



MARKET SURVEY REPORT

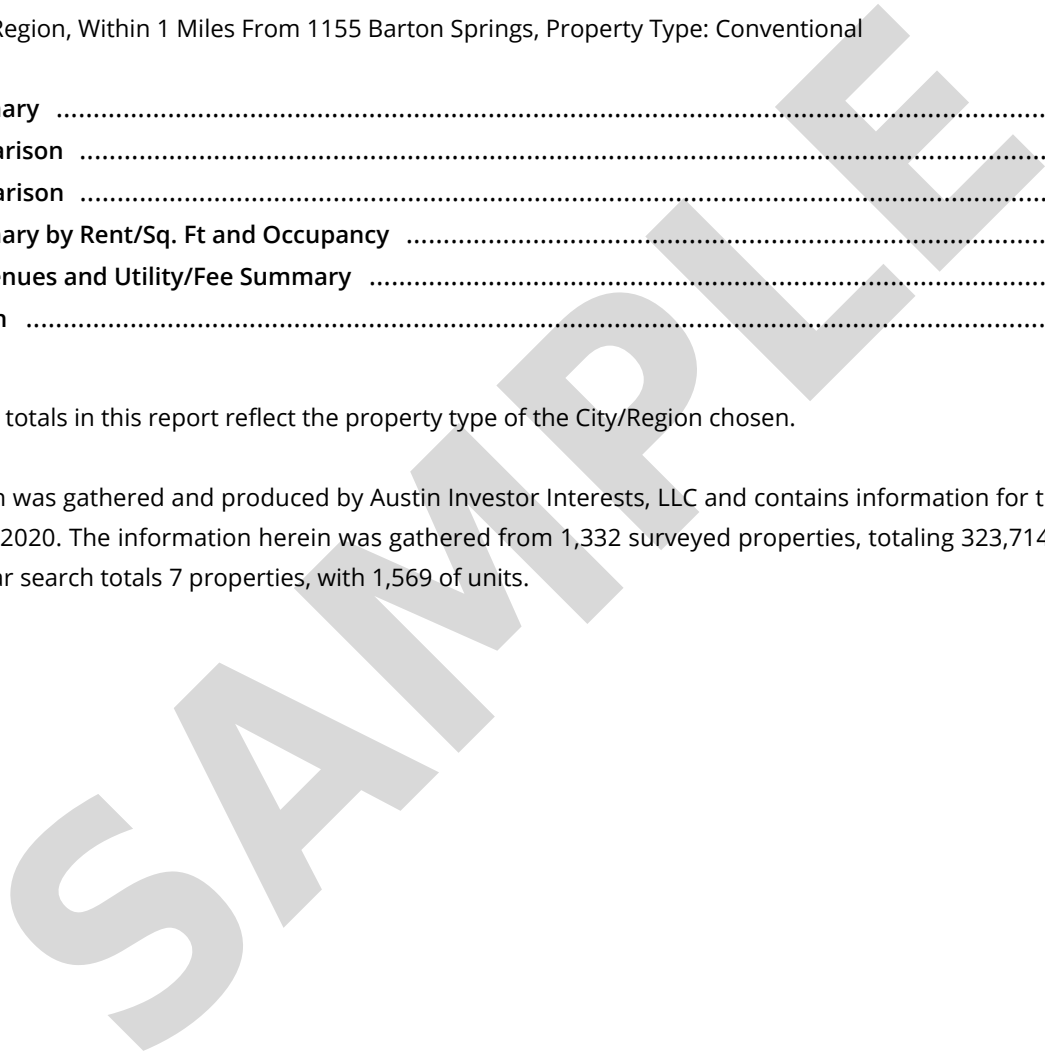
Target Area Parameters

Market: Austin Region, Within 1 Miles From 1155 Barton Springs, Property Type: Conventional

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*Overall market totals in this report reflect the property type of the City/Region chosen.

This information was gathered and produced by Austin Investor Interests, LLC and contains information for the period of the second quarter 2020. The information herein was gathered from 1,332 surveyed properties, totaling 323,714 units. The data for this particular search totals 7 properties, with 1,569 of units.



Property Summary

PROPERTY NAME SUBJ. DIST.	PHONE	TTL/ RENT UNITS	YEAR BUILT/ UPGRADE	AVG. SQ.FT.	EFFECTIVE		CONC %/(%)	RELEASED %	OCC %
					\$/SQ.FT	\$/MO			
404 Rio Grande 404 Rio Grande St. Austin, TX, 78701 0.66Mi	(512) 391-0100	140/ 140	2004/ 2016	978	\$2.03	\$1,985	11.7%/\$262	91%	94%
422 at the Lake 422 Riverside Dr. W. Austin, TX, 78704 0.48Mi	(512) 436-0853	207/ 207	2016/ -	816	\$2.41	\$1,965	0.0%/\$0	96%	98%
AMLI 300 300 Lamar Blvd. N. Austin, TX, 78703 0.62Mi	(512) 481-9300	154/ 154	2008/ -	970	\$1.73	\$1,683	7.1%/\$129	80%	82%
AMLI Downtown 201 Lavaca St. Austin, TX, 78701 0.70Mi	(512) 472-1711	220/ 220	2004/ 2020	992	\$1.95	\$1,938	16.7%/\$388	92%	88%
AMLI on 2nd 421 3rd St. W. Austin, TX, 78701 0.69Mi	(512) 472-0421	231/ 231	2008/ -	903	\$2.40	\$2,169	16.7%/\$434	92%	89%
Ashton Austin 101 Colorado St. Austin, TX, 78701 0.72Mi	(512) 236-0872	259/ 259	2009/ -	1,321	\$3.08	\$4,064	3.1%/\$129	92%	86%
Bowie, The 311 Bowie St. Austin, TX, 78703 0.63Mi	(512) 650-2626	358/ 357	2015/ -	1,009	\$2.67	\$2,690	9.9%/\$295	94%	92%
Totals/Averages:									
7 Properties		1,569/ 1,568	2010/ 2018	1,010	\$2.45	\$2,477	8.9%/ \$243	98%	90%

404 Rio Grande

Bed	Bath	Unit Desc.	Sq.Ft.	Ttl. Units	Rent. Units	Market Low	Market High	Effective Low	Effective High	Avg.Eff. \$/Mo.	Term	Conc./ mo.
1	1	-	633	5	5	\$1,685	\$1,685	\$1,470	\$1,470	\$1,470	12	\$215
1	1	-	771	19	19	\$1,765	\$1,765	\$1,543	\$1,543	\$1,543	12	\$222
1	1	-	778	4	4	\$1,745	\$1,745	\$1,525	\$1,525	\$1,525	12	\$220
1	1	-	821	2	2	\$1,975	\$1,975	\$1,735	\$1,735	\$1,735	12	\$240
1	1	-	824	24	24	\$1,795	\$1,795	\$1,570	\$1,570	\$1,570	12	\$225
1	1	-	858	5	5	\$2,317	\$2,317	\$2,049	\$2,049	\$2,049	12	\$268
1	1	-	860	19	19	\$2,070	\$2,070	\$1,822	\$1,822	\$1,822	12	\$248
2	2	-	926	16	16	\$2,085	\$2,085	\$1,836	\$1,836	\$1,836	12	\$249
2	2	-	1097	8	8	\$2,450	\$2,450	\$2,171	\$2,171	\$2,171	12	\$279
2	2	-	1131	4	4	\$2,965	\$2,965	\$2,643	\$2,643	\$2,643	12	\$322
2	2	-	1144	5	5	\$2,465	\$2,465	\$2,185	\$2,185	\$2,185	12	\$280

Bed	Bath	Unit Desc.	Sq.Ft.	Ttl. Units	Rent. Units	Market Low	Market High	Effective Low	Effective High	Avg.Eff. \$/Mo.	Term	Conc./ mo.
2	2	-	1224	4	4	\$2,685	\$2,685	\$2,386	\$2,386	\$2,386	12	\$299
2	2	-	1340	4	4	\$3,005	\$3,005	\$2,680	\$2,680	\$2,680	12	\$325
2	2	-	1341	5	5	\$2,795	\$2,795	\$2,487	\$2,487	\$2,487	12	\$308
2	2	-	1401	3	3	\$3,120	\$3,120	\$2,785	\$2,785	\$2,785	12	\$335
2	2	-	1427	7	7	\$3,495	\$3,495	\$3,129	\$3,129	\$3,129	12	\$366
2	2.5	-	1427	1	1	\$3,667	\$3,667	\$3,286	\$3,286	\$3,286	12	\$381
2	2	-	1503	5	5	\$3,280	\$3,280	\$2,932	\$2,932	\$2,932	12	\$348
Totals/ Averages:			978	140	140	\$2,248	\$2,248	\$1,985	\$1,985	\$1,985		\$262/ mo. \$0.27psf.

Special: \$99 Move In + \$1000 Off 1st Month

422 at the Lake

Bed	Bath	Unit Desc.	Sq.Ft.	Ttl. Units	Rent. Units	Market Low	Market High	Effective Low	Effective High	Avg.Eff. \$/Mo.	Term	Conc./ mo.
1	1	-	497	15	15	\$1,449	\$1,449	\$1,449	\$1,449	\$1,449	12	\$0
1	1	-	579	10	10	\$1,479	\$1,479	\$1,479	\$1,479	\$1,479	12	\$0
1	1	-	588	5	5	\$1,569	\$1,569	\$1,569	\$1,569	\$1,569	12	\$0
1	1	-	640	5	5	\$1,494	\$1,494	\$1,494	\$1,494	\$1,494	12	\$0
1	1	-	676	10	10	\$1,554	\$1,554	\$1,554	\$1,554	\$1,554	12	\$0
1	1	-	681	10	10	\$1,554	\$1,554	\$1,554	\$1,554	\$1,554	12	\$0
1	1	HC	701	15	15	\$1,554	\$1,554	\$1,554	\$1,554	\$1,554	12	\$0
1	1	-	712	15	15	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	12	\$0
0	1	-	718	1	1	\$1,519	\$1,519	\$1,519	\$1,519	\$1,519	12	\$0
1	1	-	776	5	5	\$2,088	\$2,088	\$2,088	\$2,088	\$2,088	12	\$0
1	1	-	794	5	5	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	12	\$0
1	1	HC	805	2	2	\$1,929	\$1,929	\$1,929	\$1,929	\$1,929	12	\$0
1	1	-	808	38	38	\$1,996	\$1,996	\$1,996	\$1,996	\$1,996	12	\$0
1	1	-	809	5	5	\$2,039	\$2,039	\$2,039	\$2,039	\$2,039	12	\$0
1	1	-	809	5	5	\$2,109	\$2,109	\$2,109	\$2,109	\$2,109	12	\$0
1	1	-	841	5	5	\$2,074	\$2,074	\$2,074	\$2,074	\$2,074	12	\$0
1	1	-	843	1	1	\$2,074	\$2,074	\$2,074	\$2,074	\$2,074	12	\$0
1	1	-	867	10	10	\$2,104	\$2,104	\$2,104	\$2,104	\$2,104	12	\$0
1	1	-	915	5	5	\$2,349	\$2,349	\$2,349	\$2,349	\$2,349	12	\$0
2	2	-	1016	9	9	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	12	\$0
2	2	HC	1016	1	1	\$2,607	\$2,607	\$2,607	\$2,607	\$2,607	12	\$0
1	1	-	1080	5	5	\$2,309	\$2,309	\$2,309	\$2,309	\$2,309	12	\$0
2	2	-	1201	4	4	\$2,754	\$2,754	\$2,754	\$2,754	\$2,754	12	\$0
2	2	-	1259	5	5	\$2,969	\$2,969	\$2,969	\$2,969	\$2,969	12	\$0
2	2	-	1265	10	10	\$2,938	\$2,938	\$2,938	\$2,938	\$2,938	12	\$0
2	2	-	1341	1	1	\$2,754	\$2,754	\$2,754	\$2,754	\$2,754	12	\$0
2	2	-	1365	5	5	\$2,629	\$2,629	\$2,629	\$2,629	\$2,629	12	\$0
Totals/ Averages:			816	207	207	\$1,965	\$1,965	\$1,965	\$1,965	\$1,965		\$0/ mo. \$0.00psf.

1/2 off Covered Parking + 1/2 Sec Deposit Waive App Fee

AMLI 300

Bed	Bath	Unit Desc.	Sq.Ft.	Ttl. Units	Rent. Units	Market Low	Market High	Effective Low	Effective High	Avg.Eff. \$/Mo.	Term	Conc./ mo.
0	1	-	530	8	8	\$1,292	\$1,292	\$1,200	\$1,200	\$1,200	14	\$92
1	1	-	626	8	8	\$1,419	\$1,419	\$1,318	\$1,318	\$1,318	14	\$101
1	1	-	650	3	3	\$1,432	\$1,432	\$1,330	\$1,330	\$1,330	14	\$102
1	1	-	676	5	5	\$1,436	\$1,436	\$1,333	\$1,333	\$1,333	14	\$103
1	1	-	705	8	8	\$1,536	\$1,536	\$1,426	\$1,426	\$1,426	14	\$110
1	1	-	794	19	19	\$1,581	\$1,581	\$1,468	\$1,468	\$1,468	14	\$113
1	1	-	803	1	1	\$1,642	\$1,642	\$1,525	\$1,525	\$1,525	14	\$117
1	1	-	821	8	8	\$1,578	\$1,578	\$1,465	\$1,465	\$1,465	14	\$113
1	1	-	831	4	4	\$1,846	\$1,846	\$1,714	\$1,714	\$1,714	14	\$132
1	2	-	890	9	9	\$1,846	\$1,846	\$1,714	\$1,714	\$1,714	14	\$132
2	2	-	953	4	4	\$1,919	\$1,919	\$1,782	\$1,782	\$1,782	14	\$137
2	2	-	970	5	5	\$2,232	\$2,232	\$2,073	\$2,073	\$2,073	14	\$159
1	2	-	1010	1	1	\$2,279	\$2,279	\$2,116	\$2,116	\$2,116	14	\$163
1	2	-	1014	12	12	\$1,930	\$1,930	\$1,792	\$1,792	\$1,792	14	\$138
2	2	-	1053	6	6	\$2,002	\$2,002	\$1,859	\$1,859	\$1,859	14	\$143
2	2	-	1079	4	4	\$2,112	\$2,112	\$1,961	\$1,961	\$1,961	14	\$151
2	2	-	1175	3	3	\$2,090	\$2,090	\$1,941	\$1,941	\$1,941	14	\$149
2	2	-	1213	30	30	\$1,766	\$1,766	\$1,640	\$1,640	\$1,640	14	\$126
2	2	-	1338	5	5	\$1,999	\$1,999	\$1,856	\$1,856	\$1,856	14	\$143
2	2	-	1350	3	3	\$2,607	\$2,607	\$2,421	\$2,421	\$2,421	14	\$186
2	3	-	1437	1	1	\$2,319	\$2,319	\$2,153	\$2,153	\$2,153	14	\$166
2	3	-	1455	4	4	\$2,908	\$2,908	\$2,700	\$2,700	\$2,700	14	\$208
2	3	-	1685	3	3	\$3,196	\$3,196	\$2,968	\$2,968	\$2,968	14	\$228
Totals/ Averages:			970	154	154	\$1,812	\$1,812	\$1,683	\$1,683	\$1,683		\$129/ mo. \$0.13psf.
1 mo free LNL												

AMLI Downtown

Bed	Bath	Unit Desc.	Sq.Ft.	Ttl. Units	Rent. Units	Market Low	Market High	Effective Low	Effective High	Avg.Eff. \$/Mo.	Term	Conc./ mo.
1	1	-	691	1	1	\$2,054	\$2,054	\$1,712	\$1,712	\$1,712	12	\$342
1	1	-	702	5	5	\$2,079	\$2,079	\$1,733	\$1,733	\$1,733	12	\$346
1	1	-	854	36	36	\$1,942	\$1,942	\$1,618	\$1,618	\$1,618	12	\$324
1	1	-	866	21	21	\$2,083	\$2,083	\$1,736	\$1,736	\$1,736	12	\$347
1	1	-	901	9	9	\$2,134	\$2,134	\$1,778	\$1,778	\$1,778	12	\$356
1	1	-	939	18	18	\$2,213	\$2,213	\$1,844	\$1,844	\$1,844	12	\$369
1	1	-	941	60	60	\$2,230	\$2,230	\$1,858	\$1,858	\$1,858	12	\$372
1	1	-	950	6	6	\$2,243	\$2,243	\$1,869	\$1,869	\$1,869	12	\$374
1	1	-	991	6	6	\$2,506	\$2,506	\$2,088	\$2,088	\$2,088	12	\$418
1	1	-	992	12	12	\$2,434	\$2,434	\$2,028	\$2,028	\$2,028	12	\$406
1	1	-	1053	12	12	\$2,536	\$2,536	\$2,113	\$2,113	\$2,113	12	\$423
1	1	-	1153	1	1	\$2,625	\$2,625	\$2,188	\$2,188	\$2,188	12	\$437
2	2	-	1271	11	11	\$3,069	\$3,069	\$2,558	\$2,558	\$2,558	12	\$511
2	2	-	1279	11	11	\$2,855	\$2,855	\$2,379	\$2,379	\$2,379	12	\$476

Bed	Bath	Unit Desc.	Sq.Ft.	Ttl. Units	Rent. Units	Market Low	Market High	Effective Low	Effective High	Avg.Eff. \$/Mo.	Term	Conc./ mo.
2	2	-	1667	11	11	\$3,358	\$3,358	\$2,798	\$2,798	\$2,798	12	\$560
Totals/ Averages:			992	220	220	\$2,326	\$2,326	\$1,938	\$1,938	\$1,938		\$388/ mo. \$0.39psf.

lease same day and receive 2 months off

AMLI on 2nd

Bed	Bath	Unit Desc.	Sq.Ft.	Ttl. Units	Rent. Units	Market Low	Market High	Effective Low	Effective High	Avg.Eff. \$/Mo.	Term	Conc./ mo.
1	1	-	626	64	64	\$2,191	\$2,191	\$1,826	\$1,826	\$1,826	12	\$365
1	1	Aff	626	6	6	\$1,968	\$1,968	\$1,640	\$1,640	\$1,640	12	\$328
1	1	-	746	34	34	\$2,413	\$2,413	\$2,011	\$2,011	\$2,011	12	\$402
1	1	-	775	15	15	\$2,428	\$2,428	\$2,023	\$2,023	\$2,023	12	\$405
1	1	Aff	775	2	2	\$1,983	\$1,983	\$1,653	\$1,653	\$1,653	12	\$330
1	1	-	874	14	14	\$2,569	\$2,569	\$2,141	\$2,141	\$2,141	12	\$428
1	1	-	953	28	28	\$2,743	\$2,743	\$2,286	\$2,286	\$2,286	12	\$457
2	1	-	1187	30	30	\$3,034	\$3,034	\$2,528	\$2,528	\$2,528	12	\$506
2	2	Aff	1187	4	4	\$2,840	\$2,840	\$2,367	\$2,367	\$2,367	12	\$473
2	1	-	1380	34	34	\$3,283	\$3,283	\$2,736	\$2,736	\$2,736	12	\$547
Totals/ Averages:			903	231	231	\$2,603	\$2,603	\$2,169	\$2,169	\$2,169		\$434/ mo. \$0.48psf.

lease same day and get 2 months free

Ashton Austin

Bed	Bath	Unit Desc.	Sq.Ft.	Ttl. Units	Rent. Units	Market Low	Market High	Effective Low	Effective High	Avg.Eff. \$/Mo.	Term	Conc./ mo.
1	1	-	940	28	28	\$2,596	\$2,596	\$2,513	\$2,513	\$2,513	12	\$83
1	1	-	969	28	28	\$2,698	\$2,698	\$2,615	\$2,615	\$2,615	12	\$83
1	1	-	994	28	28	\$2,926	\$2,926	\$2,843	\$2,843	\$2,843	12	\$83
1	1	-	1022	28	28	\$3,560	\$3,560	\$3,477	\$3,477	\$3,477	12	\$83
2	2	-	1316	27	27	\$4,289	\$4,289	\$4,122	\$4,122	\$4,122	12	\$167
2	2	-	1345	28	28	\$4,284	\$4,284	\$4,117	\$4,117	\$4,117	12	\$167
2	1.5	Grg	1525	1	1	\$4,654	\$4,654	\$4,487	\$4,487	\$4,487	12	\$167
2	1.5	Grg	1558	1	1	\$4,499	\$4,499	\$4,332	\$4,332	\$4,332	12	\$167
2	2	-	1569	28	28	\$5,212	\$5,212	\$5,045	\$5,045	\$5,045	12	\$167
2	1.5	Grg	1570	1	1	\$4,499	\$4,499	\$4,332	\$4,332	\$4,332	12	\$167
2	2.5	-	1679	28	28	\$5,660	\$5,660	\$5,493	\$5,493	\$5,493	12	\$167
2	2	-	1723	27	27	\$5,192	\$5,192	\$5,025	\$5,025	\$5,025	12	\$167
2	2	-	2174	1	1	\$6,139	\$6,139	\$5,972	\$5,972	\$5,972	12	\$167
2	2.5	PH	2527	1	1	\$8,131	\$8,131	\$7,964	\$7,964	\$7,964	12	\$167
2	2.5	PH	2957	1	1	\$9,325	\$9,325	\$9,158	\$9,158	\$9,158	12	\$167
2	2.5	PH	3045	1	1	\$11,047	\$11,047	\$10,880	\$10,880	\$10,880	12	\$167
3	3.5	PH	3108	1	1	\$13,385	\$13,385	\$13,385	\$13,385	\$13,385	12	\$0
3	3.5	PH	3218	1	1	\$14,200	\$14,200	\$14,200	\$14,200	\$14,200	12	\$0

Bed	Bath	Unit Desc.	Sq.Ft.	Ttl. Units	Rent. Units	Market Low	Market High	Effective Low	Effective High	Avg.Eff. \$/Mo.	Term	Conc./ mo.
Totals/ Averages:			1,321	259	259	\$4,193	\$4,193	\$4,064	\$4,064	\$4,064		\$129/ mo. \$0.10psf.

\$1000 off 1/1 and \$2000 off 2/2 - 12 month- lease term

Bowie, The

Bed	Bath	Unit Desc.	Sq.Ft.	Ttl. Units	Rent. Units	Market Low	Market High	Effective Low	Effective High	Avg.Eff. \$/Mo.	Term	Conc./ mo.
0	1	-	448	11	11	\$1,634	\$1,634	\$1,498	\$1,498	\$1,498	12	\$136
0	1	-	534	21	21	\$1,977	\$1,977	\$1,812	\$1,812	\$1,812	12	\$165
1	1	-	692	26	26	\$2,115	\$2,115	\$1,851	\$1,851	\$1,851	12	\$264
1	1	-	702	1	1	\$2,015	\$2,015	\$1,847	\$1,847	\$1,847	12	\$168
1	1	-	703	19	19	\$1,376	\$1,376	\$1,204	\$1,204	\$1,204	12	\$172
1	1	-	837	21	21	\$2,249	\$2,249	\$1,968	\$1,968	\$1,968	12	\$281
1	1	-	842	21	21	\$2,593	\$2,593	\$2,377	\$2,377	\$2,377	12	\$216
1	1	-	842	21	21	\$2,284	\$2,284	\$2,094	\$2,094	\$2,094	12	\$190
1	1	-	872	6	6	\$2,384	\$2,384	\$2,185	\$2,185	\$2,185	12	\$199
1	1	-	872	15	15	\$2,468	\$2,468	\$2,160	\$2,160	\$2,160	12	\$308
1	1	-	896	26	26	\$2,331	\$2,331	\$2,137	\$2,137	\$2,137	12	\$194
1	1	-	938	21	21	\$2,509	\$2,509	\$2,195	\$2,195	\$2,195	12	\$314
2	2	-	1092	26	26	\$2,912	\$2,912	\$2,548	\$2,548	\$2,548	12	\$364
2	2	-	1121	9	9	\$3,217	\$3,217	\$2,949	\$2,949	\$2,949	12	\$268
2	2	-	1132	5	5	\$3,143	\$3,143	\$2,750	\$2,750	\$2,750	12	\$393
2	2	-	1148	11	11	\$3,242	\$3,242	\$2,972	\$2,972	\$2,972	12	\$270
2	2	-	1168	6	6	\$3,222	\$3,222	\$2,954	\$2,954	\$2,954	12	\$268
2	2	-	1206	16	16	\$3,669	\$3,669	\$3,363	\$3,363	\$3,363	12	\$306
2	2	-	1252	6	6	\$3,567	\$3,567	\$3,270	\$3,270	\$3,270	12	\$297
2	2	-	1269	6	6	\$5,635	\$5,635	\$4,931	\$4,931	\$4,931	12	\$704
2	2	-	1305	9	9	\$3,449	\$3,449	\$3,018	\$3,018	\$3,018	12	\$431
2	2	-	1317	5	5	\$3,549	\$3,549	\$3,253	\$3,253	\$3,253	12	\$296
2	2	-	1353	6	6	\$3,769	\$3,769	\$3,455	\$3,455	\$3,455	12	\$314
2	2	-	1369	5	5	\$3,865	\$3,865	\$3,382	\$3,382	\$3,382	12	\$483
2	2	-	1385	1	-	\$4,446	\$4,446	\$4,076	\$4,076	\$4,076	12	\$370
2	2	-	1446	10	10	\$5,012	\$5,012	\$4,594	\$4,594	\$4,594	12	\$418
2	2	-	1502	9	9	\$4,342	\$4,342	\$3,980	\$3,980	\$3,980	12	\$362
2	2	-	1530	5	5	\$4,342	\$4,342	\$3,980	\$3,980	\$3,980	12	\$362
2	2	-	1682	5	5	\$5,644	\$5,644	\$5,174	\$5,174	\$5,174	12	\$470
3	3	-	2312	5	5	\$10,032	\$10,032	\$9,196	\$9,196	\$9,196	12	\$836
3	3	-	2654	4	4	\$9,783	\$9,783	\$8,968	\$8,968	\$8,968	12	\$815
Totals/ Averages:			1,009	358	357	\$2,984	\$2,984	\$2,690	\$2,690	\$2,690		\$295/ mo. \$0.29psf.

Special: 4 Weeks Free 12 Month Lease Term and 6 Weeks on Select Apts

Amenity Comparison

2nd Quarter 2020

Pool(s)	7	100%	Fitness Center	7	100%
Hot Tub/Spa	4	57%	Business Center	7	100%
Playground	0	0%	Media Room	3	43%
LEED Certified	1	14%	Game Room	2	29%
Car Chg. Station	1	14%	Attached Garages	0	0%
W/D Connections	7	100%	Detached Garages	1	14%
Washer/Dryers	6	86%	Direct / Brz Garages	0	0%
Technology Pkg	0	0%	Carports	0	0%
			Parking Garage	7	100%

Exterior Activity Amenities

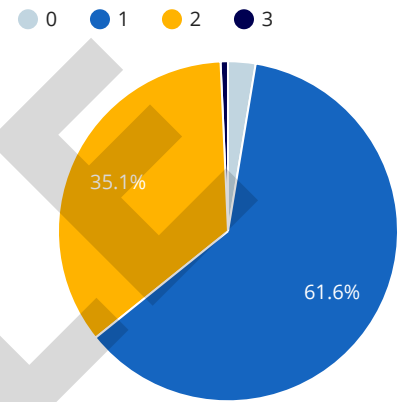
Property Name	Pool(s)	Hot Tub/Spa	Play Ground	Apt. Style
404 Rio Grande	Y	Y	N	MR
422 at the Lake	Y	N	N	MR
AMLI 300	Y	Y	N	MR
AMLI Downtown	Y	N	N	HR
AMLI on 2nd	Y	Y	N	HR
Ashton Austin	Y	Y	N	HR
Bowie, The	Y	N	N	HR
Target Area Total	7	4	0	
% of Target Area	100%	57%	0%	

Unit Mix Comparison

2nd Quarter 2020

1155 Barton Springs

FLOORPLAN	QTY	% TARGET MKT	AVG SIZE	AVG \$/ SF	AVG \$/ MO	Annual Change \$/ MO
Efficiency	41	2.61%	515	\$3.11	\$1,601	-18.96%
1-1.0	944	60.20%	827	\$2.38	\$1,967	-18.04%
1-2.0	22	1.40%	963	\$1.84	\$1,775	-15.80%
2-1.0	64	4.08%	1,290	\$2.05	\$2,639	-19.35%
2-1.5	3	0.19%	1,551	\$2.83	\$4,384	-0.05%
2-2.0	443	28.25%	1,303	\$2.47	\$3,214	-17.36%
2-2.5	32	2.04%	1,780	\$3.25	\$5,784	-5.62%
2-3.0	8	0.51%	1,539	\$1.78	\$2,732	-10.89%
3-3.0	9	0.57%	2,464	\$3.69	\$9,095	-27.50%
3-3.5	2	0.13%	3,163	\$4.36	\$13,793	6.10%
Target Mkt Ttl.	1,568	100.00%	1,011	\$2.45	\$2,477	-17.38%
Overall Mkt Ttl.	205,253		862	\$1.48	\$1,278	-2.31%



PROPERTY NAME	UNIT DESCRIPTION	QUANTITY	AVG \$/MO	AVG SIZE	AVG \$/SF
Floorplan: Efficiency					
AML1 300	0/1	8	\$1,200	530	\$2.26
422 at the Lake	0/1	1	\$1,519	718	\$2.12
Bowie, The	0/1	32	\$1,704	504	\$3.38
Efficiency Totals / Averages		41	\$1,601	515	\$3.11
Floorplan: 1 Bedroom					
AML1 300	1/1	56	\$1,439	746	\$1.93
422 at the Lake	1/1 HC	17	\$1,598	713	\$2.24
AML1 on 2nd	1/1 Aff	8	\$1,643	663	\$2.48
404 Rio Grande	1/1	78	\$1,651	807	\$2.04
AML1 300	1/2	22	\$1,775	963	\$1.84
422 at the Lake	1/1	154	\$1,824	740	\$2.46
AML1 Downtown	1/1	187	\$1,826	919	\$1.99
AML1 on 2nd	1/1	155	\$1,997	748	\$2.67
Bowie, The	1/1	177	\$2,007	827	\$2.43
Ashton Austin	1/1	112	\$2,862	981	\$2.92
1 Bedroom Totals / Averages		966	\$1,963	830	\$2.37

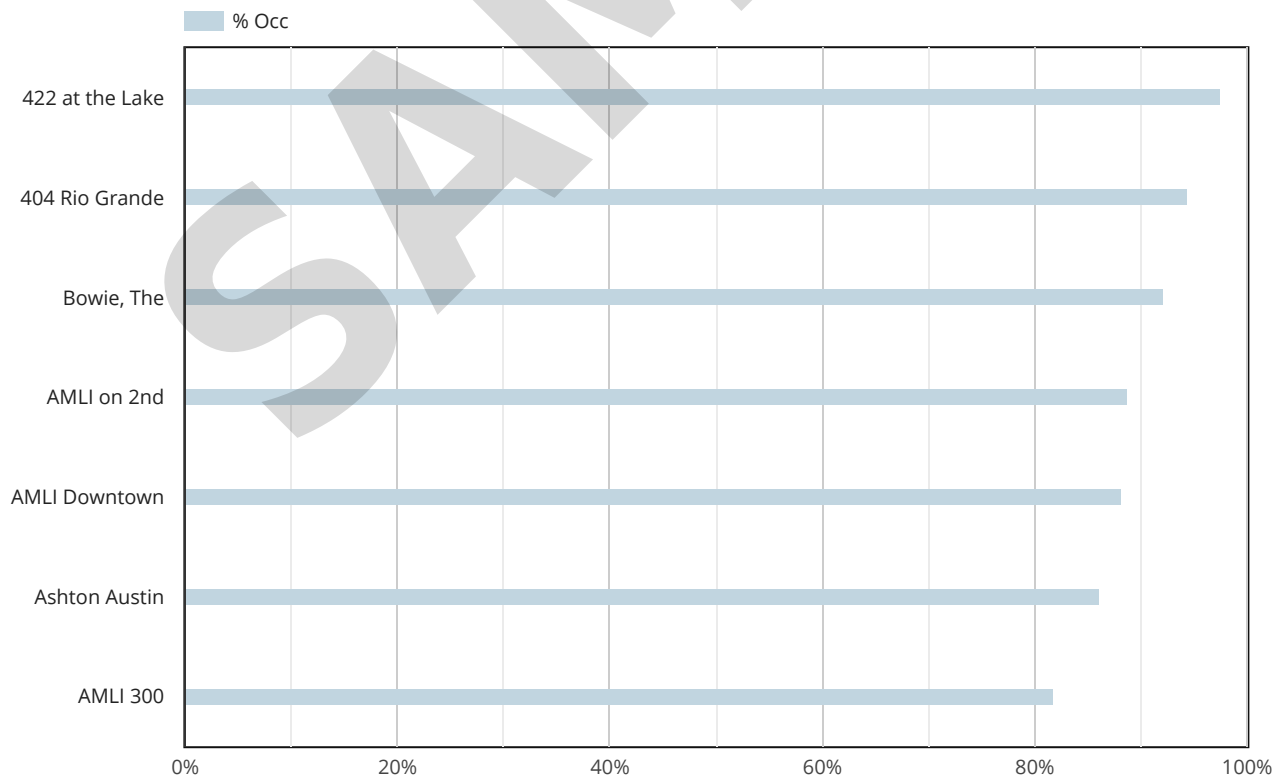
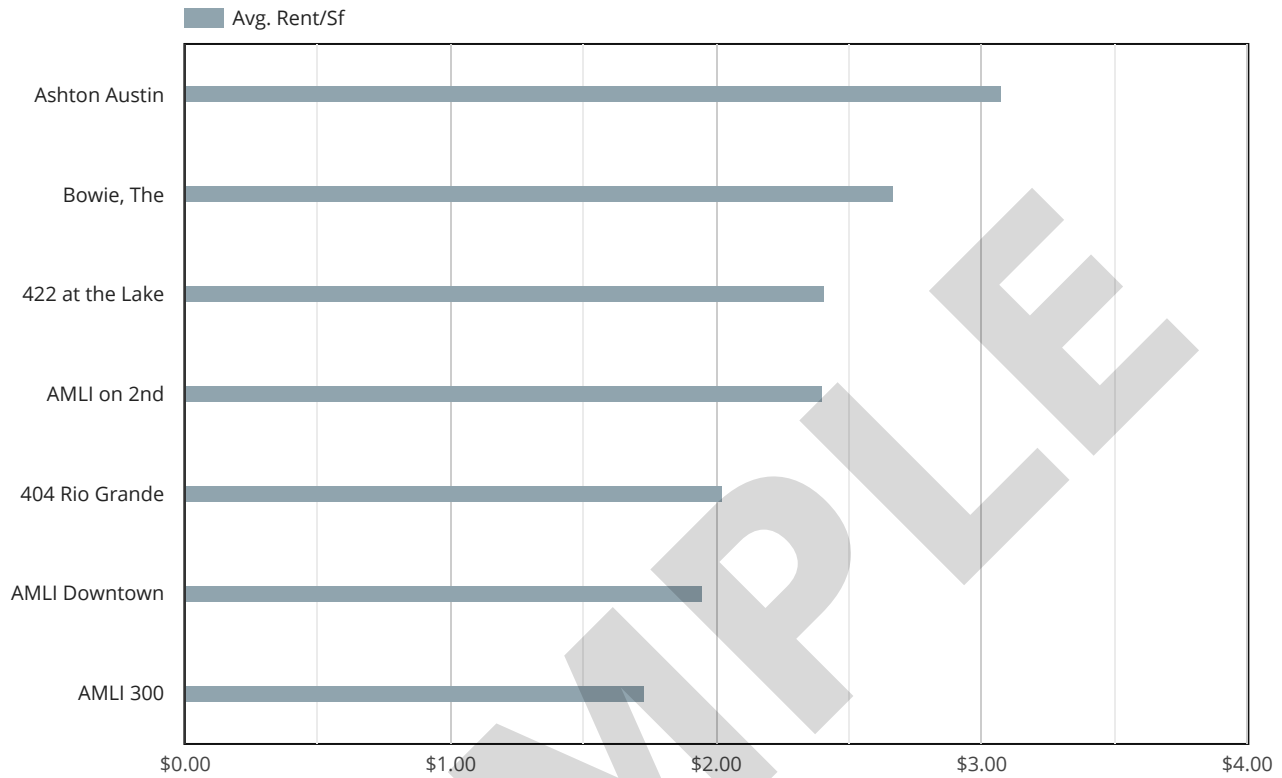
Floorplan: 2 Bedroom

AML I 300	2/2	60	\$1,801	1,166	\$1.54
AML I on 2nd	2/2 Aff	4	\$2,367	1,187	\$1.99
404 Rio Grande	2/2	61	\$2,391	1,189	\$2.01
AML I Downtown	2/2	33	\$2,578	1,406	\$1.83
422 at the Lake	2/2 HC	1	\$2,607	1,016	\$2.57
AML I on 2nd	2/1	64	\$2,639	1,290	\$2.05
AML I 300	2/3	8	\$2,732	1,539	\$1.78
422 at the Lake	2/2	34	\$2,782	1,208	\$2.30
404 Rio Grande	2/2.5	1	\$3,286	1,427	\$2.30
Bowie, The	2/2	139	\$3,371	1,263	\$2.67
Ashton Austin	2/1.5 Grg	3	\$4,384	1,551	\$2.83
Ashton Austin	2/2	111	\$4,590	1,494	\$3.07
Ashton Austin	2/2.5	28	\$5,493	1,679	\$3.27
Ashton Austin	2/2.5 PH	3	\$9,334	2,843	\$3.28
2 Bedroom Totals / Averages		550	\$3,296	1,334	\$2.47

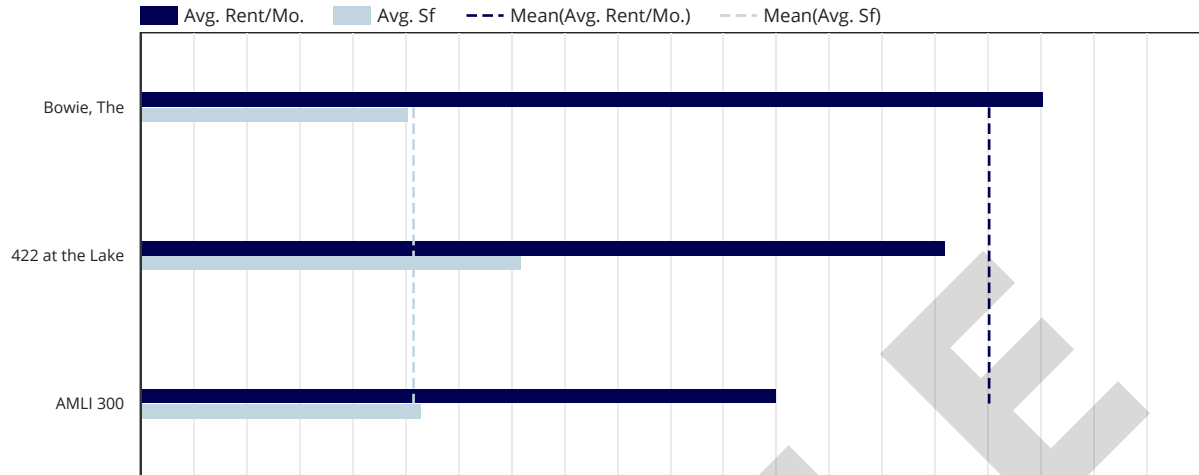
Floorplan: 3 Bedroom

Bowie, The	3/3	9	\$9,095	2,464	\$3.69
Ashton Austin	3/3.5 PH	2	\$13,793	3,163	\$4.36
3 Bedroom Totals / Averages		11	\$9,949	2,591	\$3.84

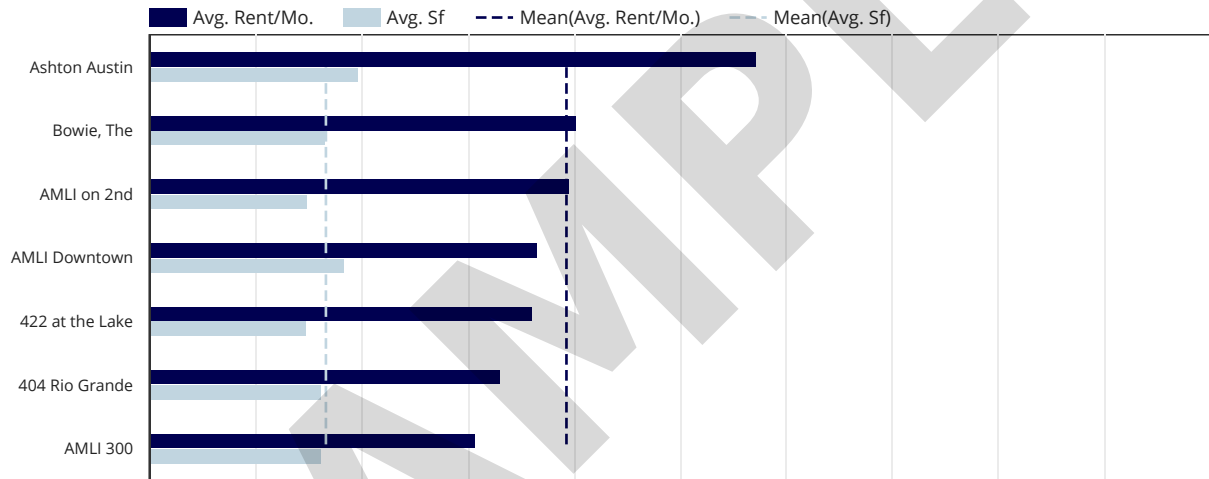
Property Summary by Rent/Sq. Ft and Occupancy



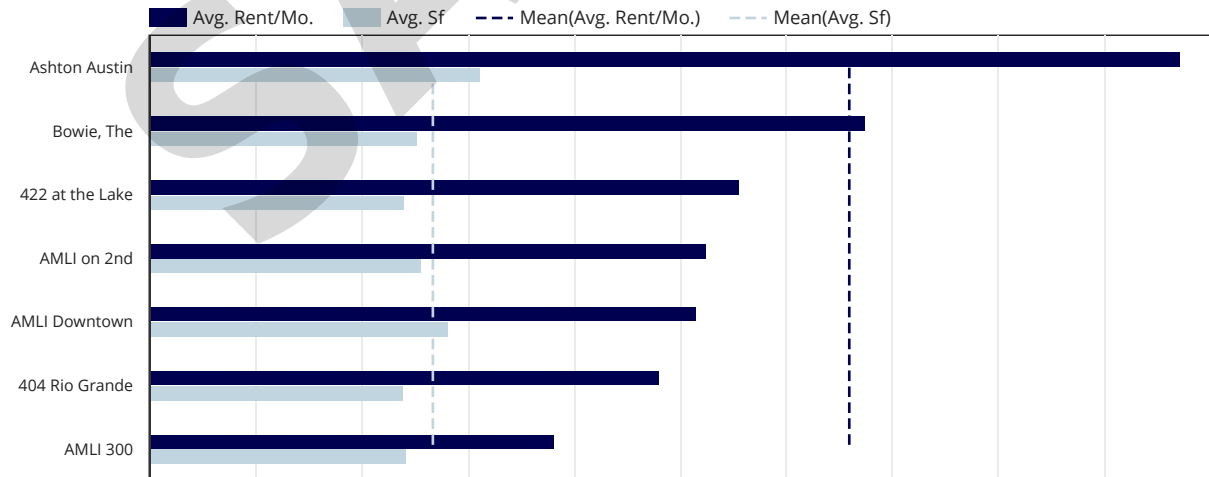
Efficiencies



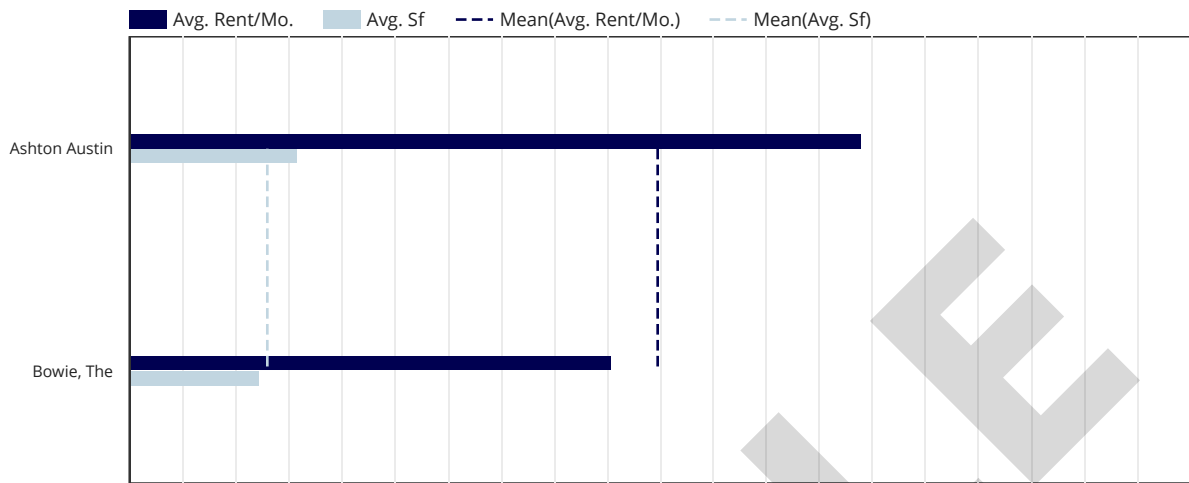
One Bedrooms



Two Bedrooms

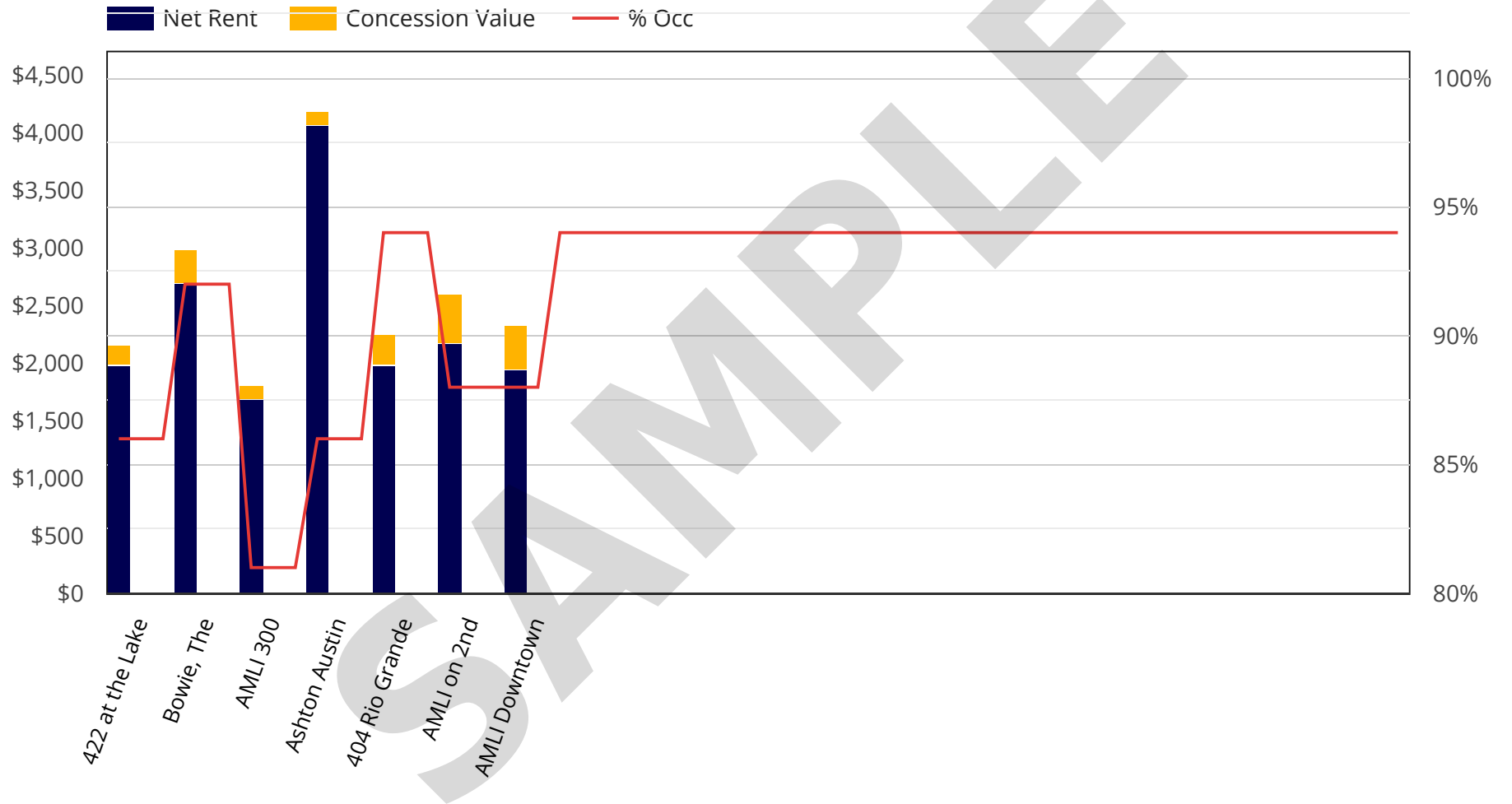


Three Bedrooms



SAMPLE

Rent and Occupancy Graph per Comp



Additional Revenues and Utility/Fee Summary

PARKING	% IN TA	AVG.COST>0
Attached Garages	0%	\$0
Detached Garages	14%	\$500
Direct / Brz Garages	0%	\$0
Carports	0%	\$0
Parking Garage	100%	\$135

*Type of parking exist at site.

NON-OPTIONAL FEES	% IN TA	AVG.COST>0
Application Fee	100%	\$111
Admin Fee	86%	\$300
Pest Control	86%	\$5
Valet Trash	29%	\$28
Trash Cost (Non-Valet)	71%	\$15
Pet Rent	100%	\$18
Pet Fee	100%	\$371
Technology Pkg	0%	\$0

*Pricing listed when available and averages are provided only as a general gauge. Number in the target area denotes properties with availability of some amenity types that may not apply to all units. Reference property profiles for detail.

RENTABLE STORAGE	% IN TA	AVG.COST>0
Rentable Storage	57%	\$75

PREMIUM COST/UNIT AVG.	% IN TA	AVG.COST>0
View	71%	\$0
Yard	14%	\$0
Furnished	14%	\$0
Floor	57%	\$45
Upgrades/Renov. Cost	29%	\$1,004
Premium Finish Out	0%	\$0

*Pricing listed when available and averaged - many cannot confirm allocations.

Fee Comparison

	Parking					Non-Optional Fees						
	Parking Garage	Carports	Detached Garages	Breezway Garages	Valet Trash	Trash Non Valet	Pest Control	Pet Rent	Pet Fee	Admin Fee	Application Fee	Pet Deposit
404 Rio Grande	\$0	-	\$0	-	\$0	\$13	-	\$10	\$400	\$300	\$100	\$0
422 at the Lake	\$50	-	-	-	\$30	\$0	\$5	\$20	\$300	\$0	\$250	\$200
AMLI 300	\$0	-	-	-	\$25	-	\$3	\$15	\$300	\$100	\$50	\$300
AMLI Downtown	\$250	-	-	-	-	\$8	\$3	\$15	\$400	\$300	\$100	\$200
AMLI on 2nd	\$125	-	-	-	-	\$10	\$1	\$20	\$400	\$300	\$100	\$200
Ashton Austin	\$100	-	\$500	-	-	\$20	\$3	\$25	\$400	\$425	\$75	\$300
Bowie, The	\$150	-	-	-	-	\$25	\$15	\$20	\$400	\$375	\$100	\$0