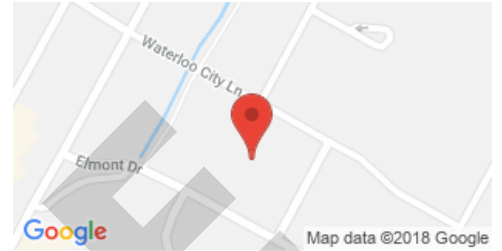
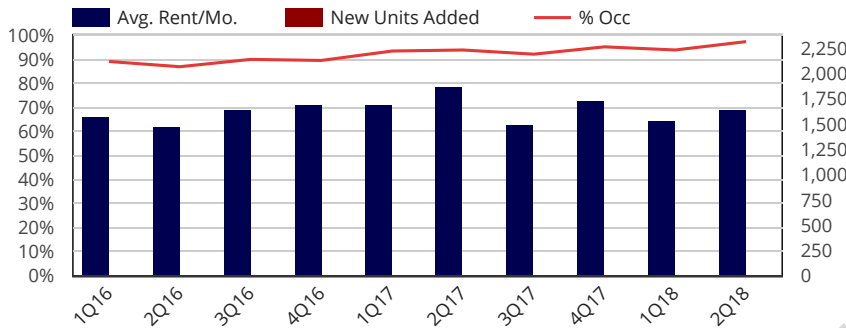


LAKESHORE PEARL

Property History & Map

Historical Rent and Occupancy



General Information

Update Date	06/24/18	Phone, Fax	(512) 448-2223, (512) 462-4719	Prop.Type/Style	CNV, GDN
Address	2223 Waterloo City Ln.	Email	lakeshorepearl@roscoeproperties.com	Sub Mkt, Class, Year Built	SEC, A, 2013
City, State, Zip	Austin, TX 78741	Website	www.lakeshorepearl.com	Total Units, Rentable Units	230, 230
County	Travis	Hours	MF 9-6 / Sa 10-4 / Su 12-4	#Buildings, #Floors	8, 3
Former Name(s)	Lakeshore Redev. Ph. 1; Chelse	Site Manager	Laura Skipworth	Rentable Sq.Ft./Land Sz.	196,494/6.00
				Avg. \$/SF, Occ. %	\$1.93, 97.39%

Location: E. Riverside & S. Lakeshore Blvd.

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)	0	Direct / Brz Garages	52	\$75
Sand Volleyball	0	Business Center	Laundry Rooms	0	Detached Garages	0	-
Playground	0	Conference Room	Access Gates	0	Carports	0	-
Dog Park	-	Game Room	Elevators	-	Parking Grg/Spaces	0	-
Golf/Putt. Green	-	Media Room	Car Charging Station	-	Rentable Storage	35	\$40
BBQ Grills	1	Social Venues			Public Transit.	0	-
Green Living	0	LEED Certified					
Mixed Use	1						

On Lady Bird lake; 35 Storage Units \$21-110

Unit Amenities

Pantry	1	Jacuzzi/Garden Tub	0	Crown Molding	1
Microwave	1	Patio/Balcony	1	W/D Connections	1
Ice Maker	1	Intrusion Alarms	0	Washer/Dryer	1
Appliances	0	Raised Ceiling	1	Smart Thermostats	0

Contact Information

Management Contact		Owner Contact	
Company	Roscoe Properties, Inc.	Company	Cypress Real Estate Advisors Inc
Contact	Joseph Gariby	Contact	Josh Pollock
Address	602 W. 7th St., Suite C5	Address	1601 S. Mopac Expwy., #175
City, State, Zip	Austin, TX 78701	City, State, Zip	Austin, TX 78746
Phone, Fax	(512) 480-9886 , (512) 480-3171	Phone, Fax	(512) 494-8510 , (512) 494-8519
Email	joseph.garibay@roscoeproperties.com	Email	jpollock@cypress-advisors.com
#Properties, #Units	47, 10,620	#Properties, #Units	1, 230
Acq. Date	02/21/18	Deed Date	02/21/18 For Sale -

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Date Produced: 10-Aug-2018

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.
1	1	-	517	21	21	F	-	\$1,322	\$1,372	\$1,322	\$1,372	\$1,347	\$0
1	1	-	584	39	39	F	-	\$1,362	\$1,372	\$1,362	\$1,372	\$1,367	\$0
1	1	-	680	40	40	F	-	\$1,422	\$1,442	\$1,422	\$1,442	\$1,432	\$0
1	1	-	700	18	18	F	-	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$0
1	1	-	733	4	4	F	-	\$1,562	\$1,572	\$1,562	\$1,572	\$1,567	\$0
1	1	-	810	11	11	F	-	\$1,592	\$1,632	\$1,592	\$1,632	\$1,612	\$0
1	1	-	831	8	8	F	-	\$1,632	\$1,682	\$1,632	\$1,682	\$1,657	\$0
2	1	-	997	27	27	F	-	\$1,701	\$1,701	\$1,701	\$1,701	\$1,701	\$0
2	1	-	1000	1	1	F	-	\$1,774	\$1,774	\$1,774	\$1,774	\$1,774	\$0
2	2	-	1146	14	14	F	-	\$1,898	\$1,898	\$1,898	\$1,898	\$1,898	\$0
2	2	-	1224	23	23	F	-	\$2,030	\$2,080	\$2,030	\$2,080	\$2,055	\$0
2	2	-	1244	2	2	F	-	\$2,111	\$2,121	\$2,111	\$2,121	\$2,116	\$0
2	2	-	1264	12	12	F	-	\$2,091	\$2,141	\$2,091	\$2,141	\$2,116	\$0
3	2	-	1480	10	10	F	-	\$2,557	\$2,567	\$2,557	\$2,567	\$2,562	\$0
Totals/ Averages:			854	230	230			\$1,641	\$1,663	\$1,641	\$1,663	\$1,652	\$0/ mo. \$0.00psf.

SAMPLE

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