

6800 BURLESON ROAD

Strategy: Value-add, office

Location: Austin, Texas

Status: SOLD

Size: 558,289 SF across two buildings

Hold Period: December 2015 - September 2021

Purchase Price: \$29,325,000 (\$60/SF)

Sale Price: \$200,000,000 (\$358/SF)

46.13%
IRR

6.50x
Equity Multiple



CCI-Burleson I



Investment Summary

CCI-Burleson I was a two-building asset that was originally a Lockheed Martin campus, built in multiple phases. After Lockheed vacated, the two buildings were separately sold to two different owners. CCI acquired and re-united the campus in 2015 and 2016. Over its five-year ownership of the asset, CCI completed an extensive capital improvements program in excess of \$25.2 million, which has updated and amenitized the asset throughout. In addition to this base building capital, approximately \$22.4 million was provided in tenant improvements, allowing the asset to become one of the area's premier multitenant office buildings, providing a range of floor plate sizes, on-site amenities, and over 2,400 parking spaces.

In connection with the asset's extensive renovation over the last few years, and with the asset's premium proximity to downtown, CCI successfully leased the building in its entirety to a variety of credit tenants, including anchor tenant, City of Austin, who leased 320,000 square feet. The property offers tenants a package of amenities and building upgrades unparalleled to properties in the vicinity.

Underwriting Summary	Projected (478,115 NRA)	Actual (558,289 NRA)
Acquisition Price	\$29,325,000 (\$61/SF)	\$29,325,000 (\$53/SF)
Equity Commitment	\$15,000,000 (\$31/SF)	\$16,389,285 (\$29/SF)
Leverage	\$18,900,000 (\$40/SF) Initial \$34,000,000 (\$71/SF) Peak	\$94,958,572 (\$170/SF) Current
Holding Period	60 Months	66 Months
Lease Rate	\$12.50/SF NNN Average	\$24/SF NNN Avg.; \$28 NNN High
Stabilized NOI	\$6,600,000	\$12,870,847
Sales Price	\$80,000,000(\$167/SF)	\$200,000,000 (\$358/SF)
Deal Level Returns (net of fees)	34% IRR	52.06% IRR/ 7.92x equity multiple
LP Returns*	18-22% IRR	46.13% IRR / 6.50x equity multiple
	Cash In	Cash Out
Deal Level	\$16,389,286	\$126,699,794
LP Level*	\$6,484,969	\$42,152,302

*LP returns are based on partners who remained in the deal until disposition. Does not include buyouts for partners who obtained an aggregate 38.55% IRR and a 4.3x equity multiple.