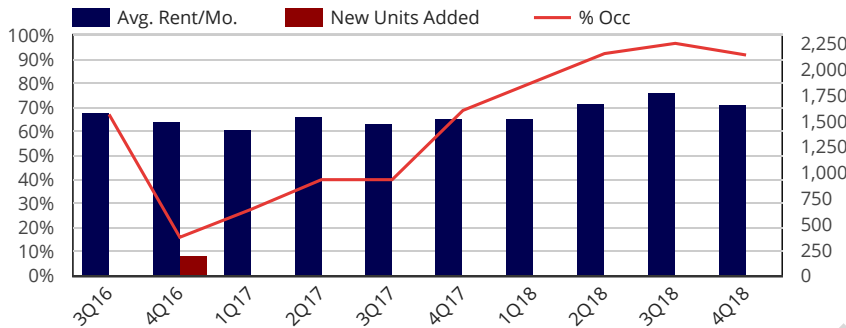


PROPERTY NAME XXX

Property History & Map

Historical Rent and Occupancy



General Information

Update Date	12/13/18	Phone, Fax	(000) 000-0000, (000) 000-0000	Prop.Type\Style	CNVMR
Address	xxxx 4th St. E.	Email	cdeastside@matrixresidential.com	Sub Mkt, Class, Year Built	EC, A, 2016
City, State, Zip	Austin, TX 78702	Website	xxx.com	Total Units, Rentable Units	330, 330
County	Travis	Hours	MF 9-7 / Sa 9-5 / Su 1-5	#Buildings, #Floors	2, 3-4
Former Name(s)	5 East Apts.; Flournoy Apts.;	Site Manager	Jessica Barker	Rentable Sq.Ft./Land Sz.	256,936/-
				Avg. \$/SF, Occ. %	\$2.13, 91.82%

4th/5th/Concho; 42 units AH, L/W units

Community Amenities

Activity Amenities	#	Interior Amenities	Additional Amenities	#	Parking	#	\$
Pool(s)	✓ 1	Fitness Center	Fiber Network	✓	Attached Garages	✗ 0	-
Hot Tub/Spa	✗ 0	Clubhouse	WIFI (Area)	✓	Direct / Brz Garages	✗ -	-
Sand Volleyball	✗	Business Center	Laundry Rooms	✗ 0	Detached Garages	✗ 0	-
Playground	✗	Conference Room	Access Gates	✓	Carports	✗ 0	-
Dog Park	✓	Game Room	Elevators	✓	Parking Grg/Spaces	✓ 400	\$50
Golf/Putt. Green	✗	Media Room	Car Charging Station	✗ -	Rentable Storage	-	-
BBQ Grills	✓	Social Venues			Public Transit.	✗	CM,UT
Green Living	-	LEED Certified					
Mixed Use	✗						

10 Live/work units, fire pit, spin room, propane grills by heated pool, bike stations w/air pump, bike rental; Storage \$30-35

Unit Amenities

Pantry	✓	Jacuzzi/Garden Tub	●	Crown Molding	✗
Microwave	✓	Patio/Balcony	✓	W/D Connections	✓
Ice Maker	✓	Intrusion Alarms	-	Washer/Dryer	✓
Appliances	-	Raised Ceiling	✓	Smart Thermostats	-

Contact Information

Management Contact		Owner Contact	
Company	Matrix Residential	Company	Pollack Shores
Contact	James Beasley	Contact	-
Address	5605 Glenridge Dr #775	Address	5605 Glenridge Dr #775
City, State Zip	Atlanta, GA 30342	City, State Zip	Atlanta, GA 30342
Phone, Fax	- , -	Phone, Fax	- , -
Email	jbeasley@pollackshores.com	Email	-
#Properties, #Units	1, 330	#Properties, #Units	1, 330
Acq. Date	10/27/17	Deed Date	- For Sale -

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Date Produced: 20-Feb-2019

Unit Mix

Beds	Baths	Unit Desc.	Sq.Ft.	Ttl. Units	Rent. Units	W/D	FP	Market Low	Market High	Effective Low	Effective High	Avg.Eff. \$/Mo.	Conc./ mo.
0	1	-	560	44	44	F	-	\$1,553	\$1,553	\$1,434	\$1,434	\$1,434	\$119
0	1	AH	560	6	6	-	-	\$903	\$903	\$834	\$834	\$834	\$69
1	1	AH	612	15	15	-	-	\$903	\$903	\$834	\$834	\$834	\$69
1	1	-	612	36	36	F	-	\$1,709	\$1,709	\$1,578	\$1,578	\$1,578	\$131
1	1	-	629	23	23	F	-	\$1,758	\$1,758	\$1,623	\$1,623	\$1,623	\$135
1	1	-	774	72	72	F	-	\$1,841	\$1,841	\$1,699	\$1,699	\$1,699	\$142
1	1	AH	774	2	2	-	-	\$903	\$903	\$834	\$834	\$834	\$69
1	1	-	778	48	48	F	-	\$1,749	\$1,749	\$1,614	\$1,614	\$1,614	\$135
1	1	AH	778	9	9	-	-	\$903	\$903	\$834	\$834	\$834	\$69
2	2	AH	992	4	4	-	-	\$1,073	\$1,073	\$990	\$990	\$990	\$83
2	2	-	992	17	17	F	-	\$2,532	\$2,532	\$2,337	\$2,337	\$2,337	\$195
2	2	AH	1017	2	2	-	-	\$1,073	\$1,073	\$990	\$990	\$990	\$83
2	2	-	1017	6	6	F	-	\$2,420	\$2,420	\$2,234	\$2,234	\$2,234	\$186
2	2	AH	1037	4	4	-	-	\$1,073	\$1,073	\$990	\$990	\$990	\$83
2	2	-	1037	17	17	F	-	\$2,551	\$2,551	\$2,355	\$2,355	\$2,355	\$196
2	2	-	1228	15	15	F	-	\$2,738	\$2,738	\$2,527	\$2,527	\$2,527	\$211
1	1	Live/Work	1247	10	10	F	-	\$2,426	\$2,426	\$2,239	\$2,239	\$2,239	\$187
Totals/ Averages:			779	330	330			\$1,796	\$1,796	\$1,658	\$1,658	\$1,658	\$138/ mo. \$0.18psf.
1 month free													

Unit Mix History

Unit Description	Sq.Ft.	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18
0 - 1	560	\$1,129	\$1,408	\$1,399	\$1,175	\$1,362	\$1,315	\$1,361	\$1,327	\$1,449	\$1,588	\$1,434
0 - 1 AH	560	-	-	\$763	\$763	\$763	\$855	\$855	\$855	\$855	\$855	\$834
1 - 1 AH	612	-	-	\$763	\$763	\$763	\$855	\$855	\$855	\$855	\$855	\$834
1 - 1	612	\$1,592	\$1,395	\$1,359	\$1,336	\$1,375	\$1,339	\$1,361	\$1,336	\$1,597	\$1,704	\$1,578
1 - 1	629	\$1,607	\$1,446	\$1,371	\$1,323	\$1,375	\$1,338	\$1,415	\$1,396	\$1,609	\$1,743	\$1,623
1 - 1	774	\$1,852	\$1,645	\$1,572	\$1,487	\$1,619	\$1,549	\$1,553	\$1,570	\$1,688	\$1,860	\$1,699
1 - 1 AH	774	-	-	\$763	\$763	\$763	\$855	\$855	\$855	\$855	\$855	\$834
1 - 1	778	\$1,857	\$1,653	\$1,631	\$1,543	\$1,619	\$1,555	\$1,530	\$1,535	\$1,755	\$1,744	\$1,614
1 - 1 AH	778	-	-	\$763	\$763	\$763	\$855	\$855	\$855	\$855	\$855	\$834
2 - 2 AH	992	-	-	\$872	\$872	\$872	\$855	\$855	\$978	\$978	\$1,030	\$990
2 - 2	992	\$1,983	\$1,940	\$1,876	\$1,777	\$2,104	\$1,811	\$1,965	\$1,965	\$2,165	\$2,367	\$2,337
2 - 2 AH	1,017	-	-	\$872	\$872	\$872	\$978	\$855	\$978	\$978	\$1,030	\$990
2 - 2	1,017	\$2,008	\$1,959	\$1,928	\$1,984	\$2,104	\$1,928	\$2,148	\$2,148	\$2,288	\$2,428	\$2,234
2 - 2 AH	1,037	-	-	\$872	\$872	\$872	\$978	\$855	\$978	\$978	\$1,030	\$990
2 - 2	1,037	\$2,117	\$1,972	\$2,029	\$2,036	\$2,110	\$2,066	\$2,158	\$2,158	\$2,409	\$2,551	\$2,355
2 - 2	1,228	\$2,321	\$2,162	\$2,261	\$2,217	\$2,110	\$2,173	\$2,334	\$2,334	\$2,580	\$2,613	\$2,527
1 - 1 Live/Work	1,247	\$2,622	\$2,064	\$2,073	\$2,080	\$2,092	\$1,983	\$2,088	\$2,102	\$2,239	\$2,401	\$2,239
Avg. Sq.Ft.:	779											
Avg. Rent/ Mo.:		\$1,824	\$1,580	\$1,487	\$1,416	\$1,531	\$1,484	\$1,520	\$1,520	\$1,678	\$1,782	\$1,658
Avg. Rent/ Sqft.:		\$2.14	\$2.13	\$1.92	\$1.83	\$1.97	\$1.91	\$1.95	\$1.95	\$2.16	\$2.29	\$2.13
Potential Revenue:		\$255,395	\$221,190	\$490,818	\$467,199	\$505,301	\$489,556	\$501,460	\$501,461	\$553,729	\$587,976	\$547,084
Physical Occupancy:		4.3%	67.1%	16.1%	27.6%	40.0%	40.0%	68.8%	80.6%	92.4%	96.7%	91.8%

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Premiums/Upcharges

	Cost		Premium Exist	\$ Include		Cost		Premium Exist	\$ Include
	\$Low	\$High				\$ Low	\$ High		
Floor	\$0	\$0	-	-	Upgrades/ Renov.	\$0	\$0	-	-
View	\$0	\$0	●	-	Premium Finish Out	\$0	\$0	-	-
Yard	\$0	\$0	-	-	Other	\$0	\$0	-	-
Furnished	\$0	\$0	✘	-	Comments	-	-	-	-
Fireplace	\$0	\$0	✘	-					

Fees

		\$ Include	\$ Amount				
Bundled Media	✘	-	\$0	Pets	✓	Lease Term	7-13
Valet Trash	✘	-	\$0	Pet Deposit (Sngl)	\$0	App. Fee	\$75
Trash Cost (Non-Valet)	✓	✘	\$25	Pet Fee	\$300	Admin. Fee	\$175
Pest Control	✓	✘	\$2	Pet Rent	\$20	Locator Fee	100%
Other Non-Opt. Fees	✘	-	\$0	Req. Renters Ins.	✓	Other Fees	-
Total Fees			\$27	Rent Program			-
				Rent Basis			-

Utilities

Water Heat Source	IG	Electric Paid	✘	Water Paid	✘	All Bills Paid	✘
HVAC	-	Gas Paid	✘	Cable Paid	✘		

✓ Yes, ✘ No, ● Some.

Additional Revenue Potential

Det/Brz. Garages	Parking Garage	Rentable Storage	Carpports	Upgrades/ Prem.Fin.	Premiums/ Upcharges*	Average Fees*
\$0	\$20,000	\$0	\$0	\$0	\$0	\$277

*All figures listed are provided as a general gauge when the data is available. Amounts may be incorporated in quoted rents.

*Premiums/Upcharges include the average price differential for upgrades, floor, view, yard, furnished, fireplace or other unspecified range.

*Fee averages are typically non-optional but adjust often. Fees may include application and admin fees, valet trash, regular trash, pest control, bundled media or other fees. All data should be verified for reliability.

Construction

Status	File Date	Approved	Const. Start	First Units	Const. Finish	Upgrade Year/%
Complete	05/23/13	07/14/14	07/21/14	-	11/30/16	-/-

1Q18 - 4Q16 Project Complete - Total Completed Units: 4Q16 - 330; 3Q16 - 140; 2Q16 - 140

Sales

#	Date	Total Units	Total Consideration	Sale \$/ Unit	Sales \$/ SF	Rentable Area	CR	Broker	Confirmed
1	10/27/17	330	\$66,725,000	\$202,197	\$259.70	256,936	5.50%	-	-
	Terms Of Sale:	Brady Blaire/Tom Flournoy; Unconfirmed							

Geographic Data

Latitude	30.260649	All Map #	-295	School District	AISD
Longitude	-97.725487	All Map / Grid	L15		

Tax Data

Tax ID	Geo Code	Land Value	Improvement Value	Total Value	Tax Update Date
191954	0204080315	\$11,330,218	\$57,345,843	\$68,676,061	05/24/17

Legal Description: 2.5974 AC OF OLT 6 DIVISION 0 & VAC ST & 1.7577 AC OF LOT 1 & LOT 2 BLK 1 HENKE SUBD

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Leasing History

Qtr./Yr.	Rent. Units	Net. Unit Chg.	Eff. Rent Revenue Potential	Avg. Concess. Cost	Concess. Reduct.	Avg. Eff. \$/ SF	Avg. Eff. \$/ Mo.	Leasing Comments	% Occ.	% Pre-Leased	Qtr. Comments
4Q18	330	0	\$547,084	\$45,597	-7.7%	\$2.13	\$1,658	1 month free	91.8%	-	-
3Q18	330	0	\$587,976	\$0	0.0%	\$2.29	\$1,782	-	96.7%	-	-
2Q18	330	0	\$553,729	\$33,468	-5.7%	\$2.16	\$1,678	4 wks free on 778 & 992sf units, 3 wks free on all others	92.4%	-	-
1Q18	330	0	\$501,461	\$77,232	-13.3%	\$1.95	\$1,520	8 wks free on 1br's, 6 wks free on 2's.	80.6%	97%	-
4Q17	330	0	\$501,460	\$60,689	-10.8%	\$1.95	\$1,520	6 wks free	68.8%	98%	4Q17 - Owner/Mgmt. Change
3Q17	330	0	\$489,556	\$88,948	-15.4%	\$1.91	\$1,484	6 wks free + \$1,000 GC on Std & 1's, \$2,000 GC on 2's	40.0%	93%	-
2Q17	330	0	\$505,301	\$67,932	-11.9%	\$1.97	\$1,531	1 mo. free + \$1,000 GC on Std & 1's, \$2,000 GC on 2's + 1 free parking spot	40.0%	93%	-
1Q17	330	0	\$467,199	\$63,340	-11.9%	\$1.83	\$1,416	1 mo. free and \$1,000 GC on Studio & 1's and \$2,000 GC on 2's + 1 free parking spot	27.6%	98%	-
4Q16	330	190	\$490,818	\$61,632	-11.2%	\$1.92	\$1,487	1 mo. free and \$1,000 GC on 1's and \$2,000 GC on 2's + 1 free parking spot	16.1%	98%	Project Complete - Total Completed Units: 4Q16 - 330; 18% Preleased
3Q16	140	0	\$221,190	\$29,285	-11.7%	\$2.13	\$1,580	1 mo. free and \$1,000 off on 1's and \$2,000 off on 2's	67.1%	99%	-
2Q16	140	140	\$255,395	\$21,267	-7.7%	\$2.14	\$1,824	Listed Rates: LNL: 1 mo. free on 13 mo. lease	4.3%	99%	Total Completed Units: 2Q16 - 140; Unit mix is temporarily averaged

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