

Appendix I

Austin Market Data Spreadsheet

Building Prototype Models								
			Physical					
Comps			Land Use					
Name	Address	Region	Land Use	Land Area	Bldg Site Coverage	Gross Floor Area	Net Floor Area	FAR
360 Condos	360 Nueces Street	CBD	Residential, Retail	56,628		530,000		9.40
Spring	300 Bowie St,	CBD	Residential, Retail	26,136		302,000		11.10
Austonian	200 Congress Ave	CBD	Residential, Retail	26,436		483,872		18.30
Ashton	101 Colorado St	CBD	Residential, Retail	44,234		424,703		9.59
Frost Bank	401 Congress Ave	CBD	Office, Retail	70,354		553,281		7.86
Four Seasons Residences	98 San Jacinto Blvd.	CBD	Residential, Retail	69,132		394,052		5.70
21 C		CBD	Residential, Hotel, Retail	35,330		706,600 (est.)		
W Block 21	200 Lavaca St	CBD	Residential, Hotel, Retail	76,622		919,996		12.01
Monarch	W 801 W 5th St	CBD	Residential, Retail	93,567		504,729		5.39
Block 52		CBD	Res/Hotel/Mixed	77,895		856,845 (est)		
Block 51	500 W 5TH ST????	CBD	Residential / Mixed	71,874		513,207		7.14
Legacy Town Lake	43 RAINEY ST	CBD	Residential	31,363		282,532		9.01
The Shore								
Hotel Van Zandt	603/605 DAVIS ST	CBD	Residential /Hotel (2 towers)	83,205		665,568		8.00
7Rio	West 7th and Rio Grande	CBD	Residential (apt)	38,000 (est)		250,000 (est)		6.58
Commerica Bank	300 W 6th St	CBD	Office, Retail	69,520		442,947		6.37
Crescent	127 E. Riverside Drive	South Shore	Residential (apt), Office (leasing off	70,109	46,257	124,214	122,750	1.80
Streetlights	210-214 Barton Springs Road	South Shore	Residential (apt)					
Hanover South Lamar	809 S LAMAR BLVD	South Lamar	Residential, Retail	152,460				
Alliance Residential Co.	422 W RIVERSIDE DR	South Shore	Residential, Retail	66,647		353,000		
Gables Park Plaza II	115 SANDRA MURAIDA WAY	CBD	Residential (apt)					
The Whitley		CBD	Residential (apt)					
SkyHouse Austin		CBD	Residential (apt)					
The Bowie	311 Bowie Street	CBD						
Zilker Park Lofts	1900 BARTON SPRINGS RD							
1717 Toomey Road	1717 Toomey Road							
BARTON PLACE CONDOMINIUMS	1600 BARTON SPRINGS RD							
300 LAMAR BOULEVARD SOUTH	300 LAMAR BOULEVARD SOUTH							
217 S LAMAR	217 S LAMAR							
210 BARTON SPRINGS	210 BARTON SPRINGS							
District At Soco, The	501 E OLTORF ST							
Hotel on Post Office Site	Neches & 9th			38,000				
3rd and Colorado	311 COLORADO ST							
Shoal Creek Offices	800 W 6th St							
Fifth and Bylor	1011 W 5th St							
Hyatt Place	211 E 3rd St							

Financial								
Fees								
Land Value / SF	Market Value	Impact/SF	Impact/Unit	Impact	Permit/SF	Permit/Unit	Permit	Status
		---	\$ 1,493.31	\$ 645,109.64	---	\$ 773.79	\$ 334,278.80	Complete
		---	\$ 1,811.80	\$ 454,761.36	---	\$ 694.99	\$ 174,443.50	Complete
		---	\$ 2,892.72	\$ 543,831.13	---	\$ 713.29	\$ 134,098.55	Complete
		---	\$ 2,594.80	\$ 493,012.50	---	\$ 877.55	\$ 166,734.00	Complete
		\$ 0.46	---	\$ 536,872.83	\$0	---	\$0	Complete
		---	\$ 6,882.85	\$ 1,018,662.34	---	\$ 1,218.98	\$ 180,408.30	Complete
		---	---	---	---	---	---	Proposed
		\$ 0.73	\$ 3,746.07	\$ 595,624.56	\$ 0.13	\$ 651.47	\$ 103,583.00	Complete
		---	\$ 1,303.60	\$ 439,313.72	---	\$ 650.00	\$ 219,050.00	Complete
		---	---	---	---	---	---	Proposed
		\$ 0.16	---	\$ 62,884.91	\$ 0.04	---	\$ 15,292.24	Proposed
		---	\$ 1,732.12	\$ 323,906.50	---	\$ 777.20	\$ 145,336.00	Under Construction
		---	\$ 1,499.74	\$ 287,950.48	---	\$ 758.17	\$ 145,569.10	
		\$ 0.51	---	\$ 134,140.00	\$0	---	\$0	Under Construction
		---	\$ 1,639.30	\$ 362,285.97	---	\$ 722.39	\$ 159,647.72	Proposed
		\$ 0.67	---	\$ 295,554.42	\$ 0.05	---	\$ 24,310.00	Completed
	33,500,000	---	\$ 1,301.24	\$ 219,908.84	---	\$ 737.59	\$ 124,652.84	Complete (2008)
		---	\$ 1,461.06	\$ 438,318.51	---	\$ 771.24	\$ 231,372.00	Under Construction
		---	\$ 915.10	\$ 311,135.54	---	\$ 837.10	\$ 284,613.00	
		---	\$ 667.22	\$ 202,167.80	---	\$ 650.00	\$ 196,950.00	
		---	\$ 1,278.61	\$ 370,796.53	---	\$ 668.85	\$ 193,965.75	
		---	\$ 1,174.80	\$ 297,223.37	---	\$ 728.89	\$ 184,408.65	
		---	\$ 1,474.14	\$ 471,725.26	---	\$ 863.15	\$ 276,207.40	
		---	\$ 1,314.31	\$ 470,523.36	---	\$ 772.54	\$ 276,568.62	
		---	\$ 738.43	\$ 157,284.88	---	\$ 650.00	\$ 138,450.00	
		---	\$ 1,399.11	\$ 317,599.00	---	\$ 810.91	\$ 184,077.24	
		---	\$ 1,074.01	\$ 289,981.83	---	\$ 822.88	\$ 222,176.91	
		---	\$ 1,411.33	\$ 272,385.84	---	\$ 798.35	\$ 154,082.00	
		---	\$ 1,170.03	\$ 140,403.50	---	\$ 792.13	\$ 95,056.00	
		---	---	---	---	---	---	
		---	\$ 1,451.07	\$ 311,979.94	---	\$ 688.69	\$ 148,067.70	
\$81.58		---	---	---	---	---	---	
		---	---	\$ 26,597.94	---	---	---	
		\$ 0.82	---	\$ 210,187.22	\$ 0.02	---	\$ 5,018.45	
		\$ 0.47	---	\$ 99,059.16	\$0	---	\$0	
		\$ 0.69	---	\$ 252,934.00	\$ 0.12	---	\$ 31,390.74	

