

November 6, 2020

Mr. James B. May, AICP
Community Development Manager
City of Austin, Neighborhood Housing and Community Development
1000 East 11th Street
Austin, Texas 78702

Dear Mr. May,

On behalf of the development team, we are pleased to submit a request for RHDA predevelopment funds for the Live + Make community to be located at 1127 Tillery Street. These predevelopment funds will ensure the project can continue moving forward while we pursue tax credit financing.

Imagine Art has been working at the intersection of disability access, the arts, and job opportunities for more than 25 years. In 2017, Debbie Kizer, the founder of Imagine Art, cast an ambitious vision for Live + Make at the pecan grove on Tillery. The Live + Make project would provide deeply affordable, multi-family rental housing for vulnerable populations, primarily low-income artists with and without disabilities, some of whom are individuals transitioning out of homelessness or institutional care into permanent housing. It would be anchored by a public art space and provide a comprehensive array of community-based services that include long-term care, employment services, and a public kitchen. For the last three years, Imagine Art has established key partnerships in preparation for the project, including a pre-development grant from the National Arts Endowment for this project and a long-term commitment from the OneStar Foundation for funding for AmeriCorps Members.

In Summer 2020, Ms. Kizer assembled a team to respond to the RFP released for the Tillery land. The team, including MRE Capital, Citrine Development, and BauerHaus, was guided by two primary goals: minimize the removal of trees, and maximize the number of units serving low- to moderate-income households. The result was an approximately 2.79 acres development site, which will include two, three-story buildings joined by a pedestrian bridge. The development will provide 66-units of affordable housing and 8,000 sf of community, service, and creative space on the ground floor. The site will be designed with input from the Govalle Neighborhood Association and in harmony with the approximately 2.36 acres of designated parkland to be acquired by PARD.

A predevelopment loan will provide the team with the resources required to pursue rezoning, move forward in the site design process, and prepare a 9% application. We are eager to get started and bring the Live + Make vision to life.

Thank you for your consideration,



Teresa Bowyer

Live + Make - 1127 Tillery Street
Rental Housing Development Assistance
Request for Funding
Q2 FY '20-21

APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER : MRE CAPITAL, IMAGINE ART, CITRINE DEVELOPMENT	OWNER : LIVE MAKE HOUSING PARTNERS, LP (TO BE FORMED)
PROJECT : LIVE + MAKE	FUNDING CYCLE DEADLINE : 11/6/2020
FEDERAL TAX ID NO: TO BE FORMED	DUNS NO: TO BE FORMED
PROJECT ADDRESS: 1127 TILLERY ST, AUSTIN, TX 78702	PROGRAM : <i>RHDA</i> / OHDA / BOTH
CONTACT NAME : TERESA BOWYER	AMOUNT REQUESTED:
CONTACT ADDRESS AND PHONE : CITRINEDEV@GMAIL.COM, 806-543-8645	

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The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct.

Unsigned/undated submissions will not be considered.

SIGNATURE OF APPLICANT



PRINTED NAME

Teresa Bowyer

TITLE OF APPLICANT

HUB Development Partner

DATE OF SUBMISSION

11/6/2020

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY

Project Summary Form

1) Project Name <div style="border: 1px solid black; padding: 2px; text-align: center;">Live + Make</div>	2) Project Type <div style="border: 1px solid black; padding: 2px; text-align: center;">100% Affordable</div>	3) New Construction or Rehabilitation? <div style="border: 1px solid black; padding: 2px; text-align: center;">New Construction</div>
4) Location Description (Acreage, side of street, distance from intersection) <div style="border: 1px solid black; padding: 2px;">Approx. 2.7 Ac of approx. 5.65 Ac at 1127 Tillery St</div>		5) Mobility Bond Corridor <div style="border: 1px solid black; padding: 2px; text-align: center;">Airport Blvd</div>
6) Census Tract <div style="border: 1px solid black; padding: 2px; text-align: center;">8.01</div>	7) Council District <div style="border: 1px solid black; padding: 2px; text-align: center;">District 3</div>	8) Elementary School <div style="border: 1px solid black; padding: 2px; text-align: center;">GOVALLE EL</div>
9) Affordability Period <div style="border: 1px solid black; padding: 2px; text-align: center;">40 years</div>		
10) Type of Structure <div style="border: 1px solid black; padding: 2px; text-align: center;">Multi-family</div>	11) Occupied? <div style="border: 1px solid black; padding: 2px; text-align: center;">No</div>	12) How will funds be used? <div style="border: 1px solid black; padding: 2px; text-align: center;">Pre-development Only</div>

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI	7	4	1	1		13
Up to 40% MFI						0
Up to 50% MFI	13	7	4	1		25
Up to 60% MFI	10	8	7	3		28
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	30	19	12	5	0	66

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	7	Continuum of Care Units	7
Accessible Units for Sensory Impairments	10		

Use the City of Austin GIS Map to Answer the questions below

- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop? Yes
- 18) Is the property within 3/4 mile of Transit Service? Yes
- 19) The property has Healthy Food Access? No

20) Estimated Sources and Uses of funds

<u>Sources</u>	
Debt	2,350,000
Third Party Equity	8,343,000
Grant	
Deferred Developer Fee	
Other	
Previous AHFC Funding	
Current AHFC Request	297,000

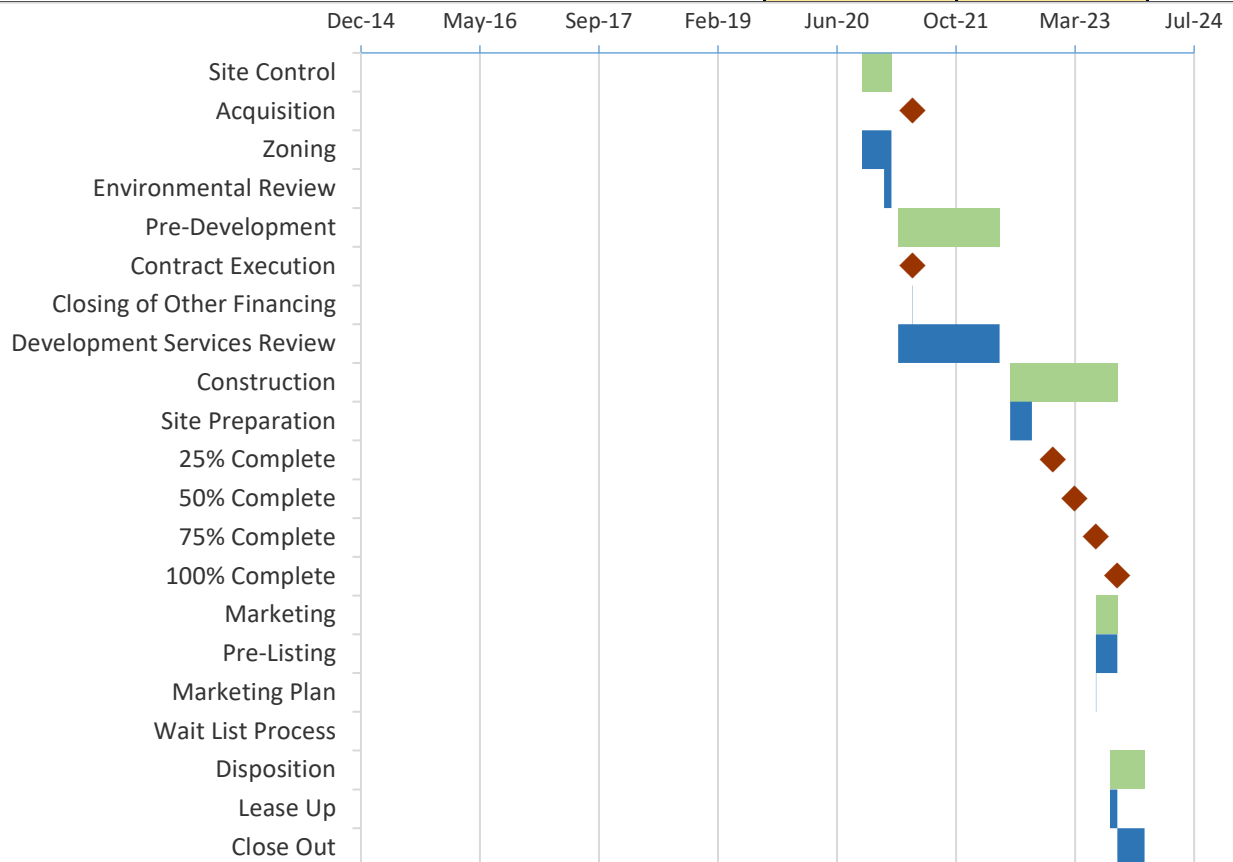
<u>Uses</u>	
Acquisition	40,000
Off-Site	
Site Work	700,000
Site Amenities	
Building Costs	7,512,500
Contractor Fees	Incl/ in Bldg Costs
Soft Costs	800,000
Financing	917,500
Developer Fees	1,020,000

Total \$ 10,990,000

Total \$ 10,990,000

Development Schedule

	Start Date	End Date
Site Control	Oct-20	Feb-21
Acquisition	May-21	
Zoning	Oct-20	Feb-21
Environmental Review	Jan-21	Feb-21
Pre-Development	Mar-21	May-22
Contract Execution	May-21	
Closing of Other Financing	May-21	May-21
Development Services Review	Mar-21	May-22
Construction	Jun-22	Sep-23
Site Preparation	Jun-22	Sep-22
25% Complete	Dec-22	
50% Complete	Mar-23	
75% Complete	Jun-23	
100% Complete	Sep-23	
Marketing	Jun-23	Sep-23
Pre-Listing	Jun-23	Sep-23
Marketing Plan	Jun-23	Jun-23
Wait List Process	Sep-23	Sep-23
Disposition	Aug-23	Dec-23
Lease Up	Aug-23	Sep-23
Close Out	Sep-23	Dec-23



Development Budget

	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	10,000		
Environmental Review	5,000		
Engineering	137,700		
Survey	10,000		
Architectural	300,000		Incl/ MEP, Structural, Landscaping, Interior Design
Subtotal Pre-Development Cost	\$462,700	\$0	
Acquisition			
Site and/or Land	40,000		Ground Lease pre-payment
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$40,000	\$0	
Construction			
Infrastructure			
Site Work	700,000		
Demolition			
Concrete			
Masonry			
Rough Carpentry			
Finish Carpentry			
Waterproofing and Insulation			
Roofing and Sheet Metal			
Plumbing/Hot Water			
HVAC/Mechanical			
Electrical			
Doors/Windows/Glass			
Lath and Plaster/Drywall and Acoustical			
Tiel Work			
Soft and Hard Floor			
Paint/Decorating/Blinds/Shades			
Specialties/Special Equipment			
Cabinetry/Appliances			
Carpet			
Other (specify)	7,512,500		Full AIA Construction Contract Amt
Construction Contingency			
Subtotal Construction Cost	\$8,212,500	\$0	
Soft & Carrying Costs			
Legal	110,000		Partnership, Constructin and Perm Loan, Local Opinion
Audit/Accounting	156,850		Cost Cert, Financing (Origination, Draw, Reports), TDHCA Fees
Title/Recordin	70,000		
Architectural (Inspections)	18,000		
Construction Interest	350,000		
Construction Period Insurance	60,000		
Construction Period Taxes	25,000		
Relocation			
Marketing	16,500		
Davis-Bacon Monitoring			
Other (specify)	1,468,450		Dev Fee, Op Res, FFE, Market Study, Soil Borings
Subtotal Soft & Carrying Costs	\$2,274,800	\$0	
TOTAL PROJECT BUDGET	\$10,990,000	\$0	

15 Year Rental Housing Operating Pro Forma (RHDA)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$623,508	\$635,978	\$648,698	\$661,672	\$674,905	\$745,150	\$822,706
Secondary Income	\$19,356	\$19,743	\$20,138	\$20,540	\$20,951	\$23,132	\$25,539
POTENTIAL GROSS ANNUAL INCOME	\$642,864	\$655,721	\$668,835	\$682,212	\$695,856	\$768,282	\$848,245
Provision for Vacancy & Collection Loss	-\$45,000	-\$45,900	-\$46,818	-\$47,755	-\$48,710	-\$53,780	-\$59,377
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$597,863	\$609,820	\$622,017	\$634,457	\$647,146	\$714,502	\$788,868
EXPENSES							
General & Administrative Expenses	\$45,729	\$47,101	\$48,514	\$49,969	\$51,468	\$59,666	\$69,169
Management Fee	\$35,871	\$36,947	\$38,056	\$39,197	\$40,373	\$46,804	\$54,258
Payroll, Payroll Tax & Employee Benefits	\$98,500	\$101,455	\$104,499	\$107,634	\$110,863	\$128,520	\$148,990
Repairs & Maintenance	\$46,170	\$47,555	\$48,982	\$50,451	\$51,965	\$60,241	\$69,836
Electric & Gas Utilities	\$14,850	\$15,296	\$15,754	\$16,227	\$16,714	\$19,376	\$22,462
Water, Sewer & Trash Utilities	\$24,750	\$25,493	\$26,257	\$27,045	\$27,856	\$32,293	\$37,437
Annual Property Insurance Premiums	\$30,888	\$31,815	\$32,769	\$33,752	\$34,765	\$40,302	\$46,721
Property Tax	\$66,000	\$67,980	\$70,019	\$72,120	\$74,284	\$86,115	\$99,831
Reserve for Replacements	\$19,800	\$20,394	\$21,006	\$21,636	\$22,285	\$25,835	\$29,949
Other Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ANNUAL EXPENSES	\$382,558	\$394,035	\$405,856	\$418,031	\$430,572	\$499,151	\$578,653
NET OPERATING INCOME	\$215,305	\$215,786	\$216,161	\$216,426	\$216,574	\$215,350	\$210,214
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$146,678	\$146,678	\$146,678	\$146,678	\$146,678	\$146,678	\$146,678
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL NET CASH FLOW	\$68,628	\$69,108	\$69,483	\$69,748	\$69,896	\$68,673	\$63,537
CUMULATIVE NET CASH FLOW	\$68,628	\$137,736	\$207,219	\$276,967	\$346,864	\$693,287	\$1,023,811
Debt Coverage Ratio	1.47	1.47	1.47	1.48	1.48	1.47	1.43

Project Name	Live + Make	
Project Type	100% Affordable	
Council District	District 3	
Census Tract	8.01	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$297,000	
Estimated Total Project Cost	\$10,990,000	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	Airport Blvd	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	13	# of rental units at < 30% MFI
District Goal	2.07%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	2.61%	% of annual goal reached with units
High Frequency Transit	9.89%	% of annual goal reached with units
Imagine Austin	9.89%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	11.80%	% of annual goal reached with units
SCORE	7	% of Goals * 20
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	25	# of rental units at < 50% MFI
District Goal	3.97%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	5.02%	% of annual goal reached with units
High Frequency Transit	19.01%	% of annual goal reached with units
Imagine Austin	19.01%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	22.69%	% of annual goal reached with units
SCORE	10	% of Goals * 15
< 60% MFI	0	# of units for purchase at < 60% MFI
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
Unit Score	18	MAXIMUM SCORE = 350
INITIATIVES AND PRIORITIES		
Continuum of Care	7	Total # of units provided up to 100 per year
Continuum of Care Score	2	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	No	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	1	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	5	Total Affordable 2 Bedroom units
3 Bedroom Units	2	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	4	Multi-bedroom Unit/Total Units * 20
TEA Grade	85	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	1	Educational Attainment, Environment, Community Institutions, Social Cohesion, Ec
Accessible Units	17	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	9	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	3	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	20	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	5%	% of total project cost funded through AHFC request
Leverage Score	24	25 - (% leverage * 25)
AHFC Per Unit Subsidy (including prior amounts)	\$7,816	Amount of assistance per unit
Subsidy per unit score	24	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$6,319	Amount of assistance per bedroom
Subsidy per Bedroom Score	24	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	1.48	Measured at the 5 Year mark
Debt Coverage Ratio Score	2.346952267	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	74	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	112	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

Live + Make - 1127 Tillery Street

EXECUTIVE SUMMARY/PROJECT PROPOSAL

EXECUTIVE SUMMARY/ PROJECT PROPOSAL

Live + Make is a 100% affordable, multifamily rental development that will be located on up to 2.79 acres out of a total 5.65 +/- acres located at 1127 Tillery Street, in City Council District 3.

AHFC awarded the RFP for the site to the Live + Make team at the September AHFC Board Meeting. As part of the proposal, the project's ownership entity will enter into a long-term ground lease with AHFC for the development site.

The design concept consists of two, three-story, elevator-served buildings connected by a pedestrian bridge. The community will feature approximately 66 affordable residential units, along with 8,000 sf of ground floor common space in the main building. Of the ground floor common space, 2,000 sf are planned for clubhouse amenities, leasing space, and a commercial kitchen, and the remaining 6,000 sf are planned as creative space for a ceramics studio open to the public. The development will provide ample community space to connect residents and the greater neighborhood, as well as ample outdoor gathering greenspace. The existing pecan orchard on the northern portion of the site will be preserved and dedicated parkland that will be acquired by PARD. The site will be designed to promote circulation and harmony with the parkland, including a hike-and-bike easement that will run through the eastern portion of the site and connect to the existing street design. Below is a project concept rendering:



The bedroom mix and affordability types are proposed as follows:

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom
Square Footage	550 sf	650 sf	880 sf	1053 sf
30% Units (net rent)	7 (\$375)	4 (\$383)	1 (\$457)	1 (\$559)
50% Units	13 (\$699)	7 (\$749)	4 (\$896)	1 (\$1,067)
60% Units	10 (\$870)	8 (\$932)	7 (\$1,116)	3 (\$1,321)
Total Type (% of Total Units)	30 (45%)	19 (29%)	12 (18%)	5 (8%)

As evidenced in the RFP application for the land, the Applicant will commit to long-term affordability restrictions on the development. Further, the Applicant has committed to the City's recently adopted Preference Policy, with the intent to provide housing for several vulnerable

target populations, including individuals with disabilities, at risk of homelessness, or at risk of displacement from the surrounding neighborhood. The development will meet SMART Housing and accessibility requirements, including full visitability as well as the commitment of 25% accessible units.

At time of submission, the development team is in the process of pursuing a rezoning to LO-MU. This designation will accommodate both the residential and public creative spaces. City Council approval is anticipated in February 2021. As part of the rezoning, the development team has obtained a SMART Housing Letter and is pursuing a Neighborhood Plan Amendment and subsequent Future Land Use Map Amendment. The proposed project site is within the Govalle/Johnston Terrace Combined Neighborhood Plan Future Land Use Map area, which was last updated on March 27, 2003. The existing FLUM identifies the subject site's future use as Single Family. To promote the alignment of the NPA and FLUM with the rezoning, we are requesting the site be recategorized as Neighborhood Mixed Use. We expect to begin these amendment process with the Neighborhood Association by end of year 2020.

The subsequent rezoning process is expected to be complete in February 2021, with a 9% tax credit application to be submitted by March 1, 2021. The subdivision and platting process will commence in March 2021, with completion in late July/early August of 2021. PARD acquisition of the parkland will occur in summer 2021. With a successful 9% award in July 2021, the team will commence the design process, which will be completed by October 2021. The UDA will be submitted in fall 2021, and permits are expected in May 2022. Once the permits are in hand, the project will close on financing and land acquisition. The construction period is expected to commence immediately after closing and is expected to have a 14 month duration. The project is expected to be placed in service by no later than December 2023, as required by the LIHTC program.

The total development budget is \$10,990,000. In addition to the requested \$297,000 in RHDA funds, the project's financing plan includes \$8,343,000 in equity provided by the sale of the housing tax credits, and \$2,350,000 in permanent debt. The development's permanent sources and uses are outlined below:

<u>Sources</u>	
Debt	2,351,000
Third Party Equity	8,343,000
<i>Current AHFC Request</i>	296,000
<i>Total</i>	\$10,990,000
<u>Uses</u>	
Acquisition	40,000
Site Work	700,000
Building Costs & Contractor Fees	7,512,500
Soft Costs	800,000
Financing & Reserves	917,500
Developer Fees	1,020,000
<i>Total</i>	\$10,990,000

The applicant is requesting \$297,000 in Rental Housing Development Assistance (RHDA) funds to finance the predevelopment costs for the project. **By approving this funding, the City of Austin will ensure this much-needed project maintains the momentum and funding needed to get it across the finish line.** The proposed terms of the RHDA funds are a forgivable loan to the project partnership at 0% interest. The project's predevelopment costs are outlined below:

LIVE + MAKE PREDEVELOPMENT BUDGET					
		RFP Prep	TDHCA Prep	Closing Prep	Closing & Construction
Item	Estimate	July-Sept	Oct-March	March-Closing	Closing+
Architect - RFP Work	\$ 7,500	\$ 6,850	\$ 2,175		
Architect - TDHCA Set Work	\$ 10,000		\$ 10,000		
Architect - A/E (incl/ MEP/Structural/ID/Landsc)	\$ 298,665			\$ 83,600	\$ 215,066
Engineering - Phase I (TDHCA)	\$ 15,000		\$ 15,000		
Engineering - Phase II (Subdivision/Platting)	\$ 24,600			\$ 24,600	
Engineering - Phase III (Permitting)	\$ 86,600			\$ 86,600	
Engineering - UDA/PARD Allowance	\$ 50,000			\$ 50,000	
Legal - Imagine Art	\$ 10,000		\$ 5,000	\$ 5,000	
Consulting - RFP	\$ 19,281	\$ 19,281			
Consulting - Rezoning/Land Use	\$ 10,000		\$ 10,000		
Consulting - TDHCA App	\$ 15,000		\$ 15,000		
Market Study	\$ 4,500		\$ 4,500		
Phase I ESA	\$ 5,000		\$ 5,000		
Geo Tech	\$ 10,000			\$ 10,000	
Imagine Art Proj Mgmt	\$ 1,075			\$ 1,075	
TDHCA Application Fee	\$ 1,980		\$ 1,980		
TOTAL	\$561,701	\$19,281	\$66,480	\$260,875	\$215,066
	<i>Cumulative</i>	<i>\$19,281</i>	<i>\$85,761</i>	<i>\$346,636</i>	<i>\$561,701</i>

The cumulative predevelopment costs through project closing are **\$347,000 (rounded)**. Imagine Art has already secured a \$50,000 predevelopment grant from the National Endowment for the Arts. With an additional \$297,000 RHDA predevelopment award, the project will have the total funding needed until closing. It will ensure that the team has the necessary resources to proceed with rezoning, full architectural and site design, and preparing a 9% application.

Live + Make - 1127 Tillery Street

TAB 1 - ENTITY INFORMATION

TAB 1.A. - Detailed Listing of Developer's Experience

Live + Make's development team is a partnership between Imagine Art (nonprofit partner), MRE Capital (for-profit partner), and Citrine Development (HUB/WBE partner, as required for the 9% application scoring). Combined, the team has extensive experience across the spectrum, from affordable financing applications, multifamily construction and property management, and robust supportive services.

Resumes and detailed experience for all principals are provided behind Tab 2.A.

TAB 1.B. - Certificate of Status

Certificates of Franchise Tax Status (Good Standing) from the Texas Comptroller and Certificates of Status from the Texas Secretary of State are provided for Imagine Art, MRE Capital, and Citrine Development.



As of : 11/06/2020 09:35:13

CITRINE DEVELOPMENT, LLC	
Texas Taxpayer Number	[REDACTED]
[REDACTED]	
? [REDACTED]	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	
Street Address	[REDACTED]



Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for Citrine Development, LLC (file number 803325539), a Domestic Limited Liability Company (LLC), was filed in this office on May 16, 2019.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on November 06, 2020.



A handwritten signature in black ink, appearing to read "Ruth R. Hughs".

Ruth R. Hughs
Secretary of State



Franchise Tax Account Status

As of : 11/05/2020 15:02:57

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

IMAGINE ART	
Texas Taxpayer Number	[REDACTED]
[REDACTED]	CHAVEZ ST # C AUSTIN, TX 78702-5138
❓ Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	09/25/2000
Texas SOS File Number	0 [REDACTED]
Registered Agent Name	DEBBIE BOYD KIZER
Registered Office Street Address	2830 REAL STREET AUSTIN, TX 78722

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



John Steen
Secretary of State

Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Articles Of Incorporation for IMAGINE ART (file number 159958301), a Domestic Nonprofit Corporation, was filed in this office on September 25, 2000.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on December 14, 2012.



A handwritten signature of John Steen in black ink.

John Steen
Secretary of State



Franchise Tax Account Status

As of : 11/06/2020 09:42:17

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

MRE CAPITAL LLC	
Texas Taxpayer Number	[REDACTED]
[REDACTED]	[REDACTED] STE 140 OVERLAND PARK, KS 66211-1162
Right to Transact Business in Texas	ACTIVE
State of Formation	KS
Effective SOS Registration Date	05/12/2017
Texas SOS File Number	0802720963
Registered Agent Name	[REDACTED]
[REDACTED]	



Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Application for Registration for MRE Capital LLC (file number 802720963), a KANSAS, USA, Foreign Limited Liability Company (LLC), was filed in this office on May 12, 2017.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on May 22, 2017.



A handwritten signature in black ink, appearing to read "R. Pablos".

Rolando B. Pablos
Secretary of State

TAB 1.C. - Statement of Confidence

Imagine Art has received numerous grants and funding awards for their services in their 25+ years of service, including several from the City of Austin Economic Development Department. With regard to housing, Imagine Art currently operates 10 host homes and recently opened a residential group home with four residents in the Johnston-Govalle neighborhood in August 2020, with plans to open a second home by December 2020. As a new participant in the development component of affordable housing, Imagine Art has partnered with MRE Capital and Citrine Development on the Live + Make project to utilize their financial capacity and affordable financing expertise. Please see the attached letters of confidence for Imagine Art, provided by Representative Eddie Rodriguez, ECHO, OneStar, and Coalition of Texans with Disabilities.

Although Live + Make will be MRE Capital's first development in the City of Austin, MRE has extensive experience in the State of Texas and beyond. Please see the attached letters of confidence for MRE Capital, provided by Mike Fox of the Plainview EDC, as well as Dan Serna, City Manager of the City of Harlingen.

Prior to founding Citrine Development, Ms. Bowyer was the Texas Development Director for Herman & Kittle, a national affordable developer. During her tenure, she sourced Agave East Apartments, a proposed bond/4% project located in Council District 2. Agave East subsequently received a 2020 tax exempt bond reservation and in partnership with Travis County Housing Finance Corporation. In addition, please see attached Statement of Confidence for Ms. Bowyer, provided by Kevin Evans, City Manager of McGregor, Texas.

Letters of Confidences from municipalities are provided behind this exhibit. Resumes for all principals are provided behind Tab 2.A.

TEXAS HOUSE OF REPRESENTATIVES



EDDIE RODRIGUEZ

FIFTY-FIRST DISTRICT

July 20, 2020

Michael Gerber, President & CEO
Austin Housing Finance Corporation
1124 S. IH-35
Austin, Texas 78704

RE: Imagine Art's Application for RFP for AHFC Tillery Street Property

To whom it may concern:

I am writing to add my voice to the strong community support for Imagine Art's application for a Request for Proposal (RFP) for the Austin Housing Finance Corporation's (AHFC) property on Tillery Street in East Austin.

Imagine Art, a non-profit operating in Austin for over 25 years, has established itself as a strategic partner and essential service provider for our city and state's disabled community. Among the services it provides, Imagine Art aims to assist Texans with disabilities to pursue opportunities for independent living through innovative programming linked with Home & Community Based Services.

Imagine Art, an HCS Medicaid Waiver provider, seeks to enter the arena of affordable housing and aims to establish its first development, Live+Make, in partnership with the Austin Finance Housing Corporation (AHFC). The Live+Make project would establish a demonstration site that models a residential campus for artists with and without disabilities. The development will include housing supports that offer an alternative to institutional living through creative placemaking and peer support. Imagine Art's vision for the Live+Make affordable housing project demonstrates their dedication to Texans with disabilities and their creative placemaking approach is a unique addition to the existing landscape of affordable housing.

Imagine Art has positioned itself as a trusted advocate for people with disabilities, regularly meeting with city and state public officials, sending letters of support for public policy and legislative initiatives, and testifying before the Texas Legislature and City Council. Imagine Art is well-suited and uniquely placed to enter into the arena of affordable housing. As the state representative for this community and a longtime ally to Texans with disabilities, I offer my full support of Imagine Arts' efforts.

Sincerely,

Eddie Rodriguez
State Representative, District 51





ECHO Board of Directors

ALBERTA PHILLIPS, CHAIR
Journalist/Community
Advocate

COSSY HOUGH, LCSW
VICE CHAIR
UT School of Social Work

PEGGY DAVIS BRAUN,
TREASURER
PDB Creations. LLC

SHANNON SEDWICK,
SECRETARY
Esther's Follies

RYANN RANGEL
Privateer Capital

DANIEL RYNE LUCIO
Google Fiber

BOBBY DILLARD
Cielo Properties

ED MCHORSE
McGinnis Lochridge

GREG HARTMAN
Vice Chancellor for Strategic
Initiatives, TX A&M System

LYNN MEREDITH
Community Advocate

C. LANE PRICKETT
Attorney

JOY RUCKER
Texas Harm Reduction
Alliance

MARK LITTLEFIELD
Littlefield Consulting

BETTY STAEHR
Community Advocate

EX-OFFICIO MEMBERS

A.J. JOHNSON
TIM LEAGUE
PERRY LORENZ

EXECUTIVE DIRECTOR

Matthew Mollica
860-287-2587
matthewmollica@austinecho.org

July 21, 2020

AHFC Partners,

ECHO is pleased to partner with Imagine Art as they establish new affordable housing services in response to the AHFC's recent RFP for 1127 Tillery Street. Attached, please find a signed MOU between Imagine Art and ECHO, which dedicates 10% of the units at 1127 Tillery Street to individuals on the ECHO wait list. Imagine Art is committed to working with ECHO and our subsidiary partners to integrate these vulnerable persons experiencing homelessness into their multifamily design, offering deeply affordable and accessible housing with vocational and food support, two critical factors that support success.

Imagine Art's intent is to provide affordable, accessible, and integrated housing for low-income people with disabilities. They demonstrate a long history of high caliber, quality services to people with disabilities and bring a well-established network of arts and disability resources that will further enhance ECHO's mission and contribute to the affordable housing landscape in Austin.

We welcome Imagine Art as an affordable housing developer in Austin because we recognize that Imagine Art is eager and ready to take up the challenge of serving the city's most critically vulnerable. We encourage AHFC to support Imagine Art's RFP proposal. As AFHC well knows, the threshold of entry into affordable housing is challenging to navigate. Acquiring land is one hurdle in the development process. AFHC is positioned to provide the land, by awarding the 1127 Tillery Street property to Imagine Art.

As a partnering agency with Imagine Art, we believe that this organization will only strengthen affordable housing in Austin and their engagement will serve as an asset to our community and the efforts to end homelessness in Austin.

Please do not hesitate to reach out to me with any questions.

Thank you,

Bree Williams, LMSW

Director of Community Housing

breewilliams@austinecho.org

512-940-9690



July 9, 2020

Dear Austin Housing Finance Corporation:

The OneStar Foundation is proud to have Imagine Art in its portfolio of AmeriCorps Programs in Texas. OneStar Foundation serves as the Texas State Service Commission and is responsible for administering all AmeriCorps State funding in Texas. As the State Service Commission, we are a pass-through entity for federal funds from the Corporation for National and Community Service, an independent federal agency. OneStar administers \$18.2 million in federal funding per year to an impressive portfolio of AmeriCorps Texas programs, made up of nonprofits, state agencies, and P-16 educational institutions. Our AmeriCorps Texas programs leverage \$37.3 million in additional match funding from local communities. These programs serve local needs, raise their own required match funding, apply through a highly competitive process, and meet rigorous standards to receive funding. In addition to administering AmeriCorps State funding, we also manage an AmeriCorps VISTA Intermediary Project. Our intent is to strengthen nonprofit development through national service in ways that will increase social impact.

OneStar Foundation welcomed Imagine Art into its portfolio of nonprofits operating AmeriCorps programs in August of 2018. Imagine Art's first year in our portfolio focused on organization planning and infrastructure development. OneStar worked closely with the organization to establish fiscal and programmatic policy and processes that would ensure success in federal grants management. OneStar played a key role in helping the organization to establish redesign of its fine art studio program which now incorporates 13 FT AmeriCorps Members through National Service. The organization is impacting economic development by offering an intervention in job readiness and serving a unique and vulnerable population that is hard to reach and challenging to serve. In 2019-20, OneStar provided \$199,996 in federal funding for the program. This summer, OneStar provided an additional \$75,000 Planning Grant to the organization in order to position programming to respond to the new realities of COVID-19. This summer we awarded Imagine Art a grant award of \$234,141.

Imagine Art is demonstrating the development of a comprehensive, wrap-around service model that includes a diverse spectrum of services that will include affordable housing; peer support; vocational training; and food security. OneStar's resources are currently supporting the vocational training component of the organization's work and in the 2021-22 program year 20 FT AmeriCorps Members will be deployed in this effort. The organization also manages 3 FT VISTA positions for capacity building through OneStar. OneStar expects to expand its intervention to address other critical needs facing the organization's vulnerable population, specifically affordable housing and food security. Projects, such as Imagine Art, are invited beyond a 3-year partnership to further develop their efforts and explore opportunities to scale and replicate their impact, with support from OneStar Foundation.

Imagine Art has an ambitious long-range vision for public partnerships that will initiate systems change for persons living with disabilities. They are demonstrating a unique path of services built around a creative model. Affordable housing is a critical component to their long-range vision.

OneStar Foundation | 9011 Mountain Ridge Drive, Suite 100 | Austin, TX 78759
Phone: 512.287.2000 | Fax: 512.287.2039

www.onestarfoundation.org



OneStar is committed to continue its efforts to strengthen this nonprofit as they continue to grow and establish their place in serving people with disabilities in Texas.

Sincerely,

A handwritten signature in black ink that reads "Jaclyn Kolar". The signature is written in a cursive, flowing style.

Jaclyn Kolar
Director of National Service
OneStar Foundation



11160 Antonio St. Austin, TX 78701

Ph (512) 478-3366

Fax (512) 478-3370

www.TXDisabilities.org

July 17, 2020

Austin Housing Finance Corporation
Via email

RE: Letter of Support for Imagine Art's Live+Make Project

To Whom It May Concern,

The Coalition of Texans with Disabilities (CTD) is the largest and oldest member-driven cross-disability organization in the state. CTD envisions a future where all Texans with all disabilities may work, live, learn, and participate fully in the community of their choice. CTD recognizes Imagine Art as an organization who shares our values for independent living and personal empowerment. CTD considers Imagine Art a community partner and the organization's growth and expansion benefits the constituents that CTD serves.

Imagine Art works towards systems change efforts for persons with disabilities. Imagine Art is demonstrating a pioneering approach to establish new pathways of service delivery, which are founded in a creative placemaking model. They are creatively leveraging the arts as a vehicle to design and deliver services that promise community-based, inclusive and integrated settings. Their program design empowers people with and without disabilities to explore job readiness, micro-business development and independent living. Comprehensive, wrap around services increase an individual resident's success with access to Imagine Art's existing programs, which include accessible in-home healthcare. Healthcare access is one barrier for individuals with disabilities who wish to independently live in the community. Imagine Art demonstrates a peer led model that encourages consumer driven approaches to hiring and managing personal care attendants for increased sustainability and success.

There is an obvious and critical need for deep affordable housing that will serve those living in the 30-50% MFI range, an income range where people with disabilities often fall. CTD encourages AHFC to support Imagine Art's efforts to build the Live+Make project at 1127 Tillery. Imagine Art has demonstrated over 25 years of excellence in services for a vulnerable population and CTD recognizes their capacity to bring that same excellence into the area of affordable housing.

For a barrier free society,

Dennis Borel
Executive Director



PLAINVIEW/HALE COUNTY

ECONOMIC DEVELOPMENT CORPORATION

11/05/2020

Re: Statement of Confidence

To Whom It May Concern:

My name is Mike Fox. I am the executive director of the Plainview-Hale County Economic Development Corporation. I want to share a bit of information about our community and our efforts to improve the quality of life for our citizens. In early 2013 our largest employer (2,000 workers), Cargill Meat Solutions closed their beef processing facility. This sent our community into an economic tail spin that we are still struggling to overcome. In an effort to replace a portion of those lost jobs I spend a great deal of time recruiting companies to re-locate or expand to our area.

In hosting site selection consultants or representatives of companies interested in coming here, a tour of our downtown area is part of the agenda. Our tallest building in downtown was the 8 story Hilton Hotel constructed in 1929 and vacant since the mid 1980's. Over time the building had been vandalized, windows broken and in general a community eyesore. That often served as the prospects first impression of our city. That all changed in 2015, when MRE Capital started the process to re-model and restore the old hotel into Conrad Lofts. This project has given a community that needed something good to happen a reason to believe in a promising future. Not only will this help revitalize our downtown area it will also be helpful in my efforts to recruit new industry while providing affordable housing to many of our deserving citizens.

During this entire process, MRE Capital was very cooperative and professional. They fulfilled every promise made.

Economic development comes in many forms. Conrad Lofts and proposed projects like it, have a pivotal economic and social impact on communities like ours.

Sincerely,

Mike Fox, Executive Director



CAPITAL OF THE LOWER RIO GRANDE VALLEY

Mission Statement:

"Ensure a business-friendly climate focused on economic growth, quality of life and efficient delivery of excellent services to our community."

November 5, 2020

Re: Letter of Reference – MRE Capital

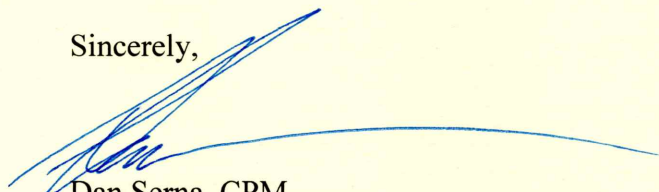
To Whom It May Concern:

I am pleased to write this letter of reference for MRE Capital. The City of Harlingen was fortunate that MRE Capital acquired a 9-story building in the middle of our downtown that was in a state of disrepair for more than 35 years.

They were able to successfully renovate the entire building into the new Baxter Lofts apartments bringing new life not only to the building, but to the surrounding area. The 24 unit Baxter Lofts were recently awarded first place in the statewide Best Renovation/Rehab/Restoration category in cities with over 50,000 population by the Texas Downtown Association.

The City of Harlingen is extremely pleased with the development and the entire MRE Capital team. Please do not hesitate to reach out to me should you have any further questions.

Sincerely,



Dan Serna, CPM
City Manager

"Recipient of Keep Texas Beautiful Governor's Achievement Award"

118 E. Tyler ★ P.O. Box 2207 ★ Harlingen, Texas 78551



July 28, 2020

Re: Statement of Confidence – Ms. Teresa Bowyer

To Whom It May Concern:

I am pleased to provide a statement of confidence for Ms. Bowyer, who was the Development Director for the renovation of Rachael Commons, formerly Rachael Arms, located at 435 Little Ave, McGregor, TX 76657.

The City of McGregor owned and operated the 48-unit apartment complex, which was originally built in the 1970's and was in need of major repairs and upgrades. Ms. Bowyer worked with myself and the City Council to submit a request for 2016 9% tax credits to finance the acquisition and much-needed rehabilitation of the property by Herman & Kittle Properties.

The project was successfully awarded and received an annual tax credit allocation of \$516,000 to cover a portion of the \$6.7 million development budget. The City of McGregor provided financial support for the development by way of a below-market sale of the property and development fee waivers, for an approximate contribution of \$140,000.

Rachael Commons reopened on schedule in late 2017, and now provides 43 affordable rental units to households ranging from 30% to 60% AMI, as well as 5 market rate units. In addition to the rehabilitation scope of work on the residential units, a brand-new leasing office and clubhouse was constructed at the property.

Through her diligent work at Rachael Commons, Ms. Bowyer has demonstrated her ability in affordable housing development. Please do not hesitate to reach out to me should you have any further questions regarding this statement of confidence.

Sincerely,

A handwritten signature in blue ink that reads "Kevin P. Evans". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Kevin P. Evans
City Manager

Live + Make - 1127 Tillery Street

TAB 2 - PERSONNEL INFORMATION

TAB 2.A. - Resume of Principals

Debbie Kizer - Executive Director, Imagine Art

Debbie holds a degree in psychology from Sam Houston State University. Between 1989 and 1997, she worked in the disability community serving as a consultant in the areas of developmental disability, supported employment, and systems change. Debbie's own personal journey and struggles led her to found Imagine Art in 1996 as a grassroots effort to serve artists with disabilities.

Imagine Art has now served Austin artists, with and without disabilities, for more than 25 years. Imagine Art established and operates the city's only free, public studio, which serves artists with and without disabilities to access space, equipment, and support. Since its founding, Imagine Art has expanded into comprehensive services for persons with disabilities in four key program areas: safe and healthy affordable housing, access to healthcare, advocacy, and economic opportunities with vocational training.

Over 20 years ago, Imagine Art secured vocational contracts for job readiness, job placement and microarts business development. In 2016, Imagine Art procured a contract with the Texas Health and Human Services Commission as a certified healthcare provider of long-term care services. Today, Imagine Art manages 40 long term care contracts and provides residential placement, attendant care, transportation, nursing, social work, dietary care, behavioral support and specialty therapies (OT, PT, Speech). In 2017, a partnership with Texas Council on Developmental Disability (TCDD) enabled the project to add a peer support component for systems advocacy. These long-term contracts demonstrate the organization's commitment, perseverance, and depth of readiness to begin affordable housing development.

Additionally, Imagine Art currently operates 10 host homes for adults with Intellectual and Developmental Disabilities). Imagine Art also conducts residential audits and provides direct service coordination to 25 clients living independently. In August 2020, Imagine Art opened its first residential group home with four residents in the Johnston-Govalle neighborhood, and plans to open a second home by December 2020.

Daniel Sailler & Jake Mooney - Co-Founders, MRE Capital

MRE Capital, LLC is a firm that develops, invests, and consults in business and real estate transactions through full ownership, joint venture, and consulting opportunities. From site/building selection, financial projections, financing, tax credit structure, and negotiating public finance packages to the design, construction, closing, and leasing, MRE Capital is not restricted by location, structure, or property type. With five TDHCA tax credit awards in the past 3 years, MRE has an excellent track record in Texas.

Daniel co-founded MRE Capital, LLC after extensive experience with various companies in the construction and property development industries. Daniel's career includes management positions with suppliers, contractors and real estate developers. Daniel has been involved in the development of numerous projects using LIHTC and NMTC tax credits. At MRE Capital, Daniel is

responsible for transaction execution, financial valuation, due diligence and administrative aspects of projects, and is active in locating new investors and financing sources.

Jake is a co-founding member of MRE Capital, LLC, which is a specialized real estate development company. Prior to forming MRE Capital, Jake held positions in the financial sector with Merrill Lynch. As a consultant prior to forming MRE Capital, Jake worked on site/building selection, finance, public finance and construction. He has been involved in numerous projects throughout the Midwest and Texas, employing creative financing solutions that include low income housing tax credits (LIHTC), New Markets Tax Credits (NMTC) and historic tax credits. At MRE Capital, Jake is responsible for new acquisitions, financial projections and developing senior level relationships with lenders and investors. He has a Business Finance degree from Kansas State University.

Teresa Bowyer - Owner, Citrine Development LLC

Ms. Bowyer is the Owner of Citrine Development, LLC, a City of Austin MBE/WBE and State of Texas HUB certified real estate development services firm based in Austin, Texas. Ms. Bowyer has a decade of experience in developing affordable housing communities ranging from 40 to 250+ units, with a variety of financing programs. She graduated cum laude from Trinity University in San Antonio with a double major in Urban Studies and Political Science in 2010. After Trinity, she moved to Austin and began working in the affordable housing industry, first at Diana McIver & Associates, and later at Structure Development. Prior to founding Citrine Development, Ms. Bowyer served as the Texas Development Director for Herman & Kittle Properties, a Top 15 national affordable housing developer. In that role, she led the development processes - including site identification, underwriting, financing application, design and third-party management, and closing coordination - for 497 awarded units across Texas, in addition to a future pipeline of 400+ workforce housing units in San Antonio and Austin. To date Ms. Bowyer has secured more than \$82 million+ of funding through competitive affordable housing financing programs, including IRS Section 42 Low Income Housing Tax Credits, HOME loans, and CDBG-DR grants. In summer 2019, she completed an Urban Planning course at the University of Amsterdam, where she studied international solutions to affordable housing.

Resumes for all principals are provided as an attachment to this exhibit.



MRE Capital, LLC is a firm that develops, invests, and consults in business and real estate transactions through full ownership, joint venture, and consulting opportunities. From site/building selection, financial projections, financing, tax credit structure, and negotiating public finance packages to the design, construction, closing, and leasing, MRE Capital's professionals excel in taking projects from concept to completion. MRE Capital is an opportunity driven firm that is not limited by location, structure, or property type. Our flexible platform allows us to evaluate multiple opportunities and invest our time and resources in only those projects with the highest potential for success. MRE Capital's focus on tax credit transactions enable us to create low leverage, high quality developments in any market cycle.

Credits / Financing Tools

New Market Tax Credits, Historic Tax credits, Brownfield Tax Credits, Alternative Energy Tax Credits, Affordable Housing Tax Credits, Tax Increment Finance, HUD Financing, USDA Financing, Bond Financing

Commitment

MRE Capital's commitment is first and foremost to people. We carefully evaluate risks and relationships on a continual basis. Our reputation is always considered before returns.

Jacob Mooney (jmooney@mrecapital.com – 913-638-2500)

Jake is a co-founding member of MRE Capital, LLC, which is a specialized real estate development company. Prior to forming MRE Capital, Jake held positions in the financial sector with Merrill Lynch. As a Series 7 and Series 66 financial advisor, Jake was a conduit between Global Private Clients and various investment banks. This gave Jake the opportunity to work on private equity raises, IPOs, commercial lines of credit, business banking, commercial real estate financing, and merger and acquisition transactions. As a consultant prior to forming MRE Capital, Jake worked on site/building selection, finance, public finance and construction. He has been involved in numerous projects throughout the Midwest, employing creative financing solutions that include low income housing tax credits (LIHTC), New Markets Tax Credits (NMTC) and historic tax credits. At MRE Capital, Jake is responsible for new acquisitions, financial projections and developing senior level relationships with lenders and investors. He has a Business Finance degree from Kansas State University and is an active member of Church of the Resurrection. Jake lives in the Leawood, KS with family.

Daniel Sailer, III (dsailer@mrecapital.com – 913-231-8400)

Daniel co-founded MRE Capital, LLC after extensive experience with various companies in the construction industry. Daniel's career includes management positions with suppliers, contractors and real estate developers, including Townsend, Inc., where he and Jake established the firm's tax credit division. Daniel has been involved in the development of numerous projects using LIHTC and NMTC tax credits. At MRE Capital, Daniel is responsible for transaction execution, financial valuation, due diligence and administrative aspects of projects, and is active in locating new investors and financing sources. He has a degree from the University of Kansas and is involved in Big Brothers/Big Sisters, Catholic Charities and other charities in the Kansas City area. Daniel lives in the Overland Park, KS with his family.



Completed Developments

Rock Ridge Villas – Branson, MO – 38 Single Family Homes (New Construction)
Timber Creek – Muskogee, OK – 42 Family Duplexes (New Construction)
Dogwood Cottages – Blytheville, AR – 36 Family Duplexes (New Construction)
Maple Ridge – Bonner Springs, KS – 32 Senior Apartments (New Construction)
Sander's Heights – Lawton, OK – 44 Family Apartments (Acquisition/Rehab.)
Rock Ridge Apartments – Branson, MO – 48 Family Apartments (New Construction)
Parrish Lofts – Pratt, KS – 24 Family Apartments (Historic Adaptive Reuse)
Dale Lofts – Guymon, OK – 45 Family Apartments (Historic and New Construction)
Will Rogers Lofts – Claremore, OK – 38 Apartments (Historic Acquisition/Rehab.)
Sycamore Springs – Hollister, MO – 60 Apartments (New Construction)
Berryhill Apartments – Sapulpa, OK – 28 Apartments (Historic Acquisition/Rehab.)
Aldridge Apartments – McAlester, OK – 66 Apartments (Historic Acquisition/Rehab.)
Laguna Lofts – Cisco, TX – 40 Apartments (Historic Adaptive Reuse)
Conrad Lofts – Plainview, TX – 32 Apartments (Historic Adaptive Reuse)
Baxter Lofts – Harlingen, TX – 24 Apartments (Historic Adaptive Reuse)
Pine Cottages – Osceola, AR – 48 Duplexes (New Construction)

Developments Under Construction

Deer Park – Lawton, OK – 152 Family Apartments Single Family Homes (Historic Acquisition/Rehab.)
Farmhouse Row – Slaton, TX – 48 Family Apartments (New Construction)
Clyde Ranch – Clyde, TX – 40 Family Apartments (New Construction)

Future Awarded Developments

Metro Tower – Lubbock, TX – 89 Apartments, Commercial and Hotel (Historic Adaptive Reuse)
Flint Creek – El Dorado, KS – 36 Single Family Homes (New Construction)
Stone Ridge Senior Homes – Kimberling City, MO – 36 Duplex Senior Homes (New Construction)

Developments In Application

Flint Ridge Apartments – Birmingham, AL – 141 Senior Apartments (Historic Adaptive Reuse)

MRE PROPERTIES

Owner	Location Name	Project Status	Project Type	Section 42 or Section 8	Special Occupancy	Location Address	City	ST	Zip Code	County	Closing Date	Certificate of Occupancy	Units	# of Affordable Units	Total Project Costs	FEDERAL - LIHTC	STATE - LIHTC	HOME	OTHER	Buildings	Stories	# of Elevators	Year Built	Year Renovated or Const. Completion	Percent Occupied
Conrad Housing Partners, LP	Conrad Lofts	Lease-Up	LIHTC Apartments (Historic Bldg.)	Section 42	N/A	116 W. 6th Street	Plainview	TX	79072	Hale	6/16/2017	12/20/2018	29	29	\$ 7,520,000	\$ 462,000			Historic	1	8	1	1929	2018	Lease-Up
Laguna Housing Partners, LP	Laguna Hotel Lofts	Lease-Up	LIHTC Apartments (Historic Bldg.) & New Construction Apartments	Section 42	N/A	400 Conrad Hilton Boulevard	Casco	TX	76437	Eastland	6/16/2016	9/18/2018	40	40	\$ 9,085,000	\$ 545,000			Historic	1	7	1	1919	2018	Lease-Up
Baxter Housing Partners, LP	Baxter Lofts	Const. Completion 5/2019	LIHTC Apartments (Historic Bldg.)	Section 42	N/A	102 South A Street	Harlingen	TX	78550	Cameron	6/29/2018	6/3/2019	24	24	\$ 5,450,000	\$ 332,346			Historic	1	9	1	1929	2019	Lease-Up
Clyde Housing Partners, LP	Clyde Ranch	Awarded - Closing 5/2019	LIHTC Apartments	Section 42	N/A	N. Hays Road	Clyde	TX	79510	Callahan	8/14/2019	8/1/2020	48	48	\$ 5,870,000	\$ 500,000		\$ 660,000	Historic	3	2	0	2019	2019	N/A
Staton Housing Partners, LP	Farmhouse Row	Awarded - Closing 5/2019	LIHTC Apartments	Section 42	N/A	15003 FM 400	Staton	TX	79364	Lubbock	8/14/2019	6/1/2020	40	40	\$ 7,700,000	\$ 642,500		\$ 660,000	Historic	3	2	0	2019	2019	N/A
Metro Tower Housing Partners, LP	Metro Tower Lofts	In Application	LIHTC Apartments (Historic Bldg.)	Section 42	N/A	1220 Broadway	Lubbock	TX	79401	Lubbock	2/1/2020		89	89	\$ 22,400,000	\$ 1,256,699			Historic	1	20	3	1955	2020	N/A
Sanders Heights MRE, LP	Sanders Heights	Operating	100% HUDHAP Apartments and LIHTC	Section 42 and Section 8	N/A	2403 SW Jesse L. Davenport Street	Lawton	OK	73501	Comanche	6/6/2013	6/4/2015	44	44	\$ 4,950,000	\$ 626,772				5	2	0	1972	2014	95%+
MRE Muskogee Housing Partners I, LP	Timber Creek	Operating	LIHTC Duplexes	Section 42	N/A	1548 N. 18th Street	Muskogee	OK	74401	Muskogee	9/30/2011	5/16/2012	42	42	\$ 6,820,000	\$ 690,000				22	1	0	2013	2013	95%+
Dale Housing Partners, LP	Dale Lofts	Operating	LIHTC Apartments (Historic Bldg.)	Section 42	N/A	118 West 6th Street	Guymon	OK	73942	Texas	1/23/2015	10/31/2015	45	45	\$ 10,295,000	\$ 720,000			Historic	2	5	1	1950	2015	95%+
Will Rogers Housing Partners, LP	Will Rogers Lofts	Operating	LIHTC Apartments (Historic Bldg.)	Section 42	N/A	524 W. Will Rogers Blvd	Claremore	OK	74017	Rogers	11/20/2015	11/20/2015	38	38	\$ 6,160,000	\$ 313,000	\$ 313,000		Historic	1	6	2	1929	2016	95%+
Berryhill Housing Partners, LP	Berryhill Apts.	Operating	LIHTC Apartments (Historic Bldg.)	Section 42	N/A	14 E. Dewey Ave	Sapulpa	OK	74066	Creek	6/1/2016	3/8/2017	28	28	\$ 5,275,000	\$ 260,000	\$ 260,000		Historic	1	5	1	1910	2017	95%+
Aldridge Housing Partners, LP	Aldridge Apts.	Operating	LIHTC/RD 515 Apartments (Historic Bldg.)	Section 42	Senior, no assistance	200 E. Carl Albert Parkway	McAlester	OK	74501	Oklahoma	10/1/2016	12/19/2017	66	66	\$ 12,515,000	\$ 472,000	\$ 472,000		Historic	1	11	2	1930	2017	95%+
Deer Park Housing Partners, LP	Deer Park	Awarded - Closing 5/2019	100% HUDHAP Apartments and LIHTC (Historic Building)	Section 42 and Section 8	N/A	2301 NW Williams Avenue	Lawton	OK	73501	Comanche	5/15/2019	6/1/2020	152	152	\$ 26,800,000	\$ 750,000	\$ 750,000		Historic	12	2	0	1952	2018	N/A
Rock Ridge Housing Partners I, LP	Rock Ridge Villas	Operating	LIHTC Single Family Homes	Section 42	N/A	117 Colleen Street	Branson	MO	65616	Taney	9/14/2009	7/15/2010	38	38	\$ 8,025,000	\$ 400,000	\$ 345,000	\$ 1,525,710	TCAP \$2,425,000	39	1	0	2010	2010	95%+
Rock Ridge Housing Partners II, LP	Rock Ridge Apts.	Operating	LIHTC Apartments	Section 42	N/A	117 Colleen Street	Branson	MO	65616	Taney	8/2/2013	3/31/2014	48	48	\$ 6,825,000	\$ 371,000	\$ 371,000	\$ 2,000,000		3	3	0	2014	2014	95%+
Sycamore Housing Partners I, LP	Sycamore Springs	Operating	LIHTC Apartments	Section 42	N/A	120 Sycamore Springs Lane	Hollister	MO	65672	Taney	9/23/2015	10/20/2016	60	60	\$ 9,680,000	\$ 600,000	\$ 580,000		MHDC Fund Balance - \$1,750,000	3	4	1	2015	2016	95%+
Stone Ridge Housing Partners, LP	Stone Ridge Apartments	Awarded	LIHTC Single Family Homes	Section 42	Senior, no assistance	South and East of 11798 MO-13	Kimberling City	MO	65686	Stone	10/1/2020		36	36	\$ 6,836,000	\$ 700,000			MHDC Fund Balance - \$700,000						
MRE Bonner Springs Housing Partners I, LP	Maple Ridge	Operating	Senior LIHTC Apartments	Section 42	Senior, no assistance	515 E. Morse Ave	Bonner Springs	KS	66012	Wyandotte	9/4/2012	1/24/2019	32	32	\$ 4,600,000	\$ 359,299				1	1	0	1968	2012	95%+
Parrish Housing Partners, LP	Parrish Lofts	Operating	LIHTC Apartments (Historic Bldg.)	Section 42	N/A	120 W. 4th Street	Pratt	KS	67124	Pratt	1/8/2015	12/9/2015	23	23	\$ 5,575,000	\$ 400,578			Historic	1	8	1	1930	2015	95%+
Meadowbrook Housing Partners, LP	Meadowbrook	Const. Completion 5/2019	LIHTC Single Family Homes	Section 42	N/A	1505 18th Road	Clay Center	KS	67432	Clay	2/1/2018	1/24/2019	24	24	\$ 4,585,000	\$ 451,254				24	1	0	2018	2018	Lease-Up
El Dorado Housing Partners, LP	Flint Creek Homes	Awarded - Closing 3/2020	LIHTC Single Family Homes	Section 42	N/A	647 Norris Avenue	El Dorado	KS	67042	Butler	2/1/2020		32	32	\$ 6,350,000	\$ 630,000				32	1	0	2020	2020	N/A
Dogwood Cottage Estates, LP	Dogwood Cottages	Operating	LIHTC Duplexes	Section 42	N/A	1139 Blossom Boulevard	Blytheville	AR	72315	Mississippi	9/6/2012	4/30/2014	36	36	\$ 5,860,000	\$ 600,000				19	1	0	2014	2014	95%+
Pines Cottages Housing Partners, LP	Pines Cottages	Const. Completion 5/2019	LIHTC Duplexes	Section 42	N/A	100 Juniper Drive	Osceola	AR	72370	Mississippi	2/1/2018	5/1/2019	42	42	\$ 7,220,000	\$ 625,000				22	2	0	2018	2018	Lease-Up
TOTALS													1,056	1,056	\$ 196,396,000	\$ 12,707,448	\$ 3,091,000	\$ 4,845,710							

Debbie Kizer

Life Mission: Leveraging public and private resources in ways that position artists with disabilities as leaders of creative place for the sake systems change.

Education & Certification

1989	Sam Houston State University, Bachelors Science Psychology
2012	Austin Community College, American Sign Language Certification
2012	University of North Texas, Employment Specialist Certification
2016	Certified Long-Term Care Provider (HHSC)

1996-present Founder and Executive Director, Imagine Art

Established the non-profit and is responsible for all operational functions including contracts, program design, grant writing and supervision of 6 Directors who manage 20 employees and 40 contractors delivering services. Engaging stakeholders that intentionally position the organization for scale and replication through strategic public and private partnerships.

1992-2001 Employment Specialist, Independent Consultant

Served as a statewide consultant advocating for systems change in employment services for people with disabilities. Clients included: ARCIL, Goodwill, United Cerebral Palsy, the Department of Assistive and Rehabilitative Services and Imagine Enterprises. Activities included public speaking, program design consultation, cohort facilitation, and employment consultation for hard to serve clients, job carving and micro-business development. Provided training and consultation for systems change, advocating to reduce sheltered work environments and establish community based employment programs.

1989-1992 Rehabilitation Specialist, Healthcare Rehabilitation Center

Provided direct care and training to families of people post head injury, supporting the transition from institutional care to the home with long-term care supports. Supported family members as they learned to provide basic care and specialized activities such as physical and occupational therapy.

Artistic Endeavors

- Artist In Residency; AISD, Sail Charter School and Benbrook ISD (Dallas, Tx).
- Art Installation, Matthews Elementary with 400 children.
- Designed and implemented ARTWORKS, a 3-day workshop helping artists to explore the future through visual mapping (Museums; AMOM, DMOA, SMOA and HMOA).

Skills related to arts and disability.

- Community & Leadership development
- Supported Employment & Small Business
- Accommodations, adaptations and modifications
- Public Speaking, Meeting facilitation and Visual Mapping



Teresa Bowyer

location: Austin, Texas

LinkedIn: www.linkedin.com/in/teresa-bowyer

Work Experience

Owner

Citrine Development, LLC, Austin, TX

June 2019 – Current

- Certified Austin WBE/Texas HUB
- Provides residential development consulting services and partnership opportunities.
- Recent projects include two market-rate for sale communities in Austin, local support consultation for two awarded 2020 TDHCA 9% At-Risk applications, and tax-exempt partnership consultation for 1,000-unit affordable housing portfolio.

Development Director

Herman & Kittle Properties, Inc., Austin & Houston, TX

September 2014 – May 2019

- Generated new construction affordable housing projects in Texas markets for a Top 15 national apartment developer and owner.
- Doubled company footprint in Texas by securing \$82 million+ in LIHTC (9%, and 4%), HOME, Tax-Exempt Bonds, and CDBG-DR financing for the construction of 497 units across five apartment communities; and, established pipeline of 400+ units and \$80 million worth of projects in Austin and San Antonio.
- Sourced and evaluated prospective real estate opportunities, including: purchase contract negotiation, due diligence, underwriting/financial modelling, and architectural design coordination.
- Led project teams of internal and external partners to ensure the timely and cost-efficient delivery of a financially and operationally viable product.
- Cultivated relationships with local officials, community organizations, and government agencies, including Texas Department of Housing and Community Affairs (TDHCA), Texas General Land Office (GLO), and local housing agencies.

Development Associate

Structure Development, Austin, TX

August 2013 – September 2014

- Assisted 15+ clients in competitive 9% Tax Credit developments: competitive strategy, site assessment, application submission, closing, and post-closing compliance requirements.
- Developed a statewide GIS mapping database showing demographic and market information by site location.

Development Coordinator

DMA Companies, Austin, TX

September 2010 – April 2013

- Assisted with 20+ project proposals using variety of competitive financing.
- Assisted with land, partnership, and loan closings, and implemented cloud-based file sharing to facilitate distribution of due diligence materials.
- Tracked development costs and construction schedules for \$6 – 12 million projects, and prepared monthly draw packages and disbursement instructions.

Executive Summary

Texas real estate development professional with 10 years of experience across the project life cycle. Collaborator and critical thinker with a passion for improving the urban environment.

Skills/Expertise

Multifamily housing
Affordable financing programs
Site identification
GIS mapping programs/analysis
Purchase contract negotiation
Due diligence
Financial modelling/underwriting
Project budgeting and scheduling
Site/architectural design coordination
Local engagement
Leading project teams

Education

Trinity University (2006-2010)

Bachelor of Arts

Urban Studies, Political Science

Cum Laude Honors

Phi Beta Kappa Honors Society

University of Amsterdam (2019)

Summer Program Certificate

Urban Studies: Planning & Living in Cities

Development Lead Project Portfolio

Rachael Commons

McGregor, TX

Substantial rehab
48 Units (43 Affordable)
Development budget: \$6.7 million
2016 9% HTC allocation: \$5,017,030

Old Dowlen Cottages

Beaumont, TX

New construction
72 Units (62 Affordable)
Development budget: \$13.6 million
2017 9% HTC allocation: \$10,497,120

The Vireo

Houston, TX

New construction
264 Units (264 Affordable)
Development budget: \$48 million
2016 Tax-Exempt Bond with Taxable Tail (via Harris County Housing Finance Corp): \$32,292,500
2018 4% HTC allocation: \$18,485,600

Magnolia Station

Winnie, TX

New construction
44 Units (32 Affordable)
Development budget: \$7.7 million
2018 CDBG-Disaster Funds for Hurricane Harvey (via Texas GLO): \$6,250,000

Laurel Vista

Beaumont, TX

New construction
69 Units (60 Affordable)
Development budget: \$8.8 million
2019 9% HTC allocation: \$10,074,730

Saddlespur Pass (pipeline)

San Antonio, TX

New construction
216 Units
Development budget: \$40.5 million
Anticipated Tax-Exempt Bond Reservation: \$20 million
Anticipated 4% HTC allocation: \$14,460,000

Agave East (pipeline)

Austin, TX

New construction
200 Units
Development budget: \$39.8 million
Anticipated Tax-Exempt Bond Reservation: \$20 million
Anticipated 4% HTC allocation: \$10,740,000

TAB 2.B. - Resumes of Development Team

Consultant

Ms. Carter has more than 6 years of experience working in the affordable housing field, and has held positions in the nonprofit, public sector and private development sector. She has provided more than 3 years of consulting services to private developers and public housing authorities. Additionally, she has published white papers for HUD on fair housing compliance, colonia development financing mechanisms, and best lending practices for Community Development Financial Institutions. She holds a Master of Science in Community and Regional Planning from the University of Texas at Austin.

Ms. Carter brings her expertise in urban planning research and analysis to help to identify and secure winning developments. She is experienced in real estate contracts, GIS mapping and research, due diligence, public policy and program evaluation, fair housing compliance and financial analysis. Ms. Carter helps with the preparation and submission of 9% tax credit applications, Determination Notice packages, post-closing packets, Construction Reports, LURA packets, Final Inspection Requests, and Cost Certification packets. Ms. Carter's consulting firm, BauerHouse LLC – a WBE certified firm, - acts as a subcontractor for Imagine Art.

Architect

Kelly Grossman Architects, LLC is an award-winning firm providing innovative architectural design, land planning and landscape design services. Based in Austin, TX, the firm is a leader in the creation of high-quality multi-family apartments, condominiums, senior housing, student housing, affordable housing, and mixed-use developments. The firm has completed more than 50 affordable housing projects. The firm provides detailed master planning, landscaping, construction management and complete architectural services for a wide variety of commercial projects, including the first affordable housing project located in West Austin.

Civil Engineer

Civiltude is a local, Asian minority-owned engineering and planning firm established in early 2010. Civiltude brings the full package of technical and permitting know how, positive working relationships with City staff as well as experience in interfacing with neighborhoods and other community stakeholders. Civiltude's leadership team packs a combined 65 years of experience in delivering various project types, including field engineering with daily interaction with property owners. Their extensive experience with various project types, including field engineering with daily interaction with SMART housing projects (a type of certification by the City of Austin), public schools and downtown high-rise developments with compressed permitting timelines has enabled the team to test, benchmark and optimize effective permitting strategies. Additionally, as the prime engineers for various public entities including the City of Austin, the team has successfully cultivated positive working relationships with reviewers at several levels across multiple regulatory bodies. Most importantly, the team's past and present service on the City of Austin's Planning Commission, Water and Wastewater Commission, Environmental Commission, as well as several non-profit boards and neighborhood associations puts Civiltude in a unique position to facilitate conversations, resolve issues and build neighborhood goodwill and consensus in the community.

General Contractor

Based out of the RioGrande Valley, Tan Construction brings 15 years of multifamily construction experience to the team. From 2007-2020, they have built more than 40 multifamily projects across Texas. 95% of their construction projects have been multifamily developments financed with tax credits. Tan Construction brings their trade acumen to consistently meet or exceed project deadlines.

Corporate profiles for the Development Team members are provided as attachments to this exhibit.

Hilary Andersen Carter

com

PROVEN AREAS OF EXPERTISE

- Driven professional with relevant research, data analysis, and program development experience.
- Strategic planning and organizational leadership with focus on diversity, equity and inclusion principles.
- Highly organized professional comfortable in cross-functional roles who thrives in demanding environments.
- Strong analytical and technical skills working in ArcGIS, R, and Python.
- Extensive experience project managing complex multimillion-dollar public and private projects.
- Proven ability to lead groups and programs.
- Training and public presentation skills.

RELEVANT EXPERIENCE

Principal, June 2017-Present
BauerHouse, LLC

- Delivers high level consulting services for multifamily affordable housing developments including ArcGIS mapping and data analysis for siting affordable housing in high opportunity areas, financing and submitting state housing applications.
- Experienced in the use of public subsidies for affordable housing, including Low-Income Housing Tax Credits (LIHTC), Historic Tax Credits, Disaster Recovery Funds, HOME and CDBG funds.
- Researches and recommends affordable housing strategies for public housing authorities, nonprofit and for-profit developers, with a strong focus on addressing public policy issues like disparate impacts and expanding transit-oriented developments.
- Prepares multimillion-dollar budgets and applications for affordable housing development projects.

Texas Affordable Housing Development Director, May 2018-March 2019
TWG Development – Indianapolis, IN

- Conducted technical analysis of housing markets and transit access for affordable housing developments utilizing ArcGIS and R for detailed geospatial analysis.
- Developed and executed Low Income Housing Tax Credit (LIHTC) applications for affordable housing while balancing public policy priorities.
- Responsible for budgetary forecasting, structuring financing and underwriting for complex multimillion-dollar affordable housing projects, with a strong focus on transit-supportive sites.
- Collaborated with local elected officials, stakeholder groups, and neighborhoods to garner support for projects.
- Supervised two staff. Managed consultant contracts for projects.

Complete Streets Program Coordinator, 2015-2017
City of Austin, TX

- Used ArcGIS and Python to create highway and pedestrian-transit network datasets to analyze equity conditions and spatial disparities.
- Conducted household-level accessibility data analysis on transit and transportation resources.
- Lead, developed, evaluated, and delivered large scale programs in a complex municipal environment, and recommending policies and processes regarding program specific requirements.
- Collaborated to help write USDOT grant application for Smart City Challenge.
- Utilized full suite of Adobe Creative Suite graphic software to achieve and maintain consistent graphic standards in diagrams, maps, plans and documents.

EDUCATION

Master of Science Community and Regional Planning, 2018
University of Texas at Austin – Austin, TX

Bachelor of Arts, 2007
Earlham College – Richmond, IN



ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION

KELLY GROSSMAN

A R C H I T E C T S

KELLY GROSSMAN

A R C H I T E C T S

*ability to provide unique solutions
on time and within budget*

Kelly Grossman Architects, LLC is an award-winning firm providing innovative architectural design, land planning and landscape design. Based in Austin, Texas, the firm is a leader in the creation of *high-quality multi-family apartments, condominiums, senior housing, student housing, affordable housing, and mixed-use developments*. Our firm provides detailed master planning, landscaping, construction management and complete architectural services for a wide variety of commercial projects, including the first affordable housing project located in West Austin.

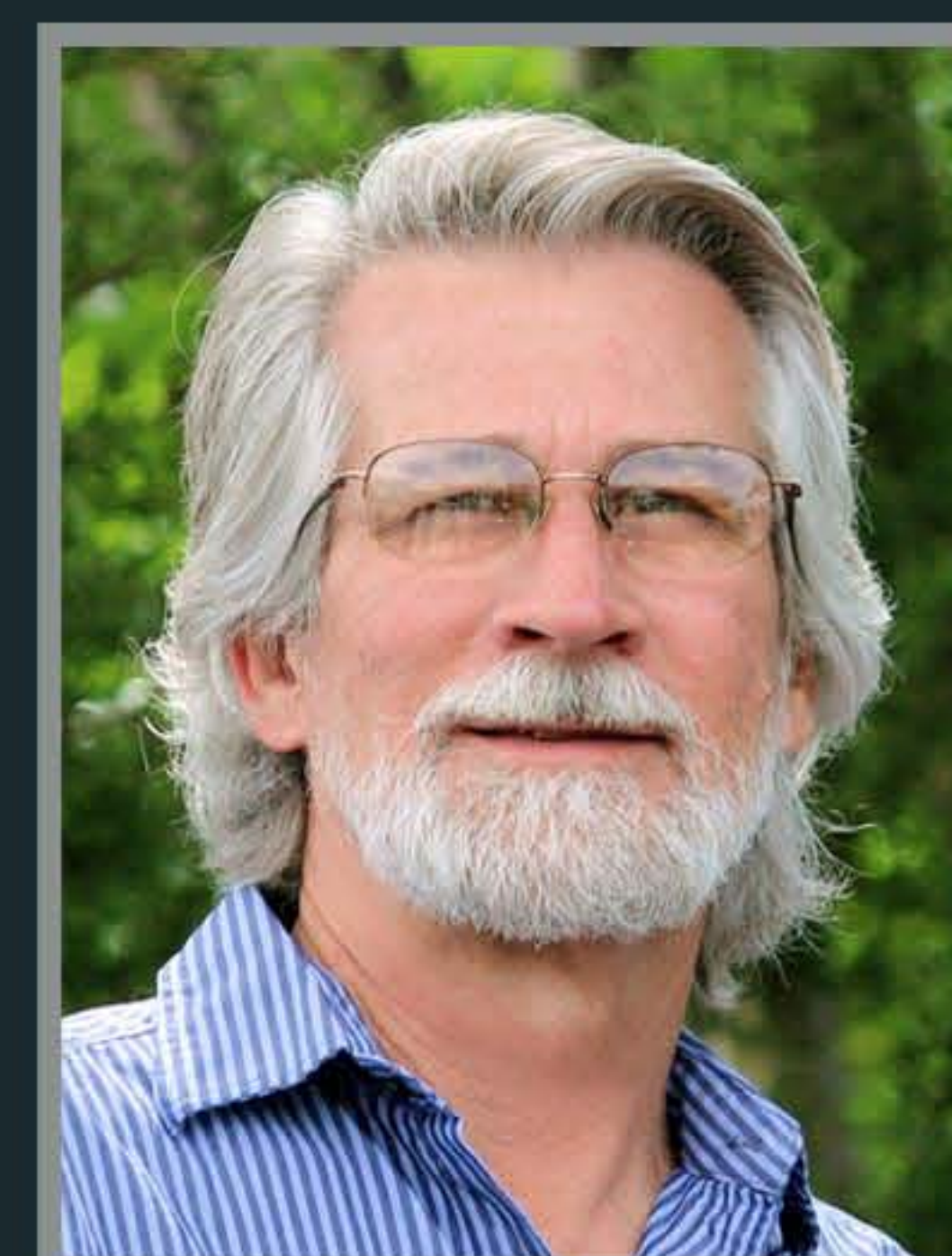
Our firm has completed significant projects in all major markets in the Southern United States, including Texas, Alabama, Arizona, Colorado, Florida, Louisiana, New Mexico, North Carolina, Oklahoma, South Carolina, Tennessee and Virginia. *We specialize in guiding complex projects from initial concept formulation through construction to final completion of the development.* Over 200,000 apartment units designed by Kelly Grossman Architects, LLC have been constructed within this broadly based geographic area, in addition to a variety of other commercial projects.

We're staffed to respond quickly to our clients' needs in order to produce the best possible design solutions, while remaining committed to the belief that each of our clients are essential to our success. *Our foremost goal is the satisfaction of our clients and project owners in creating the highest quality and most competitive properties available.* The ability to provide unique solutions on time and within budget is a result of the firm's extensive first hand experience with construction methods and apartment management as well as expertise in anticipating current constructions costs. We consistently strive to meet projected schedules in accordance with our client's direction to see the project through to a successful completion.



Architectural Services include:

- *Innovative architectural design*
- *Detailed master planning*
- *Landscape design*
- *Construction management*



John M. Kelly
R.A., NCARB, AIA
President



J. Mike Grossman
Senior Land Planner
Vice President

Kelly Grossman Architects

260 Addie Roy Road, Suite 210, Austin, Texas 78746
Telephone: 512.327.3397 ■ Facsimile: 512.327.0292

www.kellygrossmanarchitects.com

Firm Legal Name: Civiltude LLC

Firm & Headquarters Address

**5110 Lancaster Ct
Austin, TX 78723**

Firm Registration # F12469

Contact Person

Fayez Kazi, PE, LEED AP

TX License No. 96489

Office Telephone

1 512 761 6161

Date of Organization

April 2010

Type of Organization

Limited Liability Company

Firm Overview & History

Civiltude is a local, Asian minority-owned engineering and planning firm, established in early 2010. Led by Fayez Kazi, PE, Civiltude's core principle was to deliver effective design solutions and experienced project management competitive to large companies while providing personal, flexible and timely communication that is unique to a small, nimble firm. Nhat Ho, PE, started as an engineer with Civiltude since its early inception and joined the management team in 2014. Jim Schissler, PE, joined Civiltude's leadership team in early 2018 after three decades of practice and management with several major local firms.

Civiltude brings the full package of technical and permitting knowhow, positive working relationships with City staff, as well as experience in interfacing with neighborhoods and other community stakeholders. Our leadership team packs a combined 65 years of experience in delivering various project types, including field engineering with daily interaction with property owners. Our extensive experience with SMART housing projects (a type of certification by the City of Austin), public schools and downtown high-rise developments with compressed permitting timelines has enabled our team to test, benchmark and optimize effective permitting strategies. Additionally, as the prime engineers for various public entities including the City of Austin, our

team has successfully cultivated positive working relationships with reviewers at several levels across multiple regulatory bodies. Most importantly, our team's past and present service on the City of Austin's Planning Commission, Water and Wastewater Commission, Environmental Commission as well as several non-profit boards and neighborhood associations puts us in a unique position to facilitate conversations, resolve issues and build neighborhood goodwill and consensus in the community.

When it comes to growth, our focus is not only on our team size and expanding public and private sector portfolios but also deepening trust with our clients. In 2010, our team of three dedicated our expertise to serving public school and affordable housing segments which were largely underserved, especially when there were fewer and smaller projects. In 2012, Civiltude was selected to provide water, sanitary, and reclaimed small diameter pipeline design and permitting for the Greenwater Downtown Redevelopment project, a public private partnership between Trammel Crow and the City of Austin. In 2013, we performed chilled water large diameter pipeline design for Austin Energy as part of Nueces and West 2nd Street extension to Shoal Creek Bridge. In 2014, as part of the winning masterplan team for Colony Park Sustainable Community, Civiltude began providing utility layout, capacity analysis, and pipeline design and permitting, both small and large diameter, for 208-ac planned community with over 12 miles of public roadways. By 2015, with the two principals serving as the lead engineers for an energetic team of nine, Civiltude had laid the foundation for structured and sustainable growth not only in project volume but also complexity, diversity and scale.

While we enjoy being on winning teams for several reputable firms who do public works such as RPS Espey, Alan Plummer, and Lockwood, Andrews & Newnam, we take pride in our direct contracts with clients, especially public entities. Specifically, Civiltude was recently awarded a \$1M prime contract by the City of Austin to provide field engineering for sidewalk and urban trail improvements. Civiltude currently serves as the design engineer for over five major public school projects over \$200M in combined construction cost as well as a trusted advisor to Austin ISD, Round Rock ISD and San Marcos CISD.

Today, with our team size of 18 employees, Civiltude maintains a diverse and balanced portfolio with projects spanning both public and private sectors including but not limited to public infrastructures such as pipelines, roadways, trails, ponds, and parks; educational and sports facilities; tax credit and market-rate multi-family housing; master planned communities; and mixed use complexes for office, retail, entertainment and industrial. Our core services include land feasibility studies; site and infrastructure construction documents; site permitting and acceleration strategies; bid review, value engineering and cost control; project management; and construction administration. Civiltude specializes in pipeline design, site and right-of-way permitting and acceleration, and karst void mitigation. Our clients are just as diverse, from individual home owners, to neighborhood associations, housing authorities, municipalities, non-profit affordable housing providers, transportation authorities, and private developers.

TAB 2.C. - Resumes of Property Management Team

MetroPlains Management, LLC

MetroPlains Management, LLC has over 25 years of experience, dedication, and quality service that allows the firm to strive professionally through managing commercial, retail or residential properties. MetroPlains Management's, LLC top leadership has been distinguished with the Certified Property Manager (CPM®) designation from the Institute of Real Estate Management (IREM®). Dedicated to setting the standard in all phases of the real estate business, the MetroPlains Management, LLC team is knowledgeable in critical areas and capable of responding quickly and effectively. Their success is founded on a dedication to excellence and a commitment to creating value for all clients served.

MetroPlains Management's, LLC compliance team specializes in managing properties that are mixed-income financed with housing programs such as Housing Tax Credits, Historic Tax Credits, Rural Development, HOME, and Department of Housing and Urban Development.

During the lease-up process, MetroPlains Management, LLC will review all Housing Tax Credit (HTC) tenant files that make up the project's initial qualified basis to achieve eligibility.

MetroPlains currently manage one HUD property that serves low-income individuals with intellectual and developmental disabilities. The nonprofit owner provides services for this property. They also manage a 43 unit property for persons transitioning from homelessness. The nonprofit owner provides services for the property. They have six other properties that have mixed units with both long-term housing and LIHTC units.

A corporate profile is provided as an attachment to this exhibit.

YEARS ON YOUR SIDE

MetroPlains Management, LLC Stats:

Founded in 1983, MetroPlains Management, LLC has grown to become the Upper Midwest’s leading provider in the affordable housing industry.

- Manages more than 3,500 housing units and approximately 435,000 sq. feet of commercial space throughout Minnesota, North Dakota, Kansas and Oklahoma.
- MetroPlains Management, LLC remains a financially stable leader in the property management industry by owning and investing in 65% of it’s managed portfolio.

At MetroPlains Management, LLC we believe commitment, trust, reliability and communication should be the foundation of every client relationship. We take pride in our work and are committed to creating a customized solution to satisfy each client’s individual needs.

Our Workforce

MetroPlains Management, LLC workforce team is made up of accomplished, investor-driven industry professionals such as:

- Certified Public Accountants (CPA®)
- Certified Property Manager (CPM®)
- Attorneys
- Financers
- National Apartment Leasing Professionals (NALP)
- Certified Credit Compliance Professionals (C3P)
- Certified Occupancy Specialist (COS)
- Human Resource Managers
- Property Managers
- Building Engineers
- Construction Manager

Our Clients

We partner with a broad range of clients, including:

- Partnerships and Individual Owners
- Non Profit Organizations
- Small to Mid-sized City Housing Authorities
- Supportive Housing Providers
- Community Groups

Celebrating Over 25 Years of Service Excellence



METRO *Plains*
CONSULTING • MANAGEMENT • INVESTMENT

1600 University Ave • Suite 212 • St. Paul, MN 55104-3825
(p) 651.646.7848 • (f) 651.646.8947

223 4th Avenue NE • Suite A • Devils Lake, ND 58301-0910
(p) 701.662.4776 • (f) 701.662.2987

metroplainsmanagement.com

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metroplainsmanagement.com

INTEGRATED PARTNERSHIPS. BUILT TO LAST.

MetroPlains Management is a professional management company with a dedicated, courteous staff who will serve you, your customers and the community's needs.

MetroPlains Management, LLC

MetroPlains Management, LLC has over 25 years of experience, dedication, and quality service that allows us to strive professionally through managing commercial, retail or residential properties. MetroPlains Management's, LLC top leadership has been distinguished with the Certified Property Manager (CPM®) designation from the Institute of Real Estate Management (IREM®). Time and time again, owners and investors turn to MetroPlains Management, LLC for their comprehensive property management expertise and ethical standards.

Dedicated to setting the standard in all phases of the real estate business, the MetroPlains Management, LLC team is knowledgeable in critical areas and capable of responding quickly and effectively. As a result, we can adjust quickly to an ever-changing local marketplace with a focus on action and results. Our success is founded on a dedication to excellence and a commitment to creating value for all clients served

Property Management

We are a full service management company offering:

- A range of range of expertise from managing for a single asset owner to managing highly complex financing and partnership structures in both rural and urban settings.
- An incentive fee structure. Our fees are always based on the performance of your property.
- Cash flow enhancement through maximizing rental income, controlling expenses and managing preventative maintenance systems.
- Resident and community relations through background screening, enforcement of lease rules and regulations, and positive community relations and image.
- Accurate financial statements and compliance reports in a timely manner by utilizing YARDI, the leading property management software.

Commercial Property Management

MetroPlains Management, LLC commercial property management team provides services and turnkey solutions that create value for our clients. Our experience with energy management, energy conservation, construction management and hundreds of lease transactions create value. We offer property management solutions for:

- Office Properties
- Office / Warehouse
- Retail Facilities
- Medical Facilities

SPECIALTY SERVICES

Market Analysis

MetroPlains Management, LLC can assist your asset manager by reviewing leasing staff's performance by conducting shop visits both by telephone and on site as well as prepare marketing surveys for a specified area.

Accounting

Our accounting team works closely with outside accounting firms in the production of third-party audited financial statements and income tax filings as required. MetroPlains Management, LLC can offer accounting services for monthly financial statements, accounts payable and account receivables as well as budget preparation.



Connecting places with people, achieving dreams.

Asset Management

Over 30 year history of acting as a managing general partner in over 100 properties provides expertise in:

- **Sales of Properties:** We can act as a consultant to identify the best buying and highest value of your property or partnership.
- **Refinancing:** Whether to provide cash to owners, lower debt service on funds for capital improvements, we have experience with banks, insurance companies, government agencies and housing revenue bonds.
- **Rehabilitation:** We can coordinate the needs of your tenants with contractors performing major rehabilitation of occupied builders.
- **Repositioning:** We are experienced in the process of repositioning properties to create added value, improve curb appeal, and achieve a stronger market image within the surrounding area.

Compliance Consulting

MetroPlains Management's, LLC compliance team specializes in managing properties that are mixed income financed with housing programs such as Housing Tax Credits, Historic Tax Credits, Rural Development, HOME and Department of Housing and Urban Development. Our knowledgeable and professional staff are trained and certified to manage your compliance needs. MetroPlains Management, LLC can offer compliance monitoring services such as the following:

Housing Tax Credit Program

- During the lease-up process, MetroPlains Management, LLC will review all Housing Tax Credit (HTC) tenant files that make up the project's initial qualified basis to achieve eligibility.

Rural Development Section 515 and HUD Section 8 Programs

- Electronic submission of HUD Section 8 Tenant Certifications
- Electronic submission of RD Section 515 Tenant Certifications

Physical Asset Management

- Investors' Reviews: MetroPlains Management, LLC can assist asset managers by conducting periodic site reviews of both the property and resident files to determine on-going eligibility.
- Physical Inspections: MetroPlains Management, LLC is qualified to perform Housing Quality Standards (HQS) inspections and can assess and prepare your development for upcoming Real Estate Assessment Center (REAC) inspections.

Our philosophy is that each project should be managed with the same care and attention to detail that we would give our own property.



Live + Make - 1127 Tillery Street

TAB 3 - FINANCIAL INFORMATION

TAB 3.A. - Federal IRS Certification

Please see attached EIN account information for Imagine Art, MRE Capital, and Citrine Development.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: DEC 14 1995

Identification Number:

IMAGINE ART

PO BOX 6396
AUSTIN, TX 78762-6396

17053344714045

Contact Person:

DAN W BERRY

ID# 31122

Contact Telephone Number:

(877) 829-5506

Public Charity Status:

178(b)(1)(A)(vi)

Dear Applicant:

Our letter dated October 2801, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

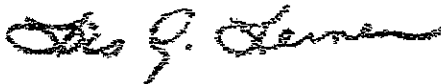
Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading between 8:30 a.m. - 5:30 p.m. Eastern time.

Please keep this letter in your permanent records.

Sincerely yours,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements


Letter 1050 (EO/CG)

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **OCT 10 2001**

IMAGINE ART
C/O DEBBIE WILLIAMS
4406 S 2ND ST
AUSTIN, TX 78745


DIN: 17053256046031
Contact Person: JOHN J KOESTER ID# 31364
Contact Telephone Number: (877) 829-5500
Accounting Period Ending: September 30
Foundation Status Classification: 509(a) (1)
Advance Ruling Period Begins: September 25, 2000
Advance Ruling Period Ends: September 30, 2005
Addendum Applies: No

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c) (3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a) (1) and 170(b) (1) (A) (vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a) (1) or 509(a) (2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make

Letter 1045 (DO/CG)

IMAGINE ART

a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the notice. In addition, if you lose your status as a publicly supported organization, and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that we had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date he or she acquired such knowledge.

If you change your sources of support, your purposes, character, or method of operation, please let us know so we can consider the effect of the change on your exempt status and foundation status. If you amend your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, let us know all changes in your name or address.

As of January 1, 1984, you are liable for social security taxes under the Federal Insurance Contributions Act on amounts of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Internal Revenue Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Donors may deduct contributions to you only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, gives guidelines regarding when taxpayers may deduct payments for admission to, or other participation in, fundraising activities for charity.

You are not required to file Form 990, Return of Organization Exempt From Income Tax, if your gross receipts each year are normally \$25,000 or less. If you receive a Form 990 package in the mail, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return. Because you will be treated as a public charity for return filing purposes during your entire advance ruling period, you should file Form 990 for each year in your advance ruling period.

Date of this notice: 08-12-2008

[REDACTED]
Form: SS-4

Number of this notice: CP 575 B

MRE CAPITAL LLC
DANIEL L SAILLER III MBR
4209 W 70TH ST
PRAIRIE VLG, KS 66208

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you [REDACTED] This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

04/15/2009

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.**
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub. Thank you for your cooperation.

Keep this part for your records.

CP 575 B (Rev. 7-2007)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 B

9999999999

Your Telephone Number Best Time to Call

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

FORM: SS-4

NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023
[REDACTED]

MRE CAPITAL LLC
DANIEL L SAILLER III MBR
4209 W 70TH ST
PRAIRIE VLG, KS 66208

Date of this notice: 06-19-2019

Employer Identification Number:
[REDACTED]

Form: SS-4

Number of this notice: CP 575 G

CITRINE DEVELOPMENT LLC
TERESA BOWYER SOLE MBR
2717 S LAMAR BLVD APT 1053
AUSTIN, TX 78704

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you [REDACTED] documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is CITR. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

CP 575 G (Rev. 7-2007)

CP 575 G

999999999999

FORM: SS-4

NOBOD

CITRINE DEVELOPMENT LLC
TERESA BOWYER SOLE MBR
2717 S LAMAR BLVD APT 1053
AUSTIN, TX 78704

TAB 3.B. - Certified Financial Audit

Please see attached Certified Financial Audit for the non-profit development partner, Imagine Art.



IMAGINE ART

**INDEPENDENT AUDITOR'S REPORT
AND
FINANCIAL STATEMENTS**

SEPTEMBER 30, 2019



Pamela L Hill
CPA PLLC

Board of Directors
Imagine Art

INDEPENDENT AUDITOR'S REPORT

I have audited the accompanying financial statements of Imagine Art (a Texas nonprofit corporation), which comprise the statements of financial position as of September 30, 2019, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Imagine Art as of September 30, 2019, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Pamela L Hill, CPA PLLC

4 May 2020
Austin, Texas

PO Box 202161
Austin, TX 78720
512.626.0710

IMAGINE ART

STATEMENT OF FINANCIAL POSITION

SEPTEMBER 30, 2019

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$39,025
Grants and contract receivable	68,068
Prepaid assets	9,000
Other assets	<u>5,000</u>
	<u>\$121,093</u>

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Accounts payable	\$49,148
Accrued liabilities	<u>13,714</u>
	<u>62,862</u>

NET ASSETS

Without donor restrictions - Undesignated	58,231
With donor restrictions – purpose restriction	<u>0</u>
	<u>58,231</u>
	<u>\$121,093</u>

The accompanying notes are an integral part of this financial statement presentation.

IMAGINE ART

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Without Donor <u>Restrictions</u>	With Donor <u>Restrictions</u>	<u>Total</u>
REVENUE			
Governmental contracts and grants	\$809,978	\$0	\$809,978
Contributions	158,294	20,000	178,294
DayHab	72,347	0	72,347
Facility rental	35,621	0	35,621
Other income	17,379	0	17,379
Net assets released from restriction due to satisfaction of purpose restrictions for salaries	<u>20,000</u>	<u>(20,000)</u>	<u>0</u>
	<u>1,113,619</u>	<u>0</u>	<u>1,113,619</u>
EXPENSES			
Program services expense:			
Long-term Care Waiver	450,791	0	450,791
Fine Arts Studio	238,563	0	238,563
Training 4 Transformation	56,832	0	56,832
AmeriCorps	45,304	0	45,304
Kitchen and Daily Lunch	<u>32,330</u>	<u>0</u>	<u>32,330</u>
	<u>823,820</u>	<u>0</u>	<u>823,820</u>
Supporting services expense:			
Management and general	285,803	0	285,803
Fundraising and development	<u>51,813</u>	<u>0</u>	<u>51,813</u>
	<u>337,616</u>	<u>0</u>	<u>337,616</u>
	<u>1,161,436</u>	<u>0</u>	<u>1,161,436</u>
CHANGE IN NET ASSETS	<u>(47,817)</u>	<u>0</u>	<u>(47,817)</u>
BEGINNING NET ASSETS, as previously stated	135,420	0	135,420
Prior Period Adjustment	<u>(29,372)</u>	<u>0</u>	<u>(29,372)</u>
BEGINNING NET ASSETS, as re-stated	<u>106,048</u>	<u>0</u>	<u>106,048</u>
ENDING NET ASSETS	<u>\$58,231</u>	<u>\$0</u>	<u>\$58,231</u>

The accompanying notes are an integral part of this financial statement presentation.

IMAGINE ART

STATEMENT OF FUNCTIONAL EXPENSES

FOR THE YEAR ENDED SEPTEMBER 30, 2019

	<u>Program Services</u>						<u>Management and General</u>	<u>Fundraising and Development</u>	<u>Total</u>
	<u>Long-term Care Waiver</u>	<u>Fine Arts Studio</u>	<u>Training 4 Transformation</u>	<u>AmeriCorps</u>	<u>Kitchen and Daily Lunch</u>	<u>Total</u>			
Payroll and related	\$32,430	\$129,209	\$36,104	\$19,960	\$14,216	\$231,919	\$171,489	\$44,557	\$447,965
Waiver program contractors	343,126	0	0	0	0	343,126	0	0	343,126
Rent	54,927	33,746	11,813	8,444	3,692	112,622	19,875	0	132,497
Professional and contractors	0	1,389	0	8,695	0	10,084	53,667	0	63,751
Sponsored projects	0	44,385	0	0	0	44,385	0	0	44,385
Building and utility cost	12,578	7,728	2,705	1,934	845	25,790	4,551	0	30,341
Kitchen	0	0	0	0	13,057	13,057	0	0	13,057
Art supply	0	9,063	1,054	0	0	10,117	0	0	10,117
Purchase service	0	0	0	0	0	0	9,344	0	9,344
Insurance	0	0	0	0	0	0	7,996	0	7,996
Other	<u>7,730</u>	<u>13,043</u>	<u>5,156</u>	<u>6,271</u>	<u>520</u>	<u>32,720</u>	<u>18,881</u>	<u>7,256</u>	<u>58,857</u>
	<u>\$450,791</u>	<u>\$238,563</u>	<u>\$56,832</u>	<u>\$45,304</u>	<u>\$32,330</u>	<u>\$823,820</u>	<u>\$285,803</u>	<u>\$51,813</u>	<u>\$1,161,436</u>

The accompanying notes are an integral part of this financial statement presentation.

IMAGINE ART

STATEMENT OF CASH FLOW

FOR THE YEAR ENDED SEPTEMBER 30, 2019

CASH FLOWS FROM OPERATING ACTIVITIES

Change in net assets	(\$47,817)
Loss (gain) on disposition of fixed assets	4,365
(Increase) decrease in assets:	
Grant and contract receivable	(592)
Prepaid expenses	(4,797)
Increase (decrease) in liabilities:	
Accounts payable	9,237
Accrued liabilities	5,162
Due to	<u>(1,000)</u>
	<u>(35,442)</u>

CASH FLOWS FROM INVESTING ACTIVITIES 0

CASH FLOWS FROM FINANCING ACTIVITIES 0

NET CHANGE IN CASH AND CASH EQUIVALENTS (35,442)

BEGINNING CASH AND CASH EQUIVALENTS 74,467

ENDING CASH AND CASH EQUIVALENTS \$39,025

The accompanying notes are an integral part of this financial statement presentation.

IMAGINE ART

NOTES TO FINANCIAL STATEMENTS

NOTE 1: ORGANIZATION

Imagine Art is a not-for-profit Christian ministry, organized in the State of Texas in 1996. Imagine Art operates in a creative space located in Austin, TX, where more than sixty-five artists are engaged in the community, accessing 9,500 square feet of studios and galleries. Imagine Art offers specialized support tailored to empower artists with disabilities to create art. Non-disable players engage as working artists in our studios to create a diverse, inclusive space where all artists thrive. Revenue sources are governmental contracts and grants, and contributions.

Programs:

Long-term Care Waiver: Program provides in-home assistance to individuals with intellectual developmental disabilities who are opting out of institutional placement and choosing community-based services. The program is funded by Health and Human Services Commission.

Fine Arts Studio: Program serves artists, with and without disabilities. Funded by the City of Austin Cultural Arts Division core funds and sponsored project grants. The purpose of the program is to demonstrate a new service-integrated day habilitation through a creative place-making model.

Training 4 Transformation: Program establishes a training and certification program for persons with intellectual developmental disabilities to become peer support specialists. Funded by the Texas Council for Development Disabilities.

AmeriCorps: Imagine Art received a planning grant in September 2018 to prepare for a full grant and develop policies. In addition, Imagine Art received a member grant in September 2019 that provides for 10 full time AmeriCorps members. AmeriCorps supports capacity building for the purpose of scale and replication. During 2019 the member grant focused on the day habilitation model.

Kitchen and Daily Lunch: The program serves a hot, healthy meal to approximately 45 people daily and is supported by donations without donor restrictions.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

CASH AND CASH EQUIVALENTS

Imagine Art considers cash and all highly liquid financial instructions with original maturities of three months or less to be cash and cash equivalents.

GRANTS AND ACCOUNTS RECEIVABLE

Grants and contract receivable consist primarily of noninterest-bearing amounts for fee for services agreements and reimbursements due under cost reimbursement contracts. Uncollectable receivables are based on past collection history and a review of subsequent collections. Receivables are written off when deemed uncollectable. Imagine Art considers all receivables to be fully collectible. Therefore, no allowance has been recognized in these financial statements.

IMAGINE ART

NOTES TO FINANCIAL STATEMENTS

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

PROPERTY AND EQUIPMENT

Property and equipment additions over \$5,000, are recorded at cost, or if donated, at fair value on the date of donation. Property and equipment are depreciated on a straight-line basis over the estimated useful lives (3-7 years) once placed into service.

NET ASSETS

Net assets, revenue, gains, and losses are classified based on the existence or absence of donor or grantor-imposed restrictions. Accordingly, net assets and changes are classified and reported as follows:

Net Assets Without Donor Restrictions

Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions.

Net Assets With Donor Restrictions

Net assets subject to donor (or grantor) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

REVENUE AND REVENUE RECOGNITION

Revenues is recorded when earned, rather than received. Payments under fee for services contracts or cost-reimbursable contracts received in advance are deferred to the applicable period in which the related services are performed or expenditures are incurred, respectively. Contributions are recognized when cash, securities or other assets, an unconditional promise to give is received. Conditional programs to give are not recognized until the conditions on which they depend have been substantially met.

FUNCTIONAL ALLOCATION OF EXPENSES

The costs of providing the various programs and supporting activities have been summarized on a functional basis in statement of activities. The statement of functional expenses presents the natural classification detail of the expense by function. Accordingly, certain costs have been allocated between the programs and supporting services benefitted.

IMAGINE ART

NOTES TO FINANCIAL STATEMENTS

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

FEDERAL INCOME TAXES

Image Art is organized as a Texas nonprofit corporation and has been recognized by the IRS as exempt from Federal income taxes under Internal Revenue Code Section 501(a) as an organization described in Section 501(c)(3), qualify for the charitable contribution deduction under 170(b)(1)(A)(vi), and have been determined not to be a private foundation under IRC Sections 509(a)(1). Imagine Art is annually required to file a Return of Organization Exempt from Income Tax (Form 990) with the IRS. In addition, Imagine Art is subject to income tax on net income that is derived from business activities that are unrelated to their exempt purpose. As of September 30, 2019, Imagine Art is not subject to unrelated business income tax and has not filed an Exempt Organization Business Income Tax Return (Form 990-T) with the IRS.

ESTIMATES

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates.

NOTE 3: LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditure, that is, without donor restrictions limiting their use, within one year of the statement of financial position date, comprise of the following:

Cash and cash equivalents	\$39,025
Grant and contract receivable	<u>68,068</u>
	<u>\$107,093</u>

Imagine Art has grown substantially in the past several years, increasing its operating budget for fiscal year ending September 30, 2020 to \$1,336,000. Therefore, less than one month of financial assets are available for operations. The challenge operationally is that this growth has occurred in programs in which funding comes in the form of reimbursements. As part of Imagine Art's liquidity management plan the following were implemented: 1) the fiscal year end 2020 budget has reserves of 11% with plans to consistently increase the percentage annually, 2) Imagine Art has secured a \$50,000 line of credit to use as needed on a short-term basis with policy and procedures implemented by the Board for draws and repayment and, 3) reimbursement requests are made timely to assure gap between use and reimbursement of funds is minimalized.

IMAGINE ART

NOTES TO FINANCIAL STATEMENTS

NOTE 4: CONCENTRATIONS

Medicare waiver income accounted for 42% of Imagine Art's total governmental grants and contracts revenue for September 30, 2019.

NOTE 5: LEASES

Imagine Art is obligated under an operating lease agreement for office space which expires in May 2020. Rent expense of \$132,497 was recognized during the year. Future minimum lease payments under the lease is \$132,000 for fiscal year ending 2020.

NOTE 6: FUNCTIONAL EXPENSES

The financial statements report certain categories of expenses that are attributed to both program and supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include payroll and related expense and other expense, which are allocated on the basis of estimates of time and effort, as well as rent and building and utility costs which are allocated on a square footage basis.

NOTE 7: RELATED PARTY TRANSACTIONS

During the year Imagine Art received contributions from Board members, Board member's foundations and CEO of \$28,500. The CEO also purchased a used car from Imagine Art for \$1,000.

In addition, \$10,035 was paid during the year to the CEO and a staff member for sponsored projects approved and awarded by the City of Austin.

NOTE 8: SUBSEQUENT EVENTS

Management of Imagine Art has evaluated events for disclosure through the date of the Independent Auditor's Report, the date the financial statements were available to be issued.

Subsequent to year end, Imagine Art obtained a \$50,000 revolving line of credit with a bank, which bears interest at 8% and requires monthly payments of interest. The line of credit is secured by contributions from a major donor. The line of credit will expire on November 22, 2020 but may be renewed.

Subsequent to year-end, Imagine Art applied for and received approval on May 4, 2020 for a \$90,500 Paycheck Protection Program loan. The loan is due in two years with a 1% interest rate. Loan payments are deferred for six months; however, interest will continue to accrue over this period. The purpose of the loan is to cover payroll over the eight weeks after getting the loan. The loan will be fully forgiven if Imagine Art maintains the full-time employee headcount and maintains salaries and wages of at least 75% from 2019. Loan funding used for rent and utilities are expected to be 25% forgiven.

IMAGINE ART

NOTES TO FINANCIAL STATEMENTS

NOTE 9: PRIOR PERIOD ADJUSTMENT

The previously issued 2018 financial statements have been restated. Errors were discovered in the 2018 financial statement, whereby accounts payable and accrued liabilities were incorrectly understated \$29,372. Beginning net assets without donor restrictions were decreased \$29,372. The effect of the prior-period adjustment on the 2018 financial statements was a decrease of \$29,372 of reported change in net assets without donor restrictions.

Imagine Art

Statement of Financial Position

	FYE Sept 2019	YTD June 2020
ASSETS		
Current Assets		
Bank Accounts		
1000 Austin Telco Checking	26,355	49,011
1010 Prosperity Bank Operating	0	90,797
1020 Austin Telco Savings	12,575	10,588
1040 Petty Cash	95	0
1050 Paypal	0	0
Other	0	0
Total Bank Accounts	39,025	150,395
Accounts Receivable		
1200 Accounts Receivable	68,068	31,984
1300 AR - Day Hab	0	1,001
Total Accounts Receivable	68,068	32,986
Other Current Assets		
1499 Undeposited Funds	0	256
Prepays	9,000	0
Security Deposit for Facility	5,000	5,000
Uncategorized Asset	0	0
Total Other Current Assets	14,000	5,256
Total Current Assets	121,093	188,637
Fixed Assets		
1100 Furniture & Equipment	0	0
Remodel 2016	0	0
Total Fixed Assets	0	0
Other Assets		
Insurance Payout	0	0
Total Other Assets	0	0
TOTAL ASSETS	121,093	188,637
LIABILITIES AND EQUITY		
Liabilities		

Current Liabilities		
Accounts Payable		
2000 Accounts Payable	49,148	11,845
Total Accounts Payable	49,148	11,845
Credit Cards		
1030 Capital One	0	262
Total Credit Cards	0	262
Other Current Liabilities		
2120 Federal Payroll Taxes Payable	0	841
2200 Sales Tax Payable	0	(49)
2222 Deferred Revenue - PPP Loan	0	90,500
2224 Due to Seabrook Project	0	0
2234 Cen-Tex Certified Development Corp	0	0
Accrued Payroll	13,714	0
Ask Accountant	0	0
Bastrop Property Tax	0	0
Comptroller of Public Accounts Payable	0	0
Total Other Current Liabilities	13,714	91,293
Total Current Liabilities	62,862	103,399
Total Liabilities	62,862	103,399
Equity		
3000 Opening Bal Equity	106,048	84,059
Net Revenue	(47,817)	1,179
Total Equity	58,231	85,238
TOTAL LIABILITIES AND EQUITY	121,093	188,637

Tuesday, Jul 07, 2020 06:07:32 PM GMT-7 - Accrual Basis

TAB 3.C. - Board Resolution

This exhibit will be provided under separate cover when available.

TAB 3.D. - Financial Statements

Financial audit information for MRE Capital's project ownership entities in Texas will be provided under separate cover due to file size.

TAB 3.E. - Funding Commitment Letters

The Live + Make development is requesting predevelopment funds to pursue a rezoning, proceed with site planning and design, and prepare a 9% tax credit application. The project does not have existing financial commitments at this time.

Live + Make - 1127 Tillery Street

TAB 4 - PROJECT INFORMATION

TAB 4.A. - Market Study

Live + Make is responding to the overwhelming need for affordable housing in Austin by providing 66 income restricted affordable rental units to households earning between 30-60% AMI.

According to the City's Gentrification and Displacement study, the site is located in the Eastview area, which is classified as "dynamic" neighborhood type for gentrification. This category is defined by a "vulnerable" population for displacement due to several risk factors, including a "significant" demographic change between 2000-2016, and an "accelerating" housing market according to sales data between 1990-2016. Now is a crucial time to secure long-term affordable housing in a rapidly changing area.

The market research executive summary utilized data from the NeighborhoodScout Report for the site.

i. Evaluate general demographic, economic, and housing conditions including:

a. Target Population and Area Demographic Makeup:

The target population of Live + Make are persons with and without disabilities and families in need of deeply affordable rental housing in central Austin.

According to Neighborhood Scout, the neighborhood surrounding the property has a demographic makeup as follows:

- Race and Ethnic: 34.4% White, 7.9% Black or African American, 0% Asian, 57.5% Hispanic or Latino of any race. [More diverse than 64% of US Neighborhoods.]
- Median Household Income: \$44,397 [\$57,652 for the nation.]
- Homeownership Rate: 53.6% owners, 46.4% Renters
- Average Market Rent: \$1,186 per month
- Average Home Value: \$434,337
- Ages: 4.5% for under 5 years, 10.6% for 5 to 17, 14.7% are 18-29, 23.% are 30-44, 22.1% are 45-64, 24.7% are 65 years and over.
- Household Type: 33.3% are 1-person household, 9.7% are married couple with child, and 4.5% are single parent with child.
- Gender: 53.3% are male and 46.7% are female.

b. Overall Economic Conditions and Trends:

The neighborhood surrounding 1127 Tillery Street has a median real estate price of \$434,337, which is more expensive than 92.1% of the neighborhoods in Texas and 78.6% of the neighborhoods in the U.S. According to NeighborhoodScout, the average rental price is \$1,186 which is higher than 53.2% of the neighborhoods in Texas.

Despite the home prices, NeighborhoodScout categorizes the neighborhood as lower-middle income, with residents earning less than 71.6% of U.S. neighborhoods.

The incongruity between income and housing costs are an indicator of the forces that make the neighborhood vulnerable to gentrification and displacement.

The average annual change in per capita income over the last 5 years is a 6.6% compared to 3.3% for the nation. The average annual change in household income over the last 5 years has declined -0.3% compared to a 2.9% growth rate for the nation. The average change in unemployment rate over the last 5 years is 2.5% for the neighborhood compared to 0.7% nationally.

Please see the provided NeighborhoodScout Report for additional information on Economic Conditions and Trends for this neighborhood.

c. General Housing Conditions and Trends in the Community

According to Neighborhoodscout, the site is located in the “Govalle Ave / Webberville Rd” neighborhood submarket. This is classified as a suburban neighborhood based on population density.

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are older, well-established built between 1940 and 1969. A number of residences were also built between 2000 and the present.

Home and apartment vacancy rates are 9.2% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 54% of the neighborhoods in the nation, approximately near the middle range for vacancies.

In the last 5 years, the average annual appreciation for homes has been 8.0%.

The current neighborhood price per square foot is \$220, while the average nearby home price per square foot is \$169.

ii. Identify the geographic area

1127 Tillery Street is located in census tract number 484530000801 in east Austin. The area is identified as “Eastview” in the City’s Gentrification and Displacement study and lies within the boundaries of the Govalle Johnston Terrace Neighborhood Plan. NeighborhoodScout identifies the submarket as “Govalle Ave / Webberville Rd.”

In addition to serving a high number of individuals with disabilities, eligible households from the surrounding neighborhood will be prioritized for the affordable rental units.

iii. Quantify the pool of eligible tenants

The following tables illustrate the number of unit counts and AMI levels for each rental unit type:

Unit Count

Efficiency	30
1 bedroom	19
2 bedroom	12
3 bedroom	5
Total Unit Count	66

AMI Bands

Total 30% AMI	13
Total 50% AMI	25
Total 60% AMI	28
Total Affordable Units	66

iv. Analyze the competition

All 66 of the rental units at Live + Make will be income restricted under the tax credit program rules, and rents will be based on 2020 Area Median Income Rent Limits. All other comparable LIHTC funded developments will have equivalent rental prices. Further, the location of the Live + Make project is highly-desirable, and there is only one other community (AHA!'s Briarcliff Apartments) that offers dedicated affordable housing for persons with disabilities.

v. Assess the market demand

As gentrification has swept east Austin like wildfire, affordable units in the Govalle/Johnston Terrace neighborhood are in short supply. Austin's breakneck housing demand is not predicted to slow down. The Austin-Round Rock Metro Statistical Area had the highest growth rate of the largest 100 metros in the nation between 2010-2018. In the census tract where Live + Make is located, the per capita income is \$44,397, but the median value of owner-occupied housing units in the area is \$434,337. The cost of home ownership and maintenance is well beyond the means of the persons who already reside within the district, and is insurmountable for the population we propose to serve.

The 2020 City of Austin Comprehensive Housing Market Analysis reveals an ever-tightening rental housing market in Austin. The Austin Comprehensive Housing Market analysis found that there is a rental gap shortage of 36,374 rental units for households earning less than \$25,000/year. The Live + Make project will add another 66 units for low income renters (households who earn up to 60% MFI) to the city's supply.

Naturally occurring (market rate) affordable rental units continue to dwindle. The comprehensive housing report reveals that "in 2012, 38% of rental units were priced between \$625 and \$875. This compares to [only] 14% [of rental units] in 2017." According to the 2018 American Community Survey, the median rent in Austin is \$1,225/month. And more than 65% of the rental

housing stock rents for more than \$1,000/month, making rent out of reach for thousands of Austinites. More than 50% of the units at the Live + Make project will rent for under \$1000/month.

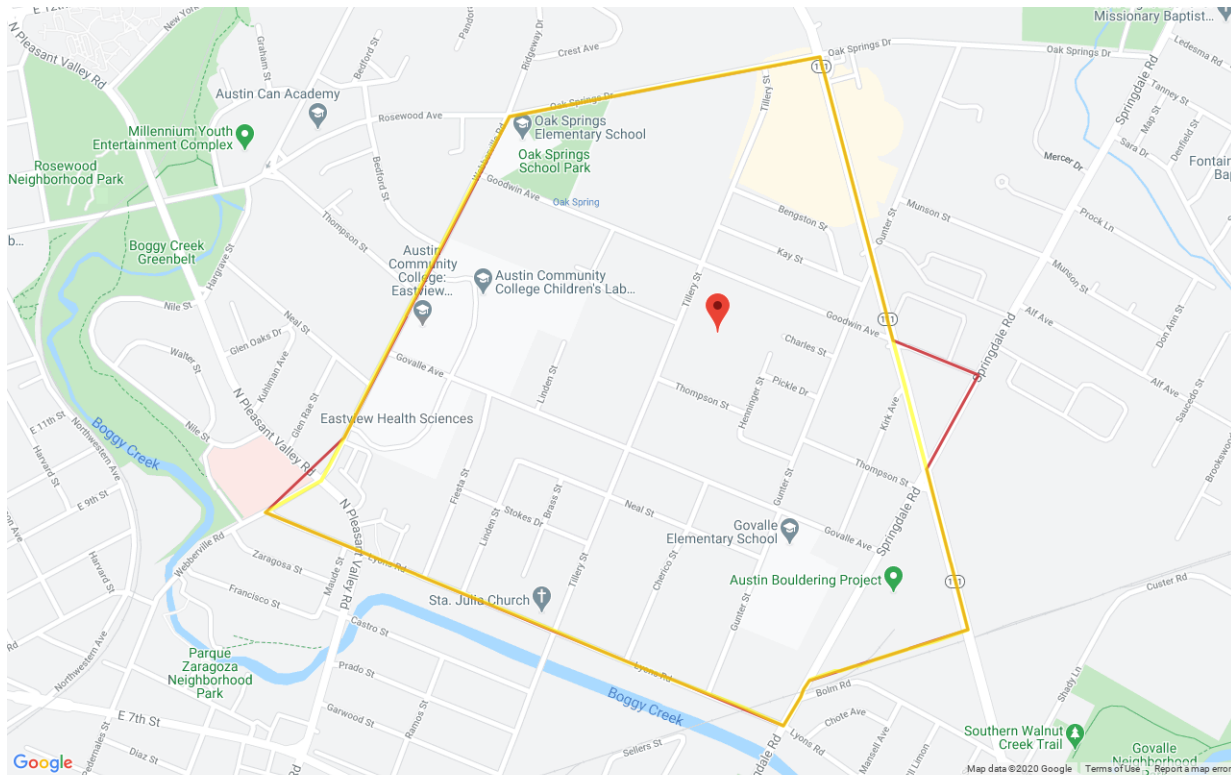
Accessible low-income housing is even scarcer. With the exception of AHA's 27 unit Briarcliff Apartments project, there is no other known source of affordable housing dedicated for persons with disabilities in Austin. Data from the 2012-2017 American Community Survey reveals that 10,834 Austinites with a disability earned less than \$25,000/year. And more than 55% of renter households that earned less than \$25,000/year were single. We are offering a greater number of efficiency and one-bedroom units for extremely low-income households to reflect the target population's demographics.

vi. Evaluate the effective demand and the capture rate

As shown above, the demand far exceeds the supply of affordable housing in the Govalle neighborhood and greater Austin area, particularly for people with disabilities. A full market study will be conducted prior to the submission of a 9% application, which will provide detailed demand and capture rate analysis.

vii. Estimate the absorption period


We estimate that it will take 14 months to build all 66 units in the buildings and no more than 6 months to achieve full lease-up, which will occur between Q3-Q4 of 2023. When the Live + Make development is completed, the ownership and management team will work with the Govalle Neighborhood Association and broader community to identify and qualify residents, prioritizing residents in the surrounding area that are at risk of displacement, along with the other vulnerable target populations identified by the City's Preference Policy.



— Neighborhood Boundary — Micro-Neighborhood Boundary

THE 1127 TILLERY ST NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES

MEDIAN HOME VALUE: 
\$434,337


MEDIAN REAL ESTATE TAXES:
\$5,064 (1.2% effective rate)

NEIGHBORHOOD HOME PRICES

Value Range	
> \$1,330,000	0.0
\$998,001 - \$1,330,000	1.7
\$665,001 - \$998,000	16.8
\$532,001 - \$665,000	14.2
\$399,001 - \$532,000	23.6
\$266,001 - \$399,000	29.3
\$133,001 - \$266,000	13.1
\$67,001 - \$133,000	0.0
\$0 - \$67,000	1.4


High for TX
High for Nation

Value Relative to Nation Value Relative to State
21.438132 7.918223

YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD
 18 YEARS AND 4 MONTHS

AVERAGE MARKET RENT

 **AVERAGE MARKET RENT:**
\$1,186 / per month

 **GROSS RENTAL YIELD:**
5.45

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS

Median MONTHLY Rent By Number Of Bedrooms	
3 Beds or More	1974
2 Beds or More	1518
1 Bed	383
Studio	

Average for TX
Average for Nation

Rent Relative to Nation Rent Relative to State
56.531784 53.192706

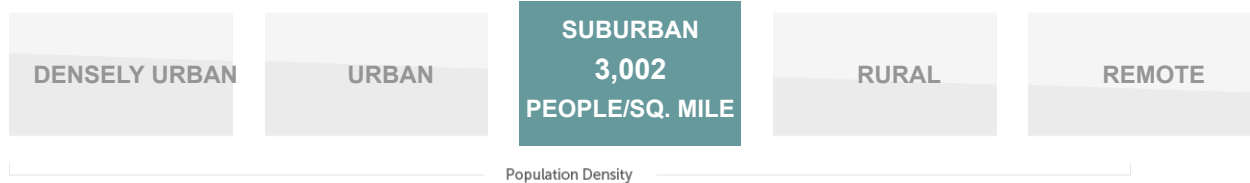
SETTING

— COASTAL

— LAKEFRONT

— FARMS

NEIGHBORHOOD LOOK AND FEEL



HOUSING MARKET DETAILS

AGE OF HOMES ⚡

AGE OF Austin, TX (Govalle Ave / Webberville Rd) HOMES

2000 or Newer ⚡	26.8
1970 - 1999	17.2
1940 - 1969	49.1
1939 or Older	6.9

TYPES OF HOMES

TYPE OF Austin, TX (Govalle Ave / Webberville Rd) HOMES

Single-Family	69.0
Townhomes	1.0
Small Apt. Buildings	5.5
Apt. Complexes	22.9
Mobile Homes	1.6
Other	0.0

HOME SIZE ⚡

SIZE OF Austin, TX (Govalle Ave / Webberville Rd) HOMES

No Bedroom	5.10
1 Bedroom	20.41
2 Bedrooms	27.84
3 Bedrooms	30.76
4 Bedrooms	15.89
5 or more bedrooms ⚡	0.00

SPECIAL PURPOSE HOUSING

SPECIAL PURPOSE HOUSING

Incarcerated	0.0
College Dorms	0.0
Military Housing	0.0
Public Housing	0.0

HOMEOWNERSHIP

HOMEOWNERSHIP RATE








Homeownership

Owners	53.59
Renters	46.41
Seasonally Vacant	0.00
Vacant Year-Round	8.16






THE 1127 TILLERY ST NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

LIFESTYLE

 Young Single Professionals	79.7%	Good
 Retirement Dream Areas	71.0%	Good
 Luxury Communities	51.1%	Poor
 College Student Friendly	43.2%	Poor
 Family Friendly	16.8%	Poor
 Vacation Home Locations	0.0%	Poor
 First Time Homebuyers	0.0%	Poor

SPECIAL CHARACTER

 Hip Trendy	91.2%	Excellent
 Walkable	62.4%	Fair
 Quiet	46.6%	Poor
 Urban Sophisticates	35.6%	Poor
 Nautical	0.0%	Poor

AGE / MARITAL STATUS

AGE

PEOPLE OF Texas	DETAILS
Under 5 Years	4.47
5 To 17	10.56
18 To 29	14.66
30 To 44	23.44
45 To 64	22.14
65 Years And Over	24.73

MARITAL STATUS

Marital Status	
Single	44.94
Married	26.13
Divorced	11.63
Widowed	11.50

GENDER RATIO



MILITARY & COLLEGE STATUS

Military & College Status	
Active Military	0.0
Attending College	5.4

HOUSEHOLD TYPES

ONE PERSON HOUSEHOLDS

One person households		
This Neighborhood	33.3	23.9
Nation	27.9	20

SAME SEX PARTNERS

Same sex partners		
This Neighborhood	2.6	100.00
Nation	0.4	20

MARRIED COUPLE WITH CHILD

Married couple with child		
This Neighborhood	9.7	10.4
Nation	18.8	20

SINGLE PARENT WITH CHILD

Single parent with child		
This Neighborhood	2.0	4.5
Nation	8.8	20

EMPLOYMENT INDUSTRIES

INDUSTRIES PEOPLE WORK IN	
Other	16.5
Professional, scientific, and technical services	11.6
Healthcare	10.1

INDUSTRIES PEOPLE WORK IN

Construction	9.5
Education	8.6
Retail	6.6
Arts	6.3
Finance	6.2
Accommodation	5.4
Administration	5.3
Manufacturing	4.4
Public Service	4.3
Transportation	2.8
Real estate	1.1
Wholesale	0.8
Information Technology	0.6
Management	0.0
Utilities	0.0
Mining	0.0
Agriculture	0.0

COMMUTE TO WORK

AVERAGE ONE-WAY COMMUTE TIME

Average one-way commute time	
Less than 15 minutes	27.9
15-30 minutes	52.8
30-45 minutes	11.5
45-60 minutes	6.7
Over 60 minutes	1.1

MEANS OF TRANSPORT

Means of Transport	
Drives Alone	69.4
Carpool	12.8
Bus	1.9
Subway / Train	0.0
Ferry	0.0
Bike	3.4
Walk	4.9
Work at Home	3.6

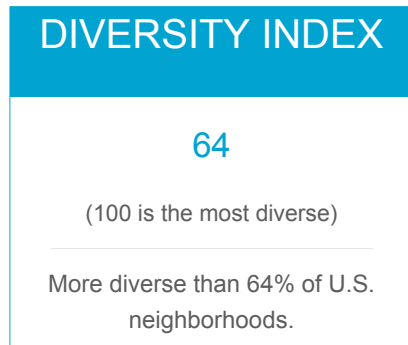
VEHICLES PER HOUSEHOLD

Vehicles per household	
0 Vehicles	1.540436
1 or 2 Vehicles	50.834403
3 or More Vehicles	47.62516

MIGRATION & MOBILITY

Migration & Mobility	
Moved Last Year	15.5
Born out of State	33.7
Foreign Born	7.8

RACE & ETHNIC DIVERSITY



% of Residents

White	34.4
Black Or African American	7.9
American Indian And Alaska Native	0.0
Asian	0.0
Native Hawaiian And Other Pacific Islanders	0.2
Other Race / Two or More Races	0.0
Hispanic Or Latino (Of Any Race)	57.5

OCCUPATIONS

% of Employed Residents 16 or Older

Executives, managers, & professionals	44.3
Sales and service workers	22.6
Office support workers	13.1
Factory workers & laborers	20.1
Farmers, foresters, & fishers	0.0

ANCESTRIES & LANGUAGES SPOKEN

ANCESTRY (TOP 20)

Ancestry	Details
Mexican	53.4
German	8.9
English	5.8
European	5.7
Irish	5.1
Italian	2.7
Scottish	2.7
French	2.1
British	1.9
U.S. or American	1.8
Puerto Rican	1.6
Haitian	1.4
Hungarian	1.3
Norwegian	1.2
Sub. African	0.7
Arab	0.7
South American	0.6
Canadian	0.5
Dominican	0.4
Scots-Irish	0.4

LANGUAGES SPOKEN (TOP 20)

Languages	Details
English	65.9
Spanish	33.8
Italian	2.7
Polish	0.3
Arabic	0.1
African	0.1
Vietnamese	0.0
Urdu	0.0
Tagalog	0.0
Russian	0.0
Portuguese	0.0
Persian	0.0
Native American	0.0
Mon-Khmer	0.0
Korean	0.0
Japanese	0.0
Langs. of India	0.0
Greek	0.0
German/Yiddish	0.0
French	0.0

UNEMPLOYMENT RATE

Unemployment Rate			
This Neighborhood	15.7	37.3	#FAB913
Nation	8.4	20	#C1F000

AVERAGE INCOME

PER CAPITA INCOME

Per capita income			
This Neighborhood	25933	22180.75433813388	#E2E41D
Nation	31177	26666	#C1F000

MEDIAN HOUSEHOLD INCOME

Median Household Income

This Neighborhood	44397	20535.114167765212	#ECE81B
Nation	57652	26666	#C1F000

EDUCATION

PERCENT WITH COLLEGE DEGREE

Percent with college degree

This Neighborhood	25.8	20.9	#E2E41D
Nation	30.9	25	#C1F000

PERCENT WITH ADVANCE DEGREE

Percent with advance degree

This Neighborhood	10.7	22.7	#D3DE24
Nation	11.8	25	#C1F000

INCOME AND EDUCATION

This neighborhood is more educated than 51.88% of U.S. neighborhoods.
This neighborhood has a higher income than 28.36% of U.S. neighborhoods.

Less Educated Very Educated Low Income High Income

48

72

THE 1127 TILLERY ST NEIGHBORHOOD CRIME

67 Vital Statistics. 3 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

10

(100 is safest) 

Safer than 10% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES			
	VIOLENT	PROPERTY	TOTAL
Number of Crimes	8	80	88
Crime Rate (per 1,000 residents)	5.34	53.40	58.74

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

26

(100 is safest)

Safer than 26% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE			
MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
23 100 is safest	5 100 is safest	26 100 is safest	35 100 is safest

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)

	Crime
This Neighborhood	5.34
Austin	3.91
Texas	4.11

MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 187
in this Neighborhood

1 IN 256

in Austin

1 IN 243

in Texas

AUSTIN VIOLENT CRIMES

POPULATION: 964,254

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	32	794	1,025	1,919
Rate per 1,000	0.03	0.82	1.06	1.99

UNITED STATES VIOLENT CRIMES

POPULATION: 327,167,434

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	16,214	139,380	282,061	807,410
Rate per 1,000	0.05	0.43	0.86	2.47


NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX	PROPERTY CRIME INDEX BY TYPE		
<p>8</p> <p>(100 is safest) ⚡</p> <p>Safer than 8% of U.S. neighborhoods.</p>	BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
	24	6	30
	100 is safest	100 is safest	100 is safest

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)

	Crime
This Neighborhood	53.40
Austin	35.56
Texas	23.67

MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 19 

in this Neighborhood

1 IN 28

in Austin

1 IN 42

in Texas

AUSTIN PROPERTY CRIMES

POPULATION: [964,254](#)

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,571	27,166	2,555
Rate per 1,000	4.74	28.17	2.65

UNITED STATES PROPERTY CRIMES

POPULATION: [327,167,434](#)

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,230,149	5,217,055	748,841
Rate per 1,000	3.76	15.95	2.29

CRIME PER SQUARE MILE

	Crime
This Neighborhood	176
Austin	125
Texas	27

THE 1127 TILLERY ST NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY	ADDRESS SCHOOL QUALITY RATING
<p>18</p> <p>(100 is best)</p> <p>Better than 18% of U.S. schools.</p>	<p>Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address. ⓘ</p>

SCHOOLS IN THIS ADDRESS

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX*	QUALITY RATING COMPARED TO NATION*
Eastside Memorial At The Johnston Campus			
School			
1012 Arthur Stiles Austin, TX 78721	09-12	6	4
Govalle Elementary School			
3601 Govalle Ave Austin, TX 78702	PK-05	1	2
Martin Middle School			
1601 Haskell St Austin, TX 78702	06-08	1	1

* 10 is highest

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher	25.8%
Children In The Neighborhood Living In Poverty ⚡	0.0%

THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

80,032	130	14
Students Enrolled in This District	Schools in District	Students Per Classroom

DISTRICT QUALITY COMPARED TO TEXAS

7

(10 is best)

Better than 69.0% of TX school districts.

DISTRICT QUALITY COMPARED TO U.S. ⓘ

6

(10 is best)

Better than 55.5% of US school districts.

Public School Test Scores (No Child Left Behind)

Discipline	District	State
Proficiency in Reading and Math	50	47
Proficiency in Reading	50	46
Proficiency in Math	50	49



School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	30.6%	28.3%
Black	7.3%	13.0%
Hispanic	57.3%	53.5%
Asian Or Pacific Islander	4.6%	4.6%
American Indian Or Native Of Alaska	0.2%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	53.3%	60.5%
FREE LUNCH ELIGIBLE	49.4%	56.0%
REDUCED LUNCH ELIGIBLE	3.9%	4.5%

Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,645	\$468,913,215	33.7%
Support Expenditures			
Student	\$460	\$38,210,820	2.7%
Staff	\$644	\$53,495,148	3.8%
General Administration ⚡	\$103	\$8,555,901	0.6%
School Administration	\$662	\$54,990,354	3.9%
Operation	\$1,206	\$100,178,802	7.2%
Transportation ⚡	\$386	\$32,063,862	2.3%
Other	\$520	\$43,194,840	3.1%

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Total Support	\$3,981	\$330,689,727	23.7%
Non-instructional Expenditures 	\$7,138	\$592,932,246	42.6%
Total Expenditures 	\$16,764	\$1,392,535,188	100.0%

THE 1127 TILLERY ST TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX ⓘ



Appreciation Potential (3 years)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX ⓘ



Past Appreciation and existing fundamentals

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ

Neighborhood Home Value Trends	Neighborhood Trend and Forecast	Regional Trend: Austin-Round Rock, TX Metro Area
2000-01-01	81798	115922
2000-04-01	84996	120470
2000-07-01	87901	124601
2000-10-01	89228	126488
2001-01-01	94116	131560
2001-04-01	95797	133424
2001-07-01	95332	133142
2001-10-01	95942	133935
2002-01-01	95940	133579
2002-04-01	96653	133937
2002-07-01	99125	136056
2002-10-01	100053	136629
2003-01-01	101525	136614
2003-04-01	103069	136671
2003-07-01	103585	135701
2003-10-01	105735	136363
2004-01-01	107756	136563
2004-04-01	110175	137161
2004-07-01	112201	137366
2004-10-01	116132	139476
2005-01-01	118742	140301
2005-04-01	123524	143299
2005-07-01	127992	145982
2005-10-01	131608	147813
2006-01-01	137267	149825
2006-04-01	145700	154610
2006-07-01	152502	157764
2006-10-01	159223	160838
2007-01-01	164305	164780
2007-04-01	170149	169485
2007-07-01	172964	171160
2007-10-01	175551	172607
2008-01-01	180271	175565
2008-04-01	182948	176480
2008-07-01	184286	176056
2008-10-01	186552	176560
2009-01-01	185758	176817
2009-04-01	182802	174912
2009-07-01	180448	173609
2009-10-01	178954	173166
2010-01-01	179704	172356
2010-04-01	181175	172267
2010-07-01	184034	173566
2010-10-01	184413	172385
2011-01-01	181608	168981
2011-04-01	182584	169357
2011-07-01	184746	170920
2011-10-01	187172	172747
2012-01-01	187630	172232
2012-04-01	190227	173855

Neighborhood Home Value Trends	Neighborhood Trend and Forecast	Regional Trend: Austin-Round Rock, TX Metro Area
2012-07-01	194003	176658
2012-10-01	197188	178870
2013-01-01	205635	181936
2013-04-01	216120	187040
2013-07-01	227424	192963
2013-10-01	236418	196576
2014-01-01	246501	201130
2014-04-01	261626	210727
2014-07-01	271683	215255
2014-10-01	279547	217591
2015-01-01	284987	220987
2015-04-01	295651	229608
2015-07-01	304460	236375
2015-10-01	307762	237633
2016-01-01	316135	242610
2016-04-01	326658	249737
2016-07-01	336270	255952
2016-10-01	340779	257065
2017-01-01	343401	260403
2017-04-01	351837	269555
2017-07-01	354011	272445
2017-10-01	355530	274680
2018-01-01	363689	278037
2018-04-01	375682	285228
2018-07-01	384724	289468
2018-10-01	389527	289469
2019-01-01	399768	296224
2019-04-01	410355	303324
2019-07-01	418918	308401
2019-10-01	426144	312141
2020-01-01	431418	313830
2020-04-01	434337	318018
2020-07-01	439863	322065
2020-10-01	444182	326545
2021-01-01	437457	319982
2021-04-01	439474	322161
2021-07-01	433445	316293
2021-10-01	428801	311810
2022-01-01	423622	306793
2022-04-01	421462	304794
2022-07-01	419737	303231
2022-10-01	411724	295379
2023-01-01	405258	289075
2023-04-01	396503	280481
2023-07-01	380218	265813

SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2020 Q3 - 2023 Q3	-12.46% ↓	-4.34% ↓	8	3
Latest Quarter: 2020 Q1 - 2020 Q2	0.68% ↑	2.73% ↑	9	4
Last 12 Months: 2019 Q2 - 2020 Q2	5.84% ↑	5.84% ↑	9	8
Last 2 Years: 2018 Q2 - 2020 Q2 ⚡	15.61% ↑	7.52% ↑	10	10
Last 5 Years: 2015 Q2 - 2020 Q2 ⚡	46.91% ↑	8.00% ↑	9	9
Last 10 Years: 2010 Q2 - 2020 Q2 ⚡	139.73% ↑	9.14% ↑	10	10
Since 2000: 2000 Q1 - 2020 Q2 ⚡	386.77% ↑	8.34% ↑	10	10

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

Factors likely to drive home values upward over the next few years or indicators of upward trends already underway.

➕ Access to High Paying Jobs

Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

➖ Crime

➖ Regional Housing Market Outlook

➖ Real Estate Values Nearby

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage 3=Similar Price
4=Advantage 5=Strong Advantage

\$233

Neighborhood price per sqft

\$209

Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS ⓘ

Excellent



Jobs score

RATINGS: 1=Limited 2=Below Average 3=Average 4=Very Good

5=Excellent

JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 minutes	3181
10 minutes	39979
15 minutes	191813
20 minutes	300157
30 minutes	423981
45 minutes	476614
60 minutes	495101

*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years

Homeownership Trend			
This Neighborhood	-1.356445	-1.356445	#FC0D1B
The Nation	-0.12	-0.12	#FC0D1B

AVG. ANNUAL RENT PRICE TREND Over last 5 years ⚡

Rent Price Trend			
This Neighborhood	9.05297	9.05297	#34A948
The Nation	2.92461000608115	2.92461000608115	#34A948

AVG. ANNUAL VACANCY TRENDS Over last 5 years ⚡

Vacancy Trend			
This Neighborhood	1.184653	1.184653	#FC0D1B
The Nation	-0.3	-0.3	#34A948

SCOUT VISION® CRIME TRENDS AND FORECAST

Neighborhood Crime Risk	Total Crime	Total Property Crime	Total Violent Crime
2015	185	209	166
2020	199	213	189
2025	218	220	215

SCOUT VISION® EDUCATION TRENDS AND FORECAST

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years

	Avg. annual change in college graduates		
This Neighborhood	-0.182927	-0.182927	#FC0D1B
The Nation	0.46728952532546	0.46728952532546	#34A948

AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years

	Avg. annual change in college graduates		
This Neighborhood	-0.920172	-0.920172	#FC0D1B
The Nation	0.0706046858300717	0.0706046858300717	#34A948

SCOUT VISION® ECONOMIC TRENDS AND FORECAST

AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years

	Income Trend		
This Neighborhood	6.669066	6.669066	#34A948
The Nation	3.3002757206823	3.3002757206823	#34A948
















AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years

	Income Trend		
This Neighborhood	-0.304328	-0.304328	#FC0D1B
The Nation	2.91658801338592	2.91658801338592	#34A948

AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years

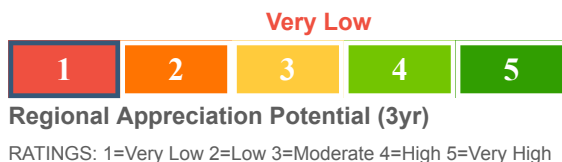
	Avg annual change in unemployment rate		
This Neighborhood	2.514933	2.514933	#FC0D1B
The Nation	0.68	0.68	#FC0D1B

SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	3,235	3,816	 17.96% 
1 Mile	10,866	12,122	 11.56% 
3 Miles	100,318	111,099	10.75% 
5 Miles	262,902	284,472	 8.20% 
10 Miles	676,032	743,560	 9.99% 
15 Miles	1,044,296	1,151,100	 10.23% 
25 Miles	1,600,425	1,838,075	 14.85% 
50 Miles	2,035,377	2,351,522	 15.53% 

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

AUSTIN-ROUND ROCK, TX METRO AREA REGIONAL INVESTMENT POTENTIAL ⓘ



HOUSING AFFORDABILITY TRENDS: AUSTIN-ROUND ROCK, TX METRO AREA ⓘ

Years of average household income needed to buy average home

Regional Housing Market Analysis	Metro	National
2000	2.48	2.66
2001	2.62	2.87
2002	2.76	3.07
2003	2.90	3.26
2004	3.04	3.44
2005	3.17	3.62
2006	3.15	3.82
2007	3.12	3.83
2008	3.24	3.80
2009	3.36	3.69
2010	3.35	3.59
2011	3.29	3.44
2012	3.22	3.35
2013	3.32	3.33
2014	3.43	3.38
2015	3.59	3.49
2016	3.71	3.57
2017	3.84	3.85
2018	3.96	3.90

2.48	3.96	3.96
Region's Historical Low	Region's Historical High	Current ⚡

REGIONAL 1 AND 2 YEAR GROWTH TRENDS ⓘ

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.23% ↑	10 ⚡	2.82% ↑	10 ⚡
Job Growth	-5.83% ↓	3	-7.69% ↓	2 ⚡
Income Trend (Wages)	18.72% ↑	10 ⚡	9.72% ↑	10 ⚡
Unemployment Trend	9.17% ↑	7	9.44% ↑	7
Stock Performance of Region's Industries	10.53% ↑	10 ⚡	10.81% ↑	10 ⚡
Housing Added	6.70% ↑	10 ⚡	3.45% ↑	10 ⚡
Vacancy Trend	-0.39% ↓	7	-0.63% ↓	9 ⚡

* 10 is highest

Disclaimer

Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by location inc. Nothing contained in or generated by a Location Inc. Product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection. Location Inc. Makes no express or implied warranty and all information and content is provided "As is" without any warranties of any kind. Location inc. Expressly disclaims any warranty of accuracy or predictability, and any warranty of merchantability and fitness for a particular purpose. Location Inc. Further disclaims any liability for damages, loss, or injury arising out of the use this site and the data. All risks associated with using the site and the data are borne by the user at user's sole cost and expense. By using the site you agree to our [Terms of Use](#).

ABOUT THE 1127 TILLERY ST NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is \$434,337, which is more expensive than 92.1% of the neighborhoods in Texas and 78.6% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,186, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 53.2% of Texas neighborhoods.

This is a suburban neighborhood (based on population density) located in Austin, Texas.

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 2000 and the present.

Home and apartment vacancy rates are 8.2% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 54.0% of the neighborhoods in the nation, approximately near the middle range for vacancies.

Notable & Unique Neighborhood Characteristics

Many things matter about a neighborhood, but the first thing most people notice is the way a neighborhood looks and its particular character. For example, one might notice whether the buildings all date from a certain time period or whether shop signs are in multiple languages. This particular neighborhood in Austin, the Govalle Ave / Webberville Rd neighborhood, has some outstanding things about the way it looks and its way of life that are worth highlighting.

Notable & Unique: People

In a nation where 1 out of every 4 children lives in poverty, the Govalle Ave / Webberville Rd neighborhood stands out as being ranked among the lowest 0.0% of neighborhoods affected by this global issue.

In addition, govalle Ave / Webberville Rd has the amazing distinction of housing more same sex couples living together than 98.4% of neighborhoods in the U.S. If you are seeking such a neighborhood, NeighborhoodScout's analysis shows that this is one place that you should consider.

Notable & Unique: Car Ownership

We Americans love our cars. Not only are they a necessity for most Americans due to the shape of our neighborhoods and the distances between where we live, work, shop, and go to school, but we also fancy them. As a result, most households in America have one, two, or three cars. But NeighborhoodScout's exclusive analysis shows that the Govalle Ave / Webberville Rd neighborhood has a highly unusual pattern of car ownership. Residents of this neighborhood must really love automobiles. NeighborhoodScout's Analysis reveals that 29.4% of the households here have four, five, or more cars. That is more cars per household than in 95.6% of the neighborhoods in the nation.

Notable & Unique: Modes of Transportation

If your dream is to be able to ride your bike to work each day, look no further than this unique neighborhood. With 3.4% of residents in the Govalle Ave / Webberville Rd neighborhood commuting on a bicycle to and from work daily, this neighborhood has more bicycle commuters than 95.5% of all neighborhoods in the U.S., according to NeighborhoodScout's exclusive analysis.

Notable & Unique: Diversity

Did you know that the Govalle Ave / Webberville Rd neighborhood has more Mexican ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 53.4% of this neighborhood's residents have Mexican ancestry.

The Neighbors

The Neighbors: Income

How wealthy a neighborhood is, from very wealthy, to middle income, to low income is very formative with regard to the personality and character of a neighborhood. Equally important is the rate of people, particularly children, who live below the federal poverty line. In some wealthy gated communities, the areas immediately surrounding can have high rates of childhood poverty, which indicates other social issues. NeighborhoodScout's analysis reveals both aspects of income and poverty for this neighborhood.

The neighbors in the Govalle Ave / Webberville Rd neighborhood in Austin are lower-middle income, making it a below average income neighborhood. NeighborhoodScout's research shows that this neighborhood has an income lower than 71.6% of U.S. neighborhoods. In addition, 0.0% of the children seventeen and under living in this neighborhood are living below the federal poverty line, which is a lower rate of childhood poverty than is found in 100.0% of America's neighborhoods.

The Neighbors: Occupations

What we choose to do for a living reflects who we are. Each neighborhood has a different mix of occupations represented, and together these tell you about the neighborhood and help you understand if this neighborhood may fit your lifestyle.

In the Govalle Ave / Webberville Rd neighborhood, 44.3% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 22.6% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (20.1%), and 13.1% in clerical, assistant, and tech support occupations.

The Neighbors: Languages

The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in the Govalle Ave / Webberville Rd neighborhood is English, spoken by 65.9% of households. Other important languages spoken here include Spanish and Italian.

The Neighbors: Ethnicity / Ancestry

Culture is the shared learned behavior of peoples. Undeniably, different ethnicities and ancestries have different cultural traditions, and as a result, neighborhoods with concentrations of residents of one or another ethnicities or ancestries will express those cultures. It is what makes the North End in Boston so fun to visit for the Italian restaurants, bakeries, culture, and charm, and similarly, why people enjoy visiting Chinatown in San Francisco.

In the Govalle Ave / Webberville Rd neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (53.4%). There are also a number of people of German ancestry (8.9%), and residents who report English roots (5.8%), and some of the residents are also of Irish ancestry (5.1%), along with some Scottish ancestry residents (2.7%), among others.

Getting to Work

Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in Govalle Ave / Webberville Rd neighborhood spend between 15 and 30 minutes commuting one-way to work (52.8% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (69.4%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (12.8%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

TAB 4.B. - Good Neighbor Policy

A Good Neighbor Policy checklist was not available online or posted with the application materials. However, the following proposed neighborhood engagement plan for 1127 Tillery Street below was prepared according to the Good Neighbor Policy.

The following steps have or will be taken to communicate with the neighborhood surrounding the proposed development:

- 1) Preliminary Research: Govalle Johnston Terrace Neighborhood Plan/ FLUM: the proposed project is currently seeking a Neighborhood Plan Amendment from single family to neighborhood mixed use. The applicant is seeking a rezoning from SF-3 to LO-MU for the site. The applicant has communicated with the Govalle Johnston Terrace Neighborhood Association regarding the NPA and rezoning applications. Furthermore, the Live + Make project team presented to the Govalle Neighborhood Association and received a letter of support from the group in July 2020. The letter of was included with AHFC's RFP response for Live + Make and is attached again here. The neighborhood will continue to serve as an integral part of the project planning process going forward.
- 2) Neighborhood Notification: The development team is applying for a Neighborhood Plan Amendment and a zoning change for the project site. The applicant is in ongoing communication with the neighborhood association and broader neighbors about the neighborhood plan amendments and rezoning case. Applicant will notify all property owners within a 500 foot radius of the site of the neighborhood plan amendment and rezoning with a written notice.
- 3) Pre-Application Engagement: Following rezoning of the property, the Neighborhood Plan Amendment and the RHDA application, the development team will undertake several months of site planning and the schematic design process. As a conceptual plan substantively evolves, the applicant will continue dialogue with the neighborhood group(s) regarding the project. Prior to submitting final plans for the project, the development team will strive to keep the group(s) apprised of – and seek their respective feedback on – items such as design, the project's integration within the neighborhood, development schedule, and facilitating an open line of communication for questions or concerns. The Single Point of Contact (SPOC) will be: Teresa Bowyer, citrinedev@gmail.com, 806-543-8645.
- 4) Implementation/Ongoing Relations: A positive relationship between the community and the neighborhood will be facilitated by the Govalle Neighborhood Association, which will serve as an ongoing liaison between the residents of the community and the neighborhood.

July 18, 2020

Re: Tillery Pecan Grove Project

To Austin Housing Finance Corporation:

This is a letter of support for the proposal by Imagine Art for the Tillery Pecan Grove Project.

Imagine Art gave a presentation to the Neighborhood Association July 18th, where they showed the proposal, answered questions, and solicited feedback. In a post-presentation discussion, the neighborhood noted the fact that the arts-oriented mission for adults with disabilities weaves nicely with other services already in the neighborhood such as Lifeworks, and the IntegralCare Housing First Apartment and clinic on Oaksprings. The ability to help the arts community, which is badly affected by COVID-19, was also noted with encouragement by neighbors.

The Imagine Art proposal saves the entire pecan grove, which is a cherished and important community asset as attested to time and again by members of the Govalle community. Additionally, the proposed 8,000 sq ft Gallery & Studio Space, which would be adjacent to the grove, would be available for use by community members for multiple artistic uses, and as such would provide a much needed social hub for the Govalle neighborhood. Projects offering opportunities for social integration and community-building are very desirable.

There was concern expressed by some neighborhood residents about the proposal not including options for home ownership, an issue especially important to Govalle's increasingly displaced communities of color. However, given Imagine Art's enthusiastic and often repeated desire to consult with the community in finalizing the plan, we feel that any problems can be worked out on a neighborhood level.

Sincerely,

/Jessica L. Eley/

Jessica L. Eley

Co-Chair GNA

/Nine Francois/

Nine Francois

Member-At-Large



TAB 4.C. - SMART Housing Letter

Evidence of Live + Make's SMART Housing Certification is attached.



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Housing and Planning Department S.M.A.R.T. Housing Program

October 20, 2020 (Revision to letter dated October 16, 2020)

S.M.A.R.T. Housing Certification Imagine Art – Live + Work, 1127 Tillery Street (ID 757)

TO WHOM IT MAY CONCERN:

Imagine Art (contact Hilary Carter; ph: 512.422.4255; email hilary.k.carter@gmail.com) is planning to develop Live + Work, a **66-unit multi-family** development at 1127 Tillery Street, Austin TX 78702. **66** of the units will be rented to households at or below **60% Median Family Income (MFI)**. The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

This revision updates the total unit count to 66 units and the following MFI distribution below.

Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **20%** (13) of the units will serve households at or below **30% MFI**, **38%** (25) of the units will serve households at or below **50% MFI** and **42%** (28) of the units will serve households at or below **60% MFI**, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee	Land Status Determination
Demolition Permit Fee	(by separate ordinance)	Building Plan Review
	Regular Zoning Fee	

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter

from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.2108 or by email at alex.radtke@austintexas.gov if you need additional information.

Sincerely,

A handwritten signature in black ink that reads "Alex Radtke". The signature is written in a cursive, flowing style.

Alex Radtke, Senior Planner
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

TAB 4.D. - MOU with ECHO

Please see attached MOU between Imagine Art and ECHO for the provision of approximately 10% COC units at the development.

**Memorandum of Understanding (MOU) Between
Ending Community Homelessness Coalition (ECHO) and Rental Housing
Development Assistance (RHDA) Applicant**

I. OVERVIEW

- To qualify for a Continuum of Care unit, applicants will meet the following definition of homelessness:
 1. "Households that qualify as homeless under the HUD HEARTH Act ¹Homeless definition paragraph one: (i) those whose primary nighttime residence is not designed as a sleeping accommodation for human beings, (ii) those in shelter, transitional housing, or motels paid for by charitable organizations, and (iii) those exiting institutions after 90 days or less and who were previously homeless;" and
 2. Be referred through Coordinated Assessment.
- The owner/agent will dedicate X units to the Continuum of Care.

II. GENERAL ROLES

- The Owner/Agent will systematically alert ECHO of anticipated unit vacancies to be filled by the Continuum of Care, comply with the summary of time limitations outlined below, and comply with attached tenant screening criteria. Details outlined below.
- ECHO will assume responsibility for readying eligible homeless applicants to quickly apply to fill those vacancies and efficiently meet all requirements of the tenant screening and lease up process to the Owner/Agent's satisfaction. Details outlined below. Referred households will have the following characteristics:
 1. Homeless status has been certified
 2. Household matches the property's income, unit size restrictions, etc.
 3. Household has completed Coordinated Assessment
- For each referral, ECHO will identify the household as prioritized through the Coordinated Assessment system; individual household vulnerability and eligibility will be considered as part of the Coordinated Assessment process. ECHO will then pair that household with an appropriate support service program. These are support service programs, not governed by ECHO, that are often positioned to provide short term and/or long term support services to the households during their new tenancy that will promote their stability as tenants. Details outlined below.

¹ *The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH)*; May 20, 2009. The HEARTH Act amends and reauthorizes the McKinney-Vento Homeless Assistance Act .



III. RESPONSIBILITIES OF OWNER/AGENT

- Provide ECHO, in a separate email, the following documents at least 30 days prior to the start of application acceptance:
 1. Standard Application
 2. Standard Lease Agreement - including specifications regarding utility payments
 3. List of documents needed for a complete application
 4. Property rules related to smoking, parking, pets, etc.
- Email ECHO point of contact with timely notification of a vacancy that will be assigned as a CoC unit and provide relevant information about the vacant unit.
- Copy assigned support service provider on all communication with a homeless applicant. Note that ECHO will obtain a Release of Information for each household to allow this communication to proceed.
- Whenever possible, accept initial applications by secure email or fax in order to decrease the number of visits the applicant and service provider need to make to the property.
- Screen the batch of up to three referred applicants for eligibility and suitability in the order received from ECHO (i.e. Applicant #1 and Applicant #2).
- Alert ECHO, assigned support service provider, and applicants of any deficiencies in applications.
- Make an eligibility determination within 5 business days whenever possible.
- Ensure a general response time for all communications with the MOU partner of 1-2 business days.

IV. RESPONSIBILITIES OF ECHO

- Provide Owner/Agent with a batch of up to three applicants that meet the property's eligibility criteria within 5 business days of notification from the Owner/Agent of an available CoC unit. If the applicants are rejected or decline an offer of housing, ECHO can refer more applicants if requested by the Owner/Agent. If a suitable applicant is not identified within 30 business days, then the property may revert back to its standing waiting list to fill the vacancy.
- Provide the Owner/Agent with a complete referral package for each referral that includes:
 1. Completed housing application of the Owner/Agent.
 2. Required supporting documentation needed by the Owner/Agent to process applications::
 - a. Picture IDs for all adults
 - b. Income and asset documentation
 3. Verification of homelessness for CoC unit eligibility.

Memorandum of Understanding (MOU) for Continuum of Care Units

4. Determination that household is most appropriate as determined by the Austin/Travis County Continuum-of-Care Coordinated Assessment process.
 5. Release of Information from the referred households to authorize ECHO and the Owner/Agent to share information regarding the households' applications, including third party documents the development receives from doing third party verifications (i.e. bank statements, credit reports, etc).
 6. Contact information for assigned support service provider.
- Support the appropriate support service program in informing the applicants referred that this is only a referral and does not constitute an offer of housing and that the Owner/Agent will confirm eligibility for the housing and conduct a screening that will include a credit check, criminal background check, and landlord history check.
 - Support the appropriate support service program in accompanying the referred applicants for interviews with the Owner/Agent and lease signing at the property if the household needs that support.
 - For each referral, ECHO will identify the household as prioritized through the Coordinated Assessment process; individual household vulnerability and eligibility will be considered as part of the Coordinated Assessment process. ECHO will then pair that household with an appropriate support service program. These are support service programs, not governed or guaranteed by ECHO, that are often positioned to provide short term and/or long term human services to the households during their new tenancy that will promote their stability as new tenants.
 - Ensure a general response time for all communications with the MOU partner of 1-2 business days.
-

V. SUMMARY OF TIME LIMITATIONS TO COORDINATION

Party	Step	Time Limitation
Owner/Agent	Email announcement of vacancy to be dedicated to homeless preference	Immediately upon vacancy - or as soon as anticipated
ECHO	Submit up to 3 referrals to fill vacancy in a ranking order for consideration	5 business days
Owner/Agent	Announce eligibility determination	5 business days
ECHO	Second attempt to fill unit before vacancy may go to general waiting list	5 business days
All parties	General response time for all communications between parties	1-2 business days

VI. ESTABLISHED POINTS OF CONTACT

ECHO Point of Contact

Name: Bree Williams

Title: Director of Community Housing

Phone: 512-940-9690

Email: breewilliams@austinecho.org

Address:

Website: www.austinecho.org

RHDA Applicant Point of Contact

Name: Imagine Art / Debbie Kizer, CEO

Title: Owner

Phone: 512-554-2406

Email: debbie@imagineart.net

Address: 2830 Real Street, Austin, Texas

Website: www.imagineart.net

VII. VACANCY INFORMATION

Vacancy Announcement Email Contents

Property Name: Live+Make Tillery Street

Contact Person: Debbie Kizer

Phone: 512-554-2406

Email: debbie@imagineart.net

Date unit will be ready for occupancy: 11/2023

of Bedrooms: 7

Utilities tenant is responsible for: n/a - paid by owner

Is this a first floor or elevator unit? Yes, both

Is this an accessible unit? We have 25% accessible units, 16 units as available

Anything else an applicant should know about the unit? Artist community, disabled resident support, food services onsite, safe neighborhood near park, school, library.

VIII. MOU ATTACHMENTS

- RHDA Applicant should attach the following to this MOU:
 1. Rental Application and related document requirements, if available
 2. Standard Lease and utility payment specifications, if available

- ECHO should attach the following to this MOU:
 1. CoC Unit Screening Criteria
 2. Sample Release of Information

IX. MOU SIGNATURES

ECHO

Name: Bree Williams

Title: Director of Community Housing

Phone: 512-940-9690

Email: breewilliams@austinecho.org

Address: 300 E. Highland Mall Blvd. Suite 200, Austin, TX 78751

Website: www.austinecho.org

Signature: 
Bree Williams (Jul 21, 2020 08:55 CDT)

Date: 7/21/20

RHDA Applicant

Name: Imagine Art / Debbie Kizer


Title: Owner

Phone: 512-554-2406

Email: debbie@imagineart.net

Address: 2830 Real Street, Austin, Texas 78722

Website: www.imagineart.net

Signature: 

Date: July 17, 2020


CoC Unit MoU-2

Final Audit Report

2020-07-21

Created:	2020-07-21
By:	Katie Wilkison (katiewilkison@austinecho.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2EOio56ygJOm3GjdnPmSzlxZdRFU0ZhC

"CoC Unit MoU-2" History

-  Document created by Katie Wilkison (katiewilkison@austinecho.org)
2020-07-21 - 1:47:42 PM GMT- IP address: 104.185.182.154
-  Document emailed to Bree Williams (breewilliams@austinecho.org) for signature
2020-07-21 - 1:50:18 PM GMT
-  Email viewed by Bree Williams (breewilliams@austinecho.org)
2020-07-21 - 1:54:49 PM GMT- IP address: 104.185.183.103
-  Document e-signed by Bree Williams (breewilliams@austinecho.org)
Signature Date: 2020-07-21 - 1:55:59 PM GMT - Time Source: server- IP address: 104.185.183.103
-  Signed document emailed to Katie Wilkison (katiewilkison@austinecho.org) and Bree Williams (breewilliams@austinecho.org)
2020-07-21 - 1:55:59 PM GMT

TAB 4.E. - Resident Services

As a 9% tax credit application, Live + Make will provide a combination of on-site supportive services appropriate for the resident populations. These will be selected from the options provided by TDHCA under the application year QAP and/or multifamily rules. The complete list of supportive services will be included in the Land Use Restriction Agreement placed on the land. An excerpt from the Draft 2021 QAP showing the available services has been attached.

In addition to the minimum resident services meeting the 9% tax credit requirements, Imagine Art will provide and/or coordinate three robust services for residents and the greater community: 1) arts-based micro-businesses; 2) job readiness and vocational training; 3) and food security. Services will be available in the 8000 SF ground floor community and creative space, which will house public spaces and offices that align with the services.

- Arts-based micro-businesses, job readiness, and vocational training - 6000 SF is dedicated to support job readiness, vocational training, supported employment and micro-businesses. Artists (live-in residents + any neighborhood registered artist) will access free, working studio space, which offers equipment, professional supplies and support from Artistic Directors and Artists in Residence (AmeriCorps Members). Services focus on comprehensive support that empower artists to produce cohesive bodies of work for exhibition and sale with integrated opportunities for business design that might include production, teaching, commissions, or public works. A gallery/store will be housed on site with rotating exhibitions which will increase earning opportunities for artists.
- Food security – these services are designed to meet the needs of persons with and without disabilities whose income level creates food insecurity and/or those individuals with disabilities who do not have the capacity or skill level to prepare food. This service provides hot, organic, and healthy food for residents, and is sensitive to health conditions such as Autism, diabetes, high blood pressure, obesity and mental health. The clubhouse programming for the ground floor space includes a commercial grade kitchen for these services.

conservation, operational savings and sustainable building practices. Four (4) points may be selected from only one of the categories described in items ~~(-a-)~~ through ~~(-c-)~~ ~~(-d-)~~ of this subclause. If the Development involves scattered sites, there must be green building features incorporated into each site in order to qualify for these points.

(-a-) Enterprise Green Communities. The Development must incorporate all mandatory and optional items applicable to the construction type (i.e. New Construction, Rehabilitation, etc.) as provided in the most recent version of the Enterprise Green Communities Criteria found at <http://www.greencommunitiesonline.org>.

(-b-) Leadership in Energy and Environmental Design (LEED). The Development must incorporate, at a minimum, all of the applicable criteria necessary to obtain a LEED Certification, regardless of the rating level achieved (i.e., Certified, Silver, Gold or Platinum).

(-c-) ICC/ASHRAE - 700 National Green Building Standard (NGBS). The Development must incorporate, at a minimum, all of the applicable criteria necessary to obtain a NGBS Green Certification, regardless of the rating level achieved (i.e. Bronze, Silver, Gold, or Emerald).

(-d-) 2018 International Green Construction Code.

(iii) Energy and Water Efficiency Features

(I) Energy-Star or equivalently rated refrigerator with icemaker (0.5 point);

(II) Energy-Star or equivalently rated laundry equipment (washers and dryers) for each individual Unit; must be front loading washer and dryer in required accessible Units (2 points);

(III) Recessed LED lighting or LED lighting fixtures in kitchen and living areas (1 point);

(IV) Energy-Star or equivalently rated ceiling fans in all Bedrooms (0.5 point);

(V) EPA WaterSense or equivalent qualified toilets in all bathrooms (0.5 point);

(VI) EPA WaterSense or equivalent qualified showerheads and faucets in all bathrooms (0.5 point);

(VII) 15 SEER HVAC, or in Region 13, an efficient evaporative cooling system. For Rehabilitation (excluding Reconstruction) where such systems are not being replaced as part of the scope of work, a radiant barrier in the attic is provided, (1 point);

(VIII) 16 SEER HVAC, for New Construction or Rehabilitation (1.5 points); and

(IX) A rainwater harvesting/collection system ~~and/or~~ locally approved greywater collection system (0.5 points) ~~and/or~~.

(7) Resident Supportive Services. The supportive services include those listed in subparagraphs (A) - (E) of this paragraph, which are grouped primarily for organizational purposes. Applicants are not required to select a specific number of services from each section. Tax Exempt Bond Developments must select a minimum of eight points; Direct Loan Applications not layered with Housing Tax Credits must include enough services to meet a minimum of four points. The points selected and complete list of supportive services will be included in the LURA and the timeframe by which services are offered must be in accordance with §10.619 of this title (relating to Monitoring for Social Services) and maintained throughout the Affordability Period. The Owner may change, from time to time, the services offered; however, the overall points as selected at Application must remain the same. A Development Owner may be required to substantiate such service(s) if requested by staff. Should the QAP in subsequent years provide different services than those listed in subparagraphs (A) - (E) of this paragraph, the Development Owner may request an Amendment as provided in 10TAC §10.405(a)(2). The services provided should be those that will directly benefit the Target Population of the Development. Residents must be provided written notice of the elections made by the Development Owner. No fees may be charged to the residents for any of the services, there must be adequate space for the intended services and services offered should be accessible to all (e.g. exercises classes must be offered in a manner that would enable a person with a disability to participate). Services must be provided on-site or transportation to those off-site services

identified on the list must be provided. The same service may not be used for more than one scoring item. These services are intended to be provided by a qualified and reputable provider in the specified industry such that the experience and background of the provider demonstrates sufficient knowledge to be providing the service. In general, on-site leasing staff or property maintenance staff would not be considered a qualified provider. Where applicable, the services must be documented by a written agreement with the provider. Unless otherwise noted in a particular clause, courses and services must be offered by an onsite instructor(s).

(A) Transportation Supportive Services

- (i) shuttle, at least three days a week, to a grocery store and pharmacy ~~and/or~~ a major, big-box retailer that includes a grocery store and pharmacy, OR a daily shuttle, during the school year, to and from nearby schools not served by a school bus system for children who live at the Development (3.5 points);
- (ii) monthly transportation to community/social events such as mall trips, community theatre, bowling, organized tours, etc. (1 point);

(B) Children Supportive Services

- (i) provide a High Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space at the Development Site meeting the requirements of 10 TAC §11.101(b)(5)(C)(i)(I). (Half of the points required under 10 TAC §11.101(b)(7));
- (ii) Twelve hours of weekly, organized, on-site services provided to K-12 children by a dedicated service coordinator or third-party entity. Services include after-school and summer care and tutoring, recreational activities, character building programs, mentee opportunities, test preparation, and similar activities that promote the betterment and growth of children and young adults (3.5 points);

(C) Adult Supportive Services

- (i) Four hours of weekly, organized, on-site classes provided to an adult audience by persons skilled or trained in the subject matter being presented, such as English as a second language classes, computer training, financial literacy courses, health education courses, certification courses, GED preparation classes, resume and interview preparatory classes, general presentations about community services and resources, and any other course, class, or presentation that may equip residents with new skills that they may wish to develop (3.5 points);
- (ii) annual income tax preparation (offered by an income tax prep service) or IRS-certified VITA (Volunteer Income Tax Assistance) program (offered by a qualified individual) that also emphasizes how to claim the Earned Income Tax Credit (1 point);
- (iii) contracted career training and placement partnerships with local worksource offices, culinary programs, or vocational counseling services; may include resident training programs that train and hire residents for job opportunities inside the development in areas like leasing, tenant services, maintenance, landscaping, or food and beverage operation (2 points);
- (iv) external partnerships for provision of weekly substance abuse meetings at the Development Site (1 point);

(D) Health Supportive Services

- (i) food pantry consisting of an assortment of non-perishable food items and common household items (i.e. laundry detergent, toiletries, etc.) accessible to residents at least on a monthly basis or upon request by a resident. While it is possible that transportation may be provided to a local food bank to meet the requirement of this resident service, the resident must not be required to pay for the items they receive at the food bank (2 points);
- (ii) annual health fair provided by a health care professional (1 point);

(iii) weekly exercise classes (offered at times when most residents would be likely to attend) (2 points);

(iv) contracted onsite occupational or physical therapy services for Elderly Developments or Developments where the service is provided for Persons with Disabilities and documentation to that effect can be provided for monitoring purposes (2 points);

(E) Community Supportive Services

(i) partnership with local law enforcement ~~and~~/or local first responders to provide quarterly on-site social and interactive activities intended to foster relationships with residents (such activities could include playing sports, having a cook-out, swimming, card games, etc.) (2 points);

(ii) Notary Services during regular business hours (§2306.6710(b)(3)) (1 point);

(iii) twice monthly arts, crafts, and other recreational activities (e.g. Book Clubs and creative writing classes) (1 point);

(iv) twice monthly on-site social events (i.e. potluck dinners, game night, sing-a-longs, movie nights, birthday parties, holiday celebrations, etc.) (1 point);

(v) specific service coordination services offered by a qualified Owner or Developer, qualified provider or through external, contracted parties for seniors, Persons with Disabilities or Supportive Housing (3 points);

(vi) weekly home chore services (such as valet trash removal, assistance with recycling, furniture movement, etc., and quarterly preventative maintenance including light bulb replacement) for Elderly Developments or Developments where the service is provided for Persons with Disabilities and documentation to that effect can be provided for monitoring purposes (2 points);

(vii) any of the programs described under Title IV-A of the Social Security Act (42 U.S.C. §§601, et seq.) which enables children to be cared for in their homes or the homes of relatives; ends the dependence of needy families on government benefits by promoting job preparation, work and marriage; prevents and reduces the incidence of unplanned pregnancies; and encourages the formation and maintenance of two-parent families (1 point);

(viii) a part-time resident services coordinator with a dedicated office space at the Development or a contract with a third-party to provide the equivalent of 15 hours or more of weekly resident supportive services at the Development (2 points);

(ix) provision, by either the Development Owner or a community partner, of an education tuition- or savings-match program or scholarships to residents who may attend college (2 points).

(8) Development Accessibility Requirements. All Developments must meet all specifications and accessibility requirements as identified in subparagraphs (A) - (F) of this paragraph and any other applicable state or federal rules and requirements. The accessibility requirements are further identified in the Certification of Development Owner as provided in the Application.

(A) The Development shall comply with the accessibility requirements under Federal law and as further defined in Chapter 1, Subchapter B of this title (relating to Accessibility Requirements). (§§2306.6722; 2306.6730)

(B) Regardless of building type, all Units accessed by the ground floor or by elevator (affected units) must comply with the visitability requirements in clauses (i) ~~–~~ (iii) of this subparagraph. Design specifications for each item must comply with the standards of the Fair Housing Act Design Manual. Buildings occupied for residential use on or before March 13, 1991 are exempt from this requirement. If the townhome Units of a Rehabilitation Development do not have a bathroom on the ground floor, the Applicant will not be required to add a bathroom to meet the requirements of clause (iii) of this subparagraph.

Live + Make - 1127 Tillery Street

TAB 5 - PROPERTY INFORMATION

TAB 5.A. - Appraisal

Please note that the requested RHDA funds will be used for predevelopment costs, not toward the acquisition of land. The division of land between PARD and the Live + Make project is still being negotiated; however, an appraisal report is attached showing an assessed value of \$1,715,000 for all parcels.

APPRAISAL REPORT

5.65 ACRES ON TILLERY STREET SOUTH OF GOODWIN
AVENUE

TILLERY STREET SOUTH OF GOODWIN AVENUE

AUSTIN, TEXAS 78702

CBRE GROUP, INC. FILE NO. 18-361HO-3416-3

CITY OF AUSTIN

CBRE



500 W. 2nd Street, Suite 1700
Austin, TX 78701

T 512-499-4900
F 512-499-4999

www.cbre.com

July 16, 2018

Javier V. Delgado
Project Coordinator - Construction & Development
CITY OF AUSTIN
505 Barton Springs Road, Suite 1350
Austin, Texas 78704

RE: Appraisal of: 5.65 Acres on Tillery Street south of Goodwin Avenue
Tillery Street south of Goodwin Avenue
Austin, Travis County, Texas
CBRE, Inc. File No. 18-361HO-3416-3

Dear Mr. Delgado:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject is a 5.65-acre (246,184 sq. ft.) tract of essentially vacant land (single unit residential) located along Tillery Street, just south of Goodwin Avenue in Austin, Texas, with additional frontage on Henninger Street and Charles Street. The site is irregular in shape with generally level topography. The subject consists of seven lots with one older single-family residential improvement (YOC 1940). The existing structure is considered to be at the end of its economic life, it no longer contributes value to the land. Therefore, the "as is" value of subject property is representative of land value less demolition costs.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Indicated "As Is" Value	Fee Simple Estate	June 11, 2018	\$1,715,000
Compiled by CBRE			

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.



The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



Catherine A. Thomas, MAI, SRA, AI-GRS, R/W-AC
Vice President
TX-1336636-G
Phone: 512-499-4911
Fax: 512-499-4999
Email: cathy.thomas@cbre.com



Grant B. Mueller, MAI
Managing Director
TX-1337145-G
Phone: 512-499-4909
Fax: 512-499-4999
Email: grant.mueller@cbre.com

Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Texas.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, Catherine A. Thomas, MAI, SRA, AI-GRS, R/W-AC and Grant B. Mueller, MAI have completed the continuing education program for Designated Members of the Appraisal Institute.
11. Catherine A. Thomas, MAI, SRA, AI-GRS, R/W-AC has and Grant B. Mueller, MAI has not made a personal inspection of the property that is the subject of this report.
12. Peter Maxwell Roach (Appraiser Trainee No. TX 1341393) provided significant real property appraisal assistance, including gathering subject property data, assisted with inspection of the subject, comparable sales research, and report writing under our supervision.
13. Valuation & Advisory Services operates as an independent economic entity within CBRE, Inc. Although employees of other CBRE, Inc. divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
14. Catherine A. Thomas, MAI, SRA, AI-GRS, R/W-AC and Grant B. Mueller, MAI have not provided any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

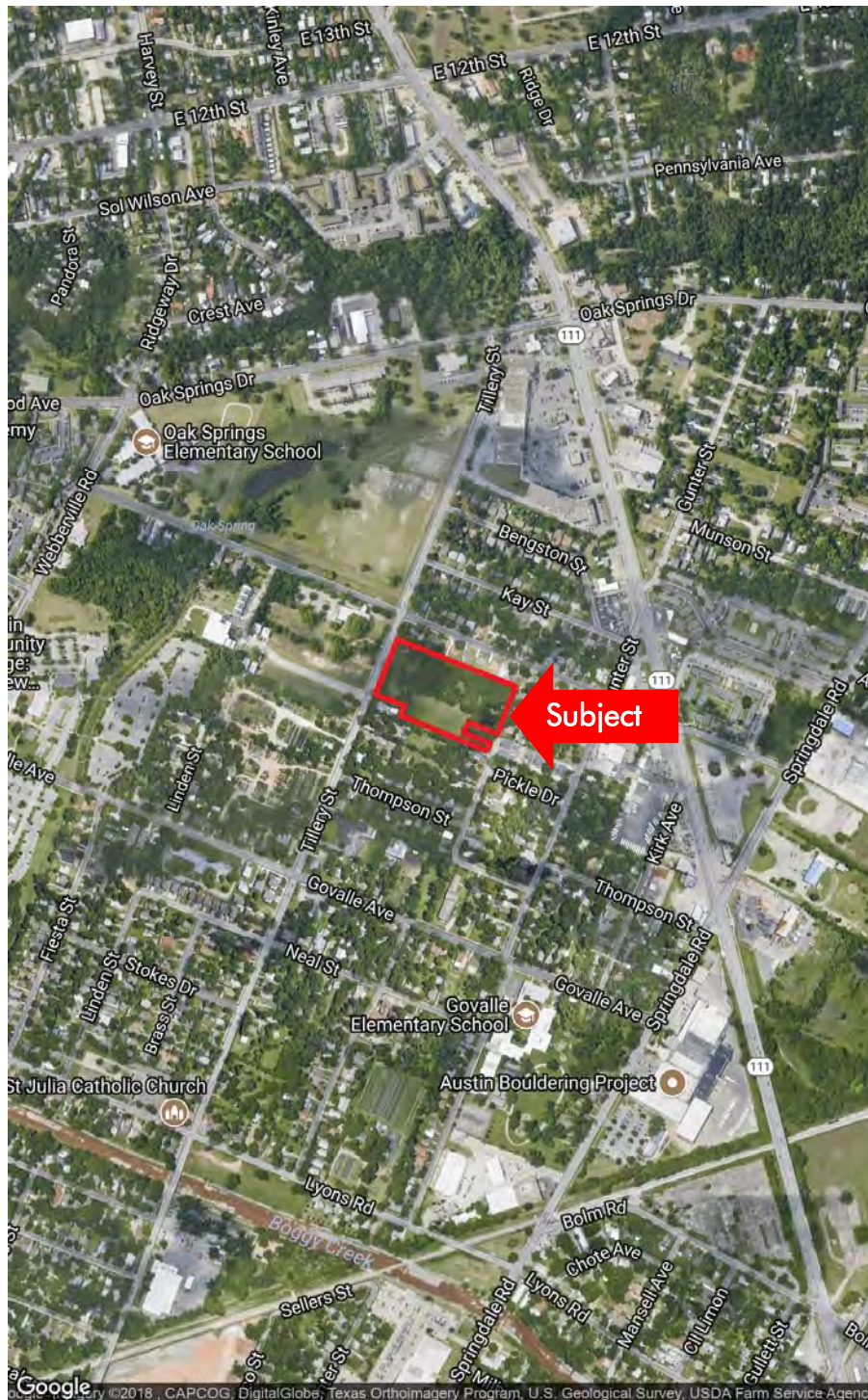


Catherine A. Thomas, MAI, SRA, AI-GRS, R/W-AC
TX-1336636-G



Grant B. Mueller, MAI
TX-1337145-G

Subject Photographs



The image and outline above are presented to merely assist the reader in visualizing the subject. It is not a legal representation or considered to represent a survey of the subject.

Aerial View



Typical view of subject, facing southeast from Tillery Street



Typical view of subject, facing east from Tillery Street



Typical view of subject, facing west from Henninger Street



Typical view of non-contributory improvements, facing northeast from Tillery Street



Tillery Street right-of-way, facing south from northwest corner



Henninger Street right-of-way, facing south from east property line

Executive Summary

Property Name	5.65 Acres on Tillery Street south of Goodwin Avenue	
Location	Tillery Street south of Goodwin Avenue, Austin, Travis County, Texas 78702	
Highest and Best Use	Single-family development	
As If Vacant		
Property Rights Appraised	Fee Simple Estate	
Date of Report	July 16, 2018	
Date of Inspection	June 11, 2018	
Estimated Exposure Time	12 Months	
Estimated Marketing Time	12 Months	
Land Area	5.6516 AC	246,184 SF
Zoning	SF-3-NP	
Buyer Profile	Developer	
VALUATION	Total	Per SF
Land Value	\$1,715,000	\$7.00

CONCLUDED MARKET VALUE			
Appraisal Premise	Interest Appraised	Date of Value	Value
As Is	Fee Simple Estate	June 11, 2018	\$1,715,000
Compiled by CBRE			

STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

Strengths/ Opportunities

- There has been positive growth demographics in the subject neighborhood over the past several years.
- The subject is located in East Austin, which is a re-developing neighborhood with new residential, retail, and commercial developments currently occurring and is in close proximity to the subject site.
- The subject is located approximately 2 miles from the Austin CBD.

Weaknesses/ Threats

- The subject's existing improvements will need to be razed prior to redevelopment of the site.
- The subject is located in an area of predominantly older industrial uses and older single-family residential uses which may detract from the overall appeal of the property.

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.” ¹

- The subject is improved with a 1,030 SF single story single-family residence constructed circa 1940. The improvements are considered to be non-contributory, typical for their age, improvement design/layout and location in regard to gentrification of the neighborhood. Overall, the improvements are not considered to have any marketability, with all value in the subject lots being attributed to the land. Therefore, the “as is” value of the subject property is representative of the land value less demolition costs. Absent this assumption, our value opinion could change.

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purposes of analysis.” ²

- None noted

¹ The Appraisal Foundation, *USPAP*, 2018-2019

² The Appraisal Foundation, *USPAP*, 2018-2019

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Introduction

OWNERSHIP AND PROPERTY HISTORY

Title to the seven subject lots is currently vested in the name of Austin Housing Finance Corporation, which acquired title to the lots between October 1997 to September 2004, for undisclosed amounts, as recorded in the Travis County Deed Records. One of the subject parcels is improved with a 1,030 SF single-family residence that has been abandoned. As previously note, the improvements are not considered to have any marketability, with all value in the subject lots being attributed to the land.

To the best of our knowledge, there has been no other ownership transfer of the property during the previous three years. A search of public listing sources, such as Costar, Loopnet and MLS did not reveal that any of the subject tracts are listed for sale.

LEGAL DESCRIPTION

The subject is legally described as follows:

5.6516 Acre OLT 50 Division A, in the City of Austin, Travis County, Texas.

INTENDED USE OF REPORT

This appraisal is to be used for city planning purposes, and no other use is permitted.

INTENDED USER OF REPORT

This appraisal is to be used by City of Austin, and no other user may rely on our report unless as specifically indicated in the report.

Intended Users - the intended user is the person (or entity) who the appraiser intends will use the results of the appraisal. The client may provide the appraiser with information about other potential users of the appraisal, but the appraiser ultimately determines who the appropriate users are given the appraisal problem to be solved. Identifying the intended users is necessary so that the appraiser can report the opinions and conclusions developed in the appraisal in a manner that is clear and understandable to the intended users. Parties who receive or might receive a copy of the appraisal are not necessarily intended users. The appraiser's responsibility is to the intended users identified in the report, not to all readers of the appraisal report.³

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property.

³ Appraisal Institute, *The Appraisal of Real Estate*, 14th ed. (Chicago: Appraisal Institute, 2013), 50.

DEFINITION OF VALUE

The current economic definition of market value agreed upon by agencies that regulate federal financial institutions in the U.S. (and used herein) is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.⁴

INTEREST APPRAISED

The value estimated represents fee simple estate as defined below:

Fee Simple Estate - Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.⁵

SCOPE OF WORK

This appraisal was undertaken jointly by Catherine A. Thomas, MAI, SRA, AI-GRS, R/W-AC, Grant B. Mueller, MAI and Peter Maxwell Roach. Under the direction and supervision of Catherine A. Thomas, MAI, SRA, AI-GRS, R/W-AC and Grant B. Mueller, MAI, Peter Maxwell Roach gathered subject property data and comparable data, and assisted with the property inspection, analysis, and report writing. Catherine A. Thomas, MAI, SRA, AI-GRS, R/W-AC and Grant B. Mueller, MAI provided oversight and supervision with respect to appraisal methodology, data selection, analytical processes and report review. The final report is the result of this collective effort.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered and analysis is applied. CBRE, Inc. completed the following steps for this assignment:

⁴ Interagency Appraisal and Evaluation Guidelines; December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472.

⁵ Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015), 90.

Extent to Which the Property is Identified

The property is identified through the following sources:

- postal address
- assessor's records
- legal description

Extent to Which the Property is Inspected

CBRE, Inc. inspected the subject, as well as its surrounding environs on the effective date. At the time of the on-site property inspection, the appraiser was unaccompanied.

Type and Extent of the Data Researched

CBRE reviewed the following:

- applicable tax data
- zoning requirements
- flood zone status
- demographics
- comparable data

Type and Extent of Analysis Applied

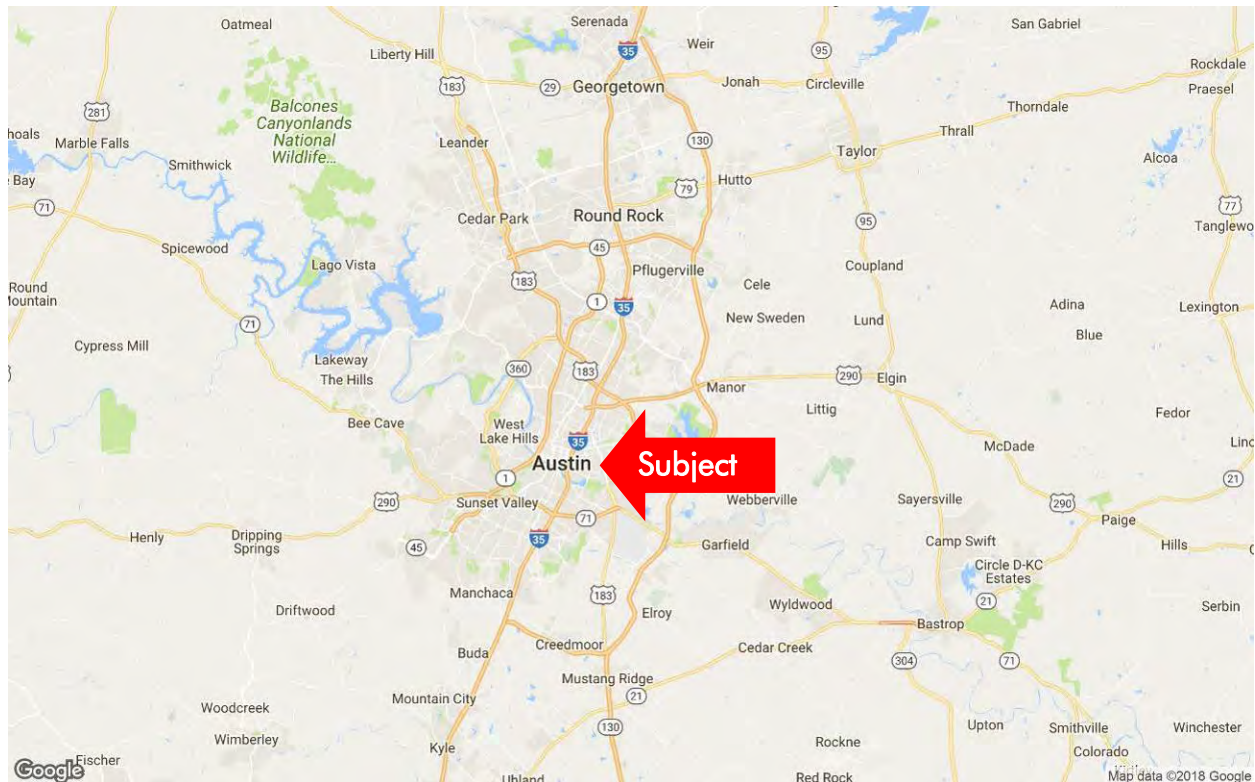
CBRE, Inc. analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value. For vacant land, the sales comparison approach has been employed for this assignment.

Data Resources Utilized in the Analysis

DATA SOURCES	
<i>Item:</i>	<i>Source(s):</i>
Site Data	
Size	Client/Travis Central Appraisal District
Improved Data	
Building Area	Travis Central Appraisal District
No. Bldgs.	Client/Site Inspection/Travis Central Appraisal District
Year Built/Developed	Travis Central Appraisal District
Data Not Provided	
Item 1	Environmental Assessment
Item 2	Survey
Compiled by CBRE	

A Survey and Environmental Assessment were requested by CBRE, Inc., but were not provided.

Area Analysis



Moody's Economy.com provides the following Austin-Round Rock, TX metro area economic summary as of January 2018.

AUSTIN-ROUND ROCK, TX - ECONOMIC INDICATORS												
Indicators	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Gross Metro Product (C09\$ Bil)	87.0	92.3	97.8	102.9	108.8	112.1	117.3	122.7	127.2	130.6	136.9	143.4
% Change	4.6	6.0	6.0	5.2	5.8	3.0	4.6	4.6	3.7	2.7	4.8	4.8
Total Employment (Ths)	811.9	844.3	884.1	922.9	962.9	1,000.2	1,025.4	1,051.8	1,074.6	1,091.6	1,113.5	1,140.2
% Change	3.4	4.0	4.7	4.4	4.3	3.9	2.5	2.6	2.2	1.6	2.0	2.4
Unemployment Rate (%)	6.5	5.6	5.0	4.1	3.3	3.3	3.2	2.6	2.9	3.4	3.8	3.9
Personal Income Growth (%)	10.5	10.2	3.3	9.1	7.5	3.8	4.6	6.2	6.8	5.6	5.9	6.3
Median Household Income (\$ Ths)	57.3	59.3	61.6	64.2	67.3	71.0	73.5	75.6	78.1	80.1	82.1	84.3
Population (Ths)	1,780.7	1,834.8	1,883.3	1,942.1	1,999.9	2,059.5	2,111.1	2,169.4	2,228.5	2,286.3	2,345.8	2,408.2
% Change	3.1	3.0	2.6	3.1	3.0	3.0	2.5	2.8	2.7	2.6	2.6	2.7
Net Migration (Ths)	34.8	36.9	32.0	40.4	41.3	41.8	34.4	40.9	41.4	39.7	41.1	43.8
Single-Family Permits (#)	6,231.0	8,261.0	8,954.0	11,842.0	11,857.0	13,327.0	14,816.5	14,549.6	15,683.2	16,731.1	17,929.7	17,232.8
Multifamily Permits (#)	4,008.0	11,334.0	11,911.0	8,434.0	10,513.0	8,534.0	9,261.6	4,160.5	4,578.2	6,258.8	7,624.3	8,459.2
Fhfa House Price (1995Q1=100)	192.5	198.2	214.8	239.7	263.1	286.7	308.0	307.9	290.2	283.2	281.5	282.9

Source: Moody's Economy.com

RECENT PERFORMANCE

Austin-Round Rock has revived from its summer doldrums, with job growth back above the national average but still well below the booming pace from 2013 to 2016. Core professional services, in particular, have rebounded. Manufacturing, much of which is IT-related, has also grown strongly after three years of weakness. The unemployment rate has descended below 3%

for the first time in 17 years, and the labor force is still growing at an above-average rate. Wage growth is moderately faster than the national average. But housing indicators are mixed.

IT

High tech will remain a source of support, despite the deceleration over the past couple of years. With respect to manufacturing, in the first half of 2017 chip-maker Samsung invested another \$1 billion in its massive local facility and hired approximately 500 more workers, including engineers. The facility is the company's largest outside South Korea. As a result, manufacturing employment in Austin is up more than 5% year over year. With respect to services, Oracle is nearing completion of its large campus, raising the prospect of increased hiring. Longer term, the prospects for high tech remain positive. Besides Samsung, Apple and Dell also have huge local operations, the former's completed in 2016, and the variety of opportunities for IT professionals has led to a steady stream of in-migration that regularly yields population growth more than triple the national average. Further, tax reform favors Austin, as Texas has no state income tax, when compared with other IT hubs in places such as California.

RESIDENTIAL

Housing construction remains elevated, but the likelihood of slower growth has increased. New single-family permits have declined somewhat since early 2017, and house price appreciation has weakened significantly from the double-digit annual gains from 2013 to 2016. Several factors explain these developments. First, as single-family permits have risen to a post-recession high not far from the 2006 peak during the pre-crisis boom, the increase in supply on the market has put downward pressure on prices. Second, the long period of fast price growth prior to 2017 has cut into affordability, making Austin among the most expensive places in the state to live. Third, the recent passage of tax reform will potentially be a negative for homebuying. As a result, builders have begun to dial back their optimism.

TEXAS GOVERNMENT

State employment will be a limited source of growth at best over the coming year. Job gains have firmed some in 2016 and 2017, but the level remains well below the prerecession peak. There are a number of reasons for the relative weakness. First, as early as 2015, Governor Greg Abbott emphasized his view that Texas government needed to economize to bring the ratio of state workers per capita below that of other large states such as California and Illinois. As the capital, Austin employs about one-fifth of all state workers and has therefore been the focus of most of the cuts. Second, much of state employment is in public universities, where expansion in recent years has been faster in areas outside Austin.

NATIONAL RANKINGS

Austin has been ranked at or near the top of both local and national surveys ranging from the best place to live in the United States to the fastest growing local economy. As an increasingly popular alternative for tech companies to the more expensive San Jose and Seattle, Austin has a healthy and growing job market that has been able to meet the needs of the area's growing population. The following chart outlines the top rankings Austin received in 2016 and 2017.

List	Publisher	Rank	Year
Best Place to Live in the USA	U.S. News & World Report	#1	2017
Most Recession-Recovered Large City	WalletHub	#1	2017
Global Tech City Rankings	Savills	#1	2017
Best City for Job Seekers	NerdWallet	#1	2016
Where America's Jobs are Created & Sustained	Milken Institute	#2	2016
Best Place to Start a Business	CNBC	#1	2016
Where Tech Salaries Go the Furthest	Indeed	#1	2016
Best City for Tech Start-Ups	Sungard Availability Services	#1	2016
Global Ranking Top Cities to Live & Work in Tech	Fast Company	#2	2016
Best City for Social Entrepreneurship	Halcyon Incubator	#3	2016
Index of Start-Up Activity	Kauffman Foundation	#1	2016
Mobile-Friendly U.S. Cities	NerdWallet	#10	2016
Tech Talent Concentration	CBRE	#5	2016
STEM Job Growth	RCLCO	#1	2016
Best Place for Small Business in the U.S.	American City Business Journals	#1	2016
Cities for New College Grads	SmartAsset	#6	2016
Most Educated Cities in America	ValuePenguin	#6	2016
Fastest-Growing City	Forbes	#1	2016
Best City to Start a Career	WalletHub	#1	2016

EMPLOYMENT

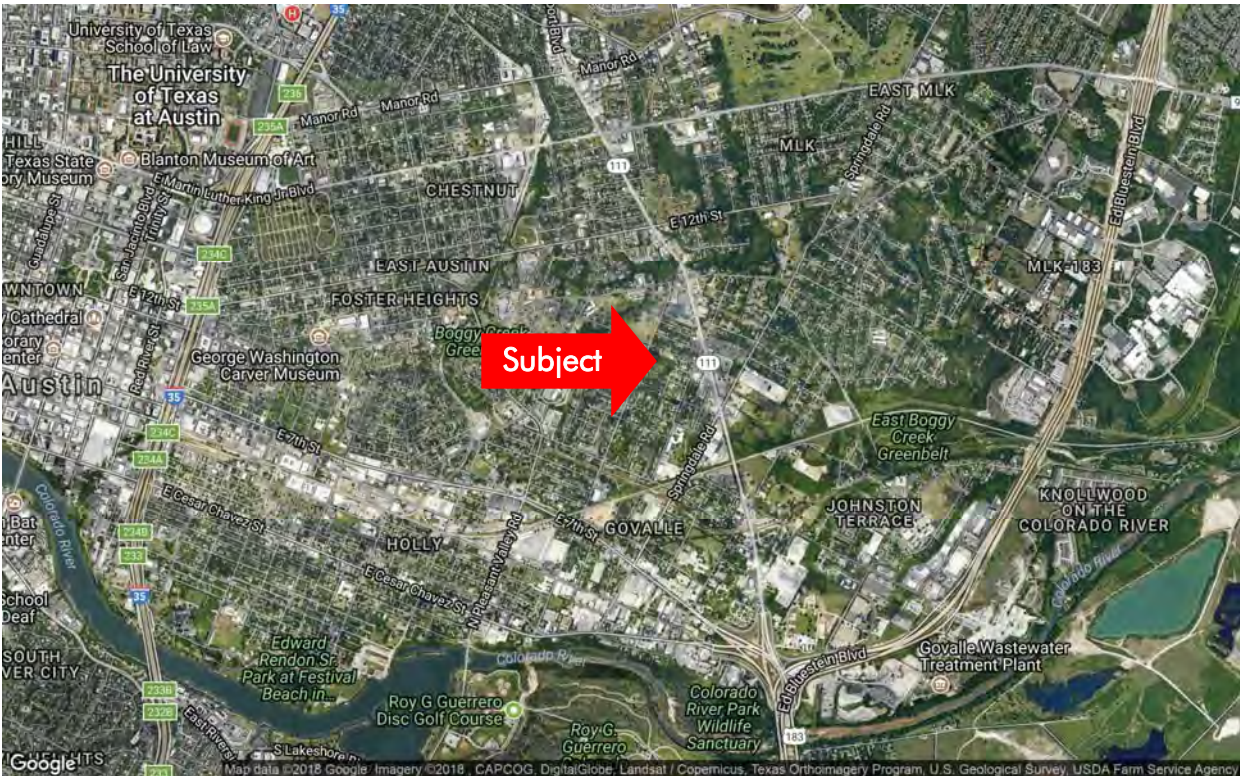
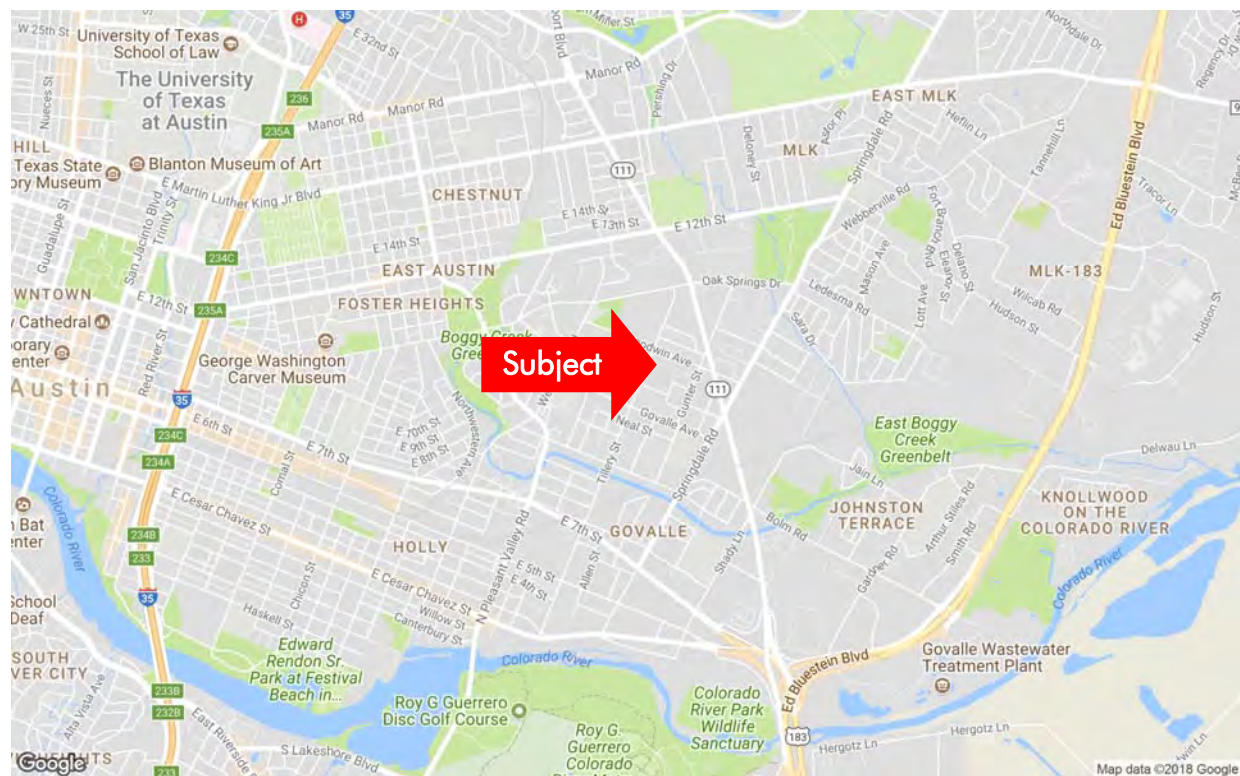
According to the Austin Chamber of Commerce, The State of Texas is the primary employer in Austin, with approximately 63,397 employees. The University of Texas at Austin, Seton Healthcare Network, Dell Technologies, Samsung Austin Semiconductor, IBM, and Apple represent the next largest employers in the Austin MSA. The following chart outlines the primary employers in the Austin area.

Company	Employees	Company	Employees
3M	700	Intel Corp.	1,500
ABC Home & Commercial Services	520	JB Goodwin Realtors	531
Accenture	2,300	JPMorgan Chase & Co.	677
Activision Blizzard	700	Keller Williams Realty	2,129
Advanced Micro Devices	1,545	LCRA	1,810
AECOM	735	LegalZoom	507
AirBorn*	500	Luminex Corp.	475
Alorica	575	Main Street Hub	600
Amazon	900	Marriott Customer Engagement Center	464
Amazon Fulfillment Center*	3,000	Maximus	616
American Cancer Society National Information Center	650	McCoy's Building Supply*	437
Apple	6,000	National Instruments	2,500
Applied Materials	3,100	National Oilwell Varco	429
ARM	656	Netspend	550
Ascension Seton	10,297	NXP Semiconductors	3,000
AT&T	2,800	Oracle Corp.	1,100
Austin Regional Clinic	1,853	Pearson Assessments	600
BAE Systems	500	Pharmaceutical Product Development	1,200
Bank of America	600	Progressive Insurance Co.	1,650
Baylor Scott & White Healthcare	1,947	Q2	758
Bazaarvoice	555	Rackspace	600
Capitol Wright Distributing Company	700	Realty Austin	460
CFAN*	700	Rosendin Electric	450
Charles Schwab	1,617	Samsung Austin Semiconductor	6,074
Chasco Constructors	500	Sears Customer Care	800
Cirrus Logic	765	Shop LC	600
Cisco Systems	712	Silicon Laboratories	688
Clinical Pathology Laboratories	1,003	Software House International	820
Coldwell Banker	500	SolarWinds	531
CommUnityCare	700	Southwestern University*	513
Conduent	778	Spectrum	1,765
Cypress Semiconductor	860	St. David's Healthcare Partnership	9,021
Dell Technologies	12,000	St. Edward's University	995
Deloitte	507	State Farm Insurance Co.	900
Dimensional Fund Advisors	475	State of Texas	63,397
Durcon*	435	Superior HealthPlan (Centene Corp.)	735
Dynamic Manufacturing Solutions	800	Teacher Retirement System of Texas	635
Dynamic Systems	500	teleNetwork*	450
eBay	750	Texas Association of School Boards	438
Electric Reliability Council of Texas*	710	Texas Disposal Systems	750
Electronic Arts	621	Texas Mutual Insurance Co.	666
Emerson Process Management	800	Texas State University-San Marcos*	4,873
Facebook	700	Thermon Manufacturing*	450
Farmers Insurance Group	906	Trellis Co.	425
Flex	2,100	TruSourceLabs	550
GCA Services Group	900	U.S. Dept. of Veterans Affairs	1,113
General Motors	2,200	U.S. IRS	5,596
Goodwill Industries	1,584	United Healthcare	500
Google	450	University Federal Credit Union	643
Grande Communications*	600	UT	23,131
Harte-Hanks	800	Visa	1,011
Hewlett-Packard Enterprise	1,100	VMware	596
Home Depot Technology Center	500	Wayne Fueling Systems	635
HomeAway	1,500	Wells Fargo Bank Texas	1,600
IBM	6,000	Whole Foods Market	3,000
ICU Medical	1,500	Yodle (formerly ProfitFuel)	535
Indeed	1,257		

CONCLUSION

Austin-Round Rock will decelerate in 2018, though it will advance at a moderately above-average pace over the coming year, led by IT and healthcare. Residential construction will provide support. Longer term, the especially well-educated labor force, the high concentration of technology businesses, the relatively low costs of doing business compared with other high-tech centers, and fast population growth will yield above-average performance.

Neighborhood Analysis



LOCATION

The subject is located in Austin's East Central Submarket. This neighborhood is considered an infill location, and borders the central business district to the east.

BOUNDARIES

The neighborhood boundaries are detailed as follows:

North:	East MLK Jr. Blvd
South:	Colorado River / Lady Bird Lake
East:	Ed Bluestein Blvd / US Highway 183
West:	Interstate Highway 35

LAND USE

East Austin is characterized by a diverse array of land uses. The areas along its western boundary have been undergoing revitalization over the past five to ten years. Increased demand for downtown-style housing and strong price appreciation of existing residential areas has fueled demand for new development throughout central east Austin. Before revitalization occurred, much of the land near I-35 was left in wide tracts and used for industrial purposes. Today, mid-rise and high-rise mixed-use developments and apartments are rapidly replacing warehouses, factories and industrial lots.

East 11th and 12th Streets were historically the main commercial areas of East Austin. Although business activity slowed for a time, there has been resurgence over the past several years, which recently culminated in the designation the East End IBIZ District. IBIZ, or Independent Business Investment Zone districts are part of an Austin Independent Business Alliance program to help locally owned neighborhood businesses work together and promote themselves through joint marketing and other projects.

To the south, the neighborhood is bounded by Lady Bird Lake, Festival Beach and the hike and bike trail. This area is an important cultural and creative hub and home to art studios, music venues, and trendy eateries. Each November, the East Austin Studio Tour, a self-guided walking and biking tour of creative spaces, showcases the work of hundreds of local artists and is concentrated in this neighborhood.

To the east, the neighborhood is characterized by older structures, lower-density, single-family residences, and affordable housing projects. The area is diverse and inconsistent, as intermittent industrial facilities, warehouses, vast parks and even an organic farm share the neighborhood. As revitalization occurs, the pressures of gentrification and increased competition for space have driven property values up. This has strained many low-income families that have traditionally inhabited the neighborhood. This scenario has put pressure on local leaders to generate more affordable housing options near the city center.

GROWTH PATTERNS

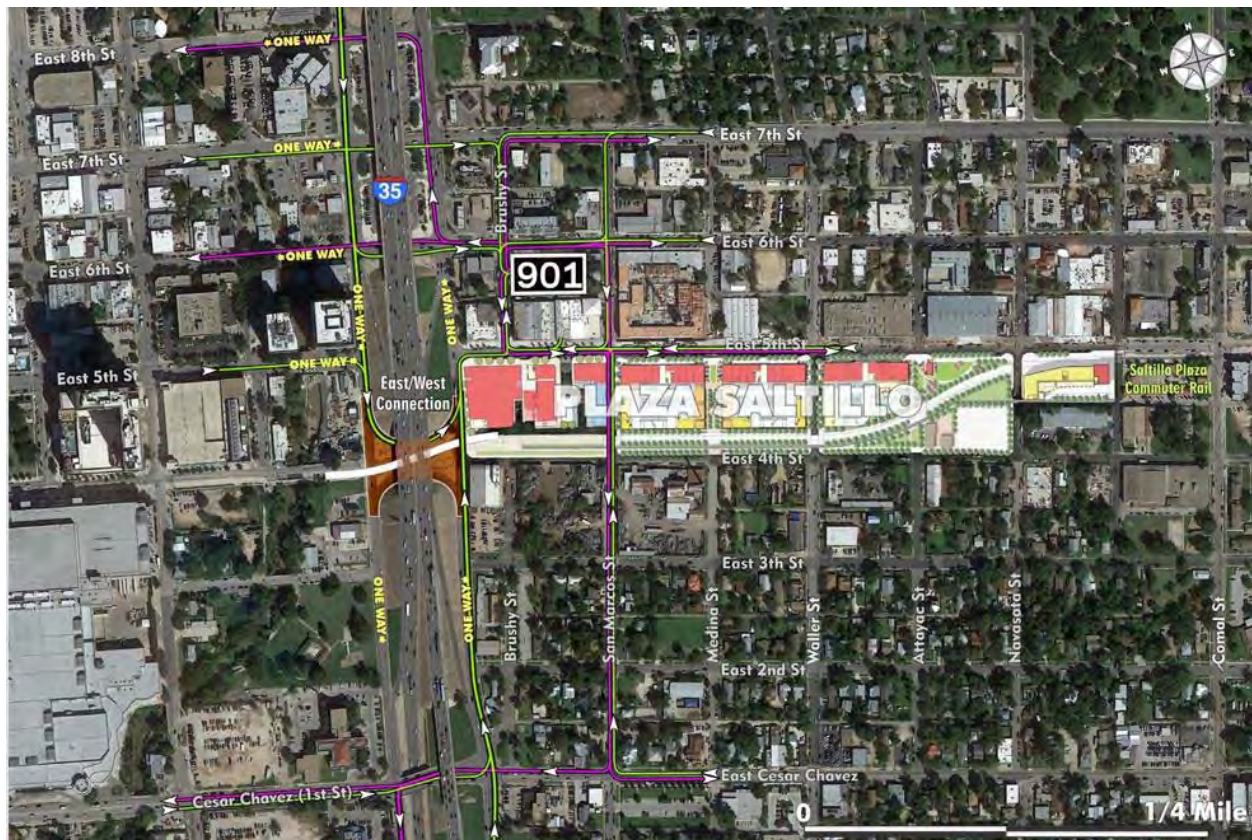
To the north, the neighborhood is bounded by East 51st. St. and the Mueller Redevelopment, a multi-faceted mixed-use community.

THE ROBERT MUELLER REDEVELOPMENT



The Robert Mueller Municipal Airport Redevelopment is the most significant development in the area. Located three miles from downtown and two miles from The University of Texas, Mueller is an innovative master-planned community that embraces sustainable development and green urbanism. Conceived in 1999 after the City of Austin replaced and closed Mueller Airport, this 700-acre community includes single-family homes, class-A mid-rise offices, apartments, and a regional retail center. The retail center serves as the economic engine to fund community objectives such as green building and open space. Mueller also encompasses the Dell Children's Medical Center, Austin Film Studios, and an HEB grocery store.

LOCATION OF THE PLAZA SALTILLO DEVELOPMENT



The Plaza Saltillo Redevelopment project is poised to become one of East Austin's most significant revitalization efforts. The 10 acres of the Plaza Saltillo District will include approximately 800 apartments, of which at least 15% will be affordable, 110,000 square feet of retail, 140,000 square feet of office space, 1.4 acres of open space along with public art.

The Plaza Saltillo District will feature one of the region's most diverse mobility infrastructure programs, including the established MetroRail station, plus pedestrian paseos, extension of San Marcos Street, new below and above ground parking garage, electric vehicle stations, reserved Car2Go spaces, a B-Cycle station and an extension of the Lance Armstrong Bikeway. One of the primary goals of redeveloping this area is to increase rail and bus ridership. Upon completion, it is estimated that, more than 1,700 people will live and/or work here.

Site work began in June 2017, Endeavor is developing the site in one phase over a 3-year period. The plan is purported to include the following:

- 800 residential units, at least 15% of which will be set aside for affordable housing
- 110,000+ square-feet of retail space and 140,000 square feet of office space
- A 30,000-square foot Whole Foods grocery store
- A 1.7-acre public park and 1.8 acres of private open space.

The project, as planned, would not require any city variances and Capital Metro hopes that by drawing businesses and residents close to the plaza, ridership will increase and dependence on automobiles will decrease. In anticipation of the development of Plaza Saltillo, several new projects and redevelopments have already occurred or are underway in the immediate vicinity. Among them is Corazon, a vertical mixed-use development bringing residential and retail to a full block between East 5th St. and East 6th St. Street. Corazon was completed in the fall of 2014.

ACCESS

Primary access to the subject neighborhood is provided by Interstate Highway 35 (IH-35). IH-35 is a six-lane, divided highway and is the major north-south traffic carrier in Texas and the Austin MSA. Secondary access is provided by Martin Luther King Jr. Boulevard, Airport Boulevard, and E Cesar Chavez Street, E 7th Street, and E 12 Street.

Austin's MetroRail runs from the City of Leander through the subject neighborhood and into the CBD. The rail gives fast, convenient access from east Austin to the CBD without the need for parking and presents a viable alternative to the automobile.

DEMOGRAPHICS

Selected neighborhood demographics in 1-, 3-, and 5-mile radii from the subject are shown in the following table:

SELECTED NEIGHBORHOOD DEMOGRAPHICS			
Tillery Street Austin, TX	1 Mile	3 Miles	5 Miles
Population			
2022 Total Population	15,240	140,145	339,709
2017 Total Population	13,997	128,243	310,821
2010 Total Population	12,313	110,376	268,237
2000 Total Population	12,580	104,277	252,521
Annual Growth 2017 - 2022	1.72%	1.79%	1.79%
Annual Growth 2010 - 2017	1.85%	2.17%	2.13%
Annual Growth 2000 - 2010	-0.21%	0.57%	0.61%
Households			
2022 Total Households	5,293	54,210	141,212
2017 Total Households	4,825	48,950	128,173
2010 Total Households	4,201	41,066	109,431
2000 Total Households	3,866	37,094	102,028
Annual Growth 2017 - 2022	1.87%	2.06%	1.96%
Annual Growth 2010 - 2017	2.00%	2.54%	2.28%
Annual Growth 2000 - 2010	0.83%	1.02%	0.70%
Income			
2017 Median Household Income	\$38,265	\$39,747	\$42,474
2017 Average Household Income	\$51,097	\$61,930	\$70,457
2017 Per Capita Income	\$18,114	\$24,713	\$29,687
2017 Pop 25+ College Graduates	2,225	31,354	86,764
Age 25+ Percent College Graduates - 2017	25.6%	44.0%	47.1%
Source: ESRI			

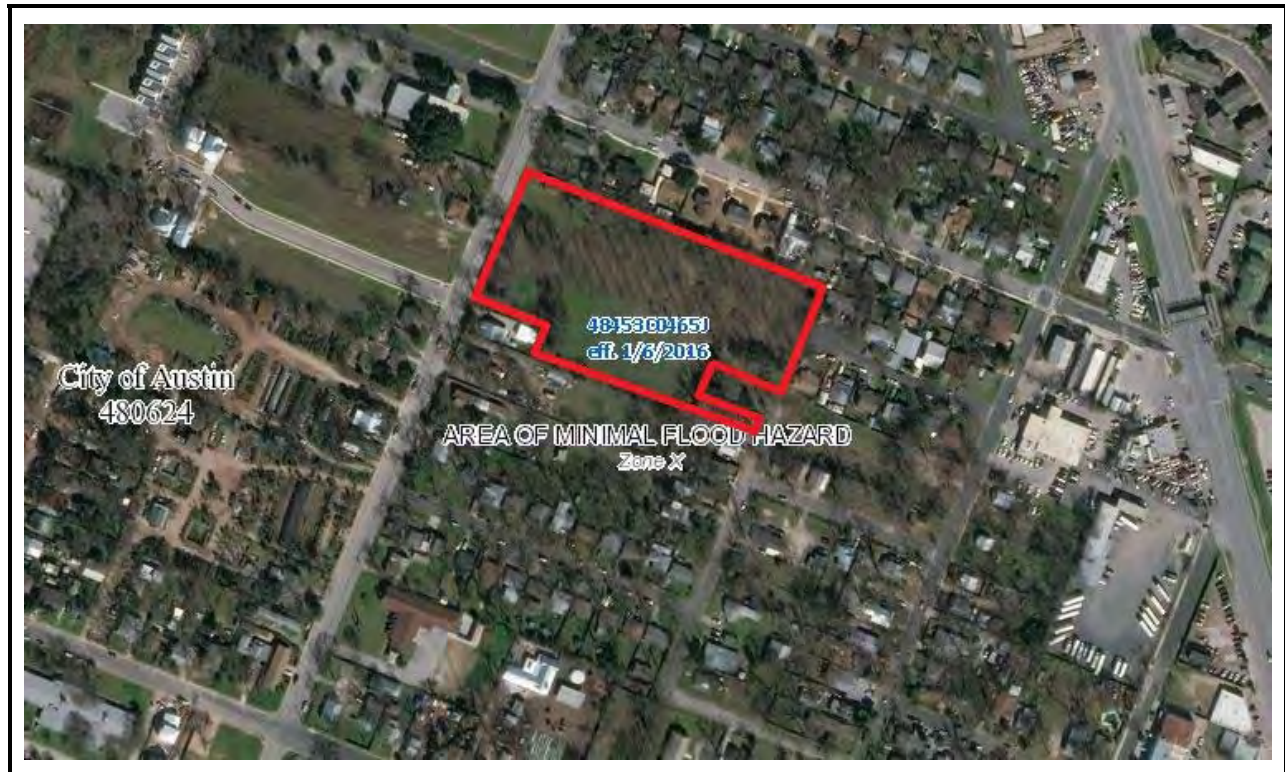
CONCLUSION

East Austin is an area of growth and revitalization. The increased rate of population growth noted for the next five years, relative to the past ten years, indicates significant change in the neighborhood due to gentrification. This neighborhood is gaining popularity among students, young professionals, and families because of its proximity to the CBD and relative lower land and housing prices, although this is rapidly changing due to gentrification of the area. The neighborhood is a vibrant and diverse center of arts, entertainment and family life in Austin

PLAT MAP



FLOOD PLAIN MAP



Site Analysis

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY AND ANALYSIS			
Physical Description			
Gross Site Area	5.65 Acres	246,184 Sq. Ft.	
Net Site Area	5.65 Acres	246,184 Sq. Ft.	
Primary Road Frontage	Tillery Street		
Secondary Road Frontage	Henninger Street		
Additional Road Frontage	Charles Street		
Excess Land Area	None	n/a	
Surplus Land Area	None	n/a	
Shape	Irregular		
Topography	Generally Level		
Zoning District	SF-3-NP		
Flood Map Panel No. & Date	48453C0465J	6-Jan-16	
Flood Zone	Zone X (Unshaded)		
Adjacent Land Uses	Residential uses		
Comparative Analysis		<u>Rating</u>	
Visibility	Average		
Functional Utility	Average		
Traffic Volume	Average		
Adequacy of Utilities	Assumed adequate		
Landscaping	Average		
Drainage	Assumed adequate		
Utilities		<u>Provider</u>	<u>Adequacy</u>
Water	City of Austin		Yes
Sewer	City of Austin		Yes
Natural Gas	Texas Gas Service		Yes
Electricity	Austin Energy		Yes
Telephone	AT&T		Yes
Mass Transit	Capital Metro Transit		Yes
Other		<u>Yes</u>	<u>No</u>
Detrimental Easements			<u>Unknown</u>
Encroachments			X
Deed Restrictions			X
Reciprocal Parking Rights			X
Source: Various sources compiled by CBRE			

INGRESS/EGRESS

Tillery Street, at the subject, is a north/south neighborhood carrier with varying ROW width that is improved with one lane of traffic in each direction. Street improvements include asphalt paving concrete curbs, street lighting and bike lanes.

Henninger Street, at the subject, is a north/south neighborhood carrier that is improved with one lane of traffic in each direction. Street improvements include asphalt paving and open ditch drainage.

Charles Street, at the subject, is an east/west neighborhood cul-de-sac that is improved with one lane of traffic in each direction. Street improvements include asphalt paving, concrete curbs and street lighting.

TOPOGRAPHY AND DRAINAGE

The site is generally level and at street grade. The topography of the site is not seen as an impediment to the development of the property. During our inspection of the site, we observed no drainage problems and assume that none exist.

SOILS

A soils analysis for the site has not been provided for the preparation of this appraisal. In the absence of a soils report, it is a specific assumption that the site has adequate soils to support the highest and best use.

EASEMENTS AND ENCROACHMENTS

There are no known easements or encroachments impacting the site that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a current title policy outlining all easements and encroachments on the property, if any, prior to making a business decision.

COVENANTS, CONDITIONS AND RESTRICTIONS

There are no known covenants, conditions or restrictions impacting the site that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a copy of the current covenants, conditions and restrictions, if any, prior to making a business decision.

ENVIRONMENTAL ISSUES

The appraiser is not qualified to detect the existence of potentially hazardous material or underground storage tanks which may be present on or near the site. The existence of hazardous materials or underground storage tanks may affect the value of the property. For this

appraisal, CBRE, Inc. has specifically assumed that the property is not affected by any hazardous materials that may be present on or near the property.

ADJACENT PROPERTIES

The adjacent land uses are summarized as follows:

North:	Single-family residential use
South:	Single-family residential use
East:	Henninger Street with single-family residential use beyond
West:	Tillery Street with single-family residential use beyond

CONCLUSION

The subject site is well located and afforded average access and visibility from roadway frontage. The size of the subject site is typical for the area and use, and there are no known detrimental uses in the immediate vicinity. Overall, there are no known factors which are considered to prevent the site from development to the highest and best use.

ZONING MAP



Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY	
Current Zoning	SF-3-NP
Legally Conforming	Yes
Uses Permitted	Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.
Zoning Change	Not likely
Source: Planning & Zoning Dept.	

ANALYSIS AND CONCLUSION

Additional information may be obtained from the appropriate governmental authority. For purposes of this appraisal, CBRE has assumed the information obtained is correct.

Tax and Assessment Data

The following summarizes the local assessor's estimate of the subject's market value, assessed value, and taxes, and does not include any furniture, fixtures or equipment. The CBRE estimated tax obligation is also shown.

AD VALOREM TAX INFORMATION			
Assessor's Market Value	2016	2017	Pro Forma
195425	\$200,000	\$200,000	\$200,000
195426	200,000	200,000	\$200,000
195427	200,000	200,000	\$200,000
195436	192,000	192,000	\$192,000
195437	200,000	200,000	\$200,000
195438	174,000	174,000	\$174,000
195439	321,186	326,008	\$300,000
Subtotal	\$1,487,186	\$1,492,008	\$1,466,000
Assessed Value @	100%	100%	100%
	\$1,487,186	\$1,492,008	\$1,466,000
General Tax Rate (per \$100 A.V.)	2.216341	2.213985	2.213985
Total Taxes	\$32,961	\$33,033	\$32,457
Source: Assessor's Office			

The local Assessor's methodology for valuation is fee simple market value. Under the Texas Property Tax Code, assessed value is supposed to represent 100% of market value via the use of all three approaches to value. However, this rarely happens. First, Texas is a non-disclosure state and the sales price is not on any public document and does not have to be divulged. In addition, the owners of the subject property have the ability to protest the subject's valuation in any given tax year regardless of whether or not there is an increase.

Notifications of preliminary assessed value as of January 1st are mailed in March and April and the Appraisal District has to be notified of a value protest by June 1. Tax rates, set by the individual taxing authorities, are determined in September of that year.

The Travis Central Appraisal District still shows the 2018 assessed value as pending as of the effective date. For the purpose of this analysis, we have analyzed the tax assessment data from 2017. The assessed value for the land and improvements in 2017 is \$1,492,008 (\$6.06/SF), of which \$1,466,000 is allocated to the land (\$5.95/SF) with the remainder being allocated to a dilapidated single-family residential improvement. Based on the foregoing, the total taxes for the subject have been estimated as \$32,457 for the base year of our analysis. However, as the subject is owned by a municipality/governmental entity, the property is exempt from ad valorem taxes.

For purposes of this analysis it is assumed that any outstanding property tax liability has been paid. CBRE, Inc. assumes that all taxes are current. If the subject sold for the value estimate in this report, a reassessment at that value could occur. The consequences of this reassessment have been considered in the appropriate valuation sections.

Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- legally permissible;
- physically possible;
- financially feasible; and
- maximally productive.

The highest and best use analysis of the subject is discussed below.

AS VACANT

Legal Permissibility

The legally permissible uses were discussed in the Site Analysis and Zoning Sections.

Physical Possibility

The subject is adequately served by utilities, and has an adequate shape and size, sufficient access, etc., to be a separately developable site. There are no known physical reasons why the subject site would not support any legally probable development (i.e. it appears adequate for development).

Existing structures on similar sites provides additional evidence for the physical possibility of development.

Financial Feasibility

The determination of financial feasibility is dependent primarily on the relationship of supply and demand for the legally probable land uses versus the cost to create the uses. This section requires that the forces of supply and demand be in balance, and that the property developed will provide sufficient income to return profit to the land. Further, only those uses which met the first two criteria above are analyzed further. Considering the legal restrictions and physical characteristics, residential use is feasible with adequate market demand in the surrounding neighborhood noted.

Maximum Productivity - Conclusion

The final test of highest and best use of the site as if vacant is that the use be maximally productive, yielding the highest return to the land.

Based on the information presented above and upon information contained in the market and neighborhood analysis, the highest and best use of the subject, as if vacant, would be for single-family development, time and circumstances warranting. Analysis of the subject and its respective market characteristics indicate the most likely buyer, as if vacant, would be an investor or a developer.

APPRAISAL METHODOLOGY

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available. Depending on a specific appraisal assignment, any of the following four methods may be used to determine the market value of the fee simple interest of land:

- Sales Comparison Approach;
- Income Capitalization Procedures;
- Allocation; and
- Extraction.

The following summaries of each method are paraphrased from the text.

The first is the sales comparison approach. This is a process of analyzing sales of similar, recently sold parcels in order to derive an indication of the most probable sales price (or value) of the property being appraised. The reliability of this approach is dependent upon (a) the availability of comparable sales data, (b) the verification of the sales data regarding size, price, terms of sale, etc., (c) the degree of comparability or extent of adjustment necessary for differences between the subject and the comparables, and (d) the absence of nontypical conditions affecting the sales price. This is the primary and most reliable method used to value land (if adequate data exists).

The income capitalization procedures include three methods: land residual technique, ground rent capitalization, and Subdivision Development Analysis. A discussion of each of these three techniques is presented in the following paragraphs.

The land residual method may be used to estimate land value when sales data on similar parcels of vacant land are lacking. This technique is based on the principle of balance and the related concept of contribution, which are concerned with equilibrium among the agents of production--i.e. labor, capital, coordination, and land. The land residual technique can be used to estimate land value when: 1) building value is known or can be accurately estimated, 2) stabilized, annual net operating income to the property is known or estimable, and 3) both building and land capitalization rates can be extracted from the market. Building value can be estimated for new or proposed buildings that represent the highest and best use of the property and have not yet incurred physical deterioration or functional obsolescence.

The subdivision development method is used to value land when subdivision and development represent the highest and best use of the appraised parcel. In this method, an appraiser determines the number and size of lots that can be created from the appraised land physically, legally, and economically. The value of the underlying land is then estimated through a discounted cash flow analysis with revenues based on the achievable sale price of the finished product and expenses based on all costs required to complete and sell the finished product.

The ground rent capitalization procedure is predicated upon the assumption that ground rents can be capitalized at an appropriate rate to indicate the market value of a site. Ground rent is paid for the right to use and occupy the land according to the

terms of the ground lease; it corresponds to the value of the landowner's interest in the land. Market-derived capitalization rates are used to convert ground rent into market value. This procedure is useful when an analysis of comparable sales of leased land indicates a range of rents and reasonable support for capitalization rates can be obtained.

The allocation method is typically used when sales are so rare that the value cannot be estimated by direct comparison. This method is based on the principle of balance and the related concept of contribution, which affirm that there is a normal or typical ratio of land value to property value for specific categories of real estate in specific locations. This ratio is generally more reliable when the subject property includes relatively new improvements. The allocation method does not produce conclusive value indications, but it can be used to establish land value when the number of vacant land sales is inadequate.

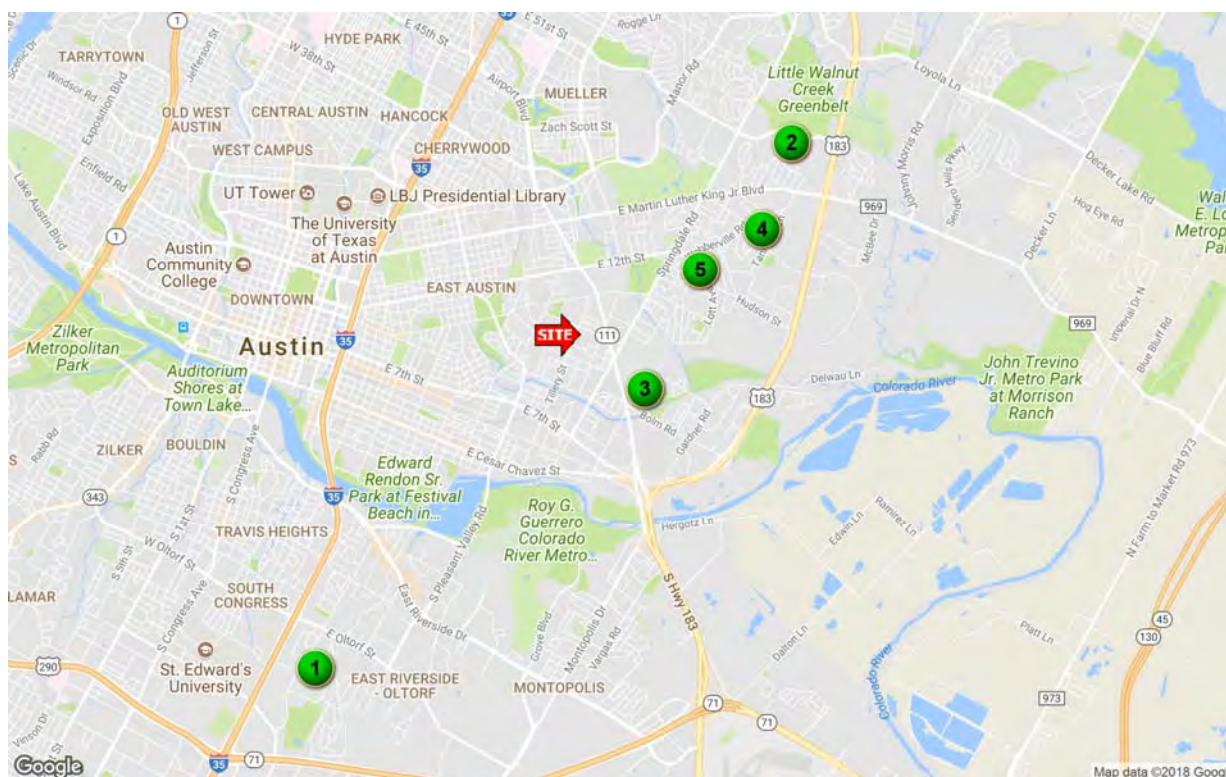
The extraction method is a variant of the allocation method in which land value is extracted from the sale price of an improved property by deducting the contribution of the improvements, which is estimated from their depreciated costs. The remaining value represents the value of the land. Value indications derived in this way are generally unpersuasive because the assessment ratios may be unreliable and the extraction method does not reflect market considerations.

METHODOLOGY APPLICABLE TO THE SUBJECT

For the purposes of this analysis, we have utilized the sales comparison approach as this methodology is typically used for sites proposed for immediate or future development. The other methodologies are used primarily when comparable land sales data is non-existent. Therefore, these approaches have not been used.

Land Value

The following map and table summarize the comparable data used in the valuation of the subject site. A detailed description of each transaction is included in the *Addenda*.



SUMMARY OF COMPARABLE LAND SALES									
No.	Property Location	Transaction Type	Date	Zoning	Actual Sale Price	Adjusted Sale Price ¹	Size (Acres)	Size (SF)	Price Per SF
1	2624 Metcalfe Road Austin, TX 78741	Sale	Nov-17	SF-3-NP	\$500,000	\$505,000	2.75	119,790	\$4.22
2	5101 East 51st Street Austin, TX 78723	Sale	Aug-17	SF-6-NP	\$4,600,000	\$4,600,000	12.00	522,720	\$8.80
3	1125 Shady Lane Austin, TX 78721	Sale	Aug-17	SF-3-NP	\$2,589,898	\$2,589,898	7.93	345,430	\$7.50
4	Webberville Road south of Woodmoor Drive Austin, TX 78721	Sale	Apr-17	SF-3-NP	\$1,639,675	\$1,639,675	11.64	507,139	\$3.23
5	4908 Lott Avenue Austin, TX 78721	Available/ Listing	Jun-18	SF-3-NP	\$2,100,000	\$2,100,000	5.01	218,235	\$9.62
Subject	Tillery Street south of Goodwin Avenue, Austin, Texas	---	---	SF-3-NP	---	---	5.65	246,184	---

¹ Adjusted sale price for cash equivalency and/or development costs (where applicable)
Compiled by CBRE

The sales utilized represent the best data available for comparison with the subject and were selected from the east and southeast Austin area within a five mile radius of the subject. The sales were chosen based on their size, zoning and proximity to the subject.

DISCUSSION/ANALYSIS OF LAND SALES

Land Sale One

This comparable represents the November 2017 sale of 2.75 acres of land situated on the northwest corner of Metcalfe Road and Carlson Drive in Austin, Texas. The site has an irregular shape with generally level topography and +/-5% floodplain located along the northern property line. All utilities are to the site. The property was reportedly placed under contract by the buyer in 2015. At the time, the subject was zoned SF-3. The November 2017 acquisition price was based on the current entitlement status of the property; however, the closing was contingent on the buyer acquiring entitlements for a 24-unit town home development, including a zoning change to SF-6; Townhouse & Condominium Residence. A dilapidated single-family residence was on site at the time of sale and did not contribute value. An adjustment of \$5,000 has been added to the purchase price to account for demolition costs. The adjusted sale price after capital costs were added is \$505,000 or \$4.22 per square foot.

Land Sale Two

This comparable represents a 12-acre tract of land, out of a 30.7910 parent tract located on the south line of E. 51st Street. The site is adjacent to AISD's Service Center, in between Springdale Road and US Highway 183 in Austin, Texas. The site is irregular in shape with generally level topography and no floodplain. Formerly, a 12-acre service center site, the new owner, RSI Communities plans to develop single family residences, designating 25% as affordable housing with priority given to district employees and Austin district families. The property sold August 29, 2017 for \$4,600,000 or \$8.80 per square foot.

Land Sale Three

This comparable represents the sale of 7.93 acres of land situated along Shady Lane north of Bohm Road in Austin, Texas. The site has a rectangular shape with generally level topography and +/-10% floodplain located along the east property line; it has SF-3 zoning and is proposed for residential use. All utilities are available to the site. The property sold in August 2017 for \$2,589,898, or \$7.50 per square foot.

Land Sale Four

This comparable represents the sale of 11.6423 acres of land situated along Webberville Road south of Woodmoor Drive in Austin, Texas. The property exhibits additional frontage along Tannehill Lane. The site has an irregular shape with moderate sloping topography and no floodplain; it has SF-3-NP zoning and is proposed for residential use. The listing broker reports the buyer plans to develop the lot with single-family residences. All utilities are available to the site. The property sold in April 2017 for \$1,639,675, or \$3.23 per square foot.

Land Sale Five

This comparable represents the listing of 5.01 acres of land situated along Lott Avenue north of Mason Avenue in Austin, Texas. The site has a rectangular shape with generally level topography

and +/-5% of the east property boundary is located in the 500-year floodplain; it has SF-3 zoning and is proposed to be developed into a residential subdivision. All utilities are available to the site. The property is listed for sale at \$2,100,000, or \$9.62 per square foot.

ANALYSIS OF LAND SALES

Property Rights Conveyed

All sales are similar to the subject for property rights conveyed; therefore, no adjustment is warranted.

Conditions of Sale/Financing

The sales gathered for this appraisal reflected cash-to-seller transactions or those where the financing terms were reported to be at market. As such, no adjustments for cash equivalency were necessary. In addition, the sales reflected arm's length transactions, therefore no adjustments for conditions of sale were warranted. Comparable 5 is a listing and has been adjusted downward for conditions of sale to account for negotiations prior to consummation of a contract of sale.

Market Conditions

The transactions occurred between and April 2017. According to area brokers and our analysis of land sales in this market, appreciation rates over this timeframe averaged 5.0% per year.

Size

The subject tract is 5.65 acres (246,184 SF). Sale 3 and Listing 5 are considered similar for size and have not been adjusted. Sales 2 and 4 are larger than the subject and have been adjusted upward, while Sale 1 is smaller than the subject and was adjusted downward. The comparables have been adjusted at approximately 5% per doubling/halving in size.

Shape

All comparables are similar to the subject for this characteristic, warranting no adjustment.

Topography/Floodplain

The subject is basically level with no floodplain. Sales 1, 2, 3 and Listing 5 each exhibit a small amount of floodplain; however, since the floodplain is due to the (positive) presence of creek frontage, and the floodplain is localized in the immediate vicinity of the creek along respective the property boundary, these characteristics are considered to offset, warranting no adjustment. Sale 4 is considered similar for the topography/floodplain and has not been adjusted.

Location

The subject is located in east Austin along Tillery Street south of Goodwin Avenue with additional small amounts of frontage on Henninger and Charles Street. Sale 1 is considered to be located in an inferior location of Southeast Austin relative to the subject and has been adjusted upward. Sales 2, 3, 4 and Listing 5 are considered similar for location and were not adjusted.

Zoning/Density

The subject is zoned SF-3-NP. Sale 2 is zoned SF-6-NP and is considered superior for zoning/density, warranting a downward adjustment. SF-6 zoning allows for moderate density single family, duplex, two family, townhouse, and condominium use. Sales 1, 3, 4 and Listing 5 are considered similar for zoning and were not adjusted.

Utilities

All sales are similar for utilities and were not adjusted.

Highest & Best Use

All sales are similar to the subject for the highest & best use characteristics.

Other

The subject does not have restrictive covenants regarding affordable housing requirements. Sale 2 has restrictive covenants that restrict the property to no less than 25% of the total number of housing units constructed must be occupied by a qualified household. This restriction is considered inferior and has been adjusted upward. Sales 1, 3, 4 and Listing 5 are all assumed to be unrestricted land, and are considered similar for restrictive covenants, warranting no adjustments.

SUMMARY OF ADJUSTMENTS

Based on our comparative analysis, the following chart summarizes the adjustments warranted to each comparable.

LAND SALES ADJUSTMENT GRID

Comparable Number	1	2	3	4	5	Subject
Transaction Type	Sale	Sale	Sale	Sale	Available/Listing	---
Transaction Date	Nov-17	Aug-17	Aug-17	Apr-17	Jun-18	---
Zoning	SF-3-NP	SF-6-NP	SF-3-NP	SF-3-NP	SF-3-NP	SF-3-NP
Actual Sale Price	\$500,000	\$4,600,000	\$2,589,898	\$1,639,675	\$2,100,000	---
Adjusted Sale Price ¹	\$505,000	\$4,600,000	\$2,589,898	\$1,639,675	\$2,100,000	---
Size (Acres)	2.75	12.00	7.93	11.64	5.01	5.65
Size (SF)	119,790	522,720	345,430	507,139	218,235	246,184
Price Per SF	\$4.22	\$8.80	\$7.50	\$3.23	\$9.62	---
Price (\$ PSF)	\$4.22	\$8.80	\$7.50	\$3.23	\$9.62	
Property Rights Conveyed	0%	0%	0%	0%	0%	
Financing Terms ¹	0%	0%	0%	0%	0%	
Conditions of Sale	0%	0%	0%	0%	-15%	
Market Conditions (Time)	3%	4%	4%	6%	0%	
Subtotal	\$4.35	\$9.15	\$7.80	\$3.42	\$8.18	
Size	-5%	5%	0%	5%	0%	
Shape	0%	0%	0%	0%	0%	
Topography/Floodplain	0%	0%	0%	0%	0%	
Location	20%	0%	0%	0%	0%	
Zoning/Density	0%	-30%	0%	0%	0%	
Utilities	0%	0%	0%	0%	0%	
Highest & Best Use	0%	0%	0%	0%	0%	
Other	0%	10%	0%	0%	0%	
Total Other Adjustments	15%	-15%	0%	5%	0%	
Value Indication for Subject	\$5.00	\$7.78	\$7.80	\$3.59	\$8.18	
<i>Absolute Adjustment</i>	28%	39%	4%	11%	15%	

¹ Adjusted sale price for cash equivalency and/or development costs (where applicable)

Compiled by CBRE

CONCLUSION

The adjusted sales indicate a range of approximately \$3.59 PSF to \$8.18 PSF, and demonstrate a mean and median of \$6.47 PSF and \$7.78 PSF, respectively. 3 of the sales demonstrate a tighter range between \$5.00 PSF and \$7.80 PSF with a mean and median of \$6.86 PSF and \$7.78 PSF, respectively. Sale 4 and Listing 5 represent outliers in the data set and were given less consideration in our final value estimate for the subject.

As previously discussed, the “as is” value of the subject property is representative of the land value, less demolition costs. Demolition costs are estimated at \$4,000 to \$6,000 based on an estimate of \$4.65 per square foot of improvements, according to MVS.

Therefore, our estimate of value of the subject lots, as is, is demonstrated in the tables below:

CONCLUDED LAND VALUE				
\$ PSF		Subject SF		Total
\$6.75	x	246,184	=	\$1,661,742
\$7.25	x	246,184	=	\$1,784,834
Land Value:				\$1,720,000
Less Demolition Costs:				(\$5,000)
Indicated "As Is" value:				\$1,715,000
(Rounded \$ PSF)				\$7.00
Compiled by CBRE				

MARKET PARTICIPANTS

In addition to the above, we have also included opinions of land value from market participants active in the market, which is supportive of the data herein.

Respondent	Company	Range	Date of Survey
Confidential	CBRE	\$5.00 - \$8.00	2Q2018
Confidential	The Willis Company	\$5.00 - \$8.00	2Q2018

Reconciliation of Value

In the sales comparison approach, sales of reasonably similar properties were confirmed and compared to the subject. The advantage of this approach is that it reflects the actions of buyers and sellers in the marketplace. The sales were considered to be of sufficient quantity and quality as to be competitive and comparable, are considered to be sufficiently comparable to the subject, and the required adjustments were based on reasonable and well-supported rationale. The reconciled market value estimate is within both the unadjusted and adjusted range of sale prices, and is an accurate indicator of the range exhibited by the overall market. In addition, market participants are currently analyzing purchase prices on other properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication.

Based on the foregoing, the market value of the subject has been concluded as follows

MARKET VALUE CONCLUSION			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Indicated "As Is" Value	Fee Simple Estate	June 11, 2018	\$1,715,000
Compiled by CBRE			

Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, “CBRE”) has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the “Report”), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
 - (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
 - (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
 - (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
 - (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
 - (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
 - (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
 - (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
 - (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently or super-efficiently.
 - (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
 - (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property’s compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.

- (xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or behalf of the client, property owner, or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including without limitation any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.
10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.

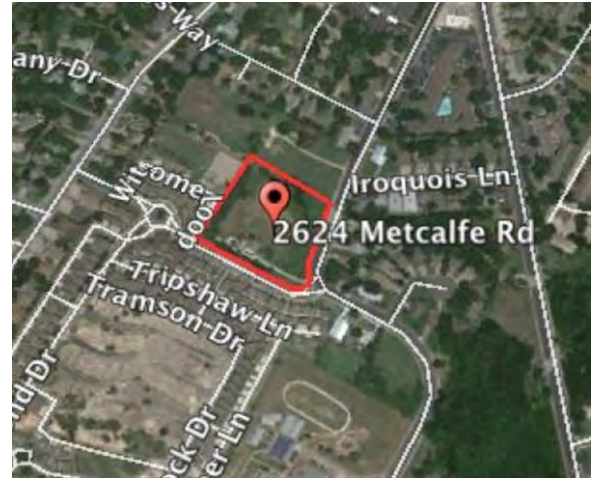
13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

ADDENDA

Addendum A

LAND SALE DATA SHEETS

Property Name	2.75 acres on Metcalfe Road
Address	2624 Metcalfe Road Austin, TX 78741
County	Travis
Govt./Tax ID	288832
Land Area Net	2.750 ac/ 119,790 sf
Land Area Gross	2.750 ac/ 119,790 sf
Site Development Status	Raw
Utilities	All available
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Topography	Generally Level
Flood Zone Class	Zone X (Shaded)
Flood Panel No./ Date	48453C0605J/ Jan 2016
Zoning	SF-3-NP
Entitlement Status	None



Transaction Details

Type	Sale	Primary Verification	Buyer
Interest Transferred	Fee Simple	Transaction Date	11/27/2017
Condition of Sale	None	Recording Date	11/27/2017
Recorded Buyer	METCALFE DEVELOPMENT LLC	Sale Price	\$500,000
Buyer Type	Developer	Financing	Market Rate Financing
Recorded Seller	METCALFE ROBERT CHARLES ETAL	Cash Equivalent	\$500,000
Marketing Time	9 Month(s)	Capital Adjustment	\$5,000
Listing Broker	Jerry Seay, 512-917-8558	Adjusted Price	\$505,000
Doc #	2017187056	Adjusted Price / ac and / sf	\$183,636 / \$4.22
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	\$252,500

Comments

This comparable represents the November 2017 sale of 2.75 acres of land situated on the northwest corner of Metcalfe Road and Carlson Drive in Austin, Texas. The site has an irregular shape with generally level topography and +/-5% floodplain located along the northern property line. All utilities are to the site. The property was reportedly placed under contract by the buyer in 2015. At the time, the subject was zoned SF-3. The November 2017 acquisition price was based on the current entitlement status of the property; however, the closing was contingent on the buyer acquiring entitlements for a 24-unit town home development, including a zoning change to SF-6; Townhouse & Condominium Residence. A dilapidated single-family residence was on site at the time of sale and did not contribute value. An adjustment of \$5,000 has been added to the purchase price to account for demolition costs. The adjusted sale price after capital costs were added is \$505,000 or \$4.22 per square foot.

Property Name	12.00 acres
Address	5101 East 51st Street Austin, TX 78723
County	Travis
Govt./Tax ID	Out of 212200
Land Area Net	12.000 ac/ 522,720 sf
Land Area Gross	12.000 ac/ 522,720 sf
Site Development Status	N/A
Utilities	N/A
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Topography	Generally Level
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	48453C0470K/ Jan 2016
Zoning	SF-6-NP
Entitlement Status	N/A



Transaction Details

Type	Sale	Primary Verification	N/A
Interest Transferred	Fee Simple	Transaction Date	08/29/2017
Condition of Sale	None	Recording Date	N/A
Recorded Buyer	RSI Communities	Sale Price	\$4,600,000
Buyer Type	Developer	Financing	Cash to Seller
Recorded Seller	Austin Independent School District	Cash Equivalent	\$4,600,000
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	Daniel L. Roth - 512/458-8153	Adjusted Price	\$4,600,000
Doc #	2016177289	Adjusted Price / ac and / sf	\$383,333 / \$8.80
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A

Comments

This comparable represents a 12-acre tract of land, out of a 30.7910 parent tract located on the south line of E. 51st Street. The site is adjacent to AISD's Service Center, in between Springdale Road and US Highway 183 in Austin, Texas. The site is irregular in shape with generally level topography and no floodplain. Formerly, a 12-acre service center site, the new owner, RSI Communities plans to develop single family residences, designating 25% as affordable housing with priority given to district employees and Austin district families. The property sold August 29, 2017 for \$4,600,000 or \$8.80 per square foot.

Legal Description: ABS 22 SUR 29 TANNEHILL J C ACR 30.791

Property Name	7.93 Acres on Shady Lane north of Bolm Road
Address	1125 Shady Lane Austin, TX 78721
County	Travis
Govt./Tax ID	192591
Land Area Net	7.930 ac/ 345,430 sf
Land Area Gross	7.930 ac/ 345,430 sf
Site Development Status	Raw
Utilities	All available
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Rectangular
Topography	Generally Level
Flood Zone Class	Zone X (Shaded)
Flood Panel No./ Date	48453C0465J/ Jan 2016
Zoning	SF-3-NP
Entitlement Status	N/A



Transaction Details

Type	Sale	Primary Verification	Listing Broker
Interest Transferred	Fee Simple	Transaction Date	08/01/2017
Condition of Sale	None	Recording Date	08/11/2017
Recorded Buyer	BCC Shady Lane, LLC	Sale Price	\$2,589,898
Buyer Type	Private Investor	Financing	Market Rate Financing
Recorded Seller	Johnette Champion, As Independent Administrator of the Estate of Otto Friedrich Jr., Deceased	Cash Equivalent	\$2,589,898
Marketing Time	4 Month(s)	Capital Adjustment	\$0
Listing Broker	George Liebes, 512-489-8900	Adjusted Price	\$2,589,898
Doc #	2017129329	Adjusted Price / ac and / sf	\$326,595 / \$7.50
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A

Comments

This comparable represents the sale of 7.93 acres of land situated along Shady Lane north of Bolm Road in Austin, Texas. The site has a rectangular shape with generally level topography and +/-10% floodplain located along the east property line; it has SF-3 zoning and is proposed for residential use. All utilities are available to the site. The property sold in August 2017 for \$2,589,898, or \$7.50 per square foot.

Legal description: ABS 22 SUR 29 TANNEHILL J C ACR 7.93, City of Austin, Travis County, Texas

Property Name	11.6423 Acres of Land on Webberville Road south of Woodmoor Drive
Address	Webberville Road south of Woodmoor Drive Austin, TX 78721
County	Travis
Govt./Tax ID	896964
Land Area Net	11.642 ac/ 507,139 sf
Land Area Gross	11.642 ac/ 507,139 sf
Site Development Status	Raw
Utilities	All available
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Irregular
Topography	Moderate Slope
Flood Zone Class	Zone X (Unshaded)
Flood Panel No./ Date	48453C0470K/ Jan 2016
Zoning	SF-3-NP
Entitlement Status	N/A



Transaction Details

Type	Sale	Primary Verification	Listing Broker
Interest Transferred	Fee Simple	Transaction Date	04/18/2017
Condition of Sale	None	Recording Date	04/18/2017
Recorded Buyer	Webberville Holdings, LLC	Sale Price	\$1,639,675
Buyer Type	Private Investor	Financing	Market Rate Financing
Recorded Seller	Protestant Episcopal Church Council of the Dioceses of Texas	Cash Equivalent	\$1,639,675
Marketing Time	N/A	Capital Adjustment	\$0
Listing Broker	Bill Gump, 512-970-6066	Adjusted Price	\$1,639,675
Doc #	2017063258	Adjusted Price / ac and / sf	\$140,838 / \$3.23
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A

Comments

This comparable represents the sale of 11.6423 acres of land situated along Webberville Road south of Woodmoor Drive in Austin, Texas. The property exhibits additional frontage along Tannehill Lane. The site has an irregular shape with moderate sloping topography and no floodplain; it has SF-3-NP zoning and is proposed for residential use. The listing broker reports the buyer plans to develop the lot with single-family residences. All utilities are available to the site. The property sold in April 2017 for \$1,639,675, or \$3.23 per square foot.

Legal description: Being a description of a tract of land containing 11.6423 acres (507,139 square feet) situated in the Jesse C. Tannehill Survey No. 29, Abstract No. 22, Travis County, Texas

Property Name	5.01 Acres on Lott Avenue north of Mason Avenue
Address	4908 Lott Avenue Austin, TX 78721
County	Travis
Govt./Tax ID	199109, 198048
Land Area Net	5.010 ac/ 218,235 sf
Land Area Gross	5.010 ac/ 218,235 sf
Site Development Status	Raw
Utilities	All available
Maximum FAR	N/A
Min Land Bldg Ratio	N/A
Shape	Rectangular
Topography	Generally Level
Flood Zone Class	Zone X (Shaded)
Flood Panel No./ Date	48453C0470K/ Jan 2016
Zoning	SF-3-NP
Entitlement Status	N/A



Transaction Details

Type	Available/Listing	Primary Verification	Listing broker
Interest Transferred	Fee Simple	Transaction Date	06/19/2018
Condition of Sale	None	Recording Date	N/A
Recorded Buyer	N/A	Sale Price	\$2,100,000
Buyer Type	N/A	Financing	Not Available
Recorded Seller	South Corner, LLC et al.	Cash Equivalent	\$2,100,000
Marketing Time	2 Month(s)	Capital Adjustment	\$0
Listing Broker	Andrea N. Suissa, 956-345-3552	Adjusted Price	\$2,100,000
Doc #	N/A	Adjusted Price / ac and / sf	\$419,162 / \$9.62
		Adjusted Price/ FAR	N/A
		Adjusted Price/ Unit	N/A

Comments

This comparable represents the listing of 5.01 acres of land situated along Lott Avenue north of Mason Avenue in Austin, Texas. The site has a rectangular shape with generally level topography and +/-5% of the east property boundary is located in the 500-year floodplain; it has SF-3 zoning and is proposed to be developed into a residential subdivision. All utilities are available to the site. The property is listed for sale at \$2,100,000, or \$9.62 per square foot.

Legal description: ABS 22 SUR 29 TANNEHILL J C ACR 3.800 and ACR 1.210, City of Austin, Travis County, Texas

Addendum B

CLIENT CONTRACT INFORMATION

Proposal and Contract for Services

CBRE, Inc.
500 West 2nd Street, Suite 1700
Austin, Texas 78701
www.cbre.us/valuation

Grant Mueller, MAI
Managing Director

June 4, 2018

Javier V. Delgado
Project Coordinator-Construction & Development
CITY OF AUSTIN
One Texas Center
505 Barton Springs Road, Suite 1350
Austin, Texas 78704
Phone: 512.974.3154
Email: javier.delgado@austintexas.gov

RE: Assignment Agreement

3 Tracts of Vacant Land
See Property List on Page 3

Dear Mr. Delgado:

We are pleased to submit this proposal and our Terms and Conditions for this assignment.

PROPOSAL SPECIFICATIONS

Purpose:	To estimate the Market Value of the referenced real estate
Premise:	As Is
Rights Appraised:	Fee Simple
Intended Use:	City Planning Purposes
Intended User:	The intended user is CITY OF AUSTIN ("Client"), and such other parties and entities (if any) expressly recognized by CBRE as "Intended Users" (as further defined herein).
Reliance:	Reliance on any reports produced by CBRE under this Agreement is extended solely to parties and entities expressly acknowledged in a signed writing by CBRE as Intended Users of the respective reports, provided that any conditions to such acknowledgement required by CBRE or hereunder have been satisfied. Parties or entities other than Intended Users who obtain a copy of the report or any portion thereof (including Client if it is not named as an Intended User), whether as a result of its direct dissemination or by any other means, may not rely upon any opinions or conclusions contained in the report or such portions thereof, and CBRE will not be responsible for any unpermitted use of the report, its conclusions or contents or have any liability in connection therewith.

Inspection:	CBRE will conduct a physical inspection of the subject property and its surrounding environs on the effective date of appraisal.
Valuation Approaches:	All applicable approaches to value will be considered.
Report Type:	Appraisal Report
Appraisal Standards:	USPAP
Appraisal Fee:	\$9,750 - \$3,250 per report
Expenses:	Fee includes all associated expenses
Retainer:	A retainer is not required for this assignment
Payment Terms:	Final payment is due upon delivery of the final report or within thirty (30) days of your receipt of the draft report, whichever is sooner. The fee is considered earned upon delivery of the draft report.
Delivery Instructions:	<p>We will invoice you for the assignment in its entirety at the completion of the assignment.</p> <p>CBRE encourages our clients to join in our environmental sustainability efforts by accepting an electronic copy of the report.</p> <p>An Adobe PDF file via email will be delivered to javier.delgado@austintexas.gov. The client has requested No (0) bound final copy (ies).</p>
Delivery Schedule:	
Preliminary Value:	Not Required
Draft Report:	Not Required
Final Report:	Three (3) Weeks from receipt of signed proposal
Start Date:	The appraisal process will start upon receipt of your signed agreement and the property specific data.
Acceptance Date:	These specifications are subject to modification if this proposal is not accepted within three business days from the date of this letter.

When executed and delivered by all parties, this letter, together with the Terms and Conditions and the Specific Property Data Request attached hereto and incorporated herein, will serve as the Agreement for appraisal services by and between CBRE and Client. Each person signing below represents that it is authorized to enter into this Agreement and to bind the respective parties hereto.

We appreciate this opportunity to be of service to you on this assignment. If you have additional questions, please contact us.

Sincerely,

CBRE, Inc.
Valuation & Advisory Services



Grant B Mueller, MAI
Managing Director
As Agent for CBRE, Inc.
TX 1337145 G
T 512 499 4909

PROPERTY LIST		
Property Name	Property Location	Appraisal Fee
Tract 1- 6 Acres	Levander Loop/ Gardner Rd W/S of Gardner, just S. of Interchange	\$3,250
Tract 2-8.5 Acres	Tennehill Tract, NE/C Tannehille and Jackie Robinson	\$3,250
Tract 3-5.65 Acres	E/S of Tillery, just S. of Goodwin	\$3,250
Assignment Total:		\$9,750

AGREED AND ACCEPTED

FOR CITY OF AUSTIN – NEIGHBORHOOD HOUSING & COMMUNITY DEVELOPMENT
("CLIENT"):

RM Copic
Signature

06/04/2018
Date

REGINA M. COPIC
Name

REAL ESTATE MANAGER
Title

512.974.3180
Phone Number

regina.copic@austintexas.gov
E-Mail Address

TERMS AND CONDITIONS

1. The Terms and Conditions herein are part of an agreement for appraisal services (the "Agreement") between CBRE, Inc. (the "Appraiser") and the client signing this Agreement, and for whom the appraisal services will be performed (the "Client"), and shall be deemed a part of such Agreement as though set forth in full therein. The Agreement shall be governed by the laws of the state where the appraisal office is located for the Appraiser executing this Agreement.
2. Client shall be responsible for the payment of all fees stipulated in the Agreement. Payment of the appraisal fee and preparation of an appraisal report (the "Appraisal Report, or the "report") are not contingent upon any predetermined value or on an action or event resulting from the analyses, opinions, conclusions, or use of the Appraisal Report. Final payment is due as provided in the Proposal Specifications Section of this Agreement. If a draft report is requested, the fee is considered earned upon delivery of the draft report. It is understood that the Client may cancel this assignment in writing at any time prior to delivery of the completed report. In such event, the Client is obligated only for the prorated share of the fee based upon the work completed and expenses incurred (including travel expenses to and from the job site), with a minimum charge of \$500. Additional copies of the Appraisal Reports are available at a cost of \$250 per original color copy and \$100 per photocopy (black and white), plus shipping fees of \$30 per report.
3. If Appraiser is subpoenaed or ordered to give testimony, produce documents or information, or otherwise required or requested by Client or a third party to participate in meetings, phone calls, conferences, litigation or other legal proceedings (including preparation for such proceedings) because of, connected with or in any way pertaining to this engagement, the Appraisal Report, the Appraiser's expertise, or the Property, Client shall pay Appraiser's additional costs and expenses, including but not limited to Appraiser's attorneys' fees, and additional time incurred by Appraiser based on Appraiser's then-prevailing hourly rates and related fees. Such charges include and pertain to, but are not limited to, time spent in preparing for and providing court room testimony, depositions, travel time, mileage and related travel expenses, waiting time, document review and production, and preparation time (excluding preparation of the Appraisal Report), meeting participation, and Appraiser's other related commitment of time and expertise. Hourly charges and other fees for such participation will be provided upon request. In the event Client requests additional appraisal services beyond the scope and purpose stated in the Agreement, Client agrees to pay additional fees for such services and to reimburse related expenses, whether or not the completed report has been delivered to Client at the time of such request.
4. Appraiser shall have the right to terminate this Agreement at any time for cause effective immediately upon written notice to Client on the occurrence of fraud or the willful misconduct of Client, its employees or agents, or without cause upon 30 days written notice.
5. In the event Client fails to make payments when due then, from the date due until paid, the amount due and payable shall bear interest at the maximum rate permitted in the state where the office is located for the Appraiser executing the Agreement. In the event either party institutes legal action against the other to enforce its rights under this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and expenses. Each party waives the right to a trial by jury in any action arising under this Agreement.
6. Appraiser assumes there are no major or significant items or issues affecting the Property that would require the expertise of a professional building contractor, engineer, or environmental consultant for Appraiser to prepare a valid report. Client acknowledges that such additional expertise is not covered in the Appraisal fee and agrees that, if such additional expertise is required, it shall be provided by others at the discretion and direction of the Client, and solely at Client's additional cost and expense.
7. In the event of any dispute between Client and Appraiser relating to this Agreement, or Appraiser's or Client's performance hereunder, Appraiser and Client agree that such dispute shall be resolved by means of binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association, and judgment upon the award rendered by an arbitrator may be entered in any court of competent jurisdiction. Depositions may be taken and other discovery obtained during such arbitration proceedings to the same extent as authorized in civil judicial proceedings in the state where the office of the Appraiser executing this Agreement is located. The arbitrator shall be limited to awarding compensatory damages and shall have no authority to award punitive, exemplary or similar damages. The prevailing party in the arbitration proceeding shall be entitled to recover its expenses from the losing party, including costs of the arbitration proceeding, and reasonable attorney's fees. Client acknowledges that Appraiser is being retained hereunder as an independent contractor to perform the

services described herein and nothing in this Agreement shall be deemed to create any other relationship between Client and Appraiser. This engagement shall be deemed concluded and the services hereunder completed upon delivery to Client of the Appraisal Report discussed herein.

8. All statements of fact in the report which are used as the basis of the Appraiser's analyses, opinions, and conclusions will be true and correct to Appraiser's actual knowledge and belief. Appraiser does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information or the condition of the Property furnished to Appraiser by Client or others. TO THE FULLEST EXTENT PERMITTED BY LAW, APPRAISER DISCLAIMS ANY GUARANTEE OR WARRANTY AS TO THE OPINIONS AND CONCLUSIONS PRESENTED ORALLY OR IN ANY APPRAISAL REPORT, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE EVEN IF KNOWN TO APPRAISER. Furthermore, the conclusions and any permitted reliance on and use of the Appraisal Report shall be subject to the assumptions, limitations, and qualifying statements contained in the report.
9. Appraiser shall have no responsibility for legal matters, including zoning, or questions of survey or title, soil or subsoil conditions, engineering, or other similar technical matters. The report will not constitute a survey of the Property analyzed.
10. Client shall provide Appraiser with such materials with respect to the assignment as are requested by Appraiser and in the possession or under the control of Client. Client shall provide Appraiser with sufficient access to the Property to be analyzed, and hereby grants permission for entry unless discussed in advance to the contrary.
11. The data gathered in the course of the assignment (except data furnished by Client) and the report prepared pursuant to the Agreement are, and will remain, the property of Appraiser. With respect to data provided by Client, Appraiser shall not violate the confidential nature of the Appraiser-Client relationship by improperly disclosing any proprietary information furnished to Appraiser. Notwithstanding the foregoing, Appraiser is authorized by Client to disclose all or any portion of the report and related data as may be required by statute, government regulation, legal process, or judicial decree, including to appropriate representatives of the Appraisal Institute if such disclosure is required to enable Appraiser to comply with the Bylaws and Regulations of such Institute as now or hereafter in effect.
12. Unless specifically noted, in preparing the Appraisal Report the Appraiser will not be considering the possible existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (collectively, "Hazardous Material") on or affecting the Property, or the cost of encapsulation or removal thereof. Further, Client represents that there is no major or significant deferred maintenance of the Property that would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, at Client's discretion and direction, and are not covered as part of the Appraisal fee.
13. In the event Client intends to use the Appraisal Report in connection with a tax matter, Client acknowledges that Appraiser provides no warranty, representation or prediction as to the outcome of such tax matter. Client understands and acknowledges that any relevant taxing authority (whether the Internal Revenue Service or any other federal, state or local taxing authority) may disagree with or reject the Appraisal Report or otherwise disagree with Client's tax position, and further understands and acknowledges that the taxing authority may seek to collect additional taxes, interest, penalties or fees from Client beyond what may be suggested by the Appraisal Report. Client agrees that Appraiser shall have no responsibility or liability to Client or any other party for any such taxes, interest, penalties or fees and that Client will not seek damages or other compensation from Appraiser relating to any such taxes, interest, penalties or fees imposed on Client, or for any attorneys' fees, costs or other expenses relating to Client's tax matters.
14. Appraiser shall have no liability with respect to any loss, damage, claim or expense incurred by or asserted against Client arising out of, based upon or resulting from Client's failure to provide accurate or complete information or documentation pertaining to an assignment ordered under or in connection with this Agreement, including Client's failure, or the failure of any of Client's agents, to provide a complete copy of the Appraisal Report to any third party.
15. LIMITATION OF LIABILITY. EXCEPT TO THE EXTENT ARISING FROM SECTION 16 BELOW, OR SECTION 17 IF APPLICABLE, IN NO EVENT SHALL EITHER PARTY OR ANY OF ITS AFFILIATE, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, OR CONTRACTORS BE LIABLE TO THE OTHER, WHETHER BASED IN CONTRACT, WARRANTY, INDEMNITY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT OR OTHERWISE, FOR ANY SPECIAL, CONSEQUENTIAL, PUNITIVE, INCIDENTAL OR INDIRECT DAMAGES, AND AGGREGATE DAMAGES IN CONNECTION WITH THIS AGREEMENT FOR EITHER PARTY (EXCLUDING THE OBLIGATION TO PAY THE FEES REQUIRED HEREUNDER) SHALL NOT EXCEED THE GREATER OF THE TOTAL FEES PAYABLE TO APPRAISER

UNDER THIS AGREEMENT OR TEN THOUSAND DOLLARS (\$10,000). THIS LIABILITY LIMITATION SHALL NOT APPLY IN THE EVENT OF A FINAL FINDING BY AN ARBITRATOR OR A COURT OF COMPETENT JURISDICTION THAT SUCH LIABILITY IS THE RESULT OF A PARTY'S FRAUD OR WILLFUL MISCONDUCT.

16. Client shall not disseminate, distribute, make available or otherwise provide any Appraisal Report prepared hereunder to any third party (including without limitation, incorporating or referencing the Appraisal Report, in whole or in part, in any offering or other material intended for review by other parties) except to (i) any third party expressly acknowledged in a signed writing by Appraiser as an "Intended User" of the Appraisal Report provided that either Appraiser has received an acceptable release from such third party with respect to such Appraisal Report or Client provides acceptable indemnity protections to Appraiser against any claims resulting from the distribution of the Appraisal Report to such third party, (ii) any third party service provider (including rating agencies and auditors) using the Appraisal Report in the course of providing services for the sole benefit of an Intended User, or (iii) as required by statute, government regulation, legal process, or judicial decree. In the event Appraiser consents, in writing, to Client incorporating or referencing the Appraisal Report in any offering or other materials intended for review by other parties, Client shall not distribute, file, or otherwise make such materials available to any such parties unless and until Client has provided Appraiser with complete copies of such materials and Appraiser has approved all such materials in writing. Client shall not modify any such materials once approved by Appraiser. In the absence of satisfying the conditions of this paragraph with respect to a party who is not designated as an Intended User, in no event shall the receipt of an Appraisal Report by such party extend any right to the party to use and rely on such report, and Appraiser shall have no liability for such unauthorized use and reliance on any Appraisal Report. In the event Client breaches the provisions of this paragraph, Client shall indemnify, defend and hold Appraiser, and its affiliates and their officers, directors, employees, contractors, agents and other representatives (Appraiser and each of the foregoing an "Indemnified Party" and collectively the "Indemnified Parties"), fully harmless from and against all losses, liabilities, damages and expenses (collectively, "Damages") claimed against, sustained or incurred by any Indemnified Party arising out of or in connection with such breach, regardless of any negligence on the part of any Indemnified Party in preparing the Appraisal Report.
17. Furthermore, Client shall indemnify, defend and hold each of the Indemnified Parties harmless from and against any Damages in connection with (i) any transaction contemplated by this Agreement or in connection with the appraisal or the engagement of or performance of services by any Indemnified Party hereunder, (ii) any Damages claimed by any user or recipient of the Appraisal Report, whether or not an Intended User, (iii) any actual or alleged untrue statement of a material fact, or the actual or alleged failure to state a material fact necessary to make a statement not misleading in light of the circumstances under which it was made with respect to all information furnished to any Indemnified Party or made available to a prospective party to a transaction, or (iv) an actual or alleged violation of applicable law by an Intended User (including, without limitation, securities laws) or the negligent or intentional acts or omissions of an Intended User (including the failure to perform any duty imposed by law); and will reimburse each Indemnified Party for all reasonable fees and expenses (including fees and expenses of counsel) (collectively, "Expenses") as incurred in connection with investigating, preparing, pursuing or defending any threatened or pending claim, action, proceeding or investigation (collectively, "Proceedings") arising therefrom, and regardless of whether such Indemnified Party is a formal party to such Proceeding. Client agrees not to enter into any waiver, release or settlement of any Proceeding (whether or not any Indemnified Party is a formal party to such Proceeding) without the prior written consent of Appraiser (which consent will not be unreasonably withheld or delayed) unless such waiver, release or settlement includes an unconditional release of each Indemnified Party from all liability arising out of such Proceeding.
18. Time Period for Legal Action. Unless the time period is shorter under applicable law, except in connection with paragraphs 16 and 17 above, Appraiser and Client agree that any legal action or lawsuit by one party against the other party or its affiliates, officers, directors, employees, contractors, agents, or other representatives, whether based in contract, warranty, indemnity, negligence, strict liability or other tort or otherwise, relating to (a) this Agreement or the Appraisal Report, (b) any services or appraisals under this Agreement or (c) any acts or conduct relating to such services or appraisals, shall be filed within two (2) years from the date of delivery to Client of the Appraisal Report to which the claims or causes of action in the legal action or lawsuit relate. The time period stated in this section shall not be extended by any incapacity of a party or any delay in the discovery or accrual of the underlying claims, causes of action or damages.

Addendum C

QUALIFICATIONS

QUALIFICATIONS OF

CATHERINE A. THOMAS, MAI, SRA, AI-GRS, R/W-AC
Vice President

CBRE, Inc.
VALUATION & ADVISORY SERVICES
500 W. 2nd Street, Suite 1700
Austin, Texas 78701
(512) 499-4911 Direct Line
(512) 499-4999 Fax
cathy.thomas@cbre.com

FORMAL EDUCATION

Master of Arts in Human Services – St. Edward's University, Austin, Texas
Bachelor of Arts – The University of Texas at Austin

CONTINUING EDUCATION

Currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members.

PROFESSIONAL AFFILIATIONS & DESIGNATIONS

General Certified Real Estate Appraiser	State of Texas (TX-1336636-G)
Appraisal Institute	MAI, SRA and AI-GRS Member Candidate Advisor for MAI Designation Program Member, Austin Chapter Austin Chapter, Education Committee Co-chair 2008-2011
International Right of Way Association (IRWA)	R/W-AC (Right-of-Way – Appraisal Certified) Member, Austin Chapter Austin Chapter, Education Committee Co-chair 2014-2016 Austin Chapter, Valuation Committee Co-chair 2016-pres.
CREW Network and CREW Austin	Member
Real Estate Council of Austin (RECA)	Member
Down Syndrome Assn. of Central Texas	Board Treasurer, 2011-2015
American Taekwondo Association	Third Degree Black Belt and Instructor Trainee

EMPLOYMENT EXPERIENCE

Real Estate appraiser and consultant with over 13 years of experience in commercial real estate valuation. Well versed in providing litigation support for ongoing cases and has provided expert testimony in numerous special commissioners' hearings in several counties. Appraisal background includes research, analysis and appraisal of properties for lending, litigation, right-of-way and other purposes under eminent domain.

November 2014 to Present	CBRE, Inc. Valuation & Advisory Services Vice President	Austin, Texas
December 2013 to November 2014	Allegiant Group, PLLC Vice President	Austin, Texas
October 2008 to December 2013	Paul Hornsby and Company Senior Appraiser	Austin, Texas
February 2007 to September 2008	TerCorp, Inc. Staff Appraiser	Lakeway, Texas
April 2004 to February 2007	Atrium Real Estate Services Staff Appraiser/Appraiser Trainee	Austin, Texas

You may wish to laminate the pocket identification card to preserve it.

CATHERINE A THOMAS
100 CONGRESS AVE, STE. 500
AUSTIN, TX 78701

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax: (512) 936-3899

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number#: **TX 1336636 G**

Issued: **11/10/2016**

Expires: **01/31/2019**

Appraiser: **CATHERINE A THOMAS**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: **TX 1336636 G**

Issued: **11/10/2016**

Expires: **01/31/2019**

Appraiser: **CATHERINE A THOMAS**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

QUALIFICATIONS OF

GRANT B. MUELLER, MAI
Managing Director

CBRE, Inc.
VALUATION & ADVISORY SERVICES
500 W. 2nd Street, Suite 1700
Austin, Texas 78701
(512) 499-4909 Direct Line
(512) 499-4999 Fax
grant.mueller@cbre.com

FORMAL EDUCATION

University of Texas at Austin – B.A., 2002

PROFESSIONAL EDUCATION

All current requirements have been completed for each of the state's certifications as well as the Appraisal Institute for the MAI designation.

PROFESSIONAL AFFILIATIONS & DESIGNATIONS ATTAINED

General Certified Real Estate Appraiser
Appraisal Institute

State of Texas (TX-1337145-G)
MAI Member

EMPLOYMENT EXPERIENCE

Real Estate analyst with over 13-years of experience in commercial real estate valuation.

July 2004 – April 2006	National Appraisal Partners Commercial Real Estate Valuation	Houston, Texas
April 2006 – Present	CBRE, Inc. Valuation & Advisory Services	Austin, Texas

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: **TX 1337145 G**

Issued: **06/14/2017** Expires: **07/31/2019**

Appraiser: **GRANT BRANDEN MUELLER**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

CBRE VALUATION & ADVISORY SERVICES

CATHERINE A. THOMAS, MAI, SRA, AI-GRS, R/W-AC

Valuation & Advisory Services

512-499-4900

Cathy.Thomas@cbre.com

GRANT B. MUELLER, MAI

Valuation & Advisory Services

512-499-4900

Grant.Mueller@cbre.com

www.cbre.com

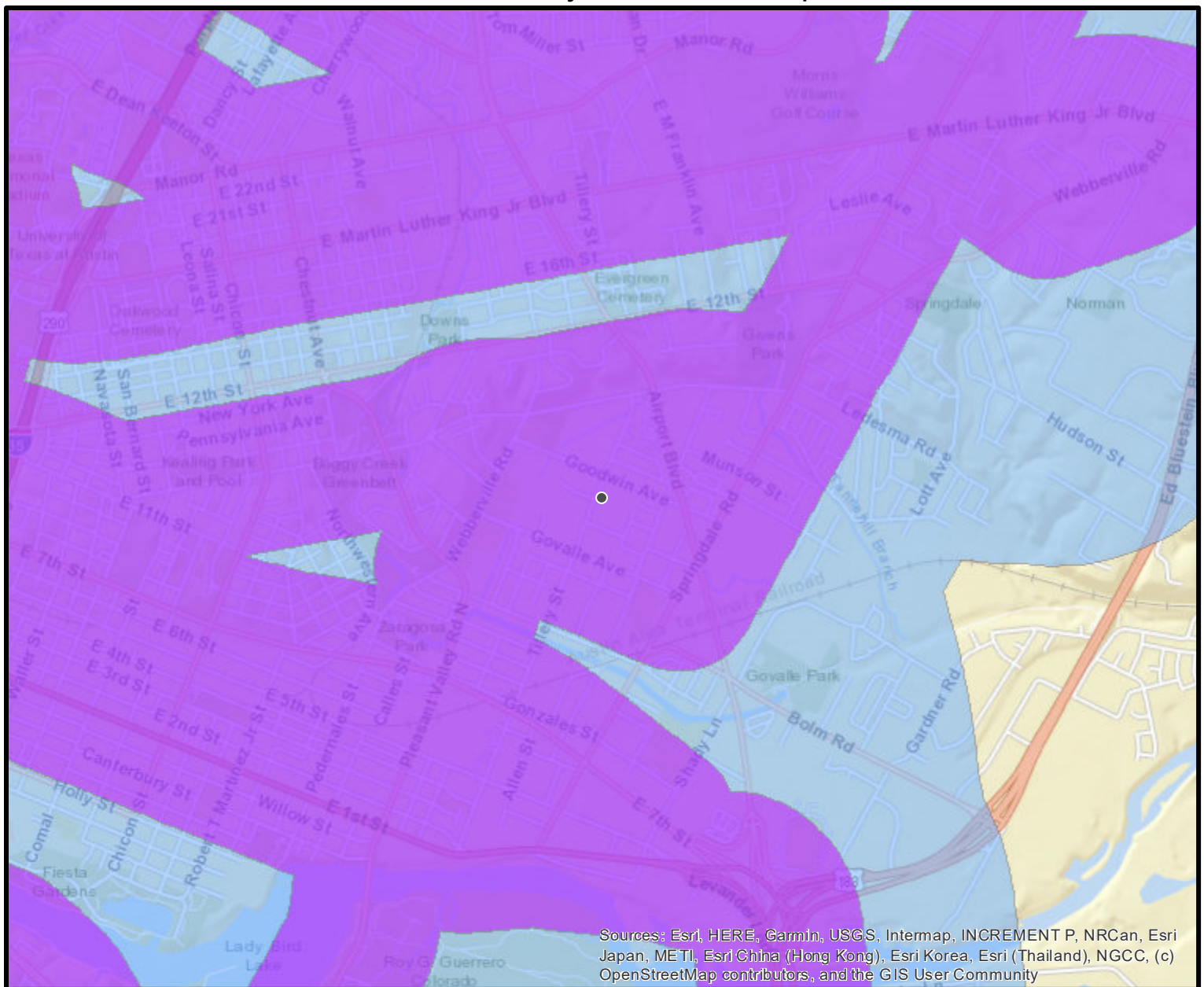
TAB 5.B. - Property Maps

The following property maps are provided:

- Council District Map
- City of Austin Regulatory Floodplains
- City of Austin FloodPro Map
- Gentrification Values Map
- Healthy Food Map
- Imagine Austin Map
- Emerging Opportunity Map
- Austin ISD Attendance Areas Map
- Bus Routes Map

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1127 Tillery St. Transit Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Property Label

Steward Agency: Steward Label

Managing Agency: Managing Label

Address: Address Label

Land Attributes: Land Label

ORES Management ID: ORES ID Label

ORES File Number: ORES File Label

Restrictions: Restrictions Label

Restrictions & Protection Comments: Comments Label

**1127 Tillery is located
within 1/4 mi. of high
frequency transit routes.**

Land Classification: Classification Label

Land Category: Land Category Label

Approximate Acreage: Acreage Label

Appraisal District: Appraisal Label

Appraisal District Property ID: Property ID Label

Maximo Asset Tracking Number: Maximo Label



ArcGIS Web Map

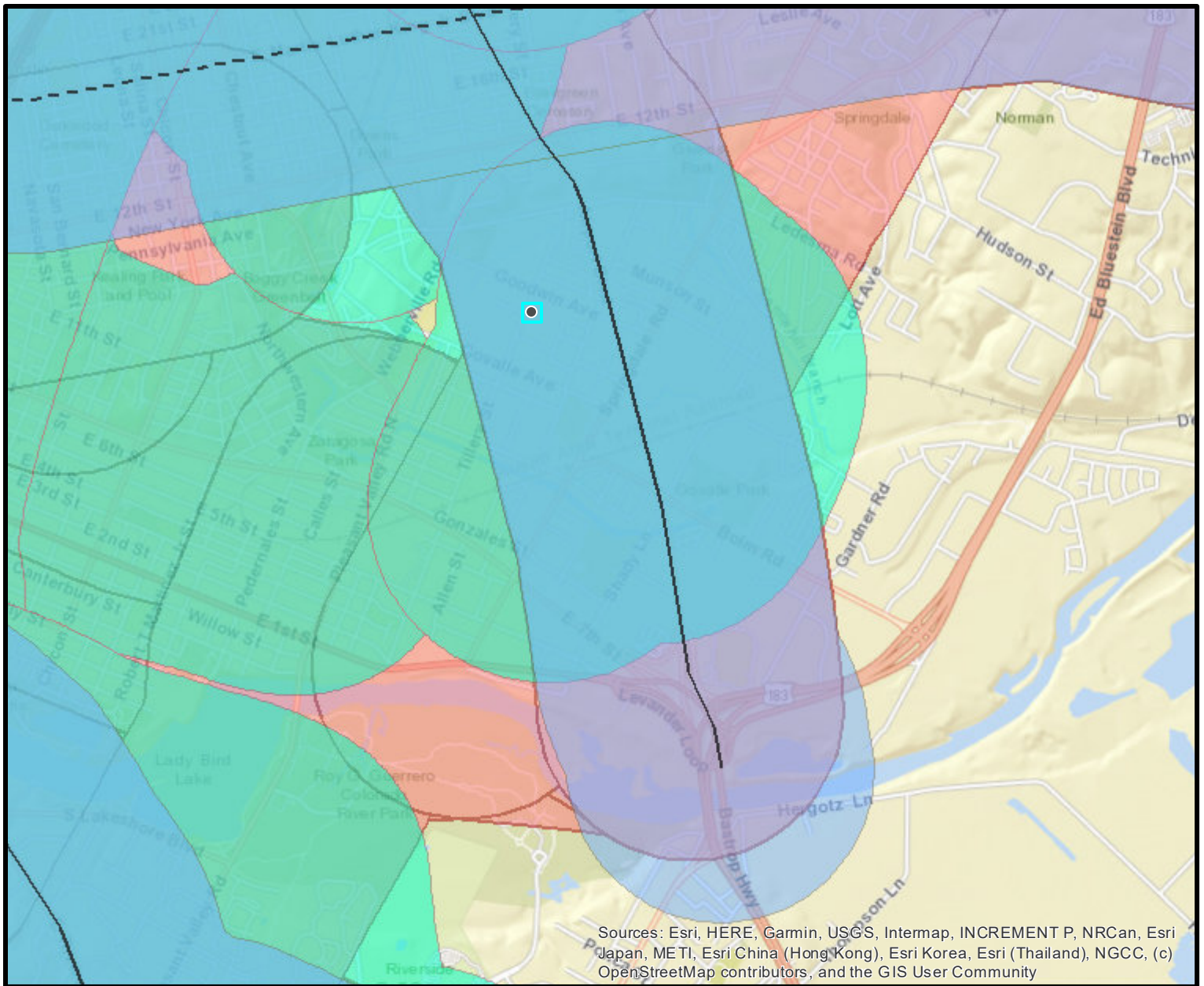
ArcGIS Web AppBuilder

11/6/2020

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1127 Tillery St. Activity Center Map



Property Label

Steward Agency: Steward Label

Managing Agency: Managing Label

Address: Address Label

Land Attributes: Land Label

ORES Management ID: ORES ID Label

ORES File Number: ORES File Label

Restrictions: Restrictions Label

Restrictions & Protection Comments: Comments Label

**Site: 1127 Tillery St.
Activity Center 1/2 Mile:
Springdale Station**

Land Classification: Classification Label

Land Category: Land Category Label

Approximate Acreage: Acreage Label

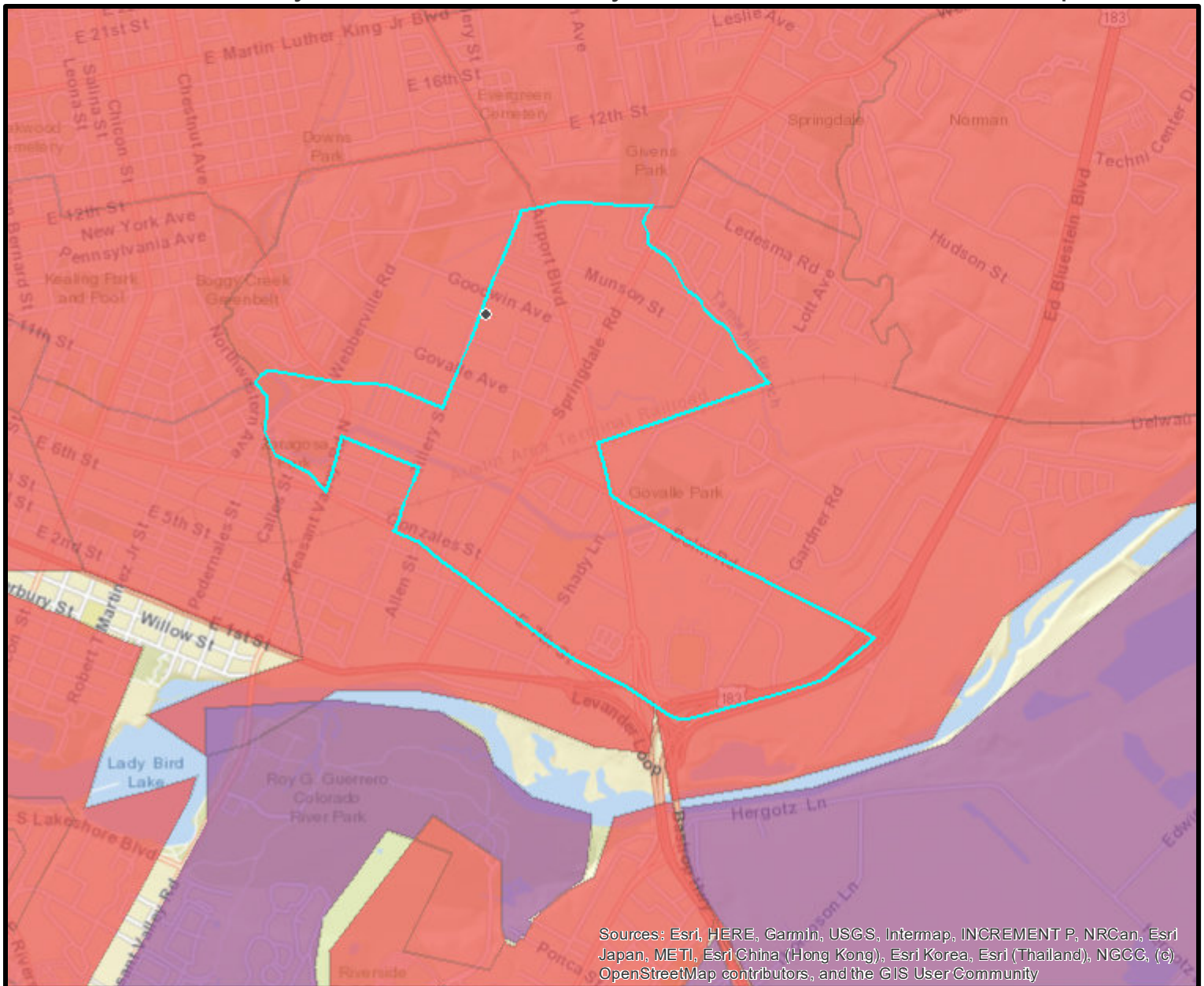
Appraisal District: Appraisal Label

Appraisal District Property ID: Property ID Label

Maximo Asset Tracking Number: Maximo Label



1127 Tillery St. AISD Elementary School Attendance Zone Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Property Label

Steward Agency: Steward Label

Managing Agency: Managing Label

Address: Address Label

Land Attributes: Land Label

ORES Management ID: ORES ID Label

ORES File Number: ORES File Label

Restrictions: Restrictions Label

Restrictions & Protection Comments: Comments Label

1127 Tillery St.
Attendance Zone for AISD
Govalle Elementary School

Land Classification: Classification Label

Land Category: Land Category Label

Approximate Acreage: Acreage Label

Appraisal District: Appraisal Label

Appraisal District Property ID: Property ID Label

Maximo Asset Tracking Number: Maximo Label



ArcGIS Web Map

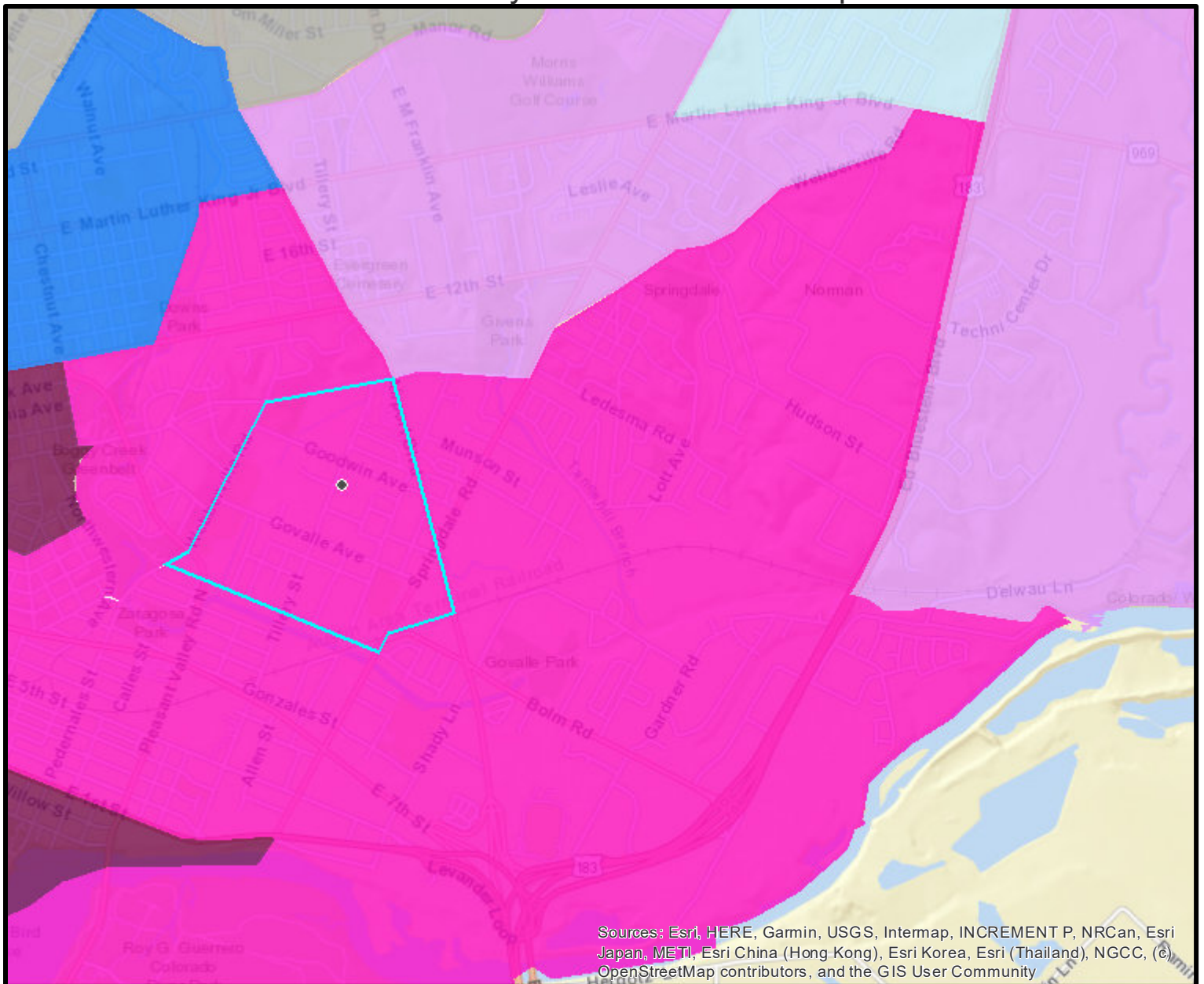
ArcGIS Web AppBuilder

11/6/2020

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1127 Tillery St. Gentrification Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Property Label

Steward Agency: Steward Label

Managing Agency: Managing Label

Address: Address Label

Land Attributes: Land Label

ORES Management ID: ORES ID Label

ORES File Number: ORES File Label

Restrictions: Restrictions Label

Restrictions & Protection Comments: Comments Label

Site: 1127 Tillery St.
Neighborhood: Eastview
Census Tract: 8.01
Gentrification Type:
Vulnerable / Dynamic

Land Classification: Classification Label

Land Category: Land Category Label

Approximate Acreage: Acreage Label

Appraisal District: Appraisal Label

Appraisal District Property ID: Property ID Label

Maximo Asset Tracking Number: Maximo Label



ArcGIS Web Map

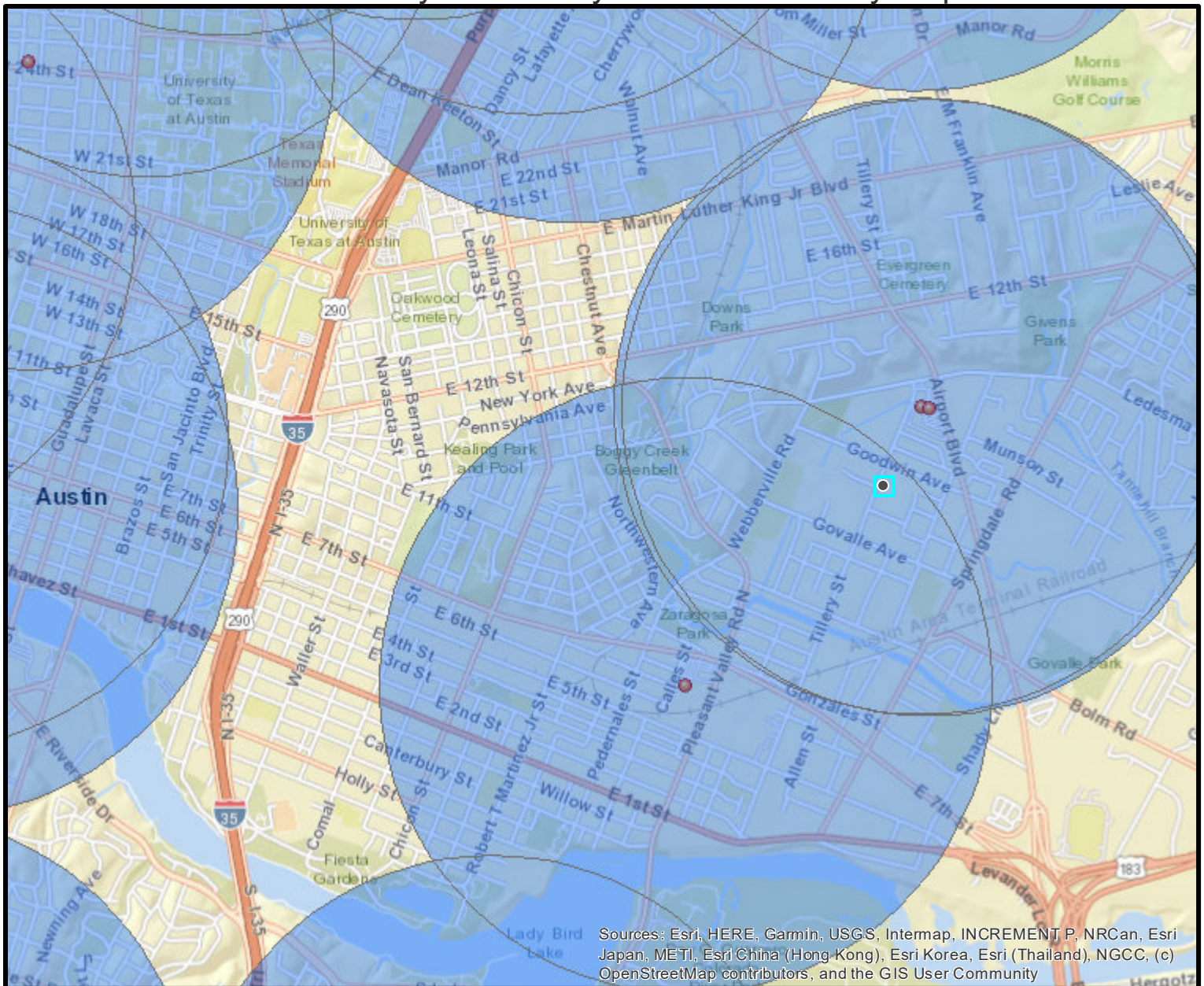
ArcGIS Web AppBuilder

11/6/2020

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1127 Tillery St. Healthy Food Accessibility Map



Property Label

Steward Agency: Steward Label

Managing Agency: Managing Label

Address: Address Label

Land Attributes: Land Label

ORES Management ID: ORES ID Label

ORES File Number: ORES File Label

Restrictions: Restrictions Label

Restrictions & Protection Comments: Comments Label

1127 Tillery St. is accessible to several nearby healthy food retail locations and is located within two overlapping catchment areas.

Land Classification: Classification Label

Land Category: Land Category Label

Approximate Acreage: Acreage Label

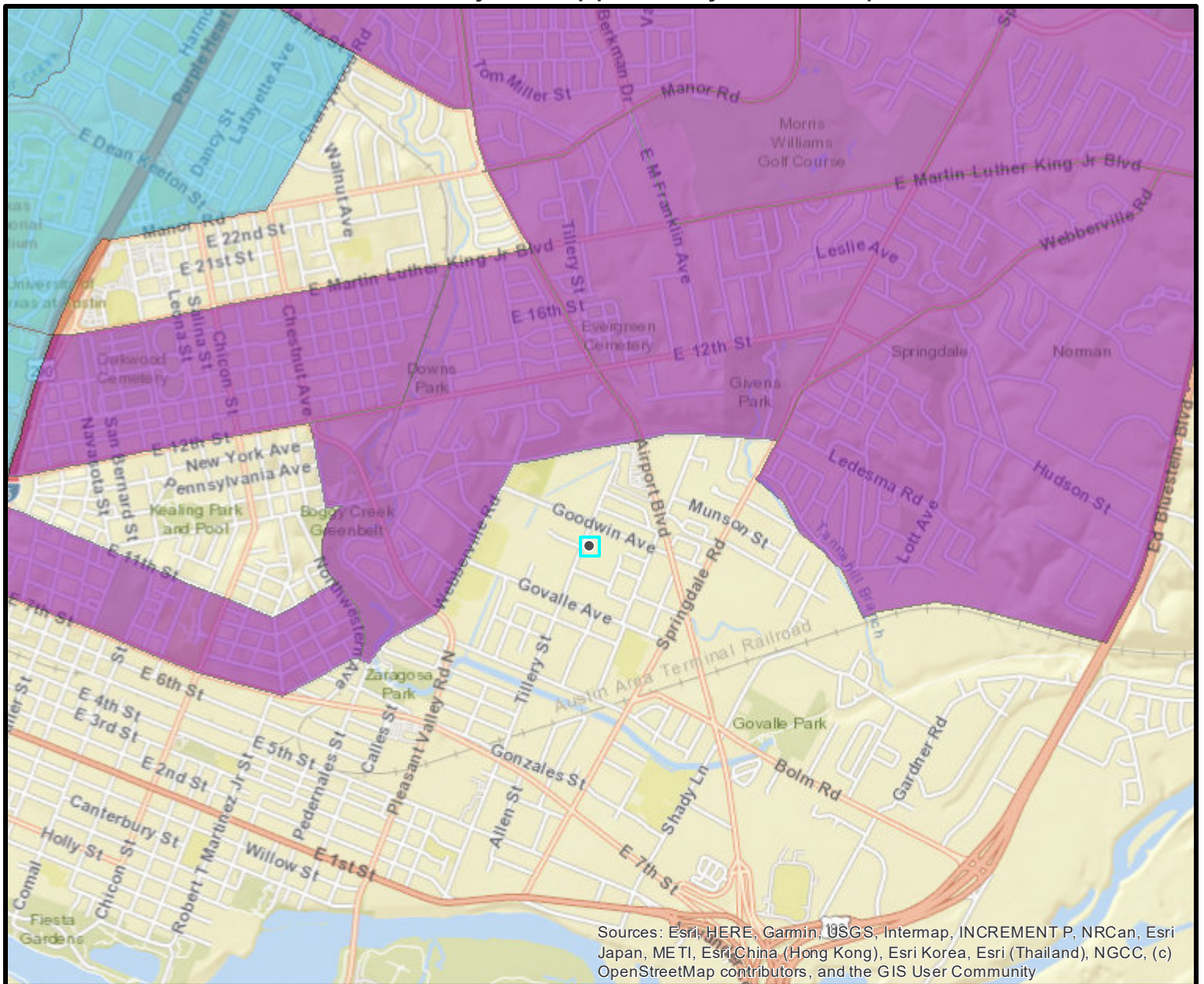
Appraisal District: Appraisal Label

Appraisal District Property ID: Property ID Label

Maximo Asset Tracking Number: Maximo Label



1127 Tillery St. Opportunity Zone Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Property Label

Steward Agency: Steward Label

Managing Agency: Managing Label

Address: Address Label

Land Attributes: Land Label

ORES Management ID: ORES ID Label

ORES File Number: ORES File Label

Restrictions: Restrictions Label

Restrictions & Protection Comments: Comments Label

1127 Tillery St.
Not in an opportunity zone

Land Classification: Classification Label

Land Category: Land Category Label

Approximate Acreage: Acreage Label

Appraisal District: Appraisal Label

Appraisal District Property ID: Property ID Label

Maximo Asset Tracking Number: Maximo Label





FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0206150140	Date Processed: 11/05/2020
Property Address: 1127 TILLERY ST	
FEMA Flood Insurance Information:	City of Austin Regulatory Information:
Flood Zone*: X	25-Year Flood Elevation**: N/A
Community Number: 480624	100-Year Flood Elevation**: N/A
Panel Number: 48453C0465K	All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.
Effective Date: 01/22/2020	
FEMA 100-Year Elevation*: N/A	
FEMA 500-Year Elevation*: N/A	

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843

Fax: 512-974-3584

E-mail: floodpro@austintexas.gov

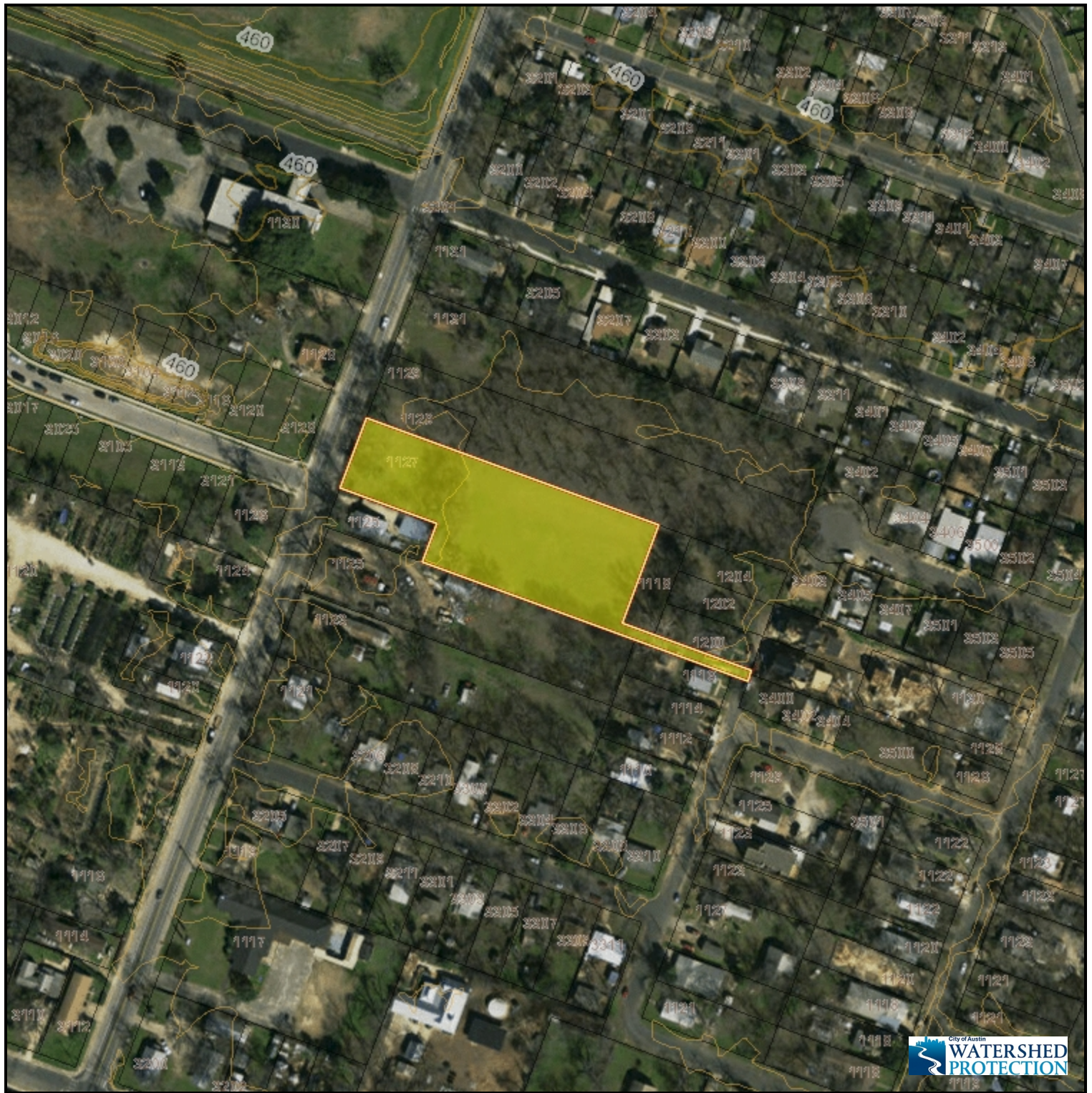
Mailing Address: Attention: Floodplain Office, Watershed Protection Department-12th Floor, PO BOX 1088
Austin, TX 78767-1088

- * The flood zone determination is based solely on a graphical interpretation of the FEMA Flood Insurance Rate Map (FIRM). Parcels with flood zones **A**, **AE**, **AO**, or **AH** are located or partially located within the FEMA Special Flood Hazard Area designated 1% annual chance flood hazard (100-year floodplain). Parcels with flood zone **0.2% annual chance flood hazard** (500-year floodplain) are located or partially located within the shaded zone X portion of the FIRM. Parcels with flood zone **X Protected by Levee** are located within in an area protected by a levee from the 1% annual chance flood hazard. **Parcels with flood zone X are located outside the 0.2% annual chance flood hazard.** The 1% annual chance flood hazard is the base flood and is used to determine the base flood elevation (BFE) for flood insurance purposes. BFEs must be determined using the flood profiles contained in the effective Flood Insurance Study (FIS). The FEMA 1% annual chance floodplains *may differ* from the City of Austin regulatory floodplains.
- * * The City of Austin uses the fully developed 25-year and 100-year floodplains to regulate development within the full purpose and extra territorial jurisdiction (ETJ) as established in the Land Development Code. The City of Austin regulatory floodplains *may differ* from the FEMA 1% annual chance floodplains.

The City provides the information on this form using the best available engineering and topographic data. Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The official determination of a parcel's floodplain status may necessitate a comparison of the floodplain elevations to an on-the-ground topographic survey by a registered design professional.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at 512-974-6370. THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Private flood hazard determination companies may provide Form 81-93. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit <http://www.floodsmart.gov/floodsmart/>



FEMA Floodplains

The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

0 200 400 Feet



Prepared: 11/5/2020

- Address
- Contour
 - Index
 - Intermediate
- Parcel
- FEMA Floodplain
 - 100 Year (Detailed-AE)
 - 100 year (Shallow-AO)
 - 100 Year (Approx-A)
 - X Protected by Levee
 - 500 Year
- Outside Austin City Limits

TAB 5.C. - Zoning Verification Letter

The site is currently zoned SF-3, as shown in the attached Zoning Profile Report. The development team is pursuing rezoning to LO-MU, to accommodate both multifamily and public art/creative space. The Applicant has received a SMART letter and is compiling the necessary documents for a Neighborhood Plan Amendment request and Future Land Use Map update. The rezoning is expected to be complete in February 2021.

Zoning Profile Report

1127 Tillery St.

**Questions?** [Click here for help and contact information.](#)**Disclaimer**

The Information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-978-4000**.

Location: 1127 TILLERY ST
(3,127,604.75, 10,071,227)

Grid: L22

Future Land Use (FLUM): Single Family

Regulating Plan:

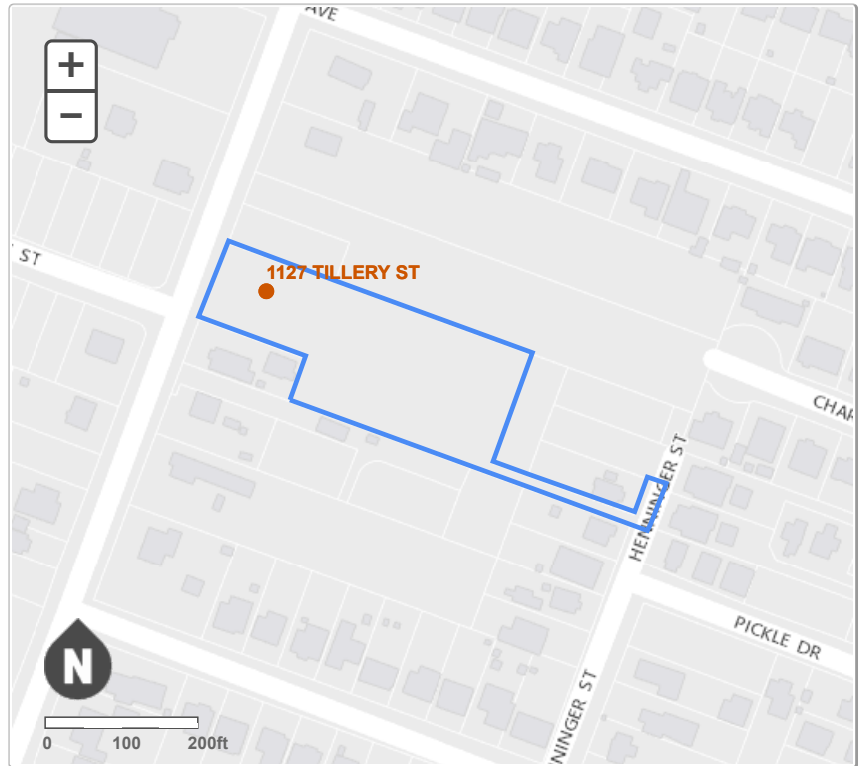
Zoning: SF-3-NP

Zoning Case:

**Zoning Ordinance
(Mostly after 2000):** 99-0225-70(b)
030327-11a

Zoning Overlays:

- NEIGHBORHOOD PLANNING AREA
 - GOVALLE
 - Govalle/Johnston Terrace Combined NPA
- AIRPORT
 - CONTROLLED COMPATIBLE LAND USE AREA
- RESIDENTIAL DESIGN STANDARDS

**Zoning Guide**

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the [Neighborhood Planning](#) Areas is available from Neighborhood Planning. Visit [Zoning](#) for the description of each Base Zoning District.

TAB 5.D. - Proof of Site Control

The Live + Make project was awarded the RFP for the site at the September 17, 2020 Austin Housing Finance Corporation board meeting. The Applicant is currently negotiating the final boundaries of the site and site control with AHFC staff.

TAB 5.E. - Phase I ESA

A Phase I ESA report dated March 10, 2018 is being submitted under separate cover due to file size.

TAB 5.F. - SHPO

This exhibit is not applicable.