancy 19% below market, and a rapidly expanding Downtown office market, there is significant upside in leasing up current vacancy and marking rents to market on a rent roll with a 2.9-year WALT. Additionally, opportunity exists to add building amenities including a tenant conference center, bike storage/repair, fitness center, and showers among others.

EXCEPTIONAL PARKING INCOME

The Property remains unique among its peer set with a 3.7 per 1,000 parking ratio which has provided 50% of the net income historically and saw 8% growth on an annual basis between 2017-2020. As transient parking demand increases and employees continue to return to the office, the above market parking inventory of the Perry Brooks Building will benefit. The existing parking income remains 82% contractual, offering a stable income stream as well as the ability to increase tenant parking rates on an annual basis.

LIMITED CAPITAL EXPENDITURES REQUIRED

Ownership has invested over \$2.2M in building improvements since 2017 including: new lobby finishes and upgrades to the fixtures in the common areas, elevator modernization and cab upgrades, upgraded energy-efficient HVAC earning a LEED Platinum certification, floor-to-ceiling glass on multiple floors, replacement of cooling tower, and private restrooms for full-floor tenants. These significant capital improvements limit the amount



73.2%
CURRENTLY
LEASED



3.7 : 1,000
PARKING
RATIO



\$2.2M
IN BUILDING
IMPROVEMENTS



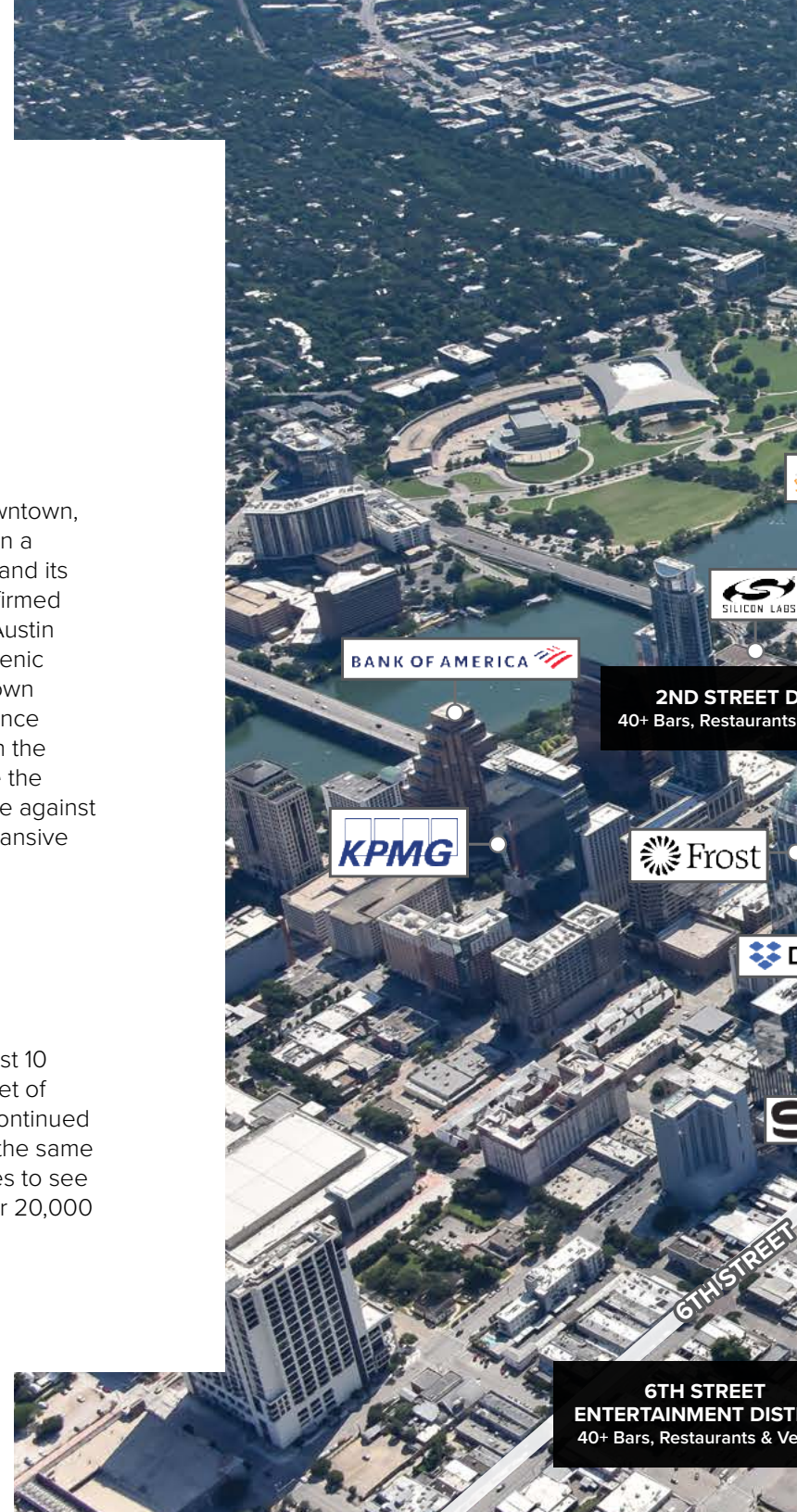
VIBRANT DOWNTOWN AUSTIN LOCATION FOR TECH TENANTS

The Perry Brooks Building is located in the heart of Austin's vibrant downtown, two blocks north of 6th street, one block east of Congress and less than a half mile from the Texas State Capitol. Downtown is the heart of Austin and its population has seen unprecedented growth over the last decade, confirmed by its multifamily inventory more than doubling since 2011. Downtown Austin provides access to numerous restaurants and nightlife in addition to scenic lakes and trails, providing the quality of life that Austin has become known for. The abundant dining, retail, and lodging options within a short distance are reflected in the Perry Brooks Building's walkability rating of 98. With the majority of floorplates in the 5,000 SF range, smaller tech tenants have the unique ability to control an entire floor, offering a competitive advantage against larger format buildings with less optionality. The floorplates feature expansive windows, providing Downtown views and abundant natural light.



DOWNTOWN AUSTIN OFFICE MARKET

The Downtown office market has experienced rapid growth over the last 10 years, with Class A inventory growing by 57% and 2.2 million square feet of space being absorbed over the same period. Demand for space has continued to increase, with average rents increasing 69%, or 5.4% annually, over the same period. Despite COVID-19, the Austin office market as a whole continues to see heavy demand for space, with 82 tenants in the market for space under 20,000



MAJOR AUSTIN EMPLOYERS

110K EMPLOYEES | 178 TECH COMPANIES



DOWNTOWN AUSTIN SNAPSHOT



98

WALK SCORE

80+

WALKABLE DOWNTOWN
DINING OPTIONS

50+

WALKABLE DOWNTOWN
MUSIC VENUES

2,000+

WALKABLE
HOTEL ROOMS

92%

INCREASE IN DOWNTOWN
POPULATION SINCE 2010

NO. 1

Job Market

The Wall Street Journal

NO. 1

Soaring Tech Salaries

Bloomberg

NO. 1

Nation's High-Tech Hub

The Wall Street Journal

NO. 1

**Best City to Start a
Business**

Inc.

NO. 1

**U.S. City for Foreign
Capital Investment**

Afire

NO. 1

**U.S. Market for Real
Estate Investment 2020**

*ULI Emerging Trends in
Real Estate® 2020*

Best Place to Live in the U.S. 2017, 2018, 2019

U.S. News & World Report


TESLA
HQ - AUSTIN, TX

"If it's hot in tech, it's
happening in Austin."

-JOSHUA BAER,
TEXAS CAPITAL FACTORY



BOOMING AUSTIN ECONOMY

Austin's economy has experienced rapid growth over the last two decades, proving to be even more resilient during downturns. During the Great Financial Crisis, Austin was one of the first US markets to recover, now Austin is one of three major US markets to have more jobs now than it did prior to the COVID-19 pandemic. Austin's tech industry fuels \$31 billion into the economy, boasts the highest tech salaries in the country (adjusted for cost of living), and is the #1 city gaining company relocations from California, including Tesla in 2020. Major urban employers include: Oracle (5,000 employees), Facebook (2,700 employees), Intel (1,700 employees), Indeed (1,600), and Google (1,500 employees).



CORPORATE EXPANSIONS & RELOCATIONS

- Austin is a hot spot for tech companies from all over the U.S. with a total of 138,000 tech-related jobs (14% of total jobs compared to 7% nationally)
- In the past decade, Austin is the No. 1 city gaining company migrations from California
- Austin has the highest tech salaries in the nation with an average salary of \$202,000 (adjusted for cost of living)
- Austin's strong tech presence fuels \$31 billion into the economy, accounting for about 35% of the total
- Tesla Inc., the world's most valuable carmaker, has announced it will be moving its headquarters to Austin

133

EXPANSIONS &
RELOCATIONS
IN 2020 CREATING
21,235 NEW JOBS

144

EXPANSIONS &
RELOCATIONS
IN 2019 CREATING
12,328 NEW JOBS

135

EXPANSIONS &
RELOCATIONS
IN 2018 CREATING
18,213 NEW JOBS

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