

Noble  Capital

presents

Newman Business Park

“A Proven Portfolio Opportunity”

9414 Anderson Mill Road, Suite 101
Austin, Texas 78729

512.249.2800
realty@noble-capital.com

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Contact: Realty
Office: (512) 249-2800

Confidentiality Agreement

Newman Business Park

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Fax: (512) 249-2803

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Newman Business Park

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Property Profile

Property Name:	Newman Business Park
Year Built:	Redeveloped in 2003
Site Area:	+/- 1.0 Acres
Building SF:	7,527 SF
Rentable SF:	7,062 SF

Investment Overview – Narrative

Austin Texas: Here is your opportunity to get in on the action that East and West coast investors cannot stop talking about. Noble Development Group (NDG) is proud to offer for sale, the upscale Newman Business Park. The property is located in northwest Austin on 1.0 acre near the NE corner of Hwy 183 and Anderson Mill Rd. The building's trade area demographics are very strong and the traffic counts are exceptional. This is a value add opportunity to have great cash-flow by simply purchasing and maintaining tenant relationships. The commercial investment real estate fundamentals are bullish in the area. Low vacancy rates, strong rents, population growth booming, supply demand is in balance and job forecasts are looking up. The rehabilitation and construction of the first four buildings of Newman Business Park was completed in the third quarter of 2004, with the final building to be completed in the third quarter of 2007. The park is currently fully leased (please see the vacancy section of this package for complete leasing information) The building was designed and constructed by top notch design and construction firms in the Austin area. The Buyer may elect to have NDG provide professional leasing and management services for the property, or have NDG completely detach themselves from the transaction after closing. NDG's pro-forma conservatively estimated rents on the building to average \$22.75/ft.

Investment Summary

Offering Price	\$2,049,775	Unrecoverable Expenses	\$3,751
Capitalization Rate	8.00%	Loan Amount	\$1,639,820
Price Per Square Feet	\$284.38	Projected Equity in @ 20%	\$409,955
GOI – Actual*	\$163,982	Projected Interest Rate	8.50%
NOI – Actual*	\$160,231 (Based on 100% of Potential Rental Income)	NNN	\$4.52

**Actual amounts (Bldgs I-IV) plus pro-forma estimates for Bldg V.*

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Investment Summary: Offering

Newman Business Park

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Executive Summary

Highlights

- Prime Location – near major NW Austin intersection at Hwy 183 and Anderson Mill Rd.
 - Upscale Business Park with unique cluster of retail and office users in a park-like setting
 - Great landscaping and many large Pecan and Oak trees
 - Average Income within 3 miles is over \$89,000 per year!
 - NNN (Fully) Leased Property
 - 86,000+ vehicles per day on Hwy 183
 - Less than 1 mile from new State Highway I-45 and new Hwy 183A
 - Over 85,000 residents within 3 miles!
 - Located near \$400 million condo/mixed-use Future Development
-

General Information

Northwest Austin finally gets a traditional old Austin style Executive Office Suite Complex on a beautiful and heavily treed property. Newman Executive Suites is conveniently located on Anderson Mill Road, less than 1/4 mile from Hwy 183. The rehabilitated property has been carefully redesigned to combine the character of its time with the functionality and professionalism of a modern office suite. The atmosphere portrays a strong sense of credibility and comfort, which is a nice break from the institutional office complexes. Newman Business Park is located in NW Austin, 1/5 mile from the intersection at Hwy 183 and Anderson Mill Rd. Offering high visibility for retailers, convenient access for shoppers and office users, the property is mere minutes from IH-35, Parmer Lane, and the new State Highway I-45 Interchange.

Property Address: Newman Business Park
9414 Anderson Mill Rd.
Austin, TX 78729

County: Williamson

Nearest MSA: Austin - Round Rock

Retail Type: Office / Retail Park

Submarket Type: Suburban/Retail

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Investment Summary: Executive Summary
Newman Business Park

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Property Specifications

Building I: Professional/Medical

2130 SF GLA

\$23.50 SF Rental Rate

Leasing Status: Building I currently has three tenants, all three leases expire on 3/31/2007. Building I is offered master leased to one tenant

Building II: General Office

1426.50 SF GLA

1706 SF Building

\$22 SF Average Rental Rate

Leasing Status: Building II is currently leased to five tenants on gross leases. All leases are being re-negotiated to NNN Leases.

Building III: Retail

639 SF GLA

\$16.96 SF Rental Rate

Leasing Status: Building III is leased to Time Masters. This tenant pays 20% of taxes & insurance. The current lease expires 7/31/2013. This building is leased under market rental rates.

Building IV: Retail

613 SF GLA

\$20.56 SF Rental Rate

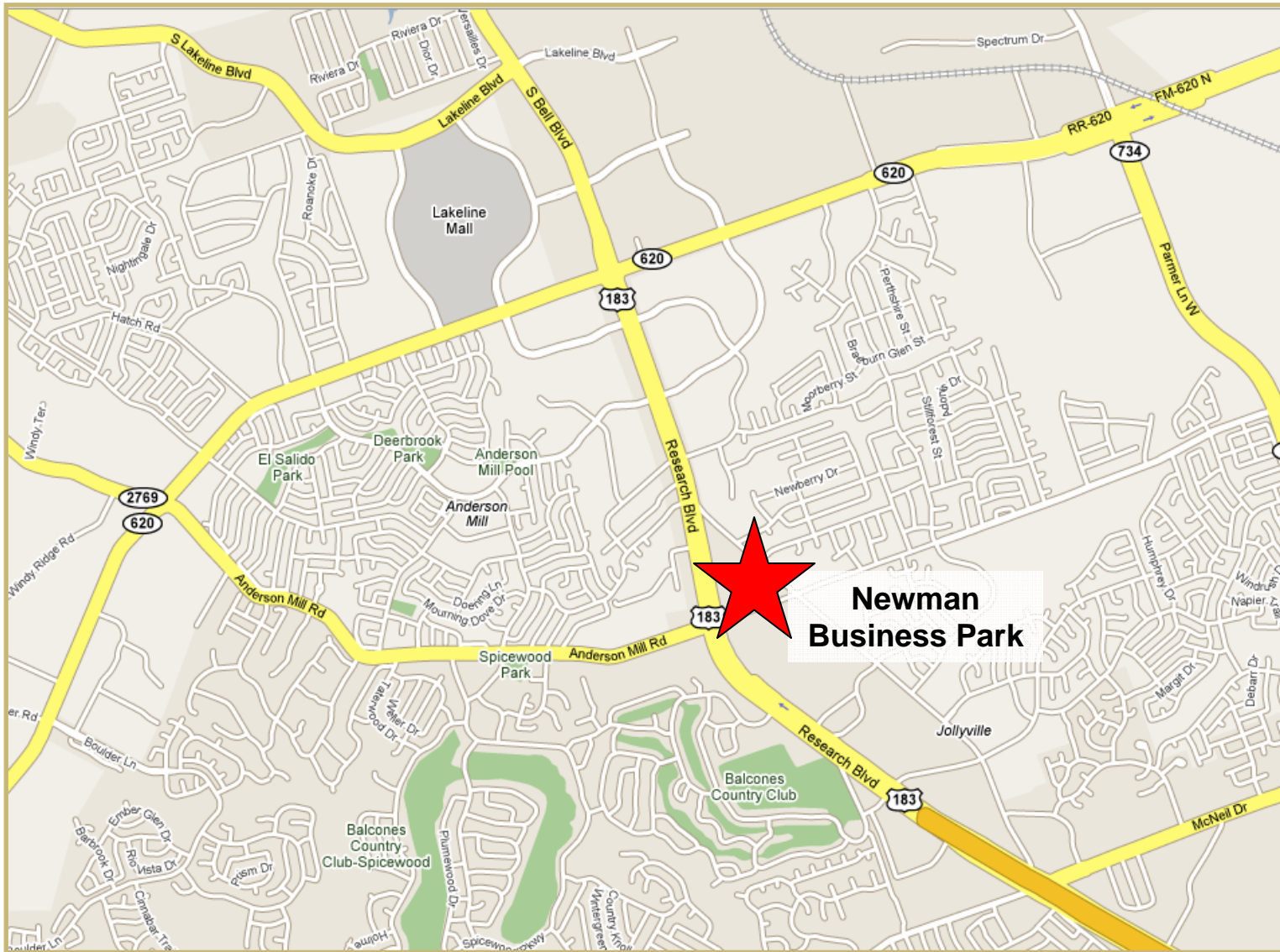
Leasing Status: Building III is leased to Cake, Chocolates, & More. This tenant pays 20% of taxes & insurance. The current lease expires 8/31/2009.

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Investment Summary: Property Specifications

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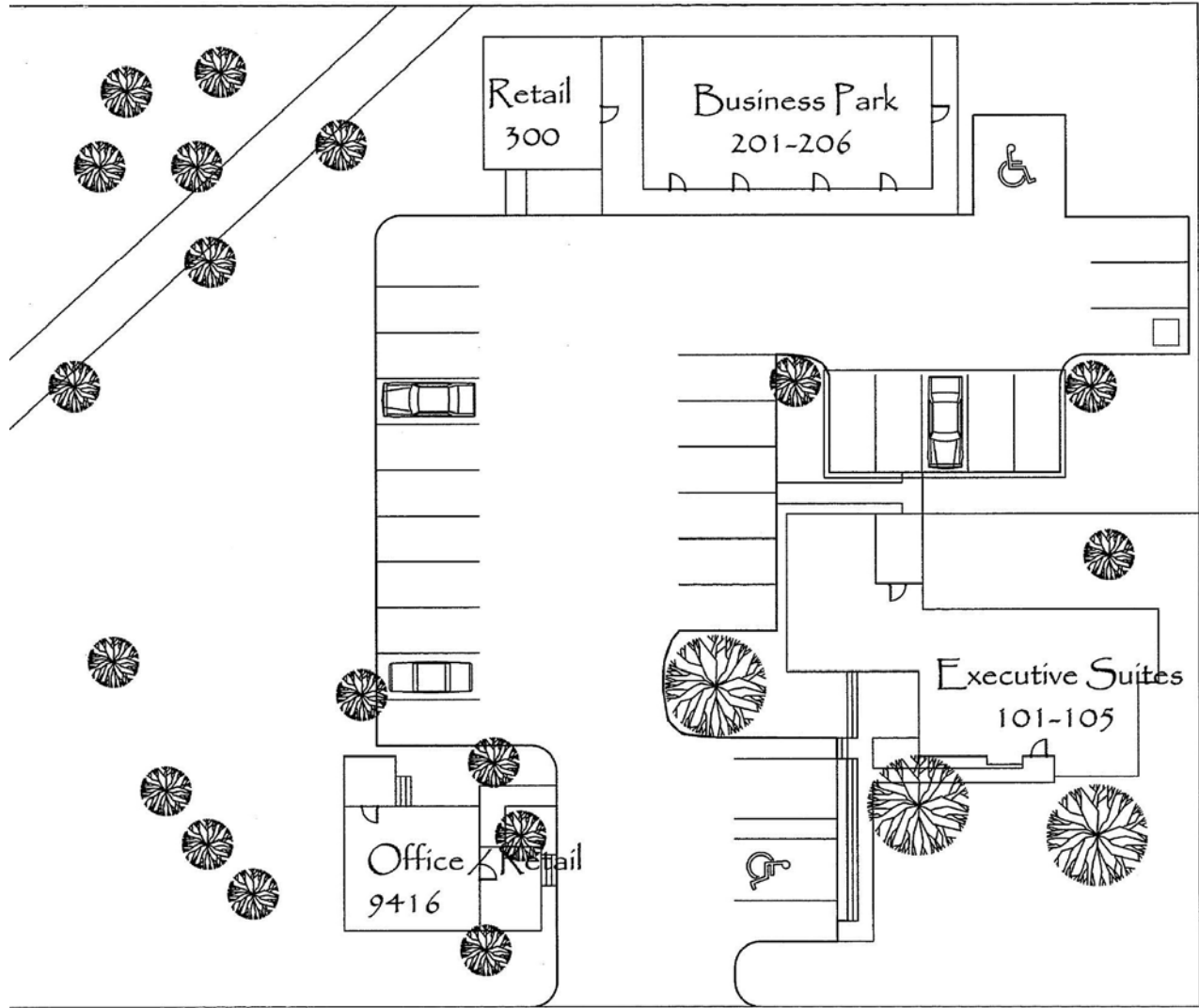


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Investment Summary: Location

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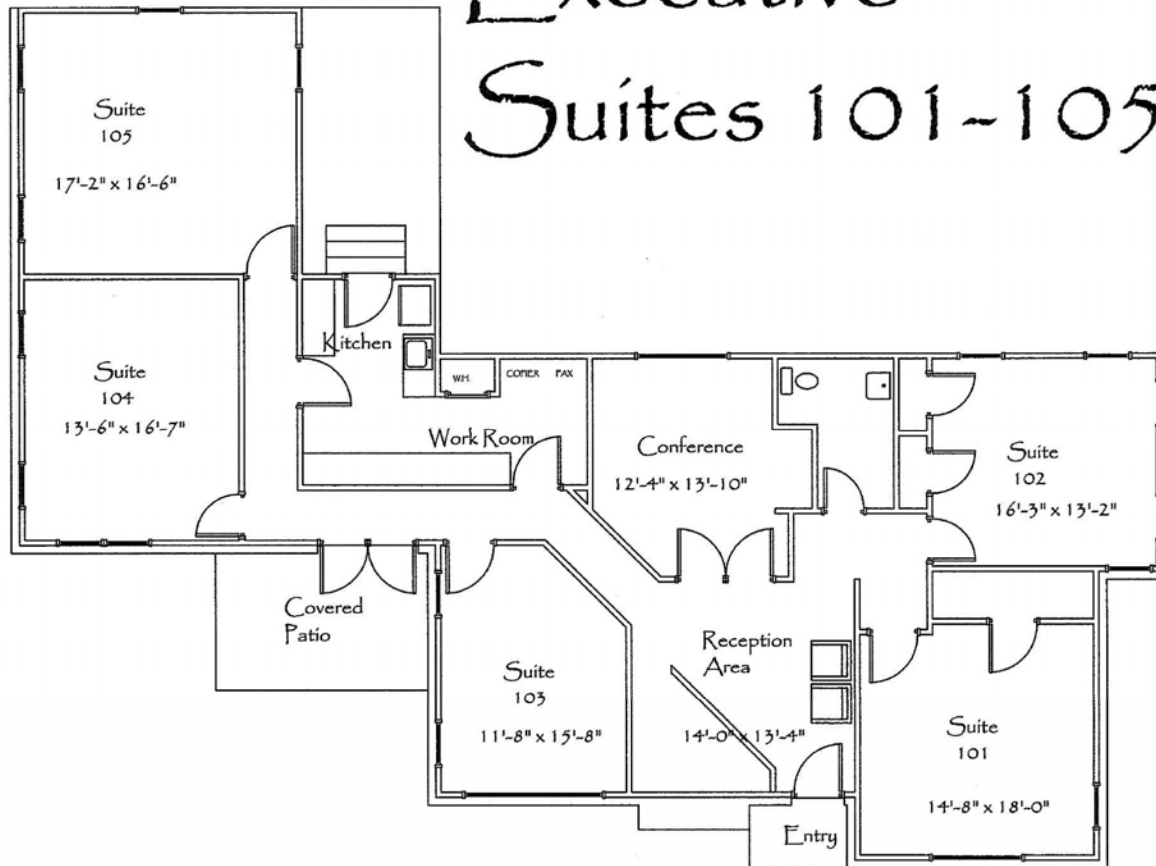
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Investment Summary

Newman Business Park

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Executive Suites 101-105



ROBERTSON
HOMES
PHONE: (512) 798-6598
FAX: (512) 250-6607
www.robertson-homes.com

EXECUTIVE
SUITES

NEWMAN
BUSINESS
PARK

DATE:
3-3-05

DRAWINGS BY:
MJR

SHEET NO.:

2
OF 3

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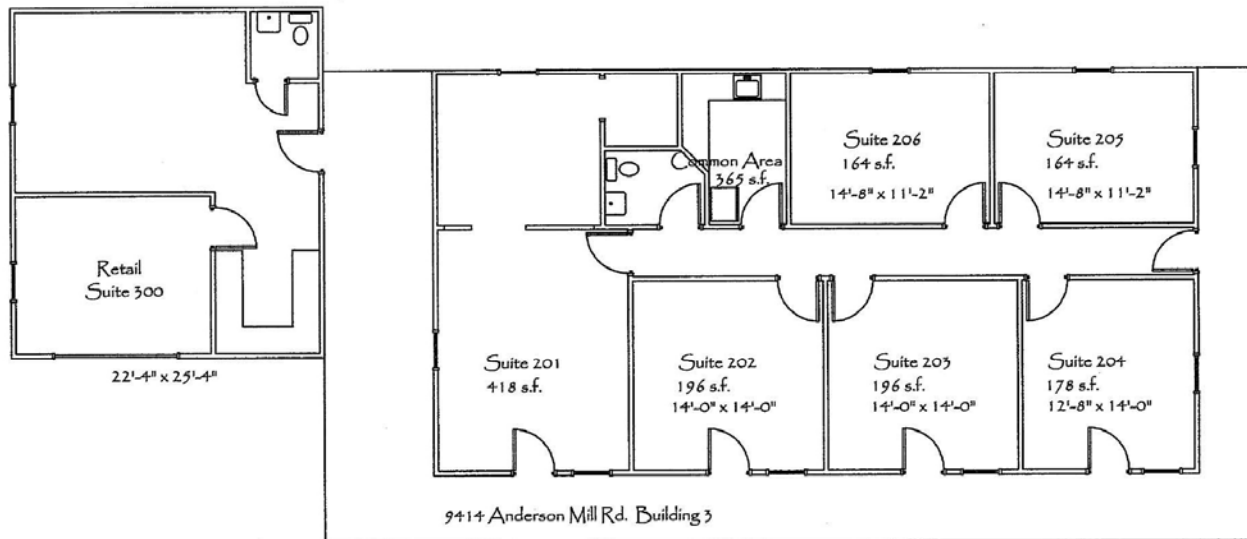
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Business Park

201 - 300



ROBERTSON
HOMES
PHONE: (512) 249-2800
FAX: (512) 249-2807
www.robertsonhomes.com

BUSINESS
PARK

NEWMAN
BUSINESS
PARK

DATE:
1-1-00

DRAWINGS BY:
MJR

SHEET NO.:

3
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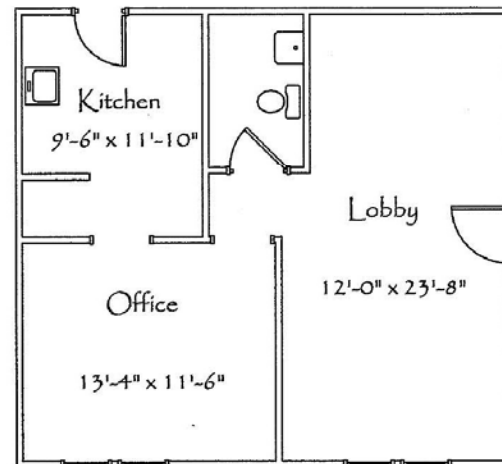
Investment Summary

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Office / Retail 9416

650 s.f.



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HOMES
PHONE: (512) 759-6798
FAX: (512) 250-8007
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SMALL
HOUSE
FLOOR PLAN

NEWMAN
BUSINESS
PARK

DATE:
2-3-07

DRAWINGS BY:
MJR

SHEET NO.:

4

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Investment Summary

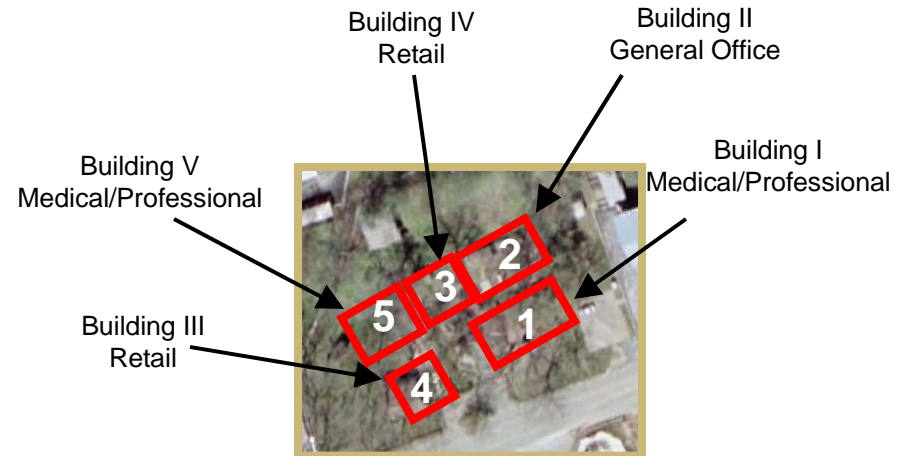
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Buildings IV & II



Building I



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Investment Summary: Elevations

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Demographics at a Glance ¹

Miles	Population	Households	Income
1	13,949	5,616	\$80,199
3	86,125	32,187	\$89,535
5	164,127	62,237	\$91,220

Traffic Counts ¹

86,000 vehicles per day - Hwy 183
18,200 vehicles per day - Anderson Mill Rd.

Economic Development ³

Major Employers:

State of Texas	67,600
University of Texas	21,000
Dell Computer Corp	16,500
AISD	10,714
Federal Government	10,200

Major Employers near Newman Business Park:

Freescale Semiconductor 5,600 employees

Universities & Colleges:

University of Texas at Austin
Austin Community College

Supply & Demand ³

Average Office Rental Rates:	\$20.58 per square foot - Northwest Austin	\$21.11 per square foot - Austin
Average Office Vacancy Rates:	13% - Round Rock	16% - Austin MSA
Average Retail Rental Rates:	\$26.04 per square foot - Round Rock	\$17.40 per square foot - Austin MSA
Average Retail Vacancy Rates:	8% - Round Rock	8% - Austin MSA

Sources:

- 1- Site to do Business
 - 2- Capital Area Metropolitan Planning Organization
 - 3- Real Estate Center Market Overview 2006
-

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Market Analysis
Newman Business Park

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Future Developments Near Newman Business Park

1. **Lakeline Station** – Pacific Summit Partners is developing this \$400 million, 335 acre mixed-use development that will comprise 2,500 to 3,000 residential units. The project is located near the NE corner of Hwy 183 and Hwy 620, and will consist of single-family homes and townhomes, retail space, an elementary school, commuter rail stop, and parks and open space.
2. **Simmons Vedder & Co.** are planning a \$175 million mixed-use project on 63.5 acres near Lakeline Station. Its site will comprise about 1.5 million square feet with offices, service-oriented shops, and about 800 apartments.
3. **Round Rock Hospital** is undergoing a \$58 Million Expansion to be Completed by the End of 2006
4. Near the **Hwy 183A** highway to be completed by 1st quarter 2007.

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Market Analysis: Future Developments

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