



NDN
MACHINE TOOLS

The logo features the letters 'NDN' in a bold, white, sans-serif font. The letter 'D' is stylized, with its right half filled with a solid red color. Below 'NDN', the words 'MACHINE TOOLS' are written in a red, outlined, sans-serif font. The entire logo is centered within a white rectangular border. The background of the image is a dark, blue-tinted photograph of an industrial factory interior, showing various metal structures, walkways, and machinery.

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01

ABOUT US



OUR UNIQUE CORE VALUES

INTEGRITY

We coordinate all our activities with integrity which inspires us to fulfill our promises to clients.

INNOVATION

We be at our best always and stay ahead in the industry by leveraging on recent innovation to deliver premium quality to our client.

We remain committed to offering the highest quality grade of products to customers. We do not compromise our standard of quality.

PROFESSIONALISM

We practice professionalism as a value that safeguards our practices and ensures our compliance with standard practices.

OUR VISION

To become a top-notch company with global recognition in manufacturing precision and high-quality machine tools complying with international standards, inspired by innovation, advanced technology, and unparalleled commitment to excellence, adding great value to our clients.

OUR MISSION

To provide first-class quality and innovative CNC machine tools and engineering solutions in response to our clients' requirements thereby becoming their partner in achieving great performance and results.



ABOUT NPN MACHINE TOOLS

Since 1997, NPN Machine Tools has been doing business. Our 37,250 sq. ft. state of the art facility is located in Houston, TX. Our clients include both US and International companies. While the majority of our clients are in the Oil & Gas market segment, we have experience with a wide range of industries. Our primary goal is to build long term relationships with our clients by providing the best quality, service and pricing available in the market.

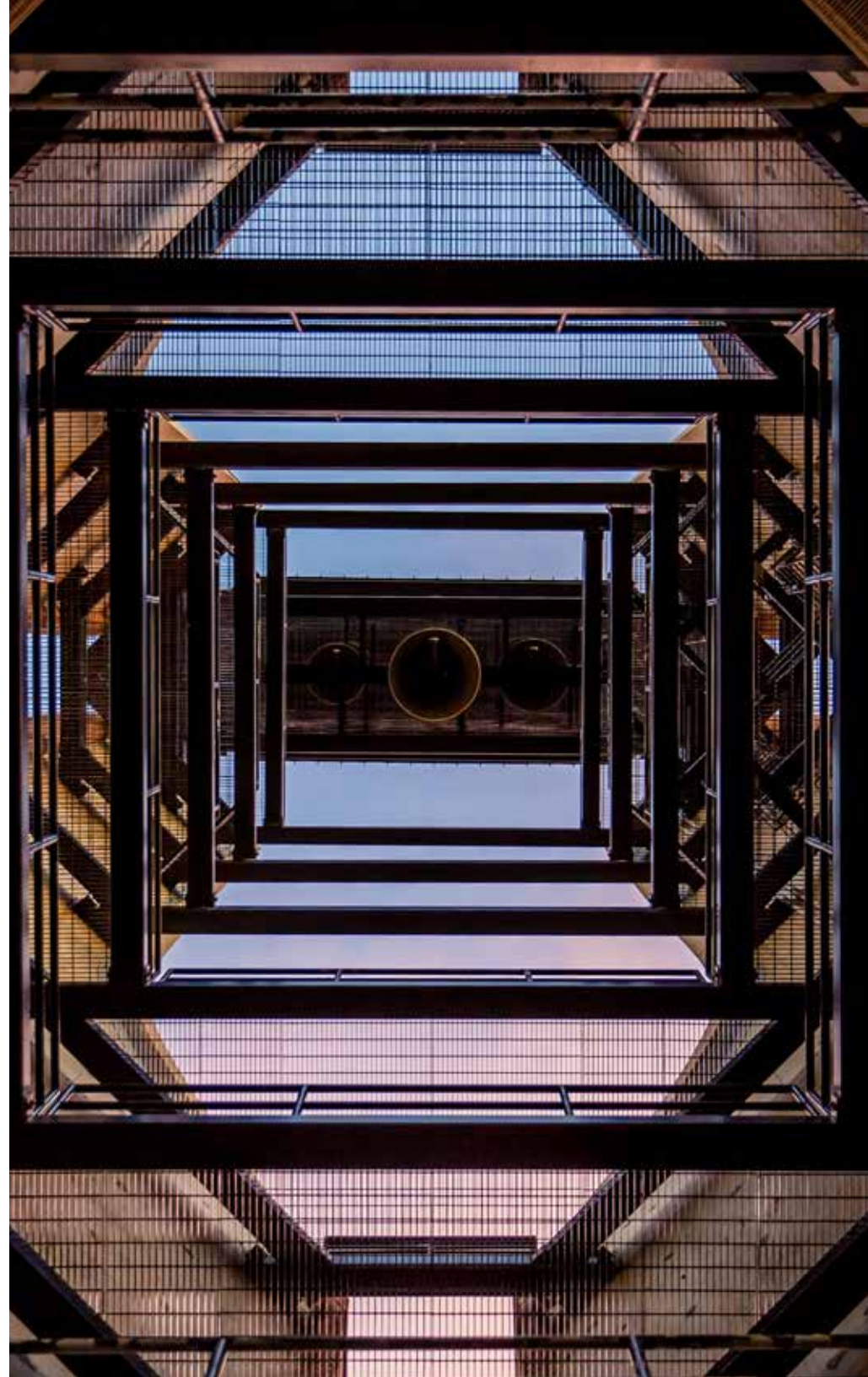
NPN Machine Tools is very competitive in rapid prototyping, short-runs and high-volume machining projects. We can machine on carbon steel, alloy steel, aluminum, brass, bronze, stainless steel, chrome, cast iron and any other metal, including plastic or rubber material.

At NPN Machine Tools, we pride ourselves on providing the best quality, service and pricing available. From prototypes to production runs, we can do it all!

QUALITY CONTROL

Our quality control department is fully outfitted for part inspection to ensure their strict compliance with applicable standards. With the quality control department in place, clients can trust us for their machine products and expect the best from us.

As a progressive company, we continually evolve to meet the increasing demands of clients, comply with quality control standard practices, and retain our position as the leader in the industry. As clients need changes, we align our resources and expertise to meet the change and exceed client expectations.



02

OUR SERVICES





PRECISION COMPUTER NUMERICAL CONTROL (CNC) MACHINING SERVICES

At NPN Machine Tools, we operate a state-of-the-art facility and specialize in CNC machining precision parts that conform to the highest standard of quality. Our equipment assets include a large fleet of multi-axis CNC lathes and mills with various capacities, features, and capabilities, which allows us to accomplish everything from rapid prototyping and short run production to high-volume machining projects. We have more than twenty years of experience as a precision machine shop and a well-established history with the oil & gas industry, as well as many other demanding markets. Our staff is very ambitious and excels at developing strategies that boost productivity and reduce production costs to keep our prices competitive.

Our capabilities include precision machining carbon steel, alloy steel, aluminum, stainless, copper and other metals as well as many types and grades of polymers and elastomers. We turn parts as large as 36.0" in diameter x 120.0" in length. Our biggest milling machine features XYZ capacity of 84.0" x 36.0" x 30.0" and with a full 4th axis and 5th axis capabilities, we can achieve very fast cycle times. Along with manufacturing tolerances of $\pm.003$ " on straightness and concentricity, we achieve $\pm.001$ " on length and diameter.

In addition to honing, coating, heat treating, and testing, we offer numerous secondary processing services. Our prices are very affordable, and we have an excellent track record for on-time delivery. To learn more about our CNC machining services or to request a quote, contact us directly.

CONTRACT MANUFACTURING SERVICES

With our more than twenty years of experience in supplying turnkey CNC components, NPN Machine Tools is equipped to satisfy all of your contract manufacturing needs. By leveraging our ability to furnish complete parts, we consolidate your supply chain while compressing the overall production timeline. We have a broad-based background in providing large components as well as machinery and machine parts that comply with challenging technical specifications. Our integrated manufacturing solutions incorporate a range of machining capabilities, value-added services, and comprehensive quality assurance.

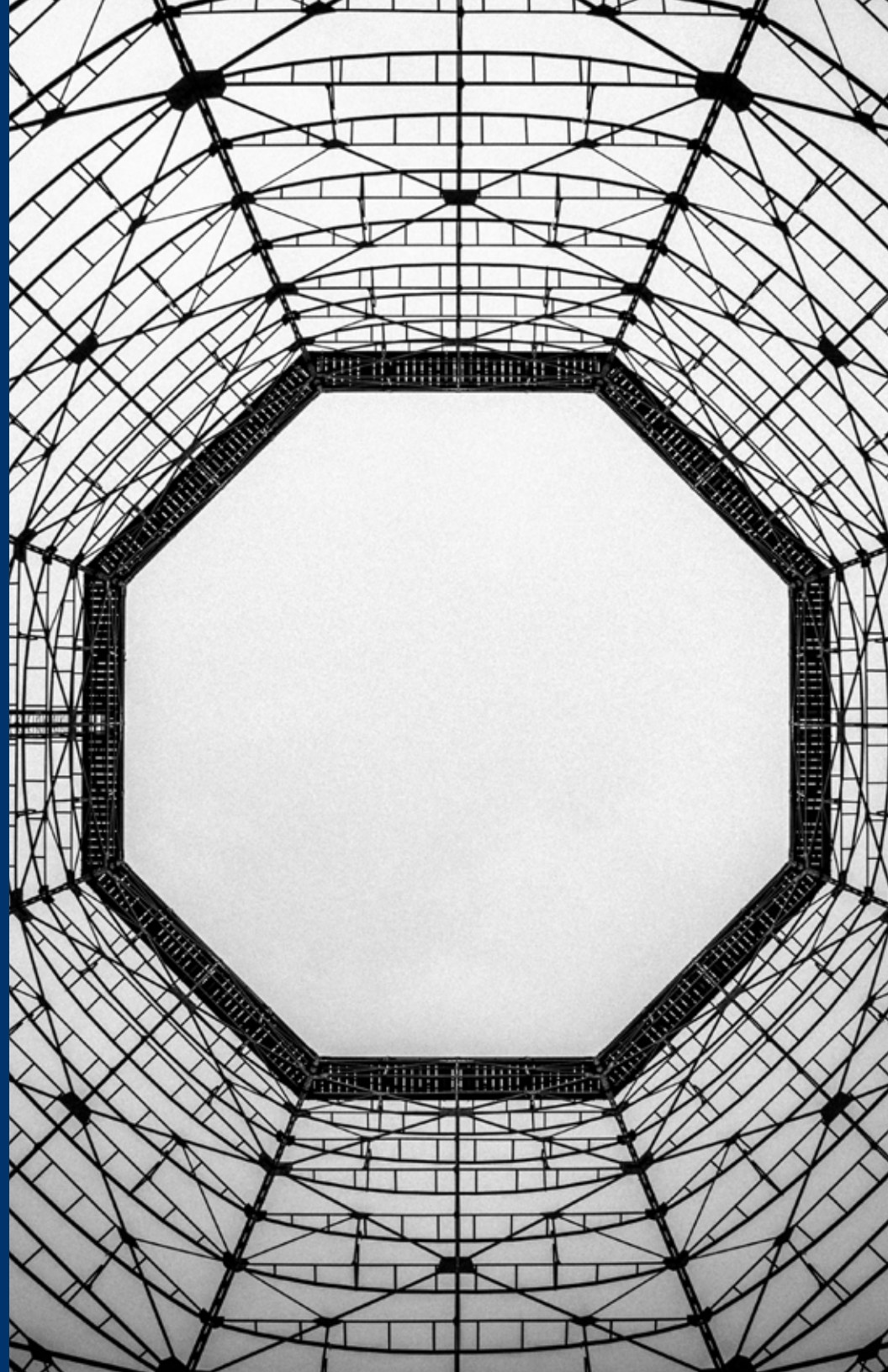
We have 37,000+ square feet of manufacturing space housing an abundant inventory of cutting-edge machine tools. Along with high-capacity, high-performance CNC lathes, we operate CNC milling equipment with live tooling and 5-axis capabilities. We also operate several large engine and turret lathes, manual mills, and production saws. With our versatile machining capabilities, we can produce parts with complex shapes and excellent quality surface finishes. In addition to metals such as carbon, alloy, and stainless steel, aluminum, copper, and more, we machine a large selection of polymers and elastomer materials.

To ship you finished products, we provide a comprehensive range of additional services. Along with premium threading, deep hole drilling, and broaching, we offer honing and grinding to your specified finish and dimensions. We also offer a variety of heat treating options and can supply your parts with protective coatings or plated surfaces.



03

OUR MACHINES



CNC LATHES



Machines

OKUMA L-470 CAPTAIN 2007 MODEL	3.625" Spindle Hole	50.0	16.0
OKUMA L-470 CAPTAIN 2007 MODEL	3.625" Spindle Hole	50.0	16.0
OKUMA-L-470 CAPTAIN 2007 MODEL	3.625" Spindle Hole	50.0	16.0
OKUMA L-1420 1997 MODEL	3.625" Spindle Hole	50.0	14.0
OKUMA L-1420 1997 MODEL	3.625" Spindle Hole	50.0	14.0
OKUMA LB-451I 2007 MODEL	10.875" Spindle Hole	120	21.0
OKUMA LB-351I 2007 MODEL	6.75" Spindle Hole	65.0	18.0
OKUMA LB-351I 2000 MODEL	4.625" Spindle Hole	65.0	16.0
OKUMA LB-351I 2008 MODEL	7.0" Spindle Hole	65.0	18.0
MAZAK SLANT TURN NEXUS 550M 2011 MODEL	10.5" Spindle Hole	120	18.0
MAZAK SLANT TURN NEXUS 550 2012 MODEL	ID SPINDLE 12"	65.0	22.0
MAZAK SLANT TURN NEXUS 550 2012 MODEL	ID SPINDLE 10-1/2"	120	18.0
MAZAK SLANT TURN NEXUS 550 2013 MODEL	ID SPINDLE 10-1/2"	120	18.0
MAZAK SLANT TURN NEXUS 500 2012 MODEL	ID SPINDLE 7"	65.0	18.0
MAZAK QUICKTURN NEXUS 3501I 2012 MODEL	ID SPINDLE 3-7/8"	50.0	15.0
MAZAK QUICKTURN NEXUS 3501I 2012 MODEL	ID SPINDLE 3-7/8"	50.0	15.0
MAZAK SLANT TURN NEXUS 500 2012 MODEL	ID SPINDLE 7"	65.0	18.0
MAZAK SLANT TURN NEXUS 500 2012 MODEL	ID SPINDLE 7"	65.0	18.0
MAZAK QUICKTURN NEXUS 4501I 2012 MODEL	ID SPINDLE 7"	65.0	18.0

CNC MILLS

MACHINES	ID SPINDLE	MAX TURN LENGHT
OKUMA MX45-VAE 1998 MODEL	30" x 18" x 18"	4 AXIS
OKUMA MX55-VB 1998 MODEL	48" x 22" x 18"	4 AXIS
MAZAK VTC 250/50 2000 MODEL	80" x 25" x 25"	4AXIS
MAZAK MTZ 655/80 2008 MODEL	80" x 30" x 30"	4AXIS
HASS VF-6/50 2012 MODEL	64" x 32" x 30"	4AXIS
HASS VF-9/50 2012 MODEL	84" x 40" x 30"	5AXIS

MANUAL MACHINES

MACHINES	ID SPINDLE	MAX TURN LENGHT
ACER ULTIMA VERTICLE MILL	10" x 48"	
MAZAK ENGINE LATHE	ID SPINDLE 4"	120" BED LENGTH
LEBLONDE ENGINE LATHE	ID SPINDLE 3-1/2"	80" BED LENGTH
TURRET LATHE-DRILLING ONLY		
HEM SAW	15" OD CUT	MANUAL
DOALL SAW 2012 MODEL	13" OD CUT	AUTOMATIC



19 CNC Lathes

Distance between centers 20.0" - 120"

Max Turning length 16.5" - 120.0

Max Turning DIA. 157.7" - 36.0"

Spindle Bore DIA. 3.5" - 12.250"

4 Manual Engine/Turret Lathes

Distance between centers 120.0"

Table Size 10.0" - 22.0"

Spindle Bore 2.0" - 4.0"

6 CNC Mills

X 0" - 84.0"

Y 0" - 36.0"

z 0" - 30.0"

A full 4th axis

5th axis capabilities

3 Manual Milling Machines

X 0" - 16.0"

Y 0" - 14.0"

z 0" - 50.0"

3 Saws

1/2" - 15.0"

04

INVESTMENT OVERVIEW



PROPERTY DETAILS

9130 WAYFARER LANE, HOUSTON, TX 77075

Number of Suites	3
Number of Buildings	1
Total Square Feet	33,882
Years Built	2011
Lot Size	2.79 Acres
Type of Ownership	Fee Simple
Building Class	C
Tenancy	Single
Rail Served	No
Construction	Metal
Submarket	South Hwy 35 Ind
Market Vacancy	5.60%



RENT ROLL

9130 WAYFARER LANE, HOUSTON, TX 77075

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent Per Sq Ft	Total Rent Per Month	Total Rent Per Year	Pro Form Rent Per Year	Lease Type
				Comm	Exp					
NPN Machine Tools	Back Building	11,150	29.7%	8/1/20	7/31/21	\$6.00	\$5,575	\$66,900	\$66,900	NNN
Vacant	Office Space	1,500	4.0%			\$0.00	\$0	\$0	\$15,000	NNN
Vacant	Back Building	10,500	28.0%			\$0.00	\$0	\$0	\$63,000	NNN
Vacant	Front Building	14,350	38.3%			\$0.00	\$0	\$0	\$86,100	NNN
Total			37,500			\$6.00	\$5,575	\$66,900	\$231,000	
			Occupied Tenants: 1	Unoccupied Tenants: 3	Occupied GLA: 29.70%			Unoccupied GLA: 70.30%		
			Total Current Rents: \$5,575	Occupied Current Rents: \$5,575				Unoccupied Current Rents: \$0		

OPERATING STATEMENT

9130 WAYFARER LANE, HOUSTON, TX 77075

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	66,900	1.78	231,000	6.16
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	5,575	0.15	18,750	0.50
Real estate Taxes	1,109	0.03	3,729	0.10
Total Reimbursement Income	\$6,684 29.7%	\$0.18	\$22,479 100.0%	\$0.60
Effective Gross Revenue	\$73,584	\$1.96	\$253,479	\$6.76

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	18,750	0.50	18,750	0.50
Real Estate Taxes	3,730	0.10	3,730	0.10
Total Expenses	\$22,480	\$0.60	\$22,480	\$0.60
Expenses as % of EGR	30.5%		8.9%	
Net Operating Income	\$51,104	\$1.36	\$230,999	\$6.16

05

MARKET OVERVIEW



9130 WAYFARER LANE HOUSTON , TX 77075

Convenient access to Interstate 45 and Sam Houston Tollway

Consistent Rent Growth Over the Past Eight Years Within the Submarket

With suburban South Houston Continuing To Grow, There Is Demand For E-commerce and Distribution Uses

One to Two Year Leaseback With Credit Tenant In Business For More Than 20 Years

Newly Built Industrial Warehouse in 2012 With Great Shell Space

Potential to Split Space Up, and Turn Into a Multi-tenant Industrial Property

WHY NPN MACHINE TOOLS

Professional Experience and Expertise

We leverage our professional experience and technical expertise to maintain a competitive advantage over other machining companies and retain our clients. We have gained an in-depth understanding of the sector, making us a formidable ally for our clients as we help them overcome various challenges.

Superior Service Delivery

We deliver superior products and services to clients. We are conscious of the precision and the performance of our products; hence, we pay attention to dimensions and other details to maintain our standard in the industry.

Top-Notch Resources

We operate a state-of-the-art facility and specialize in CNC machining precision parts that conform to the highest standard of quality. We continue to invest in emerging technologies and tools to keep us at our best and maintain the quality of our products.

Client Satisfaction

With our more than twenty years of experience in supplying turnkey CNC components, NPN Machine Tools is equipped to satisfy all of your contract manufacturing needs.



GET IN TOUCH WITH US

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