

# 4625 W. WILLIAM CANNON

## AUSTIN, TEXAS



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4625 W WILLIAM CANNON

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**4625**  
**W WILLIAM CANNON**

**INVESTMENT  
OVERVIEW**





SITE DETAILS

ADDRESS

4625 W William Cannon  
Bldg. 5  
Austin, TX 78749

BUILDING / LOT SIZE

6,799 SF / 0.231 Acres

YEAR BUILT

2015



4625 W WILLIAM CANNON  
AUSTIN, TEXAS



Investment Highlights



TENANT HIGHLIGHTS

- MLC CAD Systems, Inc.
- Corporate headquarters location - 24 other locations across the United States
- Corporate Lease / Tenant
- 30+ years in business



PROPERTY HIGHLIGHTS

- +/-6,799 SF building
- Built in 2015
- +/-0.231 acre lot (plus share of common areas)
- Energy efficient construction
- Large surface parking lot
- Commercial condominium regime with shared cross-access and common areas maintained by Condo Association
- High-demand office space in limited development area
- Walking distance to amenities such as shopping, restaurants & gyms
- Surrounded by a dedicated greenbelt

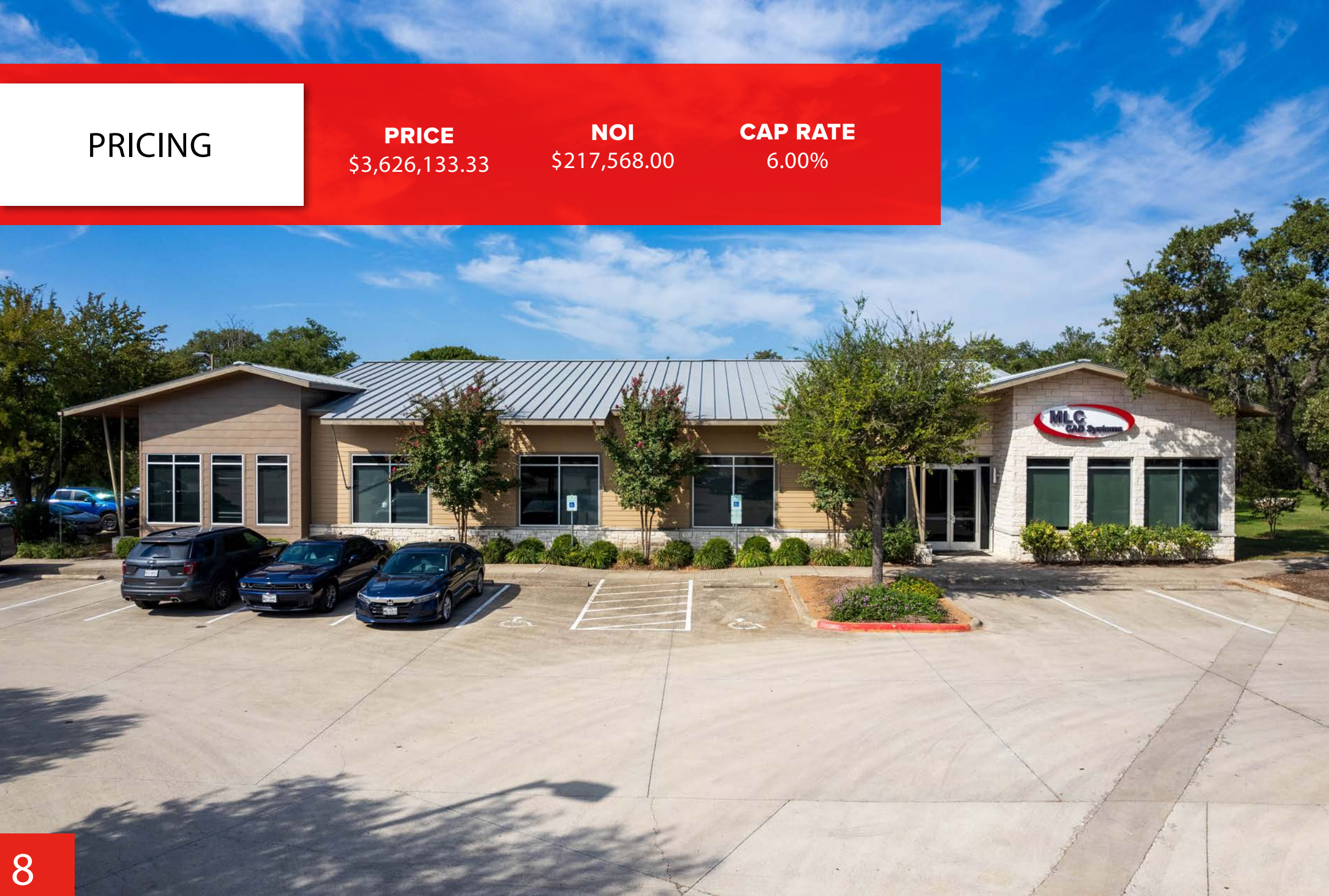


LEASE HIGHLIGHTS

- 3 year renewal option exercised 5/1/2025 after 10 year primary term
- Triple-Net Lease (Landlord responsible: structure/roof)
- Tenant responsibilities for all utilities, taxes, insurance and CAM
- Annual rent rate increases of \$0.50/SF/year
- NNN espences include a management fee to the Landlord

NOTE: The income projection does not provide for all potential costs and expenses that may be incurred by the property owner. Income, expenses, and other financial statements have, in many circumstances, been obtained from outside sources, have not been tested or verified, and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Prospective purchasers must make an independent investigation to determine their own estimate of income, costs, and expenses prior to entering into a legally binding contract.





PRICING

PRICE	NOI	CAP RATE
\$3,626,133.33	\$217,568.00	6.00%

FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA | Income / Expenses

	PROFORMA	PER SF
BASE RENT <i>(05/01/2025 - 04/30/2026)</i>	\$217,568.00	\$32.00
LEASED SPACE	6,799 SF	100%
TOTAL RENT	\$217,568.00	\$32.00
EXPENSE REIMBURSEMENT <i>(2024 Actual)</i>	\$124,452.80	\$18.30
PASS-THRU EXPENSES <i>(2024 Actual)</i>	\$21,608.26	\$3.18
OCCUPIED SPACE	6,799 SF	100%
TOTAL EXPENSE REIMBURSEMENTS & PASS-THRU EXPENCES	\$146,061.06	\$21.48
GROSS BUDGETED INCOME	\$363,629.06	\$53.48
EXPENSES <i>(2024 ACTUAL)</i>		
REAL ESTATE TAXES	\$57,379.94	\$8.44
INSURANCE	\$7,248.31	\$1.07
CAM	\$52,021.35	\$7.65
ELEC. & JANITORIAL (PASS-THRU)	\$21,608.26	\$3.18
MANAGEMENT / ADMIN	\$7,803.20	\$1.15
TOTAL ESTIMATED EXPENSES	\$146,061.06	\$21.48
PROJECTED NET OPERATING INCOME	\$217,568.00	\$32.00





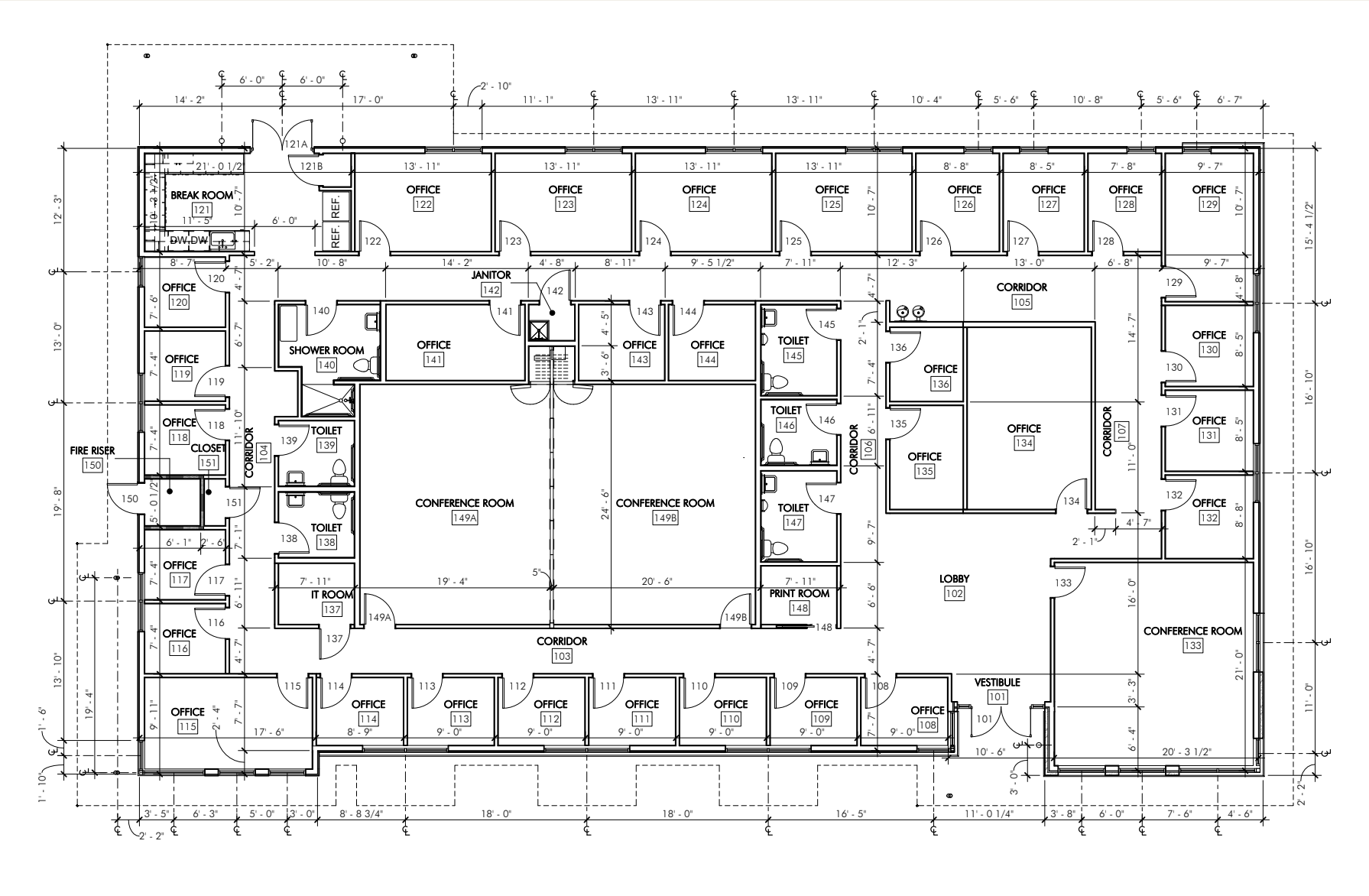
# 4625 W WILLIAM CANNON



## TENANT OVERVIEW

			LEASE TERM		BASE RENT			CAM, INS, TAX, MGMT		ELECTRIC & JANITOR		TOTAL RENT	
TENANT	SF	DATE	LEASE COMMENCE.	LEASE EXPIRATION	\$/SF	\$/MO	\$/YR	\$/SF	\$/YR	\$/SF	\$/YR	\$/MO	\$/YR
MLC CAD Systems, Inc.	6,799 SF	06/04/2014	04/10/15	04/30/16	\$27.00	\$15,297.75	\$183,573.00						
			05/01/16	04/30/17	\$27.50	\$15,581.04	\$186,972.50						
			05/01/17	04/30/18	\$28.00	\$15,864.33	\$190,372.00						
			05/01/18	04/30/19	\$28.50	\$16,147.63	\$193,771.50						
			05/01/19	04/30/20	\$29.00	\$16,430.92	\$197,171.00						
			05/01/20	04/30/21	\$29.50	\$16,714.21	\$200,570.50						
			05/01/21	04/30/22	\$30.00	\$16,997.50	\$203,970.00						
			05/01/22	04/30/23	\$30.50	\$17,280.79	\$207,369.50						
			05/01/23	04/30/24	\$31.00	\$17,564.08	\$210,769.00						
			05/01/24	04/30/25	\$31.50	\$17,847.38	\$214,168.50						
(Current Exercised Renewal Term)			05/01/25	04/30/26	\$32.00			\$18.30	\$124,452.80	\$3.18	\$21,608.26	\$217,568.00	\$32.00
			05/01/26	04/30/27	\$32.50								
			05/01/27	04/30/28	\$33.00								
(Renewal Option #2 - 7 Year)			05/01/28	04/30/35	Mkt.								

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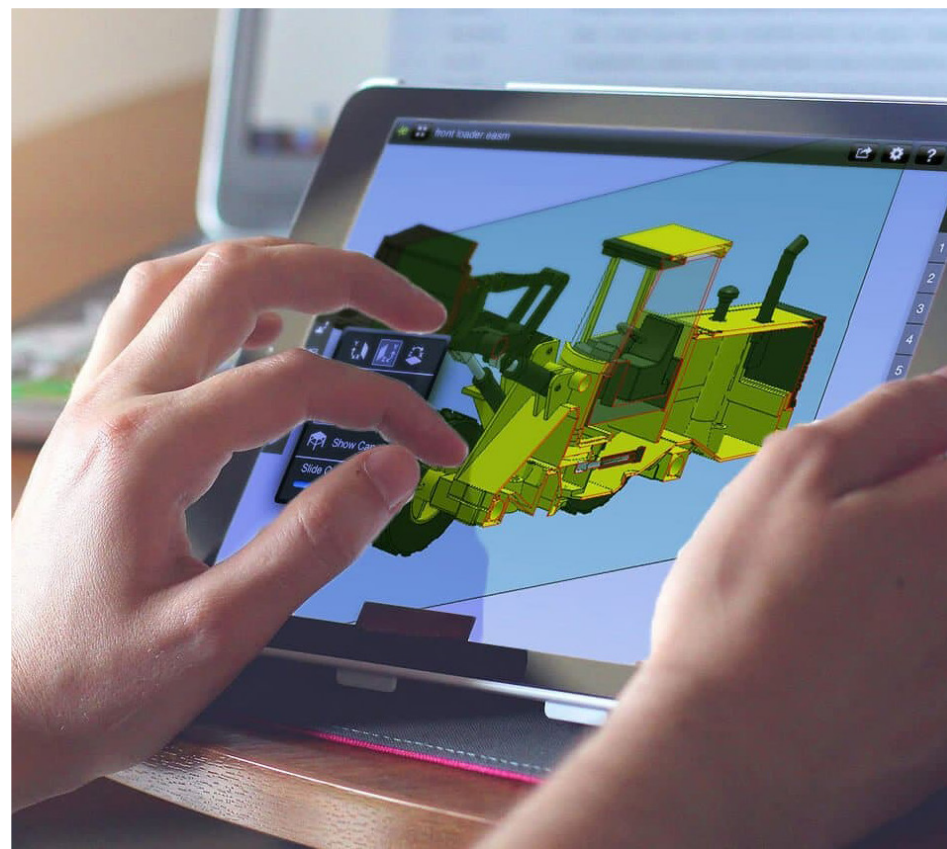
## TENANT PROFILE



We got our start in 1982 with our first location in Austin, TX and a desire to help engineers and manufacturers simplify their business processes.

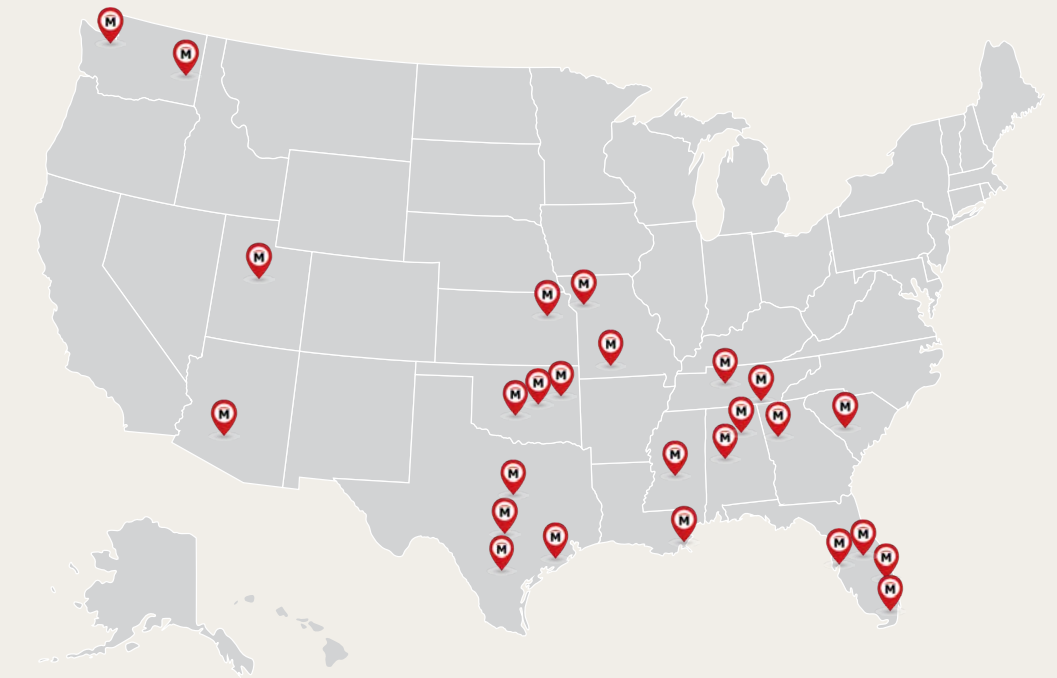
Since then, we have expanded to over 24 locations in the United States and have become one of the largest providers of CAD, CAM, CAE, PLM and 3D printing resellers in North America.

At MLC CAD Systems, we provide Unbeatable Service, backed by decades of industry experience. We offer our customers the best in 3D Design, Subtractive, and Additive Solutions from SOLIDWORKS, Mastercam, Markforged, and Formlabs, along with the support of our award-winning Application Experts. From concept to production, we're with you every step of the way.



## TENANT DETAILS

TENANT	MLC CAD Systems LLC
# OF LOCATIONS	24
YEAR FOUNDED	1982
WEBSITE	<a href="https://www.mlc-cad.com/">https://www.mlc-cad.com/</a>







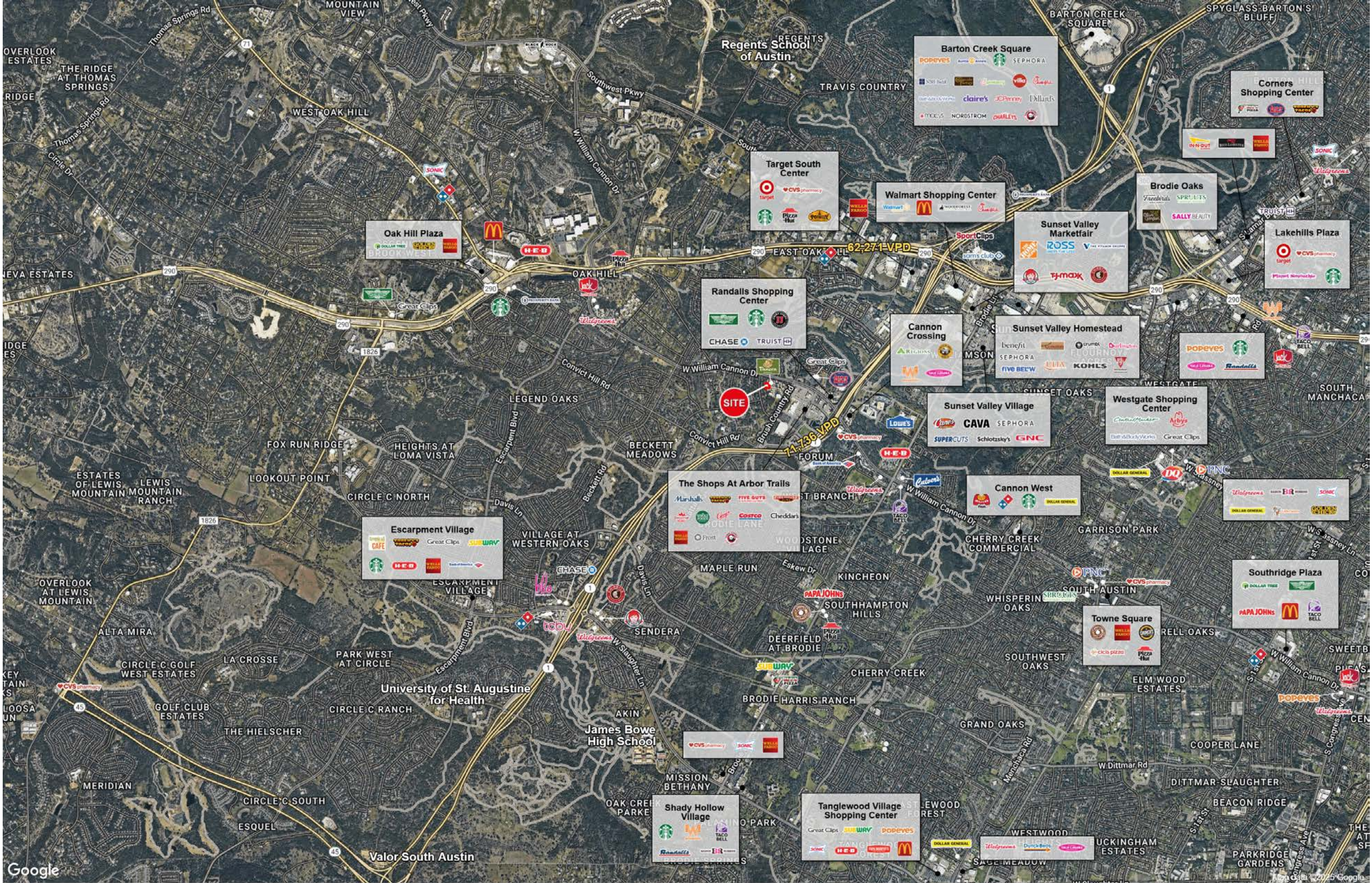
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**LOCATION**  
**OVERVIEW**



TRADE AREA





TRADE AREA PROFILE

HIGHLIGHTS

6,799 SF RENTABLE SQUARE FEET

SINGLE TENANT REDUCING VACANCY RISK

LOCATED IN A POPULAR DESTINATION AREA

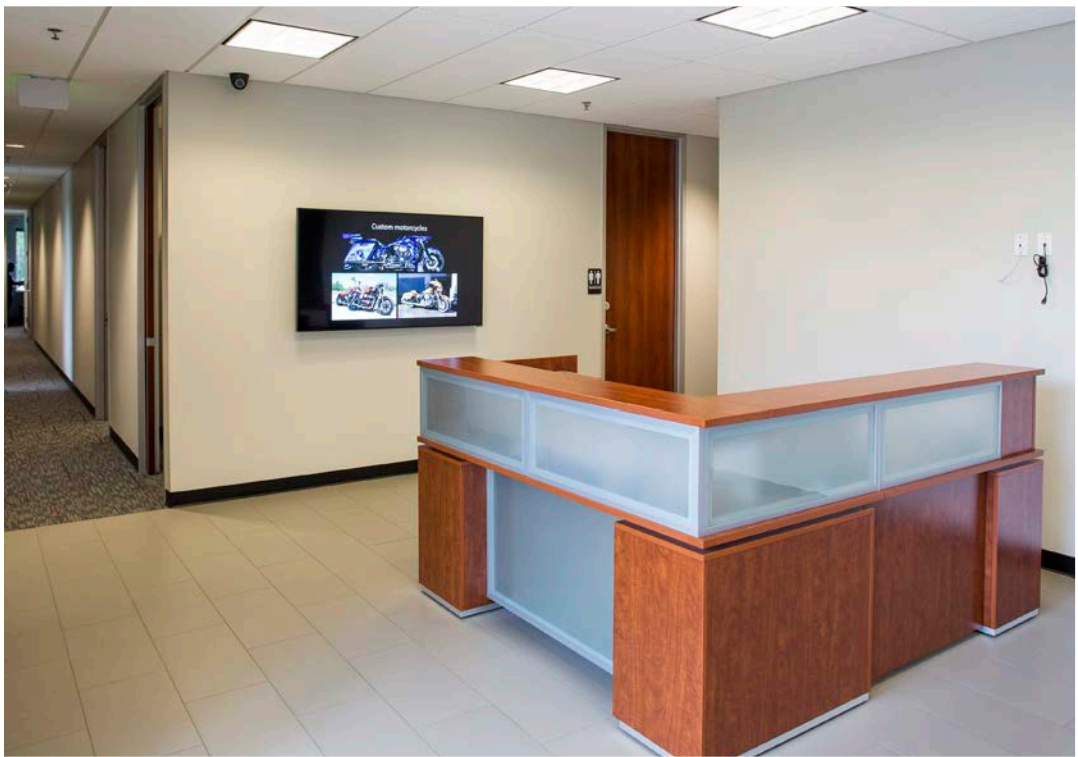
OVER \$156,292 AVERAGE HOUSEHOLD INCOME

NNN LEASE

1 BUILDING

HEADQUARTER LOCATION

24 LOCATIONS ACROSS THE U.S.



DEMOGRAPHICS (5 MI.)

225,257 POPULATION

\$156,292 AVERAGE HOUSEHOLD INCOME

99,445 AVERAGE NUMBER OF HOUSEHOLDS

2.70% PROJECTED ANNUAL INCOME GROWTH RATE

223,124 DAYTIME POPULATION



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