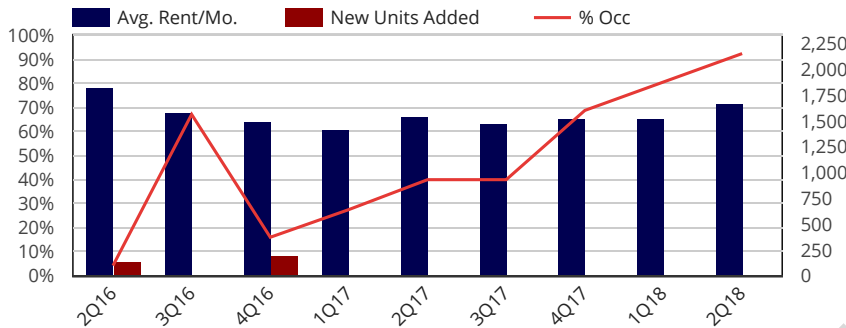


EASTSIDE STATION

Property History & Map

Historical Rent and Occupancy



General Information

Update Date	06/20/18	Phone, Fax	(512) 482-8002, (512) 482-8020	Prop.Type/Style	CNVMR
Address	1700 4th St. E.	Email	cdeastside@matrixresidential.com	Sub Mkt, Class, Year Built	EC, A, 2016
City, State, Zip	Austin, TX 78702	Website	www.eastsidestationapts.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. %	\$2.16, 92.42%

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	\$75
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

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	-	Email	-
#Properties, #Units	1, 330	#Properties, #Units	1, 330
Acq. Date	10/27/17	Deed Date	- For Sale -

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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	-	\$1,538	\$1,538	\$1,449	\$1,449	\$1,449	\$89
0	1	AH	560	6	6	-	-	\$855	\$855	\$855	\$855	\$855	\$0
1	1	AH	612	15	15	-	-	\$855	\$855	\$855	\$855	\$855	\$0
1	1	-	612	36	36	F	-	\$1,694	\$1,695	\$1,596	\$1,597	\$1,597	\$98
1	1	-	629	23	23	F	-	\$1,708	\$1,708	\$1,609	\$1,609	\$1,609	\$99
1	1	-	774	72	72	F	-	\$1,791	\$1,791	\$1,688	\$1,688	\$1,688	\$103
1	1	AH	774	2	2	-	-	\$855	\$855	\$855	\$855	\$855	\$0
1	1	-	778	48	48	F	-	\$1,901	\$1,901	\$1,755	\$1,755	\$1,755	\$146
1	1	AH	778	9	9	-	-	\$855	\$855	\$855	\$855	\$855	\$0
2	2	AH	992	4	4	-	-	\$978	\$978	\$978	\$978	\$978	\$0
2	2	-	992	17	17	F	-	\$2,297	\$2,297	\$2,165	\$2,165	\$2,165	\$132
2	2	AH	1017	2	2	-	-	\$978	\$978	\$978	\$978	\$978	\$0
2	2	-	1017	6	6	F	-	\$2,428	\$2,428	\$2,288	\$2,288	\$2,288	\$140
2	2	AH	1037	4	4	-	-	\$978	\$978	\$978	\$978	\$978	\$0
2	2	-	1037	17	17	F	-	\$2,556	\$2,556	\$2,409	\$2,409	\$2,409	\$147
2	2	-	1228	15	15	F	-	\$2,738	\$2,738	\$2,580	\$2,580	\$2,580	\$158
1	1	Live/Work	1247	10	10	F	-	\$2,376	\$2,376	\$2,239	\$2,239	\$2,239	\$137
Totals/ Averages:			779	330	330			\$1,779	\$1,779	\$1,678	\$1,678	\$1,678	\$101/ mo. \$0.13psf.

4 wks free on 778 & 992sf units, 3 wks free on all others

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	Carports	Upgrades/ Prem.Fin.	Premiums/ Upcharges*	Average Fees*
\$0	\$30,000	\$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-optimal 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.

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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	-/-

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	\$67,650,000	\$205,000	\$263.30	256,936	-	-	-
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

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
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 1 br'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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