

# OAK HILL LOFTS BY BROADWAY HOMES



RHDA Funding Application - Oak Hill Lofts - Q2 2023-24



# **BROADWAY HOMES**

Austin Rental Housing Development  
Assistance Application

November 3, 2023

**OAK HILL LOFTS**  
**7610 Old Bee Caves Rd**  
**Austin, TX 78735**

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**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

APPLICATION TABS

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**TAB A1 - Executive Summary**

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## EXECUTIVE SUMMARY

Oak Hill Lofts has been proposed to partially fill a desperate need for high-quality income-restricted units in West Austin. In a submarket with HUD Small Area Fair Market Rents in the top 7% of all Austin MSA submarkets, market rate development opportunities are too great and the affordable housing need continues to worsen. Thankfully, through available RHDA financing Broadway Homes has put together a proposal for the first of a potential two phase development of modern towers that will be 100% affordable units.

The 80-unit, Class-A, mixed-income multifamily community for individuals and families will increase the existing LIHTC stock in Southwest Austin by over 30%. The densely tree-covered topography will give tenants an opportunity to escape the congested city-life while remaining only 8 miles from downtown. In addition, the excellent schools of West Austin provide all families with an ideal location for young & old. Oak Hill Lofts is expected to fill an urgent need for additional high-quality affordable housing in the middle of one of the only Imagine Austin Activity Centers of West Austin.

The development team has built over 6,000 market rate units on both the East & West Coasts. However, the Principals have lived in Austin for decades, and saw the MSA as the perfect market to build upon their affordable housing subsidiary, Broadway Homes, LLC. Their business plan began in grad school while getting their Masters of Real Estate Development, and site search started in 2017 following the passage of the Strategic Housing Blueprint. In 2021, the Strategic Housing Blueprint Scorecard ranked District 8 as the second furthest district from meeting 10-year District Goals by 2028. The development team focused their search and got site control later that year on an elevated site in the center of one of the only Imagine Austin Activity Centers west of MoPac.

Given the ever-increasing cost of home ownership in Austin, Oak Hill Lofts will be an attractive opportunity to obtain high quality housing at an income-restricted price. Residents will appreciate the improved commuter access following the completion of [Oak Hill Parkway](#), modernized energy-efficient appliances, as well as a substantive view up to 110' above the street entrance and well above the dense tree-canopy. The development is targeting an Austin Energy Green Building certification due to District 8 community expectations, and will include numerous features like solar panels and EV charging. To accommodate an updated demand for broadband internet, Broadway Homes has negotiated fiber-to-the-unit for all Oak Hill Lofts tenants. This proposal is currently pending an expected endorsement by the Mayor Pro Tem, Paige Ellis (District 8).

Due to relationships established through Rose Equities coastal developments, the team has utilized NPR Group for cost estimating and is expected to become the General Contractor. The total development budget for Oak Hill Lofts is \$25.09M. It's anticipated that the financing structure will include a FHA insured HUD 221(d)4 mortgage via Walker & Dunlop. This structure utilizes the issuance of bonds in 2024 which will be outstanding during the construction period and collateralized by a portion of the FHA mortgage. Secondary financing will incorporate the Inflation Reduction Act with rooftop Solar Panels, as well as the Section 45L Energy Efficiency Act. The remaining sources will be Tax Credit Equity, this City of Austin RHDA request and a 70% Deferred Developer Fee.

## DEVELOPMENT PROPOSAL

i. Oak Hill Lofts is proposed to serve general population residents through a mix of 1Bd & 2Bd apartments intended for local families. 40 of the units will be limited to TC 50%, while the remaining 40 units are income restricted to TC 70% AMI.

Accessibility is particularly important to Broadway Homes, and they have proposed 19 Accessible Units for Mobility Impairments as well as 2 Accessible Units for Sensory Impairments.

ii. Oak Hill Combined Neighborhood Plan

In the updated [2021 Future Land Use Map](#) of the [Oak Hill Combined Neighborhood Plan](#), the site is designated as Mixed Residential allowing density as high as MF-6. Additionally, Oak Hill Lofts is expected to be certified by Affordability Unlocked which will require only an administrative zoning change from CS-NP.

Imagine Austin has designated this portion of West Oak Hill as an Activity Center, resulting in significant infrastructure projects such as the [current \\$550M Oak Hill Parkway](#) redevelopment. This has encouraged the development of large market rate new multifamily properties such as the adjacent 20-acre [Bee Caves Vistas](#), or 286-unit [The Shiloh](#) less than ½ mile down Old Bee Caves Rd. By 2025, Old Bee Caves Rd is scheduled to be expanded from a two lane road to a four lane artery with sidewalks and a center median.

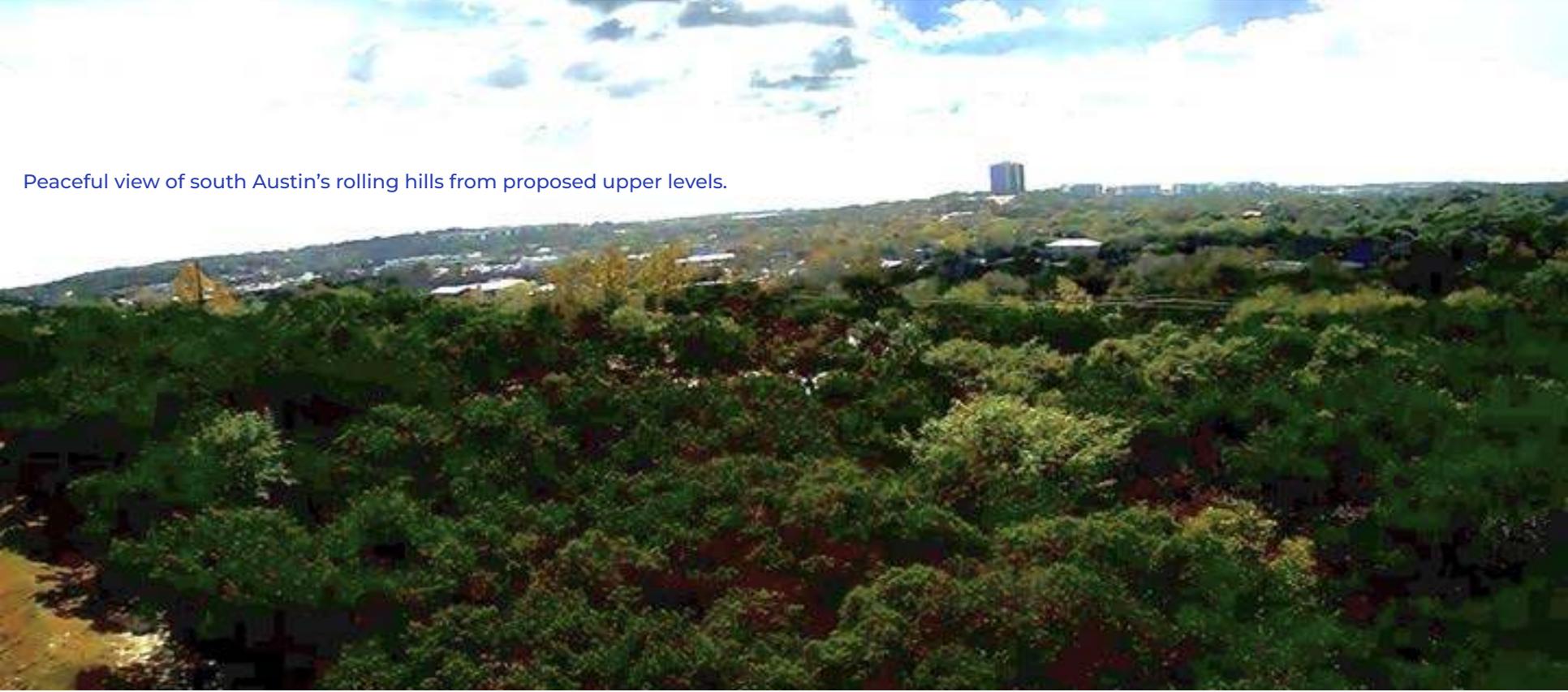
iii. Oak Hill Lofts has yet to receive AHFD/HPD Gap funding, which was a critical component of the team's decision to begin their site search in the City of Austin. The anticipated \$25.09M total development cost is no longer feasible as a traditional LIHTC development given expected interest rates, so the availability of this Gap Funding is the primary reason Broadway Homes began this Austin site search.

The primary const-to-perm loan will be a HUD 221(d)4, as HUD has become interested in updated development types and is actively meeting with Broadway Homes for underwriting. A milestone HUD Concept meeting is scheduled to take place in December. The \$10.5M loan has assumed a 6.74% rate with 0.25% MIP from Walker & Dunlop. Early equity pricing is expecting annual tax credits of \$941,604 resulting in syndicated LIHTC Equity of \$7.91M given their quoted syndication rate. Assuming a 65% Deferred Developer Fee, this leaves an AHFD/HPD Gap Funding request of \$99,190 per Unit, lower than the average funding per RHDA unit for all approved 2023 applications.

iv. Broadway Homes is not aware of additional City of Austin VMU / PUD / TOD density bonus programs that this proposal could qualify for. Oak Hill Lofts utilizes existing zoning through ordinances offered by Affordability Unlocked.

# OAK HILL LOFTS by BROADWAY HOMES

Peaceful view of south Austin's rolling hills from proposed upper levels.



# OAK HILL LOFTS: CONTENT OVERVIEW

Thank you for our conversation and your consideration of financing the development of this proposed opportunity. Please review this summary of the development plans & the linked Pro Forma, and feel free to contact our team with questions or concerns.

## 01 PROPOSAL

General Overview of this proposal

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## 02 LOCATION

The Austin MSA and one of its premier lots

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## 03 SITE

Outline of particular benefits of this sloped parcel

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## 04 DEVELOPMENT TEAM

Meet Broadway Homes, over 32 years of residential development expertise

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# PROPOSAL

- 80 new LIHTC units on an elevated parcel in the center of an Imagine Austin Activity Center.
- 20 1-Bd TC 50% | 20 2-Bd TC 50% | 40 2-Bd TC 70%
- Rents set by Austin MSA AMI
- Two towers of family units built over podium parking.
- Opportunity for a 185 unit Phase II.
- LEED / Austin Energy Green Building Certified.



OAK HILL LOFTS - DRAFT ELEVATION

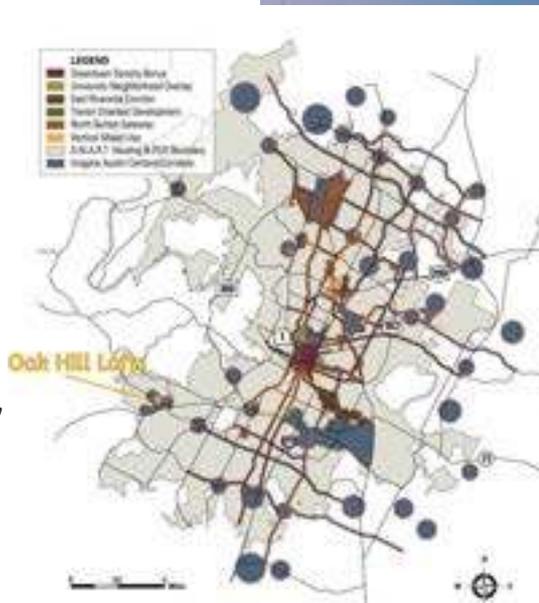


# 01

# 02

## LOCATION

- Austin rated the #1 market for Commercial Real Estate Investments in 2022.
- Oak Hill is in the top 8.3% of Austin Neighborhoods for Fair Market Rents (HUD), and in the top 37% of U.S. schools.
- Located in one of the only Imagine Austin Activity Centers of West Austin.
- Market Rents well above recently increased Income-Restricted Rents.

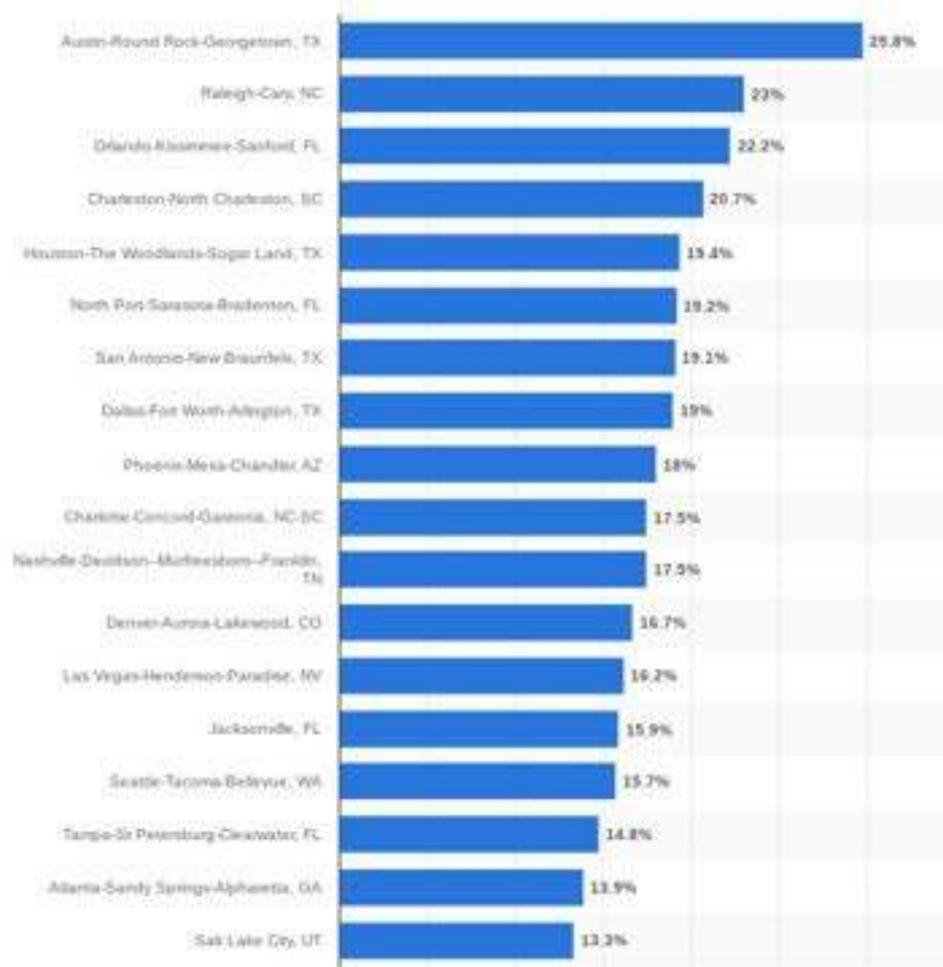


# FASTEST GROWING METROS IN THE US 2010-2019



## Austin Round-Rock MSA...

was by far the fastest growing metro in the US 2010-2019, and is projected to grow another 35% by 2030\*.



\*According to Austin Demographer.

OAK HILL LOFTS by BROADWAY HOMES, LLC

# SITE - 7610 OLD BEE CAVES RD, AUSTIN, TX 78735

# 03

- 1.841 Acres
- Completed site control
- Zoned CS-NP
- Entitlements courtesy of City Council support & Affordability Unlocked.

## LOCATED WITHIN SAVE OUR SPRINGS

- Williamson Creek Contributing Zone of Barton Creek
- Negotiated 45% Impervious Coverage
- Site is heavily sloped, with the view from top units up to 110' above the street entrance.





## PATH OF DEVELOPMENT

- Oak Hill Parkway is a massive new \$550M expansion of the intersection of US-290 and Hwy 71. The main intersection of this new development is only blocks from our site.
- By 2025, Old Bee Caves Rd itself will be expanded from a current two lane road into a four lane artery with sidewalks and a center median.
- Spillover benefits of even greater neighborhood amenities and renter demand.
- Peaceful Hill Country setting still only 8 miles from downtown.



Same intersection in 2022 with site a couple blocks to the right on Old Bee Caves Rd.

OAK HILL LOFTS by BROADWAY HOMES, LLC

# DEVELOPMENT TIMELINE

## Affordability Unlocked



Feasibility Study,  
City Council support,  
neighborhood outreach.

**2021**

## Financing



Begin Site Work,  
Development of  
Podium parking  
& Residential Units.

**Spring 2024**

## Completion



Development completion,  
Final Finishes,  
Leasing of Units.

**Fall 2025**

**2019**

City of Austin  
announces a major new  
planning initiative to  
alleviate many of the  
roadblocks to the  
development of  
affordable housing.

**Fall 2023**

Bond Reservation,  
Construction Loan,  
TDHCA Financing,  
Austin RHDA financing,  
HTC Equity application.

## Site Preparation



## Site Acquisition





**Greg Stoll**  
Principal of Broadway Homes  
Facilitated the new development of  
over 7,000 LIHTC units in Texas

Founded in 2005, relocated to Texas to capitalize on the unique growth opportunity in Austin.



**Brent Stoll**  
Principal of Broadway Homes  
Developed almost 4,000 luxury multifamily units  
in Southern California & New England.



## DEVELOPMENT PARTNERS

- Two partners have 32 years in multifamily development.
- Invested in Austin since 2002.
- Both partners have a Masters Degree from USC Price's Dollinger Master of Real Estate Development (MRED).

# DEVELOPMENT TEAM

## Ongoing Evaluation...

### General Contractor

A delivery timing issue has forced our reconsideration of General Contractor. The team is actively interviewing numerous options that have both Austin multifamily development experience, as well as HUD approval in case we pursue HUD financing. We're utilizing relationships with GC's from our coastal developments, but more likely will focus on local contractors with an awareness of the unique obstacles of Austin development.

## Robbye Meyer

### Founder & President of Arx Advantage

A commercial real estate consulting company with experience in multifamily housing developments, specializing in low-income housing tax credit developments.

## Robert LeJeune, AIA, NCARB, LEED AP BD+C, CPHC

### Mark Hart Architecture

MHA projects range from high-rise architecture to midrise architecture to smaller boutique style office and multifamily buildings.

## Rick Mahan

### Founder of Mahan Construction Consulting & Mgmt

Rick has represented development owners on more than \$1.5 Billion of new construction and renovation projects.

Tiffany French, CPA

Partner at Novogradac & Company LLP®

Novogradac is a national professional services organization focused on affordable housing. The organization provides professional services that include certified public accounting, valuation and consulting.





# THANK YOU

For more information, contact:  
Brent Stoll  
[brent@BroadwayHomes.com](mailto:brent@BroadwayHomes.com)  
512-567-6784

# **OAK HILL LOFTS by BROADWAY HOMES**

**AUSTIN, TX**

APPLICATION TABS

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**TAB A1 - Application Checklist**

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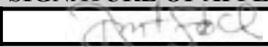
**APPLICATION CHECKLIST/ INFORMATION FORM**

<b>DEVELOPER NAME:</b> Broadway Homes, LLC	<b>BORROWER ENTITY NAME :</b> TCHFC - Oak Hill Lofts, LLC
<b>DEVELOPMENT NAME :</b> Oak Hill Lofts	<b>FUNDING CYCLE DEADLINE :</b> November 3, 2023
<b>FEDERAL TAX ID NO:</b> 47-2739582	<b>DUNS NO:</b> 061151144
<b>PROJECT ADDRESS:</b> 7610 Old Bee Caves Rd	<b>PROGRAM:</b> RHDA/OHDA
<b>CONTACT NAME :</b> Brent Stoll	<b>AMOUNT REQUESTED:</b> \$3,967,600
<b>CONTACT ADDRESS AND PHONE :</b> brent@BroadwayHomes.com   512-567-6784	

APPLICATION TABS		INITIALS
A1	<a href="#">EXECUTIVE SUMMARY/PROJECT PROPOSAL</a>	Bn/S
A2	PROJECT SUMMARY FORM	Bn/S
A3	PROJECT TIMELINE	Bn/S
A4	DEVELOPMENT BUDGET	Bn/S
A5	OPERATING PRO FORMA	Bn/S
A6	SCORING SHEET	Bn/S

ATTACHMENT TABS				
1	ENTITY INFORMATION	1.a.	<a href="#">Detailed listing of developer's experience</a>	Bn/S
		1.b.	Certificate of Status	Bn/S
		1.c.	<a href="#">Statement of Confidence</a>	Bn/S
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	Bn/S
		2.b.	Resumes of development team	Bn/S
		2.c.	Resumes of property management team	Bn/S
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	Bn/S
		3.b.	<a href="#">Certified Financial Audit</a>	Bn/S
		3.c.	Board Resolution	Bn/S
		3.d.	<a href="#">Financial Statements</a>	Bn/S
		3.e.	<a href="#">Funding commitment letters</a>	Bn/S
4	PROJECT INFORMATION	4.a.	<a href="#">Market Study</a>	Bn/S
		4.b.	<a href="#">Good Neighbor Policy</a>	Bn/S
		4.c.	<a href="#">SMART Housing Letter</a>	Bn/S
		4.d.	<a href="#">MOU with ECHO</a>	Bn/S
		4.e.	<a href="#">Resident Services</a>	Bn/S
5	PROPERTY INFORMATION	5.a.	<a href="#">Appraisal</a>	Bn/S
		5.b.	<a href="#">Property Maps</a>	Bn/S
		5.c.	Zoning Verification Letter	Bn/S
		5.d.	Proof of Site control	Bn/S
		5.e.	<a href="#">Phase I ESA</a>	Bn/S

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.*

<p><b>SIGNATURE OF APPLICANT</b></p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">  </div> <p><b>PRINTED NAME</b></p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <p align="center"><b>Brent Stoll</b></p> </div> <p><b>TITLE OF APPLICANT</b></p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <p align="center"><b>Principal</b></p> </div> <p><b>DATE OF SUBMISSION</b></p> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <p align="center"><b>November 3, 2023</b></p> </div>	<p><b>DATE AND TIME STAMP OF RECEIPT</b></p> <div style="border: 1px solid black; height: 100px; width: 100%;"></div>
FOR AHFC USE ONLY	

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

APPLICATION TABS

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**TAB A2 - Project Summary Form**

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**Project Summary Form**

1) <b>Project Name</b> Oak Hill Lofts		2) <b>Project Type</b> 100% Affordable		3) <b>New Construction or Rehabilitation</b> New Construction	
4) <b>Address(s) or Location Description</b> 7610 Old Bee Caves Rd, Austin, TX 78735				5) <b>Mobility Bond Corridor</b> William Cannon Dr	
6) <b>Census Tract</b> 19.08	7) <b>Council District</b> District 8	8) <b>Elementary School</b> OAK HILL EL		9) <b>Affordability Period</b> 40 years	
10) <b>Type of Structure</b> Multi-family		11) <b>Occupied?</b> No		12) <b>How will funds be used?</b> Construction	

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						0
Up to 40% MFI						0
Up to 50% MFI		20	20			40
Up to 60% MFI						0
Up to 80% MFI			40			40
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>20</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>80</b>

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	19	Continuum of Care Units	
Accessible Units for Sensory Impairments	2		

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?

17) Is the property within 1/4 mile of a High-Frequency Transit Stop?

18) Is the property within 3/4 mile of Transit Service?

19) The property has Healthy Food Access?

20) Estimated Sources and Uses of funds

<u>Sources</u>		<u>Uses</u>	
Debt	10,277,779	Acquisition	858,500
Equity	8,451,038	Off-Site	66,914
Grant		Site Work	1,035,761
Other	500,000	Sit Amenities	100,000
Deferred Developer Fee (not applicable for OHDA)	1,890,026	Building Costs	13,775,676
<b>Previous AHFC Funding</b>		Contractor Fees	2,096,970
<b>Current AHFC Request</b>	<b>3,967,600</b>	Soft Costs	2,041,133
		Financing	2,104,272
		Developer Fees	3,007,217
<b>Total</b>	<b>\$ 25,086,443</b>	<b>Total</b>	<b>\$ 25,086,443</b>

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

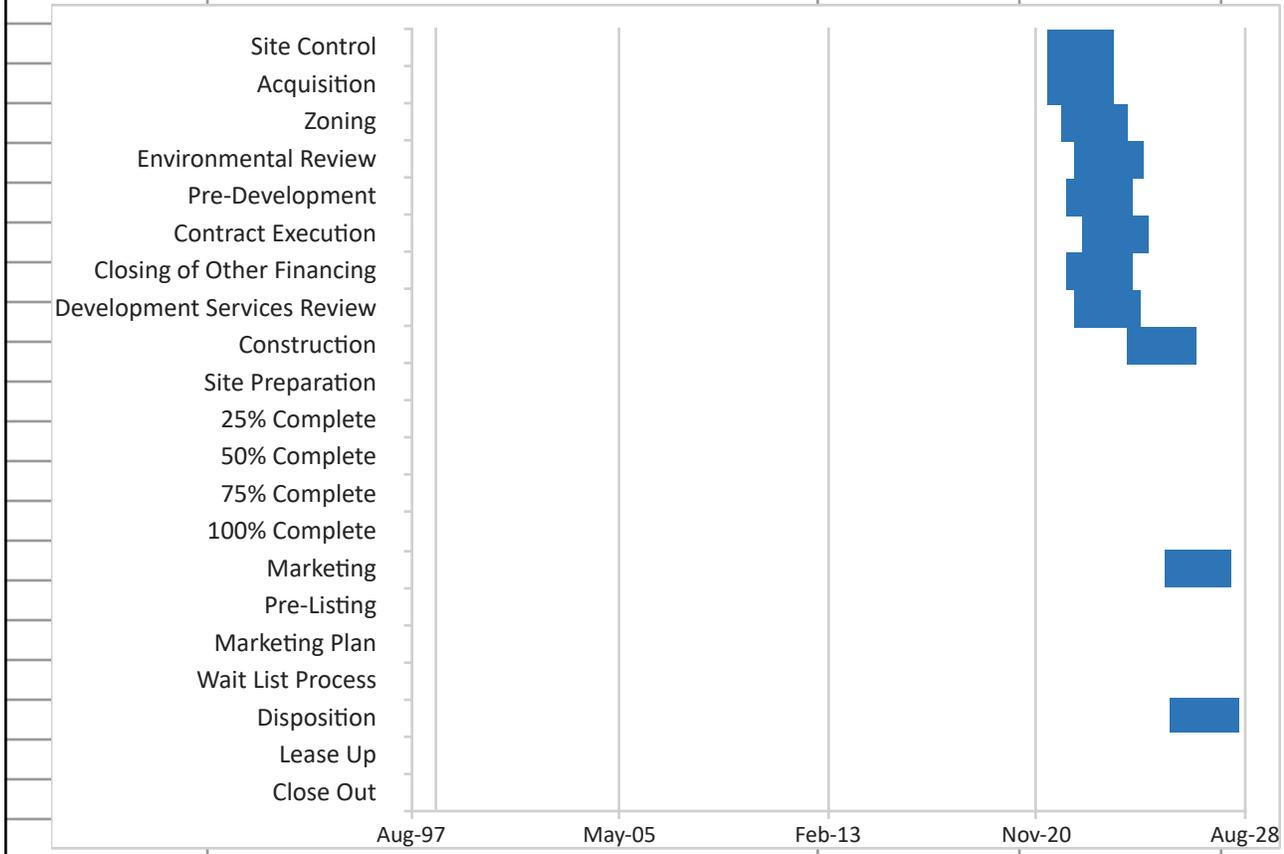
APPLICATION TABS

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**TAB A3 - Development Timeline**

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Development Schedule		
	Start Date	End Date
<b>Site Control</b>	Mar-21	Apr-22
Acquisition	Mar-21	
Zoning	Sep-21	Mar-22
Environmental Review	Apr-22	Apr-22
<b>Pre-Development</b>	Dec-21	Jul-22
Contract Execution	Jul-22	
Closing of Other Financing	Dec-21	Jul-22
Development Services Review	Mar-22	Jun-22
<b>Construction</b>	Apr-24	Nov-25
Site Preparation	Apr-24	Jun-24
25% Complete	Oct-24	
50% Complete	Feb-25	
75% Complete	Jun-25	
100% Complete	Nov-25	
<b>Marketing</b>	Aug-25	Jun-26
Pre-Listing	Aug-25	Dec-25
Marketing Plan	Aug-25	Feb-26
Wait List Process	Feb-26	Jun-26
<b>Disposition</b>	Nov-25	Jun-26
Lease Up	Nov-25	Mar-26
Close Out	Feb-26	Jun-26



**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

APPLICATION TABS

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**TAB A4 - Development Budget**

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## Development Budget

	Total Project Cost	Requested AHFC Funds	Description
<b>Pre-Development</b>			
Appraisal	5,374		
Environmental Review	4,750		
Engineering	214,000		
Survey	22,532		
Architectural	541,932		
<b>Subtotal Pre-Development Cost</b>	\$788,589	\$0	
<b>Acquisition</b>			
Site and/or Land	850,000		
Structures			
Other (specify)	8,500		
<b>Subtotal Acquisition Cost</b>	\$858,500	\$0	
<b>Construction</b>			
Infrastructure	2,124,875	2,124,875	Podium parking (2 levels) & Total Offsite Costs
Site Work	1,114,261	1,114,261	Rough grading of heavily sloped site
Demolition	21,500		
Concrete	463,500		
Masonry	350,000		
Rough Carpentry	3,324,271		
Finish Carpentry	225,740		
Waterproofing and Insulation	474,636		
Roofing and Sheet Metal			
Plumbing/Hot Water	624,000		
HVAC/Mechanical	936,000		
Electrical	1,087,000		
Doors/Windows/Glass	269,600		
Lath and Plaster/Drywall and Acoustical	946,400		
Tiel Work			
Soft and Hard Floor			
Paint/Decorating/Blinds/Shades			
Specialties/Special Equipment			
Cabinetry/Appliances	946,400		
Carpet	221,053		
Other (specify)	728,464	728,464	Elevators & Solar Panels
Construction Contingency	975,515		
<b>Subtotal Construction Cost</b>	\$14,833,215	\$3,967,600	
<b>Soft &amp; Carrying Costs</b>			
Legal	122,770		
Audit/Accounting	28,263		
Title/Recordin	100,377		
Architectural (Inspections)	755,932		Architectural & Engineering Fees
Construction Interest	1,121,074		
Construction Period Insurance	260,037		
Construction Period Taxes	65,203		
Relocation			
Marketing	35,969		
Davis-Bacon Monitoring			
Developer Fee	2,997,238		
Other (specify)	3,119,276		Contractor Fees & Financing Cost (minus interest)
<b>Subtotal Soft &amp; Carrying Costs</b>	\$8,606,139	\$0	
<b>TOTAL PROJECT BUDGET</b>	\$25,086,443	\$3,967,600	

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

APPLICATION TABS

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**TAB A5 - Operating Pro Forma**

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## 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	\$1,433,996	\$1,462,676	\$1,491,930	\$1,521,768	\$1,552,204	\$1,713,758	\$1,892,128
Secondary Income	\$39,600	\$40,392	\$41,200	\$42,024	\$42,864	\$47,326	\$52,251
POTENTIAL GROSS ANNUAL INCOME	\$1,473,596	\$1,503,068	\$1,533,130	\$1,563,792	\$1,595,068	\$1,761,084	\$1,944,379
Provision for Vacancy & Collection Loss	-\$110,520	-\$112,730	-\$114,985	-\$117,284	-\$119,630	-\$132,081	-\$145,828
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$1,363,076	\$1,390,338	\$1,418,145	\$1,446,508	\$1,475,438	\$1,629,003	\$1,798,551
EXPENSES							
General & Administrative Expenses	\$38,529	\$39,685	\$40,875	\$42,102	\$43,365	\$50,272	\$58,279
Management Fee	\$61,338	\$62,565	\$63,817	\$65,093	\$66,395	\$73,305	\$80,935
Payroll, Payroll Tax & Employee Benefits	\$170,531	\$175,647	\$180,916	\$186,344	\$191,934	\$222,504	\$257,943
Repairs & Maintenance	\$64,000	\$65,920	\$67,898	\$69,935	\$72,033	\$83,505	\$96,806
Electric & Gas Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water, Sewer & Trash Utilities	\$57,462	\$59,186	\$60,962	\$62,791	\$64,674	\$74,975	\$86,917
Annual Property Insurance Premiums	\$37,544	\$38,670	\$39,830	\$41,025	\$42,256	\$48,986	\$56,789
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacements	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510	\$26,095	\$30,252
Other Expenses	\$11,951	\$12,309	\$12,679	\$13,059	\$13,451	\$15,593	\$18,077
TOTAL ANNUAL EXPENSES	\$461,355	\$474,582	\$488,195	\$502,204	\$516,618	\$595,235	\$685,998
NET OPERATING INCOME	\$901,721	\$915,756	\$929,950	\$944,304	\$958,820	\$1,033,768	\$1,112,553
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$768,947	\$768,947	\$768,947	\$768,947	\$768,947	\$768,947	\$768,947
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	\$132,774	\$146,809	\$161,003	\$175,357	\$189,873	\$264,821	\$343,606
CUMULATIVE NET CASH FLOW	\$132,774	\$279,583	\$440,586	\$615,943	\$805,816	\$1,942,551	\$3,463,619
Debt Coverage Ratio	1.17	1.19	1.21	1.23	1.25	1.34	1.45

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

APPLICATION TABS

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**TAB A6 - Scoring Sheet**

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**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**ENTITY INFORMATION**

**TAB 1.A - Listing of Developers Experience**

---

## ENTITY INFORMATION

### TAB 1.A - Listing of Developers Experience

The development team has built over 6,000 market rate units on both the East & West Coasts. Broadway Homes, LLC is a new entity formed to fill a critical need for affordable housing options in Central Texas. Although Broadway Homes does not currently have a Texas portfolio of LIHTC developments, each of the Principals as well as the entire development team independently have decades of experience delivering high-quality multi-family homes.

Please see Tabs 1c: Applicant Capacity as well as Section D pertaining to the Broadway Homes development team.

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

APPLICATION TABS

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**ENTITY INFORMATION**

**TAB 1.B - Certificate of Status**

---



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

Broadway Urban Homes, Limited Liability Company  
File Number: 803922095

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 02/01/2021

Effective: 02/01/2021



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

Ruth R. Hughs  
Secretary of State

**Form 424  
(Revised 05/11)**

Submit in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
512 463-5555  
FAX: 512/463-5709  
**Filing Fee: See instructions**

This space reserved for office use.



**Certificate of Amendment**

**Entity Information**

The name of the filing entity is:

Broadway Urban Homes, Limited Liability Company

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- |   |   |
|---|---|
| <input type="checkbox"/> For-profit Corporation               | <input type="checkbox"/> Professional Corporation               |
| <input type="checkbox"/> Nonprofit Corporation                | <input type="checkbox"/> Professional Limited Liability Company |
| <input type="checkbox"/> Cooperative Association              | <input type="checkbox"/> Professional Association               |
| <input checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Limited Partnership                    |

The file number issued to the filing entity by the secretary of state is: 803922095

The date of formation of the entity is: February 1, 2021

**Amendments**

**1. Amended Name**

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

Broadway Homes, LLC

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

**2. Amended Registered Agent/Registered Office**

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:

Registered Agent  
(Complete either A or B, but not both. Also complete C.)

A. The registered agent is an organization (cannot be entity named above) by the name of:

**OR**

B. The registered agent is an individual resident of the state whose name is:

---

*First Name* *M.I.* *Last Name* *Suffix*

The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

---

*Street Address (No P.O. Box)* *City* *TX* *State* *Zip Code*

**3. Other Added, Altered, or Deleted Provisions**

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

**Add** each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:  
Article 3. Please add the following managing member:  
  
Lauren Stoll - 5900 Balcones Drive, Suite 100, Austin, TX 78737

**Alter** each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision as amended are as follows:  
Article 3. Please update the address of managing member to read as follows:  
  
Gregory Scott Stoll - 5900 Balcones Drive, Suite 100, Austin, TX 78737

**Delete** each of the provisions identified below from the certificate of formation.

**Statement of Approval**

The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

**Effectiveness of Filing** (Select either A, B, or C.)

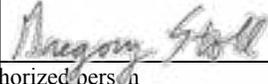
- A.  This document becomes effective when the document is filed by the secretary of state.
- B.  This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
- C.  This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_  
The following event or fact will cause the document to take effect in the manner described below:

**Execution**

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: August 19, 2021

By: Gregory Scott Stoll  
Verified by PDFFiller

  
\_\_\_\_\_  
Signature of authorized person  
08/19/2021

Gregory Scott Stoll  
Printed or typed name of authorized person (see instructions)

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

APPLICATION TABS

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**ENTITY INFORMATION**

**TAB 1.C - Statement of Confidence**

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February 3, 2023

James May  
City of Austin  
Neighborhood Housing and Community Development  
1000 East 11<sup>th</sup> Street  
Austin, Texas 78702

Subject: Reference for Oak Hill Lofts, by Broadway Homes

Dear Mr. May;

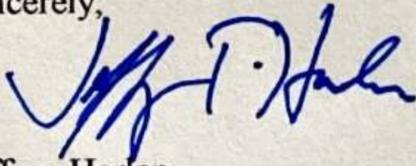
This letter is in reference to Brent Stoll, partner with Broadway Homes, and his vast experience and ability to effectively conceive & entitle one of the most significant multi-phase developments in Costa Mesa, California.

Brent and his team are actively developing One Metro West, a 1,057 unit mixed-use development, complete with 41 low and 67 very low-income affordable units. This 15-acre formerly industrial property also includes 1.5 acres of public open space, along with 6,000 SF of retail and 25,000 SF office in the heart of Costa Mesa's business district known as South Coast Metro. Accordingly, we have an active development agreement with his team, who have agreed to provide the City of Costa Mesa with approximately \$4,000,000 of offsite improvements.

Brent has worked with the city for more than eight years, including conducting extensive planning and community outreach. I am pleased that every portion of the proposal to date has met the city's expectations. Brent has proven an ability to work with partners, city officials, and neighborhoods to best serve the best interests of our community.

If you have any questions regarding this letter, please contact me at 949.335.2904.

Sincerely,



Jeffrey Harlan  
City Councilmember, City of Costa Mesa, District 6

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PRINCIPALS INFORMATION**  
**TAB 2.A - Resume of Principals**

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## Brent Stoll

Brent is a Principal for Broadway Homes, as well as the COO/CIO at Rose Equities and Partner with the (Leonard) Glickman Family (owners of Rose Equities). With a masters in Real Estate Development from the University of Southern California (USC), he has been with the Glickman family for over 17 years. Brent currently manages the family's development operations and coordinates its investment strategy. Through the Glickman Family's partnership with the Wilf Family (New Jersey), he's developing the following ground-up, multifamily, development portfolio (nearly 6,000 units):

- Acquired, entitled, built and currently operate the following communities:
  - Metropolis, Irvine California – 457 units
  - Elements (Phase Ia), Irvine California – 388 units
  - Elements (Phase Ib), Irvine California – 312 units
- Acquired, entitled and currently building the following communities:
  - Valor (Phase I), Irvine California – 247 units
  - Elements (Phase II), Irvine California – 307 units
  - Residences at Main, Trumbull, Connecticut – 260 units
  - One Metro West (Phase I), Costa Mesa, California – 422 units
- Acquired and entitled the following communities:
  - Valor (Phase II), Irvine California – 302 units
  - Valor (Phase III), Irvine California – 327 units
  - Elements (Phase III), Irvine California – 593 units
  - One Metro West (Phase II), Costa Mesa, California – 355 units
  - One Metro West (Phase III), Costa Mesa, California – 280 units
- Acquired, currently entitling the following communities:
  - Lindero Terrace, Westlake Village, California – 693 units
  - Renaissance Harrison, Harrison, New York – 740 units
  - 2325 Crenshaw Boulevard, Torrance California – 260 units

## **Greg Stoll**

Greg Stoll is a Principal of Broadway Homes, after more than 19 years in the pursuit of affordable housing solutions. After working with his brother at Rose Equities, Greg relocated to Texas and joined Texas Department of Housing & Community Affairs in order to underwrite each of the numerous LIHTC applications submitted every year. In this role, Greg closely reviewed each of the Market Analysis, development costing, and federal funding rules / other funding source rules of nearly all Texas LIHTC proposals. In 2022, he joined his market-rate developer brother to further the Broadway Homes development team targeting high-growth Texas markets with sustainable & affordable quality housing.

While getting his Masters of Real Estate Development with his brother, Brent, the two built a business plan to focus on market rate & affordable opportunities nationwide. Following the passage of the Austin Strategic Housing Blueprint, the brothers knew that it was time to start a new subsidiary focused on delivering high-quality LIHTC units to the Districts in the highest need of meeting the 10-year Goal (currently only 94 of 722 New Affordable Housing Units in District 8).

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PRINCIPALS INFORMATION**

**TAB 2.B - Resume of Development Team**

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## PRINCIPALS INFORMATION

### TAB 2.B - Resume of Development Team

Broadway Homes has assembled a new team of industry experts and innovative designers to optimize their first of many development proposals in Central Texas.

**OWNER / DEVELOPER**

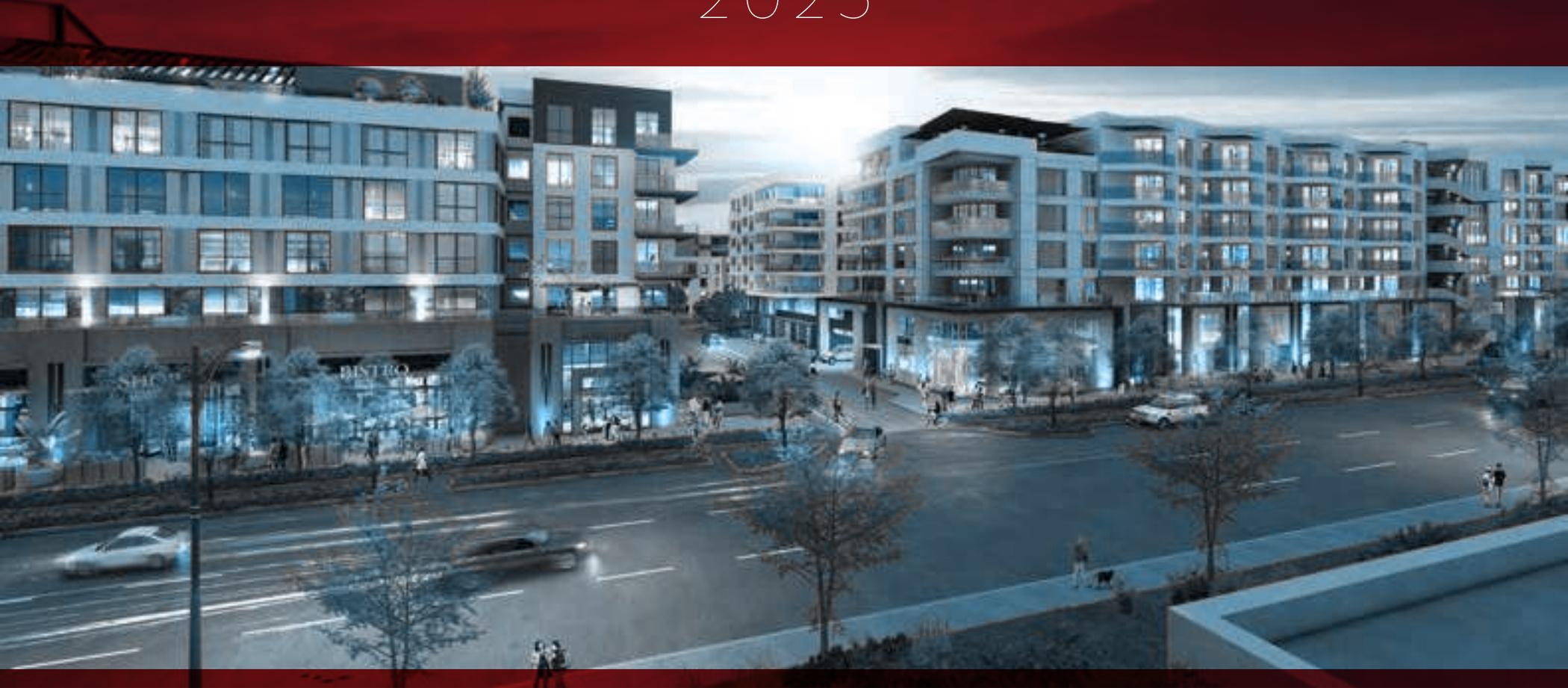
Broadway Homes  
5900 Balcones Drive, Suite 100  
Austin, TX 78731-4298

Brent Stoll - Principal - Broadway Homes & Rose Equities  
512-567-6784 | [brent@BroadwayHomes.com](mailto:brent@BroadwayHomes.com)

Greg Stoll - Principal - Broadway Homes  
512-228-7443 | [greg@BroadwayHomes.com](mailto:greg@BroadwayHomes.com)

# ROSE EQUITIES

2023



**ROSE EQUITIES**  
OWNER-BUILDERS SINCE 1949



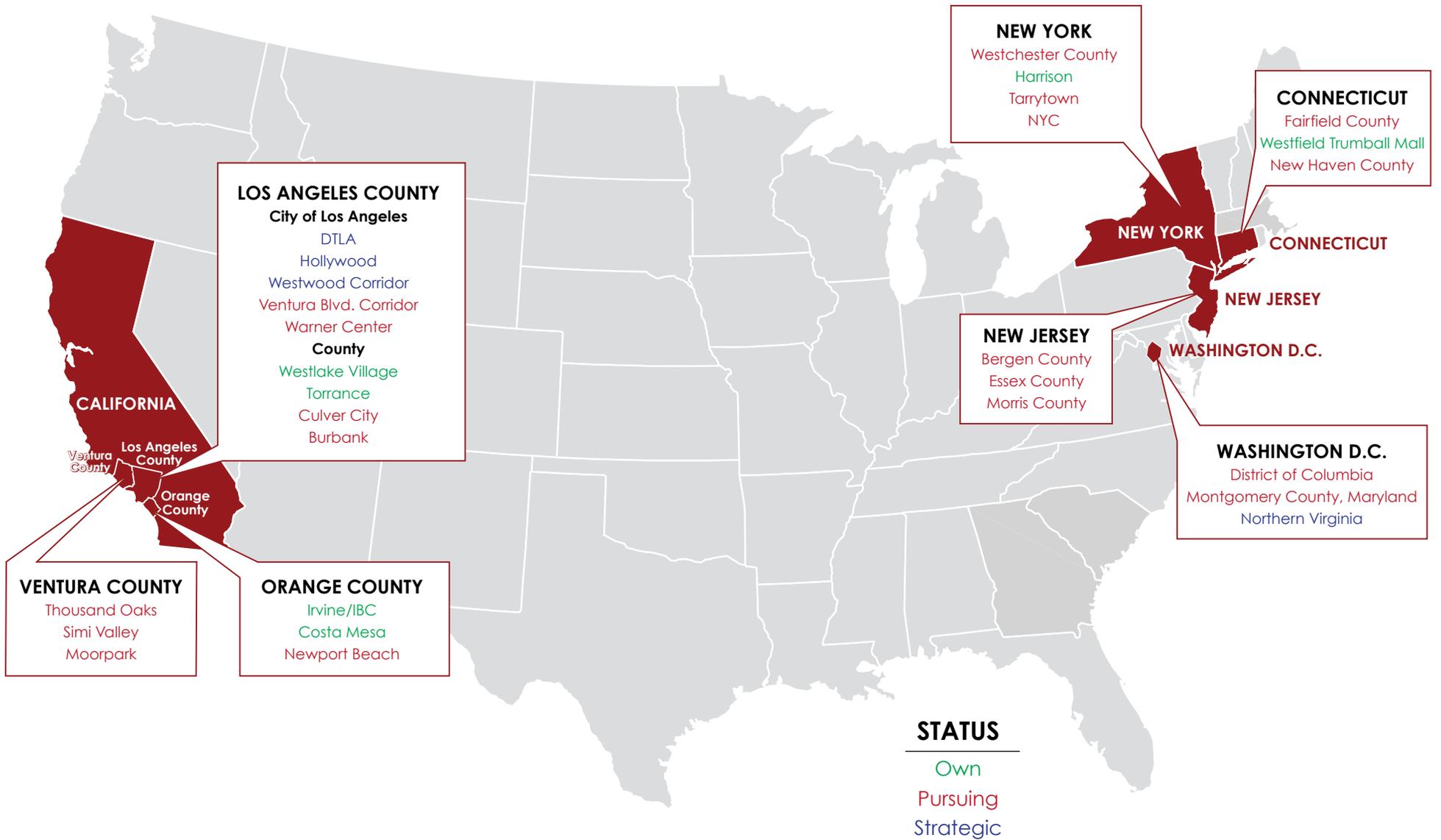
**ROSE EQUITIES**  
**USA REAL ESTATE**  
Regional Marketplaces  
for  
Acquisition • Development • Ownership

Rose Equities is a private, **family** owned, fully integrated development, management and investment group. With a unique **generational** investment strategy, Rose Equities seeks to combine **institutional**-quality best practices with the cultural and reputational heritage of a **traditional** family office. Throughout our long history, we have only conducted our business with a very select few of the best partners and friends. The word “friends” is important here as friendship is always the primary element of our relationship with our partners. This mix of factors are true differentiators, making Rose Equities’ value proposition to the marketplace rare and exemplary. Our reputation among landowners of providing a high level of “price, surety, and speed” continues to insure a very robust deal flow of off market, strategic and unique opportunities.

Founded by brothers Jack and Leonard Glickman, Rose Equities’ origins began in 1949 with the purchase of its first duplex in New Jersey by the families’ **matriarch/patriarch** Rose and David Glickman. Over the years, we have expanded our operations. A significant event occurred in 1982 when Leonard, with his Los Angeles born wife, together with his father and brother moved to California, diversifying and expanding the portfolio. Today, Rose remains active, seeking new acquisition and development opportunities on **both coasts**.

Rose Equities with its partner have in the last 10 years acquired and is currently entitling, developing, and managing close to 5,000 units on best-of-breed sites within Orange County and Los Angeles County, California. On the east coast, Rose Equities together with its partner is currently developing 260 luxury rental residences in Trumbull, Connecticut, directly adjacent to the Westfield Trumbull Mall. They have also begun a Westchester County (New York) Strategic Land Acquisition Strategy, starting with the recent acquisition of 28 acres in the town of Harrison. The development of these portfolios represents approximately \$3 billion of capitalization and \$1.8 billion of equity (all of which is internal off-balance sheet). Enclosed herein are some highlights of these opportunities.

# NATIONAL MAP



**ROSE EQUITIES**  
**SOUTHERN CALIFORNIA MULTIFAMILY PORTFOLIO I | IRVINE - ORANGE COUNTY**



**METROPOLIS**  
IRVINE  
457 Units  
Completed

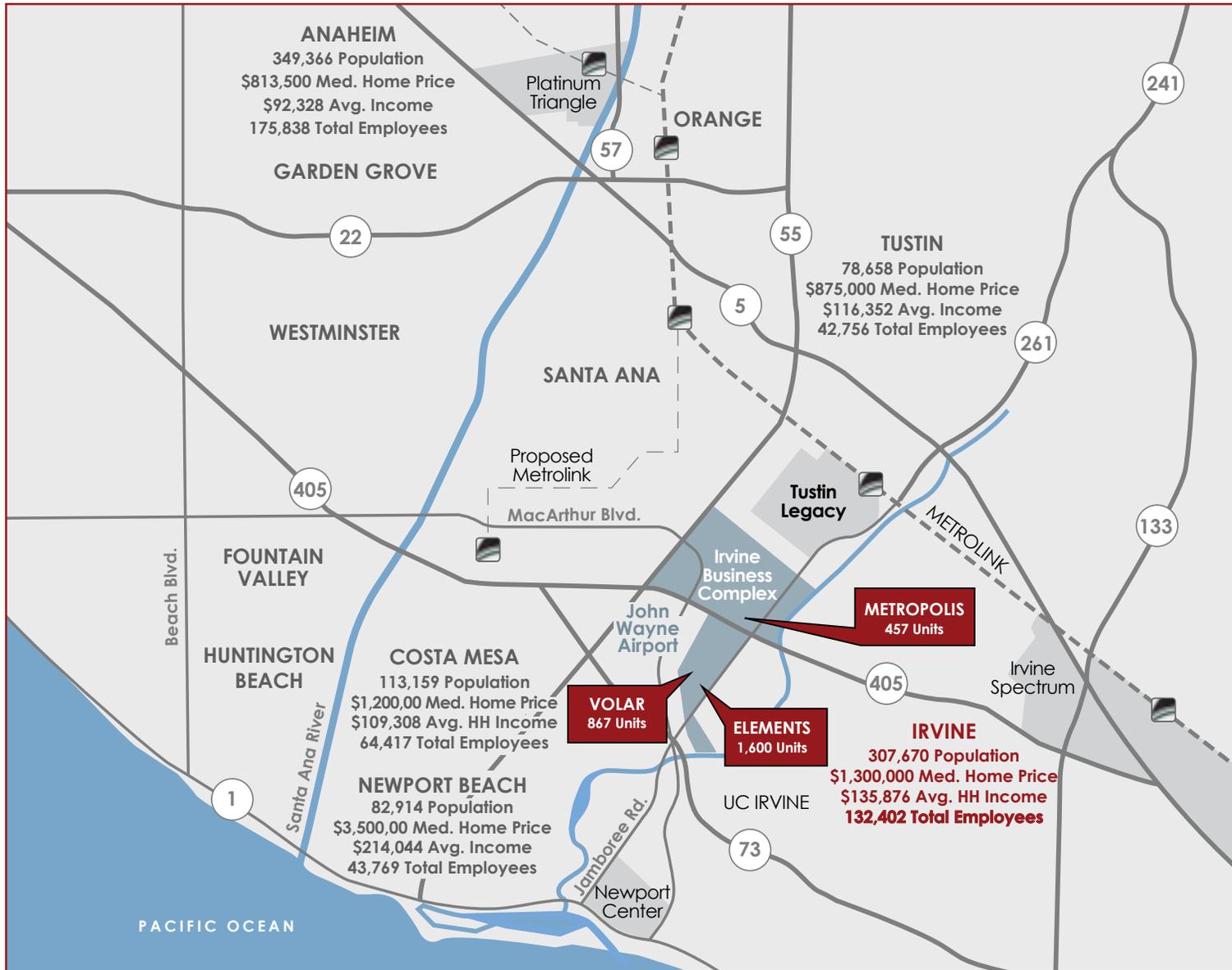


**ELEMENTS**  
IRVINE  
1,600 Units  
In Lease Up



**VOLAR**  
IRVINE  
867 Units  
Under Construction

# ORANGE COUNTY MAP I | SOUTHERN CALIFORNIA



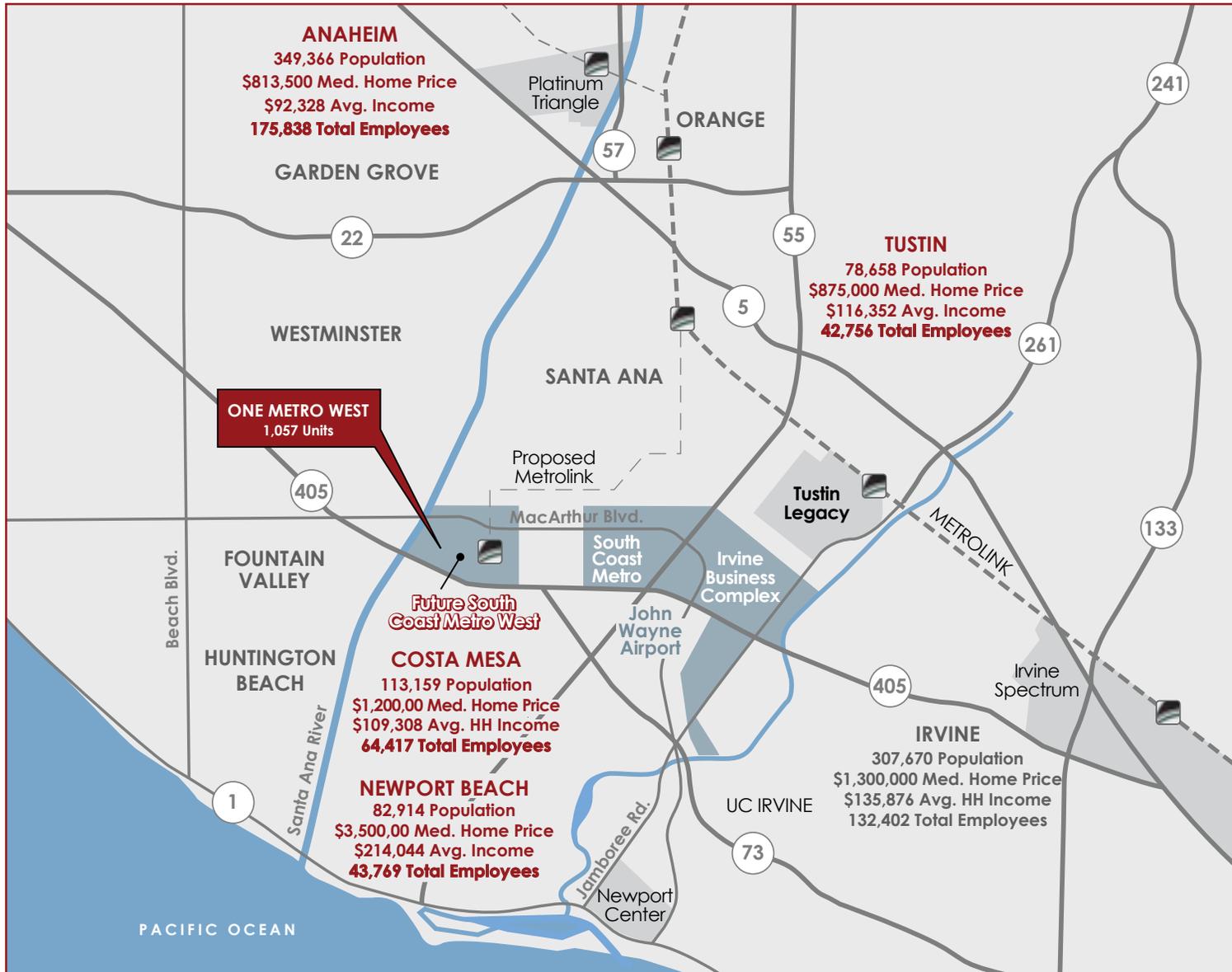




**ONE METRO WEST**  
COSTA MESA

1,057 Units  
Pre-Construction

# ORANGE COUNTY MAP II | SOUTHERN CALIFORNIA





**ONE METRO WEST**  
 1,057 Units  
 25,000 S.F. Creative Office  
 6,000 S.F. Specialty Retail



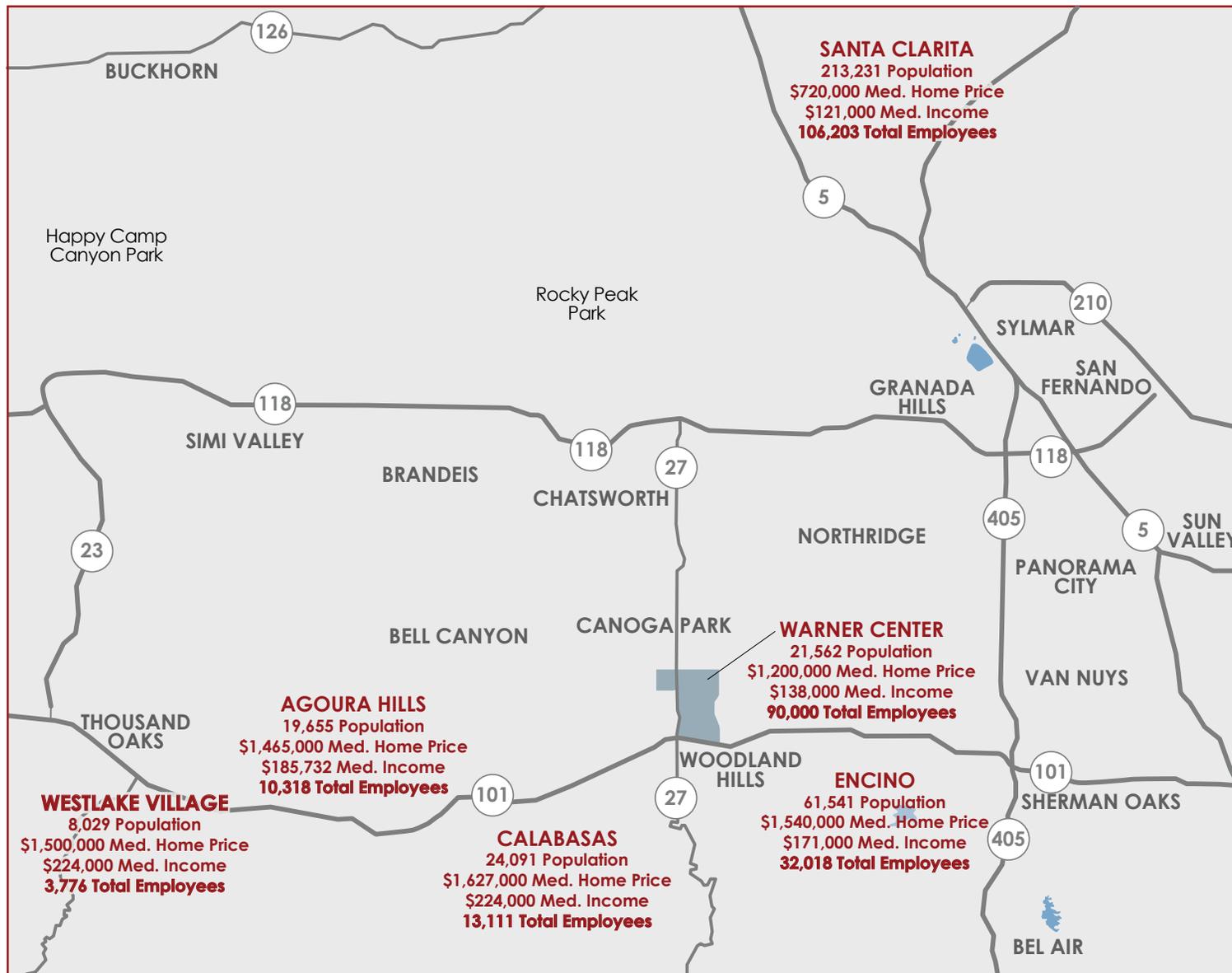


**LINDERO TERRACE WESTLAKE VILLAGE**  
WESTLAKE VILLAGE, CALIFORNIA

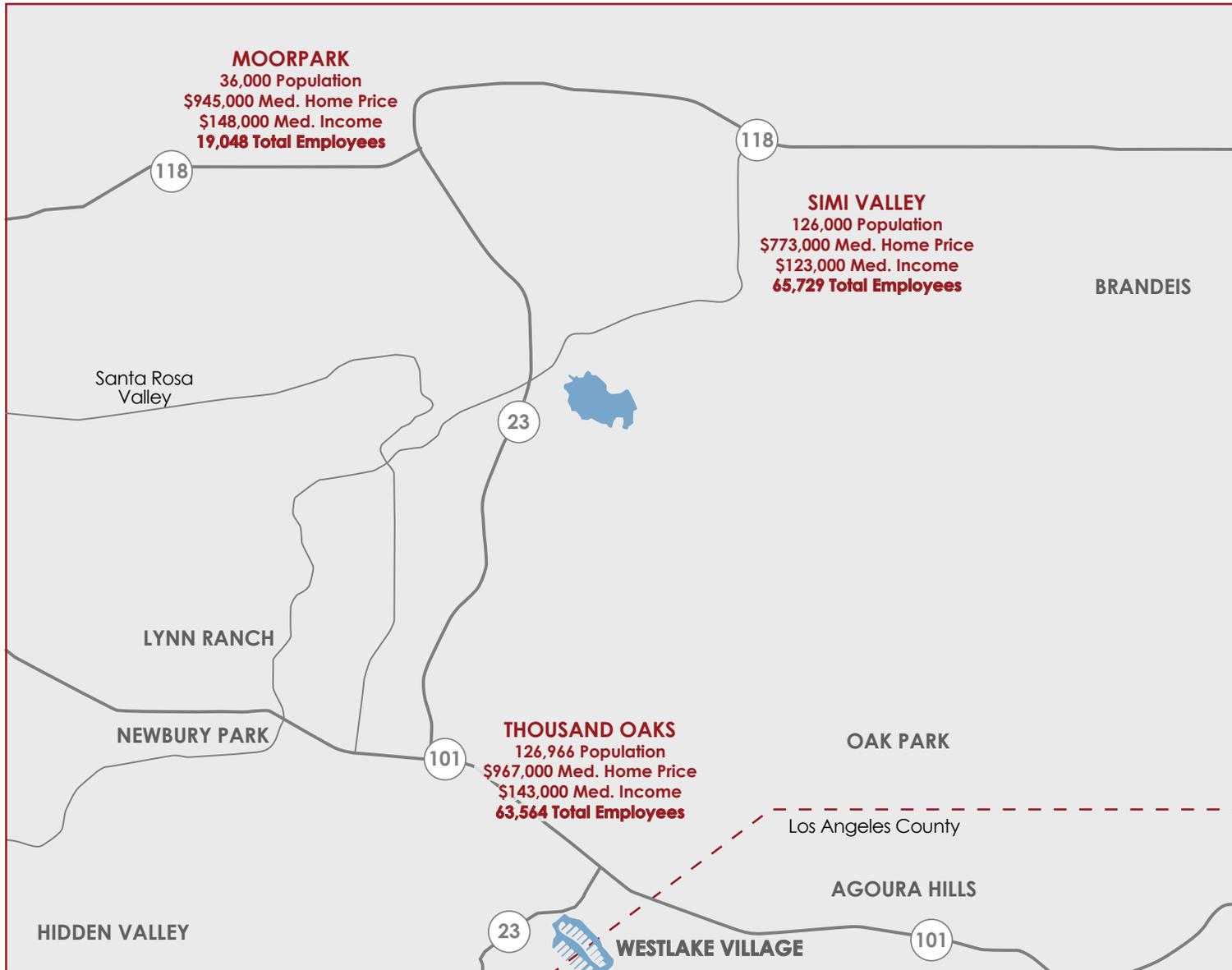
693 Units

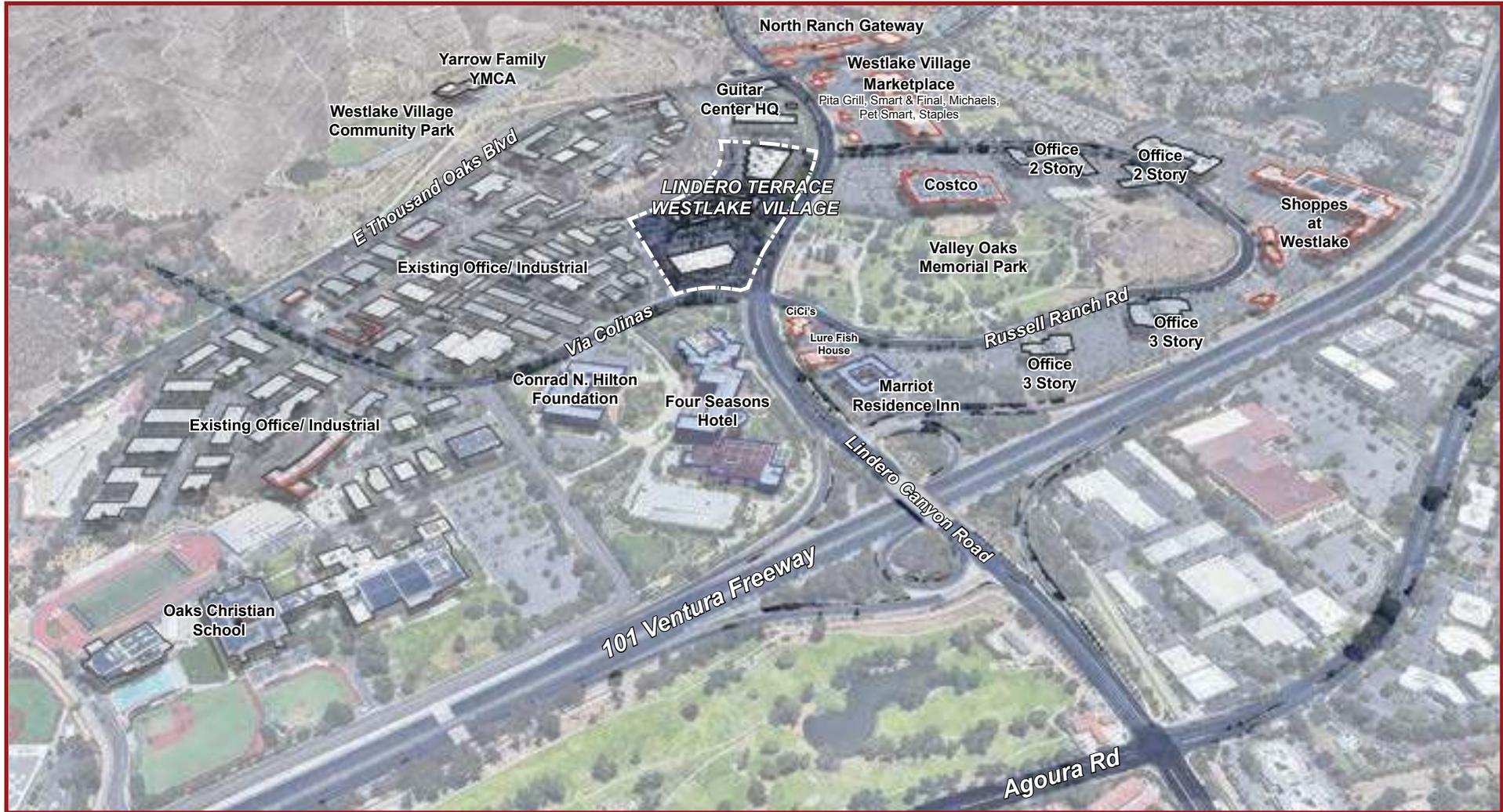
Entitlement Process

# LOS ANGELES COUNTY (WESTERN) MAP | SOUTHERN CALIFORNIA



# VENTURA COUNTY (EAST) MAP | SOUTHERN CALIFORNIA





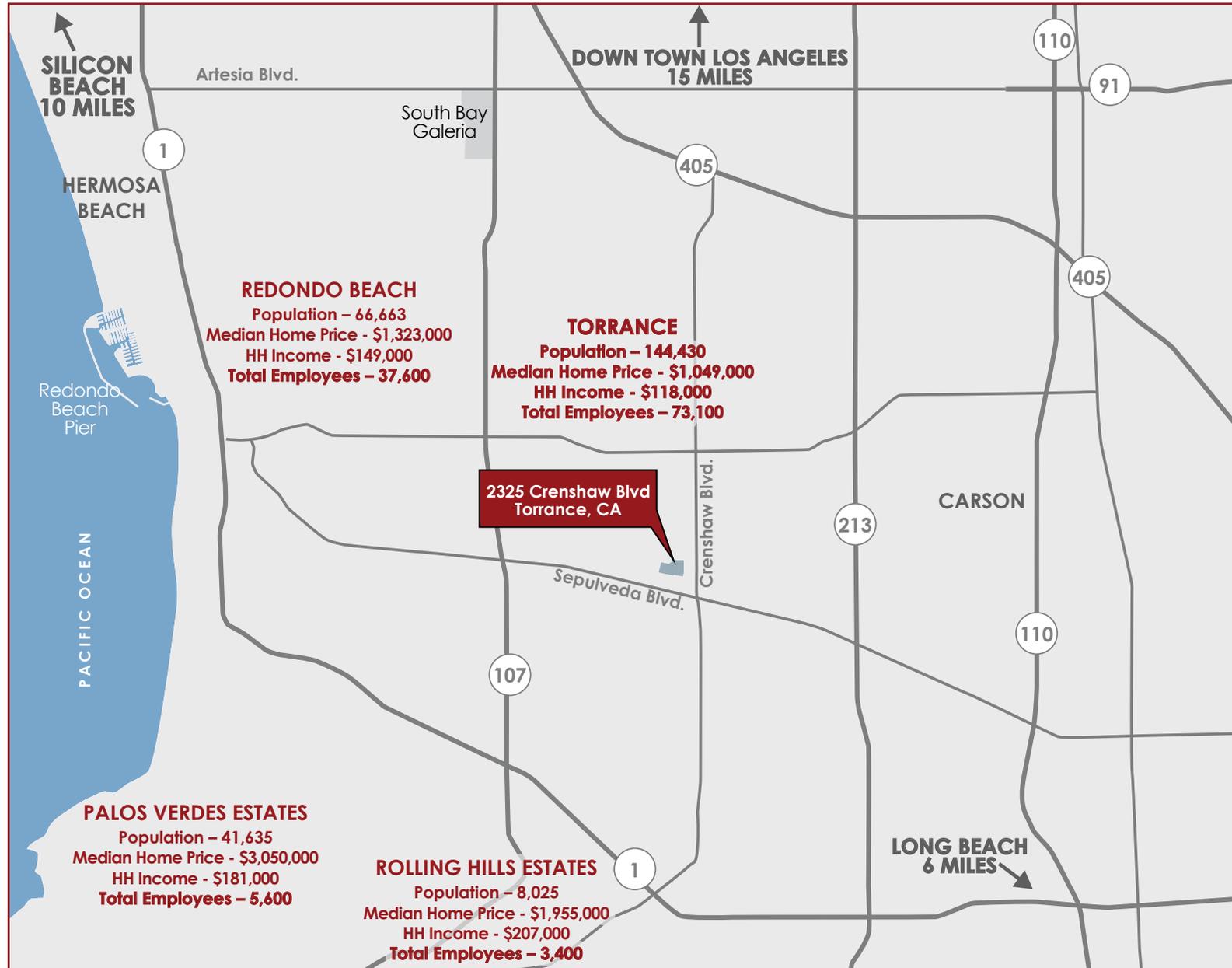


**2325 CRENSHAW BLVD.**  
TORRANCE, CALIFORNIA

271 Units

Entitlement Process

# LOS ANGELES COUNTY (SOUTH BAY) MAP | TORRANCE, CA



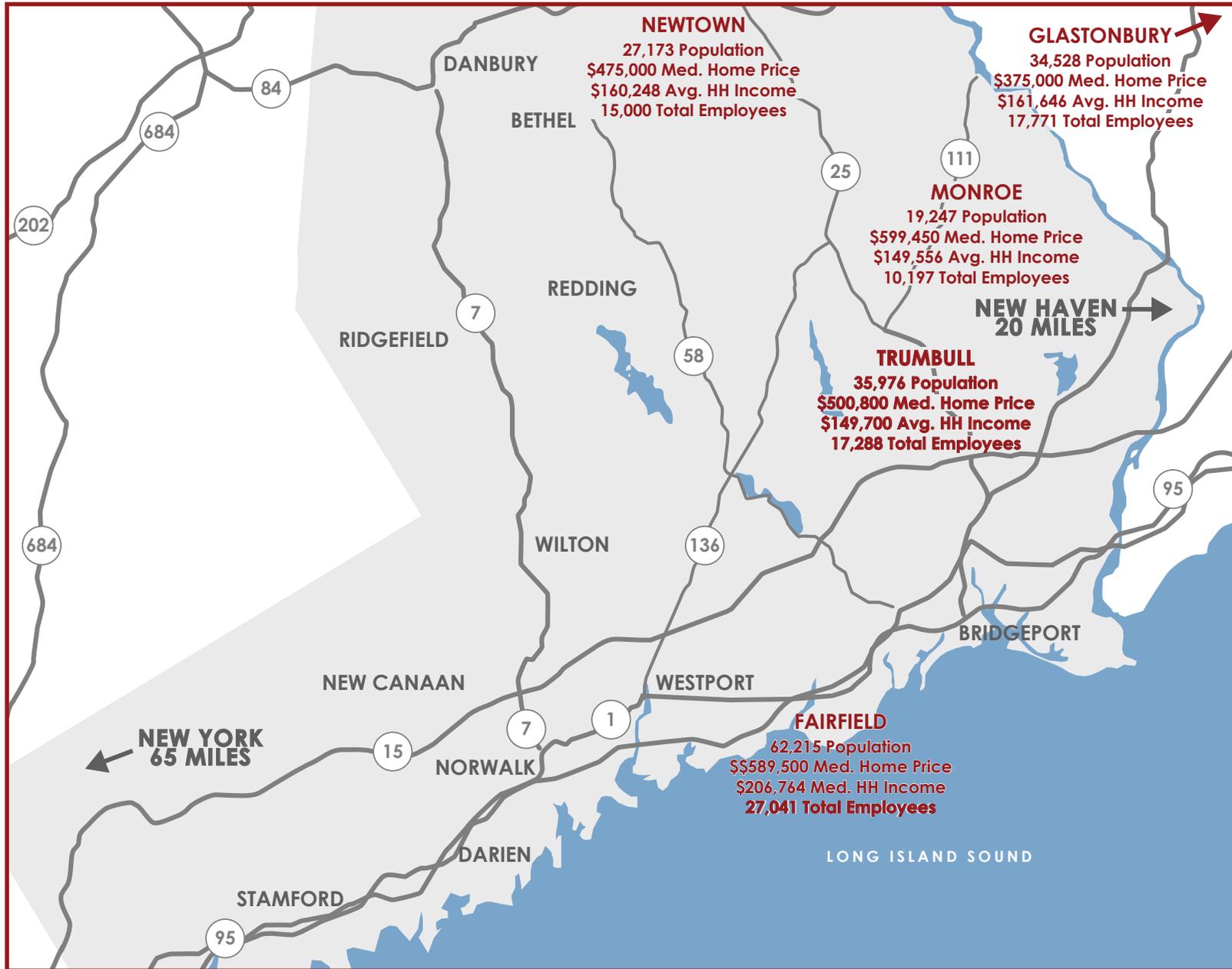


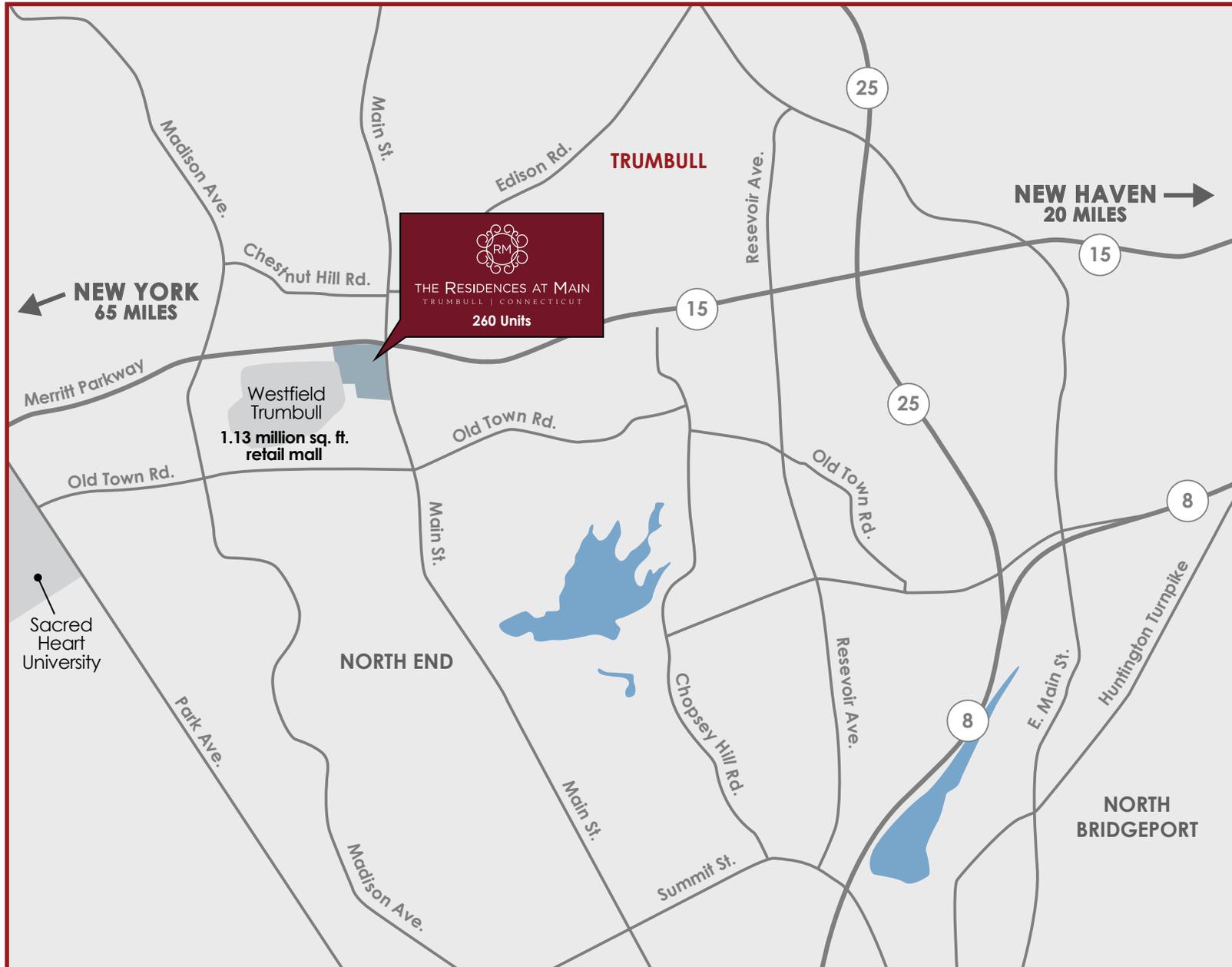


**THE RESIDENCES AT MAIN**  
TRUMBULL, CONNECTICUT

260 Units  
Under Construction

# FAIRFIELD COUNTY MAP | CONNECTICUT









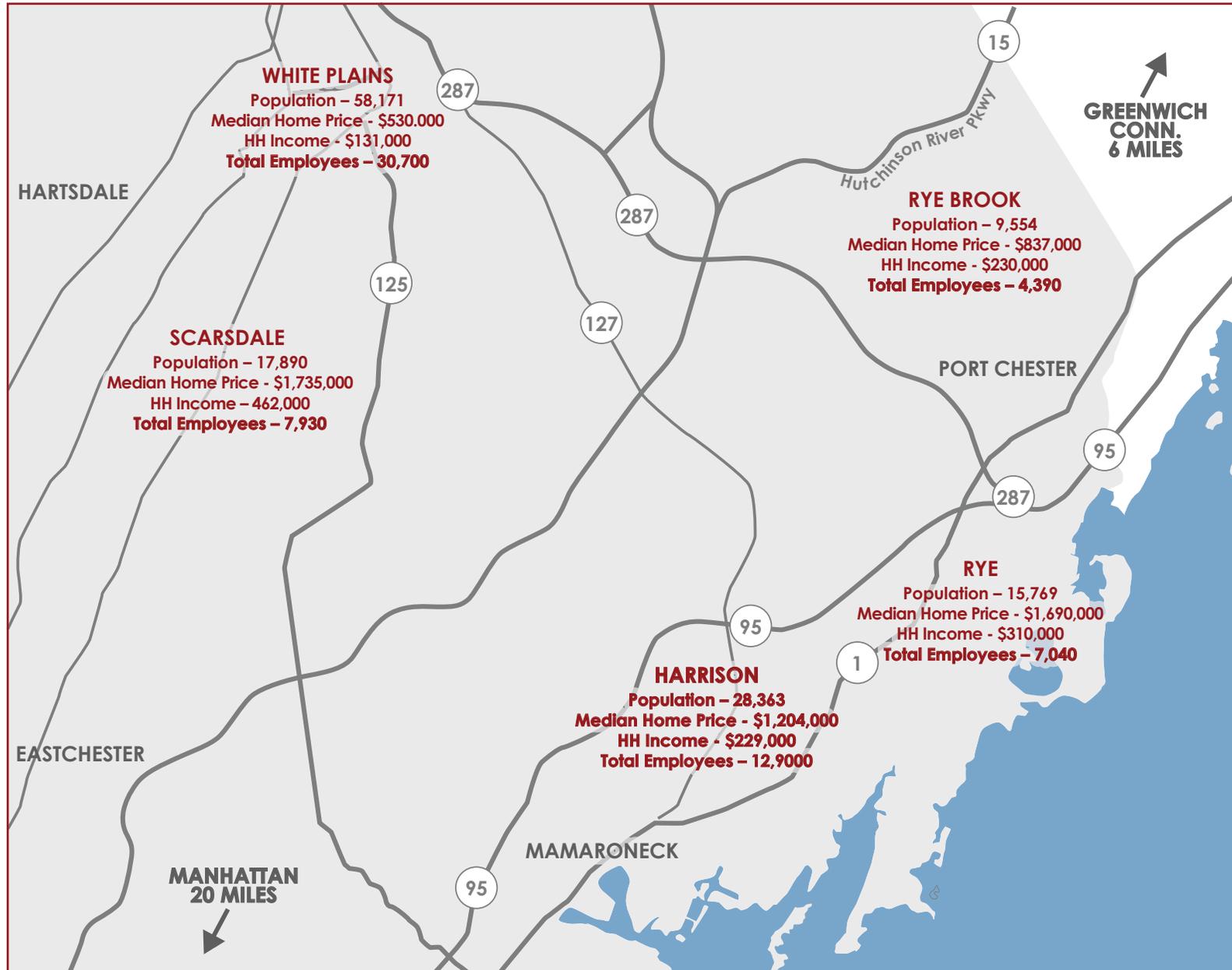
**RENAISSANCE HARRISON**

HARRISON, NEW YORK

750 Units

Entitlement Process

# WESTCHESTER COUNTY (LOWER) MAP | HARRISON, NEW YORK





**RENAISSANCE HARRISON**  
HARRISON, NEW YORK

750 Units

Entitlement Process

# HISTORICAL OPPORTUNITIES



ROSE EQUITIES  
OWNER-BUILDERS SINCE 1949



# MARTIN EXPO TOWN CENTER

Aerial View From Olympic



## EXECUTIVE SUMMARY



### PROPERTY SUMMARY

<b>Location:</b>	NWC of Olympic Boulevard and Bundy Drive, West Los Angeles, California			
<b>Site:</b>	4.76 acres			
<b>Components:</b>		<b>Units</b>	<b>Square Feet</b>	<b>% of Total</b>
	Residential:	619	558,200 GSF	69%
	Office:	-	150,000 GSF	19%
	Retail:	-	99,000 GSF	12%
	<b>TOTAL</b>		<b>807,200 GSF</b>	<b>100%</b>
<b>Parking:</b>	1,548 Stalls (subterranean) 713 bike parking spaces and bike facilities			
<b>Architect:</b>	Gensler			
<b>Entitlement Status:</b>	Fully Entitled			
<b>Timing Estimate:</b>	Est. Construction Start:	Late 2018		
	Est. Project Opening:	Late 2021		
<b>Transportation Access:</b>	Less than 500 feet from Metro Expo Light Rail – Bundy/Exposition Station N/S Bundy and E/W Olympic bus access on site 1/2 mile to Interstate 10			

## AWARD-WINNING DEVELOPMENT

Martin Expo Town Center is the recipient of the 2017 American Planning Association - LA Award of Excellence for Implementation for accomplishing positive changes in the area as a result of planning.

## EXCEPTIONALLY RARE OPPORTUNITY

Martin Expo Town Center will be the first project of this scale in highly desirable West Los Angeles and one of only three residential mixed-use projects of this scale in Southern California in the last 15 years.

## TRANSFORMATIVE MIXED-USE DEVELOPMENT

Comprising approximately 99,000 SF of retail, 150,000 SF of office and 619 apartments, Martin Expo Town Center is the preeminent live, work, play development in West Los Angeles and offers a luxury living experience and dynamic office and retail environment that exemplifies the California lifestyle.



## PROJECT OVERVIEW

### Total Completed Project Cost

Estimated Financing Amount (100% LTC)	+/- \$375 Million
---------------------------------------	-------------------

Remaining Equity (Land Value)	TBD
-------------------------------	-----

### JV Equity

Sponsorship Equity	51%
--------------------	-----

New Partner Equity	Up to 49%
--------------------	-----------

### Development Timeline (Estimated)

Construction Start	Oct-2018
--------------------	----------

Project Completion	Oct-2021
--------------------	----------

Stabilization	Oct-2022
---------------	----------

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PRINCIPALS INFORMATION**

**TAB 2.B - Resume of General Contractor**

---

## PRINCIPALS INFORMATION

### TAB 2.B - Resume of General Contractor

Since initial acquisition of this site, Broadway Homes, LLC has been working with the NRP Group as one of the most well-established and proven General Contractors in the nation. The NRP Group has completed over 48,000 units nationally and are very adept at completing a challenging podium development on a sloped site.

#### **GENERAL CONTRACTOR**

NRP Group, LLC

Dan Hull, President - Construction

15727 Anthem Parkway, Suite 308

San Antonio, TX 78249

Phone: 844-NRP-0002 | DHull@nrgroup.com

**CONSTRUCTION** | the  
**NRP**  
group

MULTIFAMILY  
PILLARS OF THE  
INDUSTRY  
AWARDS  
2020 WINNER  
BUILDER OF THE YEAR



BEST-IN-CLASS MULTIFAMILY CONSTRUCTION AT NATIONAL SCALE

**DEVELOPING PEOPLE.  
BUILDING COMMUNITIES.**

[NRPCONSTRUCTION.COM](http://NRPCONSTRUCTION.COM)

# ABOUT US

2021  
**NMHC**  
50

**BUILDER #3**  
**DEVELOPER #5**  
2021 NMHC Top 50

**AFFORDABLE**  
**HOUSING**  
FINANCE

**2020 RANKED #2**  
Top 50 Affordable  
Housing Developers

**NAHB**

National  
Association  
of Home  
Builders

**2020 WINNER**  
Multifamily Builder of the Year  
**2019 SAFE**  
Award Winner

**EDISON AT GORDON SQUARE**  
**CLEVELAND, OH, 306 UNITS, 2017**  
**MARKET RATE , 4-STORY GARDEN STYLE**  
**SURFACE PODIUM**



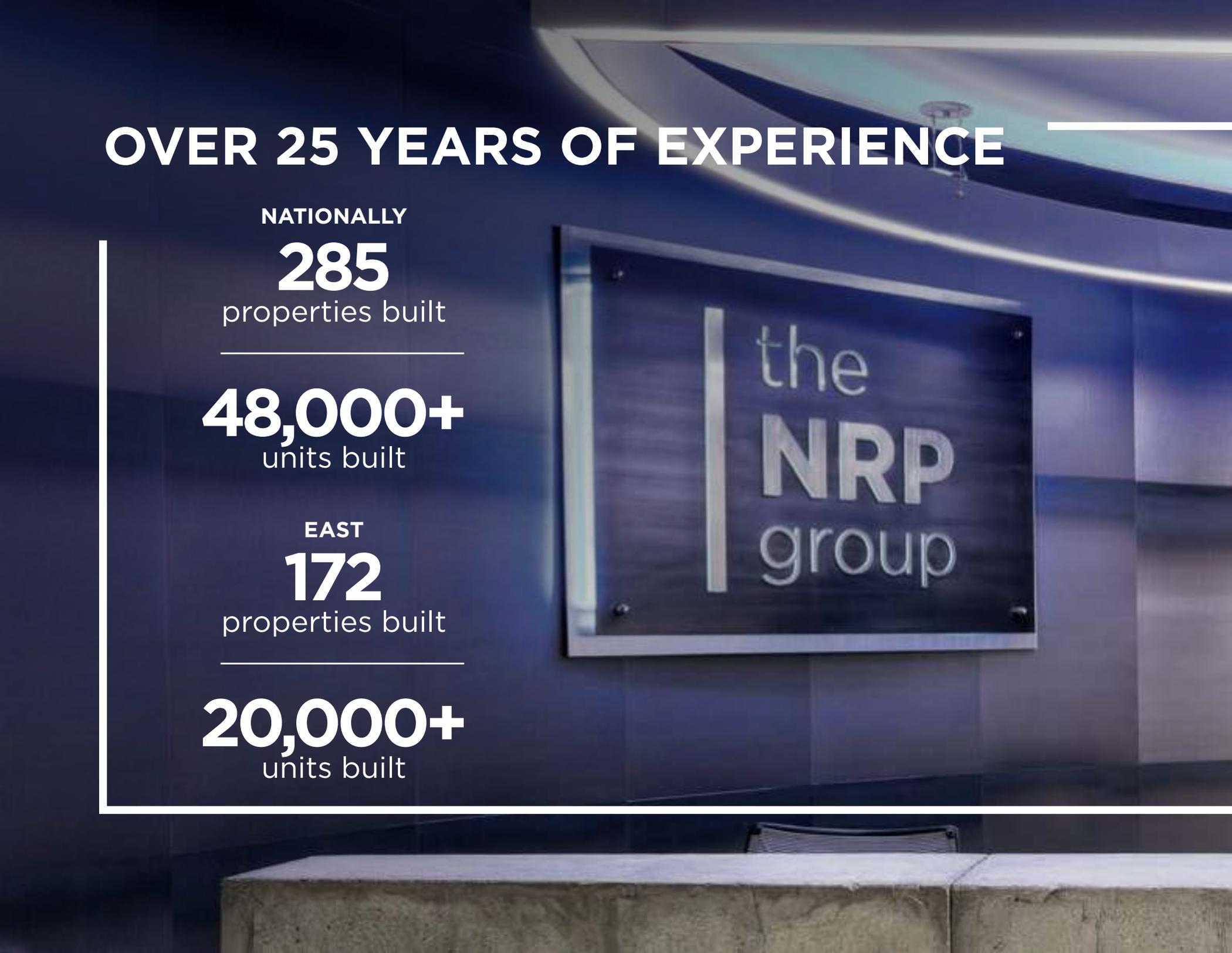
For nearly three decades, The NRP group has perfected a **best-in-class construction platform** known for delivering projects that are **on time, on-budget and highly cost effective with award-winning quality and style.**

Our success is the direct result of having an **owner's perspective.** As one of the largest multifamily development, construction and management companies in the country, we have **delivered more than 45,000 units across 15 states,** and we have become the 2<sup>nd</sup> largest Affordable multifamily developer, the 3<sup>rd</sup> largest builder and 5<sup>th</sup> largest overall multifamily developer in the nation.

The NRP Group manages over 25,000 units across 15 states, providing us with deep institutional knowledge of how properties are best designed and constructed to run efficiently over the long term.

We are ideally suited to extend the quality and breadth of our in-house capabilities to other owners and developers. By applying our know-how, we ensure each property benefits from our design-build and value engineering capabilities, highly disciplined construction processes, buying power, and very strong sub-contractor network.

# OVER 25 YEARS OF EXPERIENCE

A photograph of a modern office interior. The background is a curved wall with a dark blue or grey color. A sign for 'the NRP group' is mounted on the wall. The sign is rectangular and has a dark background with white text. The text reads 'the NRP group' in a sans-serif font. The sign is framed by a thin metal border. The lighting is soft and even, highlighting the sign and the wall.

NATIONALLY

**285**

properties built

**48,000+**

units built

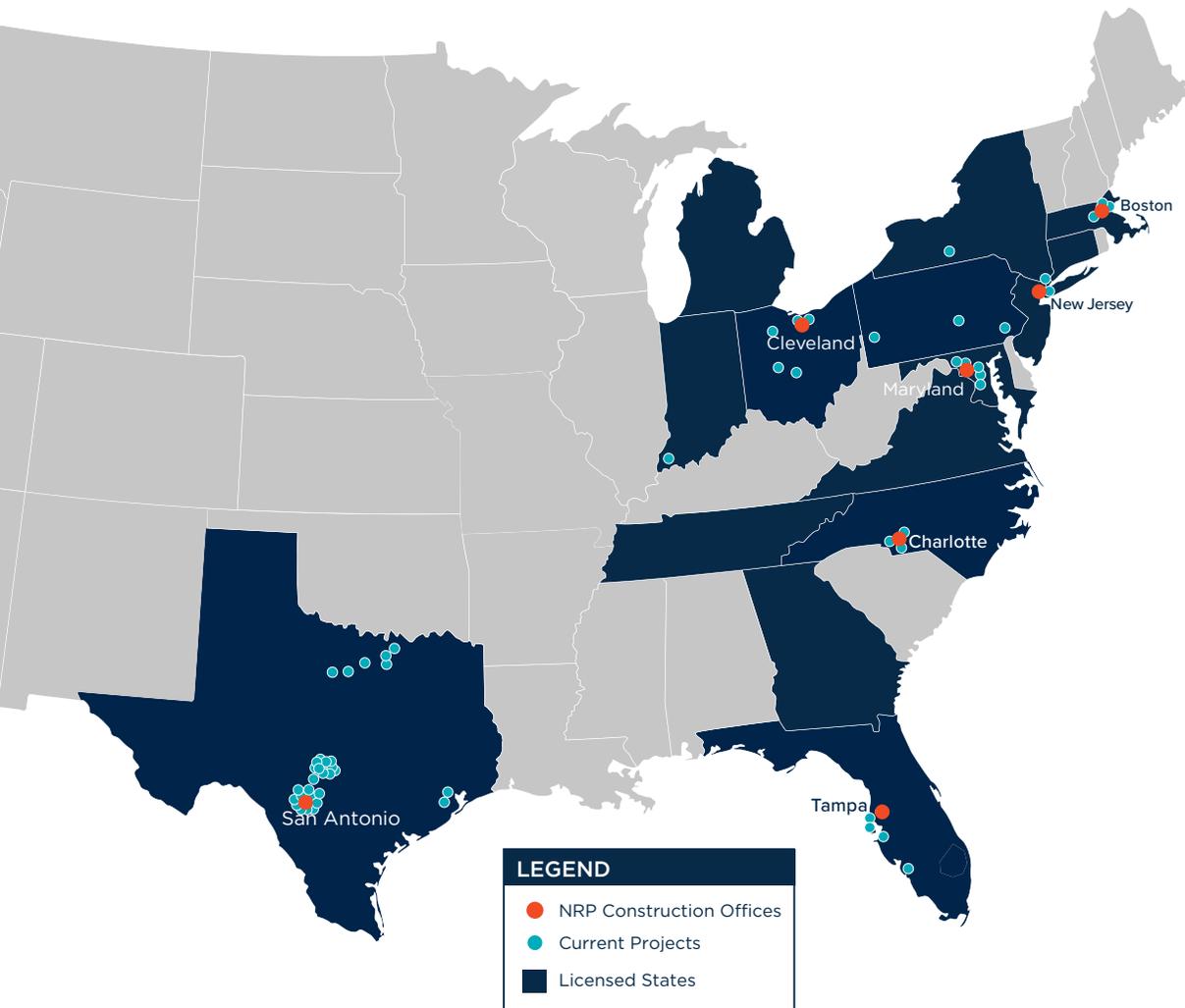
EAST

**172**

properties built

**20,000+**

units built



The NRP Group was founded over 25 years ago. We have delivered over 285 properties nationally (172 in the east) totaling more than 48,000 units nationally (20,000+ in the east).

## Our Capabilities

-  DESIGN MANAGEMENT
-  ENTITLEMENT ASSISTANCE
-  OWNER'S PERSPECTIVE
-  NATIONAL BUYING POWER
-  ESTABLISHED INDUSTRY RELATIONSHIPS
-  RISK MANAGEMENT
-  VALUE ENGINEERING

# PROJECT EXECUTION

**NRP Construction has delivered over 255 projects totaling over 42,000 units nationwide.**

From the earliest project feasibility review and design development stages through project leasing and close-out stages, our construction team is equipped and experienced to deliver the support that owners and developers depend on to ensure success.

We have developed a centralized project management system that provides consistency for every new construction project we undertake. Starting from day one, our project staff can focus on the finer construction details and plan execution throughout the life of a project.



**1**

## **9- 12 MONTHS PRIOR TO 1ST DELIVERY**

- Design development call initiated
- Tracking documents created
- Conceptual budget pricing produced
- Site constraints identified
- Pre-construction timeline / schedule established



2

## 6 MONTHS PRIOR TO CONSTRUCTION START

- Design documents reviewed
- Budget pricing checked / updated
- Value engineering or project improvement options reviewed
- Major infrastructure coordination initiated
- Municipal / regulatory coordination initiated

3

## 1-3 MONTHS PRIOR TO CONSTRUCTION START

- Project design finalized
- Project construction costs finalized
- Construction schedule finalized
- Permit process completed
- Contract negotiations and documents finalized

4

## CONSTRUCTION START



## PRE-CONSTRUCTION

### VICE PRESIDENT OF PRE-CONSTRUCTION

oversees estimating, design development and entitlement processes.

### DIRECTOR OF PRE-CONSTRUCTION

manages estimating, design development and entitlement processes.

## CONSTRUCTION

### DIRECTOR OF FIELD OPERATIONS

oversees and assists field staff executing project construction and NRP performance standards.

### REGIONAL VP OF CONSTRUCTION

oversees and assists project manager in management of project budget and schedule.

### PROJECT MANAGER

project buyout, contract management, cost controls and schedule controls.

### PROJECT SUPERINTENDENT AND FIELD STAFF

field construction management, schedule controls, site control and safety oversight.

FIELD LEADERSHIP

PROJECT MANAGEMENT

ON SITE

### IT SUPPORT

real time support and enhancements to technology platform.

### ACCOUNTING

pay application processing and financial records management.

### HUMAN RESOURCES MANAGER

recruiting, onboarding, training and staff management.



# THE NRP GROUP: SUSTAINABILITY

**The NRP Group has begun efforts to improve the environmental footprint of assets across our portfolio.**

We have embarked on portfolio-wide initiatives that have generated over half a million dollars in utility savings across our communities. These improvements range from LED lighting conversions to ultra-high efficiency toilet implementations, to irrigation controllers and monitoring.

To add to these efforts, 1,760 of our apartment units have earned LEED certification and over 2,000 additional

units have earned an Enterprise Green Community Designation.

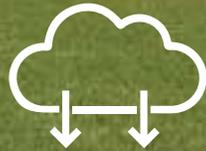
We are also pursuing Passive House builds in our construction process and have begun to deliver units that earn this distinction.

The NRP Group will continue to expand our sustainability efforts as an ongoing initiative.



**3855**

Green Building  
Certified Units



**625**

Tons of CO2  
Emissions Annually



**37M**

Gallons of  
Irrigation Usage Saved

***and growing!***



NRP Construction LLC

**Ken Weinberg | Vice President of Business Operations**

**Office:** 844-NRP-0002

**Email:** [kweinberg@nrpgroup.com](mailto:kweinberg@nrpgroup.com)

**Web:** [NRPConstruction.com](http://NRPConstruction.com)

1228 Euclid Avenue 4th Floor

Cleveland, OH 44115

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PRINCIPALS INFORMATION**  
**TAB 2.B - Resume of Architect**

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## PRINCIPALS INFORMATION

### TAB 2.B - Resume of Architect

Mark Hart Architecture has also been adamantly involved directly in the site planning as well as mitigation of the site constraints. MHA projects range from high-rise architecture to midrise architecture to smaller boutique style office and multifamily buildings. Coordination and collaboration with the client and the General Contractor are the cornerstones of the MHA process. Using design, creativity and logic the firm offers a full range of architectural services including architecture, master planning, site analyses, interiors and project management.

#### **ARCHITECT**

Mark Hart Architecture  
2007 S 1st St, Austin, TX 78704  
Robert LeJeune AIA - Senior Architect / COO  
512-910-7057 | [rlejeune@markhartarch.com](mailto:rlejeune@markhartarch.com)



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MULTIFAMILY  
PORTFOLIO

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MARK HART ARCHITECTURE  
2007 S 1st Street  
Suite 101  
Austin, Texas 78704

Email  
mhart@markhartarch.com

Phone  
512-680-7905

Website  
www.markhartarch.com

Mark Hart Architecture was founded in 2008 by Mark Hart, AIA. Since its inception the firm has grown steadily and is enjoying the inflow of more interesting projects as our track record is tested and applied to every design.

MHA projects range from high-rise architecture to midrise architecture as well smaller boutique style office and multifamily buildings. MHA is responsible for the design and production for projects such as The Corner, The Ruckus and Skyloft. These projects are examples of the style of design that MHA strives for. Coordination and collaboration with the client and the General Contractor are the cornerstones of the MHA process. Using design, creativity and logic, the firm offers a full range of architectural services including architecture, master planning, site analyses, interiors and project management.

Mark Hart, AIA, NCARB, LEED AP is the founding member and CEO of Mark Hart Architecture. He received his degree in Architecture from The Ohio State University and moved to Austin in 1997. His experience in multifamily / high-rise/ high-density mixed use architecture spans 20 years and is largely focused in the central Texas area.

As CEO, Mark is at the center of MHA's business development, strategic planning activities, and company/client relations. He also oversees architecture production from early site studies, to completion of construction documents, and construction administration. When not running a company, Mark enjoys running the trails of Town Lake and spending time with his wife and two sons.



Robert LeJeune, AIA, NCARB, LEED AP BD+C, CPHC came on as a partner with MHA in 2013, as Senior Architect & COO. He has over 20 years of experience working in the field of architecture: designing, managing, teaching and/or constructing. His professional experience specializes in all facets of multi-family residential design and construction, making him an expert in the field.

Rob specializes in energy efficient and sustainable design. He is a licensed architect in the state of Texas and NCARB certified, which allows him to be licensed in all 50 states. He is also LEED AP certified with a Building design and Construction (BD+C) specialty designation and in addition a Certified Passive House Consultant (CPHC); these credentials demonstrate a thorough understanding of green building and energy efficiency practices and principles.



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THE  
RUCKUS

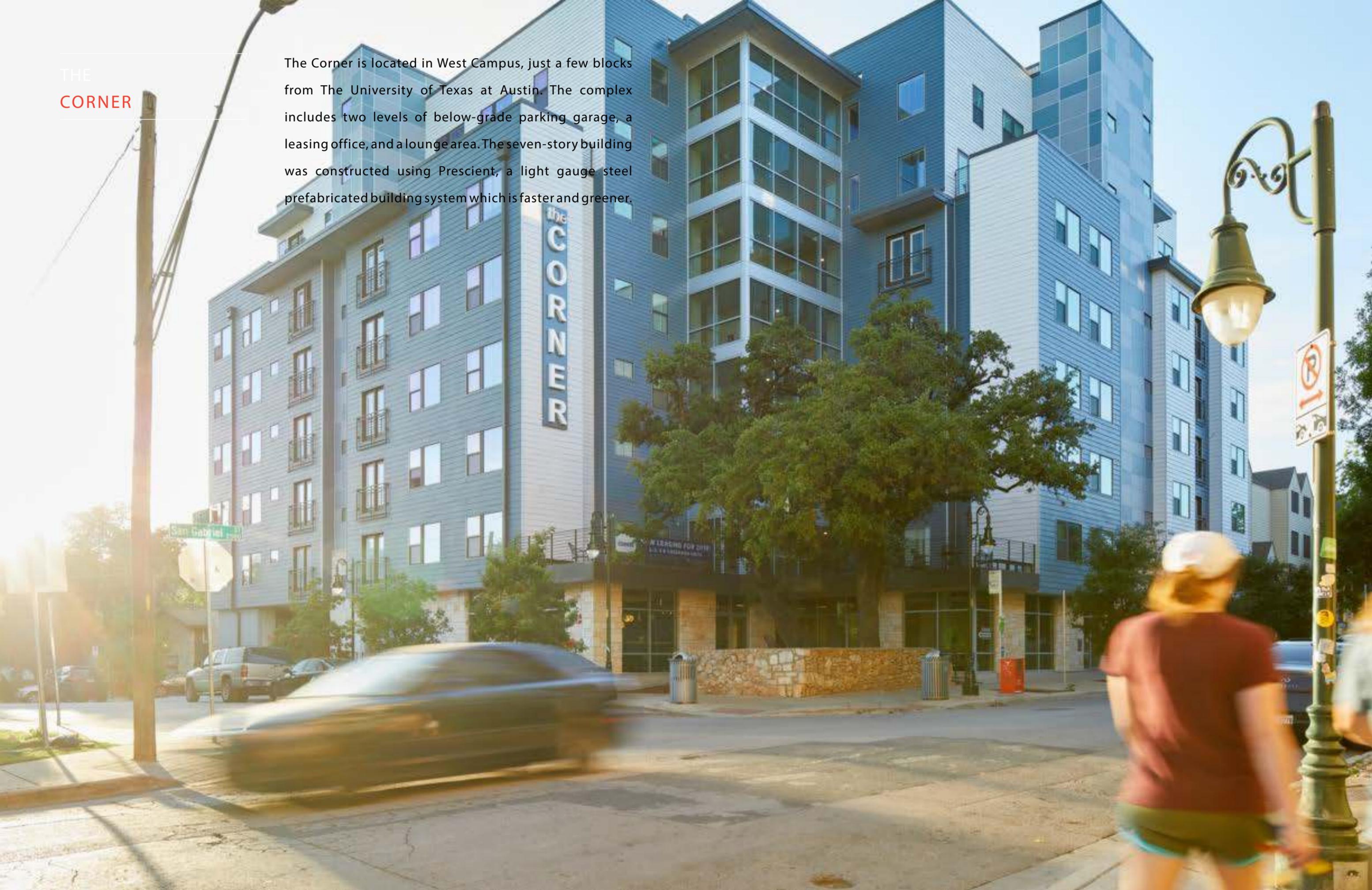
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The Ruckus is a seven-story student housing project located two blocks west of the the University of Texas, Austin in the student rich "West Campus" neighborhood. The Ruckus boasts 46 units (167 beds) with modern amenities and finish-outs, underground gated parking, secure access, a rooftop terrace, a cyber cafe, sky gym and study lounges. The Ruckus opened in August 2017.



THE  
CORNER

The Corner is located in West Campus, just a few blocks from The University of Texas at Austin. The complex includes two levels of below-grade parking garage, a leasing office, and a lounge area. The seven-story building was constructed using Prescient, a light gauge steel prefabricated building system which is faster and greener.



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THE  
CREEKSIDE

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Located in Round Rock Texas, the Creekside is a HUD project consisting of 250 units, a clubhouse and pool area. The complex is wrapped by Brushy creek and is populated with many oak trees and terraces due to the sloping terrain, items that are a challenge to design and develop around but that also add amazing beauty to the property.



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## TEXAS

26

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Texan 26 is a 50-unit apartment facility in the West Campus neighborhood of the University of Texas. This multifamily project is a total of six stories (72,000 sq. ft.) of apartments above a podium. This structure rests on a 3.5 tier subterranean concrete parking garage.



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RIO  
FLATS

---

An innovative 9-unit metal blue cube in Austin TX. This multifamily project is our smallest podium project! One level of surface parking with two levels of apartments above.



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THE  
SKYLOFT

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This project is located in the West Campus neighborhood, University of Texas. It has 18 floors of apartments over 4 subterranean parking levels. Advanced amenities with a roof top pool looking over the University, Downtown and the Hillcountry. An exciting project to work on for MHA for many reasons, including partnering with STG Architects to design and complete as a great team.



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## RUCKUS 2.0

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The younger bigger sibling of the Ruckus! Located on the busy corner of 24th and Rio Grande streets. A perfect culmination of the elaborate West Campus style of student housing in Austin Tx. An eight-story student housing project consisting of 67 units (231 beds) with modern amenities and finish-outs, underground gated parking, secure access, a rooftop terrace, a cyber cafe, sky gym and study lounges. The Ruckus opened in August 2017.



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## THE 9 @ Rio

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A gradient blue cube in the West Campus neighborhood in Austin TX. Double Height amenities with a courtyard and pool in the center. A seven-story student housing project located two blocks west of the the University of Texas, Austin in the student rich "West Campus" neighborhood. The 9 contains 109 units (333 beds) with modern amenities and finish-outs, underground gated parking, secure access, a rooftop terrace, a cyber cafe, gym and study lounges.



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## Eastgate

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A 3 story podium condo project in the near East neighborhood of Austin Tx. 68 luxury units with a central pool and courtyard. This project is the answer to the need for middle cost housing. Eastgate is the gateway to the bustling and quickly developing Eastside along Manor street.



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## HOM

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HOM consists of 59 units totaling 63,476 SF of medium density, infill residential condominiums units on 2.22 acres. The property is located in the quiet, yet vibrant, Govalle neighborhood known for its great restaurants, community gardens, and just blocks to the Austin Bouldering Project. Interiors feature modern finishes, including European cabinetry, plan flooring, stainless appliances, as well as a swimming pool and resident clubhouse. Another things that sets HOM apart from other apartments is its price point.



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## Axiom East

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Axiom East consists of 60 residential units plus ground floor commercial totaling 51,137 SF of high density, mixed-use development on .75 acres. The property is located directly on the East 7th Street corridor, providing excellent walkability to some of the best restaurants and nightlife that Austin has to offer. Interiors feature modern finishes including European cabinetry, plank flooring, stainless appliances, as well as a resident courtyard with outdoor kitchen, firepit, and community picnic area.



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## Hilltop

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The Hilltop is an off campus student housing project located within walking distance from the University of Texas. Amenities include a pool, fitness center, and various study rooms. The project offers a rare opportunity for students to live next to a historic building that was built in 1869. The building blends old design styles with brand new and refreshed styles offering a modern look.



**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PRINCIPALS INFORMATION**  
**TAB 2.B - Resume of Civil Engineer**

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## PRINCIPALS INFORMATION

### TAB 2.B - Resume of Civil Engineer

Kitchen Table Civil Solutions has been retained to help the team identify remaining site constraints, particularly relating to impervious cover. They have been particularly useful in negotiating the necessary impervious cover request via Save Our Springs and the Land Use & Entitlements attorney, Metcalfe Wolff Stuart & Williams, LLP.

#### **CIVIL ENGINEER**

Kitchen Table Civil Solutions

6805 N Capital of Texas Hwy, Suite 315

Austin, TX 78731

Jonathan Fleming, PE - Project Manager

512-717-5422 | [jonathan.fleming@ktcivil.com](mailto:jonathan.fleming@ktcivil.com)



January 31, 2023

Greg Stoll  
Broadway Homes, LLC  
5900 Balcones Drive, Suite 100  
Austin, TX 78731

RE: KTCivil Experience

Dear Mr. Stoll,

Thank you for considering KTCivil as a partner in assisting with your engineering needs. KTCivil was founded in September of 2016 and currently has 14 employees. Our Engineering and Design staff have over 100-years combined experience locally in the Central Texas market and believe that building relationships, whether it be with our clients or with regulatory entities, is one of our key strengths. Since 2016 KTCivil has permitted over 2,000 residential units, with an additional 500 units in design for developments within the Round Rock and Austin Jurisdictions.

Below you will find a list of our staffs' experience (designer and engineer experience combined) either while at KTCivil or with previous employers, a list of our senior staff, and professional references. In addition to the projects listed below, which are site development projects, our firm has extensive experience in master planned and single-family development and Municipal Utility Districts, for which a list can be provided upon request.

**Multi-Family/Condo Site Development:**

- Kensington Apartments – New Braunfels
- Chestnut Street Lofts – San Marcos
- Cielo Apartments – Austin
- Waterstone Apartments – Austin
- The Village Condominiums (Parmer Villas) – Austin
- Scofield Villas Condominiums - Austin
- Independence Park Condominiums – Austin
- AMLI Riverside – Austin
- Greystar Apartments – Austin
- Meritage Homes Easton Park Section 1B Lot 3 Condominiums – Austin ETJ and Travis County
- Milestone Community Builders (Milestone) Cooper Lane Condominiums – Austin
- Milestone Messinger Village Condominiums – Austin
- David Weekley Homes Goodnight Ranch Lot 3 Block A Condominiums – Austin
- Ash Creek Homes Canyonside at Falconhead West – Bee Cave
- The Cottages at Northwoods - Austin
- Due diligence on multiple sites– Austin, Austin ETJ/Travis County, Buda, Cedar Park, Georgetown, Kyle, Lago Vista, Leander, Pflugerville, and Round Rock.



### **Commercial Site Development:**

- 7814 Burleson Rd. Automotive Shop – Austin
- Addison Section 3 Amenity Center – Austin ETJ and Travis County
- IBC Bank Mueller View – Austin
- Sovereign Bank at 5<sup>th</sup> and Nueces – Austin
- The Thinkery (Austin Children’s Museum) - Austin
- Multiple CVS Locations – Austin and Pflugerville
- Circle K – Lakeway
- Stripes multiple locations – Houston, Killeen, San Marcos, and Temple
- HEB multiple locations (gas pump retrofit) – Austin and San Antonio
- Sonic at Lakeline Blvd. and Cypress Creek – Cedar Park
- Lupe Tortilla – Round Rock
- Cabela’s – Buda
- Marriott TownePlace Suites – Round Rock, Georgetown and Williamson County
- Baylor Scott & White Medical Center – College Station
- Baylor Scott & White Children’s Medical Center and Surgical Sciences Addition – Temple
- Baylor Scott & White Clinic – Marble Falls
- University of Texas (UT) Engineering Education and Research Center (EERC) – UT Systems
- UT Material Transfer Center for EH & S (MTC) – UT Systems

### **Open Space/Park Site Development:**

- Boardwalk Trail at Lady Bird Lake – Austin
- Bryant Park at Easton Park – Austin ETJ and Travis County
- Paggi Square at Mueller – Austin
- Aldrich Street Paseo – Austin

### **KTCivil’s senior staff:**

- Peggy Carrasquillo, P.E. – Principal
- Jonathan Fleming, P.E. – Project Manager
- Andrew Shields, P.E., C.F.M. – Hydrology and Hydraulics Engineer
- Randy Nelson, P.E. – M.U.D. Engineer
- Kody Randall – Production Manager/CAD Designer

### **Professional References:**

- Ian Dietrich, LEED AP – David Weekley Homes, Land Manager – 512-821-8828
- Rob Archer, P.E. – Meritage Homes, Land Development Manager – 512-615-6432
- Mike Ehrhardt – Liberty Civil Construction, LLC, Managing Principal – 512-233-9152
- Andrew Cortes, P.E. – Milestone, Land Entitlement Manager – 512-686-4986

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PRINCIPALS INFORMATION**

**TAB 2.B - Resume of Construction Manager**

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## PRINCIPALS INFORMATION

### TAB 2.B - Resume of Construction Manager

Rick D. Mahan is a 36+ year construction professional with over \$2 Billion in Construction, Consulting, and Owner's Representative Services affecting 100+ Million square feet of commercial, residential and government facilities. Mahan Construction & Management was invaluable at helping to identify the feasibility of the proposal on a sloped site in Southwest Austin.

#### **CONSTRUCTION MANAGEMENT**

Mahan Construction & Management

Rick Mahan - Principal

512-808-8991 | [Rick@mahanccm.com](mailto:Rick@mahanccm.com)

# RICK D MAHAN – BIO

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## CONSTRUCTION CONSULTING & MANAGEMENT

Rick D. Mahan is a 35+ year construction professional with over \$2 Billion in Construction, Consulting, and Owner's Representative Services affecting 100+ Million square feet of commercial, residential and government facilities.

Rick started his career as a laborer at his uncle's Texas Hill Country custom home business while a freshman in high school. Since then, Rick has held Senior and Executive Level Positions with Small, Medium and Fortune 500 Construction and Consulting Firms as a hands-on leader of over 170 Project Managers, hundreds of contractors and thousands of employees/trade personnel on services affecting 26,000+ facilities.

Examples of representative project and programs include:

- Owner's Representative for New Construction, Renovation and Expansion of 35+ Million SF of Multi-family, Retail, School, Hotel, Hospital, Office, Government and Residential structures.
- Assembled and Led teams of Internationally Diversified AE's and Contractors on over \$600 Million in Pre-construction design and consulting services.
- Concurrently Oversaw 60+ Project Managers and 250+ Contractors as National Programs Manager on an \$800M Contract for New Construction, Renovation, and Improvements to 20,000+ government facilities.
- New Construction, Renovation and Expansion of hundreds of Hotels, Restaurant, Mall, Retail, Office, Medical, Airport and Commercial Facilities.
- Led over \$600 Million in Multi & Single-Family Developments (700+ Units) and six different communities for Fortune 500 Builder.
- Managed \$240+ Million in Design/Build Custom Home New Construction and Renovations.
- Oversaw National Energy Management Program including replacement of HVAC & Controls, Switchgear/UPS/Generator Back-up, Energy Loss/Recovery and Conservation at over 65 facilities.
- Oversaw \$200+ Million in Indoor Air Quality, Environmental and Safety Related Remediation Projects.
- Developed Construction, Safety, and Environmental Training Programs with over 7,000 attendants.
- 25+ Years of Direct Interaction with Executive Level Decision Makers resulting in \$800+ Million in Sales.

Rick holds a bachelor's degree in Energy Management and has earned countless certifications and licenses over his career, including Certified General Contractor (FL), Occupational Health and Safety Technologist (OHST), Certified Floodplain Manager (CFM), Stormwater Management, Licensed Insurance Adjuster (TX), Radiation Measurement Specialist, Hazardous Waste and Operations Responder, and numerous other environmental, indoor air quality, asbestos and construction management certifications.

Rick currently provides Owner's Representative and Construction Consulting Services through his boutique-sized firm called Construction Consulting & Management, LLC to small and medium sized firms that either cannot afford or need full-time in-house Construction Professional Representation. His services and level of participation are tailored to the specific needs of each client based on that specific client's level of expertise and understanding of the building industry.

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**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PRINCIPALS INFORMATION**

**TAB 2.B - Contact Information of Consultant Team**

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## PRINCIPALS INFORMATION

### TAB 2.B - Contact Information of Consultant Team

The remainder of the Oak Hill Lofts team are independent consultants with extensive LIHTC experience and a focus on promoting further deals throughout Central Texas.

#### **LENDER**

Walker & Dunlop

7272 Wisconsin Ave Suite 1300

Bethesda, MD 20814

Rob Rotach - Senior Managing Director | Real Estate Finance

301-564-3295 | [RRotach@walkerdunlop.com](mailto:RRotach@walkerdunlop.com)

#### **HTC APPLICATION CONSULTANT**

ARX Advantage

Robbye Meyer - President

(512) 963-2555 | [robbye@arxadvantage.net](mailto:robbye@arxadvantage.net)

#### **MARKET ANALYSIS**

Novogradac & Company

11044 Research Boulevard Building C, Suite 400

Austin, TX 78759

Lindsay Sutton - Partner

512.349.3212 | [lindsey.sutton@novoco.com](mailto:lindsey.sutton@novoco.com)

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PRINCIPALS INFORMATION**

**TAB 2.C - Resumes of Property Management Team**

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## PRINCIPALS INFORMATION

### TAB 2.C - Resumes of Property Management Team

#### CSA Realty Group - Commercial Real Estate Solutions

With over 26 years of experience and our own commercial portfolio of over 650,000 square feet, we understand the importance of effective commercial property management from the perspective of a dedicated property owner. CSA is a “one stop shop” for all of your needs, including asset management, facility management, and facility maintenance.

## SERVICES



### MARKETING & LEASING

- Dedicated to leasing
- Professional, responsive in-house team
- Proven marketing expertise



### FINANCIAL CONTROLS

- Financial analysis/budget prepared for each property
- Budget is strictly monitored
- Excellent relationships with vendors
- Accounting team saves thousands for owners each year



### TENANT RELATIONS

- Proven track record of strong tenant relations
- Improving tenant profiles
- Reducing tenant turnover
- Various tenant programs available



### MAINTENANCE

- Superior conditions maintained
- Watchful staff
- 24-hour service available
- Executive management one phone call away



### SYSTEMS REPORTING

- Benchmark Yardi software system
- Customized reporting
- Two servers working full time

- Detailed financials delivered including rent rolls, deposits and expenses
- Rigorous controls maintained



#### PLUS NO EXTRA FEES

- There are no extra fees for supplies or services. Includes preparing client's tax information for tax preparation and offering tax and insurance consulting.

## FACILITY MANAGEMENT

*With Facility Management, our team provides comprehensive property management services for a single building or an entire portfolio.*

- Comprehensive Maintenance Plan
- Sub-contractor Selection and Supervision
- Routine Site Inspections
- Work Order Tracking: immediate maintenance issues addressed within 24 hours
- Detailed Monthly Reports
- Energy Auditing

## FACILITY MAINTENANCE

*We're here for you when you need us, where you need us. For self-managed properties, our Facilities Maintenance program is a simple, cost effective solution that will cover your day-to-day routine issues. We go beyond standard repairs by diagnosing common building problems and executing solutions that are cost-effective and permanent.*

- Technicians experienced with access systems.
- Work order tracking: immediate maintenance issues addressed within 24 hours
- On-staff HVAC technicians

## OAK HILL LOFTS by BROADWAY HOMES

AUSTIN, TX

ATTACHMENT TABS

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### FINANCIAL INFORMATION

**TAB 3.A - Federal IRS Certification**

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**Not Applicable**

**OAK HILL LOFTS by BROADWAY HOMES**

**AUSTIN, TX**

APPLICATION TABS

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**FINANCIAL INFORMATION**

**TAB 3.B - Certified Financial Audit**

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**Not Applicable**

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

APPLICATION TABS

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**FINANCIAL INFORMATION**

**TAB 3.C - Board Resolution**

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**Not Applicable**

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

APPLICATION TABS

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**FINANCIAL INFORMATION**  
**TAB 3.D - Financial Statements**

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**Not Applicable**

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

APPLICATION TABS

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**FINANCIAL INFORMATION**

**TAB 3.E - Funding Commitment Letters**

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October 31, 2023

Greg Stoll  
Broadway Homes  
5900 Balcones Drive, Suite 100  
Austin, TX 78737

RE: Financing Letter of Intent  
Oak Hill Lofts  
Austin, TX 78735

To Whom It May Concern:

We are underway processing a HUD Section 221(d)(4) loan on behalf of Broadway Urban Homes, Limited Liability Company (the "Applicant"). We are aware of and prepared to close within TDHCA's required timeframe.

- 1) The Lender has issued this Letter of Intent to Applicant to provide construction and permanent financing in the amount of \$10,164,000.
- 2) This Letter of Intent and the proposed terms of the loan do not contain any conditions which are not customary and reasonable for loans of this nature and amount and which are not reasonably expected by Walker & Dunlop (the "Lender") to be met at the time of loan closing.
- 3) The loan, if made, shall have a term of at least 40 years, at a forecasted fixed taxable interest rate of 6.85% plus 0.25% for MIP to yield an all in-debt service of 7.10%, with financing conditioned upon receipt of a Firm Commitment from HUD. The forecasted interest rate is subject to change based on future market conditions. This loan will be level maturity with no balloon payments.
- 4) The amortization period shall not exceed 40 years.

If you have any questions or need any further information, please contact me at (301) 564-3295, or via email at [rrotach@walkerdunlop.com](mailto:rrotach@walkerdunlop.com).

We are very pleased to have the opportunity to work with you on this transaction.

Sincerely,



Rob Rotach  
Senior Managing Director  
Walker & Dunlop

November 3, 2023

Braodway Homes LLC  
Attention: Greg Stoll

**Re: Oak Hill Lofts – Austin, TX**

Dear Mr. Stoll:

Thank you for the opportunity to discuss an investment by Walker & Dunlop Affordable Equity through its subsidiary, Alliant Capital, Ltd. (“Affordable Equity”) on **Oak Hill Lofts** (“the Project”). Since 1997, Affordable Equity has invested, through affiliated funds, in over \$5 billion in real estate projects that qualify for and are allocated low-income housing tax credits (“LIHTCs”) pursuant to Section 42 of the Internal Revenue Code of 1986. This letter describes our initial assumptions to inform our continued discussions about this potential investment and to provide support for your tax credit application.

**I. Transaction Summary**

A. Equity Amount, Price – The anticipated pricing is \$0.87 per dollar of LIHTC available to the Investor over the full 10-year credit period, for a total investment of \$8,103,481, based upon annual LIHTCs of \$931,435 (99.99% of \$931,528). If the closing of this investment does not occur within 120 days of the tax credit award issuance, Affordable Equity may need to modify the price to reflect market conditions, in the exercise of its reasonable discretion.

B. Transaction Timeline

1. Closing and admission of Affordable Equity to the Partnership: July 15, 2024
2. Start of construction of the Property: July 15, 2024
3. Substantial completion of construction: December 2025
4. Rental Achievement [ or Stabilization]: July 2026
5. Closing of the permanent financing [ Delivery of 8609’s]: December 2026

C. Equity Pay-in

	Capital Contribution	Amount	% of total	Timing
1 <sup>st</sup>	Closing	\$1,215,522	15%	3rd Quarter 2024
2 <sup>nd</sup>	Construction Completion	\$2,836,218	35%	1st Quarter 2026
3 <sup>rd</sup>	Rental Achievement	\$3,646,566	45%	3rd Quarter 2026
4 <sup>th</sup>	Delivery of 8609’s	\$405,174	5%	1st Quarter 2027

D. [Federal] Credit Delivery

\$838,291\_ for 2026;  
\$931,435 for each of the years 2027 through 2035; and  
\$93,143 for 2036.

E. Developer Fee - \$3,124,593 of which \$62,589 is projected to be payable from the sources and uses, based upon the assumptions contained herein.

F. Required Reserves

Operating Deficit Reserve - an amount equal to the greater of: (i) six months of operating expenses and mandatory debt service, or (ii) \$630,000.

Replacement Reserve Deposit – an amount of \$300 per unit per year, to be annually increased at 3% a year.

G. Reversion and Cash Flow Splits after waterfall – 90% to the General Partner 9.99%, to the Limited Partner and 0.01% to the Administrative Limited Partner.

H. Guarantees

1. Completion / Development Deficits. The Guarantor will guaranty that construction will commence within 30 days after Closing and will be substantially completed on schedule and in accordance with the approved plans and specifications. If at any time, the Partnership's available sources of debt and equity are less than the funds necessary for timely payment of all development costs (excluding the Development Fee), then the Guarantor will fund the shortfall (*i.e.*, the "Development Deficit") without reimbursement. The Guarantor will guaranty timely lease-up and rental achievement.

2. Operating Deficits. The Guarantor will guarantee and agree to advance to the Partnership sufficient funds, for a period of 60 months following the date rental achievement is attained (the "Operating Deficit Guaranty Period"), to fund operating deficits.

3. Tax Credit Delivery. The Guarantor will guarantee, for the compliance period, the delivery of the projected tax credits and tax credits taken will not be recaptured.

I. Affordable Equity Syndication/ Legal Fee – at closing, the Partnership will pay \$60,000 to the Investor on account of the costs associated with the preparation of such documents and with the due diligence, underwriting, and closing process.

Oak Hill Lofts  
Attention: Greg Stoll  
November 3, 2023  
Page 3

- J. Affordable Equity Asset Management Fee - \$7,500, payable \$3,750 on April 1st and the balance on October 1st of each year.

The terms of our investment may change if the assumptions and projections regarding the Project change. After our discussions have progressed further, Affordable Equity will prepare a Letter of Intent that will summarize the principal business terms for Affordable Equity's proposed investment.

Oak Hill Lofts  
Attention: Greg Stoll  
November 3, 2023  
Page 4

I look forward to our continued discussions.

Very truly yours,

Alliant Capital, Ltd.

By: WDAGP, LLC, its General Partner

By: Suraj Mistry  
Suraj Mistry  
Director

The foregoing is hereby agreed to and confirmed:

\_\_\_\_\_, L.P.

By: \_\_\_\_\_, its General Partner

By: \_\_\_\_\_

Date: \_\_\_\_\_, 2023

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PROJECT INFORMATION**  
**TAB 4.A - Market Study**

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## PROJECT INFORMATION

### TAB 4.A - Market Study

Market demand for additional affordable housing was the primary reason Broadway Homes selected this site in an Imagine Austin Activity Center. Please review the corresponding market analysis which demonstrates significant demand for affordable housing in the designated Primary Market Area. Austin City Council also validates a significant demand for affordable units in all of District 8. 2024 HUD Small Area Fair Market Rents are in the top 7% of all Austin MSA submarkets, market rate development opportunities are too great and the affordable housing need continues to worsen.

The current development of the \$550M Oak Hill Parkway is an example of significant infrastructure determining the path of development in West Austin. Although this anticipated project was not incorporated in the applicant's current market study, it demonstrates there will be continued demand growth in West Austin and all corresponding submarkets.

Please review the applicant's market study in order to see the identified Primary Market Area, the pool of eligible residents, competitive affordable rental developments, market demand, derived capture rate, as well as estimated absorption period. Be sure to also consider the lack of recent or proposed developments in the submarket, along with the lofty requirements placed by the city on the necessary distribution of affordable housing throughout our city.



A MARKET FEASIBILITY STUDY OF:  
**Oak Hill Lofts**

# A MARKET FEASIBILITY STUDY OF: **OAK HILL LOFTS**

7610 Old Bee Caves Rd  
Austin, Travis County, Texas 78735

Inspection Date: December 21, 2022  
Effective Date: December 21, 2022  
Report Date: January 27, 2023

Prepared for:  
Greg Stoll  
Broadway Homes, LLC  
5900 Balcones Drive, Suite 100  
Austin, TX 78731

and

Texas Department of Housing & Community Affairs (TDHCA)  
221 East 11th Street  
Austin, Texas 78701

Assignment Code: 10314771

Prepared by:  
Novogradac Consulting LLP  
11044 Research Boulevard, Building C, Suite 400  
Austin, TX 78759  
(512) 340-0420





January 27, 2023

Greg Stoll  
Broadway Homes, LLC  
5900 Balcones Drive, Suite 100  
Austin, TX 78731

and

Texas Department of Housing & Community Affairs (TDHCA)  
221 East 11th Street  
Austin, Texas 78701

Re: Market Study for Oak Hill Lofts  
7610 Old Bee Caves Rd  
Austin, Travis County, Texas 78735

Dear Greg Stoll:

At your request, Novogradac & Company doing business under the brand name Novogradac Consulting (Novogradac), has performed a study of the multifamily rental market in the Austin, Travis County, Texas area relative to the above-referenced Low-Income Housing Tax Credit (LIHTC) project.

The purpose of this market study is to assess the viability of the proposed new construction 90-unit family LIHTC project. Upon completion, the Subject will offer studios and one and two-bedroom units to households earning up to 50, 60, and 80 percent of the Area Median Income (AMI).

The following report provides support for the findings of the study and outlines the sources of information and the methodologies used to arrive at these conclusions. Bryce Box inspected the Subject on December 21, 2022, which will serve as the effective date of this report. All persons signing this report have read and understand the requirements of the Texas Department of Housing and Community Affairs (TDHCA) 2023 Real Estate Analysis Rules and Guidelines. The scope of this report meets the requirements of the client, including the following:

- Inspection of the Subject property, neighborhood, and comparable data
- Project Description
- Market Area Analysis
- Supply Analysis
- Demand Analysis
- Rent Analysis
- Anticipated Market Absorption Analysis
- Conclusions and Recommendations
- Preparation of TDHCA compliant Report

This report contains, to the fullest extent possible and practical, explanations of the data, reasoning, and analyses that were used to develop the opinions contained herein. The depth of discussion contained in the report is specific to the needs of the client and the requirements of the TDHCA. The report and the conclusions are subject to the Assumptions and Limiting Conditions attached.

The National Council of Housing Market Analysts (NCHMA) is a professional organization chartered to promote the development of high-quality market analysis for the affordable housing industry. Novogradac adheres to market study guidelines promulgated by the National Council of Housing Market Analysts (NCHMA). NCHMA is a professional organization chartered to promote the development of high-quality market analysis for the affordable housing industry. Novogradac is a charter member of this organization. NCHMA has compiled model content standards for market studies. This report, which Novogradac certifies as a NCHMA compliant comprehensive market analysis full narrative report, conforms to those standards; any slight modifications or departures from those standards are considered incidental. Novogradac is a disinterested third party. The report and the conclusions are subject to the Assumptions and Limiting Conditions attached. Additionally, Novogradac is an approved Qualified Market Analyst as defined by THDCA.

Broadway Homes, LLC is the client of this report and TDHCA is granted full authority to rely on the findings of the report. We have read and understood the requirements of Subchapter D – Underwriting and Loan Policy section. The Market Analysis contained in this report is from a disinterested party that does not materially benefit from the Development in any other way than receiving a fee for performing the Market Analysis, and that the fee is in no way contingent upon the outcome of the Market Analysis. All persons signing this report have read and understand the requirements of the Texas Department of Housing and Community Affairs (TDHCA) 2023 Real Estate Analysis Rules and Guidelines, which are the most recent available, particularly Section 11.303.

The authors of this report certify that we are not part of the development team, owner of the Subject property, general contractor, nor are we affiliated with any member of the development team engaged in the development of the Subject property or the development's partners or intended partners. Any person signing this Report acknowledges that the Department may publish the full report on the Department's website, release the report in response to a request for public information, and make other use of the as authorized by law.

Please do not hesitate to contact us if there are any questions regarding the report or if Novogradac can be of further assistance. It has been our pleasure to assist you with this assignment.

Respectfully submitted,  
Novogradac



---

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# **I. SUMMARY SHEET**

**MARKET ANALYSIS SUMMARY**

Provider:  Date:   
 Contact:  Phone:   
 Development:  Target Population:   
 Definition of Senior Age:   
 Site Location:  City:  County:   
 Site Coordinates: Latitude  Longitude  (decimal degree format)

**Primary Market Area (PMA) page 18**  
 Square Miles

48453001917	48453030400	48453001921	48453030900	48453031200	48453034700
48453001920	48453033500	48453032100	48453001915	48453033400	48453030300
48453032000	48453001914	48453033000	48453001916	48453031000	

Market Analyst used the following assumptions for demand calculations per REA rules:	
Please check the box as confirmation.	
2 persons per bedroom, 40% rent to income, renter households	<input checked="" type="checkbox"/>

ELIGIBLE HOUSEHOLDS BY INCOME page <u>59</u>								
HH Size		1	2	3	4	5	6	7+
50% AMGI	Min	\$28,980	\$31,050					
	Max	\$38,650	\$44,150					
60% AMGI	Min	\$37,260	\$37,260	\$44,670	\$44,670			
	Max	\$46,380	\$52,980	\$59,580	\$66,180			
80% AMGI	Min	\$59,580	\$59,580	\$59,580	\$59,580			
	Max	\$61,840	\$70,640	\$79,440	\$88,240			

**AFFORDABLE HOUSING INVENTORY in PMA page   37**

<b>Date of HTC Property Inventory Report Used for Affordable Housing Inventory</b> (published on TDHCA website)	<b>12/22/22</b>
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	# Developments	Total Units	Avg Occupancy
Stabilized LIHTC Developments	7	569	99.2%

**Proposed, Under Construction, and Unstabilized Comparable Developments in PMA**

TDHCA #	Development	Status	Type	Target Population	Comp Units	Total Units	Occupancy

**Other Affordable Developments in PMA since 2018**

TDHCA #	Development	Status	Type	Target Population	Comp Units	Total Units	Occupancy
00028T	Southwest Trails	in service	new const	General	n/a	160	100%
16415	West Gate Ridge	in service	new const	General	n/a	140	96%
14069	Live Oak Trails	in service	new const	General	n/a	58	N/A
16419	Pathways at Manchaca II (RAD)	in service	rehab	General	n/a	33	N/A
16099	Sea Oaks Apartments (RAD)	in service	rehab	General	n/a	75	N/A

Discuss any competitive project located just outside the PMA that may draw demand from the Subject PMA and why it is or is not included in the capture rate calculations. This should be discussed in depth in the market study. §11.303 (d)(10)(E)(iv)

If electing 15% GCR for Tax-Exempt Bond Development per §11.302(i)(1), enter the average occupancy below and attach a PMA map with affordable developments labeled, showing the 20 minute drive time ring. \*See footnote 1

Average occupancy of affordable housing in 20 minute drive time ring.		%
---	--	---

**PMA DEMOGRAPHIC DATA**

	GENERAL			SENIORS		
	current year	place-in-service	five year	current year	place-in-service	five year
	2022	2024	2027	2022	2024	2027
<b>Population p. 25</b>	91,118	92,123	93,741	12,927	13,823	15,265
<b>Households p. 26</b>						
Total HH	39,680	40,273	41,226	8,468	9,173	10,307
Renter HH	16,221	16,539	17,051	2,688	2,926	3,308
Homeowner HH	23,459	23,733	24,175	5,780	6,247	6,999

<b>DEMAND CALCULATION p. 63</b>		Total Households		15,796	
	Program Only Restricted Units	Assisted Units	* See footnote 2	Program Only Restricted Units	Assisted Units
Subject Units	90	0		Min Income	\$ 28,980 N/A
Unstabilized Comparable Units	0			Max Income	\$ 88,240 N/A
<b>RELEVANT SUPPLY</b>	90	0		Potential Demand	6987 N/A
				10% External Demand	699 N/A
				Other Demand	N/A
				<b>GROSS DEMAND</b>	7685 N/A
				<b>RELEVANT SUPPLY / GROSS DEMAND = GROSS CAPTURE RATE</b>	1.2% N/A

<b>CAPTURE RATE BY AMGI BAND p. 63</b>					
AMGI Band Capture Rates	Demand	10% External Demand	Subject Units	Comp Units	Capture Rate
50% AMGI	768	77	45	0	5.3%
60% AMGI	2778	278	27	0	0.9%
80% AMGI	3441	344	18	0	0.5%

\* include program only restricted units

<b>CAPTURE RATE BY UNIT p. 63</b>				* include program only restricted units							
<b>SUBJECT UNIT MIX</b>				<b>PROPOSED RENT</b>		<b>p. 5 6</b>	<b>DEMAND by UNIT TYPE p. 62</b>				
AMGI Level	Beds	Baths	Size (sqft)	Gross	Net		Demand	10% External Demand	Subject Units	Comp Units	Unit Capture Rate
50%	0	1	550	\$966	\$915	\$1,600	109	11	40	0	33.6%
50%	1	1	793	\$1,035	\$973	\$1,850	476	48	5	0	1.0%
60%	1	1	793	\$1,242	\$1,180	\$1,850	828	83	25	0	2.7%
60%	2	1	1,030	\$1,489	\$1,416	\$2,100	662	66	2	0	0.3%
80%	2	1	1,030	\$1,986	\$1,913	\$2,100	825	83	18	0	2.0%

Footnotes:  
 1 This is only required for developments that will utilize the 15% GCR for Tax-Exempt Bond Developments rule § 11.302(i)(1).  
 2 Program only restricted units include HTC and MDL restricted units. Assisted units include RAD, Section 8, PHU, or PBV units.

## **II. ASSUMPTIONS AND LIMITING CONDITIONS**

**ASSUMPTIONS AND LIMITING CONDITIONS**

1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the market analyst has relied extensively upon such data in the formulation of all analyses.
2. The legal description as supplied by the client is assumed to be correct and the author assumes no responsibility for legal matters, and renders no opinion of property title, which is assumed to be good and merchantable.
3. All encumbrances, including mortgages, liens, leases, and servitudes, were disregarded in this valuation unless specified in the report. It was recognized, however, that the typical purchaser would likely take advantage of the best available financing, and the effects of such financing on property value were considered.
4. All information contained in the report, which others furnished, was assumed to be True, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy.
5. The report was made assuming responsible ownership and capable management of the property. The analyses and projections are based on the basic assumption that the development will be managed and staffed by competent personnel and that the property will be professionally advertised and aggressively promoted.
6. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The author made no property survey, and assumes no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.
7. The author of this report assumes no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.
8. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover such factors.
9. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the Subject premises. Visual inspection by the market analyst did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the Subject soil if they deem necessary.
10. Any distribution of total property value between land and improvements applies only under the existing or specified program of property utilization. Separate valuations for land and buildings must not be used in conjunction with any other study or appraisal and are invalid if so used.
11. Possession of the report, or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without the prior written consent of the author particularly as to value conclusions, the identity of the author or the firm with which he or she is connected. Neither all nor any part of the report, or copy thereof shall be disseminated to the general public by the use of advertising, public relations, news, sales, or other media for public communication without the prior written consent and approval of the market analyst. Nor shall the market analyst,

firm, or professional organizations of which the market analyst is a member be identified without written consent of the market analyst.

12. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the professional organization with which the market analyst is affiliated.
13. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the Subject property Unless satisfactory additional arrangements are made prior to the need for such services.
14. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.
15. Opinions of value contained herein are estimates. There is no guarantee, written or implied, that the Subject property will sell or lease for the indicated amounts.
16. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless nonconformity has been stated, defined, and considered in the market study report.
17. It is assumed that all required licenses, permits, covenants or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
18. On all studies, subject to satisfactory completion, repairs, or alterations, the report and conclusions are contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time.
19. All general codes, ordinances, regulations or statutes affecting the property have been and will be enforced and the property is not Subject to flood plain or utility restrictions or moratoriums, except as reported to the market analyst and contained in this report.
20. The party for whom this report is prepared has reported to the market analyst there are no original existing condition or development plans that would Subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.
21. Unless stated otherwise, no percolation tests have been performed on this property. In making the market study, it has been assumed the property is capable of passing such tests so as to be developable to its highest and best use.
22. No in-depth inspection was made of existing plumbing (including well and septic), electrical, or heating systems. The market analyst does not warrant the condition or adequacy of such systems.
23. No in-depth inspection of existing insulation was made. It is specifically assumed no Urea Formaldehyde Foam Insulation (UFFI), or any other product banned or discouraged by the Consumer Product Safety Commission has been introduced into the property. The market analyst reserves the right to review and/or modify this market study if said insulation exists on the Subject property.
24. Estimates presented in this report are assignable to parties to the development's financial structure.

## **III. PROJECT DESCRIPTION**

## PROJECT DESCRIPTION

### DESCRIPTION OF THE SITE

The location of an apartment community can have a substantial negative or positive impact upon the performance, safety, and appeal of the project. The following site description will discuss the physical features of the site, as well as the layout, access issues, and traffic flow.

**Identification:** The Subject property is a proposed LIHTC new construction multifamily housing development to be located at 7610 Old Bee Caves Road in Austin, Texas. The Subject site is partially vacant and is improved with an old, paved driveway and a few shed structures in poor condition that will be demolished prior to construction. According to the Travis Central Appraisal District, the Subject site is identified by Parcel ID 306342. The Subject is located within Census Tract 48453001920, which is not a 2022 Qualified Census Tract. The Subject will be accessible from a driveway on the east side of Old Bee Caves Road.

**Site Location:** The following image details the boundaries of the Subject site.



**Size:** According to the Travis Central Appraisal District, the Subject site is approximately 1.84 acres, or 80,150 square feet.

**Shape:** The Subject site is generally rectangular in shape.

**Zoning:** The Subject site is located in Austin, Texas. According to the Austin Planning and Zoning Department, the Subject site is currently zoned General Commercial Services – Neighborhood Plan Combining District (CS-NP). According to the City of Austin, the general commercial services

district is primarily intended for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. However, the NP designation indicates the property is part of a neighborhood plan, and modifies use and site development regulations to address specific circumstances presented by a site. Therefore, the permitted density for the Subject will be contingent on individual development approval, and we assume the Subject will be successfully approved as proposed. Overall, the development will represent a legal, conforming use, upon completion.

- Flood Plain:** According to Flood Insights and Flood Insurance Rate Map Community Panel Number 48453C0560J, dated January 21, 2020, the Subject site is located in Zone X. Zone X is defined as an area outside the 500-year floodplain, which is determined to be outside the 0.2 percent annual chance floodplains.
- Topography:** The Subject site exhibits level topography.
- Existing Improvements:** The Subject site is partially vacant and is improved with an old, paved driveway and a few shed structures in poor condition that will be demolished prior to construction.
- Utilities:** All utilities are available to the site.
- Visibility/Views:** The Subject site has good visibility along Old Bee Caves Road. To the north, views consist of single-family homes in average condition. To the east, views consist of vacant land and single-family homes in good condition. To the south and west, across Old Bee Caves Road, views consist of vacant wooded land and a commercial use. Overall, views are considered average.
- Access/Traffic Flow:** The Subject site has frontage on the east side of Old Bee Caves Road, from which it will also be accessed. Old Bee Caves Road is a lightly-trafficked, two-lane, southeast/northwest-traversing roadway that provides access to Highway 71 less than one mile south of the Subject. Highway 71 is a heavily-trafficked four-lane road that traverses east/west through Austin. Highway 71 merges with Highway 290, providing access to Interstate 35. Interstate 35 is a north/south-traversing, heavily-trafficked interstate approximately nine miles east of the Subject, with access to downtown Austin. Additionally, the nearest bus stop is located approximately 0.5 miles west of the Subject at the intersection of Highway 71 and Fletcher Lane. Overall, access is considered good and traffic flow is moderate in the Subject's area.
- Detrimental Influences:** No detrimental influences or site nuisances were observed at the time of the inspection.
- Ownership History:** According to the Travis Central Appraisal District, current ownership of the Subject's parcel is vested in Broadway Urban Homes LLC (7610 Old Bee Caves Road). Broadway Urban Homes LLC purchased 7610 Old Bee Caves Road from James Michael Shelley on March 9, 2021. There have been no other known transfers of the parcel in the past three years.

**Conclusion:**

The Subject is physically capable of supporting a variety of legally permissible uses and is considered a desirable site.

**DESCRIPTION OF THE IMPROVEMENTS**

**Property Improvements:** The Subject site is partially vacant and is improved with an old, paved driveway and a few shed structures in poor condition that will be demolished prior to construction.



Subject site



Subject site

**Number of Stories:** The proposed Subject will consist of two four-story elevator-serviced, midrise residential buildings over two levels of podium parking garages.

**Date of Construction:** The Subject is proposed new construction. Construction is scheduled to begin in June 2023 and be complete in May 2024.

**Proposed Rents:** The following table illustrates the Subject's proposed rents.

**PROPOSED RENTS**

Unit Type	Unit Size (SF)	# Units	Asking Rent	Utility Allowance*	Gross Rent	2022 LIHTC Maximum Allowable Gross Rent	2022 HUD Fair Market Rent
				<b>@50%</b>			
OBR/1BA	550	40	\$915	\$51	\$966	\$966	\$1,092
1BR/1BA	793	5	\$973	\$62	\$1,035	\$1,035	\$1,236
				<b>@60%</b>			
1BR/1BA	793	25	\$1,180	\$62	\$1,242	\$1,242	\$1,236
2BR/1BA	1,030	2	\$1,416	\$73	\$1,489	\$1,489	\$1,451
				<b>@80%</b>			
2BR/1BA	1,030	18	\$1,913	\$73	\$1,986	\$1,986	\$1,451
<b>Total</b>		<b>90</b>					

\*Source of Utility Allowance provided by the Developer

As illustrated, the Subject's proposed LIHTC rents at 50, 60, and 80 percent of the AMI are set at the 2022 maximum allowable rent limits.

**Community Amenities:** The proposed Subject's community amenities will include a courtyard, elevator service, an intercom system (buzzer), in-unit alarms, limited access, on-site management, perimeter fencing, picnic areas, recreational areas, sport courts, video surveillance, adult education, and common-area Wi-Fi.

**Unit Amenities:** The proposed Subject's unit amenities will include balconies/patios, blinds, in-unit internet, carpet flooring, central air conditioning,

dishwashers, ceiling fans, garbage disposals, microwaves, ovens, refrigerators, and in-unit washers/dryers.

- Resident Services:** The Subject will offer adult education as a supportive service.
- Security Features:** The Subject will offer limited access, in-unit alarms, video surveillance, perimeter fencing, and an intercom (buzzer) as security features.
- Parking:** The Subject will offer 98 carport parking spaces, or approximately 1.09 carports per unit, and six garages. The amount of parking is adequate based on the Subject's access to public transportation and local amenities.
- Utility Structure:** The proposed Subject will offer central air conditioning and electric cooking, heating, and water heating. Tenants will be responsible for the cooking, hot water, heating, and electric expenses. The landlord will be responsible for the cold water, sewer, and trash costs, as well as all common area utility expenses
- Americans with Disabilities Act of 1990:** We assume the property will not have any violations of the Americans with Disabilities Act of 1990.
- Quality of Construction & Deferred Maintenance:** We assume the Subject will be constructed in a timely manner consistent with the information provided, using average-quality materials in a professional manner.
- Condition:** As a newly constructed development, the Subject will exhibit excellent condition upon completion.
- Conclusion:** The Subject will be the new construction of an affordable multifamily housing development. The Subject will not suffer from functional or physical obsolescence and will provide good utility for its intended use.

## **IV. PRIMARY & SECONDARY MARKET INFORMATION**

## PRIMARY AND SECONDARY MARKET INFORMATION

### REGIONAL AND LOCAL AREA SUMMARY

The Subject is located in Austin, in Travis, Texas. Travis is part of the MSA, which consists of the following counties: Travis.

Based on TDHCA guidelines, the boundaries of the PMA were defined by 2022 census tracts. Per TDHCA guidelines, the base year (2022) population of the PMA is 91,118, and does not exceed 100,000 persons. For the purposes of this study, the Subject's Primary Market Area (PMA) is comprised of the following census tracts:

CENSUS TRACTS IN PMA (17)	
48453001917	48453034700
<b>48453001920</b>	48453001921
48453032000	48453032100
48453031000	48453033000
48453033400	48453030300
48453030400	48453031200
48453033500	48453030900
48453001914	48453001915
48453001916	

General boundaries of this PMA include:

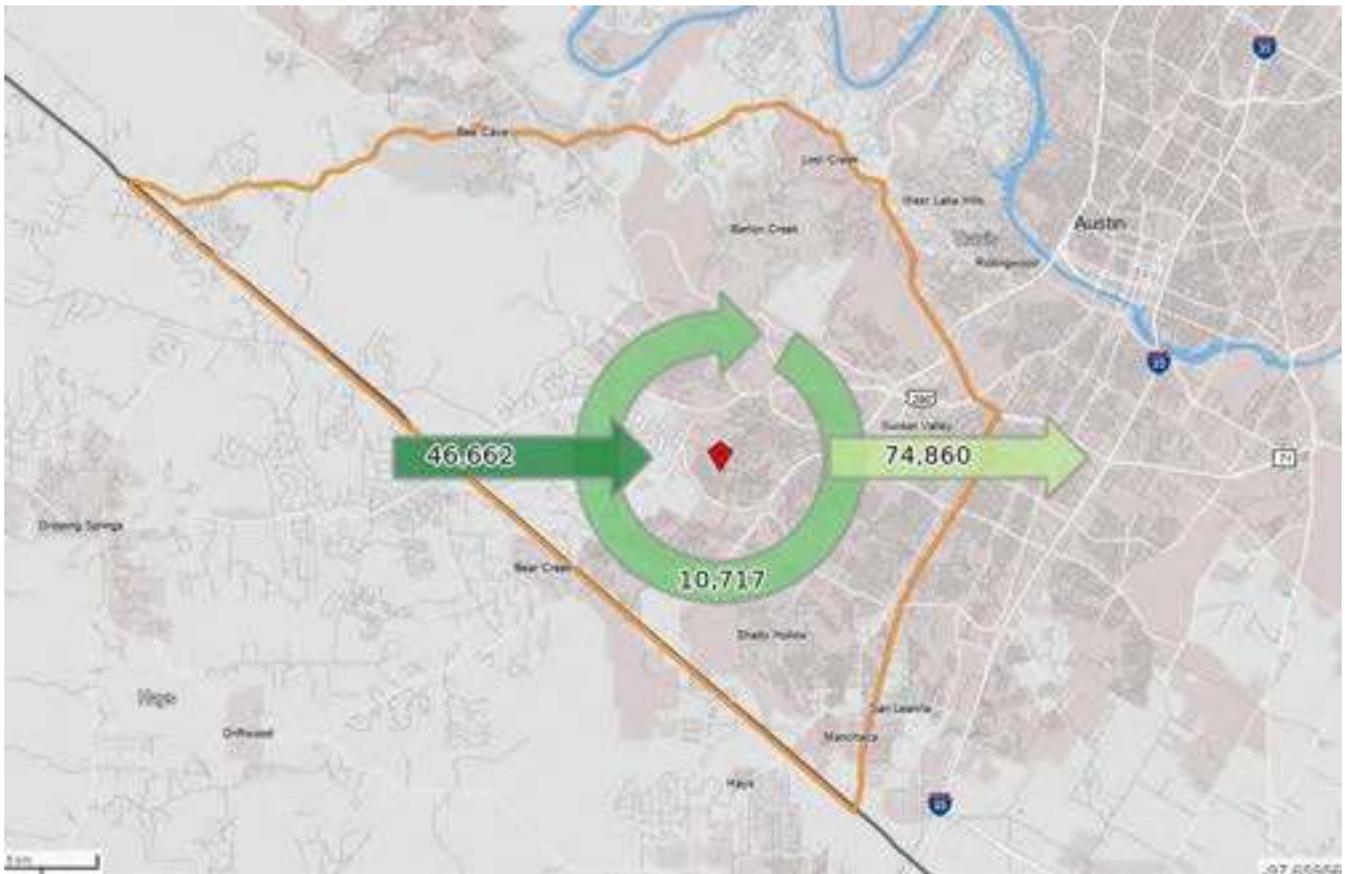
<b>North:</b>	Bee Caves Road and Texas Loop 360
<b>East:</b>	Texas Loop 360, Menchaca Road, and railroad
<b>South:</b>	Davis Lane
<b>West:</b>	U.S. Route 290, Circle Drive, Thomas Springs Road, and Texas State Highway 71

This area comprises a southwestern portion of Austin in Travis County, and was defined based upon conversations with local property managers and city officials, as well as commuting patterns, major roadways, and overall similarities in market characteristics observed during the field inspection. These boundaries were determined based on where we believe tenants would be willing to relocate from based on our conversations with local property managers and city officials, as well as commuting patterns, major roadways, and overall similarities in market characteristics observed during the field inspection.

There is no more logical of a PMA than the one determined. We believe the proximity of the Subject to suburban Austin with many amenities and its location near State Highway 71 would attract tenants from surrounding rural communities. We believe the excellent quality of the Subject will attract tenants to Austin. The PMA does not cross county lines, and is part of the Austin-Round Rock, TX MSA. The Area Median Income (AMI) in Travis County is \$110,300 as of 2022. It is assumed that more than 90 percent of the income-qualified and size-eligible household demand for the Subject will be generated from within the PMA. A map of the PMA follows.

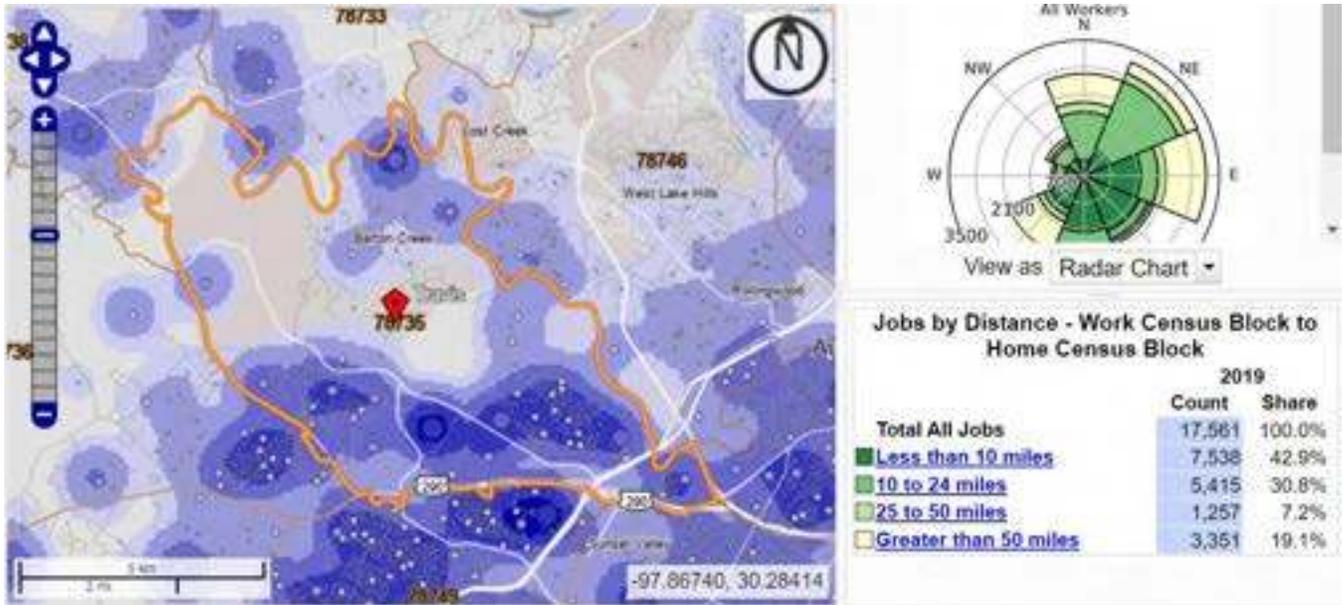
In order to determine appropriate boundaries for the PMA and MSA, we interviewed local market participants, as well as researched other recent housing studies to define our boundaries. We attempted to contact Austin Chamber of Commerce Economic Development to discuss Austin housing supply and demand. However, as of the date of this report, our phone calls have not been returned. Based on our research, we identified residential development concentrated along State Highway 71 and U.S. Route 290 in southwest Austin.

To finalize the PMA boundaries, we supplemented our interviews and published housing data research with census data for where employees work versus where they live. The following data from the U.S. Census Bureau's OnTheMap tool illustrates worker inflow and outflow for the Subject's zip code.



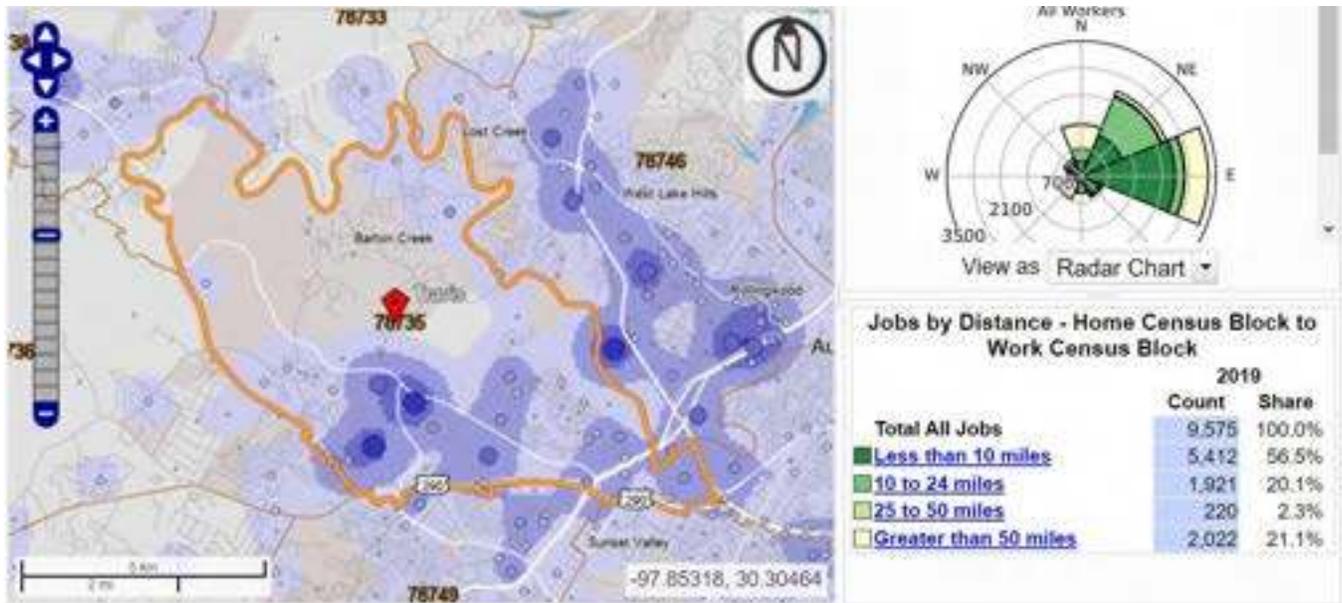
According to Census statistics, there are 46,662 persons that do not live in the Subject's zip code (78735), but commute to the Subject's zip code for work. This indicates a significant potential demand source for the Subject from a market area outside of the Subject's zip code. To provide additional support, we have also looked at commuting patterns for residents living in the Subject's zip code as well as for residents that work in the Subject's zip code but do not live within the Subject's zip code.

Works in the Subject's zip code but lives outside the Subject's zip code:



As indicated above, the majority of commuters come from within Austin. Further, the Subject's zip code's residents also commute to other parts of Austin and surrounding areas for employment, as illustrated following.

Lives in the Subject's zip code but works outside the Subject's zip code:

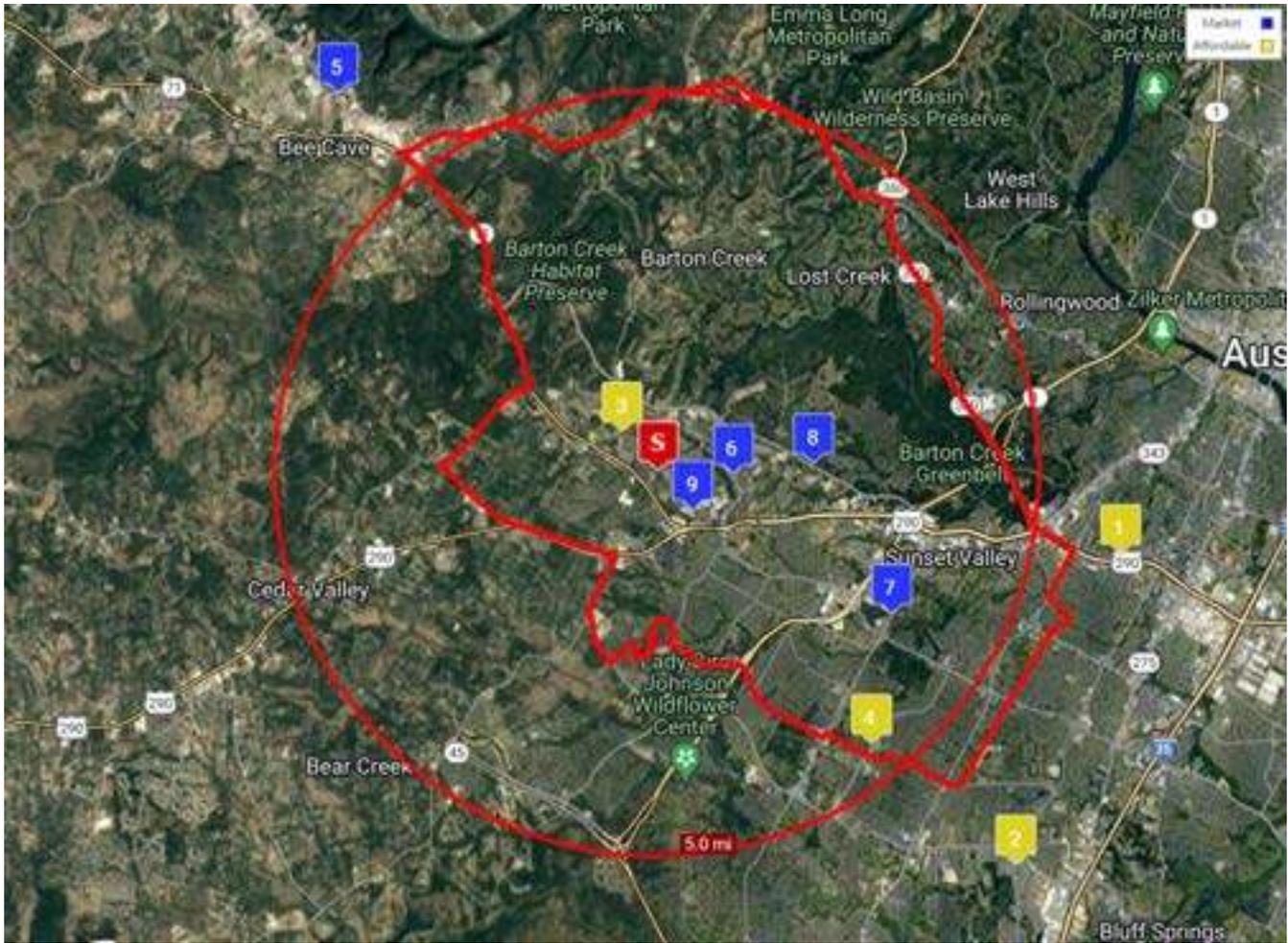


Thus, based on this data, we believe the majority of workers commuting to the Subject's zip code are coming from the south Austin area.

Based on this data, we believe this indicates that non-local market area residents working in the PMA would consider a property similar to the Subject as a viable option. Thus, we have considered these employment and commuting trends in defining the Subject's Primary Market Area. While the PMA encompasses a relatively large area, the data provided above supports that the Subject would draw tenants from parts of south Austin in general.



**PMA Map - Subject and Comparables**



Source: Google Maps, January 2023

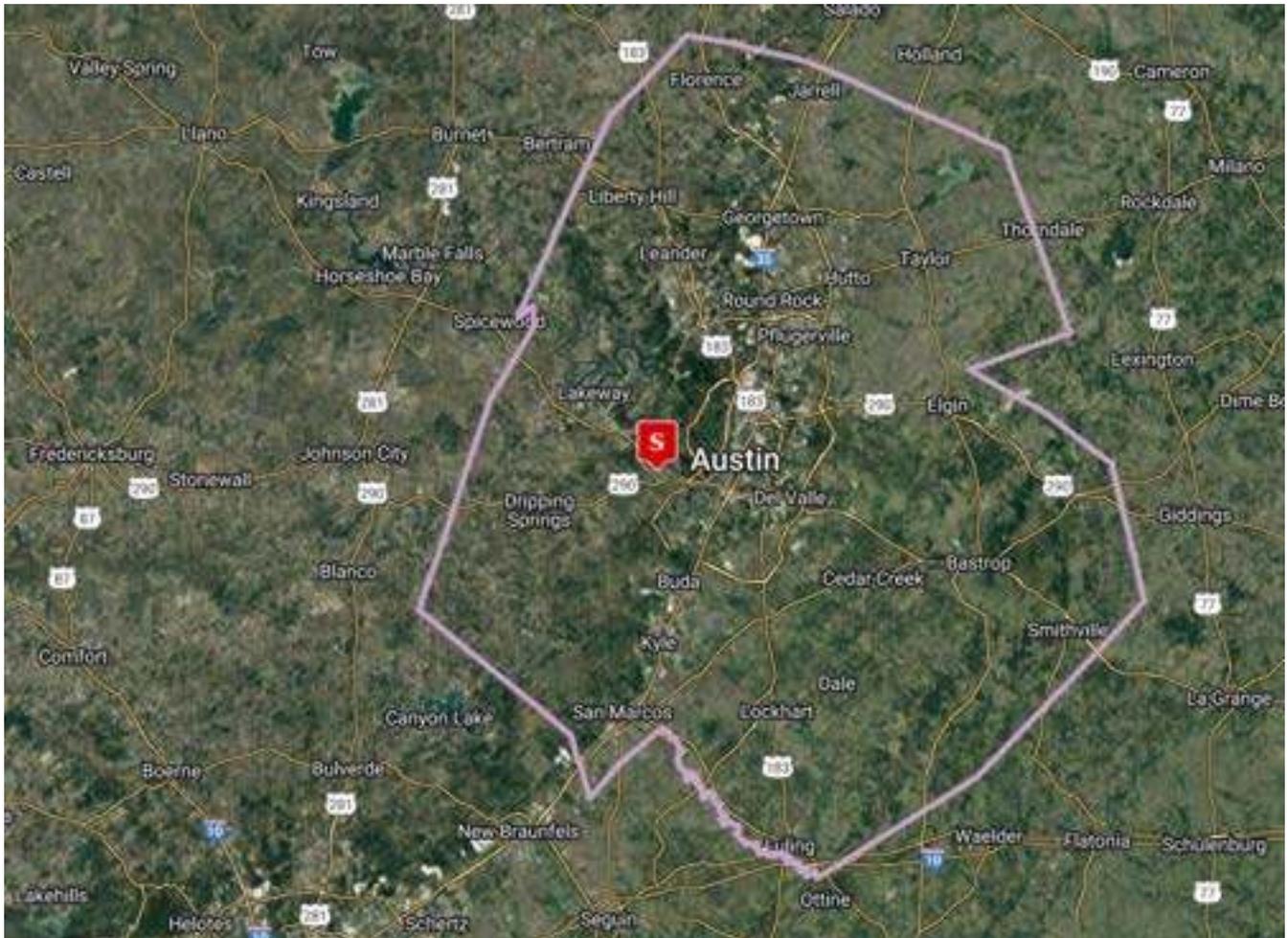
**COMPARABLE PROPERTIES**

#	Property Name	City	Rent Structure	Distance to Subject
<b>S</b>	<b>Oak Hill Lofts</b>	<b>Austin</b>	<b>LIHTC</b>	-
1	Skyline Terrace*	Austin	LIHTC	6.1 miles
2	Southpark Ranch*	Austin	LIHTC	6.9 miles
3	Southwest Trails	Austin	LIHTC	0.7 mile
4	West Gate Ridge	Austin	LIHTC	4.5 miles
5	Cielo Apartments*	Austin	Market	6.5 miles
6	Lantana Ridge	Austin	Market	1.0 mile
7	The Park On Brodie Lane	Austin	Market	3.6 miles
8	The Preserve At Travis Creek	Austin	Market	2.0 miles
9	The Shiloh At Oak Hill	Austin	Market	0.7 mile

\*Located outside PMA

### SMA Map

The Secondary Market Area (SMA) for the Subject is the Austin-Round Rock-Georgetown, TX Metropolitan Statistical Area (MSA), which consists of Bastrop, Caldwell, Hays, Travis, and Williamson Counties. The MSA encompasses approximately 7,113 square miles.



Source: Google Maps, January 2023

## ECONOMIC ANALYSIS

### Employment and Unemployment Trends

The following table details employment and unemployment trends for the MSA from 2007 to November 2022.

#### EMPLOYMENT & UNEMPLOYMENT TRENDS (NOT SEASONALLY ADJUSTED)

Year	MSA				USA			
	Total Employment	% Change	Unemployment Rate	Change	Total Employment	% Change	Unemployment Rate	Change
2007	813,165	-	3.7%	-	146,046,667	-	4.6%	-
2008	828,014	1.8%	4.4%	0.6%	145,362,500	-0.5%	5.8%	1.2%
2009	827,642	-0.0%	6.9%	2.5%	139,877,500	-3.8%	9.3%	3.5%
2010	866,291	4.7%	7.1%	0.2%	139,063,917	-0.6%	9.6%	0.3%
2011	894,673	3.3%	6.8%	-0.2%	139,869,250	0.6%	8.9%	-0.7%
2012	929,711	3.9%	5.7%	-1.2%	142,469,083	1.9%	8.1%	-0.9%
2013	964,166	3.7%	5.2%	-0.4%	143,929,333	1.0%	7.4%	-0.7%
2014	1,001,470	3.9%	4.3%	-1.0%	146,305,333	1.7%	6.2%	-1.2%
2015	1,036,980	3.5%	3.4%	-0.9%	148,833,417	1.7%	5.3%	-0.9%
2016	1,082,392	4.4%	3.3%	-0.1%	151,435,833	1.7%	4.9%	-0.4%
2017	1,113,688	2.9%	3.2%	-0.1%	153,337,417	1.3%	4.3%	-0.5%
2018	1,153,410	3.6%	3.0%	-0.2%	155,761,000	1.6%	3.9%	-0.4%
2019	1,191,264	3.3%	2.7%	-0.3%	157,538,083	1.1%	3.7%	-0.2%
2020	1,159,288	-2.7%	6.3%	3.5%	147,794,750	-6.2%	8.1%	4.4%
2021	1,253,061	8.1%	4.1%	-2.2%	152,580,667	3.2%	5.4%	-2.7%
2022 YTD Average*	1,314,546	4.9%	2.9%	-1.2%	158,238,273	3.7%	3.7%	-1.7%
Nov-2021	1,299,043	-	3.2%	-	155,797,000	-	3.9%	-
Nov-2022	1,338,061	3.0%	2.8%	-0.4%	158,749,000	1.9%	3.4%	-0.5%

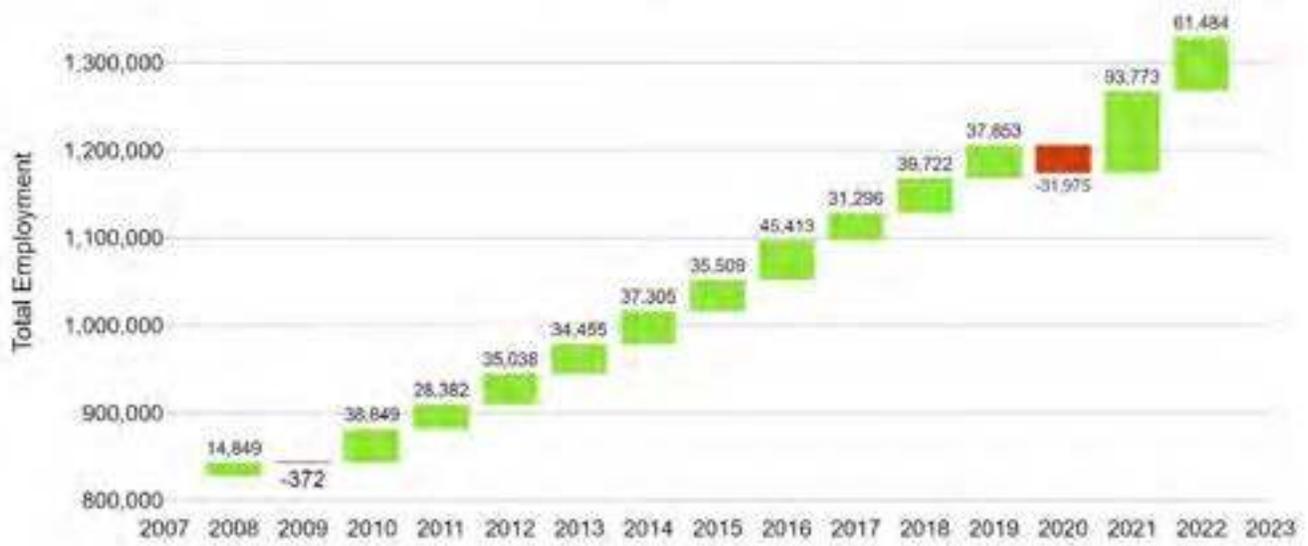
Source: U.S. Bureau of Labor Statistics, January 2023  
\*2022 YTD Average is through November

The MSA economy performed well between 2012 and 2019; employment growth in the MSA exceeded the nation in every year. Employment in the MSA declined by 2.7 percent in 2020 amid the pandemic, compared to 6.2 percent across the nation. The MSA subsequently recovered all pandemic-related job losses, and employment levels are currently at a post-recessionary record. As of October 2022, employment in the MSA is increasing at an annualized rate of 3.1 percent, similar to the 2.7 percent growth reported across the nation.

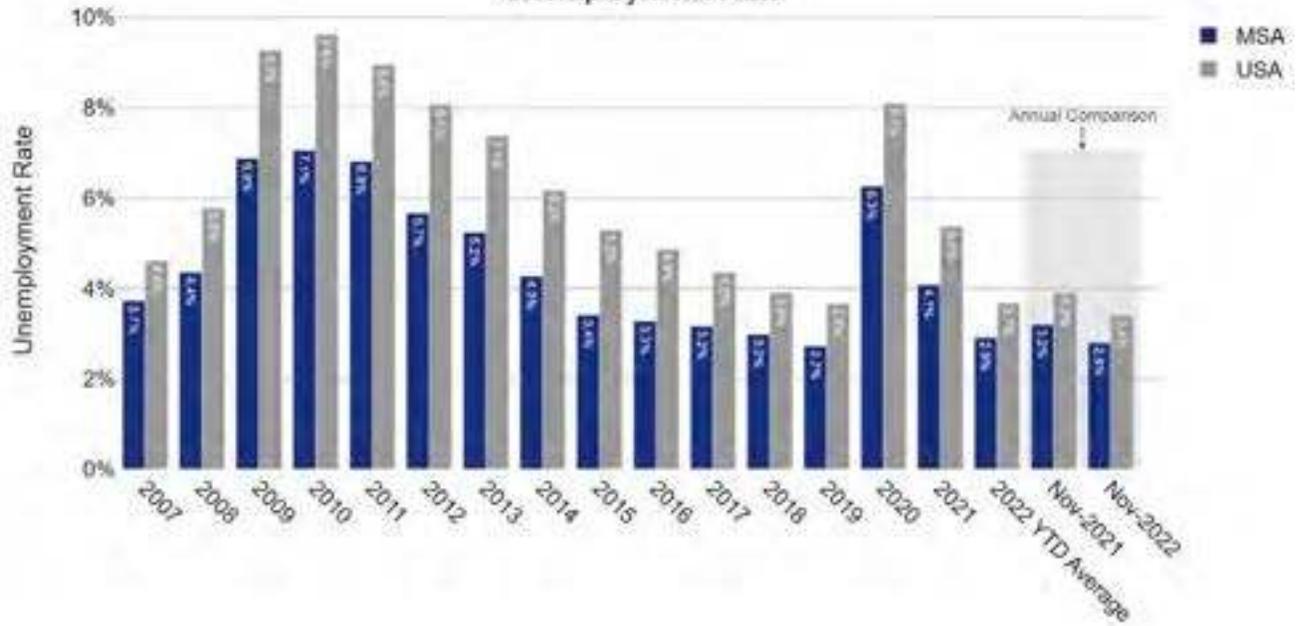
During the period preceding the onset of COVID-19 (2012-2019), the MSA generally experienced a lower unemployment rate relative to the nation. The MSA unemployment rate increased by 3.5 percentage points in 2020 amid the pandemic, reaching a high of 6.3 percent. For comparison, the national unemployment rate rose by 4.4 percentage points and reached a high of 8.1 percent over the same time period. According to the latest labor statistics, dated October 2022, the current MSA unemployment rate is 2.8 percent. This is well below the COVID highs of 2020, and slightly below the current national unemployment rate of 3.4 percent.

It should be noted that increasing inflation and rising interest rates have created an uncertain economic climate. An article by Jeff Cox (CNBC.com) from December 15, 2022, stated, "The Federal Reserve's benchmark interest rate is at the highest level in 15 years, indicating the fight against inflation is not over despite some promising signs lately." The article later states, "Along with the increase came an indication that officials expect to keep rates higher through next year, with no reductions until 2024." In a December 13, 2022, newsletter published by U.S. Bank, Eric Freedman, chief investment officer for U.S. Bank Wealth Management, suggested, "As the Fed tightens interest rates, we can expect a decline in economic growth." Bill Merz, senior portfolio strategist at U.S. Bank Wealth Management, stated, "The potential for continued volatility in capital markets remains high and the range of possible outcomes is wide."

MSA Job Growth



Unemployment Rate



**Employment by Industry**

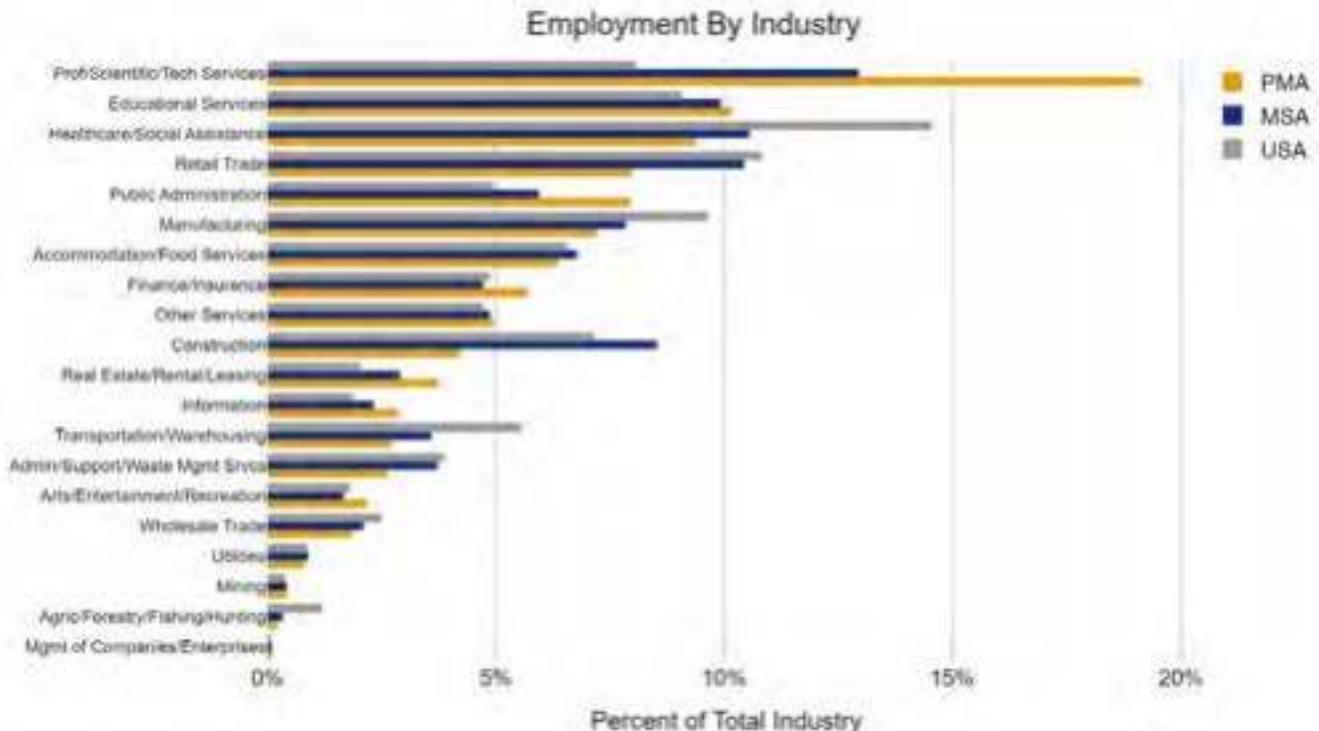
The following table illustrates employment by industry for the PMA and nation as of 2022.

**2022 - EMPLOYMENT BY INDUSTRY**

Industry	PMA		USA	
	Number Employed	Percent Employed	Number Employed	Percent Employed
Prof/Scientific/Tech Services	10,389	19.1%	13,016,941	8.0%
Educational Services	5,521	10.2%	14,659,582	9.0%
Healthcare/Social Assistance	5,085	9.4%	23,506,187	14.5%
Retail Trade	4,322	7.9%	17,507,949	10.8%
Public Administration	4,297	7.9%	7,945,669	4.9%
Manufacturing	3,904	7.2%	15,599,642	9.6%
Accommodation/Food Services	3,446	6.3%	10,606,051	6.5%
Finance/Insurance	3,084	5.7%	7,841,074	4.8%
Other Services	2,671	4.9%	7,599,442	4.7%
Construction	2,279	4.2%	11,547,924	7.1%
Real Estate/Rental/Leasing	2,015	3.7%	3,251,994	2.0%
Information	1,547	2.8%	3,018,466	1.9%
Transportation/Warehousing	1,450	2.7%	8,951,774	5.5%
Admin/Support/Waste Mgmt Svcs	1,413	2.6%	6,232,373	3.8%
Arts/Entertainment/Recreation	1,175	2.2%	2,872,222	1.8%
Wholesale Trade	989	1.8%	4,005,422	2.5%
Utilities	414	0.8%	1,362,753	0.8%
Mining	220	0.4%	581,692	0.4%
Agric/Forestry/Fishing/Hunting	109	0.2%	1,885,413	1.2%
Mgmt of Companies/Enterprises	39	0.1%	97,694	0.1%
<b>Total Employment</b>	<b>54,369</b>	<b>100.0%</b>	<b>162,090,264</b>	<b>100.0%</b>

Source: Esri Demographics 2022, Novogradac, January 2023

Employment in the PMA is concentrated in prof/scientific/tech services, educational services, and healthcare/social assistance, which collectively comprise 31.5 percent of local employment. The large share of PMA employment in the healthcare/social assistance industry is notable as this industry is historically stable, and exhibits greater resilience during economic downturns.



## Major Employers

The following table details major employers in Austin.

### MAJOR EMPLOYERS

#### Austin, TX

Employer Name	Industry	# Of Employees
Apple	Prof/Sci/Tech Services	6,000+
Ascension Seton	Healthcare	6,000+
Austin ISD	Education	6,000+
City of Austin	Government	6,000+
Dell Technologies	Prof/Sci/Tech Services	6,000+
Federal Government	Government	6,000+
IBM Corp.	Prof/Sci/Tech Services	6,000+
Round Rock ISD	Education	6,000+
Samsun Austin Semiconductor	Manufacturing	6,000+
St. David's HealthCare Partnership	Healthcare	6,000+
State of Texas	Government	6,000+
University of Texas at Austin	Education	6,000+
Accenture	Prof/Sci/Tech Services	2,000-5,999
Advanced Micro Devices	Prof/Sci/Tech Services	2,000-5,999
Amazon Fulfillment Centers	Distribution	2,000-5,999
Applied Materials	Manufacturing	2,000-5,999
AT&T	Telecommunications	2,000-5,999
Austin Community College	Education	2,000-5,999
Charles Schwab	Finance	2,000-5,999
Flex	Manufacturing	2,000-5,999
General Motors	Prof/Sci/Tech Services	2,000-5,999
Indeed	Job Search Website	2,000-5,999
Intel	Prof/Sci/Tech Services	2,000-5,999
Keller Williams Realty	Real Estate	2,000-5,999
National Instruments	Manufacturing	2,000-5,999
NXP Semiconductors	Manufacturing	2,000-5,999
Oracle Corp.	Prof/Sci/Tech Services	2,000-5,999
Tesla	Manufacturing	2,000-5,999
Texas State University	Education	2,000-5,999
Travis County	Government	2,000-5,999
U.S. Internal Revenue Service	Government	2,000-5,999
Visa	Finance	2,000-5,999
Whole Foods Market	Grocery Retail	2,000-5,999

Source: Austin Chamber of Commerce, December 2021

As illustrated, the major employers in Austin are primarily concentrated among the professional/scientific/technical services, healthcare, education, and government sectors. We believe the diverse mix of industries bodes well for the local area economy.

## Employment Expansions

We attempted to contact the City of Austin Economic Development Department in order to gather information about recent economic expansions in the city; however, our calls have not been returned as of the date of this report. We also conducted our own research on economic expansions in the area. Notable expansions include, but are not limited to, the following:

- Flex, an electronics manufacturing services provider, pledged in September 2022 to use funding from the Texas Enterprise Zone Project to invest \$20 million in capital expenditures and to hire 200 additional employees in the Austin area – more than a third of whom are veterans, live in an enterprise zone, or are economically disadvantaged
- TCS Mechanical, a mechanical contractor, announced in August 2022 that they are opening a new headquarters and manufacturing space in Bastrop that will create 444 new jobs in the Austin area
- Tesla is building a \$1.1 billion manufacturing plant in the Austin area that recently completed in 2022. The new plant is expected to create up to 10,000 jobs. In January 2023, the company announced an expansion of the facility, with further expansions planned through 2024

- In August 2021, Amazon announced plans to open a new delivery station in Austin and opened the new facility in late 2022. The 315,000-square-foot delivery station is expected to create over 200 new jobs
- In September 2021, Charles Schwab announced plans to expand its operations in Austin. The company plans to create approximately 450 new jobs

**WARN Notices**

We reviewed the Worker Adjustment and Retraining Notification Act (WARN) notices published by the Texas Workforce Commission for 2022 to 2023 year-to-date for Austin. The following table illustrates the companies that experienced layoffs as well as the number of affected employees.

**WARN LISTINGS  
AUSTIN, TX 2022 - 2023 YTD**

Company	Industry	Employees Affected	Layoff Date
Meta Platforms, Inc.	Technology	222	1/13/2023
Argo AI, LLC	Technology	78	11/1/2022
Rev.com, Inc.	Technology	85	10/21/2022
Signify Health, LLC	Healthcare	9	10/1/2022
F45 Training, Inc.	Health/Fitness	78	9/25/2022
<b>Total</b>		<b>472</b>	

Source: Texas Workforce Commission, retrieved 1/2023

As illustrated, there were a total of 472 layoffs between 2022 and 2023 year-to-date in Austin. However, due to the overall size of the Austin-area labor market, these recent WARN filings are not anticipated to substantively affect total employment in the PMA or MSA, as overall job growth has far exceeded these losses.

**POPULATION, HOUSEHOLD, AND INCOME TRENDS**

The following section provides an analysis of the demographic characteristics within the Subject’s market area. Data such as population, households, and growth patterns are studied, to determine if the PMA and the SMA are areas of growth or contraction. Based on TDHCA guidelines, the following demographic data includes projections for the Subject’s market entry date. It should be noted that per TDHCA guidelines, demographic data for a five-year period with the year of application as the base year must be included. The base year is considered the year the application for the development is submitted, which would be 2022 for the Subject; however, 2022 data is not available as of the date of this report and the base year is 2022. The projected market entry date is June 2024.

**Population Growth**

The table below illustrates total population in the PMA, SMA, and the nation from 2000 through 2027, including the projected population at the time of market entry.

Year	PMA		MSA		USA	
	Amount	Annual Change	Amount	Annual Change	Amount	Annual Change
2000	53,453	-	1,249,703	-	281,250,431	-
2010	79,596	4.9%	1,716,289	3.7%	308,738,557	1.0%
2022	91,118	1.2%	2,446,554	3.5%	335,707,629	0.7%
Projected Mkt Entry June 2024	92,123	0.6%	2,534,529	1.9%	337,315,676	0.2%
2027	93,741	0.6%	2,676,053	1.9%	339,902,535	0.2%

Source: Esri Demographics 2022, Novogradac, January 2023

Historical population growth in the PMA exceeded the MSA between 2000 and 2010. Both geographic areas experienced population growth greater than the nation during the same time period. Growth in the PMA slowed between 2010 and 2022 and grew by less than the MSA. According to ESRI demographic projections,

annualized PMA growth is expected to slow to 0.6 percent through market entry and through 2027, which is below growth expectations for the MSA and above the nation.

### Household Growth

The table below illustrates total households in the PMA, SMA, and the nation from 2000 through 2027, including the projected population at the time of market entry.

HOUSEHOLDS						
Year	PMA		MSA		USA	
	Amount	Annual Change	Amount	Annual Change	Amount	Annual Change
2000	21,681	-	471,251	-	105,409,443	-
2010	33,731	5.6%	650,407	3.8%	116,713,945	1.1%
2022	39,680	1.5%	946,148	3.8%	128,657,502	0.9%
Projected Mkt Entry June 2024	40,273	0.8%	981,553	2.0%	129,421,946	0.3%
2027	41,226	0.8%	1,038,509	2.0%	130,651,704	0.3%

Source: Esri Demographics 2022, Novogradac, January 2023

Historical household growth in the PMA exceeded the MSA between 2000 and 2010. Both geographic areas experienced household growth greater than the nation during the same time period. Growth in the PMA slowed between 2010 and 2022 and grew by less than the MSA. According to ESRI demographic projections, annualized PMA growth is expected to slow to 0.8 percent through market entry and through 2027, which is below growth expectations for the MSA and above the nation.

### Average Household Size

The following table is a summary of the average household size in the PMA, MSA, and nation in 2000, 2022, as well as 2027.

AVERAGE HOUSEHOLD SIZE						
Year	PMA		MSA		USA	
	Number	Annual Change	Number	Annual Change	Number	Annual Change
2000	2.38	-	2.55	-	2.59	-
2010	2.35	-0.2%	2.58	0.1%	2.57	-0.1%
2022	2.25	-0.3%	2.53	-0.1%	2.55	-0.1%
Projected Mkt Entry June 2024	2.24	-0.2%	2.53	-0.0%	2.54	-0.1%
2027	2.23	-0.2%	2.53	-0.0%	2.54	-0.1%

Source: Esri Demographics 2022, Novogradac, January 2023

The average household size in the PMA is slightly below the MSA and the overall nation. According to ESRI demographic projections, the average household size in the PMA is expected to remain relatively stable through market entry and through 2027.

### Median Household Income Levels

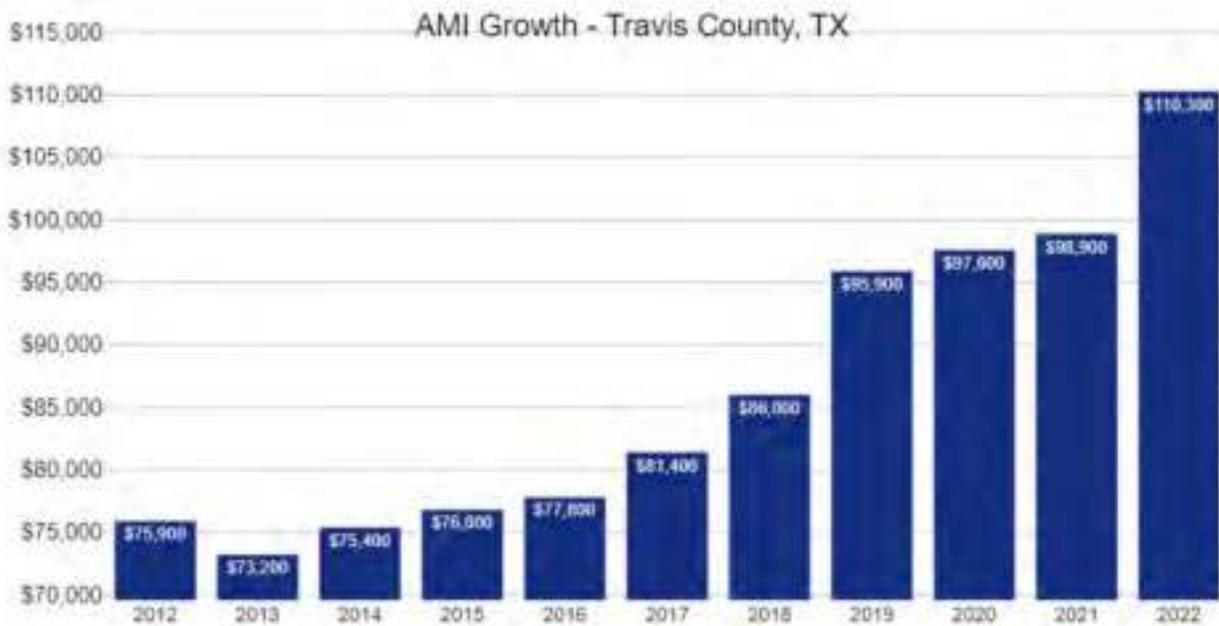
The table below illustrates median household income in the PMA, SMA, and the nation as a whole from 2000 to 2027.

MEDIAN HOUSEHOLD INCOME						
Year	PMA		MSA		USA	
	Amount	Annual Change	Amount	Annual Change	Amount	Annual Change
2000	\$80,554	-	\$53,376	-	\$44,290	-
2022	\$108,743	1.6%	\$89,278	3.1%	\$72,414	2.9%
Projected Mkt Entry June 2024	\$113,275	2.2%	\$94,322	2.9%	\$77,026	3.3%
2027	\$120,566	2.2%	\$102,437	2.9%	\$84,445	3.3%

Source: Esri Demographics 2022, Novogradac, January 2023

As of 2022, the median income in the PMA is above the surrounding MSA. Of note, median income in the PMA declined from 181.9 percent of the national median income in 2000 to 150.2 percent in 2022. According to ESRI demographic projections, annualized PMA growth is expected to accelerate to 2.2 percent through 2027, which is below the projected growth in the MSA and nation.

The following chart illustrates the AMGI level for a four-person household in the MSA.



Overall, the AMI increased at an annual rate of 4.12 percent between 2012 and 2022. Over 95.7 percent of counties in the nation experienced an increase in AMI in 2022. This was also true in Travis County, which reached a record high AMI level in 2022. Rising AMI levels bode well for future rent growth at affordable developments, such as the proposed Subject. Given that the Subject’s proposed LIHTC rents are set at the 2022 maximum allowable rent limits, rent increases will be primarily dependent upon changes in the AMGI, as well as market conditions.

**Tenure Patterns**

The following tables illustrate the renter vs. owner households among total households in the PMA and the SMA.

**TENURE PATTERNS - OVERALL POPULATION**

Year	PMA				MSA			
	Owner-Occupied Units Number	Owner-Occupied Units Percentage	Renter-Occupied Units Number	Renter-Occupied Units Percentage	Owner-Occupied Units Number	Owner-Occupied Units Percentage	Renter-Occupied Units Number	Renter-Occupied Units Percentage
2010	20,369	60.4%	13,362	39.6%	380,456	58.5%	269,951	41.5%
2022	23,459	59.1%	16,221	40.9%	562,795	59.5%	383,353	40.5%
Projected Mkt Entry June 2024	23,733	58.9%	16,539	41.1%	587,770	59.9%	393,784	40.1%
2027	24,175	58.6%	17,051	41.4%	627,946	60.5%	410,563	39.5%

Source: Esri Demographics 2022, Novogradac, January 2023

In the PMA, approximately 40.9 percent of households are renter households, while 59.1 percent are owner households. The MSA renter households percentage is similar to the PMA at 40.5 percent. The number and percentage of renter households in the MSA are projected to remain relatively stable through the projected date of market entry and through 2027.

## Renter Household Income

The following tables illustrate renter household income distribution and renter household income by household size in the PMA for 2022, market entry, and 2027. This data is provided by HISTA, as required by TDHCA.

### RENTER HOUSEHOLD INCOME DISTRIBUTION PMA

Income Cohort	2022		2027		Annual Change 2022 to 2027	
	Number	Percentage	Number	Percentage	Number	Percentage
\$0-9,999	599	3.7%	546	3.2%	-11	-1.8%
\$10,000-19,999	666	4.1%	590	3.5%	-15	-2.3%
\$20,000-29,999	940	5.8%	820	4.8%	-24	-2.6%
\$30,000-39,999	1,152	7.1%	941	5.5%	-42	-3.7%
\$40,000-49,999	1,390	8.6%	1,192	7.0%	-40	-2.8%
\$50,000-59,999	1,325	8.2%	1,239	7.3%	-17	-1.3%
\$60,000-74,999	2,252	13.9%	2,017	11.8%	-47	-2.1%
\$75,000-99,999	2,526	15.6%	2,671	15.7%	29	1.1%
\$100,000-124,999	2,059	12.7%	2,331	13.7%	54	2.6%
\$125,000-149,999	1,076	6.6%	1,321	7.7%	49	4.6%
\$150,000-199,999	1,219	7.5%	1,729	10.1%	102	8.4%
\$200,000+	1,017	6.3%	1,654	9.7%	127	12.5%
<b>Total</b>	<b>16,221</b>	<b>100.0%</b>	<b>17,051</b>	<b>100.0%</b>		

Source: HISTA Data / Ribbon Demographics 2022, Novogradac, January 2023

### RENTER HOUSEHOLD INCOME BY HOUSEHOLD SIZE

Income Cohort	PMA 2022				
	1	2	3	4	5+
\$0-9,999	419	102	39	22	17
\$10,000-19,999	417	129	38	52	30
\$20,000-29,999	494	128	162	43	113
\$30,000-39,999	724	146	79	60	143
\$40,000-49,999	799	288	227	67	9
\$50,000-59,999	746	321	171	67	20
\$60,000-74,999	1,138	666	265	77	106
\$75,000-99,999	727	1,043	335	351	70
\$100,000-124,999	507	869	428	193	62
\$125,000-149,999	338	528	118	38	54
\$150,000-199,999	232	445	227	251	64
\$200,000+	483	282	145	79	28
<b>Total</b>	<b>7,024</b>	<b>4,947</b>	<b>2,234</b>	<b>1,300</b>	<b>716</b>

Source: HISTA Data / Ribbon Demographics 2022, Novogradac, January 2023

**RENTER HOUSEHOLD INCOME BY HOUSEHOLD SIZE**

PMA Projected Mkt Entry June 2024					
Income Cohort	1	2	3	4	5+
\$0-9,999	409	98	34	20	17
\$10,000-19,999	403	117	38	49	30
\$20,000-29,999	484	121	143	43	103
\$30,000-39,999	680	135	77	55	124
\$40,000-49,999	752	265	201	83	13
\$50,000-59,999	745	299	166	60	22
\$60,000-74,999	1,100	625	256	79	103
\$75,000-99,999	762	1,048	330	368	73
\$100,000-124,999	561	892	453	189	69
\$125,000-149,999	369	572	122	45	61
\$150,000-199,999	287	500	276	260	91
\$200,000+	604	340	193	88	37
<b>Total</b>	<b>7,155</b>	<b>5,012</b>	<b>2,290</b>	<b>1,339</b>	<b>743</b>

Source: HISTA Data / Ribbon Demographics 2022, Novogradac, January 2023

**RENTER HOUSEHOLD INCOME BY HOUSEHOLD SIZE**

PMA 2027					
Income Cohort	1	2	3	4	5+
\$0-9,999	392	92	27	18	17
\$10,000-19,999	380	97	39	44	30
\$20,000-29,999	467	110	112	44	87
\$30,000-39,999	609	117	75	46	94
\$40,000-49,999	677	229	159	108	19
\$50,000-59,999	744	264	159	48	24
\$60,000-74,999	1,039	558	241	81	98
\$75,000-99,999	817	1,056	323	396	79
\$100,000-124,999	648	928	492	183	80
\$125,000-149,999	419	644	128	57	73
\$150,000-199,999	375	589	356	275	134
\$200,000+	798	433	270	102	51
<b>Total</b>	<b>7,365</b>	<b>5,117</b>	<b>2,381</b>	<b>1,402</b>	<b>786</b>

Source: HISTA Data / Ribbon Demographics 2022, Novogradac, January 2023

As illustrated by the tables, approximately 20.7% of the renter population in the PMA earned less than \$40,000 in 2022. By 2027, the renter population earning less than \$40,000 in the PMA is expected to decrease to about 17 percent, which is still a significant percentage of low-income renter households. This data provides strong support for affordable rental housing in the Subject's PMA.

**Conclusion**

Population in the PMA increased at an annualized rate of 1.2 percent between 2010 and 2022, compared to growth of 3.5 percent in the MSA and 0.7 percent across the nation. The percentage of renter households in the PMA rose between 2010 and 2022 and is estimated to be approximately 41 percent as of 2022. This is more than the estimated 33 percent renter households across the overall nation. The median income in the PMA, as of 2022, is above the MSA and overall nation. According to ESRI demographic projections, population, household, and median income levels are all expected to rise through market entry and through 2027. Overall, the combination of rising population and median household income bodes well for future demand for multifamily housing.

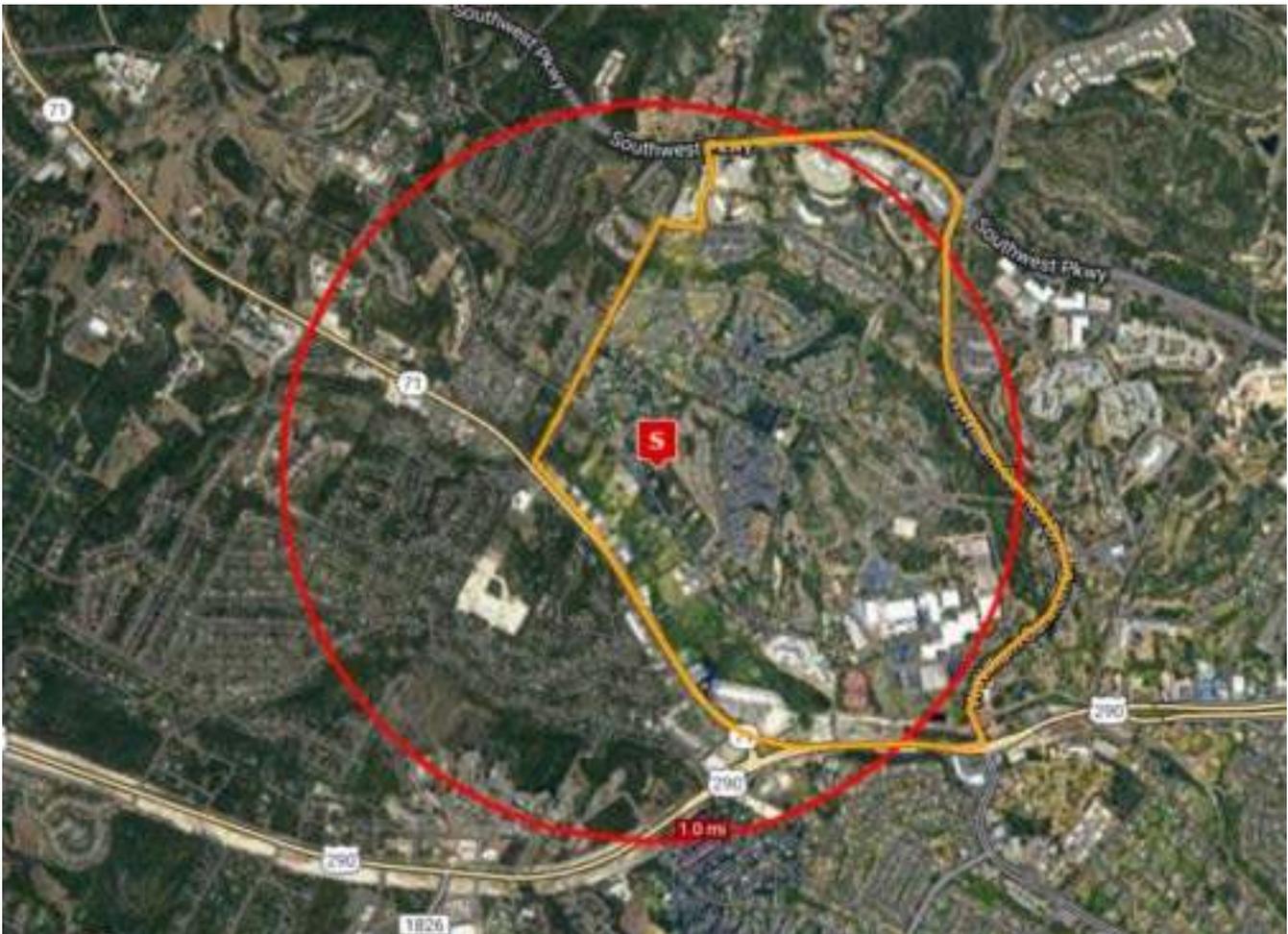
## NEIGHBORHOOD DESCRIPTION

The neighborhood surrounding an apartment property often impacts the property's status, image, class, and style of operation, and sometimes its ability to attract and properly serve a particular market segment. This section investigates the Subject's neighborhood and evaluates any pertinent location factors that could affect its rent, its occupancy, and overall profitability.

The neighborhood analysis provides a bridge between the area analysis and the study of the Subject. The goal of the neighborhood analysis is to determine how the operation of social, economic, governmental and environmental factors influences the marketability of real estate. In the neighborhood analysis, we focus on how these factors interact in the immediate vicinity of the Subject. Our analysis will focus on the neighborhood as a whole with individual focus on the location in the community and the demographic characteristics in the community.

### Location and Boundaries

The Subject is located in Austin, Texas. The Subject's neighborhood boundaries are generally defined as Southwest Parkway to the north, W William Cannon Drive to the east, Highway 71 to the south, and Teravista Drive and Wier Hills Road to the west. A map of the Subject's neighborhood follows.



Source: Google Maps, January 2023

### Predominant Land Uses

The Subject is located in a mixed-use neighborhood in Austin, Texas. The surrounding neighborhood is primarily characterized by retail, commercial, and residential uses. Land use to the north consists of single-family homes in average condition. Land use to the east consists of vacant land and single-family homes in

good condition. Land use to the south and west, across Old Bee Caves Road, consists of some single-family homes in average condition and a commercial use. Farther west are more retail and commercial uses concentrated along State Highway 71. The Subject site is designated "Car-Dependent" by Walk Score with a score of 4 out of 100, indicating almost all errands require a car. According to Zillow, the 2022 median home value in the Subject's zip code was \$495,425.

**Accessibility**

The Subject site has frontage on the east side of Old Bee Caves Road, from which it will also be accessed. Old Bee Caves road is a lightly-trafficked, two-lane, southeast/northwest-traversing roadway that provides access to Highway 71 less than one mile south of the Subject. Highway 71 is a heavily-trafficked four-lane road that traverses east/west through Austin. Highway 71 merges with Highway 290, providing access to Interstate 35. Interstate 35 is a north/south-traversing, heavily-trafficked interstate approximately nine miles east of the Subject, with access to downtown Austin. Additionally, the nearest bus stop is located approximately 0.5 miles west of the Subject at the intersection of Highway 71 and Fletcher Lane. Overall, access is considered good and traffic flow is moderate in the Subject's area.

**QCT**

The site is located within Census Tract 48453001920, which is not a 2022 Qualified Census Tract.

**Crime Statistics**

The following table illustrates crime risk indices in the PMA and MSA. An index of 100 equates to the national average. A number above 100 indicates a crime rate higher than the nation, while a number below 100 reflects a lower crime rate than the nation.

**2022 CRIME INDICES**

	PMA	MSA
<b>Total Crime*</b>	<b>94</b>	<b>148</b>
<b>Personal Crime*</b>	<b>64</b>	<b>97</b>
Murder	72	72
Rape	131	100
Robbery	49	94
Assault	63	99
<b>Property Crime*</b>	<b>99</b>	<b>155</b>
Burglary	117	132
Larceny	99	171
Motor Vehicle Theft	51	87

Source: Esri Demographics 2022, Novogradac, January 2023

\*Unweighted aggregations

As the above table indicates, crime indices in the Subject's PMA are below those of the MSA and similar to slightly below those of the nation. Further, observations of the PMA and the Subject's neighborhood, which include some new developments and new construction, as well as interviews with market participants, reflect that crime is not a major concern in the area. The Subject will offer limited access, in-unit alarms, video surveillance, perimeter fencing, and an intercom (buzzer) as security features. All of the comparable properties offer some form of security. Overall, the Subject's proposed security amenities appear market oriented.

**Public Transportation**

Metro Capital provides fixed-route bus service in the Austin area. One-day fares are \$1.25, while weekly and monthly passes are available for \$11.25 and \$41.25, respectively. The nearest bus stop is located approximately 0.5 miles west of the Subject at the intersection of Highway 71 and Fletcher Lane.

**Education**

Austin is home to The University of Texas at Austin, a top-ranked university offering a range of undergraduate and graduate programs among a range of disciplines including, but not limited to, the liberal arts, natural sciences, engineering, education, public affairs, architecture, law, pharmacy, medicine, business, and the fine arts. As of the fall semester of 2021, the school employed 3,133 teaching faculty. As of the fall semester of 2022, the school had a total enrollment of 52,384.

**Healthcare**

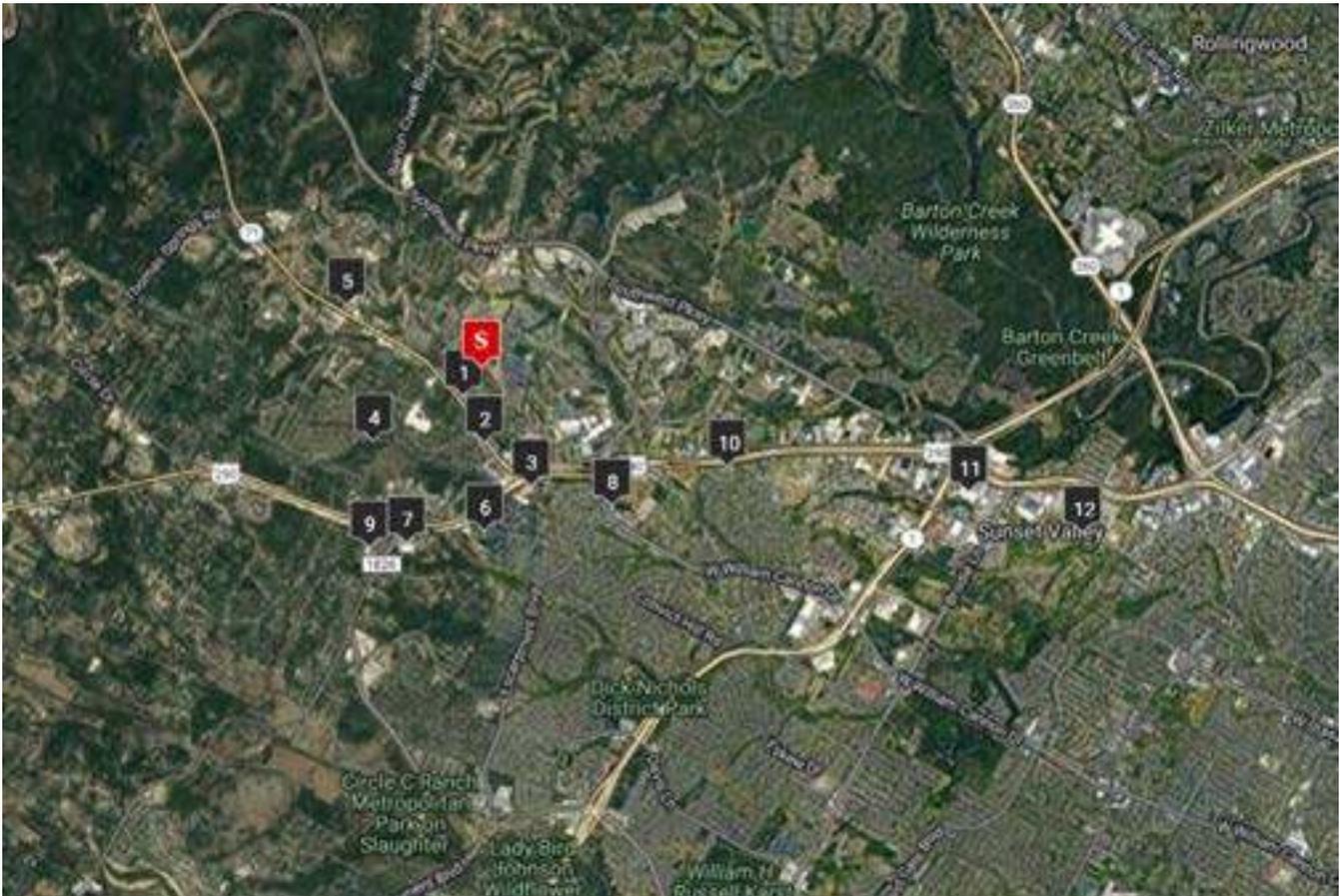
Ascension Seton Southwest Hospital is a full-service hospital located approximately 1.4 miles southwest of the Subject site. The hospital offers 24/7 emergency care and a Level IV trauma center.

**Proximity to Local Services**

The Subject is close to important local services as shown in the following table. All of the major amenities and services are located within a reasonable driving distance of the Subject site. A map illustrates these locational services following.

**Locational Amenities**

The following map and table illustrate the Subject’s proximity to necessary services. Map numbers correspond with the *Locational Amenities Map*, presented below.



Source: Google Earth, January 2023

## LOCATIONAL AMENITIES

#	Service or Amenity	Distance to Subject	Drive Time	#	Service or Amenity	Distance to Subject	Drive Time
1	Valero Gas Station	0.2 miles	4 min	7	HEB	1.3 miles	7 min
2	Bus Stop	0.5 miles	4 min	8	Walgreens	1.3 miles	6 min
3	Prosperity Bank	0.9 miles	7 min	9	Ascension Seton Southwest Hospital	1.4 miles	7 min
4	Windmill Run Park	0.9 miles	5 min	10	United States Postal Service	1.8 miles	6 min
5	Austin Fire Station 37	1.0 miles	3 min	11	Walmart	3.4 miles	9 min
6	The Cypress School of Austin	1.1 miles	5 min	12	Sunset Valley Police	4.3 miles	10 min

**Conclusion**

Upon completion, the Subject will provide good quality affordable housing units that are in strong demand in the area. Land use in the Subject's neighborhood is primarily characterized by retail, commercial, and residential uses. The majority of locational amenities are located within 1.8 miles of the Subject site, including public transportation and retail/commercial uses. The Subject will positively impact the neighborhood, which is well suited for this type of housing.

# **V. SUPPLY ANALYSIS**

## SUPPLY ANALYSIS

### HOUSING STOCK OVERVIEW

#### Tenure

The following table is a summary of the housing stock in the PMA and SMA.

#### TENURE PATTERNS - OVERALL POPULATION

Year	PMA				MSA			
	Owner-Occupied Units		Renter-Occupied Units		Owner-Occupied Units		Renter-Occupied Units	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
2010	20,369	60.4%	13,362	39.6%	380,456	58.5%	269,951	41.5%
2022	23,459	59.1%	16,221	40.9%	562,795	59.5%	383,353	40.5%
Projected								
Mkt Entry	23,733	58.9%	16,539	41.1%	587,770	59.9%	393,784	40.1%
June 2024								
2027	24,175	58.6%	17,051	41.4%	627,946	60.5%	410,563	39.5%

Source: Esri Demographics 2022, Novogradac, January 2023

In the PMA, approximately 40.9 percent of households are renter households, while 59.1 percent are owner households. The MSA renter households percentage is similar to the PMA at 40.5 percent. The number and percentage of renter households in the MSA are projected to remain relatively stable through the projected date of market entry and through 2027.

### INTERVIEWS

Provided below is a summary of interviews conducted to discern the current and potential future demand for affordable housing in the PMA.

#### Housing Authority of the City of Austin

We previously spoke with Lisa Garcia, Vice President of Assisted Living with the Housing Authority of the City of Austin. According to Ms. Garcia, the Housing Choice Voucher (HCV) Department administers approximately 5,400 Housing Choice Vouchers within the City of Austin. The waiting list for Housing Choice Vouchers is currently closed and was last opened from September 17, 2018 to September 24, 2018. Ms. Garcia indicated the waiting list is approximately 2,000 households in length. The current payment standards are detailed in the table below.

#### PAYMENT STANDARDS

Unit Type	Proposed Gross Rent	Gross Payment Standard	Proposed Rent Vs. Payment Standard
		<b>@50%</b>	
OBR	\$966	\$1,147	-18.7%
1BR	\$1,035	\$1,298	-25.4%
		<b>@60%</b>	
1BR	\$1,242	\$1,298	-4.6%
2BR	\$1,489	\$1,524	-2.4%
		<b>@80%</b>	
2BR	\$1,986	\$1,524	30.3%

Source: Housing Authority of the City of Austin, effective July 2022

The Subject's proposed gross rents for its studios and one-bedroom units are below the current payment standards, indicating voucher holders will not be required to pay additional rent out of pocket to reside in these units. The Subject's proposed gross rent for its two-bedroom units at 80 percent of AMI is above the current payment standards, indicating voucher holders may have to pay additional rent out of pocket to reside in these units.

## Planning Department

We attempted to contact the City of Austin Planning and Zoning Department in order to obtain information regarding proposed, planned, under construction, or recently completed multifamily developments in the area. However, as of the date of this report, our phone calls have not been returned. We also searched the most recent CoStar new construction listings and identified three under construction multifamily developments in the PMA. Our findings are displayed in the table below.

### RECENT AND PLANNED DEVELOPMENT

Property Name	Rent Structure	Tenancy	Total Units	Competitive Units	Construction Status	LIHTC Allocation Year	Distance to Subject
Perch	Market	Family	325	0	Under Construction	N/A	5.5 miles
The Saint June	Market	Family	182	0	Under Construction	N/A	1.5 miles
The Markson	Market	Family	330	0	Under Construction	N/A	1.6 miles
<b>Totals</b>			<b>837</b>	<b>0</b>			

## LIHTC Allocations

According to the Texas Department of Housing and Community Affairs, there have not been any developments allocated tax credits within the PMA since 2020.

## Building Permits

The following table demonstrates building permit information from 2000 through year-to-date for Travis, Texas.

### BUILDING PERMITS: TRAVIS COUNTY 2000 - 2021\*

Year	Single-family and Duplex	Three and Four-Family	Five or More Family	Total Units
2000	7,607	309	6,353	14,269
2001	4,498	218	6,035	10,751
2002	5,576	160	4,859	10,595
2003	6,364	386	1,815	8,565
2004	8,027	222	2,409	10,658
2005	9,921	96	4,217	14,234
2006	10,071	289	5,378	15,738
2007	6,906	542	4,573	12,021
2008	4,064	77	2,707	6,848
2009	3,677	11	1,561	5,249
2010	3,142	248	1,007	4,397
2011	3,298	44	2,419	5,761
2012	4,437	27	8,018	12,482
2013	4,694	168	9,051	13,913
2014	5,977	116	6,580	12,673
2015	5,986	30	7,808	13,824
2016	7,186	64	6,253	13,503
2017	8,681	72	7,976	16,729
2018	9,016	53	10,451	19,520
2019	9,738	27	11,652	21,417
2020	10,579	47	16,484	27,110
2021*	9,514	117	19,421	29,052
<b>Average*</b>	<b>6,771</b>	<b>151</b>	<b>6,683</b>	<b>13,605</b>

\*YTD, preliminary

Source: US Census 2022, Novogradac, January 2023

Between 2000 and 2021, overall permit issuance in Travis County peaked in 2021, with 2020 having the second most permits issued. Permit issuance declined by approximately 72.1 percent during the recession, reaching a low in 2010. Permit issuance increased in nine out of 11 years between 2010 and 2021. The most recent years with finalized data indicate construction activity increased by 7.2 percent between 2020 and 2021.

### Affordable Properties in the PMA

The following table details all known existing Section 8, Public Housing, and LIHTC developments in the PMA.

#### EXISTING AFFORDABLE IN PMA

Property Name	Program	Tenancy	Total Units	Competitive LIHTC Units
Southwest Trails*	LIHTC	Family	160	160
West Gate Ridge*	LIHTC	Family	140	140
Live Oak Trails	LIHTC	Family	58	58
Mosaic Housing Corporation XXIII	Section 8	Senior/Disabled	4	0
Pathways At Manchaca II (RAD)	Section 8	Family	33	0
Sea Oaks Apartments (RAD)	Section 8	Family	75	0
Western Trails	Section 8	Family	99	0
<b>Totals</b>				<b>358</b>

\*Utilized as a comparable property

### Housing Units in PMA

The table below summarizes the housing stock in the Subject's PMA per TDHCA's guidelines.

#### HOUSING UNITS IN THE PMA - 2022

	Number of Units
Total Housing Units - 2022	39,680
Total Owner Household Units	23,459
Total Renter Household Units	16,221
Number of Affordable Housing Units (LIHTC, Subsidized)	569
Number of Market Rate Housing Units	15,652

It appears that the majority of the rental housing in the Subject's PMA is market rate. This suggests a strong need for affordable housing in the PMA.

### SURVEY OF COMPARABLE PROPERTIES

Comparable properties are examined on the basis of proximity to the Subject site as well as similarities in target population, physical characteristics (i.e. building type, age/quality, and level of common amenities), rents, and utility structure. We attempted to compare the Subject to the best available "true" comparables from the PMA to provide an accurate picture of the health and available supply in the market.

To evaluate the competitive position of the Subject, a multitude of potentially comparable affordable and market rate properties were screened to ascertain whether these properties would compete with the Subject for prospective low-income tenants. Properties that were deemed comparable were also surveyed in depth for information on unit mix, size, absorption (if new), unit and common area amenities, tenant profiles, rental and utility structure, construction information, and market trends in general. We excluded government subsidized developments from the comparable property analysis because the income qualifications and rent structures at these properties are not similar to the Subject as a LIHTC property. It should be noted that three of the comparable properties are located outside of the PMA. This is due to the TDHCA requirement that the PMA's population must be less than 100,000.

A map of the selected comparable properties as well as a summary matrix and complete profiles of the comparable properties are provided later in this report.

## Excluded Properties

The following table details some of the properties excluded from our analysis in addition to their reasons for exclusion.

EXCLUDED PROPERTIES			
Property Name	Rent Structure	Tenancy	Reason for Exclusion
Live Oak Trails	LIHTC	Family/Homeless	Unable to contact
Mosaic Housing Corporation XXIII	Section 8	Senior/Disabled	Subsidized rents
Sea Oaks Apartments (RAD)	Section 8	Family	Subsidized rents
Pathways at Manchaca II (RAD)	Section 8	Family	Subsidized rents
Western Trails	Section 8	Family	Subsidized rents
The Heritage At Gaines Ranch	Market	Senior	Dissimilar tenancy
Vineyard Hills Apartments	Market	Family	Unable to contact

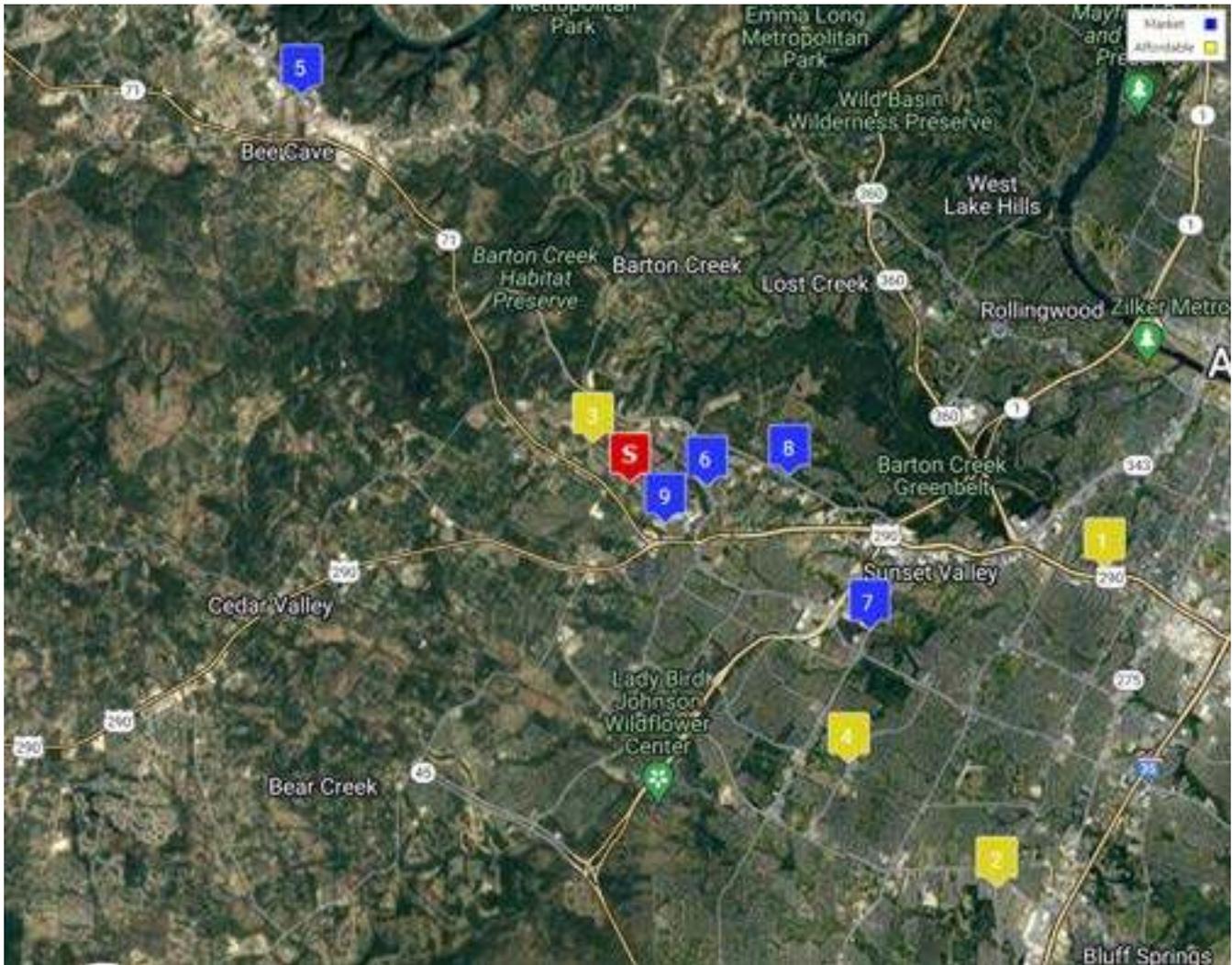
## Description of Property Types Surveyed

To evaluate the competitive position of the Subject, we surveyed a total of 2,456 units in nine rental properties. The availability of the LIHTC data is considered average. We included four affordable developments located between 0.7 and 6.9 miles from the Subject site, two of which are located outside the PMA (Skyline Terrace and Southpark Ranch). The availability of the market rate data is also considered average. We included five market rate properties located between 0.7 and 6.5 miles from the Subject site, one of which is located outside the PMA (Cielo Apartments). It should be noted there is a limited supply of studios in the area, and just one of the market rate comparables offer studios. Therefore, we have utilized one-bedroom units in the studio grid for the other four comparables. The group of properties most likely to compete with the Subject was obtained by interviewing local property managers, reviewing local apartment guides, site inspections, and conducting searches on the internet. Overall, we believe the availability of data is adequate to support our conclusions.

On the pages that follow are maps of the comparable properties utilized in this report, as well as a summary matrix that details each of the comparables, a rent and square foot ranking table, an amenity matrix, and the property profile reports for the comparable developments.

**Comparable Rental Property Map**

The following map illustrates the location of the Subject in relation to the comparable properties.



Source: Google Maps, January 2023

**COMPARABLE PROPERTIES**

#	Property Name	City	Rent Structure	Distance to Subject
<b>S</b>	<b>Oak Hill Lofts</b>	<b>Austin</b>	<b>@50%, @60%, @80%</b>	<b>-</b>
1	Skyline Terrace*	Austin	@30%, @50%	6.1 miles
2	Southpark Ranch*	Austin	@60%	6.9 miles
3	Southwest Trails	Austin	@50%	0.7 mile
4	West Gate Ridge	Austin	@60%	4.5 miles
5	Cielo Apartments*	Austin	Market	6.5 miles
6	Lantana Ridge	Austin	Market	1.0 mile
7	The Park On Brodie Lane	Austin	Market	3.6 miles
8	The Preserve At Travis Creek	Austin	Market	2.0 miles
9	The Shiloh At Oak Hill	Austin	Market	0.7 mile

\*Located outside PMA

## SUMMARY MATRIX

#	Property Name	Distance	Type/Built/Renovated	AMI	Unit Type	#	%	SF	Restriction	Rent (Adj)	Max Rent?	Waiting List	Vacant Units	Vacancy Rate	
S	Oak Hill Lofts 7610 Old Bee Caves Rd Austin, TX Travis County		Midrise	@50%, @60%, @80%	OBR/1BA	40	44.4%	550	@50%	\$915	Yes		N/A	N/A	
			4-stories		1BR/1BA	5	5.6%	793	@50%	\$973	Yes		N/A	N/A	
			2024		1BR/1BA	25	27.8%	793	@60%	\$1,180	Yes		N/A	N/A	
			Family		2BR/1BA	2	2.2%	1,030	@60%	\$1,416	Yes			N/A	N/A
					2BR/1BA	18	20.0%	1,030	@80%	\$1,913	Yes			N/A	N/A
						90						N/A	N/A		
1	Skyline Terrace 1212 W Ben White Blvd Austin, TX Travis County	6.1 miles	Midrise	@30% @50%	OBR/1BA	N/A	N/A	256	@30%	\$407	No	Yes	0	0%	
			5-stories		OBR/1BA	N/A	N/A	509	@50%	\$562	No	Yes	0	0%	
			1985												
			Family												
						100							0	0.0%	
2	Southpark Ranch 9401 S 1st Street Austin, TX Travis County	6.9 miles	Garden	@60%	1BR/1BA	6	3.1%	650	@60%	\$1,194	Yes	Yes	0	0%	
			3-stories		1BR/1BA	48	25.0%	749	@60%	\$1,194	Yes	Yes	0	0%	
			2008		2BR/1BA	24	12.5%	916	@60%	\$1,435	Yes	Yes	0	0%	
			Family		2BR/2BA	48	25.0%	973	@60%	\$1,435	Yes	Yes	0	0%	
					2BR/2BA	30	15.6%	1,075	@60%	\$1,435	Yes	Yes	0	0%	
					3BR/2BA	36	18.8%	1,317	@60%	\$1,656	Yes	Yes	0	0%	
						192							0	0.0%	
3	Southwest Trails 8405 Old Bee Caves Road Austin, TX Travis County	0.7 mile	Garden	@50%	1BR/1BA	16	10.0%	789	@50%	\$969	Yes	Yes	0	0%	
			3-stories		2BR/2BA	24	15.0%	1,019	@50%	\$1,164	Yes	Yes	0	0%	
			2000		2BR/2BA	72	45.0%	1,047	@50%	\$1,164	Yes	Yes	0	0%	
			Family		3BR/2BA	46	28.7%	1,204	@50%	\$1,342	Yes	Yes	0	0%	
					3BR/2BA	2	1.2%	1,220	@50%	\$1,342	Yes	Yes	0	0%	
						160							0	0.0%	
4	West Gate Ridge 8700 West Gate Blvd Austin, TX Travis County	4.5 miles	Garden	@60%	1BR/1BA	30	21.4%	674	@60%	\$1,200	Yes	No	1	3.3%	
			1-stories		1BR/1BA	30	21.4%	752	@60%	\$1,200	Yes	No	1	3.3%	
			2018		1BR/1BA	30	21.4%	855	@60%	\$1,200	Yes	No	1	3.3%	
			Family		2BR/2BA	25	17.9%	1,124	@60%	\$1,439	Yes	No	1	4.0%	
					2BR/2BA	25	17.9%	1,129	@60%	\$1,439	Yes	No	1	4.0%	
									140						
5	Cielo Apartments 3501 Ranch Road 620 South Austin, TX Travis County	6.5 miles	Garden	Market	1BR/1BA	N/A	N/A	627	Market	\$1,694	N/A	No	2	N/A	
			3-stories		1BR/1BA	N/A	N/A	1,034	Market	\$2,032	N/A	No	1	N/A	
			2014		2BR/2BA	N/A	N/A	1,064	Market	\$2,212	N/A	No	2	N/A	
			Family		2BR/2BA	N/A	N/A	1,397	Market	\$2,727	N/A	No	3	N/A	
					3BR/2BA	N/A	N/A	1,596	Market	\$3,427	N/A	No	0	N/A	
						326							8	2.5%	
6	Lantana Ridge 6636 W. William Cannon Dr. Austin, TX Travis County	1.0 mile	Garden	Market	1BR/1BA	196	55.4%	735	Market	\$1,635	N/A	No	9	4.6%	
			3-stories		2BR/2BA	118	33.3%	1,092	Market	\$1,805	N/A	No	4	3.4%	
			1997 / 2014		3BR/2BA	40	11.3%	1,269	Market	\$2,272	N/A	No	8	20.0%	
			Family												
						354								21	5.9%
7	The Park On Brodie Lane 6607 Brodie Lane Austin, TX Travis County	3.6 miles	Garden	Market	1BR/1BA	52	17.9%	655	Market	\$1,448	N/A	No	1	1.9%	
			3-stories		1BR/1BA	53	18.3%	796	Market	\$1,650	N/A	No	1	1.9%	
			1997 / 2015		1BR/1BA	53	18.3%	857	Market	\$1,863	N/A	No	1	1.9%	
			Family		2BR/1BA	18	6.2%	932	Market	\$1,695	N/A	No	1	5.6%	
					2BR/2BA	32	11.0%	1,071	Market	\$1,800	N/A	No	3	9.4%	
					2BR/2BA	32	11.0%	1,126	Market	\$1,983	N/A	No	2	6.2%	
					2BR/2BA	32	11.0%	1,244	Market	\$2,073	N/A	No	1	3.1%	
					3BR/2BA	18	6.2%	1,367	Market	\$2,223	N/A	No	3	16.7%	
									290						
8	The Preserve At Travis Creek 5604 Southwest Parkway Austin, TX Travis County	2.0 miles	Garden	Market	1BR/1BA	65	10.7%	692	Market	\$1,692	N/A	No	N/A	N/A	
			3-stories		1BR/1BA	64	10.5%	788	Market	\$1,870	N/A	No	N/A	N/A	
			1997 / 2013		1BR/1BA	65	10.7%	793	Market	\$1,732	N/A	No	N/A	N/A	
			Family		1BR/1BA	64	10.5%	912	Market	\$1,851	N/A	No	N/A	N/A	
					2BR/2BA	82	13.5%	1,054	Market	\$2,108	N/A	No	N/A	N/A	
					2BR/2BA	82	13.5%	1,062	Market	\$2,078	N/A	No	N/A	N/A	
					2BR/2BA	82	13.5%	1,165	Market	\$1,968	N/A	No	N/A	N/A	
					3BR/2BA	104	17.1%	1,362	Market	\$2,328	N/A	No	N/A	N/A	
						608							25	4.1%	
9	The Shiloh At Oak Hill 6811 Old Bee Caves Rd Austin, TX Travis County	0.7 mile	Garden	Market	OBR/1BA	N/A	N/A	696	Market	\$1,643	N/A	No	2	N/A	
			4-stories		1BR/1BA	N/A	N/A	825	Market	\$1,946	N/A	No	2	N/A	
			2021		1BR/1.5BA	N/A	N/A	968	Market	\$2,276	N/A	No	3	N/A	
			Family		2BR/2BA	N/A	N/A	1,084	Market	\$2,264	N/A	No	3	N/A	
					2BR/2BA	N/A	N/A	1,182	Market	\$2,286	N/A	No	0	N/A	
						286								10	3.5%



# PROPERTY PROFILE REPORT

## Oak Hill Lofts

Effective Rent Date	12/29/2022
Location	7610 Old Bee Caves Rd Austin, TX 78735 Travis County
Distance	N/A
Units	90
Vacant Units	N/A
Vacancy Rate	N/A
Type	Midrise (4 stories)
Year Built/Renovated	2024 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	N/A
Tenant Characteristics	N/A
Contact Name	Greg Stroll
Phone	(512) 228-7443



### Market Information

Program	@50%, @60%, @80%
Annual Turnover Rate	N/A
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	N/A
Annual Chg. in Rent	N/A
Concession	N/A
Waiting List	N/A

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Midrise (4 stories)	40	550	\$915	\$0	@50%	N/A	N/A	N/A	yes	None
1	1	Midrise (4 stories)	5	793	\$973	\$0	@50%	N/A	N/A	N/A	yes	None
1	1	Midrise (4 stories)	25	793	\$1,180	\$0	@60%	N/A	N/A	N/A	yes	None
2	1	Midrise (4 stories)	2	1,030	\$1,416	\$0	@60%	N/A	N/A	N/A	yes	None
2	1	Midrise (4 stories)	18	1,030	\$1,913	\$0	@80%	N/A	N/A	N/A	yes	None

### Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	\$915	\$0	\$915	\$0	\$915	1BR / 1BA	\$1,180	\$0	\$1,180	\$0	\$1,180
1BR / 1BA	\$973	\$0	\$973	\$0	\$973	2BR / 1BA	\$1,416	\$0	\$1,416	\$0	\$1,416
@80%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent						
2BR / 1BA	\$1,913	\$0	\$1,913	\$0	\$1,913						

## Oak Hill Lofts, continued

### Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	In-Unit Alarm	Adult Education
Cable/Satellite/Internet	Carpeting	Intercom (Buzzer)	
Central A/C	Dishwasher	Limited Access	
Ceiling Fan	Garbage Disposal	Perimeter Fencing	
Microwave	Oven	Video Surveillance	
Refrigerator	Washer/Dryer		
Property		Premium	Other
Carport	Courtyard	None	None
Elevators	Garage(\$ 40.00)		
On-Site Management	Picnic Area		
Recreation Areas	Sport Court		
Wi-Fi			

### Comments

Construction on the property is anticipated to begin in June 2023 and be complete in May 2024. The two towers will each be four levels of units over two levels of podium parking garages.

Photos



# PROPERTY PROFILE REPORT

## Skyline Terrace

Effective Rent Date	12/02/2022
Location	1212 W Ben White Blvd Austin, TX 78704 Travis County
Distance	N/A
Units	100
Vacant Units	0
Vacancy Rate	0.0%
Type	Midrise (5 stories)
Year Built/Renovated	1985 / 2008
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Other Foundation Communities properties
Tenant Characteristics	Mixed general one-person households and PSH tenants
Contact Name	Teressa
Phone	512-440-0300



### Market Information

Program	@30%, @50%
Annual Turnover Rate	14%
Units/Month Absorbed	N/A
HCV Tenants	3%
Leasing Pace	From waiting list
Annual Chg. in Rent	Increased up to 3%
Concession	None
Waiting List	Yes, 40 households

### Utilities

A/C	included -- wall
Cooking	included -- electric
Water Heat	included -- gas
Heat	included -- gas
Other Electric	included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Midrise (5 stories)	N/A	256	\$ 455	\$ 0	@30%	Yes	0	N/A	no	None
0	1	Midrise (5 stories)	N/A	509	\$ 610	\$ 0	@50%	Yes	0	N/A	no	None

### Unit Mix

@30%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent	@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	\$ 455	\$ 0	\$ 455	-\$ 48	\$ 407	Studio / 1BA	\$ 610	\$ 0	\$ 610	-\$ 48	\$ 562

### Amenities

In-Unit	Security	Services
Blinds	Intercom (Buzzer)	None
Microwave	Limited Access	
Refrigerator		
Property	Premium	Other
Business Center/Computer Lab	None	Pantry, health visits, food delivery
Elevators		
Non-shelter Services		
On-Site Management		

### Comments

Skyline Terrace was built in 1985 as a hotel and was converted into apartments in 2008. Management reported that they receive approximately seven calls per day from prospective tenants, but the property is 100 percent occupied with a waiting list that is already full (capped at 40 households). Of the 100 units, 28 operate with a project-based subsidy via the nonprofit, Caritas. Tenants in these units pay 30 percent of their income towards the monthly rent. The rents listed are approved rents by AMI; however, the actual tenant paid rents are lower than those listed according to the property's rent roll. The tenant makeup of the property includes 47 veterans. Of these, 14 have effectively zero income; 15 have incomes below \$ 1,000 per month; and, 18 have incomes of approximately \$ 1,000 per month, a level that would be within the range of affordability for the property's 30 percent AMI units without additional subsidy. Therefore, there are veterans at the property who qualify as homeless with income levels that would render it feasible for them to pay the 30 percent AMI rent without subsidy such as VASH vouchers.

## Skyline Terrace, continued

### Trend Report

#### Vacancy Rates

1Q15                      4Q22  
0.0%                      0.0%

#### Trend: @30%

##### Studio / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2015	1	N/A	\$ 410	\$ 0	\$ 410	\$ 362
2022	4	N/A	\$ 455	\$ 0	\$ 455	\$ 407

#### Trend: @50%

##### Studio / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2015	1	N/A	\$ 658	\$ 0	\$ 658	\$ 610
2022	4	N/A	\$ 610	\$ 0	\$ 610	\$ 562

### Trend: Comments

1Q15                      Skyline Terrace was built in 1985 as a hotel and was converted into apartments in 2008. Management reported that they receive approximately seven calls per day from prospective tenants, but the property is 100 percent occupied with a waiting list that is already full (capped at 40 households). Of the 100 units, 28 operate with a project-based subsidy via the nonprofit, Caritas. Tenants in these units pay 30 percent of their income towards the monthly rent. The rents listed are approved rents by AMI; however, the actual tenant paid rents are lower than those listed according to the property's rent roll. The tenant makeup of the property includes 47 veterans. Of these, 14 have effectively zero income; 15 have incomes below \$ 1,000 per month; and, 18 have incomes of approximately \$ 1,000 per month, a level that would be within the range of affordability for the property's 30 percent AMI units without additional subsidy. Therefore, there are veterans at the property who qualify as homeless with income levels that would render it feasible for them to pay the 30 percent AMI rent without subsidy such as VASH vouchers.

4Q22                      N/A

Photos



# PROPERTY PROFILE REPORT

## Southpark Ranch

Effective Rent Date	1/23/2023
Location	9401 S 1st Street Austin, TX 78744 Travis County
Distance	N/A
Units	192
Vacant Units	0
Vacancy Rate	0.0%
Type	Garden (3 stories)
Year Built/Renovated	2008 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Families and single parent households from Austin
Contact Name	Ashley
Phone	(512) 292-6400



### Market Information

Program	@60%
Annual Turnover Rate	25%
Units/Month Absorbed	27
HCV Tenants	40%
Leasing Pace	Within one week
Annual Chg. in Rent	Increased to 2022 max
Concession	None
Waiting List	Yes, 10-12 households

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- gas
Heat	not included -- gas
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	6	650	\$ 1,194	\$ 0	@60%	Yes	0	0.0%	yes	None
1	1	Garden (3 stories)	48	749	\$ 1,194	\$ 0	@60%	Yes	0	0.0%	yes	None
2	1	Garden (3 stories)	24	916	\$ 1,435	\$ 0	@60%	Yes	0	0.0%	yes	None
2	2	Garden (3 stories)	48	973	\$ 1,435	\$ 0	@60%	Yes	0	0.0%	yes	None
2	2	Garden (3 stories)	30	1,075	\$ 1,435	\$ 0	@60%	Yes	0	0.0%	yes	None
3	2	Garden (3 stories)	36	1,317	\$ 1,656	\$ 0	@60%	Yes	0	0.0%	yes	None

### Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$ 1,194	\$ 0	\$ 1,194	\$ 0	\$ 1,194
2BR / 1BA	\$ 1,435	\$ 0	\$ 1,435	\$ 0	\$ 1,435
2BR / 2BA	\$ 1,435	\$ 0	\$ 1,435	\$ 0	\$ 1,435
3BR / 2BA	\$ 1,656	\$ 0	\$ 1,656	\$ 0	\$ 1,656

## Southpark Ranch, continued

### Amenities

<b>In-Unit</b>		<b>Security</b>	<b>Services</b>
Balcony/Patio	Blinds	Limited Access	Afterschool Program
Carpeting	Central A/C	Perimeter Fencing	
Coat Closet	Dishwasher		
Ceiling Fan	Garbage Disposal		
Microwave	Oven		
Refrigerator	Walk-In Closet		
Washer/Dryer hookup			
<b>Property</b>		<b>Premium</b>	<b>Other</b>
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	Garden tubs, built-in shelves, and
Exercise Facility	Garage(\$ 100.00)		
Central Laundry	Off-Street Parking		
On-Site Management	Picnic Area		
Playground	Swimming Pool		

### Comments

The contact reported the property has raised rents to the 2022 maximum allowable levels. The property is currently fully occupied and maintains a waiting list for all unit types.

## Southpark Ranch, continued

### Trend Report

#### Vacancy Rates

2Q20	3Q20	2Q21	1Q23
4.7%	3.6%	0.0%	0.0%

### Trend: @60%

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	7.4%	\$924 - \$974	\$0	\$924 - \$974	\$924 - \$974
2020	3	3.7%	\$1,060	\$0	\$1,060	\$1,060
2021	2	0.0%	\$1,060	\$0	\$1,060	\$1,060
2023	1	0.0%	\$1,194	\$0	\$1,194	\$1,194

#### 2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	4.2%	\$1,108	\$0	\$1,108	\$1,108
2020	3	4.2%	\$1,200	\$0	\$1,200	\$1,200
2021	2	0.0%	\$1,200	\$0	\$1,200	\$1,200
2023	1	0.0%	\$1,435	\$0	\$1,435	\$1,435

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	3.8%	\$1,180 - \$1,240	\$0	\$1,180 - \$1,240	\$1,180 - \$1,240
2020	3	3.8%	\$1,240 - \$1,270	\$0	\$1,240 - \$1,270	\$1,240 - \$1,270
2021	2	0.0%	\$1,240 - \$1,270	\$0	\$1,240 - \$1,270	\$1,240 - \$1,270
2023	1	0.0%	\$1,435	\$0	\$1,435	\$1,435

#### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	2	2.8%	\$1,300	\$0	\$1,300	\$1,300
2020	3	2.8%	\$1,467	\$0	\$1,467	\$1,467
2021	2	0.0%	\$1,467	\$0	\$1,467	\$1,467
2023	1	0.0%	\$1,656	\$0	\$1,656	\$1,656

### Trend: Comments

2Q20	The contact reported that, while the property has typically been able to increase rents to the maximum each year, they have not raised rents to the 2020 maximum allowable levels. She stated occupancy has remained stable despite the economic fallout caused by COVID-19 and there has been no issues with rent collection and job losses have been minimal amongst tenancy. The contact was unsure if and when rents would increase to the 2020 max rates.
3Q20	The contact reported the property has raised rents to the 2020 maximum allowable levels for all units except the two-bedroom/one-bath units and the smaller two-bedroom/two-bath units. She stated occupancy has remained stable despite the economic fallout caused by COVID-19 and there has been no issues with rent collection and job losses have been minimal amongst tenancy.
2Q21	The contact reported the property has raised rents to the 2021 maximum allowable levels for all units except the two-bedroom/one-bath units and the smaller two-bedroom/two-bath units. She stated occupancy has remained stable despite the economic fallout caused by COVID-19, as there has been no issue with rent collections.
1Q23	The contact reported the property has raised rents to the 2022 maximum allowable levels. The property is currently fully occupied and maintains a waiting list for all unit types.

Photos



# PROPERTY PROFILE REPORT

## Southwest Trails

Effective Rent Date	12/05/2022
Location	8405 Old Bee Caves Road Austin, TX 78735 Travis County
Distance	N/A
Units	160
Vacant Units	0
Vacancy Rate	0.0%
Type	Garden (3 stories)
Year Built/Renovated	2000 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Settlers Creek and Vineyard Hills
Tenant Characteristics	None identified
Contact Name	Josie
Phone	512-301-2442



### Market Information

Program	@50%
Annual Turnover Rate	8%
Units/Month Absorbed	N/A
HCV Tenants	5%
Leasing Pace	Pre-leased
Annual Chg. in Rent	Increased to 2022 max
Concession	None
Waiting List	Yes, length unspecified

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- gas
Heat	not included -- gas
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	16	789	\$ 859	\$ 0	@50%	Yes	0	0.0%	yes	None
2	2	Garden (3 stories)	24	1,019	\$ 1,034	\$ 0	@50%	Yes	0	0.0%	yes	None
2	2	Garden (3 stories)	72	1,047	\$ 1,034	\$ 0	@50%	Yes	0	0.0%	yes	None
3	2	Garden (3 stories)	46	1,204	\$ 1,190	\$ 0	@50%	Yes	0	0.0%	yes	None
3	2	Garden (3 stories)	2	1,220	\$ 1,190	\$ 0	@50%	Yes	0	0.0%	yes	None

### Unit Mix

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$ 859	\$ 0	\$ 859	\$ 110	\$ 969
2BR / 2BA	\$ 1,034	\$ 0	\$ 1,034	\$ 130	\$ 1,164
3BR / 2BA	\$ 1,190	\$ 0	\$ 1,190	\$ 152	\$ 1,342

## Southwest Trails, continued

### Amenities

#### In-Unit

Balcony/Patio  
Cable/Satellite/Internet  
Central A/C  
Dishwasher  
Ceiling Fan  
Oven  
Washer/Dryer hookup

Blinds  
Carpeting  
Coat Closet  
Exterior Storage  
Garbage Disposal  
Refrigerator

#### Security

Perimeter Fencing

#### Services

Adult Education  
Afterschool Program  
Tutoring

#### Property

Basketball Court  
Central Laundry  
On-Site Management  
Sport Court

Business Center/Computer Lab  
Off-Street Parking  
Playground  
Swimming Pool

#### Premium

None

#### Other

None

### Comments

The property is currently fully occupied and maintains a waiting list.

## Southwest Trails, continued

### Trend Report

#### Vacancy Rates

2Q08	2Q15	3Q15	4Q22
1.9%	1.9%	0.0%	0.0%

### Trend: @50%

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2008	2	N/A	\$560	\$0	\$560	\$670
2015	2	0.0%	\$627	\$0	\$627	\$737
2015	3	0.0%	\$638	\$0	\$638	\$748
2022	4	0.0%	\$859	\$0	\$859	\$969

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2008	2	N/A	\$665	\$0	\$665	\$795
2015	2	0.0%	\$739	\$0	\$739	\$869
2015	3	0.0%	\$747	\$0	\$747	\$877
2022	4	0.0%	\$1,034	\$0	\$1,034	\$1,164

#### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2008	2	N/A	\$745	\$0	\$745	\$897
2015	2	6.2%	\$848	\$0	\$848	\$1,000
2015	3	0.0%	\$862	\$0	\$862	\$1,014
2022	4	0.0%	\$1,190	\$0	\$1,190	\$1,342

### Trend: Comments

2Q08	Contact stated that the property does not maintain a waiting list. Applications are processed on a first come first served basis.
2Q15	The waiting list has a total of 30 households, which is the maximum number of households allowed on the waiting list. All three vacancies are pre-leased.
3Q15	A rent increase was implemented at the property, effective July 1, 2015.
4Q22	The property is currently fully occupied and maintains a waiting list.

Photos



# PROPERTY PROFILE REPORT

## West Gate Ridge

Effective Rent Date	12/02/2022
Location	8700 West Gate Blvd Austin, TX 78745 Travis County
Distance	N/A
Units	140
Vacant Units	5
Vacancy Rate	3.6%
Type	Garden
Year Built/Renovated	2018 / N/A
Marketing Began	1/01/2018
Leasing Began	3/01/2018
Last Unit Leased	7/30/2018
Major Competitors	None identified
Tenant Characteristics	Mixed tenancy from South Austin
Contact Name	Kate
Phone	(512) 717-5706



### Market Information

Program	@60%
Annual Turnover Rate	N/A
Units/Month Absorbed	14
HCV Tenants	10%
Leasing Pace	N/A
Annual Chg. in Rent	Increased to 2022 max
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden	30	674	\$ 1,200	\$ 0	@60%	No	1	3.3%	yes	None
1	1	Garden	30	752	\$ 1,200	\$ 0	@60%	No	1	3.3%	yes	None
1	1	Garden	30	855	\$ 1,200	\$ 0	@60%	No	1	3.3%	yes	None
2	2	Garden	25	1,124	\$ 1,439	\$ 0	@60%	No	1	4.0%	yes	None
2	2	Garden	25	1,129	\$ 1,439	\$ 0	@60%	No	1	4.0%	yes	None

### Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$ 1,200	\$ 0	\$ 1,200	\$ 0	\$ 1,200
2BR / 2BA	\$ 1,439	\$ 0	\$ 1,439	\$ 0	\$ 1,439

## West Gate Ridge, continued

### Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	None	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Ceiling Fan	Garbage Disposal		
Microwave	Oven		
Refrigerator	Walk-In Closet		
Washer/Dryer hookup			
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	None
Exercise Facility	Off-Street Parking		
On-Site Management	Playground		
Swimming Pool			

### Comments

The contact reported that they do have 5 vacant units currently but remain 100% pre-leased through 2023.

## West Gate Ridge, continued

### Trend Report

#### Vacancy Rates

1Q19	4Q22
0.0%	3.6%

### Trend: @60%

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2019	1	0.0%	\$ 899 - \$ 921	\$ 0	\$ 899 - \$ 921	\$ 899 - \$ 921
2022	4	3.3%	\$ 1,200	\$ 0	\$ 1,200	\$ 1,200

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2019	1	0.0%	\$ 1,106	\$ 0	\$ 1,106	\$ 1,106
2022	4	4.0%	\$ 1,439	\$ 0	\$ 1,439	\$ 1,439

### Trend: Comments

1Q19	The contact reported the property began moving in the first tenants in March of 2018 and the property was fully completed four months later in July. He noted the property recently became fully occupied in mid January of 2019. No waiting list is maintained as of yet but the contact expects to take applications as the first wave of leases begin to expire next month.
4Q22	The contact reported that they do have 5 vacant units currently but remain 100% pre-leased through 2023.

Photos



# PROPERTY PROFILE REPORT

## Cielo Apartments

Effective Rent Date	12/30/2022
Location	3501 Ranch Road 620 South Austin, TX 78738 Travis County
Distance	N/A
Units	326
Vacant Units	8
Vacancy Rate	2.5%
Type	Garden (3 stories)
Year Built/Renovated	2014 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mixed tenancy
Contact Name	Patrick
Phone	512-402-9200



### Market Information

Program	Market
Annual Turnover Rate	22%
Units/Month Absorbed	20
HCV Tenants	0%
Leasing Pace	One to two weeks
Annual Chg. in Rent	LRO pricing/fluctuates daily
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	N/A	1,034	\$ 2,007	\$ 110	Market	No	1	N/A	N/A	HIGH
1	1	Garden (3 stories)	N/A	627	\$ 1,638	\$ 79	Market	No	2	N/A	N/A	LOW
2	2	Garden (3 stories)	N/A	1,397	\$ 2,761	\$ 189	Market	No	3	N/A	N/A	HIGH
2	2	Garden (3 stories)	N/A	1,064	\$ 2,207	\$ 150	Market	No	2	N/A	N/A	LOW
3	2	Garden (3 stories)	N/A	1,596	\$ 3,454	\$ 206	Market	No	0	N/A	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$ 1,638 - \$ 2,007	\$ 79 - \$ 110	\$ 1,559 - \$ 1,897	\$ 135	\$ 1,694 - \$ 2,032
2BR / 2BA	\$ 2,207 - \$ 2,761	\$ 150 - \$ 189	\$ 2,057 - \$ 2,572	\$ 155	\$ 2,212 - \$ 2,727
3BR / 2BA	\$ 3,454	\$ 206	\$ 3,248	\$ 179	\$ 3,427

## Cielo Apartments, continued

### Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	In-Unit Alarm	None
Carpet/Hardwood	Central A/C	Intercom (Buzzer)	
Coat Closet	Dishwasher	Limited Access	
Exterior Storage	Ceiling Fan	Perimeter Fencing	
Microwave	Oven		
Refrigerator	Walk-In Closet		
Washer/Dryer	Washer/Dryer hookup		
Property		Premium	Other
Carport(\$ 35.00)	Clubhouse/Meeting Room/Community	View	None
Courtyard	Exercise Facility		
Garage(\$ 130.00)	Off-Street Parking		
On-Site Management	Picnic Area		
Recreation Areas	Swimming Pool		

### Comments

The contact indicated rent varies based off view, unit size, yard, and a garage. Detached garages are available for \$ 130. The concessions offered are one month free on one-bedroom units, and 1.5 months free on the two and three-bedroom units. The contact could not determine why vacancy has increased. The one-bedroom rents decreased up to three percent. The two-bedroom rents have not changed. The three-bedroom units have decreased 21 percent.

# Cielo Apartments, continued

## Trend Report

### Vacancy Rates

2Q15	1Q17	4Q22	1Q23
9.2%	46.0%	46.0%	2.5%

## Trend: Market

### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2015	2	N/A	\$970 - \$1,325	\$0	\$970 - \$1,325	\$1,105 - \$1,460
2017	1	N/A	\$944 - \$1,325	\$79 - \$110	\$865 - \$1,215	\$1,000 - \$1,350
2022	4	N/A	\$944 - \$1,325	\$79 - \$110	\$865 - \$1,215	\$1,000 - \$1,350
2023	1	N/A	\$1,638 - \$2,007	\$79 - \$110	\$1,559 - \$1,897	\$1,694 - \$2,032

### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2015	2	N/A	\$1,346 - \$1,700	\$0	\$1,346 - \$1,700	\$1,501 - \$1,855
2017	1	N/A	\$1,346 - \$1,700	\$150 - \$189	\$1,196 - \$1,511	\$1,351 - \$1,666
2022	4	N/A	\$1,346 - \$1,700	\$150 - \$189	\$1,196 - \$1,511	\$1,351 - \$1,666
2023	1	N/A	\$2,207 - \$2,761	\$150 - \$189	\$2,057 - \$2,572	\$2,212 - \$2,727

### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2015	2	N/A	\$2,353	\$0	\$2,353	\$2,532
2017	1	N/A	\$1,853	\$206	\$1,647	\$1,826
2022	4	N/A	\$1,853	\$206	\$1,647	\$1,826
2023	1	N/A	\$3,454	\$206	\$3,248	\$3,427

## Trend: Comments

2Q15	The contact stated that the property recently finished construction on the final phase and the vacancy rate reflects an undisclosed number of recently completed new units which recently became available. The contact stated that some one and two-bedroom units feature attached garages. Additionally, detached garages are available to rent for \$130 per month. The contact was unable to provide a date for initial unit delivery, stating the property has been open for approximately a year and a half. However, the contact was able to state that during lease-up the property was absorbing approximately 20 units per month.
1Q17	The contact indicated rent varies based off view, unit size, yard, and a garage. Detached garages are available for \$130. The concessions offered are one month free on one-bedroom units, and 1.5 months free on the two and three-bedroom units. The contact could not determine why vacancy has increased. The one-bedroom rents decreased up to three percent. The two-bedroom rents have not changed. The three-bedroom units have decreased 21 percent.
4Q22	N/A
1Q23	N/A

Photos



# PROPERTY PROFILE REPORT

## Lantana Ridge

Effective Rent Date	12/02/2022
Location	6636 W. William Cannon Dr. Austin, TX 78735 Travis County
Distance	N/A
Units	354
Vacant Units	21
Vacancy Rate	5.9%
Type	Garden (3 stories)
Year Built/Renovated	1997 / 2014
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	The Preserve, Sedona Springs, Deerfeild
Tenant Characteristics	Families and singles from the Austin area
Contact Name	Lizzie
Phone	512-891-5500



### Market Information

Program	Market
Annual Turnover Rate	42%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Pre-leased
Annual Chg. in Rent	LRO pricing/fluctuates daily
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- gas
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	196	735	\$ 1,500	\$ 0	Market	No	9	4.6%	N/A	None
2	2	Garden (3 stories)	118	1,092	\$ 1,650	\$ 0	Market	No	4	3.4%	N/A	None
3	2	Garden (3 stories)	40	1,269	\$ 2,093	\$ 0	Market	No	8	20.0%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$ 1,500	\$ 0	\$ 1,500	\$ 135	\$ 1,635
2BR / 2BA	\$ 1,650	\$ 0	\$ 1,650	\$ 155	\$ 1,805
3BR / 2BA	\$ 2,093	\$ 0	\$ 2,093	\$ 179	\$ 2,272

## Lantana Ridge, continued

### Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	In-Unit Alarm	None
Carpeting	Central A/C	Limited Access	
Dishwasher	Exterior Storage		
Ceiling Fan	Fireplace		
Garbage Disposal	Microwave		
Oven	Refrigerator		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	None
Exercise Facility	Garage(\$ 80.00)		
Central Laundry	Off-Street Parking		
On-Site Management	Playground		
Swimming Pool			

### Comments

The contact indicated that renovations were recently completed at the property. The property accepts Housing Choice Vouchers, but currently has no tenants using vouchers.

## Lantana Ridge, continued

### Trend Report

#### Vacancy Rates

3Q04	3Q05	2Q15	4Q22
0.0%	0.0%	2.8%	5.9%

### Trend: Market

#### 1.5BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2005	3	N/A	\$ 772	\$ 0	\$ 772	\$ 907

#### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2004	3	0.0%	\$ 697	\$ 0	\$ 697	\$ 832
2005	3	0.0%	\$ 641	\$ 0	\$ 641	\$ 776
2015	2	N/A	\$ 1,079	\$ 0	\$ 1,079	\$ 1,214
2022	4	4.6%	\$ 1,500	\$ 0	\$ 1,500	\$ 1,635

#### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2004	3	0.0%	\$ 864	\$ 0	\$ 864	\$ 1,019
2005	3	0.0%	\$ 853	\$ 0	\$ 853	\$ 1,008
2015	2	N/A	\$ 1,483	\$ 0	\$ 1,483	\$ 1,638
2022	4	3.4%	\$ 1,650	\$ 0	\$ 1,650	\$ 1,805

#### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2004	3	0.0%	\$ 1,019	\$ 0	\$ 1,019	\$ 1,198
2005	3	0.0%	\$ 1,051	\$ 0	\$ 1,051	\$ 1,230
2015	2	N/A	\$ 1,688	\$ 0	\$ 1,688	\$ 1,867
2022	4	20.0%	\$ 2,093	\$ 0	\$ 2,093	\$ 2,272

### Trend: Comments

3Q04	AMLI at Lantana Ridge is completely occupied with a rental increase of \$ 50 dollars over the past year. They get the most demand for their two and three bedroom apartments, although they prelease all of their units. Turnover at Lantana Ridge is low. They normally loose 5 leases a month.
3Q05	The contact was a new employee, but seemed confident of information given. She said that rents tend to change weekly, or even more often, as they are set by a computer program. Back yard have recently been fenced in.
2Q15	The contact indicated that renovations were recently completed at the property. The property accepts Housing Choice Vouchers, but currently has no tenants using vouchers.
4Q22	N/A

Photos



# PROPERTY PROFILE REPORT

## The Park On Brodie Lane

Effective Rent Date	12/06/2022
Location	6607 Brodie Lane Austin, TX 78745 Travis County
Distance	N/A
Units	290
Vacant Units	13
Vacancy Rate	4.5%
Type	Garden (3 stories)
Year Built/Renovated	1997 / 2015
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Highland Hill Country, Grand Reserve
Tenant Characteristics	Mixed tenancy from South and SW Austin
Contact Name	Bethany
Phone	512.892.3899



### Market Information

Program	Market
Annual Turnover Rate	N/A
Units/Month Absorbed	N/A
HCV Tenants	N/A
Leasing Pace	Preleased to five days
Annual Chg. in Rent	LRO pricing/fluctuates daily
Concession	N/A
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	52	655	\$ 1,313	\$ 0	Market	No	1	1.9%	N/A	None
1	1	Garden (3 stories)	53	796	\$ 1,515	\$ 0	Market	No	1	1.9%	N/A	None
1	1	Garden (3 stories)	53	857	\$ 1,728	\$ 0	Market	No	1	1.9%	N/A	None
2	1	Garden (3 stories)	18	932	\$ 1,540	\$ 0	Market	No	1	5.6%	N/A	None
2	2	Garden (3 stories)	32	1,071	\$ 1,645	\$ 0	Market	No	3	9.4%	N/A	None
2	2	Garden (3 stories)	32	1,126	\$ 1,828	\$ 0	Market	No	2	6.2%	N/A	None
2	2	Garden (3 stories)	32	1,244	\$ 1,918	\$ 0	Market	No	1	3.1%	N/A	None
3	2	Garden (3 stories)	18	1,367	\$ 2,044	\$ 0	Market	No	3	16.7%	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$ 1,313 - \$ 1,728	\$ 0	\$ 1,313 - \$ 1,728	\$ 135	\$ 1,448 - \$ 1,863
2BR / 1BA	\$ 1,540	\$ 0	\$ 1,540	\$ 155	\$ 1,695
2BR / 2BA	\$ 1,645 - \$ 1,918	\$ 0	\$ 1,645 - \$ 1,918	\$ 155	\$ 1,800 - \$ 2,073
3BR / 2BA	\$ 2,044	\$ 0	\$ 2,044	\$ 179	\$ 2,223

## The Park On Brodie Lane, continued

### Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Patrol	None
Carpeting	Central A/C		
Coat Closet	Dishwasher		
Exterior Storage	Ceiling Fan		
Fireplace	Garbage Disposal		
Microwave	Oven		
Refrigerator	Vaulted Ceilings		
Walk-In Closet	Washer/Dryer hookup		
<b>Property</b>		<b>Premium</b>	<b>Other</b>
Business Center/Computer Lab	Carport(\$ 30.00)	None	None
Clubhouse/Meeting Room/Community	Exercise Facility		
Garage(\$ 75.00)	Jacuzzi		
Central Laundry	Off-Street Parking		
Playground	Swimming Pool		

### Comments

The contact reported a lull in the leasing pace during the past two weeks due to the holidays but expects an increase in renter traffic at the start of the New Year.

# The Park On Brodie Lane, continued

## Trend Report

### Vacancy Rates

3Q05	4Q15	4Q16	4Q22
1.4%	5.9%	9.3%	4.5%

## Trend: Market

### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2005	3	N/A	\$ 860 - \$ 1,005	\$ 204 - \$ 299	\$ 656 - \$ 706	\$ 791 - \$ 841
2015	4	N/A	\$ 1,140 - \$ 1,295	\$ 0	\$ 1,140 - \$ 1,295	\$ 1,275 - \$ 1,430
2016	4	8.9%	\$ 1,090 - \$ 1,340	\$ 0	\$ 1,090 - \$ 1,340	\$ 1,225 - \$ 1,475
2022	4	1.9%	\$ 1,313 - \$ 1,728	\$ 0	\$ 1,313 - \$ 1,728	\$ 1,448 - \$ 1,863

### 2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2005	3	N/A	\$ 1,015	\$ 109	\$ 906	\$ 1,061
2015	4	N/A	\$ 1,250	\$ 0	\$ 1,250	\$ 1,405
2016	4	16.7%	\$ 1,540	\$ 0	\$ 1,540	\$ 1,695
2022	4	5.6%	\$ 1,540	\$ 0	\$ 1,540	\$ 1,695

### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2005	3	N/A	\$ 1,155 - \$ 1,400	\$ 159 - \$ 394	\$ 996 - \$ 1,006	\$ 1,151 - \$ 1,161
2015	4	N/A	\$ 1,300 - \$ 1,430	\$ 0	\$ 1,300 - \$ 1,430	\$ 1,455 - \$ 1,585
2016	4	6.2%	\$ 1,430 - \$ 1,645	\$ 0	\$ 1,430 - \$ 1,645	\$ 1,585 - \$ 1,800
2022	4	6.2%	\$ 1,645 - \$ 1,918	\$ 0	\$ 1,645 - \$ 1,918	\$ 1,800 - \$ 2,073

### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2005	3	N/A	\$ 1,410 - \$ 1,475	\$ 269 - \$ 304	\$ 1,106 - \$ 1,206	\$ 1,285 - \$ 1,385
2015	4	0.0%	\$ 1,705	\$ 0	\$ 1,705	\$ 1,884
2016	4	22.2%	\$ 1,755	\$ 0	\$ 1,755	\$ 1,934
2022	4	16.7%	\$ 2,044	\$ 0	\$ 2,044	\$ 2,223

## Trend: Comments

3Q05	Riveroaks Apartments is currently 99 percent occupied. Management reported that the market is improving in the area.
4Q15	The contact reported a lull in the leasing pace during the past two weeks due to the holidays but expects an increase in renter traffic at the start of the New Year.
4Q16	N/A
4Q22	N/A

Photos



# PROPERTY PROFILE REPORT

## The Preserve At Travis Creek

Effective Rent Date	12/02/2022
Location	5604 Southwest Parkway Austin, TX 78735 Travis County
Distance	N/A
Units	608
Vacant Units	25
Vacancy Rate	4.1%
Type	Garden (3 stories)
Year Built/Renovated	1997 / 2013
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Amyl
Tenant Characteristics	None identified
Contact Name	Mary
Phone	512-899-2322



### Market Information

Program	Market
Annual Turnover Rate	39%
Units/Month Absorbed	N/A
HCV Tenants	0%
Leasing Pace	Within one week
Annual Chg. in Rent	LRO pricing/fluctuates daily
Concession	None
Waiting List	None

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- gas
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	65	692	\$ 1,557	\$ 0	Market	No	N/A	N/A	N/A	None
1	1	Garden (3 stories)	64	788	\$ 1,735	\$ 0	Market	No	N/A	N/A	N/A	None
1	1	Garden (3 stories)	65	793	\$ 1,597	\$ 0	Market	No	N/A	N/A	N/A	None
1	1	Garden (3 stories)	64	912	\$ 1,716	\$ 0	Market	No	N/A	N/A	N/A	None
2	2	Garden (3 stories)	82	1,054	\$ 1,953	\$ 0	Market	No	N/A	N/A	N/A	None
2	2	Garden (3 stories)	82	1,062	\$ 1,923	\$ 0	Market	No	N/A	N/A	N/A	None
2	2	Garden (3 stories)	82	1,165	\$ 1,813	\$ 0	Market	No	N/A	N/A	N/A	None
3	2	Garden (3 stories)	104	1,362	\$ 2,149	\$ 0	Market	No	N/A	N/A	N/A	None

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	\$ 1,557 - \$ 1,735	\$ 0	\$ 1,557 - \$ 1,735	\$ 135	\$ 1,692 - \$ 1,870
2BR / 2BA	\$ 1,813 - \$ 1,953	\$ 0	\$ 1,813 - \$ 1,953	\$ 155	\$ 1,968 - \$ 2,108
3BR / 2BA	\$ 2,149	\$ 0	\$ 2,149	\$ 179	\$ 2,328

## The Preserve At Travis Creek, continued

### Amenities

In-Unit		Security	Services
Balcony/Patio	Carpeting	Limited Access	None
Central A/C	Coat Closet	Perimeter Fencing	
Dishwasher	Ceiling Fan		
Fireplace	Garbage Disposal		
Microwave	Oven		
Refrigerator	Vaulted Ceilings		
Walk-In Closet	Washer/Dryer hookup		
Property		Premium	Other
Business Center/Computer Lab	Clubhouse/Meeting Room/Community	None	None
Exercise Facility	Garage		
Jacuzzi	Central Laundry		
Off-Street Parking	On-Site Management		
Sauna	Swimming Pool		

### Comments

Trash is a \$ 25 fee and pest control is a \$ 3 fee, monthly.

# The Preserve At Travis Creek, continued

## Trend Report

### Vacancy Rates

3Q04	3Q05	2Q15	4Q22
1.8%	7.9%	4.1%	4.1%

## Trend: Market

### 1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2004	3	1.9%	\$946	\$92	\$854	\$989
2005	3	N/A	\$835	\$0	\$835	\$970
2015	2	N/A	\$1,145 - \$1,372	\$0	\$1,145 - \$1,372	\$1,280 - \$1,507
2022	4	N/A	\$1,557 - \$1,735	\$0	\$1,557 - \$1,735	\$1,692 - \$1,870

### 2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2004	3	2.0%	\$1,296	\$238	\$1,058	\$1,213
2005	3	N/A	\$1,089	\$0	\$1,089	\$1,244
2015	2	N/A	\$1,400 - \$1,639	\$0	\$1,400 - \$1,639	\$1,555 - \$1,794
2022	4	N/A	\$1,813 - \$1,953	\$0	\$1,813 - \$1,953	\$1,968 - \$2,108

### 3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2004	3	1.0%	\$1,649	\$132	\$1,517	\$1,696
2005	3	N/A	\$1,529	\$0	\$1,529	\$1,708
2015	2	N/A	\$1,701	\$0	\$1,701	\$1,880
2022	4	N/A	\$2,149	\$0	\$2,149	\$2,328

## Trend: Comments

3Q04 N/A

3Q05 The Preserve at Travis Creek is currently 92 percent occupied and 95 percent leased. The representative we spoke with was unable to provide information on turnover or tenancy

2Q15 Trash is a \$25 fee and pest control is a \$3 fee, monthly.

4Q22 N/A

Photos



# PROPERTY PROFILE REPORT

## The Shiloh At Oak Hill

Effective Rent Date	1/23/2023
Location	6811 Old Bee Caves Rd Austin, TX 78735 Travis County
Distance	N/A
Units	286
Vacant Units	10
Vacancy Rate	3.5%
Type	Garden (4 stories)
Year Built/Renovated	2021 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mixed; families, young professionals
Contact Name	Property Manager
Phone	(737) 245-0419



### Market Information

Program	Market
Annual Turnover Rate	N/A
Units/Month Absorbed	N/A
HCV Tenants	N/A
Leasing Pace	N/A
Annual Chg. in Rent	LRO pricing/fluctuates daily
Concession	N/A
Waiting List	N/A

### Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

### Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Garden (4 stories)	N/A	696	\$ 1,510	\$ 0	Market	No	2	N/A	N/A	None
1	1	Garden (4 stories)	N/A	825	\$ 1,811	\$ 0	Market	No	2	N/A	N/A	AVG*
1	1.5	Garden (4 stories)	N/A	968	\$ 2,141	\$ 0	Market	No	3	N/A	N/A	None
2	2	Garden (4 stories)	N/A	1,084	\$ 2,109	\$ 0	Market	No	3	N/A	N/A	None
2	2	Garden (4 stories)	N/A	1,182	\$ 2,131	\$ 0	Market	No	0	N/A	N/A	AVG*

### Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	\$ 1,510	\$ 0	\$ 1,510	\$ 133	\$ 1,643
1BR / 1BA	\$ 1,811	\$ 0	\$ 1,811	\$ 135	\$ 1,946
1BR / 1.5BA	\$ 2,141	\$ 0	\$ 2,141	\$ 135	\$ 2,276
2BR / 2BA	\$ 2,109 - \$ 2,131	\$ 0	\$ 2,109 - \$ 2,131	\$ 155	\$ 2,264 - \$ 2,286

## The Shiloh At Oak Hill, continued

### Amenities

In-Unit		Security	Services
Balcony/Patio	Blinds	Intercom (Buzzer)	None
Carpet/Hardwood	Central A/C	Limited Access	
Coat Closet	Dishwasher	Perimeter Fencing	
Ceiling Fan	Garbage Disposal	Video Surveillance	
Microwave	Oven		
Refrigerator	Vaulted Ceilings		
Walk-In Closet	Washer/Dryer		
Property		Premium	Other
Business Center/Computer Lab	Carport(\$ 35.00)	None	Dog Park
Clubhouse/Meeting Room/Community	Elevators		
Exercise Facility	Garage(\$ 100.00)		
Off-Street Parking	On-Site Management		
Picnic Area	Recreation Areas		
Swimming Pool	Wi-Fi		

### Comments

The property was built in 2021 and offers a mix of studios and one and two-bedroom apartments. The contact was unable to report absorption information. The profile reflects units that were available at the time of the survey.

Photos



## MARKET CHARACTERISTICS

Following are relevant characteristics of the comparable properties surveyed.

### Unit Mix

The following table displays the unit mix at the surveyed comparable properties.

UNIT MIX				
Unit Type	Total Units (Subject)	Percent (Subject)	Total Units (Comps)	Percent (Comps)
OBR	40	44.4%	0	0.0%
1BR	30	33.3%	772	44.3%
2BR	20	22.2%	726	41.6%
3BR	-	0.0%	246	14.1%
<b>Total</b>	<b>90</b>	<b>100.0%</b>	<b>1,744</b>	<b>100.0%</b>

The Subject's unit mix will have a higher percentage of studios and a lower percentage of one and two-bedroom units when compared to the comparable properties. It should be noted that Cielo Apartments, Skyline Terrace, and The Shiloh At Oak Hill did not report a unit mix. Therefore, these developments have been excluded from this analysis. We anticipate the Subject's unit mix will be received well in the market given the comparables' and the Subject's targeted tenancy.

### Turnover

The following table illustrates reported turnover for the comparable properties.

TURNOVER			
Property Name	Program	Tenancy	Annual Turnover
Skyline Terrace*	LIHTC	Family	14%
Southpark Ranch*	LIHTC	Family	25%
Southwest Trails	LIHTC	Family	8%
West Gate Ridge	LIHTC	Family	N/A
Cielo Apartments*	Market	Family	22%
Lantana Ridge	Market	Family	42%
The Park On Brodie Lane	Market	Family	N/A
The Preserve At Travis Creek	Market	Family	39%
The Shiloh At Oak Hill	Market	Family	N/A
<b>Average Turnover</b>			<b>25%</b>

\*Located outside PMA

The comparable properties reported turnover rates ranging between eight and 42 percent, with an overall average of 25 percent. The LIHTC comparables operate with an average turnover rate of approximately 16 percent, which is well below the 34 percent average reported by the market rate properties. Three of the comparable properties, West Gate Ridge, The Park On Brodie Lane, and The Shiloh At Oak Hill, did not report turnover rates and have been excluded from this analysis. Based on the performance of the LIHTC comparables, we expect the Subject will operate with a turnover rate of approximately 15 percent, upon completion.

### Rent Growth

We were able to obtain the most recent rent growth data from the following comparable properties, which are illustrated in the following table.

#### RENT GROWTH

Property Name	Program	Tenancy	Rent Growth
Skyline Terrace*	LIHTC	Family	Increased up to 3%
Southpark Ranch*	LIHTC	Family	Increased to 2022 max
Southwest Trails	LIHTC	Family	Increased to 2022 max
West Gate Ridge	LIHTC	Family	Increased to 2022 max
Cielo Apartments*	Market	Family	LRO pricing/fluctuates daily
Lantana Ridge	Market	Family	LRO pricing/fluctuates daily
The Park On Brodie Lane	Market	Family	LRO pricing/fluctuates daily
The Preserve At Travis Creek	Market	Family	LRO pricing/fluctuates daily
The Shiloh At Oak Hill	Market	Family	LRO pricing/fluctuates daily

\*Located outside PMA

Three of the affordable comparables reported increasing rents to the 2022 maximum allowable LIHTC rent limits. The other LIHTC comparable reported slight increases of up to three percent and reported that rents are kept under maximum allowable levels to maintain affordability for tenants, many of whom are senior or very low-income households. The market rate comparables reported rents fluctuate daily. Given that the Subject's proposed LIHTC rents are set at the 2022 maximum allowable rent limits, rent increases will be primarily dependent upon changes in the AMGI, as well as market conditions.

### Projected Absorption

The following table details the nearest absorption comparables we were able to identify. One of the comparables, West Gate Ridge, was able to provide absorption data. Additionally, we obtained absorption data from other properties within a ten-mile radius of the Subject that have reported absorption information since 2018.

#### ABSORPTION

Property Name	Program	Tenancy	City	Year	Total Units	Absorption (units/month)	Distance to Subject
The Oaks At Ben White	LIHTC	Family	Austin	2021	96	29	9.9 miles
Urbana At Goodnight Ranch	Market	Family	Austin	2019	151	9	9.5 miles
Anthem At Ledge Stone	Market	Family	Austin	2019	292	20	6.7 miles
West Gate Ridge*	LIHTC	Family	Austin	2018	140	14	4.5 miles
Sentral East Austin 1630	LIHTC	Family	Austin	2018	138	22	9.3 miles
Travis At The Lake	Market	Family	Austin	2018	312	25	9.4 miles
E6 Apartments	Market	Family	Austin	2018	208	9	9.8 miles
<b>Average Affordable</b>					<b>125</b>	<b>22</b>	
<b>Average Market</b>					<b>241</b>	<b>16</b>	
<b>Overall Average</b>					<b>191</b>	<b>18</b>	

\*Comparable Property

As illustrated above, absorption at the comparable property, West Gate Ridge, was reported to be 14 units per month. The overall average reported by the surveyed affordable properties was 22 units per month. The overall average reported by all surveyed properties was 18 units per month. Based on this information, we estimate that the Subject would achieve a stabilized occupancy rate of 95 percent at a rate of approximately 20 units per month, which equates to an absorption period of approximately four to five months.

## Concessions

The following table details rental concessions offered by the comparables.

CONCESSIONS			
Property Name	Program	Tenancy	Concessions
Skyline Terrace*	LIHTC	Family	None
Southpark Ranch*	LIHTC	Family	None
Southwest Trails	LIHTC	Family	None
West Gate Ridge	LIHTC	Family	None
Cielo Apartments*	Market	Family	1 to 1.5 months free on select units
Lantana Ridge	Market	Family	None
The Park On Brodie Lane	Market	Family	None
The Preserve At Travis Creek	Market	Family	None
The Shiloh At Oak Hill	Market	Family	None

\*Located outside PMA

One of the nine comparable properties reported offering concessions. Given the overall lack of concessions offered in the market, we do not anticipate that the Subject will need to offer concessions to maintain a stabilized occupancy rate, upon completion.

## Waiting Lists

In markets with high housing costs and a limited supply of affordable housing, waiting lists are common. A waiting list indicates a strong market with high occupancy and unmet demand. Properties that carry a waiting list typically enjoy easy lease-up upon turnover. The following table details the waiting list information at comparable multifamily properties.

WAITING LISTS			
Property Name	Program	Tenancy	Waiting List Length
Skyline Terrace*	LIHTC	Family	Yes, 40 households
Southpark Ranch*	LIHTC	Family	Yes, 10-12 households
Southwest Trails	LIHTC	Family	Yes, length unspecified
West Gate Ridge	LIHTC	Family	N/A
Cielo Apartments*	Market	Family	N/A
Lantana Ridge	Market	Family	N/A
The Park On Brodie Lane	Market	Family	N/A
The Preserve At Travis Creek	Market	Family	N/A
The Shiloh At Oak Hill	Market	Family	N/A

\*Located outside PMA

Three of the four LIHTC properties maintain waiting lists. These waiting lists range from approximately 10 to 40 households in length. Southwest Trails was unable to specify the length of its waiting list. None of the market rate properties maintain waiting lists. Based on the waiting lists maintained by three of the four LIHTC properties, upon stabilization, we expect the Subject to operate with low vacancy and maintain a waiting list.

**Vacancy**

The following table summarizes overall weighted vacancy levels at the surveyed properties.

**OVERALL VACANCY**

Property Name	Program	Tenancy	Total Units	Vacant Units	Vacancy %
Skyline Terrace*	LIHTC	Family	100	0	0.0%
Southpark Ranch*	LIHTC	Family	192	0	0.0%
Southwest Trails	LIHTC	Family	160	0	0.0%
West Gate Ridge	LIHTC	Family	140	5	3.6%
Cielo Apartments*	Market	Family	326	8	2.5%
Lantana Ridge	Market	Family	354	21	5.9%
The Park On Brodie Lane	Market	Family	290	13	4.5%
The Preserve At Travis Creek	Market	Family	608	25	4.1%
The Shiloh At Oak Hill	Market	Family	286	10	3.5%
<b>LIHTC Total</b>			<b>592</b>	<b>5</b>	<b>0.8%</b>
<b>Market Total</b>			<b>1,864</b>	<b>77</b>	<b>4.1%</b>
<b>Overall Total</b>			<b>2,456</b>	<b>82</b>	<b>3.3%</b>

\*Located outside PMA

The comparable properties reported vacancy rates ranging from zero to 5.9 percent, with an overall weighted average of 3.3 percent. Managers at three of the four LIHTC properties reported being fully occupied. The average vacancy rate reported by the LIHTC comparables was 0.8 percent. All of the market rate properties reported vacancy rates of 5.9 percent or less with an overall weighted average of 4.1 percent. We have taken into account elevated market vacancy in our determination of achievable market rents. Based on the performance of the comparables, we expect the Subject will operate with vacancy and collection losses of approximately three percent or less upon stabilization.

**Historical Vacancy**

The following table details historical vacancy levels for the properties included as comparables.

**HISTORICAL VACANCY**

Property Name	Program	Total Units	2022 Q4	2023 Q1
Skyline Terrace	LIHTC	100	0.0%	0.0%
Southpark Ranch	LIHTC	192	N/Av	0.0%
Southwest Trails	LIHTC	160	0.0%	0.0%
West Gate Ridge	LIHTC	140	3.6%	3.6%
Cielo Apartments	Market	326	46.0%	2.5%
Lantana Ridge	Market	354	5.9%	5.9%
The Park On Brodie Lane	Market	290	4.5%	4.5%
The Preserve At Travis Creek	Market	608	4.1%	4.1%
The Shiloh At Oak Hill	Market	286	N/Av	3.5%
<b>Average*</b>			<b>9.2%</b>	<b>3.3%</b>

\*Note: calculated based on simple, unweighted average of available vacancy percents

As indicated, there is limited historical performance data available for the selected comparable properties. It should be noted that the base line percentages do not reflect a weighted average as indicated in the previous vacancy rate analysis. Per TDHCA 2023 guidelines, we have provided a vacancy table by age, quality, and bedroom type, which is located following.

Per TDHCA guidelines, we have provided the following occupancy tables by age, quality, and bedroom type.

VACANCY BY CONDITION

Property Name	Year Built/Renovated	Condition	Rent Structure	Tenancy	Total Units	Vacant Units	Vacancy Rate
Southpark Ranch	2008	-	LIHTC	Family	192	0	0.0%
The Shiloh At Oak Hill	2021	-	Market	Family	286	10	3.5%
<b>Total (-)</b>					<b>478</b>	<b>10</b>	<b>2.1%</b>
Skyline Terrace	1985 / 2008	Average	LIHTC	Family	100	0	0.0%
<b>Total (Average)</b>					<b>100</b>	<b>0</b>	<b>0.0%</b>
Southwest Trails	2000	Good	LIHTC	Family	160	0	0.0%
Cielo Apartments	2014	Good	Market	Family	326	8	2.5%
The Park On Brodie Lane	1997 / 2015	Good	Market	Family	290	13	4.5%
<b>Total (Good)</b>					<b>776</b>	<b>21</b>	<b>2.7%</b>
West Gate Ridge	2018	Excellent	LIHTC	Family	140	5	3.6%
Lantana Ridge	1997 / 2014	Excellent	Market	Family	354	21	5.9%
The Preserve At Travis Creek	1997 / 2013	Excellent	Market	Family	608	25	4.1%
<b>Total (Excellent)</b>					<b>1,102</b>	<b>51</b>	<b>4.6%</b>
<b>Total (Overall)</b>					<b>2,456</b>	<b>82</b>	<b>3.3%</b>

VACANCY BY BEDROOM TYPE

Property Name	Program	Tenancy	0BR	1BR	2BR	3BR
Skyline Terrace	LIHTC	Family	-	-	-	-
Southpark Ranch	LIHTC	Family	-	0.0%	0.0%	0.0%
Southwest Trails	LIHTC	Family	-	0.0%	0.0%	0.0%
West Gate Ridge	LIHTC	Family	-	3.3%	4.0%	-
Cielo Apartments	Market	Family	-	-	-	-
Lantana Ridge	Market	Family	-	4.6%	3.4%	20.0%
The Park On Brodie Lane	Market	Family	-	1.9%	6.1%	16.7%
The Preserve At Travis Creek	Market	Family	-	0.0%	0.0%	0.0%
The Shiloh At Oak Hill	Market	Family	-	-	-	-

## REASONABILITY OF RENTS

The following is a discussion about the Subject’s and comparable properties’ affordable rents. “Net rents” are rents adjusted for the cost of utilities (adjusted to the Subject’s convention) and are used to compensate for the differing utility structures of the Subject and the comparable properties. Net rents represent the actual costs of residing at a property, and help to provide an “apples-to-apples” comparison of rents.

### Achievable LIHTC Rents

Based on the proposed rents, the Subject’s proposed LIHTC rental rates are below the achievable market rates for the PMA for all units set aside at the 50, 60, and 80 percent AMI levels. The following table illustrates the rent comparison for achievable market rents at the comparable properties and the proposed rents at the Subject.

#### 50 Percent AMI

LIHTC RENT COMPARISON @50%

Property Name	County	0BR	1BR	Max Rent?
Oak Hill Lofts	Travis	\$915	\$973	Yes
<b>LIHTC Maximum Rent (Net)</b>	<b>Travis</b>	<b>\$915</b>	<b>\$973</b>	-
Skyline Terrace	Travis	\$562	-	No
Southwest Trails	Travis	-	\$969	Yes
<b>Average</b>	-	<b>\$562</b>	<b>\$969</b>	-
<b>Achievable LIHTC Rent</b>	-	<b>\$915</b>	<b>\$973</b>	Yes

#### 60 Percent AMI

LIHTC RENT COMPARISON @60%

Property Name	County	1BR	2BR	Max Rent?
Oak Hill Lofts	Travis	\$1,180	\$1,416	Yes
<b>LIHTC Maximum Rent (Net)</b>	<b>Travis</b>	<b>\$1,180</b>	<b>\$1,416</b>	-
Southpark Ranch	Travis	\$1,194	\$1,435	Yes
West Gate Ridge	Travis	\$1,200	\$1,439	Yes
<b>Average</b>	-	<b>\$1,197</b>	<b>\$1,437</b>	-
<b>Achievable LIHTC Rent</b>	-	<b>\$1,180</b>	<b>\$1,416</b>	Yes

Two of the four of the comparables offer units at the 50 percent AMI set aside and two of the four comparables offers units at the 60 percent AMI set aside. It should be noted that the discrepancy between the adjusted rents for the comparables and the applicable rent limits for the Subject is attributed to differing utility allowance schedules. Three of the comparables, Southwest Trails, Southpark Ranch, and West Gate Ridge, reported achieving 2022 LIHTC maximum allowable rents. Management at Skyline Terrace reported that the property offers a mix of subsidized and unsubsidized units, and that rents are kept under maximum allowable levels to maintain affordability for tenants, many of whom are senior or very low-income households. Three of the four comparables maintain waiting lists. Management at West Gate Ridge reported the property does not currently maintain a waiting list as it is pre-leased through 2023. The comparables operate with an average vacancy rate of 0.8 percent. The Subject will offer slightly superior to superior condition relative to the comparables as new construction, and is similar to superior to the comparables in terms of location. Based on the performance of the comparables, we have concluded to achievable LIHTC rents at the 2022 maximum allowable levels for the Subject’s studios and one-bedroom units at 50 percent of the AMI and the Subject’s one and two-bedroom units at 60 percent of the AMI.

None of the comparables offer units set aside at the 80 percent AMI level. However, it should be noted potential income-qualified tenants for the Subject’s 60 percent AMI units may also qualify for the Subject’s 80 percent AMI units. Therefore, based on the performance of the comparable at the 60 percent AMI set aside, as well as the strong overall performance of the market rate comparables, we have concluded to achievable LIHTC rents at the 2022 maximum allowable levels for the Subject’s two-bedroom units at 80 percent of the AMI.

### **Achievable Market Rents & Comparable Units**

Per TDHCA guidelines, Novogradac has prepared separate rent matrices to support the estimate of achievable unrestricted market rents, which can be found on the following pages. Following the grids, we have detailed the adjustments made in the Rent Comparability Matrices for the market rate properties. Through our explanation of adjustments, we have detailed additional comparable characteristics including age/year of renovation, condition, target population (all comparables target the general population, similar to the Subject), unit amenities, and utility structure. It should be noted that we have produced grids for the largest proposed units for each unit type at the Subject. The remaining rents for each unit type are based on a square foot adjustment.

Subject		Comparable #5		Comparable #6		Comparable #7		Comparable #8		Comparable #9	
Oak Hill Lofts		Cielo Apartments		Lantana Ridge		The Park On Brodie Lane		The Preserve At Travis Creek		The Shiloh At Oak Hill	
7610 Old Bee Caves Rd		3501 Ranch Road 620 South		6636 W. William Cannon Dr.		6607 Brodie Lane		5604 Southwest Parkway		6811 Old Bee Caves Rd	
Austin, Travis County, TX		Austin, Travis County, TX		Austin, Travis County, TX		Austin, Travis County, TX		Austin, Travis County, TX		Austin, Travis County, TX	
<b>A.</b>	<b>Rents Charged</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
1	\$ Last Rent / Restricted?	\$1,638	N	\$1,500	N	\$1,313	N	\$1,557	N	\$1,510	N
2	Date Last Leased (mo/yr)	Dec-22		Dec-22		Dec-22		Dec-22		Jan-23	
3	Rent Concessions	Y	(\$79)	N		N		N		N	
4	Occupancy for Unit Type	100%		95%		98%		100%		100%	
5	Effective Rent & Rent/ sq. ft	\$1,559	\$2.49	\$1,500	\$2.04	\$1,313	\$2.00	\$1,557	\$2.25	\$1,510	\$2.17
<b>B.</b>	<b>Design, Location, Condition</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
6	Structure / Stories	E / 4	G / 3	\$20	G / 3	\$20	G / 3	\$20	G / 3	\$20	E / 4
7	Yr. Built / Yr. Renovated	2024	2014	\$15	1997 / 2014	\$45	1997 / 2015	\$45	1997 / 2013	\$45	2021
8	Condition / Street Appeal	E	E		G	\$50	G	\$50	G	\$50	E
9	Neighborhood	A	A		A		F	\$50	A		A
10	Same Market? Miles to Subj.		Y/6.5		Y/1.0		Y/3.6		Y/2.0		Y/0.7
<b>C.</b>	<b>Unit Equipment/ Amenities</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
11	# Bedrooms	0.0	1.0	(\$100)	1.0	(\$100)	1.0	(\$100)	1.0	(\$100)	0.0
12	# Bathrooms	1.0	1.0		1.0		1.0		1.0		1.0
13	Unit Interior Sq. Ft.	550	627	(\$50)	735	(\$94)	655	(\$53)	692	(\$80)	696
14	Balcony / Patio	Y	Y		Y		Y		Y		Y
15	AC: Central / Wall	C	C		C		C		C		C
16	Range / Refrigerator	R / F	R / F		R / F		R / F		R / F		R / F
17	Microwave / Dishwasher	M / D	M / D		M / D		M / D		M / D		M / D
18	Washer / Dryer	WD	WD		L / HU	\$20	L / HU	\$20	L / HU	\$20	WD
19	Floor Coverings	Y	Y		Y		Y		Y		Y
20	Window Coverings	B	B		B		B		N	\$5	B
21	Cable / Satellite / Internet	Internet	N	\$35	N	\$35	N	\$35	N	\$35	N
22	Special Features	CF / GD	CF / WIC		CF / GD / F / WIC	(\$10)	CF / GD / F / VC / WIC	(\$15)	CF / GD / F / VC / WIC	(\$15)	CF / GD / VC / WIC
23	Special / Custom	Common-Area Wi-Fi	N	\$5	N	\$5	N	\$5	N	\$5	Common-Area Wi-Fi, Dog Park
<b>D.</b>	<b>Site Equipment/ Amenities</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
24	Parking (\$ Fee)	C / G(\$40)	L / C(\$35) / G(\$130)	\$35	L / G(\$80)	\$35	L / C(\$30) / G(\$75)	\$35	L / G	(\$65)	L / C(\$35) / G(\$100)
25	Extra Storage	N	Y	(\$10)	Y	(\$10)	Y	(\$10)	N		N
26	Security	Y	Y		Y		Y		Y		Y
27	Clubhouse / Meeting Rooms	N	MR	(\$10)	MR	(\$10)	MR	(\$10)	MR	(\$10)	MR
28	Pool / Recreation Areas	RRRR	P / E / RRR	(\$10)	P / E / R		P / E / RR	(\$5)	P / E / R		P / E / RR
29	Business Ctr / Nbhd Network	N	N		BC	(\$10)	BC	(\$10)	BC	(\$10)	BC
30	Service Coordination	N	N		N		N		N		N
31	Non-shelter Services	N	N		N		N		N		N
32	Neighborhood Networks	N	N		N		N		N		N
<b>E.</b>	<b>Utilities</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
33	Heat (in rent? / type)	N / E	N / E		N / E		N / E		N / E		N / E
34	Cooling (in rent? / type)	N / C	N / C		N / C		N / C		N / C		N / C
35	Cooking (in rent? / type)	N / E	N / E		N / E		N / E		N / E		N / E
36	Hot water (in rent? / type)	N / E	N / E		N / G		N / E		N / G		N / E
37	Other Electric	N	N		N		N		N		N
38	Cold Water / Sewer	Y / Y	N / N	\$108	N / N	\$108	N / N	\$108	N / N	\$108	N / N
39	Trash / Recycling	Y	N	\$25	N	\$25	N	\$25	N	\$25	N
<b>F.</b>	<b>Adjustments Recap</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>
40	# Adjustments B to D	5	(5)	7	(6)	8	(7)	7	(6)	2	(6)
41	Sum Adjustments B to D	\$110	(\$180)	\$210	(\$234)	\$260	(\$203)	\$180	(\$280)	\$70	(\$119)
42	Sum Utility Adjustments	\$133		\$133		\$133		\$133		\$133	
		<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>
43	Net / Gross Adjustments B to E	\$63	\$423	\$109	\$577	\$190	\$596	\$33	\$593	\$84	\$322
<b>G.</b>	<b>Adjusted &amp; Market Rents</b>	<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>	
44	Adjusted Rent (5 + 43)	\$1,622		\$1,609		\$1,503		\$1,590		\$1,594	
45	Adj Rent / Last rent		104%		107%		114%		102%		106%
46	Estimated Market Rent	\$1,600	\$2.91 Estimated Market Rent / Sq. Ft								

	Subject	Comparable #5		Comparable #6		Comparable #7		Comparable #8		Comparable #9	
	Oak Hill Lofts	Cielo Apartments		Lantana Ridge		The Park On Brodie Lane		The Preserve At Travis Creek		The Shiloh At Oak Hill	
	7610 Old Bee Caves Rd	3501 Ranch Road 620 South		6636 W. William Cannon Dr.		6607 Brodie Lane		5604 Southwest Parkway		6811 Old Bee Caves Rd	
	Austin, Travis County, TX	Austin, Travis County, TX		Austin, Travis County, TX		Austin, Travis County, TX		Austin, Travis County, TX		Austin, Travis County, TX	
<b>A.</b>	<b>Rents Charged</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
1	\$ Last Rent / Restricted?	\$1,638	N	\$1,500	N	\$1,515	N	\$1,597	N	\$1,811	N
2	Date Last Leased (mo/yr)	Dec-22		Dec-22		Dec-22		Dec-22		Jan-23	
3	Rent Concessions	Y	(\$79)	N		N		N		N	
4	Occupancy for Unit Type	100%		95%		98%		100%		100%	
5	Effective Rent & Rent/ sq. ft	\$1,559	\$2.49	\$1,500	\$2.04	\$1,515	\$1.90	\$1,597	\$2.01	\$1,811	\$2.20
<b>B.</b>	<b>Design, Location, Condition</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
6	Structure / Stories	E / 4	G / 3	\$20	G / 3	\$20	G / 3	\$20	G / 3	\$20	E / 4
7	Yr. Built / Yr. Renovated	2024	2014	\$15	1997 / 2014	\$45	1997 / 2015	\$45	1997 / 2013	\$45	2021
8	Condition / Street Appeal	E	E		G	\$50	G	\$50	G	\$50	E
9	Neighborhood	A	A		A		F	\$50	A		A
10	Same Market? Miles to Subj.		Y/6.5		Y/1.0		Y/3.6		Y/2.0		Y/0.7
<b>C.</b>	<b>Unit Equipment/ Amenities</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
11	# Bedrooms	1.0	1.0		1.0		1.0		1.0		1.0
12	# Bathrooms	1.0	1.0		1.0		1.0		1.0		1.0
13	Unit Interior Sq. Ft.	793	627	\$108	735	\$30	796		793		825
14	Balcony / Patio	Y	Y		Y		Y		Y		Y
15	AC: Central / Wall	C	C		C		C		C		C
16	Range / Refrigerator	R / F	R / F		R / F		R / F		R / F		R / F
17	Microwave / Dishwasher	M / D	M / D		M / D		M / D		M / D		M / D
18	Washer / Dryer	WD	WD		L / HU	\$20	L / HU	\$20	L / HU	\$20	WD
19	Floor Coverings	Y	Y		Y		Y		Y		Y
20	Window Coverings	B	B		B		B		N	\$5	B
21	Cable / Satellite / Internet	Internet	N	\$35	N	\$35	N	\$35	N	\$35	N
22	Special Features	CF / GD	CF / WIC		CF / GD / F / WIC	(\$10)	CF / GD / F / VC / WIC	(\$15)	CF / GD / F / VC / WIC	(\$15)	CF / GD / VC / WIC
23	Special / Custom	Common-Area Wi-Fi	N	\$5	N	\$5	N	\$5	N	\$5	Common-Area Wi-Fi, Dog Park
<b>D.</b>	<b>Site Equipment/ Amenities</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
24	Parking (\$ Fee)	C / G(\$40)	L / C(\$35) / G(\$130)	\$35	L / G(\$80)	\$35	L / C(\$30) / G(\$75)	\$35	L / G	(\$65)	L / C(\$35) / G(\$100)
25	Extra Storage	N	Y	(\$10)	Y	(\$10)	Y	(\$10)	N		N
26	Security	Y	Y		Y		Y		Y		Y
27	Clubhouse / Meeting Rooms	N	MR	(\$10)	MR	(\$10)	MR	(\$10)	MR	(\$10)	MR
28	Pool / Recreation Areas	RRRR	P / E / RRR	(\$10)	P / E / R		P / E / RR	(\$5)	P / E / R		P / E / RR
29	Business Ctr / Nbhd Network	N	N		BC	(\$10)	BC	(\$10)	BC	(\$10)	BC
30	Service Coordination	N	N		N		N		N		N
31	Non-shelter Services	N	N		N		N		N		N
32	Neighborhood Networks	N	N		N		N		N		N
<b>E.</b>	<b>Utilities</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
33	Heat (in rent? / type)	N / E	N / E		N / E		N / E		N / E		N / E
34	Cooling (in rent? / type)	N / C	N / C		N / C		N / C		N / C		N / C
35	Cooking (in rent? / type)	N / E	N / E		N / E		N / E		N / E		N / E
36	Hot water (in rent? / type)	N / E	N / E		N / G		N / E		N / G		N / E
37	Other Electric	N	N		N		N		N		N
38	Cold Water / Sewer	Y / Y	N / N	\$110	N / N	\$110	N / N	\$110	N / N	\$110	N / N
39	Trash / Recycling	Y	N	\$25	N	\$25	N	\$25	N	\$25	N
<b>F.</b>	<b>Adjustments Recap</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>
40	# Adjustments B to D	6	(3)	8	(4)	8	(5)	7	(4)	2	(6)
41	Sum Adjustments B to D	\$218	(\$30)	\$240	(\$40)	\$260	(\$50)	\$180	(\$100)	\$70	(\$58)
42	Sum Utility Adjustments	\$135		\$135		\$135		\$135		\$135	
		<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>
43	Net / Gross Adjustments B to E	\$323	\$383	\$335	\$415	\$345	\$445	\$215	\$415	\$147	\$263
<b>G.</b>	<b>Adjusted &amp; Market Rents</b>	<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>	
44	Adjusted Rent (5 + 43)	\$1,882		\$1,835		\$1,860		\$1,812		\$1,958	
45	Adj Rent / Last rent		121%		122%		123%		113%		108%
46	Estimated Market Rent	\$1,850	\$2.33 Estimated Market Rent / Sq. Ft								

	Subject	Comparable #5		Comparable #6		Comparable #7		Comparable #8		Comparable #9	
	Oak Hill Lofts	Cielo Apartments		Lantana Ridge		The Park On Brodie Lane		The Preserve At Travis Creek		The Shiloh At Oak Hill	
	7610 Old Bee Caves Rd	3501 Ranch Road 620 South		6636 W. William Cannon Dr.		6607 Brodie Lane		5604 Southwest Parkway		6811 Old Bee Caves Rd	
	Austin, Travis County, TX	Austin, Travis County, TX		Austin, Travis County, TX		Austin, Travis County, TX		Austin, Travis County, TX		Austin, Travis County, TX	
<b>A.</b>	<b>Rents Charged</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
1	\$ Last Rent / Restricted?	\$2,207	N	\$1,650	N	\$1,645	N	\$1,813	N	\$2,109	N
2	Date Last Leased (mo/yr)	Dec-22		Dec-22		Dec-22		Dec-22		Jan-23	
3	Rent Concessions	Y	(\$150)	N		N		N		N	
4	Occupancy for Unit Type	100%		97%		91%		100%		100%	
5	Effective Rent & Rent/ sq. ft	\$2,057	\$1.93	\$1,650	\$1.51	\$1,645	\$1.54	\$1,813	\$1.56	\$2,109	\$1.95
<b>B.</b>	<b>Design, Location, Condition</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
6	Structure / Stories	E / 4	G / 3	\$20	G / 3	\$20	G / 3	\$20	G / 3	\$20	E / 4
7	Yr. Built / Yr. Renovated	2024	2014	\$15	1997 / 2014	\$45	1997 / 2015	\$45	1997 / 2013	\$45	2021
8	Condition / Street Appeal	E	E		G	\$50	G	\$50	G	\$50	E
9	Neighborhood	A	A		A		F	\$50	A		A
10	Same Market? Miles to Subj.		Y/6.5		Y/1.0		Y/3.6		Y/2.0		Y/0.7
<b>C.</b>	<b>Unit Equipment/ Amenities</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
11	# Bedrooms	2.0	2.0		2.0		2.0		2.0		2.0
12	# Bathrooms	1.0	2.0	(\$50)	2.0	(\$50)	2.0	(\$50)	2.0	(\$50)	2.0
13	Unit Interior Sq. Ft.	1,030	1,064	(\$18)	1,092	(\$23)	1,071	(\$16)	1,165	(\$53)	1,084
14	Balcony / Patio	Y	Y		Y		Y		Y		Y
15	AC: Central / Wall	C	C		C		C		C		C
16	Range / Refrigerator	R / F	R / F		R / F		R / F		R / F		R / F
17	Microwave / Dishwasher	M / D	M / D		M / D		M / D		M / D		M / D
18	Washer / Dryer	WD	WD		L / HU	\$20	L / HU	\$20	L / HU	\$20	WD
19	Floor Coverings	Y	Y		Y		Y		Y		Y
20	Window Coverings	B	B		B		B		N	\$5	B
21	Cable / Satellite / Internet	Internet	N	\$35	N	\$35	N	\$35	N	\$35	N
22	Special Features	CF / GD	CF / WIC		CF / GD / F / WIC	(\$10)	CF / GD / F / VC / WIC	(\$15)	CF / GD / F / VC / WIC	(\$15)	CF / GD / VC / WIC
23	Special / Custom	Common-Area Wi-Fi	N	\$5	N	\$5	N	\$5	N	\$5	Common-Area Wi-Fi, Dog Park
<b>D.</b>	<b>Site Equipment/ Amenities</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
24	Parking (\$ Fee)	C / G(\$40)	L / C(\$35) / G(\$130)	\$35	L / G(\$80)	\$35	L / C(\$30) / G(\$75)	\$35	L / G	(\$65)	L / C(\$35) / G(\$100)
25	Extra Storage	N	Y	(\$10)	Y	(\$10)	Y	(\$10)	N		N
26	Security	Y	Y		Y		Y		Y		Y
27	Clubhouse / Meeting Rooms	N	MR	(\$10)	MR	(\$10)	MR	(\$10)	MR	(\$10)	MR
28	Pool / Recreation Areas	RRRR	P / E / RRR	(\$10)	P / E / R		P / E / RR	(\$5)	P / E / R		P / E / RR
29	Business Ctr / Nbhd Network	N	N		BC	(\$10)	BC	(\$10)	BC	(\$10)	BC
30	Service Coordination	N	N		N		N		N		N
31	Non-shelter Services	N	N		N		N		N		N
32	Neighborhood Networks	N	N		N		N		N		N
<b>E.</b>	<b>Utilities</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>	<b>Data</b>	<b>\$ Adj</b>
33	Heat (in rent? / type)	N / E	N / E		N / E		N / E		N / E		N / E
34	Cooling (in rent? / type)	N / C	N / C		N / C		N / C		N / C		N / C
35	Cooking (in rent? / type)	N / E	N / E		N / E		N / E		N / E		N / E
36	Hot water (in rent? / type)	N / E	N / E		N / G		N / E		N / G		N / E
37	Other Electric	N	N		N		N		N		N
38	Cold Water / Sewer	Y / Y	N / N	\$130	N / N	\$130	N / N	\$130	N / N	\$130	N / N
39	Trash / Recycling	Y	N	\$25	N	\$25	N	\$25	N	\$25	N
<b>F.</b>	<b>Adjustments Recap</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>	<b>Pos</b>	<b>Neg</b>
40	# Adjustments B to D	5	(5)	7	(6)	8	(7)	7	(6)	2	(7)
41	Sum Adjustments B to D	\$110	(\$98)	\$210	(\$113)	\$260	(\$116)	\$180	(\$203)	\$70	(\$116)
42	Sum Utility Adjustments	\$155		\$155		\$155		\$155		\$155	
		<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>	<b>Net</b>	<b>Gross</b>
43	Net / Gross Adjustments B to E	\$167	\$363	\$252	\$478	\$299	\$531	\$132	\$538	\$109	\$341
<b>G.</b>	<b>Adjusted &amp; Market Rents</b>	<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>	
44	Adjusted Rent (5 + 43)	\$2,224		\$1,902		\$1,944		\$1,945		\$2,218	
45	Adj Rent / Last rent		108%		115%		118%		107%		105%
46	Estimated Market Rent	\$2,100	\$2.04 Estimated Market Rent / Sq. Ft								

## EXPLANATION OF ADJUSTMENTS & PROPERTY CHARACTERISTICS

### Occupancy/Concessions

Concessions are calculated on a monthly basis and the corresponding negative adjustments are reflected in the matrices. Cielo Apartments reported offering one month free on one-bedroom units and 1.5 months free on two and three-bedroom units. As such, we applied negative \$79, \$110, and \$189 adjustments to this comparable property in the one, two, and three-bedroom rent grids, respectively, which is applying the concessions at the comparable on a monthly basis. None of the remaining comparable properties in the matrices are currently offering concessions. Therefore, no further adjustments are necessary.

### Number of Stories/Elevators

The Subject's units will be contained in two four-story elevator-serviced midrise residential buildings over two levels of podium parking garages. Four of the five comparables offer a three-story garden-style design without elevator service, which is considered inferior to the Subject. Therefore, a positive \$20 adjustment was applied to these four comparables. The remaining comparable offers a four-story garden-style design with elevator service. As such, no adjustment is necessary.

### Age/Condition (Built or Last Renovated)

The comparables were constructed between 1997 and 2021 and renovated between 2013 and 2015. Cielo Apartments was constructed in 2014 and exhibits excellent overall condition. Lantana Ridge was constructed in 1997, significantly renovated in 2014, and exhibits good overall condition. The Park On Brodie Lane was constructed in 1997 and renovated in 2015 and exhibits good overall condition. The Preserve at Travis Creek was constructed in 1997, significantly renovated in 2013, and exhibits good overall condition. The Shiloh At Oak Hill was constructed in 2021 and exhibits excellent overall condition. As new construction, the Subject will be in excellent condition. As such, we have applied a positive \$50 adjustment to the comparables in good condition.

The Subject will be new construction with an anticipated completion date in 2024. The following table illustrates the adjustments used to calculate the difference in year built and the impact of renovations on the effective age of the rent comparables relative to the Subject property. We applied a positive \$15 adjustment to Cielo Apartments and a positive \$45 adjustment to Lantana Ridge, The Park On Brodie Lane, and The Preserve At Travis Creek for difference in year built/effective age.

YEAR BUILT/RENOVATED ADJUSTMENT							
Effective Age Diff. from Subject (Years)	1-2	3-5	6-8	9-11	12-15	16-25	26+
Line 7 Adjustment (\$)	\$0	\$15	\$30	\$45	\$60	\$75	\$100

### Location/Neighborhood

As illustrated, The Park On Brodie Lane is located in a fair neighborhood with a lower household income, median rent value, median home value, and rent differential relative to the Subject. The remaining four market rate comparables are considered to be in average locations, similar to the Subject. Taking this data into account, along with our physical inspection of the Subject site and comparable locations, we applied a positive \$50 adjustment to the comparable in an inferior location relative to the Subject site.

**LOCATIONAL COMPARISON SUMMARY**

#	Property Name	Program	Distance Subject	Household Income	Median Home Value	Median Rent	Crime Index	Walk Score	Vacant Housing	% Renter HH
S	Oak Hill Lofts	LIHTC		\$109,850	\$495,425	\$1,659	70	4	4.0%	52.4%
1	Skyline Terrace*	LIHTC	6.1 miles	\$71,852	\$273,659	\$1,476	168	64	10.1%	65.3%
2	Southpark Ranch*	LIHTC	6.9 miles	\$70,770	\$163,825	\$1,255	124	52	7.4%	66.8%
3	Southwest Trails	LIHTC	0.7 mile	\$112,729	\$495,425	\$1,659	70	24	2.4%	51.9%
4	West Gate Ridge	LIHTC	4.5 miles	\$85,259	\$279,009	\$1,373	118	27	3.3%	47.5%
5	Cielo Apartments*	Market	6.5 miles	\$150,272	\$572,900	\$1,645	101	38	11.7%	40.8%
6	Lantana Ridge	Market	1.0 mile	\$76,655	\$495,425	\$1,659	96	14	7.3%	68.8%
7	The Park On Brodie Lane	Market	3.6 miles	\$84,385	\$279,009	\$1,373	168	57	13.1%	67.9%
8	The Preserve At Travis Creek	Market	2.0 miles	\$133,020	\$495,425	\$1,659	73	17	9.4%	44.8%
9	The Shiloh At Oak Hill	Market	0.7 mile	\$115,091	\$495,425	\$1,659	115	32	4.0%	43.8%

\*Located outside PMA

**Unit Type**

The Subject will offer studios and one and two-bedroom units. One of the five comparables offers studios. Therefore, we utilized one-bedroom units in the studio grid for the other four comparables. Based on our experience in the Subject's market, as well as the matched pair analysis illustrated following, we estimate the rent premium for an additional bedroom in the Subject's market to be \$100 and applied a negative \$100 adjustment to the comparables that do not offer studios.

**SUPPORT FOR BEDROOM ADJUSTMENT**

Property Name	Unit Type	Structure	Rent	SF	Rent / SF	Value of Extra SF*	Value of Full Bedroom
The Park On Brodie Lane	1BR/1BA	Garden	\$1,313	655	\$2.00		
	2BR/1BA	Garden	\$1,540	932	\$1.65	\$(139)	\$88
	<b>Difference</b>		<b>\$227</b>	<b>277</b>	<b>\$0.82</b>		
The Park On Brodie Lane	2BR/2BA	Garden	\$1,828	1,126	\$1.62		
	3BR/2BA	Garden	\$2,044	1,367	\$1.50	\$(98)	\$118
	<b>Difference</b>		<b>\$216</b>	<b>241</b>	<b>\$0.90</b>		
The Preserve At Travis Creek	2BR/2BA	Garden	\$1,923	1,062	\$1.81		
	3BR/2BA	Garden	\$2,149	1,362	\$1.58	\$(136)	\$90
	<b>Difference</b>		<b>\$226</b>	<b>300</b>	<b>\$0.75</b>		
<b>Average</b>							<b>\$99</b>

\*Note: SF value is calculated as (square foot delta) \* (rpsf smaller unit) \* (25% PSF)

**Number of Bathrooms**

The Subject will offer one bathroom in its studios and one and two-bedroom units. All of the comparables offer one bathroom in their studios and one-bedroom units, similar to the Subject. All of the comparables offer two bathrooms in their two-bedroom units. Based on our experience in the Subject's market, as well as the matched pair analysis illustrated following, we estimate the rent premium for an additional full bathroom in the Subject's market to be \$50 and applied a negative \$50 adjustment to the comparables that offer two bathrooms in the two-bedroom grid.

**SUPPORT FOR BATHROOM ADJUSTMENT**

Property Name	Unit Type	Structure	Rent	SF	Rent / SF	Value of Extra SF*	Value of Full Bath
The Park On Brodie Lane	2BR/1BA	Garden	\$1,540	932	\$1.65	<b>(\$57)</b>	<b>\$48</b>
	2BR/2BA	Garden	\$1,645	1,071	\$1.54		
	<b>Difference</b>		<b>\$105</b>	<b>139</b>	<b>\$0.76</b>		

\*Note: SF value is calculated as (square foot delta) \* (rpsf smaller unit) \* (25% PSF)

**Unit Size Adjustment**

The following table summarizes unit sizes in the market area and provides a comparison of the Subject's unit sizes relative to the surveyed average unit sizes in the market.

**UNIT SIZE COMPARISON**

Bedroom Type	0BR	1BR	2BR
<b>Subject</b>	<b>550</b>	<b>793</b>	<b>1,030</b>
Average	487	786	1,092
Min	256	627	916
Max	696	1,034	1,397
<b>Advantage/Disadvantage</b>	<b>12.9%</b>	<b>0.9%</b>	<b>-5.7%</b>

The Subject and the comparables vary in square footage. Most market observers agree that with all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function (i.e. a 600-square-foot one-bedroom unit functions similarly to a 700-square-foot one-bedroom unit), reflective of economies of scale. In other words, there is a diminishing return of value for additional square footage, as each additional square foot does not necessarily equal additional functional utility. We used the following match pair analysis to estimate the marginal value of square footage in the local market.

**SUPPORT FOR SQUARE FOOTAGE ADJUSTMENT**

Property Name	Unit Type	Structure	Rent	SF	Rent / SF	Marginal RPSF (%)
The Park On Brodie Lane	2BR/2BA	Garden	\$1,828	1,126	\$1.62	<b>47%</b>
	2BR/2BA	Garden	\$1,918	1,244	\$1.54	
	<b>Difference</b>		<b>\$90</b>	<b>118</b>	<b>\$0.76</b>	
The Preserve At Travis Creek	1BR/1BA	Garden	\$1,557	692	\$2.25	<b>18%</b>
	1BR/1BA	Garden	\$1,597	793	\$2.01	
	<b>Difference</b>		<b>\$40</b>	<b>101</b>	<b>\$0.40</b>	
The Preserve At Travis Creek	1BR/1BA	Garden	\$1,557	692	\$2.25	<b>32%</b>
	1BR/1BA	Garden	\$1,716	912	\$1.88	
	<b>Difference</b>		<b>\$159</b>	<b>220</b>	<b>\$0.72</b>	
The Preserve At Travis Creek	1BR/1BA	Garden	\$1,735	788	\$2.20	<b>-7%</b>
	1BR/1BA	Garden	\$1,716	912	\$1.88	
	<b>Difference</b>		<b>\$19</b>	<b>124</b>	<b>-\$0.15</b>	
<b>Average</b>						<b>22%</b>

As illustrated, the rent differential for additional square footage over the base square footage ranges from negative seven to positive 47 percent at these two comparable properties. In other words, the additional square footage is worth, on average, approximately 22 percent of the rent per square foot in comparison to the base square footage. In similar markets, we have observed a rent differential of approximately 25 percent; as such, we believe a 25 percent rent differential is reasonable for the unit size adjustment and we have applied it to the comparable properties.

**Utilities Paid by Tenant**

Tenants will be responsible for the cooking, hot water, heating, and electric expenses. The landlord will be responsible for the cold water, sewer, and trash costs, as well as all common area utility expenses. Some of the comparable properties have differing utility structures when compared to the Subject and have received

adjustments. These adjustments are based on the utility allowance schedule provided by the Housing Authority of the City of Austin, dated July 31, 2022, the most recent version available.

### Unit Amenities

Appropriate adjustments of \$5 are applied to the comparables to account for differences in unit amenities from the Subject based on conversations with local property managers. Overall, the Subject offers similar unit amenities to the comparables.

### Parking/Transportation

The Subject will offer 98 carport parking spaces for no additional fee and six garage spaces at an additional fee of \$40 per month. All of the comparables offer free off-street surface parking. Cielo Apartments, The Park On Brodie Lane, and The Shiloh At Oak Hill also offer carport and garage spaces for additional fees. Lantana Ridge also offers garage spaces for an additional fee. The Preserve at Travis Creek also offers garage spaces for no additional fee. We applied a positive \$35 adjustment to the comparables that offer carport and/or garage spaces for additional fees and a negative \$65 adjustment to the comparable that offers garage spaces for no additional fee.

### Property Amenities

The Subject's property amenities will include a courtyard, elevator service, an intercom system (buzzer), in-unit alarms, limited access, on-site management, perimeter fencing, picnic areas, recreational areas, sport courts, video surveillance, adult education, and common-area Wi-Fi. Appropriate adjustments of \$5 to \$10 are applied to the comparable properties to account for differences in certain project amenities. Overall, the Subject offers similar project amenities in comparison to the comparable properties.

### Security

The Subject will offer limited access, in-unit alarms, video surveillance, perimeter fencing, and an intercom (buzzer) as security features. All of the comparable properties offer some form of security. Therefore, no adjustments were applied for security.

### Achievable Market Rents

Based on the proposed rents, the Subject's proposed LIHTC rental rates are below the achievable market rates for the PMA for all units set aside at the 50, 60 and 80 percent AMI levels. The following table illustrates the rent comparison for achievable market rents at the comparable properties and the proposed rents at the Subject.

**SUBJECT COMPARISON TO MARKET RENTS**

Unit Type	Rent Level	Square Feet	Pro Forma Rent	Adjusted Min	Adjusted Max	Adjusted Average	Achievable Market Rent	Subject Rent Advantage
OBR/1BA	@50%	550	\$915	\$1,503	\$1,622	\$1,584	\$1,600	43%
1BR/1BA	@50%	793	\$973	\$1,812	\$1,958	\$1,869	\$1,850	47%
1BR/1BA	@60%	793	\$1,180	\$1,812	\$1,958	\$1,869	\$1,850	36%
2BR/1BA	@60%	1,030	\$1,416	\$1,902	\$2,224	\$2,047	\$2,100	33%
2BR/1BA	@80%	1,030	\$1,913	\$1,902	\$2,224	\$2,047	\$2,100	9%

The Subject will be in excellent condition as a newly constructed property and will offer relatively similar unit and property amenity packages, along with a similar location when compared to the majority of the market rate comparables. The market rate comparables will generally exhibit slightly inferior to similar conditions when compared to the Subject. The adjusted rents of all comparables were given consideration in our determination of achievable market rents. Overall, the Subject's highest proposed affordable rents will offer an advantage to Novogradac's estimated achievable market rents of approximately nine to 47 percent for all units set aside at the 50, 60, and 80 percent AMI levels.

### **Impact on Existing Affordable Housing**

The affordable comparables reported vacancy rates ranging from zero to 3.6 percent, with an average of 0.8 percent. The market rate comparables reported vacancy rates ranging from 2.5 to 5.9 percent, with an average of 4.1 percent. Three of the four of the affordable comparable properties reported maintaining a waiting list. The Subject will offer similar to superior unit amenities and similar property amenities relative to the affordable comparable properties. We do not believe the construction of the Subject will adversely impact the existing affordable comparable properties given the waiting lists maintained at three of the four affordable comparables and strong demand for affordable housing in the Subject's area.

## **VI. DEMAND ANALYSIS**

## DEMAND ANALYSIS

The Subject property is a proposed 90-unit LIHTC development to be located in Austin, Texas. The development will offer LIHTC units restricted to households earning 50, 60, and 80 percent of the area median income (AMI) or less. Per TDHCA guidelines, the current base year is requested to be shown; however, 2023 data is not yet available. Therefore, we have utilized the most recent ESRI and Ribbon demographic estimates and projections 2022 and five-year projections 2027. Per TDHCA guidelines, our estimate of demand for the LIHTC units proposed at the Subject will be based on base year current households (2022) adjusted to the projected date of market entry, which is June 2024. Demand will be calculated for each proposed rent level and each bedroom size. Income qualified households will not be double counted.

### DEMAND FROM EXISTING HOUSEHOLDS IN PMA

#### Number of Renter Households

The total number of renter households in the PMA in 2022 is 16,221 and the total number of renter households in 2027 is projected to be 17,051.

#### New Renter Households at Market Entry

According to ESRI Business Information Solutions, the number of renter households in the PMA will increase from 16,221 to 17,051 between 2022 and 2027. Based on this projection, the total number of renter households in the PMA is projected to be 16,539 by June 2024, the projected date of market entry, which is an increase of 318 households from 2022.

#### Number of Income and Size Qualified Renter Households

LIHTC maximum rent and income limits are based on the area median gross income (AMI), adjusted for household size, for the Subject's location. HUD estimates the relevant income levels with annual updates. The rents are calculated by HUD assuming that the gross rent a household pays is 30 percent of its household income at the relevant AMI level (50, 60, and 80 percent for the Subject). HUD assumes household size to be 1.5 persons per bedroom for LIHTC rent calculation purposes.

If the tenant pays utilities in addition to the rent, the rent is reduced by a utility allowance, which is generally estimated by the local Housing Authority.

By multiplying the total number of renter households by the percentage of income eligible households, we can estimate the number of income eligible renter households in the local market area. Per TDHCA guidelines, if some households are eligible for more than one unit type due to overlapping eligible ranges for income or household size, we have adjusted Gross Demand to avoid including households more than once.

#### Setting the Minimum and Maximum Eligible Income Ranges

To establish the number of income eligible potential tenants for the Subject, the calculations are as follows:

First, we estimate the Subject minimum and maximum income levels for the proposed LIHTC units. Per TDHCA guidelines, minimum income levels were calculated based on the assumption that lower income family households should pay no more than 40 percent of their income to gross rent.

Often, lower income households pay a higher percentage of income to rent due to their income level. Although higher income households generally spend a smaller portion of their income on rent, the area is not dominated by high incomes.

Secondly, we illustrate the household population segregated by income band and household size to determine those who are income qualified to reside in the Subject property.

Third, we combine the allowable income range with the income distribution analysis to determine the number of potential income qualified senior households. In those cases, the LIHTC income eligible band overlaps with

more than one census income range. In those cases, the prorated share of more than one census range will be calculated. This provides an estimate of the total number of households and the percentage of households that are income eligible.

The proposed LIHTC rents are to be set at 40 percent of the AMI. HUD establishes the maximum income level for the Subject based on household size. For demand calculation purposes, we will assume 2.0 persons per bedroom when establishing maximum income eligibility for all units. The regulations promulgated by TDHCA indicate that the minimum income level scenario should assume that a household is not paying more than 40 percent of its income on housing. The maximum and minimum eligible household income limits for the Subject's units are as follows.

**INCOME LIMITS**

Unit Type	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income
	@50%		@60%		@80%	
1 person	\$28,980	\$38,650	\$37,260	\$46,380	\$59,580	\$61,840
2 person	\$31,050	\$44,150	\$37,260	\$52,980	\$59,580	\$70,640
3 person	-	-	\$44,670	\$59,580	\$59,580	\$79,440
4 person	-	-	\$44,670	\$66,180	\$59,580	\$88,240
5 person	-	-	-	-	-	-

**Number of Appropriate Sized Households**

In order to determine the number of appropriate sized households for each bedroom type, we first analyze the number of households in each income cohort by household size at the time of market entry, as detailed in the following table.

**RENTER HOUSEHOLD INCOME BY HOUSEHOLD SIZE**

Income Cohort	PMA Projected Mkt Entry June 2024				
	1	2	3	4	5+
\$0-9,999	409	98	34	20	17
\$10,000-19,999	403	117	38	49	30
\$20,000-29,999	484	121	143	43	103
\$30,000-39,999	680	135	77	55	124
\$40,000-49,999	752	265	201	83	13
\$50,000-59,999	745	299	166	60	22
\$60,000-74,999	1,100	625	256	79	103
\$75,000-99,999	762	1,048	330	368	73
\$100,000-124,999	561	892	453	189	69
\$125,000-149,999	369	572	122	45	61
\$150,000-199,999	287	500	276	260	91
\$200,000+	604	340	193	88	37
<b>Total</b>	<b>7,155</b>	<b>5,012</b>	<b>2,290</b>	<b>1,339</b>	<b>743</b>

Source: HISTA Data / Ribbon Demographics 2022, Novogradac, January 2023

**Calculation of Individual Unit Type Demand (By Income Cohort By Household Size)**

To avoid double counting, we have illustrated the potential household demand by person for each set aside.

**CALCULATION OF POTENTIAL HOUSEHOLD DEMAND BY INCOME COHORT BY PERSON**

1 PERSON		@50%	@60%	@80%	LIHTC ONLY TOTAL	
Minimum Income Limit	1 PERSON	\$28,980	\$37,260	\$59,580	Eligible	Ineligible
Maximum Income Limit	Households	\$37,259	\$46,380	\$61,840		
\$0-\$9,999	409	0	0	0	0	409
\$10,000-\$19,999	403	0	0	0	0	403
\$20,000-\$29,999	484	49	0	0	49	434
\$30,000-\$39,999	680	494	186	0	680	0
\$40,000-\$49,999	752	0	480	0	480	272
\$50,000-\$59,999	745	0	0	31	31	714
\$60,000-\$74,999	1,100	0	0	135	135	965
\$75,000-\$99,999	762	0	0	0	0	762
\$100,000-\$124,999	561	0	0	0	0	561
\$125,000-\$149,999	369	0	0	0	0	369
\$150,000-\$199,999	287	0	0	0	0	287
\$200,000+	604	0	0	0	0	604
<b>Subtotal</b>	<b>7,155</b>	<b>543</b>	<b>666</b>	<b>166</b>	<b>1,376</b>	<b>5,779</b>

\*Some numbers may appear off due to rounding

**CALCULATION OF POTENTIAL HOUSEHOLD DEMAND BY INCOME COHORT BY PERSON**

2 PERSON		@50%	@60%	@80%	LIHTC ONLY TOTAL	
Minimum Income Limit	2 PERSON	\$31,050	\$37,260	\$59,580	Eligible	Ineligible
Maximum Income Limit	Households	\$37,259	\$59,579	\$70,640		
\$0-\$9,999	98	0	0	0	0	98
\$10,000-\$19,999	117	0	0	0	0	117
\$20,000-\$29,999	121	0	0	0	0	121
\$30,000-\$39,999	135	84	37	0	121	14
\$40,000-\$49,999	265	0	265	0	265	0
\$50,000-\$59,999	299	0	287	13	299	0
\$60,000-\$74,999	625	0	0	443	443	181
\$75,000-\$99,999	1,048	0	0	0	0	1,048
\$100,000-\$124,999	892	0	0	0	0	892
\$125,000-\$149,999	572	0	0	0	0	572
\$150,000-\$199,999	500	0	0	0	0	500
\$200,000+	340	0	0	0	0	340
<b>Subtotal</b>	<b>5,012</b>	<b>84</b>	<b>589</b>	<b>456</b>	<b>1,128</b>	<b>3,884</b>

\*Some numbers may appear off due to rounding

**CALCULATION OF POTENTIAL HOUSEHOLD DEMAND BY INCOME COHORT BY PERSON**

3 PERSON		@60%	@80%	LIHTC ONLY TOTAL	
Minimum Income Limit	3 PERSON	\$44,670	\$59,580	Eligible	Ineligible
Maximum Income Limit	Households	\$59,579	\$79,440		
\$0-\$9,999	34	0	0	0	34
\$10,000-\$19,999	38	0	0	0	38
\$20,000-\$29,999	143	0	0	0	143
\$30,000-\$39,999	77	0	0	0	77
\$40,000-\$49,999	201	107	0	107	94
\$50,000-\$59,999	166	159	7	166	0
\$60,000-\$74,999	256	0	256	256	0
\$75,000-\$99,999	330	0	59	59	272
\$100,000-\$124,999	453	0	0	0	453
\$125,000-\$149,999	122	0	0	0	122
\$150,000-\$199,999	276	0	0	0	276
\$200,000+	193	0	0	0	193
<b>Subtotal</b>	<b>2,290</b>	<b>267</b>	<b>321</b>	<b>588</b>	<b>1,702</b>

\*Some numbers may appear off due to rounding

**CALCULATION OF POTENTIAL HOUSEHOLD DEMAND BY INCOME COHORT BY PERSON**

4 PERSON		@60%	@80%	LIHTC ONLY TOTAL	
Minimum Income Limit	4 PERSON	\$44,670	\$59,580	Eligible	Ineligible
Maximum Income Limit	Households	\$59,579	\$88,240		
\$0-\$9,999	20	0	0	0	20
\$10,000-\$19,999	49	0	0	0	49
\$20,000-\$29,999	43	0	0	0	43
\$30,000-\$39,999	55	0	0	0	55
\$40,000-\$49,999	83	44	0	44	39
\$50,000-\$59,999	60	57	3	60	0
\$60,000-\$74,999	79	0	79	79	0
\$75,000-\$99,999	368	0	195	195	173
\$100,000-\$124,999	189	0	0	0	189
\$125,000-\$149,999	45	0	0	0	45
\$150,000-\$199,999	260	0	0	0	260
\$200,000+	88	0	0	0	88
<b>Subtotal</b>	<b>1,339</b>	<b>101</b>	<b>276</b>	<b>377</b>	<b>962</b>

\*Some numbers may appear off due to rounding

The following table illustrates the total income qualified renter households by AMI level and household size, which will be used to calculate individual unit capture rates.

**DEMAND BY AMI LEVEL AND HOUSEHOLD SIZE**

	1 Person	2 Person	3 Person	4 Person
@50%	543	84	0	0
@60%	666	589	267	101
@80%	166	456	321	276
<b>Total LIHTC*</b>	<b>1,376</b>	<b>1,128</b>	<b>588</b>	<b>377</b>

\*Some numbers may appear off due to rounding

We made assumptions (consistent with TDHCA minimum and maximum estimates of persons per bedroom) based on the average household size in the market to estimate the distribution of households by unit type. Following are these assumptions.

<b>HOUSEHOLD DISTRIBUTION MATRIX</b>			
<b>Bedrooms</b>			
Household Size	OBR	1BR	2BR
1 person	20%	80%	0%
2 person	0%	50%	50%
3 person	0%	0%	100%
4 person	0%	0%	100%

Then we multiply the number of income eligible renter households by household size and bedroom type, as illustrated previously, by the estimated household distribution. The result is our calculation of demand for each bedroom type by AMI level.

<b>CALCULATION OF GROSS DEMAND BY UNIT TYPE</b>						
<b>OBR @50%</b>	1 Person	20.0%	*	543	=	109
	2 Person	0.0%	*	84	=	0
	3 Person	0.0%	*	0	=	0
	4 Person	0.0%	*	0	=	0
	<b>Gross Demand</b>	=				<b>109</b>
<b>1BR @50%</b>	1 Person	80.0%	*	543	=	434
	2 Person	50.0%	*	84	=	42
	3 Person	0.0%	*	0	=	0
	4 Person	0.0%	*	0	=	0
	<b>Gross Demand</b>	=				<b>476</b>
<b>1BR @60%</b>	1 Person	80.0%	*	666	=	533
	2 Person	50.0%	*	589	=	294
	3 Person	0.0%	*	267	=	0
	4 Person	0.0%	*	101	=	0
	<b>Gross Demand</b>	=				<b>828</b>
<b>2BR @60%</b>	1 Person	0.0%	*	666	=	0
	2 Person	50.0%	*	589	=	294
	3 Person	100.0%	*	267	=	267
	4 Person	100.0%	*	101	=	101
	<b>Gross Demand</b>	=				<b>662</b>
<b>2BR @80%</b>	1 Person	0.0%	*	166	=	0
	2 Person	50.0%	*	456	=	228
	3 Person	100.0%	*	321	=	321
	4 Person	100.0%	*	276	=	276
	<b>Gross Demand</b>	=				<b>825</b>

Per the TDHCA Market Study Guide, “If some households are eligible for more than one Unit Type due to overlapping eligible ranges for income or household size, Gross Demand should be adjusted to avoid including households more than once.” The following table calculates gross demand for the Subject. We have adjusted min/max incomes where necessary to avoid overlap.

GROSS DEMAND						
		@50%	@60%	@80%	LIHTC ONLY TOTAL	
Minimum Income Limit	Size-Appropriate	\$28,980	\$37,260	\$59,580	Eligible	Ineligible
Maximum Income Limit	Renter HH	\$37,259	\$59,579	\$88,240		
\$0-\$9,999	562	0	0	0	0	562
\$10,000-\$19,999	607	0	0	0	0	607
\$20,000-\$29,999	791	81	0	0	81	710
\$30,000-\$39,999	947	688	259	0	947	0
\$40,000-\$49,999	1,301	0	1,301	0	1,301	0
\$50,000-\$59,999	1,271	0	1,217	53	1,271	0
\$60,000-\$74,999	2,059	0	0	2,059	2,059	0
\$75,000-\$99,999	2,508	0	0	1,328	1,328	1,180
\$100,000-\$124,999	2,094	0	0	0	0	2,094
\$125,000-\$149,999	1,109	0	0	0	0	1,109
\$150,000-\$199,999	1,324	0	0	0	0	1,324
\$200,000+	1,224	0	0	0	0	1,224
<b>Subtotal</b>	<b>15,796</b>	<b>768</b>	<b>2,778</b>	<b>3,441</b>	<b>6,987</b>	<b>8,810</b>

\*Some numbers may appear off due to rounding

## RELEVANT SUPPLY

According to TDHCA, Relevant Supply includes:

- The proposed Subject units;
- Comparable Units in previously approved Developments in the PMA that have not achieved 90 percent occupancy for a minimum of 90 days, and;
- Proposed and Unstabilized Comparable Units that are located in close proximity to the subject PMA if they are likely to share eligible demand or if the PMAs have overlapping census tracts.

We have addressed each of the Relevant Supply criteria in the following manner:

- We have included the proposed Subject units as Relevant Supply;
- As was noted previously, we reviewed the TDHCA housing list to see if there have been any recently allocated, built, or under construction TDHCA-funded properties. According to TDHCA, there have been no competitive projects allocated tax credits within the PMA that have not achieved 90 percent occupancy for a minimum of 90 days, and as such, no units have been added to the Relevant Supply count, and;
- We are unaware of any proposed or unstabilized competitive units that are located in close proximity to the Subject's PMA that share eligible demand or have overlapping census tracts. As such, we have not included any competitive units located outside the PMA in the relevant supply.

## INDIVIDUAL UNIT, AMGI BAND, AND GROSS CAPTURE RATES

For each unit type by number of bedrooms and AMI level, the Individual Unit Capture Rate is defined as the Relevant Supply divided by the eligible demand for that Unit. TDHCA defines the AMGI Band Capture Rate as the Relevant Supply divided by the Gross Demand for each AMGI level, and total Gross Demand as the Relevant Supply divided by the Gross Demand overall. We have evaluated the AMGI Band Capture Rate and total Gross Capture Rate for the Subject, as illustrated in the following table. Also illustrated are the individual unit capture rates.

INDIVIDUAL, AMGI BAND, AND GROSS CAPTURE RATES								
<i>Relevant Supply</i>								
	Subject Units	Comparable Units	Total Relevant Supply		Gross Demand	Gross Demand + External Demand *	=	Capture Rate
<b>@50%</b>								
OBR	40	0	40	/	109	119	=	33.6%
1BR	5	0	5	/	476	523	=	1.0%
<b>AMGI Band Capture Rate</b>	<b>45</b>	<b>0</b>	<b>45</b>	<b>/</b>	<b>768</b>	<b>845</b>	<b>=</b>	<b>5.3%</b>
<b>@60%</b>								
1BR	25	0	25	/	828	910	=	2.7%
2BR	2	0	2	/	662	728	=	0.3%
<b>AMGI Band Capture Rate</b>	<b>27</b>	<b>0</b>	<b>27</b>	<b>/</b>	<b>2,778</b>	<b>3,056</b>	<b>=</b>	<b>0.9%</b>
<b>@80%</b>								
2BR	18	0	18	/	825	907	=	2.0%
<b>AMGI Band Capture Rate</b>	<b>18</b>	<b>0</b>	<b>18</b>	<b>/</b>	<b>3,441</b>	<b>3,785</b>	<b>=</b>	<b>0.5%</b>
<b>GROSS DEMAND (LIHTC UNITS)</b>								
<b>Gross Demand</b>	<b>90</b>	<b>0</b>	<b>90</b>	<b>/</b>	<b>6,987</b>	<b>7,685</b>	<b>=</b>	<b>1.2%</b>

\*Some numbers may appear off due to rounding

Dividing the Subject's 90 total LIHTC units by the total demand of 7,685 households indicates a capture rate of 1.2 percent, 90 percent of which is drawing from the PMA and 10 percent of which is drawing from outside the PMA, per TDHCA guidelines. Additionally, individual capture rates are 33.6 percent or less for all unit types, meeting the TDHCA threshold of 65 percent or less. Further, the overall gross demand of 1.2 percent meets the threshold of 10 percent or less.

### Demand Analysis Conclusions

The Demand Analysis illustrates demand for the Subject based on capture rates of size and income eligible households. When viewing total eligible households for the Subject's 90 total LIHTC units, the calculation illustrates an overall gross capture rate of 1.2 percent for all units as proposed. The capture rates are considered excellent, and are indicative of strong demand for the Subject's units.

## **VII. EFFECTIVE GROSS INCOME ANALYSIS**

## EFFECTIVE GROSS INCOME ANALYSIS

### Potential Gross Income

In our search for properties comparable to the Subject, we concentrated on obtaining information on those projects considered similar to the Subject improvements on the basis of location, size, age, condition, design, quality of construction and overall appeal. In our previous comparable property analysis, we provided the results of our research regarding properties considered generally comparable or similar to the Subject.

The potential gross income of the Subject is the total annual income capable of being generated by all sources, including rental revenue and other income sources. The Subject's potential rental income is based upon the achievable LIHTC rents as derived in the Reasonable of Rents Section of this report, which are in line with the proposed LIHTC rents. It should be noted that we are providing an estimate based on the proposed post-renovation rents.

### PROPOSED RENTS

Unit Type	Unit Size (SF)	# Units	Asking Rent	Utility Allowance*	Gross Rent	2022 LIHTC Maximum Allowable Gross Rent	2022 HUD Fair Market Rent
				@50%			
OBR/1BA	550	40	\$915	\$51	\$966	\$966	\$1,092
1BR/1BA	793	5	\$973	\$62	\$1,035	\$1,035	\$1,236
				@60%			
1BR/1BA	793	25	\$1,180	\$62	\$1,242	\$1,242	\$1,236
2BR/1BA	1,030	2	\$1,416	\$73	\$1,489	\$1,489	\$1,451
				@80%			
2BR/1BA	1,030	18	\$1,913	\$73	\$1,986	\$1,986	\$1,451
<b>Total</b>		<b>90</b>					

\*Source of Utility Allowance provided by the Developer

### Other Income

Other income typically includes revenue generated for laundry fees, vending, late fees, utility reimbursements, damages, and cleaning fees, etc. We have estimated other income to be \$300 per unit annually, which appears reasonable based on the Subject's budget provided by the client.

### Vacancy and Collection Loss

In developing an income forecast, a prudent investor would typically include a minimum vacancy and collection loss factor, typically three to seven percent. As previously discussed, we concluded to a vacancy factor of less than three percent in our analysis, which reflects physical vacancy.

### Effective Gross Income

Provided below is a summary of Novogradac's estimate of Effective Gross Income for the Subject, which is projected to be \$1,285,708 in the first year of stabilization.

### EFFECTIVE GROSS INCOME

	Number of Units	Per Unit	Total Annual Revenue
<b>Total Potential Rental Income</b>	<b>90</b>		<b>\$1,298,472</b>
Other Income (Per Unit)		\$300	\$27,000
<b>Total Potential Revenue</b>			<b>\$1,325,472</b>
Vacancy/Collection Loss (3.0%)			(\$39,764)
<b>Effective Gross Income</b>			<b>\$1,285,708</b>

## **VIII. CONCLUSIONS**

## CONCLUSIONS

Oak Hill Lofts (Subject) is the proposed new construction of a 90-unit affordable family development to be funded with tax-exempt bonds. The Subject site is a 1.84-acre parcel located at 7610 Old Bee Caves Road, Austin, Texas 78735. Upon completion, the Subject will consist of two elevator-serviced, midrise structures offering a total of 90 studio, one, and two-bedroom apartments. The Subject's units will be restricted to households earning 50, 60, and 80 percent of AMI, or less. Notable amenities will include carpeting, balconies/patios, complimentary internet, ceiling fans, central air conditioning, a courtyard, dishwashers, disposals, garages, intercom (buzzer), in-unit alarms, limited access, microwaves, on-site management, perimeter fencing, picnic areas, recreational areas, sport courts, video surveillance, washer/dryers, and common-area Wi-Fi. Construction is anticipated to begin June 2023 and be complete in May 2024.

### PROPOSED RENTS

Unit Type	Unit Size (SF)	# Units	Asking Rent	Utility Allowance*	Gross Rent	2022 LIHTC Maximum Allowable Gross Rent	2022 HUD Fair Market Rent
<b>@50%</b>							
OBR/1BA	550	40	\$915	\$51	\$966	\$966	\$1,092
1BR/1BA	793	5	\$973	\$62	\$1,035	\$1,035	\$1,236
<b>@60%</b>							
1BR/1BA	793	25	\$1,180	\$62	\$1,242	\$1,242	\$1,236
2BR/1BA	1,030	2	\$1,416	\$73	\$1,489	\$1,489	\$1,451
<b>@80%</b>							
2BR/1BA	1,030	18	\$1,913	\$73	\$1,986	\$1,986	\$1,451
<b>Total</b>		<b>90</b>					

\*Source of Utility Allowance provided by the Developer

With consideration given to the target population, the demographic trends, and the occupancy rates reported among the comparable properties, the Subject's unit mix is appropriate and market oriented.

As illustrated, the Subject's proposed LIHTC rents at 50, 60, and 80 percent of the AMI are set at the 2022 maximum allowable rent limits.

### 50 Percent AMI

#### LIHTC RENT COMPARISON @50%

Property Name	County	OBR	1BR	Max Rent?
Oak Hill Lofts	Travis	\$915	\$973	Yes
<b>LIHTC Maximum Rent (Net)</b>	<b>Travis</b>	<b>\$915</b>	<b>\$973</b>	<b>-</b>
Skyline Terrace	Travis	\$562	-	No
Southwest Trails	Travis	-	\$969	Yes
<b>Average</b>	<b>-</b>	<b>\$562</b>	<b>\$969</b>	<b>-</b>
<b>Achievable LIHTC Rent</b>	<b>-</b>	<b>\$915</b>	<b>\$973</b>	<b>Yes</b>

### 60 Percent AMI

#### LIHTC RENT COMPARISON @60%

Property Name	County	1BR	2BR	Max Rent?
Oak Hill Lofts	Travis	\$1,180	\$1,416	Yes
<b>LIHTC Maximum Rent (Net)</b>	<b>Travis</b>	<b>\$1,180</b>	<b>\$1,416</b>	<b>-</b>
Southpark Ranch	Travis	\$1,194	\$1,435	Yes
West Gate Ridge	Travis	\$1,200	\$1,439	Yes
<b>Average</b>	<b>-</b>	<b>\$1,197</b>	<b>\$1,437</b>	<b>-</b>
<b>Achievable LIHTC Rent</b>	<b>-</b>	<b>\$1,180</b>	<b>\$1,416</b>	<b>Yes</b>

Two of the four of the comparables offer units at the 50 percent AMI set aside and two of the four comparables offers units at the 60 percent AMI set aside. It should be noted that the discrepancy between the adjusted rents for the comparables and the applicable rent limits for the Subject is attributed to differing utility allowance schedules. Three of the comparables, Southwest Trails, Southpark Ranch, and West Gate Ridge,

reported achieving 2022 LIHTC maximum allowable rents. Management at Skyline Terrace reported that the property offers a mix of subsidized and unsubsidized units, and that rents are kept under maximum allowable levels to maintain affordability for tenants, many of whom are senior or very low-income households. Three of the four comparables maintain waiting lists. Management at West Gate Ridge reported the property does not currently maintain a waiting list as it is pre-leased through 2023. The comparables operate with an average vacancy rate of 0.8 percent. The Subject will offer slightly superior to superior condition relative to the comparables as new construction, and is similar to superior to the comparables in terms of location. Based on the performance of the comparables, we have concluded to achievable LIHTC rents at the 2022 maximum allowable levels for the Subject’s studios and one-bedroom units at 50 percent of the AMI and the Subject’s one and two-bedroom units at 60 percent of the AMI.

None of the comparables offer units set aside at the 80 percent AMI level. However, it should be noted potential income-qualified tenants for the Subject’s 60 percent AMI units may also qualify for the Subject’s 80 percent AMI units. Therefore, based on the performance of the comparable at the 60 percent AMI set aside, as well as the strong overall performance of the market rate comparables, we have concluded to achievable LIHTC rents at the 2022 maximum allowable levels for the Subject’s two-bedroom units at 80 percent of the AMI.

Based on the proposed rents, the Subject’s proposed LIHTC rental rates are below the achievable market rates for the PMA for all units set aside at the 50, 60 and 80 percent AMI levels. The following table illustrates the rent comparison for achievable market rents at the comparable properties and the proposed rents at the Subject.

**SUBJECT COMPARISON TO MARKET RENTS**

Unit Type	Rent Level	Square Feet	Pro Forma Rent	Adjusted Min	Adjusted Max	Adjusted Average	Achievable Market Rent	Subject Rent Advantage
0BR/1BA	@50%	550	\$915	\$1,503	\$1,622	\$1,584	\$1,600	43%
1BR/1BA	@50%	793	\$973	\$1,812	\$1,958	\$1,869	\$1,850	47%
1BR/1BA	@60%	793	\$1,180	\$1,812	\$1,958	\$1,869	\$1,850	36%
2BR/1BA	@60%	1,030	\$1,416	\$1,902	\$2,224	\$2,047	\$2,100	33%
2BR/1BA	@80%	1,030	\$1,913	\$1,902	\$2,224	\$2,047	\$2,100	9%

The Subject will be in excellent condition as a newly constructed property and will offer relatively similar unit and property amenity packages, along with a similar location when compared to the majority of the market rate comparables. The market rate comparables will generally exhibit slightly inferior to similar conditions when compared to the Subject. The adjusted rents of all comparables were given consideration in our determination of achievable market rents. Overall, the Subject’s highest proposed affordable rents will offer an advantage to Novogradac’s estimated achievable market rents of approximately nine to 47 percent for all units set aside at the 50, 60, and 80 percent AMI levels.

Provided below is a summary of Novogradac’s estimate of Effective Gross Income for the Subject, which is projected to be \$1,285,708 in the first year of stabilization.

**EFFECTIVE GROSS INCOME**

	Number of Units	Per Unit	Total Annual Revenue
<b>Total Potential Rental Income</b>	<b>90</b>		<b>\$1,298,472</b>
Other Income (Per Unit)		\$300	\$27,000
<b>Total Potential Revenue</b>			<b>\$1,325,472</b>
Vacancy/Collection Loss (3.0%)			(\$39,764)
<b>Effective Gross Income</b>			<b>\$1,285,708</b>

TDHCA defines the Gross Capture Rate as the Relevant Supply divided by the Gross Demand. We have evaluated the Gross Capture Rate for the Subject as a whole and by number of bedrooms and rent restriction categories, as illustrated in the following table. Also illustrated are the individual unit capture rates.

INDIVIDUAL, AMGI BAND, AND GROSS CAPTURE RATES								
<i>Relevant Supply</i>								
	Subject Units	Comparable Units	Total Relevant Supply		Gross Demand	Gross Demand + External Demand*		Capture Rate
<b>@50%</b>								
OBR	40	0	40	/	109	119	=	33.6%
1BR	5	0	5	/	476	523	=	1.0%
<b>AMGI Band Capture Rate</b>	<b>45</b>	<b>0</b>	<b>45</b>	<b>/</b>	<b>768</b>	<b>845</b>	<b>=</b>	<b>5.3%</b>
<b>@60%</b>								
1BR	25	0	25	/	828	910	=	2.7%
2BR	2	0	2	/	662	728	=	0.3%
<b>AMGI Band Capture Rate</b>	<b>27</b>	<b>0</b>	<b>27</b>	<b>/</b>	<b>2,778</b>	<b>3,056</b>	<b>=</b>	<b>0.9%</b>
<b>@80%</b>								
2BR	18	0	18	/	825	907	=	2.0%
<b>AMGI Band Capture Rate</b>	<b>18</b>	<b>0</b>	<b>18</b>	<b>/</b>	<b>3,441</b>	<b>3,785</b>	<b>=</b>	<b>0.5%</b>
<b>GROSS DEMAND (LIHTC UNITS)</b>								
<b>Gross Demand</b>	<b>90</b>	<b>0</b>	<b>90</b>	<b>/</b>	<b>6,987</b>	<b>7,685</b>	<b>=</b>	<b>1.2%</b>

\*Some numbers may appear off due to rounding

Dividing the Subject’s 90 total LIHTC units by the total demand of 7,685 households indicates a capture rate of 1.2 percent, 90 percent of which is drawing from the PMA and 10 percent of which is drawing from outside the PMA, per TDHCA guidelines. Additionally, individual capture rates are 33.6 percent or less for all unit types, meeting the TDHCA threshold of 65 percent or less. Further, the overall gross demand of 1.2 percent meets the threshold of 10 percent or less.

The following table details the nearest absorption comparables we were able to identify. One of the comparables, West Gate Ridge, was able to provide absorption data. Additionally, we obtained absorption data from other properties within a ten-mile radius of the Subject that have reported absorption information since 2018.

**ABSORPTION**

Property Name	Program	Tenancy	City	Year	Total Units	Absorption (units/month)	Distance to Subject
The Oaks At Ben White	LIHTC	Family	Austin	2021	96	29	9.9 miles
Urbana At Goodnight Ranch	Market	Family	Austin	2019	151	9	9.5 miles
Anthem At Ledge Stone	Market	Family	Austin	2019	292	20	6.7 miles
West Gate Ridge*	LIHTC	Family	Austin	2018	140	14	4.5 miles
Sentral East Austin 1630	LIHTC	Family	Austin	2018	138	22	9.3 miles
Travis At The Lake	Market	Family	Austin	2018	312	25	9.4 miles
E6 Apartments	Market	Family	Austin	2018	208	9	9.8 miles
<b>Average Affordable</b>					<b>125</b>	<b>22</b>	
<b>Average Market</b>					<b>241</b>	<b>16</b>	
<b>Overall Average</b>					<b>191</b>	<b>18</b>	

\*Comparable Property

As illustrated above, absorption at the comparable property, West Gate Ridge, was reported to be 14 units per month. The overall average reported by the surveyed affordable properties was 22 units per month. The overall average reported by all surveyed properties was 18 units per month. Based on this information, we estimate

that the Subject would achieve a stabilized occupancy rate of 95 percent at a rate of approximately 20 units per month, which equates to an absorption period of approximately four to five months.

The comparable properties reported vacancy rates ranging from zero to 5.9 percent, with an overall weighted average of 3.3 percent. Managers at three of the four LIHTC properties reported being fully occupied. The average vacancy rate reported by the LIHTC comparables was 0.8 percent. All of the market rate properties reported vacancy rates of 5.9 percent or less with an overall weighted average of 4.1 percent. We have taken into account elevated market vacancy in our determination of achievable market rents. Based on the performance of the comparables, we expect the Subject will operate with vacancy and collection losses of approximately three percent or less upon stabilization.

## **ADDENDUM A - CERTIFICATION**

## CERTIFICATION

The undersigned hereby certify that:

Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event; The assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

We have no present or contemplated future interest in the real estate that is the subject of this market study; the opinions expressed in this report are not based in whole or part upon race, color, or national origin of the current/prospective owners or occupants; We have no personal interest or bias with respect to the subject matter of this market study report or the parties involved.

We have read and understand the requirements of the TDHCA 2023 Real Estate Analysis Rules and Guidelines. We will not materially benefit from the Development in any other way than receiving a fee for performing the Market Analysis, and such fee is in no way contingent upon the outcome of the Market Analysis. All persons who have a property interest in this report hereby must acknowledge that TDHCA may publish the full report on the TDHCA's website, release this report in response to a request for public information and make other use of the report as authorized by law.

This consulting report sets forth all of the limiting conditions (imposed by the terms of this assignment or by the undersigned) affecting the analyses, opinions, and conclusions contained in this report; our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

Bryce Box has made a personal inspection of the property that is the subject of this report and comparable market data incorporated in this report and is competent to perform such analyses. Lindsey Sutton did not inspect the Subject or comparable data.

Novogradac certifies it is in good standing with the State of Texas as evidenced by being an approved service provider by the TDHCA.



Lindsey Sutton  
Partner  
[Lindsey.Sutton@NOVOCO.com](mailto:Lindsey.Sutton@NOVOCO.com)  
(512) 349-3212



Ibrahim Alvi  
Analyst  
[Ibrahim.Alvi@NOVOCO.com](mailto:Ibrahim.Alvi@NOVOCO.com)

## **ADDENDUM B - DEMOGRAPHIC REPORTS**





**ADDENDUM C - SUBJECT PROPERTY PHOTOGRAPHS**

Old Bee Caves Road – Austin, TX  
Source: Bryce Box, Junior Analyst  
Date: 12/21/2022



SUBJECT SITE



SUBJECT SITE



SUBJECT SITE



SUBJECT SITE



SUBJECT SITE



SUBJECT SITE

**Old Bee Caves Road – Austin, TX**  
**Source: Bryce Box, Junior Analyst**  
**Date: 12/21/2022**



**STREET VIEW NORTHWEST ON OLD BEE CAVES ROAD**



**STREET VIEW SOUTHEAST ON OLD BEE CAVES ROAD**



**MOBILE HOMES NORTH OF THE SUBJECT SITE**



**SINGLE-FAMILY HOMES NORTH OF THE SUBJECT SITE**



**SINGLE-FAMILY HOMES NORTH OF THE SUBJECT SITE**



**SINGLE-FAMILY HOMES NORTH OF THE SUBJECT SITE**

Old Bee Caves Road – Austin, TX  
Source: Bryce Box, Junior Analyst  
Date: 12/21/2022



COMMERCIAL/RETAIL USES NORTHWEST OF SUBJECT SITE



COMMERCIAL/RETAIL USES NORTHWEST OF SUBJECT SITE



MULTIFAMILY USE NORTHWEST OF SUBJECT SITE



TOWNHOMES EAST OF SUBJECT SITE



PLACE OF WORSHIP SOUTH OF SUBJECT SITE



COMMERCIAL/RETAIL SOUTH OF SUBJECT SITE

Old Bee Caves Road – Austin, TX  
Source: Bryce Box, Junior Analyst  
Date: 12/21/2022



COMMERCIAL/RETAIL SOUTH OF SUBJECT SITE



COMMERCIAL/RETAIL SOUTH OF SUBJECT SITE



COMMERCIAL/RETAIL SOUTH OF SUBJECT SITE



COMMERCIAL/RETAIL SOUTH OF SUBJECT SITE



COMMERCIAL/RETAIL WEST OF SUBJECT SITE



COMMERCIAL/RETAIL WEST OF SUBJECT SITE

Old Bee Caves Road – Austin, TX  
Source: Bryce Box, Junior Analyst  
Date: 12/21/2022



COMMERCIAL/RETAIL WEST OF SUBJECT SITE



COMMERCIAL/RETAIL WEST OF SUBJECT SITE

## **ADDENDUM D - QUALIFICATIONS OF CONSULTANTS**

STATEMENT OF PROFESSIONAL QUALIFICATIONS  
LINDSEY SUTTON

EDUCATION

Texas State University, Bachelor of Business Administration in Finance

LICENSING AND AFFILIATIONS

Certified General Real Estate Appraiser – State of Texas (TX 1380684-G)  
Certified General Real Estate Appraiser – State of Washington (1102489)  
Certified General Real Estate Appraiser – State of Colorado (CG.200001730)  
Certified General Real Estate Appraiser – State of Louisiana (G447)  
Certified General Real Estate Appraiser – State of Florida (RZ4150)

Candidate for Designation in the Appraisal Institute  
Member – Commercial Real Estate Women (CREW) Network

EXPERIENCE

Novogradac & Company LLP, Principal  
Novogradac & Company LLP, Manager  
Novogradac & Company LLP, Real Estate Analyst  
Novogradac & Company LLP, Real Estate Researcher

PROFESSIONAL TRAINING

National USPAP and USPAP Updates  
General Appraiser Report Writing and Case Studies  
General Appraiser Sales Comparison Approach  
General Appraiser Site Valuation Approach  
Cost Approach Expert Witness for Commercial Appraisers  
Commercial Appraisal Review  
Real Estate Finance Statistics and Valuation Modeling  
General Appraiser Income Approach Part II  
General Appraiser Income Approach Part I  
General Appraiser Market Analysis and Highest & Best Use  
Basic Appraisal Procedures  
Basic Appraisal Principles  
Advanced Hotel Appraising – Full Service Hotels  
Basic Hotel Appraising – Limited Service Hotels  
Appraisal of Assisted Living Facilities  
Divorce and Estate Appraisal Elements

REAL ESTATE ASSIGNMENTS

A representative sample of work on various types of projects:

- Managed and completed hundreds of market studies and appraisals for proposed new construction and existing Low Income Housing Tax Credit, USDA Rural Development, Section 8 and market rate multifamily and age-restricted developments. This included

property screenings, market and demographic analysis, comparable rent surveys, supply and demand analysis, determination of market rents, expense comparability analysis, and other general market analysis. Property types include proposed multifamily, acquisition with rehabilitation, historic rehabilitation, adaptive reuse, and single-family development.

- Complete agency and HUD appraisals using the cost approach, income capitalization approach, and sales comparison approach for Low Income Housing Tax Credit, USDA Rural Development, and Section 8 properties. Additional assignments also include partnership valuations and commercial land valuation.
- Prepared HUD Market-to-Market rent comparability studies for Section 8 multifamily developments.
- Perform valuations of General and/or Limited Partnership Interest in a real estate transaction, as well as LIHTC Year 15 valuation analysis.
- Prepare Fair Market Value analyses for solar panel installations in connection with financing and structuring analyses performed for various clients. The reports are used by clients to evaluate with their advisors certain tax consequences applicable to ownership. Additionally, these reports can be used in connection with application for the Federal grant identified as Section 1603 American Recovery & Reinvestment Act of 2009 and the ITC funding process.
- Perform market studies and appraisals for proposed and existing multifamily properties under the HUD MAP program. These reports meet the requirements outlined in Chapter 7 of the HUD MAP Guide for the 221(d)4, 223(f), and the LIHTC Pilot Program.
- Consult with lenders and developers and complete valuation assignments for developments converting under the RAD program.
- Prepare valuations for unique redevelopment sites with mixed uses including a variety of commercial, multifamily, and recreational uses. Further, performing analysis and valuations for assisted living facilities for potential acquisition, hold or trade purposes.
- Prepare and develop individual development models for forecasting and residual land value analysis for large-scale development sites

## **ADDENDUM E - DATA SOURCES**

## DATA SOURCES

Sources used in this study include data that is both written and oral, published and unpublished, and proprietary and non-proprietary. Real estate developers, housing officials, local housing, and planning authority employees, property managers and other housing industry participants were interviewed. In addition, we conducted a survey of existing, comparable properties.

This report incorporates published data supplied by various agencies and organizations including:

- U.S. Census Bureau
- Bureau of Labor Statistics
- Bureau of Justice Statistics
- City of Austin
- ESRI Demographics
- Ribbon Demographics
- Department of Housing and Urban Development (HUD)
- Housing Authority of the City of Austin
- TDHCA 2022 Market Study Requirements
- TDHCA List of Funded Projects
- [www.realtytrac.com](http://www.realtytrac.com)
- CoStar

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PROJECT INFORMATION**  
**TAB 4.B - Good Neighbor Policy**

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## GOOD NEIGHBOR POLICY

Oak Hill Lofts

5900 Balcones Dr. Suite 100, Austin, TX 78731-4298

CONTACT Brent Stoll

(512) 228-7443

brent@BroadwayHomes.com

## COMMUNICATIONS PLAN FOR NEIGHBORHOOD ENGAGEMENT

Broadway Homes is committed to engaging with the neighborhood to discuss any details of the proposal as well as how it factors into the Oak Hill Parkway development. The team has utilized the City of Austin's Community Registry site to identify active organizations, as well as the Oak Hill Combined Neighborhood Plan to understand stakeholder initiatives.

### 5c. Oak Hill - Combined Neighborhood Plans.pdf

- 1) Neighborhood Contact: Broadway Homes has already reached out to the neighborhood organizations to share info on plans for the development of Oak Hill Lofts .
- 2) Neighborhood Notification – The organizations above were notified as part of the TDHCA notification earlier in 2023. The team will continue to communicate with the neighborhood and publicly engage, as a neighbor, on the plans for development of the site.
- 3) Neighborhood Engagement – At a future neighborhood meeting, Broadway Homes looks forward to presenting information about our company, plans for design of the building, the tenancy and services being offered, as well as strategies for our interaction with the substantial development at Oak Hill Parkway. After initial contact, meetings will be scheduled with any organization that desires to meet.
- 4) Implementation/Ongoing Relations – Neighborhood members will be invited to the ground breaking and ribbon cutting events to be held for the property, and all appropriate neighborhoods will be given recognition for their support. Broadway Homes will invite and educate neighborhood members on several ways to volunteer with the property and its tenants. The team also plans an open-door policy so that neighborhood members will feel comfortable communicating any concerns with either the on-site property management or the single point of contact.

## City of Austin Good Neighbor Checklist

The Neighborhood Housing and Community Development Office (NHCD) offers a Good Neighbor Policy to standardize process and identify expectations for all projects funded through the City of Austin's Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D) programs. Applicants of these programs are required to prepare and begin implementing a community engagement plan, including neighborhood notification activities. The community engagement plan is required whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful community engagement plan leads to open, ongoing two-way communication between developers and neighbors. This requires good-faith efforts and cooperation by developers, City officials and residents. A positive, open dialogue between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of resolving differences.

The following checklist of items is required of all applicants for funding:

### (1) Preliminary Research

- Review the Neighborhood Plan (if applicable)

### (2) Neighborhood Notification

- Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer.

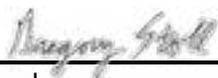
### (3) Pre-Application Engagement

- Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more detailed information on what kind of information may be appropriate to share)*
- Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

### (4) Application requirements

- Provide communications plan
- Provide documentation showing the content of the notice, and proof of delivery
- Provide signed copy of this checklist.

I have reviewed and completed all of the above checklist items required by the City of Austin's Good Neighbor Guidelines.

  
SIGNED

Gregory Stoll  
printed name

Feb 4, 2023  
date

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PROJECT INFORMATION**  
**TAB 4.C - SMART Housing Letter**

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Form Name: COA SMART Housing App  
Submission Time: September 15, 2022 12:53 am  
Browser: Chrome 105.0.0.0 / Windows  
IP Address: 168.39.89.241  
Unique ID: 1009850079

**Please select one of the following options:**

I am applying for SMART Housing certification

---

## Property Information

**Help with Property Profile Tool**

No thank you I know how to use the Property Profile Tool

**Address**

7610 Old Bee Caves Rd.  
Austin 78735

**Council District**

District 8

**County**

Travis

**TCAD/WCAD Parcel ID**

306342

**Current Zoning**

CS-NP

**Is this a special district?**

No

---

## Applicant Information

**Legal name of the ownership entity**

Broadway Homes, LLC

**You will need to provide the name, titles and contact information for all principles. How many principles are there?**

**Principal 1 Name**

Greg Stoll

**Principal 1 Title**

Principal

**Principal 1 Phone Number**

(512) 228-7443

**Principal 1 Email**

greg@BroadwayHomes.com

**Principal 2 Name**

Brent Stoll

**Principal 2 Title**

Partner

**Principal 2 Phone Number**

(512) 567-6784

**Principal 2 Email**

brent@RoseEquities.com

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## Agent Information

<b>What is the legal form of the organization?</b>	LLC
<b>Is the applicant a different LLC than the property owner?</b>	No
<b>Agent Name</b>	Greg Stoll
<b>Agent Phone Number</b>	(512) 228-7443
<b>Agent Email Address</b>	greg@BroadwayHomes.com

## Development Details

<b>What is the proposed name of the development?</b>	Oak Hill Lofts
<b>What is the proposed product type? (Select all that apply)</b>	Multi-Family
<b>What type of construction will be required? (Select all that apply)</b>	New Construction
<b>How many total housing units will be included in the development?</b>	90
<b>Of the total housing units, how many will be included as affordable units?</b>	90
<b>Is the development located within one-half mile walking distance of a local public transit route at time of application?</b>	Yes
<b>Provide the deed or sales contract. Documents must be fully signed and dated or they will be returned to the agent.</b>	<a href="https://cityofaustin.formstack.com/admin/download/file/13372570418">https://cityofaustin.formstack.com/admin/download/file/13372570418</a>
<b>If submitting a different type of document to prove site control, please describe the document and justification of site control in detail here:</b>	The site was acquired by Broadway Urban Homes, LLC, but that name was formally amended to Broadway Homes, LLC. Both names represent the same entity and principals.
<b>If ownership is listed under a different entity, provide proof that shows applicant has ownership of entity.</b>	<a href="https://cityofaustin.formstack.com/admin/download/file/13372570420">https://cityofaustin.formstack.com/admin/download/file/13372570420</a>
<b>Upload Site Map</b>	<a href="https://cityofaustin.formstack.com/admin/download/file/13372570421">https://cityofaustin.formstack.com/admin/download/file/13372570421</a>

**Additional Affordability Tools: Please select all additional affordability tools being considered for the development**

RHDA  
LIHTC  
PAB

**Will you be applying for Affordability Unlocked (AU) certification?**

Yes

### **SMART Housing Certification**

**Applicant understands that the development must comply with the Land Development Code and the adopted Building Codes for the City of Austin.**

Stoll

**Applicant understands that all reasonably-priced dwellings must be occupied by an income-eligible family for a period of five years from the date of initial occupancy (or, one year for single-family homeownership units). Developments with some types of assistance or developed as part of some policy initiatives may require a longer affordability period. Applicant will provide annual documentation of income compliance for the duration of the affordability period.**

Stoll

**Applicant understands that the development must comply with the Accessibility and Visibility standards outlined in the SMART Housing Guide.**

Stoll

**Applicant understands that the transit-oriented standards apply to the development.**

Stoll

**Applicant understands that the Austin Energy Green Energy Program minimum standards apply to the development.**

Stoll

**Applicant understands that non-compliance of any of the applicable requirements that occur after the waiver of a development application fee will require repayment before any further applications are approved.**

Stoll

**Applicant understands that if other federal, state, or local affordable housing program requirements apply to the development, the strictest program rules apply.**

Stoll

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PROJECT INFORMATION**  
**TAB 4.D - MOU with ECHO**

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**Not Applicable**

# **OAK HILL LOFTS by BROADWAY HOMES**

**AUSTIN, TX**

ATTACHMENT TABS

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## **PROJECT INFORMATION**

**TAB 4.E - Resident Services**

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## **PROJECT INFORMATION**

### **TAB 4.E - Resident Services**

The applicant has a history of providing General Residential Services at each of the corresponding market rate developments. Residential Services at Oak Hill Lofts will be largely determined by the make-up of the tenants and their corresponding demands. Each of the Property Management companies currently being interviewed have demonstrated numerous strategies for community engagement as well as recurring Residential Services to be determined by the needs of the ultimate tenant mix.

Should the city request particular Residential Services that are expected to be of value to Oak Hill residents, please reach out to the applicant to discuss. The applicant is extremely interested in providing high-quality units combined with necessary Residential Services, and would like the City of Austin's input regarding the most valuable services to tenants.

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PROPERTY INFORMATION**

**TAB 5.A - Appraisal**

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Austin

78745



**Researched and prepared by**

John & Deborah Sheppard, Brokers

**Prepared exclusively for**

Cyndi Clarkson

**Prepared on**

August 08, 2022

**Subject Property**

7610 Old Bee Caves RD

Austin

78735



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# Comparative Market Analysis



## Researched and prepared by

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## Prepared exclusively for

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Subject Property: 7610 Old Bee Caves RD, Austin

August 08, 2022

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Active Listings

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	List Date
7610 Old Bee Caves RD							
5615 Reynolds Rd	\$1,395,000						08/05/2022
<b>Averages:</b>	<b>\$1,395,000</b>	<b>0.0</b>					

### Closed Listings

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	Clsd Date
7610 Old Bee Caves RD							
5645 Oak Blvd	\$450,000						04/29/2022
8101 W State Highway 71	\$750,000						09/22/2021
8719 Ridge Oak Rd	\$1,080,000						04/12/2022
<b>Averages:</b>	<b>\$760,000</b>	<b>0.0</b>					

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$450,000	\$915,000	\$918,750	\$1,395,000	4
<b>Adjusted Comparable Price</b>	\$450,000	\$915,000	\$918,750	\$1,395,000	4



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Subject Property: 7610 Old Bee Caves RD, Austin

August 08, 2022

### CMA Price Adjustments

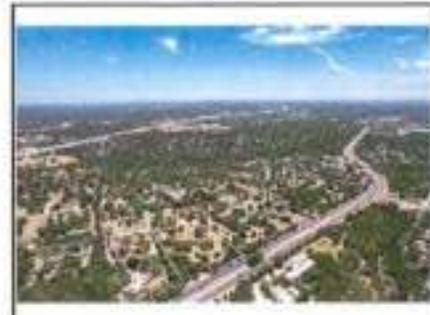
This page outlines the subject property versus comparables properties.



7610 Old Bee Caves RD



8101 W State Highway 71



5615 Reynolds Rd

<u>Subject Details</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
Listing ID		2405969		7785708	
Status		Closed		Active	
List Price		\$775,000		\$1,395,000	
List Date		07/20/2021		08/05/2022	
Closed Price		\$750,000			
Closed Date		09/22/2021			
City	Austin	Austin		Austin	
Subdiv		Valley View Acres Sec 01		Thomson L J	
County	Travis	Travis		Travis	
Zip	78735	78735		78749	
SqFt Total					
Levels	1				
ADOM/CDOM	—/—	13/13		3/3	
Beds		0		0	
Baths					
Parking		8			
#Gar Sp					
Pool					
Year Blt		1970			
Acres	1.84	0.67		2.71	
Buy Cls \$ Pd		\$0			
by Slr					
Repairs Amt		\$0			

	Price	\$750,000	\$1,395,000
Total Adjustments		\$0	\$0
Adjusted Price		\$750,000	\$1,395,000

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Subject Property: 7610 Old Bee Caves RD, Austin

August 08, 2022

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



7610 Old Bee Caves RD



5645 Oak Blvd



6719 Ridge Oak Rd

<u>Subject Details</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
Listing ID		4399340		8168222	
Status		Closed		Closed	
List Price		\$450,000		\$1,275,000	
List Date		03/27/2022		03/03/2022	
Closed Price		\$450,000		\$1,080,000	
Closed Date		04/29/2022		04/12/2022	
City	Austin	Austin		Austin	
Subdiv		Cullen Resub Oak Acres		Burt & Davis	
County	Travis	Travis		Travis	
Zip	78735	78735		78749	
SqFt Total					
Levels	1				
ADOM/CDOM	—/—	10/7		14/12	
Beds		0		0	
Baths					
Parking					
#Gar Sp					
Pool					
Year Blt					
Acres	1.84	0.55		1.93	
Buy Cls \$ Pd		\$0		\$0	
by Slr					
Repairs Amt		\$0		\$0	

	Price	\$450,000	\$1,080,000
Total Adjustments		\$0	\$0
Adjusted Price		\$450,000	\$1,080,000

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**Subject Property: 7610 Old Bee Caves RD, Austin**

August 08, 2022

## **Minimums and Maximums**

This page summarizes key fields of the listings in this analysis.

**The listings in this analysis can be summarized as follows:**

- Listing Price between \$450,000 and \$1,395,000
  
- 0 Bedrooms



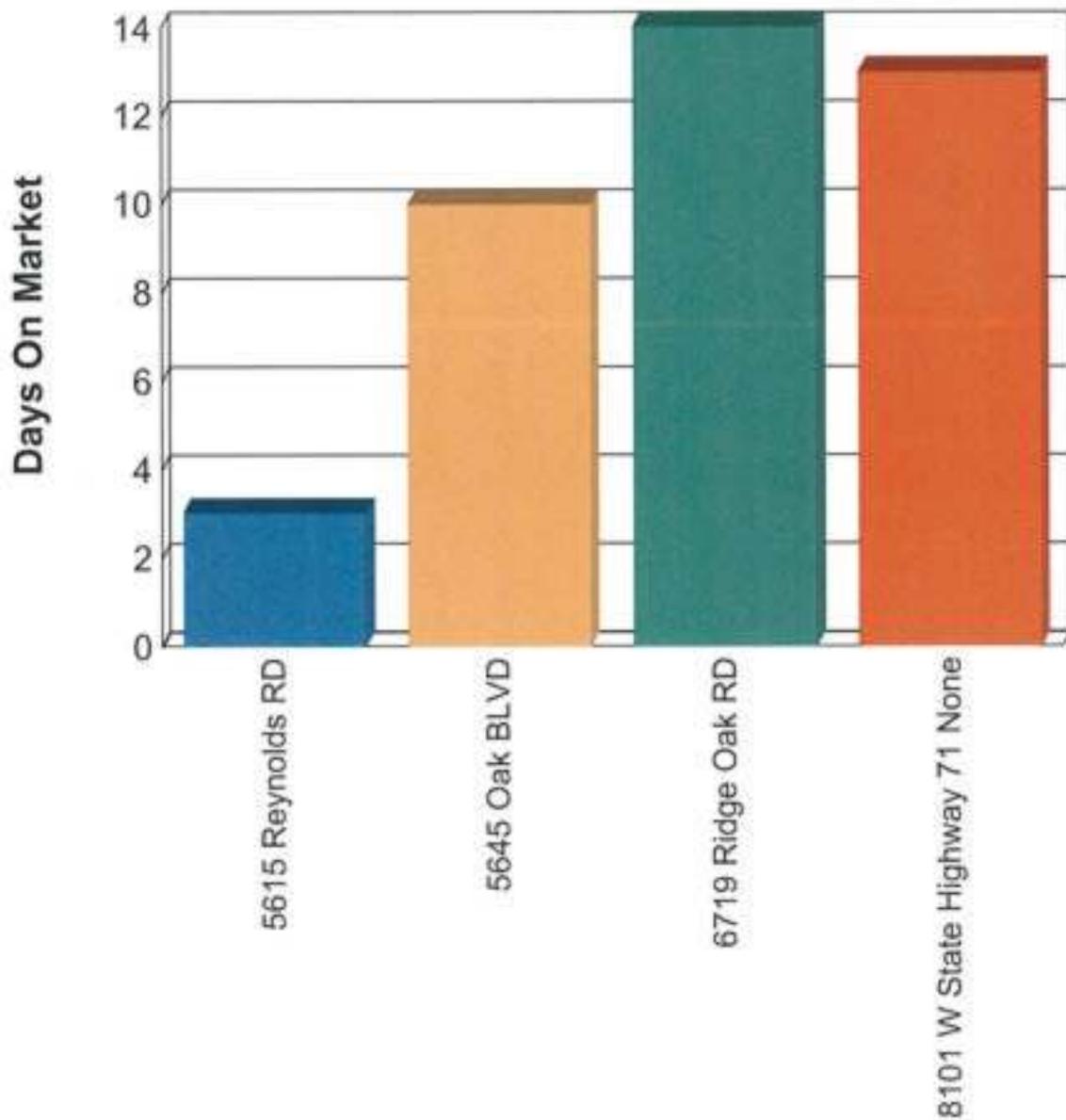
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## Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





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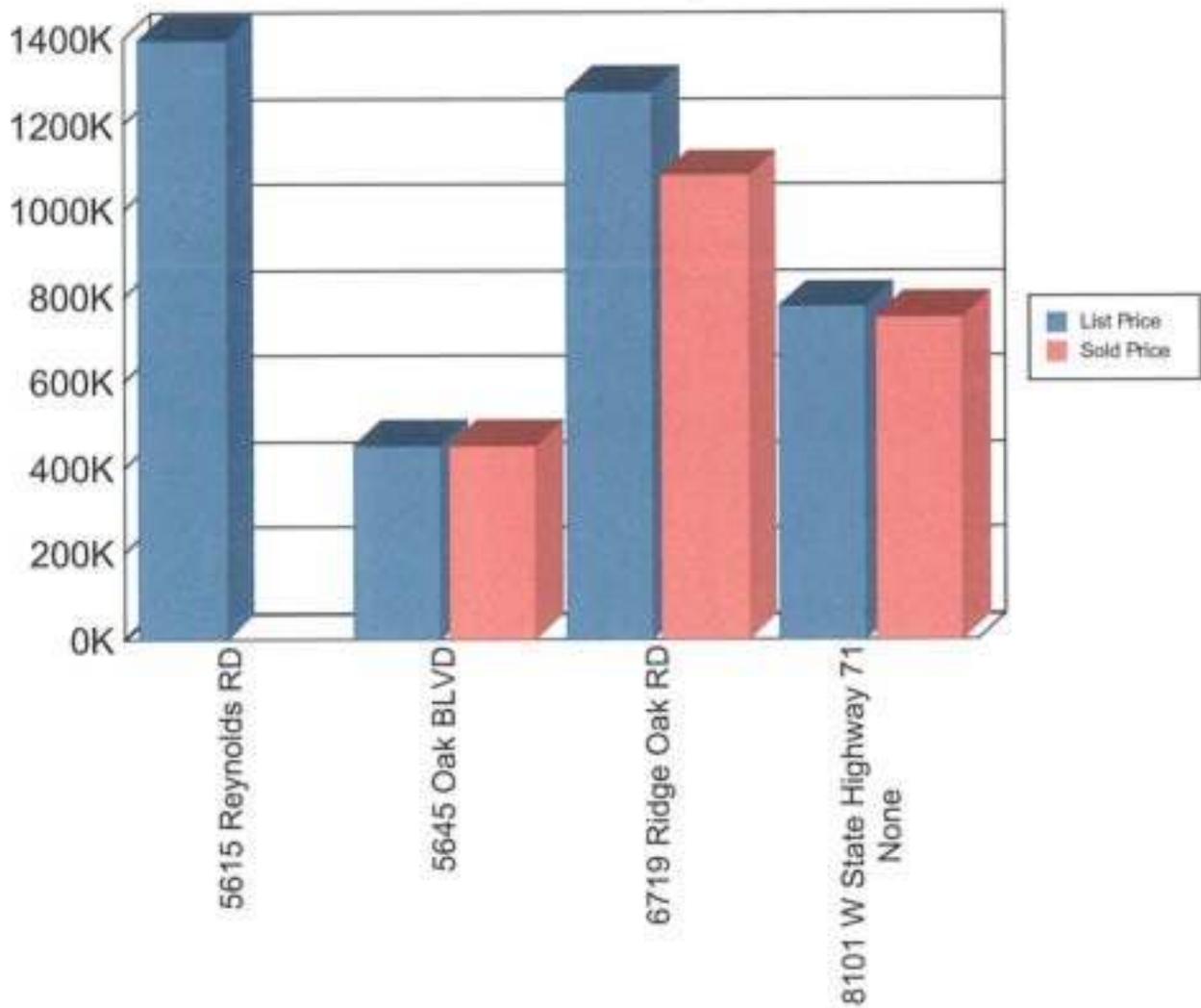
Subject Property: 7610 Old Bee Caves RD, Austin

August 08, 2022

## List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.

### Price Graph





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Subject Property: 7610 Old Bee Caves RD, Austin

August 08, 2022

## Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Status: Active

List ID	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/C Price	DOM
7785708	08/05/2022	5615 Reynolds Rd	See Remarks		0		\$1,395,000	3
<b>Averages:</b>					<b>0</b>		<b>\$1,395,000</b>	<b>3</b>

### Status: Closed

List ID	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/C Price	DOM
4399340	04/29/2022	5645 Oak Blvd	Single Lot		0		\$450,000	10
2405969	09/22/2021	8101 W State Highway 71	Office		0		\$750,000	13
8168222	04/12/2022	6719 Ridge Oak Rd	Single Lot		0		\$1,080,000	14
<b>Averages:</b>					<b>0</b>		<b>\$760,000</b>	<b>12</b>

## Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Active	1	\$1,395,000		\$1,395,000	\$1,395,000	\$1,395,000	3
Closed	3	\$760,000		\$750,000	\$450,000	\$1,080,000	11
<b>Total</b>	<b>4</b>	<b>\$918,750</b>		<b>\$915,000</b>	<b>\$450,000</b>	<b>\$1,395,000</b>	<b>9</b>



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Subject Property: 7610 Old Bee Caves RD, Austin

August 08, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 5615 Reynolds Rd



<b>List ID:</b>	7785708	<b>Status:</b>	ACT	<b>Beds:</b>	0	<b>L Price:</b>	\$1,395,000
<b>County:</b>	Travis	<b>Baths:</b>		<b>Ttl SF:</b>			
<b>Prop Type:</b>	Land						
<b>Sub Type:</b>	See Remarks						

**Rmks:** Extremely rare opportunity to purchase 2 lots spanning just over 2.7 ACRES less than 10 miles from downtown Austin! Just across William Cannon from Legend Oaks sits a quiet, coveted neighborhood where every homesite is at least 1 acre, and current zoning has protections from increased density. This is a prime location with the perfect amount of open space and beautiful trees. For almost 30 years, the sellers have loved not only the peaceful country atmosphere of their property, but also the convenience of being just a short drive from the heart of Austin. Even closer is all that South Austin and Sunset Valley have grown to offer. The home itself was built in 1948, and has been very well cared for throughout the years. There's a large 70 ft. outbuilding in the back of the property with sewer line already in place, just not connected. The home is very charming and liveable as is. The greatest value is in the land, having 2 buildable lots, and the location. You won't find another property this large that's this close to downtown at this price. If you're looking for a place to build your dream home, then why not live in your own house while it's built right on your other lot in your own backyard? This location is zoned to some of the highest rated schools in the Austin area. You absolutely need to see it in person to truly appreciate everything this property has to offer!



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Subject Property: 7610 Old Bee Caves RD, Austin

August 08, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 5645 Oak Blvd



<b>List ID:</b>	4399340	<b>Status:</b>	CLS	<b>Beds:</b>	0	<b>L Price:</b>	\$450,000
<b>County:</b>	Travis	<b>Baths:</b>		<b>C Price:</b>	\$450,000	<b>C Date:</b>	4/29/2022
<b>Prop Type:</b>	Land	<b>Ttl SF:</b>					
<b>Sub Type:</b>	Single Lot						

**Rmks:** Large buildable lots are very rare and not only that but this ~half~acre~ lot is located in a small iconic SW Austin neighborhood known as Oak Blvd. Tucked away, just off HWY 290, you have easy access to Oak Hill and Dripping Spring, Bee Caves and and all thing that South Austin has to offer. <https://www.grayandair.com/>

#### 8101 W State Highway 71



<b>List ID:</b>	2405969	<b>Status:</b>	CLS	<b>Beds:</b>	0	<b>L Price:</b>	\$775,000
<b>County:</b>	Travis	<b>Baths:</b>		<b>C Price:</b>	\$750,000	<b>C Date:</b>	9/22/2021
<b>Prop Type:</b>	Commercial Sale	<b>Ttl SF:</b>					
<b>Sub Type:</b>	Office						

**Rmks:** Hard to find stand-alone office building in Oak Hill currently used as a therapy center. Two tenants are month-to-month as of 8-31-21. Great location just one mile west of the "Y" at Oak Hill. Property has nice view of the trees and creek in the back. Remodeled in 2014 with new HVAC, flooring, drywall, electrical, plumbing, new roof with sunlights, inside and outside doors and hardiplank on the exterior siding areas. New gutters in 2019. City of Austin zoning LO-NP. Tours by strict appointment only -



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 78745

Subject Property: 7610 Old Bee Caves RD, Austin

August 08, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 6719 Ridge Oak Rd



<b>List ID:</b>	8168222	<b>Status:</b>	CLS	<b>Beds:</b>	0	<b>L Price:</b>	\$1,275,000
<b>County:</b>	Travis	<b>Baths:</b>		<b>C Price:</b>	\$1,080,000	<b>C Date:</b>	4/12/2022
<b>Prop Type:</b>	Land	<b>Ttl SF:</b>					
<b>Sub Type:</b>	Single Lot						

**Rmks:** Introducing a rare and unique opportunity in the heart of Southwest Austin. Located on a sprawling 1.93-acre corner lot in desirable Oak Hill, the opportunities are endless for a new owner or investor to build their custom home and start anew. The property is fully fenced, and grounds are mostly flat and dotted with mature oak trees providing shade throughout the lot as well as open spaces lending themselves towards a thoughtful build. This lot is currently zoned RR, with some protections from urban density. It is not located in a flood plain (buyer to verify) and offers over 300 feet of frontage on Ridge Oak as well as over 280 feet of frontage on Reynolds. Enjoy a fantastic location, in a quiet grouping of private homes on larger lots, conveniently near Costco, Whole Foods, Chuy's, Lil Hopdoddy, P-Terry's the shops at Arbor Trails, and main arteries of both Mopac and 290. Located 15 minutes from downtown and some of Austin's greatest attractions including South Congress Avenue and the greenbelt hike-and-bike trails. Includes existing structures which can be used for storage while construction is commencing. Value is in the land. Feeds to Patton Elementary, Small Middle, and Austin High (buyer to verify). City of Austin Utilities on Property. Appointment required, but is easy to schedule for exterior showings. Contact Elsa Decker for more information.



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Subject Property: 7610 Old Bee Caves RD, Austin

August 08, 2022

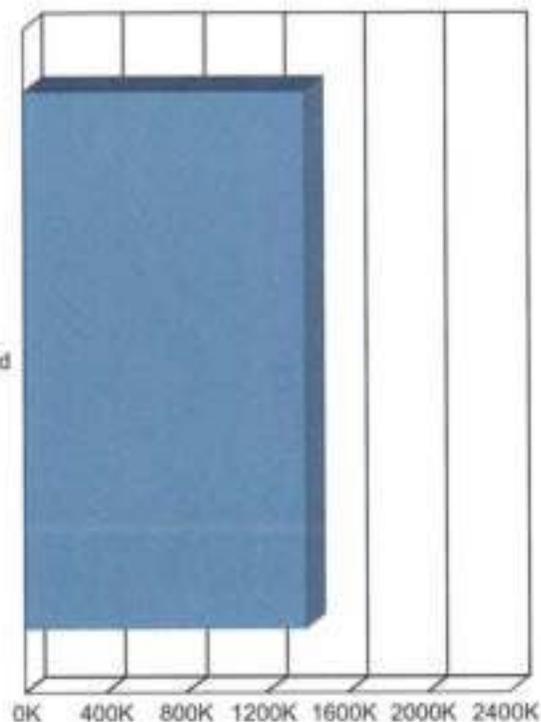
## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$1,395,000</b>
Highest Price	<b>\$1,395,000</b>
Average Price	<b>\$1,395,000</b>
Avg. Price/SqFt	
Avg DOM	<b>3</b>

5615 Reynolds Rd





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Subject Property: 7610 Old Bee Caves RD, Austin

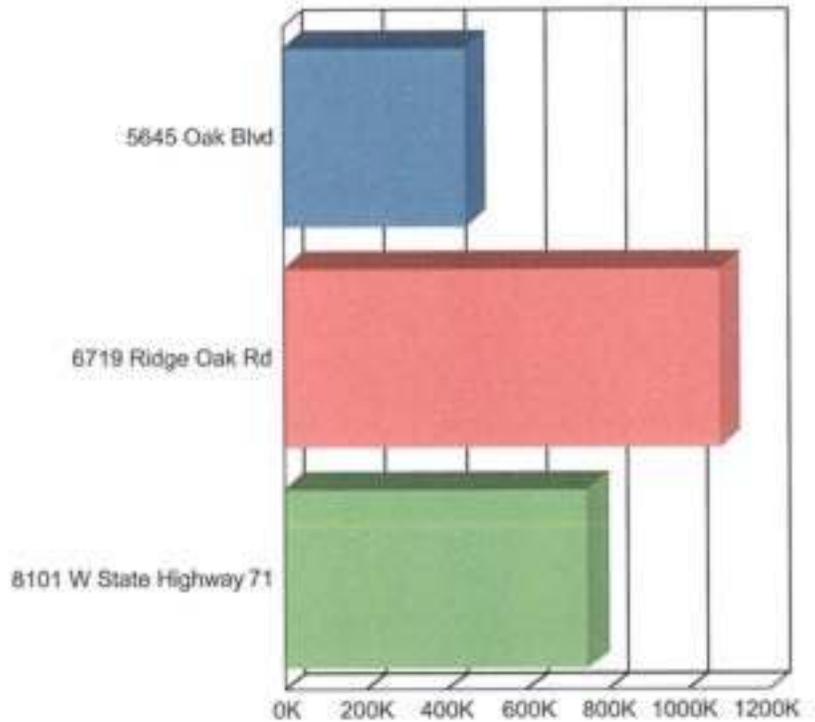
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## CMA Pro Report

These pages give a general overview of the selected properties:

### Closed Properties

Total # of Listings	<b>3</b>
Lowest Price	<b>\$450,000</b>
Highest Price	<b>\$1,080,000</b>
Average Price	<b>\$760,000</b>
Avg. Price/SqFt	
Avg DOM	<b>12</b>





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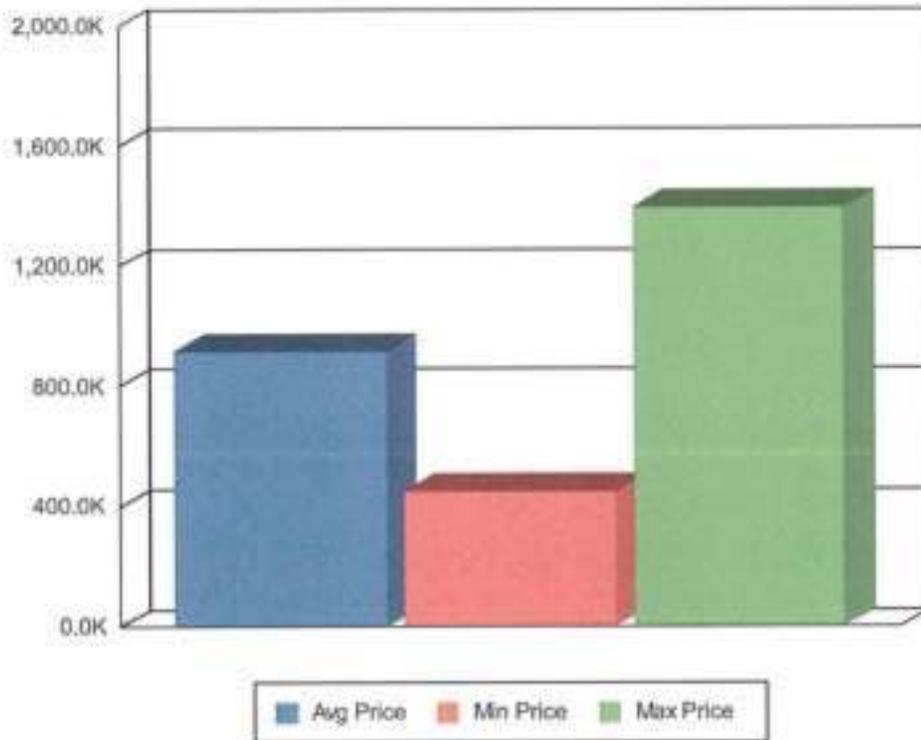
Subject Property: 7610 Old Bee Caves RD, Austin

August 08, 2022

## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$1,395,000	\$1,395,000	\$1,395,000	
Closed	\$450,000	\$1,080,000	\$760,000	
<b>Totals / Averages</b>	<b>\$450,000</b>	<b>\$1,395,000</b>	<b>\$918,750</b>	

### Sold Property Analysis

Address	List Price	Closed Price	DOM	%CP/LP	CP/Sqft
---------	------------	--------------	-----	--------	---------

### Total Averages

## Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	C Price	Closed Date	DOM
---	----------------	-----	-----	------	---------	---------	-------------	-----

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## CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	C Price	Closed Date	DOM
<b>Active</b>								
A	5615 Reynolds Rd	0	/		\$1,395,000			3
<b>Closed</b>								
C	5645 Oak Blvd	0	/		\$450,000	\$450,000	04/29/2022	10
C	8101 W State Highway 71	0	/		\$775,000	\$750,000	09/22/2021	13
C	6719 Ridge Oak Rd	0	/		\$1,275,000	\$1,080,000	04/12/2022	14



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## Pricing Recommendation

### General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### Market Statistics...

<u>Close Price Statistics</u>		<u>Close Price Per Sq. Ft. Statistics</u>	
Average Price:	\$918,800	Average Price/Sq Ft:	\$0
High Price:	\$1,395,000	High Price/Sq Ft:	\$0
Median Price:	\$915,000	Median Price/Sq Ft:	\$0
Low Price:	\$450,000	Low Price/Sq Ft:	\$0

Figures are based on selling price after adjustments, and rounded to the nearest \$100

Based on the sale of similar properties, the subject could be expected to sell for **\$750-\$800,000** in a "normal" 180 day market exposure time frame.

A "quick" sale should be achievable at a 20% discount to retail (i.e. value range of **\$600-\$700,000.**)

### Notes



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Subject Property: 7610 Old Bee Caves RD, Austin

August 08, 2022

## Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.



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Subject Property: 7610 Old Bee Caves RD, Austin

August 08, 2022

## Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.



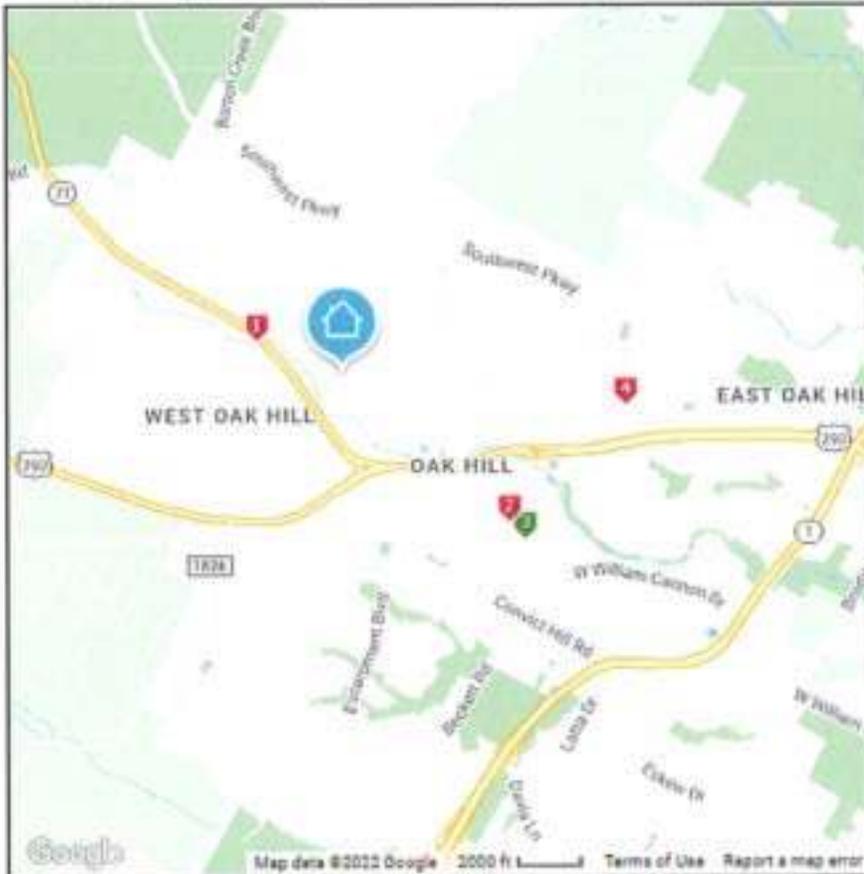
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**Subject Property: 7610 Old Bee Caves RD, Austin**

August 08, 2022

## CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 7610 Old Bee Caves RD
- 1 8101 W State Highway 71 None
- 2 6719 Ridge Oak RD
- 3 5615 Reynolds RD
- 4 5845 Oak BLVD

7610 Old Bee Caves Rd, Austin, TX 78735-8225, Travis County

APN: 306342 CLIP: 7466409860

MULTIPLE BUILDING PROPERTY SUMMARY



Beds	N/A	Full Baths	N/A	Half Baths	N/A	Sale Price	N/A	Sale Date	N/A
Bldg Sq Ft	956	Lot Sq Ft	80,150	Yr Built	1950	Type	SFR		

OWNER INFORMATION

Owner Name	Broadway Urban Homes LLC	Tax Billing Zip	78739
Tax Billing Address	6900 Finklee Cv	Tax Billing Zip+4	4914
Tax Billing City & State	Austin, TX	Owner Occupied	No

LOCATION INFORMATION

School District	01	Mapcoo	611-M
School District Name	Austin ISD	MLS Area	W
Census Tract	18.20	Zip Code	78735
Subdivision	A  Bond Surv A-114	Zip + 4	8225
6th Grade School District/School Name	Small	Flood Zone Date	01/22/2020
Elementary School District	Oak Hill	Flood Zone Code	X
Middle School District/School Name	Small	Flood Zone Panel	48453C0560J
Neighborhood Code	_nacre-_nacre	Carrier Route	R012
High School District/School Name	Austin	Neighborhood Name	West Oak Hill

TAX INFORMATION

Property ID 1	306342	Tax Area (113)	0A
Property ID 2	04043803090000	Tax Appraisal Area	0A
Property ID 3	306342	% Improved	11%
Legal Description	ABS 114 SUR 91 BOND A J ACR 1, 84	Actual Tax	\$4,884
Actual Tax Year	2021		

ASSESSMENT & TAX

Assessment Year	2022 - Preliminary	2021	2020	2019
Market Value - Total	\$200,376	\$224,374	\$242,329	\$243,920
Market Value - Land	\$200,376	\$200,376	\$217,800	\$217,800
Market Value - Improved		\$23,998	\$24,529	\$26,120
Assessed Value - Total	\$200,376	\$224,374	\$242,329	\$243,920
Assessed Value - Land	\$200,376	\$200,376	\$217,800	\$217,800
Assessed Value - Improved		\$23,998	\$24,529	\$26,120
YOY Assessed Change (\$)	-\$23,998	-\$17,955	-\$1,591	
YOY Assessed Change (%)	-10.7%	-7.41%	-0.65%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$5,396	2020		
\$4,884	2021	-\$512	-9.48%
\$4,362	2022	-\$522	-10.7%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Austin ISD	Estimated	\$2,127.39	1.0617
City Of Austin	Estimated	\$1,084.03	.541
Travis County	Estimated	\$716.07	.35737
Travis Co Hospital Dist	Estimated	\$224.05	.11181
Austin Comm Coll Dist	Estimated	\$208.99	.1048
Total Estimated Tax Rate			2.1767

CHARACTERISTICS

County Use Code	Single Family Residence	Roof Shape	Gable
Land Use	SFR	Construction	Wood
Lot Acres	1.84	Year Built	1950

Basement Type	MLS: Slab	Foundation	Slab
Gross Area	Tax: 956 MLS: 822	# of Buildings	2
Building Sq Ft	956	Building Type	Single Family
Above Gnd Sq Ft	956	Carport Area	320
Ground Floor Area	384	Lot Area	80,150
Garage Type	Carport	Parking Type	Carport
Stories	1	Num Stories	1
Roof Type	Gable	County Use Description	Single Family Residence-A1
Roof Frame	Metal		

#### FEATURES

Feature Type	Unit	Size/Cty	Year Built	Value
1st Floor	S	384	1950	\$15,640
Out Buildings Fv	U	1	1950	\$100
Carport Alt 1st	S	320	1950	\$1,368

#### SELL SCORE

Rating	Low	Value As Of	2022-08-07 05:29:26
Sell Score	401		

#### ESTIMATED VALUE

RealAVM™	\$790,400	Confidence Score	85
RealAVM™ Range	\$636,300 - \$884,600	Forecast Standard Deviation	12
Value As Of	07/26/2022		

(1) RealAVM™ is a CompuLogix derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available in the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

#### LISTING INFORMATION

MLS Listing Number	<a href="#">5720028</a>	Listing Date	07/11/2020
MLS Area	W	MLS Status Change Date	03/11/2021
MLS Status	Closed	Listing Agent Name	623591-Elizabeth Matson
Current Listing Price	\$620,000	Listing Broker Name	COMPASS RE TEXAS, LLC
Original Listing Price	\$650,000		

#### LAST MARKET SALE & SALES HISTORY

Recording Date	03/10/2021	08/01/2016	02/25/1998	02/07/1983
Sale/Settlement Date	03/09/2021	08/31/2016	03/23/1998	09/25/1982
Document Number	50256	145489	13127-2659	7985-764
Document Type	Warranty Deed	Affidavit	Warranty Deed	Warranty Deed
Buyer Name	Broadway Urban Homes LL C	Shelley Parrish D	Shelley James M	Cooper Lonnie
Seller Name	Jackson Oscar B III	Shelley James M	Cooper Lonnie R	Teague Minnie M

#### MORTGAGE HISTORY

Mortgage Date	07/13/2022	05/31/2022	04/23/2021	03/10/2021
Mortgage Amount	\$311,788	\$331,788	\$45,000	\$331,800
Mortgage Lender	R Bk	R Bk	R Bk	R Bk
Mortgage Type	Conventional	Conventional	Conventional	Conventional
Mortgage Code	Refi	Refi	Refi	Resale

PROPERTY MAP



55 yards  
Map data ©2022 Google



Tiger ATX  
200 yards  
Map data ©2022

BUILDING 1 OF 2

CHARACTERISTICS

County Use Code	Single Family Residence	Roof Frame	Metal
Land Use	SFR	Roof Shape	Gable
Lot Acres	1.84	Construction	Wood
Gross Area	384	Year Built	1950
Building Sq Ft	384	Foundation	Slab
Above Gnd Sq Ft	384	Building Type	Single Family
Ground Floor Area	384	Carport Area	320
Garage Type	Carport	Lot Area	80,150
Stories	1	Parking Type	Carport
Roof Type	Gable	Num Stories	1

FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
1st Floor	S	384	1950	\$15,649
Out Buildings Fv	U	1	1950	\$100
Carport Att 1st	S	320	1950	\$1,366

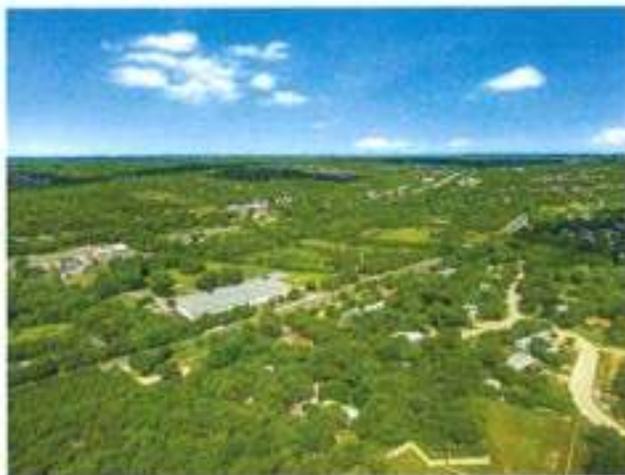
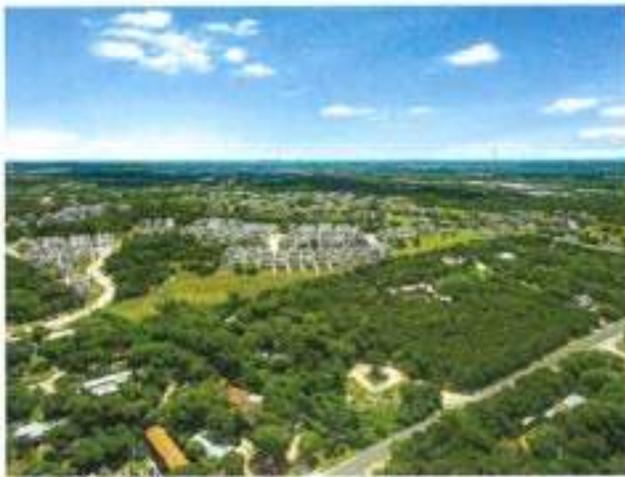
BUILDING 2 OF 2

CHARACTERISTICS

County Use Code	Single Family Residence	Ground Floor Area	572
Land Use	SFR	Stories	1
Lot Acres	1.84	Year Built	1980
Gross Area	572	Building Type	Mobile Home Single Wide
Building Sq Ft	572	Lot Area	80,150
Above Gnd Sq Ft	572	Num Stories	1

FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
1st Floor	S	572	1980	\$871
Water/Sewer Int	U	1	1980	\$368
Living Quarters	S	200	1980	\$326







**NEIGHBORS**

**Subject Property**



Address	7610 Old Bee Caves Rd
City	AUSTIN
Subdivision	AJ BOND SURV A-114
Owner Name	BROADWAY URBAN HOMES LLC
Owner Name 2	
Universal Land Use	SFR
Building Sq Ft	956
Lot Sq Ft	80,150
Lot Acres	1.84
Bedrooms	
Bathrooms (Total)	
Fireplaces	
Stories	1
Year Built	1950
Distance (miles)	

**Neighbor 1**

Address	7704 Old Bee Caves Rd
City	AUSTIN
Subdivision	OAK COUNTRY ESTATES
Owner Name	JANKEVICIUS RASA
Owner Name 2	
Universal Land Use	Mobile Home
Building Sq Ft	
Lot Sq Ft	
Lot Acres	
Bedrooms	
Bathrooms (Total)	
Fireplaces	
Stories	1
Year Built	1989
Distance (miles)	0.03

**Neighbor 2**

Address	7710 Old Bee Caves Rd
City	AUSTIN
Subdivision	OAK COUNTRY ESTATES
Owner Name	HERNANDEZ FILIBERTO
Owner Name 2	
Universal Land Use	Mobile Home
Building Sq Ft	
Lot Sq Ft	
Lot Acres	
Bedrooms	
Bathrooms (Total)	
Fireplaces	
Stories	1
Year Built	1982
Distance (miles)	0.04

**Neighbor 3**

Address	6204 Iguana Cir
City	AUSTIN
Subdivision	OAK COUNTRY ESTATES
Owner Name	LOPEZ ADRIAN
Owner Name 2	
Universal Land Use	Mobile Home
Building Sq Ft	
Lot Sq Ft	
Lot Acres	
Bedrooms	
Bathrooms (Total)	
Fireplaces	
Stories	1
Year Built	1995
Distance (miles)	0.04

	Subject Prop.	Neighbor 4	Neighbor 5	Neighbor 6
				
Address	7610 Old Bee Caves Rd	6205 Iguana Cir	7710 Old Bee Caves Rd	Old Bee Caves Rd
City	AUSTIN	AUSTIN	AUSTIN	AUSTIN
Subdivision	AJ BOND SURV A-114	OAK COUNTRY ESTATES	OAK COUNTRY ESTATES	OAK COUNTRY ESTATES
Owner Name	BROADWAY URBAN HOMES LLC	RAVENS CRAFT MARY LOUI SE COOPER	AVILES VALENTIN	AVILES VALENTIN
Owner Name 2			Aviles Odila	Aviles Odila
Universal Land Use	SFR	Mobile Home	SFR	Mobile Home
Building Sq Ft	956	600		672
Lot Sq Ft	80,150	10,672	8,843	8,965
Lot Acres	1.84	0.245	0.203	0.2058
Bedrooms				
Bathrooms (Total)				
Fireplaces		1		
Stories	1	1	1	1
Year Built	1950	1972	2016	1985
Distance (miles)		0.04	0.05	0.05

Subject Prop.



Neighbor 7

Neighbor 8

Neighbor 9

	Subject Prop.	Neighbor 7	Neighbor 8	Neighbor 9
Address	7510 Old Bee Caves Rd	6202 Iguana Cir	6203 Iguana Cir	7512 Old Bee Caves Rd
City	AUSTIN	AUSTIN	AUSTIN	AUSTIN
Subdivision	AJ BOND SURV A-114	OAK COUNTRY ESTATES	OAK COUNTRY ESTATES	
Owner Name	BROADWAY URBAN HOMES LLC	LOPEZ JONAS	LOPEZ ADRIAN	SMITH GLOVER INVESTMENTS LLC
Owner Name 2		Lopez Maria A		
Universal Land Use	SFR	Mobile Home	Mobile Home	SFR
Building Sq Ft	956	980	1,560	2,257
Lot Sq Ft	80,150	14,214	14,492	187,396
Lot Acres	1.84	0.3263	0.3327	4.302
Bedrooms				
Bathrooms (Total)				2
Fireplaces				1
Stories	1	1	1	1
Year Built	1990	1972	1974	1957
Distance (miles)		0.06	0.06	0.06

## Subject Prop.



	Subject Prop.	Neighbor 10	Neighbor 11	Neighbor 12
Address	7610 Old Bee Caves Rd	Old Bee Caves Rd	7611 Old Bee Caves Rd	6200 Iguana Cir
City	AUSTIN	AUSTIN	AUSTIN	AUSTIN
Subdivision	AJ BOND SURV A-114	OAK COUNTRY ESTATES		OAK COUNTRY ESTATES
Owner Name	BROADWAY URBAN HOMES LLC	AVILES VALENTIN	BECKETT THOMAS A JR	BAUTISTA JENNIFER
Owner Name 2		Aviles Odila		
Universal Land Use	SFR	Mobile Home	Office Building	SFR
Building Sq Ft	956	860	288	2,002
Lot Sq Ft	60,150	9,030	43,560	12,881
Lot Acres	1.84	0.2073	1	0.2957
Bedrooms				2
Bathrooms (Total)				2
Fireplaces				
Stories	1	1	1	2
Year Built	1950	1985	1970	1981
Distance (miles)		0.07	0.07	0.08

Subject Prop.



	Subject Prop.	Neighbor 13	Neighbor 14	Neighbor 15
Address	7610 Old Bee Caves Rd	6201 Iguana Cir	7714 Old Bee Caves Rd	Big Horn Cir
City	AUSTIN	AUSTIN	AUSTIN	AUSTIN
Subdivision	AJ BOND SURV A-114	OAK COUNTRY ESTATES	OAK COUNTRY ESTATES	OAK COUNTRY ESTATES
Owner Name	BROADWAY URBAN HOMES LLC	LOPEZ JONAS	AVILES VALENTIN	BEE CAVES VISTAS OWNE R
Owner Name 2			Aviles Odile	
Universal Land Use	SFR	Mobile Home	Mobile Home	Residential Lot
Building Sq Ft	956	1,064	1,456	
Lot Sq Ft	80,150	11,787	9,104	12,741
Lot Acres	1.84	0.2706	0.209	0.2925
Bedrooms				
Bathrooms (Total)				
Fireplaces				
Stories	1	1		
Year Built	1950	1980	2001	
Distance (miles)		0.08	0.08	0.08

	Subject Propo	Neighbor 16	Neighbor 17	Neighbor 18
				
Address	7610 Old Bee Caves Rd	6213 Big Horn Cir	7716 Old Bee Caves Rd	Big Horn Cir
City	AUSTIN	AUSTIN	AUSTIN	AUSTIN
Subdivision	AJ BOND SURV A-114	OAK COUNTRY ESTATES	OAK COUNTRY ESTATES	OAK COUNTRY ESTATES
Owner Name	BROADWAY URBAN HOMES LLC	MCKAY JORDAN	PENA NORA CASAS	BIG HORN HOMES LLC
Owner Name 2				
Universal Land Use	SFR	SFR	Mobile Home	Residential Lot
Building Sq Ft	956	1,092	924	
Lot Sq Ft	80,150	11,556	8,856	11,604
Lot Acres	1.84	0.2653	0.2033	0.2654
Bedrooms		2		
Bathrooms (Total)		1		
Fireplaces				
Stories	1	2	1	
Year Built	1950	1989	1983	
Distance (miles)		0.09	0.09	0.09

Subs.  openly

Address 7610 Old Bee Caves Rd  
City AUSTIN  
Subdivision AJ BOND SURV A-114  
Owner Name BROADWAY URBAN HOMES LLC  
Owner Name 2  
Universal Land Use SFR  
Building Sq Ft 966  
Lot Sq Ft 60,150  
Lot Acres 1.84  
Bedrooms  
Bathrooms (Total)  
Fireplaces  
Stories 1  
Year Built 1990  
Distance (miles)

Neighbor 19

6215 Big Horn Cir  
AUSTIN  
OAK COUNTRY ESTATES  
MAYA ELOY MARTINEZ

Mobile Home

672  
9,627  
0.221

1

1895  
0.10

Neighbor 20

7718 Old Bee Caves Rd  
AUSTIN  
OAK COUNTRY ESTATES  
DOMINGO MONICA

Mobile Home

Tax: 1,568 MLS: 600  
9,457  
0.2171  
MLS: 2  
MLS: 1

1

Tax: 2001 MLS: 1971  
0.10

7610 Old Bee Caves Rd, Austin, TX 78735-8225, Travis County

APN: 306342 CLIP: 7466409860

POPULATION

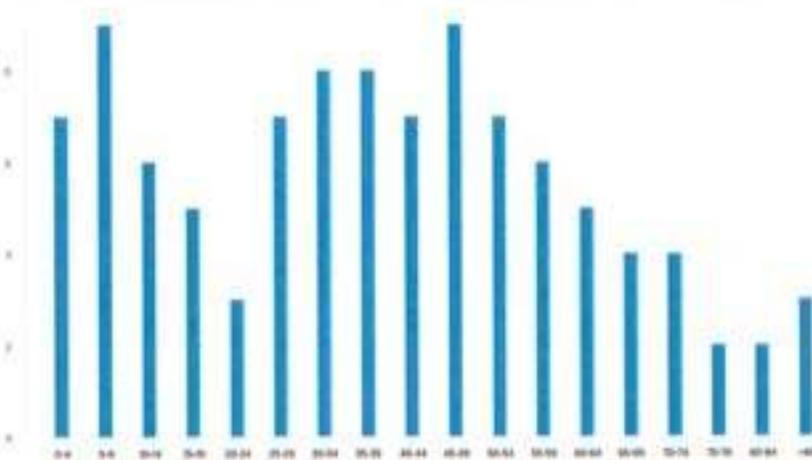
SUMMARY

Estimated Population	17,923
Population Growth (since 2010)	-2.4%
Population Density (pop / mile)	672
Median Age	38.6

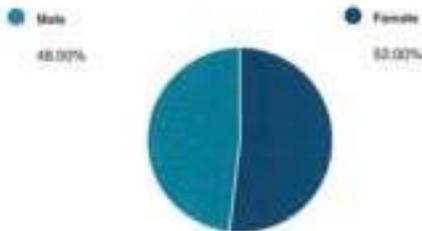
HOUSEHOLDS

Number of Households	7,352
Household Size (pop)	2
Households w/ Children	4,494

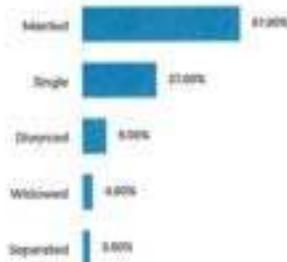
AGE



GENDER



MARITAL STATUS



HOUSING

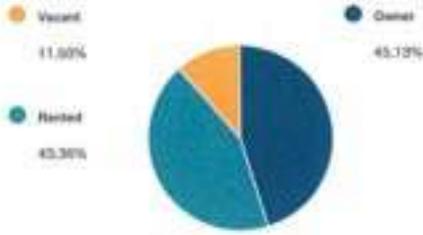
SUMMARY

Median Home Sale Price	\$482,400
Median Year Built	1999

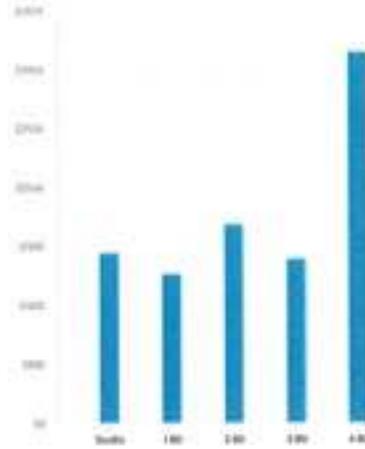
STABILITY

Annual Residential Turnover	20.45%
-----------------------------	--------

OCCUPANCY



FAR MARKET RENTS (COUNTY)



QUALITY OF LIFE

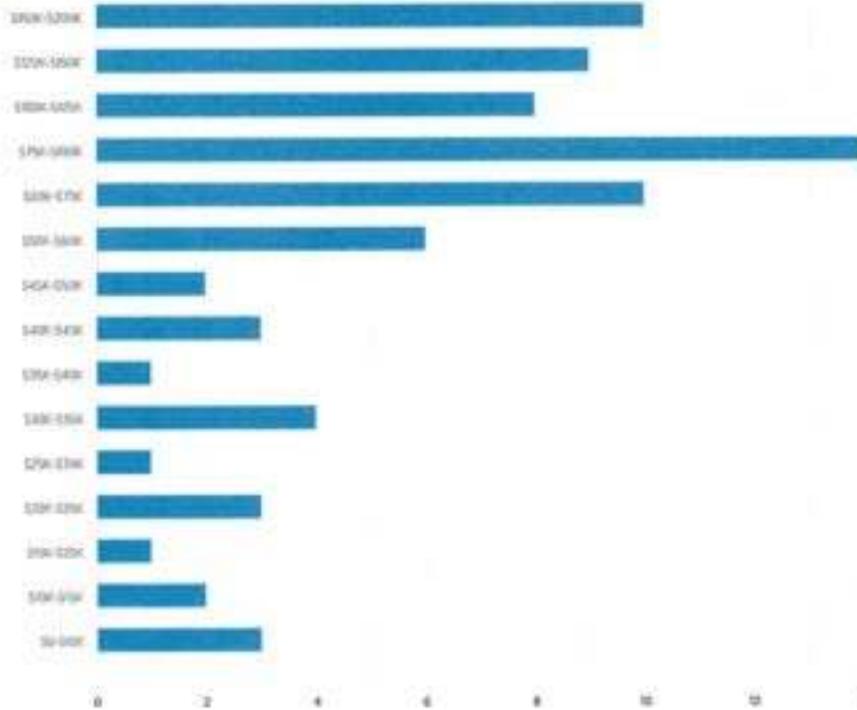
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	143
Construction	386
Manufacturing	843
Transportation and Communications	238
Wholesale Trade	231
Retail Trade	646
Finance, Insurance and Real Estate	1,204
Services	3,018
Public Administration	357

WORKFORCE



HOUSEHOLD INCOME



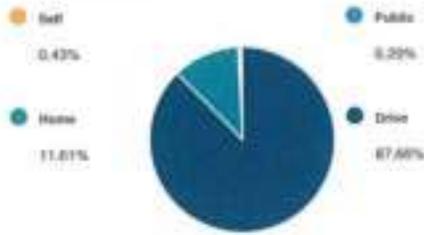
Average Household Income

\$67,636

Average Per Capita Income

\$67,415

**COMUTE METHOD**



Median Travel Time 23 min

**WEATHER**

January High Temp (avg °F)	61.5
January Low Temp (avg °F)	41.5
July High Temp (avg °F)	95.6
July Low Temp (avg °F)	74.4
Annual Precipitation (Inches)	34.32

**EDUCATION**

**EDUCATIONAL CLIMATE INDEX (1)**



**HIGHEST LEVEL ATTAINED**

Less than 9th grade	266
Some High School	528
High School Graduate	1,411
Some College	1,983
Associate Degree	439
Bachelor's Degree	5,353
Graduate Degree	3,307

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational attainment and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.  
 (2) Powered by Livability. Information is deemed reliable but not guaranteed. Copyright © 2021 Livability. All rights reserved.

**SCHOOLS**

RADIUS: 1 MILE(S)

**LOCAL BUSINESSES**

RADIUS: 1 MILE(S)

**EATING - DRINKING**

	Address	Phone #	Distance	Description
Grid Restaurant Enterprises LLC	7720 W Highway 71	(512) 731-8086	0.24	Eating Places
Jack Allen's Kitchen	7720 W Highway 71	(512) 852-8558	0.24	American Restaurant
Sonic Restaurants, Inc.	7714 W Highway 71	(512) 301-7669	0.24	Drive-In Restaurant
Nunda's At The Y	7729 W Highway 71	(512) 394-6220	0.24	Eating Places
B4 Pizza	7626 W Highway 71	(512) 288-8888	0.26	Pizzeria, Chain
Dominio's Pizza LLC	7626 W Highway 71 Ste 101	(512) 288-0564	0.26	Pizzeria, Chain
Delaware Sub Shops Inc	7212 W Highway 71	(512) 288-4500	0.54	Sandwiches And Submarine Shop
Taqueria Los Chirangos	6507 Oleander Trl	(512) 799-3681	0.56	Mexican Restaurant
Delaware Sub Shops Inc	6626 Silvermine Dr # 400	(512) 306-1744	0.59	Sandwiches And Submarine Shop
Golden Southern Chicken Corporation	7105 W Highway 71	(512) 288-3949	0.61	Chicken Restaurant

**SHOPPING**

	Address	Phone #	Distance	Description
Edible Arrangements 1705	7513 Old Bee Caves Rd	(512) 956-1744	0.15	Food Gift Baskets
B R Food Group	7700 W Highway 71 Ste 260	(512) 520-5152	0.24	Supermarkets
Austin's Custom Topp LLC	7700 W Highway 71 Ste 130	(512) 501-5750	0.24	Counter Topp
Buddha's Brew LLC	7800 W Highway 71 Ste C	(512) 736-4815	0.24	Beverage Stores
Corner Store	7822 W Highway 71	(512) 288-3530	0.26	Convenience Stores
Diamond Shamrock Refining And Marketing Company	7822 W Highway 71	(512) 288-3530	0.26	Convenience Stores
John W Stainze	7501 Hill Meadow Cir	(512) 301-5425	0.39	Variety Stores
The Sherman-Williams Company	7401 W Highway 71 Bldg A	(512) 288-1983	0.42	Paint

Two Spoons Foods	7212 W Hig	71	(512) 639-4114	0.54	Gourmet Food Stores
Shine My Glass	6701 Silvermine Dr # 200		(512) 762-1866	0.6	Class



**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

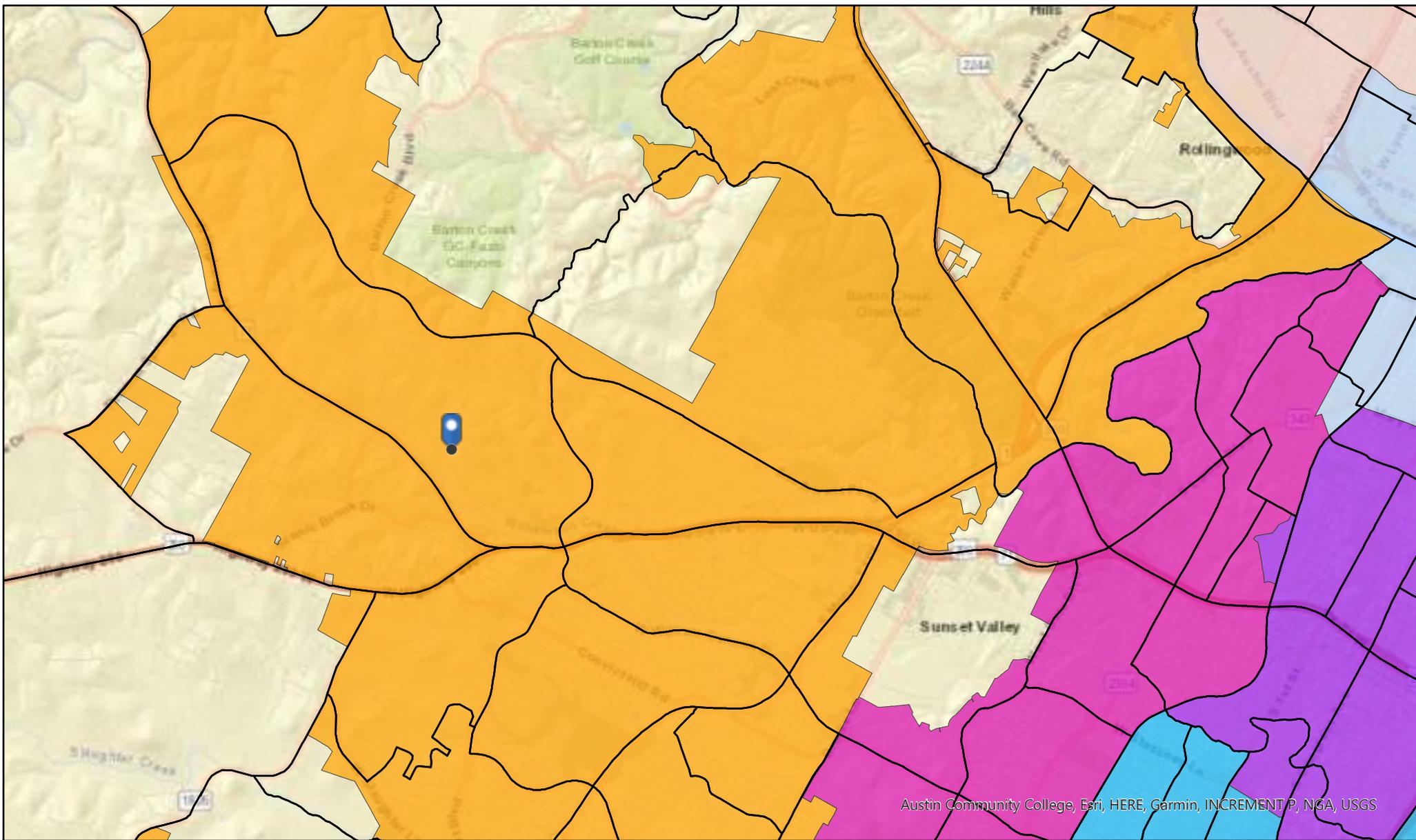
ATTACHMENT TABS

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**PROPERTY INFORMATION**

**TAB 5.B - Property Maps**

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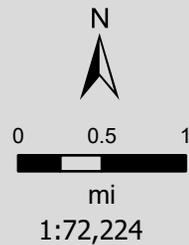


Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

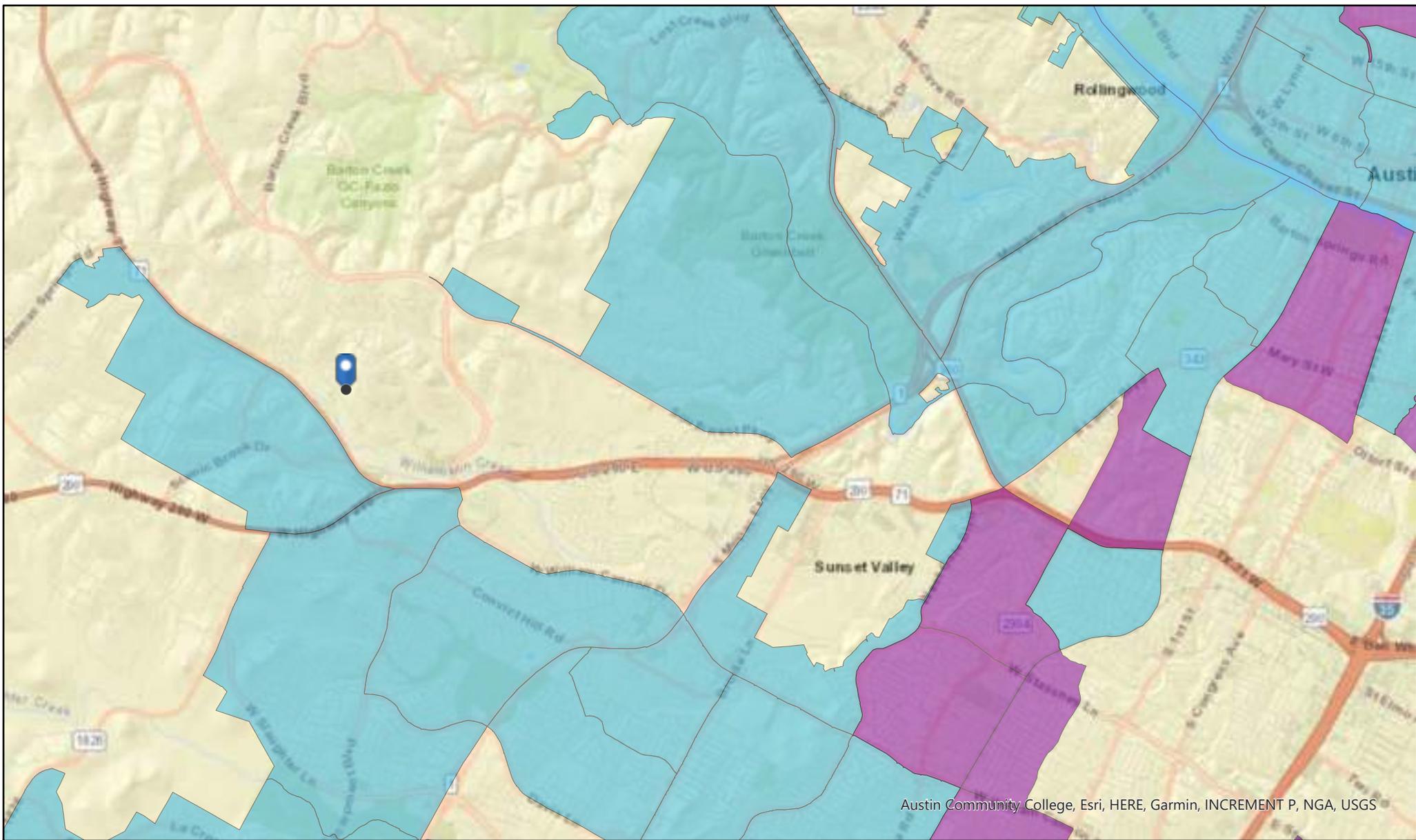


## Council Districts and Census Tracts

02 November 2023

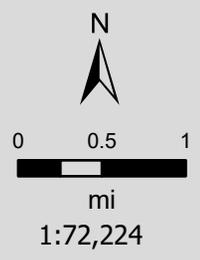


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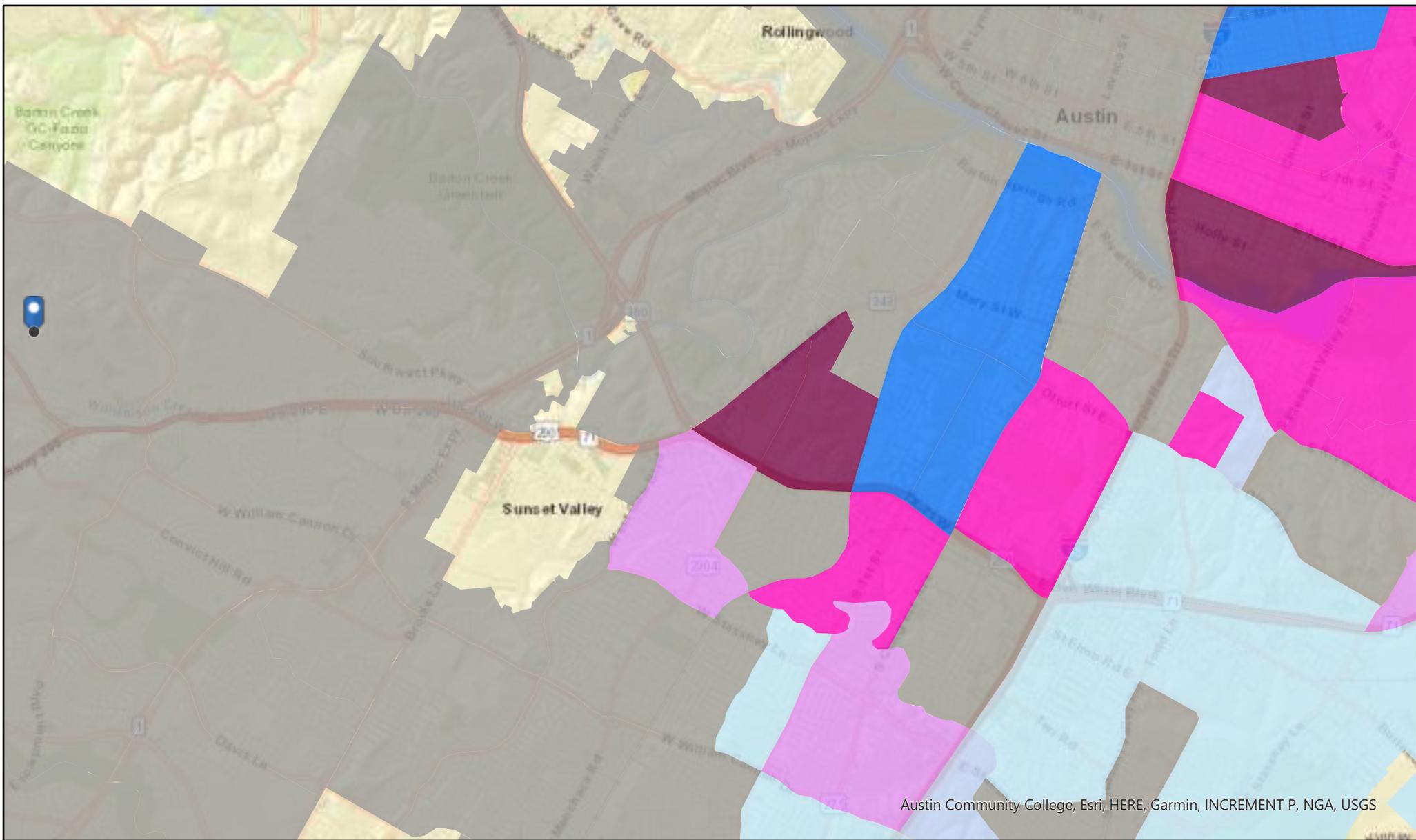


# COA - Opportunity Values - Oak Hill Lofts

02 November 2023



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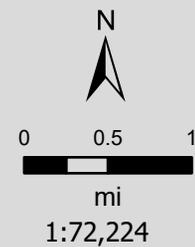


Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

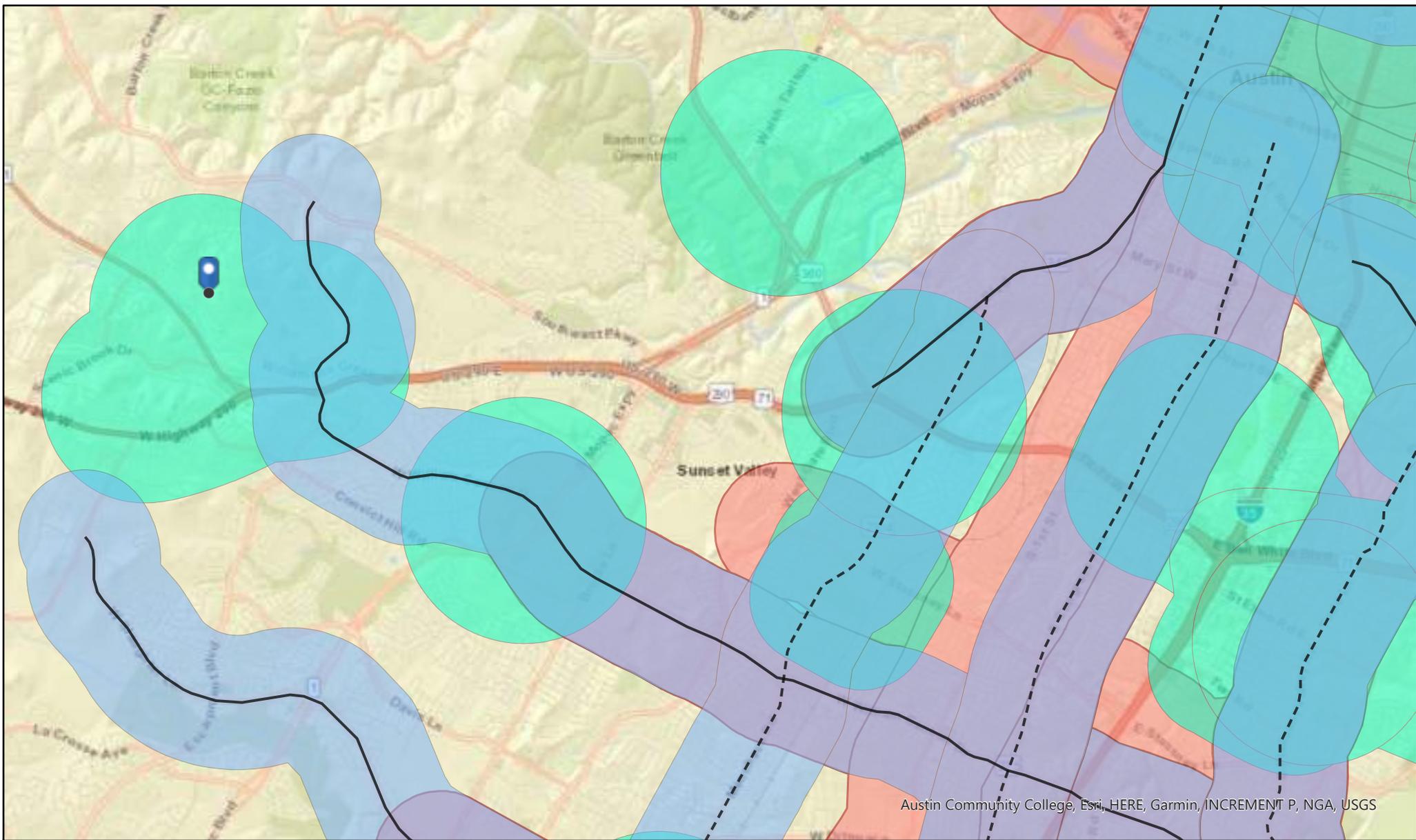


## COA - Gentrification Values - Oak Hill Lofts

02 November 2023



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Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

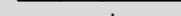


## COA - Imagine Austin & Mobility Corridors - Oak Hill Lofts

02 November 2023



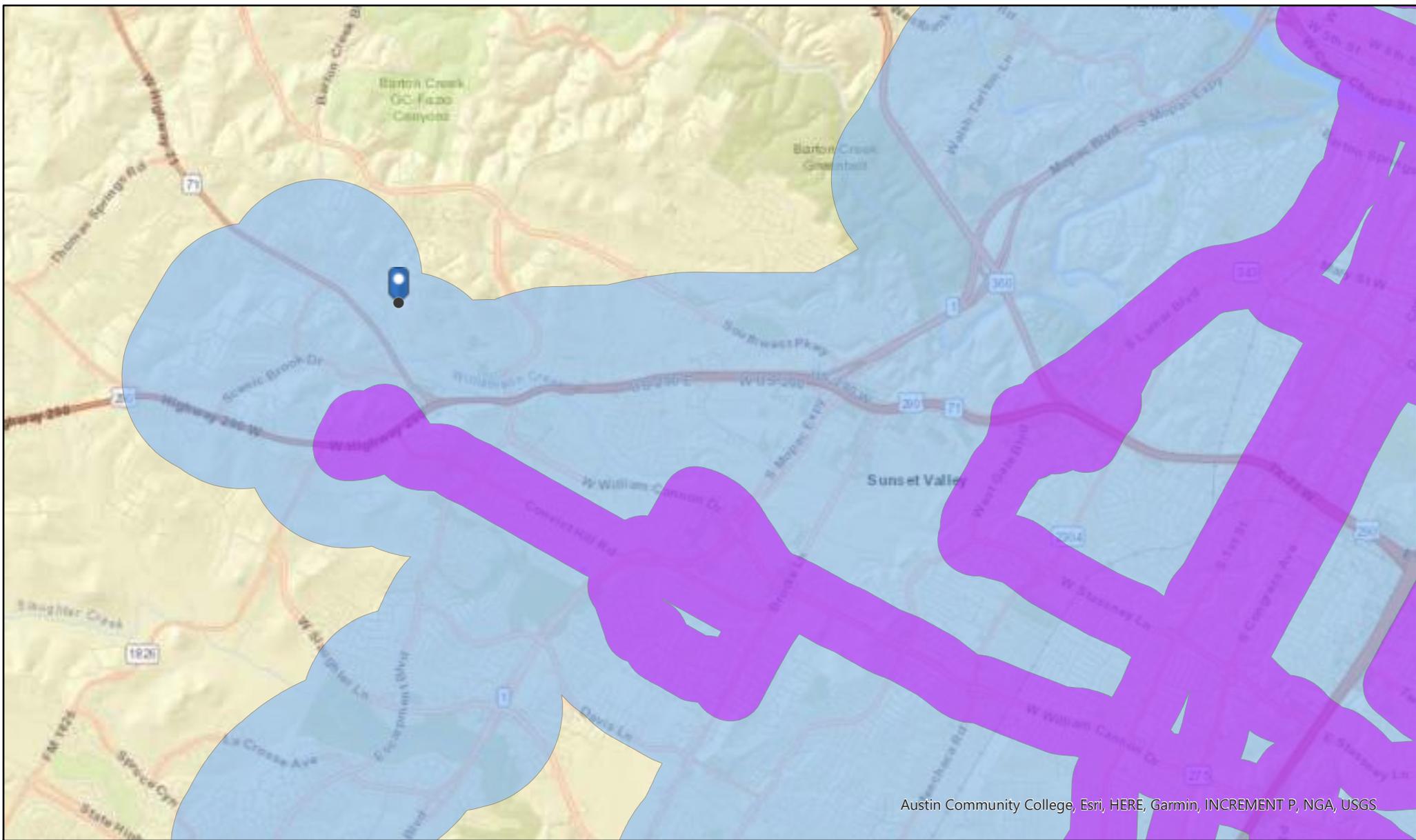
0 0.5 1



mi

1:72,224

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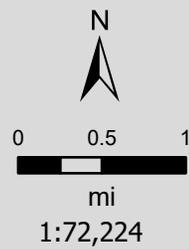


Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

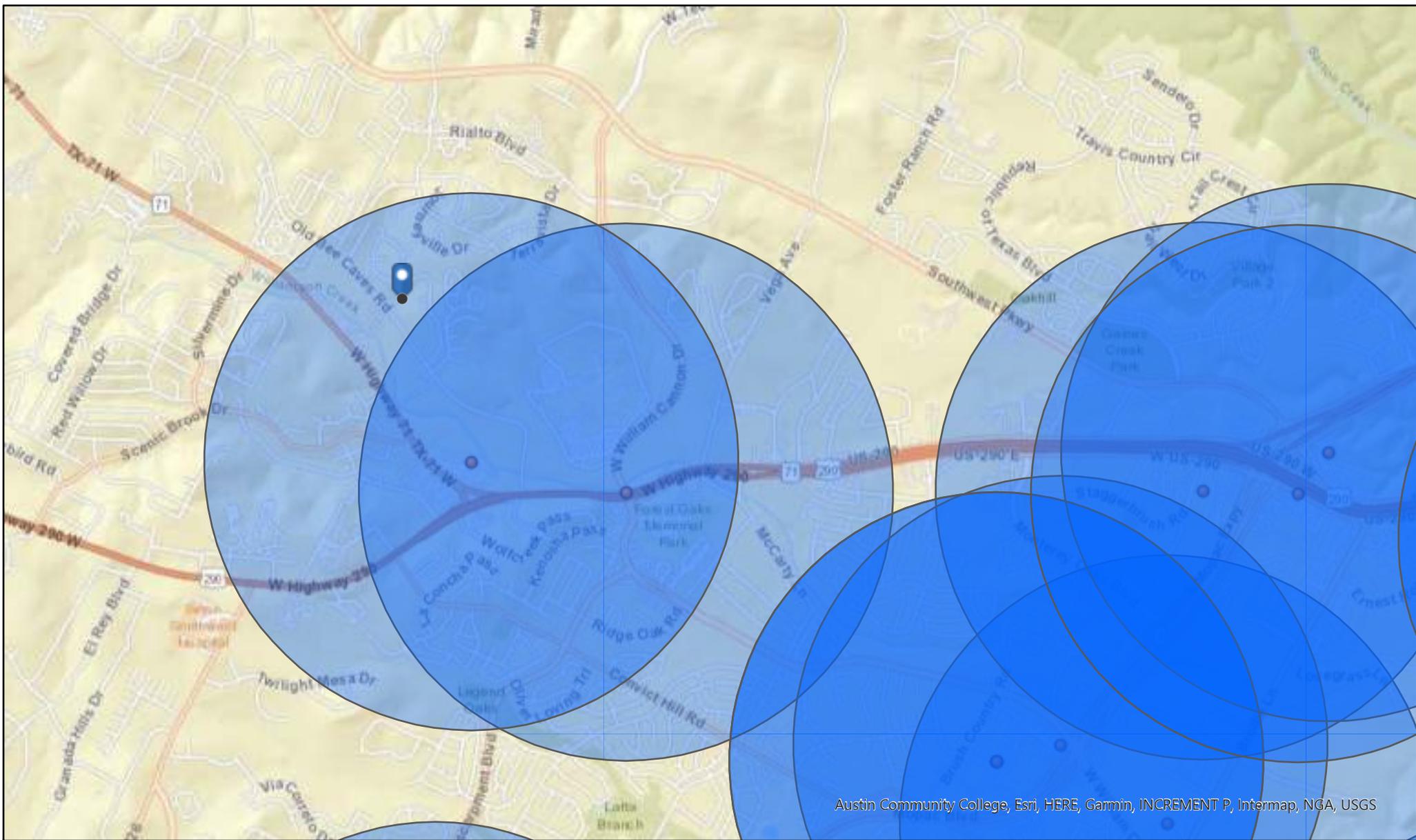


02 November 2023

## COA - Transit - Oak Hill Lofts



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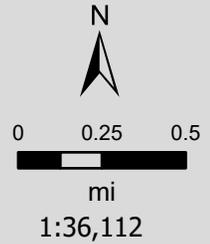


Austin Community College, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

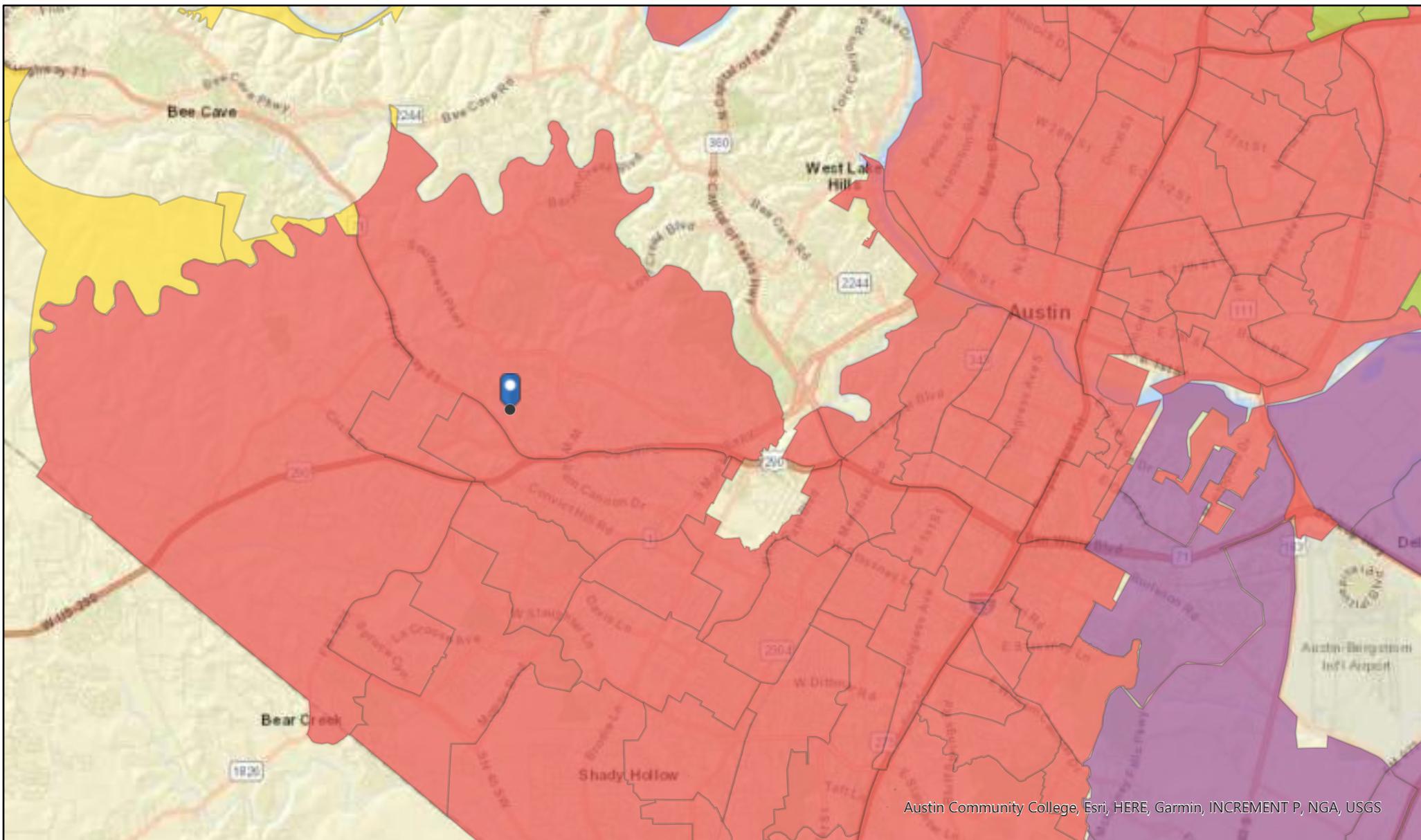


# COA - Healthy Food - Oak Hill Lofts

02 November 2023



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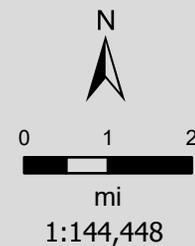


Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



## COA - Elementary Schools - Oak Hill Lofts

02 November 2023



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**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PROPERTY INFORMATION**

**TAB 5.C - Zoning Verification Letter**

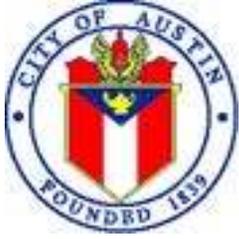
---

## PROPERTY INFORMATION

### TAB 5.C - Zoning Verification Letter

This application is pending a review for Affordability Unlocked, which will permit the proposed use in the current CS-NP zone via an administrative zoning change. As mentioned, the proposed development is also an acceptable use in the [Future Land Use Map](#) of the [Oak Hill Combined Neighborhood Plan](#).

Affordability Unlocked is also contingent upon receipt of a S.M.A.R.T. Housing Certification, which is still an active application and attached in Section 4c.



# City of Austin

---

P.O. Box 1088, Austin, TX 78767  
<https://www.austintexas.gov/department/housing-and-planning>

## Housing and Planning Department

January 26, 2022

**Broadway Homes, LLC**  
**5900 Balcones Dr.**  
**Suite 100**  
**Austin, TX 78731**

**Re: Affordability Unlocked Application Verification for the Property located at  
7610 Old Bee Caves Road, Austin, Texas 78735, ABS 114 SUR 91 BOND A J  
ACR 1.84**

Dear Broadway Homes, LLC,

This letter is to confirm that the property located at **7610 Old Bee Caves Road, Austin, Texas 78735** is the subject of an application for the City's Affordability Unlocked Program (AU Program).

The AU program is a residential affordable housing development bonus program, *see* Division 4 (*Affordability Unlocked Bonus Program*) in Article 15 of City Code Chapter 25-1. The AU program makes a qualifying development a permitted use in certain eligible base zoning districts and permits certain increases to density and entitlements as established by ordinance. See the [City of Austin's AU program webpage](#) for additional information.

If the current application meets all program requirements, the proposed development will be eligible to be certified as a qualifying development. If certified under the AU Program, the project will be eligible to take advantage of the waivers and modifications of development regulations as established by ordinance.

Sincerely,

Brendan Kennedy, Project Coordinator  
Housing and Planning Department

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

---

**PROPERTY INFORMATION**  
**TAB 5.D - Proof of Site Control**

---



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Mar 10, 2021 08:26 AM Fee: \$38.00

2021050256

\*Electronically Recorded\*

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## **GENERAL WARRANTY DEED WITH VENDOR'S LIEN**

---

GRANTOR(s): OSCAR B. JACKSON, III, APPOINTED RECEIVER IN THE CASE OF CHERYL M. BARLOW, ET.AL VERSUS CHRIS SHELLEY, ET.AL, CAUSE NO. D-1-GN-17-004476, IN THE 353RD JUDICIAL DISTRICT COURT IN TRAVIS COUNTY, TEXAS.

---

GRANTEE(s): BROADWAY URBAN HOMES, LIMITED LIABILITY COMPANY, A TEXAS LIMITED LIABILITY COMPANY

---

ADDRESS: 6900 FINKLEA COVE, AUSTIN, TEXAS 78730

57/FILE #20210137-BM

---

LENDER: R BANK

---

ADDRESS: 3103 BEE CAVES ROAD, SUITE 110 AUSTIN, TRAVIS COUNTY, TEXAS 78746

---

TRUSTEE: MIKE SHAW

---

ADDRESS: 3103 BEE CAVES ROAD, SUITE 110 AUSTIN, TRAVIS COUNTY, TEXAS 78746

IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and the further consideration of the execution and delivery by Grantee(s) of a promissory note (the "Note") payable to the order of Lender, in the principal amount of **Three Hundred Thirty-One Thousand Eight Hundred Dollars and No Cents (\$331,800.00)**, secured by a vendor's lien retained herein and additionally secured by a Deed of Trust executed by Grantee(s) to Trustee, as Trustee for the benefit of Lender and covering, among other things, the Property (as defined below), the receipt and sufficiency of which are acknowledged, Grantor(s) has GRANTED, SOLD and CONVEYED and does GRANT, SELL and CONVEY to Grantee(s) the following real property (the "Property"):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its heirs, executors, administrators, successors, and/or assigns forever, and Grantor binds itself, its heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property to Grantee, its heirs, executors, administrators, successors, and/or assigns against any person lawfully claiming or to claim the same or any part of it, subject to the Permitted Exceptions (defined below).

This General Warranty Deed with Vendor's Lien and the conveyances above are executed by Grantor(s) and accepted by Grantee(s) subject to any and all encumbrances, restrictions, easements, mineral reservations, and other matters of record, to the extent they are all validly existing and applicable to the Property (collectively, the "Permitted Exceptions"). Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee(s).

It is expressly agreed that the vendor's lien, as well as the superior title in and to the Property, is retained against the Property in favor of Grantor(s), its successors, and/or assigns until the entire principal balance of the Note and all interest are fully paid according to its terms when this General Warranty Deed with Vendor's Lien will become absolute. In consideration of the cash payment to Grantor(s), Grantor(s) assigns, without recourse, the vendor's lien and superior title to the Property to Lender, its successors and/or assigns, as security for Grantee(s)'s Note to Lender.

*{Signature Page to Follow}*

Executed March 9, 2021 by Grantor(s).

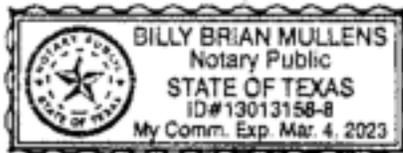
Oscar B. Jackson III, Court Appointed Receiver

OSCAR B. JACKSON, III, APPOINTED RECEIVER IN THE CASE OF CHERYL M. BARLOW, ET.AL VERSUS CHRIS SHELLEY, ET.AL, CAUSE NO. D-1-GN-17-004476, IN THE 353RD JUDICIAL DISTRICT COURT IN TRAVIS COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

Before me, the undersigned Notary Public, on this day personally appeared OSCAR B. JACKSON, III, APPOINTED RECEIVER IN THE CASE OF CHERYL M. BARLOW, ET.AL VERSUS CHRIS SHELLEY, ET.AL, CAUSE NO. D-1-GN-17-004476, IN THE 353RD JUDICIAL DISTRICT COURT IN TRAVIS COUNTY, TEXAS., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed it for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON 9 MARCH, 2021.



[Signature]  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

AFTER RECORDING PLEASE RETURN TO:  
CAPSTONE TITLE  
901 S. MOPAC EXPRESSWAY  
BLDG II, STE 150  
AUSTIN, TEXAS 78746  
GF# 20210137

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**A 1.84 acre tract situated in the A.J. Bond Survey, A-114, Travis County, Texas, being the same called 2.00 acre tract described in Volume 13217, Page 2660, Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:**

**Beginning at a ½ inch iron rod found in the northeast right-of-way line of Old Bee Caves Road, for the south corner of Lot 1, Block C, Oak County Estates and for the west corner of the herein described tract;**

**Thence with the southeast line of Oak County Estates, N 28°03'11" E a distance of 415.75 feet to a 1 inch iron pipe found for the east corner of Lot 18, Block C, Oak County Estates, for the west corner of a called 19.979 acre tract described in Document No. 2016044019, Official Public Records of Travis County, Texas and for the north corner of the herein described tract;**

**Thence with the southwest line of said 19.979 acre tract, S 37°21'39" E a distance of 223.02 feet to a ½ inch iron rod found for the north corner of a called 4.302 acre tract described in Document No. 2016043438, Official Public Records of Travis County, Texas and for the east corner of the herein described tract;**

**Thence with the northwest line of said 4.302 acre tract, S 32°38'00" W a distance of 431.72 feet to a ½ inch iron rod found in said northeast right-of-way line of Old Bee Caves Road, for the west corner of said 4.302 acre tract and for the south corner of the herein described tract;**

**Thence with said northeast right-of-way line of Old Bee Caves Road, N 29°24'35" W a distance of 199.66 feet to the POINT OF BEGINNING, containing 1.84 acres.**

**Note: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.**



**RELEASE OF LIEN FOR CLEARANCE OF PROPERTY  
THE STATE OF TEXAS §  
COUNTY OF TRAVIS §**

WHEREAS, on **August 03, 2001**, the Director of Austin Code Department of the City of Austin caused to be recorded a privileged lien upon and against that certain real property described as follows:

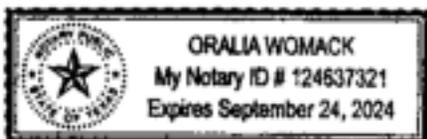
The property located at **7610 Old Bee Cavex Road**, in the City of Austin, Travis County, Texas, City Tax Parcel **04-04338-0309**, described as **ABS 114 Sur 91, Bond A J ACR 2. 00**

Which lien is of record in **2001129504** of the Real Property Records of Travis County, Texas to which record reference is here made; and

WHEREAS, the Director of Finance of the City of Austin has received the sum of **\$1165.06**, which sum is the amount for which the owner was liable under the laws of the State of Texas, for the clearance of brush, weeds and debris from the above-described property;

NOW THEREFORE, in consideration of the premises, the City of Austin, acting by and through Jose G. Roig, Director of Austin Code Department, has released and relinquished and does by these presents release and relinquish unto **James Shelly**, their heirs and assigns, the above described lien, upon the above described property hereinafter existing.

WITNESS MY HAND this 26<sup>th</sup> day of September, 2022.



*[Signature]*  
Shun (Gini) Mao, Finance Manager II  
Austin Code Department  
City of Austin, Texas

SWORN AND SUBSCRIBED before me on this 26<sup>th</sup> day of September, 2022.

Oralia Womack  
Notary Public In and For the State of Texas

**Return to:** City of Austin  
Austin Code Department  
P.O. Box 1088  
Austin, TX 78767-1088  
ATTN: ACD Finance

Bill No. 278512

CC#: «CC»



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*[Signature]*  
Rebecca Guerrero, County Clerk  
Travis County, Texas

**2022158496**

Sep 27, 2022 11:20 AM  
Fee: \$26.00 GUERREROJ



**RELEASE OF LIEN FOR CLEARANCE OF PROPERTY  
THE STATE OF TEXAS §  
COUNTY OF TRAVIS §**

WHEREAS, on **December 04, 2000**, the Director of Austin Code Department of the City of Austin caused to be recorded a privileged lien upon and against that certain real property described as follows:

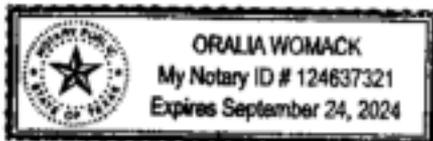
The property located at **7610 Old Bee Caves Road**, in the City of Austin, Travis County, Texas, City Tax Parcel **4-0438-0309**, described as **Abs.114, Sur. 91, AJ Bond Acr. 2.00**, Austin, Texas.

Which lien is of record in **2000191908** of the Real Property Records of Travis County, Texas to which record reference is here made; and

WHEREAS, the Director of Finance of the City of Austin has received the sum of **\$6,606.82**, which sum is the amount for which the owner was liable under the laws of the State of Texas, for the clearance of brush, weeds and debris from the above-described property;

NOW THEREFORE, in consideration of the premises, the City of Austin, acting by and through Jose G. Roig, Director of Austin Code Department, has released and relinquished and does by these presents release and relinquish unto **James Micheal Shelly**, their heirs and assigns, the above described lien, upon the above described property hereinafter existing.

WITNESS MY HAND this 26<sup>th</sup> day of September, 2022.



*[Signature]*  
Shiqi (Gigi) Mao, Finance Manager II  
Austin Code Department  
City of Austin, Texas

SWORN AND SUBSCRIBED before me on this 26<sup>th</sup> day of September, 2022.

Oralia Womack  
Notary Public In and For the State of Texas

**Return to:** City of Austin  
Austin Code Department  
P.O. Box 1088  
Austin, TX 78767-1088  
ATTN: ACD Finance

Bill No. 278166



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*[Signature]*  
Rebecca Guerrero, County Clerk  
Travis County, Texas

**2022158495**

Sep 27, 2022 11:20 AM  
Fee: \$26.00 GUERREROJ

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PROPERTY INFORMATION**

**TAB 5.E - Phase I ESA**

---

# Phase I Environmental Site Assessment

Oak Hill Lofts Project

7610 Old Bee Caves Road

Austin, Travis County, TX

March 24, 2022

Terracon Project No. 96227079



**Prepared for:**

Broadway Homes, LLC

Austin, Texas

**Prepared by:**

Terracon Consultants, Inc.

Austin, Texas

[terracon.com](http://terracon.com)

**Terracon**

Environmental



Facilities



Geotechnical



Materials



March 24, 2022

Broadway Homes, LLC  
5900 Balcones Drive, Suite 100  
Austin, TX 78731

Attn: Mr. Greg Stoll  
P: (512) 228-7443  
E: greg@broadwayhomes.com

Re: Phase I Environmental Site Assessment  
Oak Hill Lofts Project  
7610 Old Bee Caves Road  
Austin, Travis County, Texas 78735  
Terracon Project No. 96227079

Dear Mr. Stoll:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P96227079 dated January 26, 2022. This report has been prepared for Broadway Homes, LLC and Texas Department of Housing and Community Affairs (TDHCA). We understand the reliance that TDHCA and Broadway Homes, LLC place on the information in this report.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at [www.terracon.com](http://www.terracon.com). If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,  
**Terracon Consultants, Inc.**

Sarah R. Schwerdfeger  
Project Manager



Hilary D. Johns, P.G.  
Authorized Project Reviewer/  
Environmental Professional

Attachments

Terracon Consultants Inc. 6907 Industrial Oaks Blvd Ste 160 Austin, TX 78735-8921

P 512-442-1122 F 512-442-1181 [terracon.com](http://terracon.com)



Environmental

Facilities

Geotechnical

Materials

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## APPENDICES

APPENDIX A	Exhibit 1 - Exhibit 1 - Topographic Map, Exhibit 2 - Site Diagram, FIRMette Map, Site Surveys
APPENDIX B	Site Photographs
APPENDIX C	Historical Documentation and User Questionnaire
APPENDIX D	Environmental Database Information
APPENDIX E	Credentials
APPENDIX F	Description of Terms and Acronyms

## EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. P96227079 dated January 26, 2022, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. This ESA was also conducted in accordance with the **§10.305. Environmental Site Assessment Rules and Guidelines** of the Texas Department of Housing and Community Affairs' (TDHCA) 2022 Real Estate Analysis Rules and Guidelines. The ESA was conducted under the supervision or responsible charge of Hilary D. Johns, P.G., Environmental Professional. Ms. Sarah R. Schwerdfeger, the preparer of this report, has read and understands the requirements of **§10.305. Environmental Site Assessment Rules and Guidelines** of the Texas Department of Housing and Community Affairs' (TDHCA) 2022 Real Estate Analysis Rules and Guidelines. Please note that the person or company (Terracon) that prepared the ESA report will not materially benefit from the Development in any other way than receiving a fee for performing the ESA and that this fee is in no way contingent upon the outcome of the assessment. Ms. Schwerdfeger performed the site reconnaissance on March 3, 2022.

## Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

### Site Description and Use

The site is an approximate 1.84-acre tract of land located at 7610 Old Bee Caves Road in Austin, Travis County, Texas. The site is mostly vacant land that is improved with an old paved driveway/access drive and dilapidated shed structures.

### Historical Information

Based on a review of historical information, the site was vacant, undeveloped land from at least the early 1940s until the early 1970s when an apparent residence and associated outbuildings were evident on the site. According to an interview with Mr. Greg Stoll, current site owner, he was unaware if a residence was located on the site; however, Mr. Stoll indicated that the site appeared to be used as a vehicle junk yard at the time of his acquisition. If any impacted media associated with the on-site vehicle storage is identified during site redevelopment activities, it should be characterized, removed, and disposed of in accordance with applicable regulations. Please see Section 3.6 for the full historical interview with Mr. Stoll.

The property to the north of the site was vacant, undeveloped land from at least the early 1940s until land clearing was evident in 2016. By 2018, the present day stormwater quality feature and residential development farther north/northeast of the site were evident. The property to the east

## Phase I Environmental Site Assessment

Oak Hill Lofts Project ■ Austin, TX

March 24, 2022 ■ Terracon Project No. 96227079



of the site was vacant, undeveloped land from at least the early 1940s and remains relatively unchanged through the present day. An apparent residence and associated access drive was evident farther east of the site by the late 1950s and remains through the present day. The property to the south of the site was Old Bee Caves Road, evident from at least the early 1940s through the present day, followed by vacant, undeveloped/agricultural land from at least the early 1940s until 1995. By the late 1950s, apparent residence structures were evident farther south of the site and remain through the present day. The present day commercial building was evident by the early-to-mid 2000s. The property to the west of the site was vacant, undeveloped land from at least the early 1940s until the present day residences were evident by the early 1970s.

### Records Review

A review of available regulatory database information was conducted for specified federal and state agencies. Review of the regulatory databases did not identify any regulated facilities within the specified search distances.

### Site Reconnaissance

Based on the site reconnaissance, RECs were not identified associated with the current site operations.

### Adjoining Properties

The property to the north of the site is a stormwater quality feature (SWQF) followed by single-family residences. The property to the east of the site is vacant land. The property to the south of the site is Old Bee Caves Road followed by single-family residences and a commercial building. The property to the west of the site is single-family residences. No indications of RECs were identified with the adjoining properties.

### Additional Services

Please see Section 7.0 for additional services required by TDHCA.

## **Significant Data Gaps**

No significant data gaps were identified.

## **Conclusions**

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at 7610 Old Bee Caves Road, Austin, Travis County, Texas, the site. Recognized Environmental Conditions (RECs) or Controlled RECs (CRECs) were not identified in connection with the site.

## **Recommendations**

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs or CRECs. As such, no additional investigation is warranted at this time.

## 1.0 INTRODUCTION

### 1.1 Site Description

Site Name	Oak Hill Lofts Project
Site Location/Address	7610 Old Bee Caves Road, Austin, Travis County, Texas
Land Area	Approximately 1.84-acres
Site Improvements	Paved driveway/access drive and dilapidated shed structures
Anticipated Future Site Use	Approximate 100-unit LIHTC development
Purpose of the ESA	LIHTC proposal with Texas Department of Housing & Community Affairs (TDHCA) along with an additional financing request to Austin Housing Finance Corporation (AHFC)

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

### 1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Proposal No. P96227079 dated January 26, 2022, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. This ESA was also conducted in accordance with the **§10.305. Environmental Site Assessment Rules and Guidelines** of the Texas Department of Housing and Community Affairs' (TDHCA) proposed 2022 Real Estate Analysis Rules. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site. Please see Section 7.0 for additional services required by TDHCA.

### **1.3 Standard of Care**

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

### **1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps**

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- A written request was submitted to the local government agency regarding documented RECs on the site. Records were not requested for off-site properties.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and

## Phase I Environmental Site Assessment

Oak Hill Lofts Project ■ Austin, TX

March 24, 2022 ■ Terracon Project No. 96227079



discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

### 1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of Broadway Homes, LLC, Texas Department of Housing & Community Affairs (TDHCA), and Austin Housing Finance Corporation (AHFC). Use or reliance by any other party is prohibited without the written authorization of Broadway Homes, LLC and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

### 1.6 Client Provided Information

Prior to the site visit, Mr. Greg Stoll, client's representative, provided the following user questionnaire information as described in ASTM E1527-13 Section 6.

### Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.		X	
Obvious Indicators of Contamination at the site.			X

Terracon's consideration of the client provided information did not identify RECs. According to Mr. Stoll, "The only ascertainable information about the site is regarding impervious cover limitations relating to this site belonging to the Barton Springs Zone and subject to the Save Our Springs initiative. Complete Feasibility Study completed prior to site acquisition is attached." A copy of the questionnaire is included in Appendix C. Further discussion of the aforementioned Feasibility Study is located in Section 3.7.

## 2.0 PHYSICAL SETTING

Physical Setting Information		Source
<b>Topography</b>		
Site Elevation	Approximately 890 to 930 feet above sea level	USGS Topographic Map, Signal Hill, Texas Quadrangle, 2019
Topographic Gradient	Sloping towards the southwest	
Closest Surface Water	Williamson Creek, approximately 570 feet southwest of the site	
<b>Soil Characteristics</b>		
Soil Type	Brackett-Rock outcrop complex, 1 to 12 percent slopes ( <b>BID</b> )	Travis County, TX USDA, Soil Conservation Services Soil Survey issued 1974
Description	This soil type occupies gently undulating to rolling topography, generally on benches that are separated by outcrops of the underlying limestone and marl. Permeability ranges from 0.2 to 0.63 inches per hour, available water	

Physical Setting Information		Source
	capacity is low, and this soil type has a high risk of corrosion to uncoated steel.	
Geology/Hydrogeology		
Formation	Upper Glen Rose Limestone ( <b>Kgru</b> ) and Alluvium ( <b>Qal</b> )	"Austin Sheet," Geologic Atlas of Texas, Bureau of Economic Geology, The University of Texas at Austin, 1974
Description	<p><b>Kgru</b>- Limestone, dolomite, and marl in alternating resistance and recessive beds forming stairstep topography; limestone, aphanitic to fine-grained, hard to soft and marly, light-gray to yellowish-gray; dolomite, fine-grained, porous, yellowish-brown; marine megafossiles include molluscan steinkems, rudistids, oysters, and echinoids; upper part relatively thinner bedded, more dolomitic and less fossiliferous than lower part, thickness about 220 feet.</p> <p><b>Qal</b>- Sand, silt, clay, and gravel, tan to light gray</p>	
Estimated Depth to First Occurrence of Groundwater	Approximately 25 to 30 feet below ground surface (bgs)	Terracon's Experience
Primary Aquifer	Trinity Group and Edwards Aquifer (Within the Edwards Aquifer Contributing zone)	Groundwater Quality of Texas – An Overview of Natural and Man-Affected Conditions, Texas Water Commission, 1989
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the southwest)	

\* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### 3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

#### 3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps and selected historical aerial photographs (at approximately 10 to 15 year intervals) were reviewed to evaluate land development and

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obtain information concerning the history of development on and near the site. Reviewed historical topographic maps and aerial photographs are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from ERIS to evaluate past uses and relevant characteristics of the site and surrounding properties. Based upon inquiries to the above-listed Sanborn provider, Sanborn maps were not available for the site.

- Aerial photograph: Agricultural Stabilization and Conservation Service (ASCS), **1940**, 1"=500'
- Aerial photograph: United States Geologic Survey (USGS), **1952**, 1"=500'
- Topographic map: Buda, Texas Quadrangle, published in **1958**, 1"=2,000'
- Aerial photograph: United States Air Force (USAF), **1958**, 1"=500'
- Topographic map: Signal Hill and Bee Cave, Texas Quadrangles, published in **1968**, 1"=2,000'
- Aerial photograph: USGS, **1966**, 1"=500'
- Topographic map: Signal Hill, Bee Cave, and Austin West, Texas Quadrangles, published in **1973**, 1"=2,000'
- Aerial photograph: USGS, **1973**, 1"=500'
- Aerial photograph: USGS, **1981**, 1"=500'
- Topographic map: Signal Hill and Bee Cave, Texas Quadrangles, published in **1986**, 1"=2,000'
- Aerial photograph: Texas Department of Transportation (TXDOT), **1988**, 1"=500'
- Aerial photograph: USGS, **1995**, 1"=500'
- Aerial photograph: United States Department of Agriculture (USDA), **2005**, **2008**, **2012**, and **2014**, 1"=500'
- Topographic map: Signal Hill, Bee Cave, and Austin West, Texas Quadrangles, published in **2016**, 1"=2,000'
- Aerial photograph: USDA, **2016**, **2018**, and **2020**, 1"=500'

### Historical Maps and Aerial Photographs

Direction	Description
Site	Vacant, undeveloped land (1940-1966); apparent access drive (1952-2020); apparent residence structures and associated outbuildings (1973-2020)
North	Vacant, undeveloped land (1940-2014); land clearing (2016); apparent stormwater quality feature (2018-2020); residential development farther north and northeast of the site (2018-2020)
East	Vacant, undeveloped land (1940-2020); apparent access drive and residence farther east of the site (1958-2020)
South	Old Bee Caves Road (1940-2020); across Old Bee Caves Road, vacant, undeveloped/agricultural land (1940-1995); apparent access drive and residence structures farther south of the site (1958-2020); commercial building (2005-2020)

Direction	Description
West	Vacant, undeveloped land (1940-1966); residential development (1973-2020)

### 3.2 Historical City Directories

The Cole and Polk city directories and Digital Business Directory used in this study were made available through ERIS (selected years reviewed: 1924-2020) and were reviewed at approximate five-year intervals, if readily available. Street listings were not available prior to 1980. The current street address for the site was identified as 7610 Old Bee Caves Road.

#### Historical City Directories

Direction	Description
Site	<b>7610 Old Bee Caves Road:</b> individual listed (1980); No Listing (2001-02); individual listed (2005-2011); Multi-Tenant Residential (2014); Southwest Home Repair Painters (2014); individual listed (2016-2020)
North	No listings
East	<b>7512 Old Bee Caves Road:</b> individual listed (1980-1990); Multi-Tenant Residential (1994-95); No Listing (2001-02); individual listed (2005-2014)
South	<b>7611 Old Bee Caves Road:</b> individual listed (1980-2020); Greyhound Rescue Association (2001-2014); Camino Viejo Equine Clinic (2005-2020) <b>7701 Old Bee Caves Road:</b> No listings
West	<b>7704 Old Bee Caves Road:</b> individual listed (1984-85); No Listing (1989-95); individual listed (2001-02); No Listing (2005-2011); individual listed (2014) <b>7710 Old Bee Caves Road:</b> individual listed (1984-85); No Listing (1989-95); individual listed (2001-2016); A Euro - Ventyc Windows (2014-2020) <b>6203 Iguana Circle:</b> individual listed (2001-05); No Current Listing (2011) <b>6204 Iguana Circle:</b> individual listed (2001-2020) <b>6205 Iguana Circle:</b> individual listed (2001-05); No Current Listing (2011-2014)

### 3.3 Site Ownership

Based on a review of information obtained from the Travis Central Appraisal District website, the current site owner is listed as Broadway Urban Homes, LLC. In addition, previous owners identified included Chris Shelley & Cheryl Barlow, James Michael Shelley, Lonnie Cooper, and Minnie May Teague.

### 3.4 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### 3.5 Environmental Liens and Activity and Use Limitations

The ERIS regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases. Please note that in addition to these federal and state listings, AULs can be recorded at the county and municipal level that may not be listed in the regulatory database report. Environmental lien and activity and use limitation records recorded against the site were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### 3.6 Interviews Regarding Current and Historical Site Uses

The following individuals were interviewed regarding the current and historical use of the site.

#### Interviews

Interviewer	Name / Phone #	Title	Date/Time
Sarah R. Schwerdfeger	Mr. Greg Stoll/ (512)228-7443	Current Site Owner	March 24, 2022/10:15am

Terracon interviewed Mr. Greg Stoll, current site owner, via telephone following the site reconnaissance. According to Mr. Stoll, he has owned the site for approximately 12 months and was purchased from an estate after the previous owner passed away. Mr. Stoll noted that it was likely that the site was owned by the previous owner for numerous years. According to Mr. Stoll, several vehicles were stored on the site but were removed by the time of his acquisition and currently, the site is vacant. Mr. Stoll was unaware of any aboveground or underground storage tanks, water or groundwater monitoring wells, irrigation systems, or landfill, quarrying, or hazardous waste activities on the site. Mr. Stoll was unaware of any hazardous substance spills on the site other than the potential for vehicle fluid leaks from the stored vehicles. If any impacted media is identified during site redevelopment activities, it should be characterized, removed, and disposed of in accordance with applicable regulations. Mr. Stoll provided a Feasibility Report that was conducted for the site in 2021 and is further discussed in Section 3.7 (below). Mr. Stoll was unaware of any pending, threatened, or past litigation, administrative proceeding, or notice of environmental law violations relevant to hazardous substances or petroleum products in, on, or from the site.

### 3.7 Prior Report Review

Terracon requested the client provide any previous environmental reports they are aware of for the site. The following previous report was provided by the client to Terracon for review:

- Feasibility Report  
7610 Old Bee Caves Road, Austin, Texas  
Dated: January 24, 2021  
Prepared by: Dunaway  
For: Broadway Urban Homes, LLC

The property assessed was an approximate two-acre tract of land located at 7610 Old Bee Caves Road in Austin, Texas (the site). The site was improved with a single-family dwelling. The Feasibility Report noted that the site was located in the Williamson Creek Watershed in the Barton Springs Zone for the City of Austin and Edwards Aquifer Contributing Zone. Portions of the site were sloping more than 15 percent and would require an Environmental Resource Inventory (ERI) study or waiver. The report noted that a tree survey would be required to classify the existing trees and determine the precise limited they impose on the site layout, and that the site was located within the Wildland Urban Interface and will need to comply with certain fire prevention regulations. The report concluded that several development challenges were present on the site. Impervious cover was limited to 25 percent net site area and a zone change would be required.

## **4.0 RECORDS REVIEW**

Regulatory database information was provided by ERIS, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### **4.1 Federal and State/Tribal Databases**

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

### Federal Databases

Database	Description	Distance (miles)	Listings
NPL	National Priorities List	1.0	0
PROPOSED NPL	Proposed National Priorities List	1.0	0
DELETED NPL	Deleted National Priorities List	1.0	0
RCRA CORRACTS	Resource Conservation & Recovery Act - Corrective Action Facilities	1.0	0
RCRA TSD	Resource Conservation & Recovery Act - Treatment Storage & Disposal Facilities	0.5	0
NLRRCRAT	No Longer Regulated RCRA Non-CORRACTS TSD Facilities	0.5	0
SEMS	Superfund Enforcement Management System (formerly CERCLIS)	0.5	0
SEMS ARCHIVE	Superfund Enforcement Management System Archive (formerly CERCLIS NFRAP)	0.5	0
FED BROWNFIELDS	Brownfields Management System	0.5	0
LUCIS	Land Use Control Information System	0.5	0
RCRA	RCRA Generator Facilities, including RCRA Non-Generator and No Longer Regulated RCRA Generator facilities.	0.1	0
FED ENG / FED INST	Federal Engineering and Institutional Control Sites	Site	0
ERNS	Emergency Response Notification System	Site	0
FINDS/FRS	Facility Registry Service	Site	0

### State/Tribal Databases

Database	Description	Distance (miles)	Listings
SUPERFUND	State Superfund	1.0	0
IHW CORR ACTION	Industrial and Hazardous Waste Corrective Action Sites	1.0	1
VCP	Voluntary Cleanup Program	0.5	0
PRIORITY CLEAN	Dry Cleaner Remediation Program Sites	0.5	0
LPST	Leaking Petroleum Storage Tanks	0.5	1
INDIAN LUST	Leaking Underground Storage Tanks on Tribal Lands (Region 6 States)	0.5	0
APAR	Affected Property Assessment Reports	0.5	0
BROWNFIELDS	Brownfields Site Assessments	0.5	0
SWF/LF	Municipal Solid Waste Landfill Sites	0.5	0
CLI	Closed & Abandoned Landfill Inventory	0.5	0
DRYCLEANERS	Dry Cleaner Registration Database	0.25	0

Database	Description	Distance (miles)	Listings
DELISTED DRYCLEANERS	Delisted Drycleaning Facility List	0.25	0
IOP	Innocent Owner / Operator Database	0.25	0
PST / AST / UST	Petroleum Storage Tanks, Aboveground Storage Tanks, Underground Petroleum Storage Tanks	0.1	0
IHW	Industrial and Hazardous Waste Sites	0.1	0
MSD	Municipal Setting Designations	Site	0
GWCC	Groundwater Contamination Cases	Site	0
LIENS	TCEQ Liens	Site	0
AUL	State Institutional/Engineering Control Sites	Site	0
SPILLS	Spills Listing	Site	0

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

A review of available regulatory database information was conducted for specified federal and state agencies. Review of the regulatory databases did not identify any regulated facilities within the specified search distances.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report did not list facilities in the unmapped section.

## 4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
Texas Department of State Health Services / email	A response from the DSHS stated, "There are no records in response to this request."
City of Austin / Online Open Records Request	A response from the City of Austin provided Electrical and Mechanical Permits for the site, a Watershed Protection Department Work List Incident Report regarding sewage seepage from a manhole during heavy rains near the site, and several Austin Code Department Complaints pertaining to trash/debris material from the site. No other documents were provided by the City of Austin.

## **4.3 Local Area Knowledge**

### **4.3.1 Fire Department**

The Austin Fire Department (AFD) Hazardous Materials Alarm and Storage Location Databases were reviewed for records of hazardous substances or spills incidents on the site. A review of the databases did not identify incidents at the site.

### **4.3.2 City of Austin Watershed Protection Department**

The COA-WPD keeps records pertaining to USTs and reported spills and releases within the city of Austin, Texas. A review of the COA-WPD UST list did not identify any UST facilities within the 0.1-mile search distance.

### **4.3.3 City of Austin Historical Landfills**

A summary of area landfills prepared in 1984 by Underground Resource Management (URM) for the City of Austin Historical Commission and a 2004 Supplemental Assessment of Landfills in the Vicinity of Austin, Texas prepared by Geomatrix Consultants Inc. were reviewed for this report. Additionally, the Closed Landfill Inventory (CLI) for Travis County, available on the Capital Area Council of Government website ([www.capcog.org](http://www.capcog.org)), was reviewed to identify unauthorized/unpermitted landfills within the general site vicinity. No historical landfills were identified within one-half mile of the site.

### **4.3.4 City of Austin – Historical Underground Storage Tanks**

In early 2008, a review of City Council minutes was undertaken by the City of Austin for records of old underground storage tanks following the removal of a long-forgotten underground storage tank containing oil that was discovered in the downtown area. On March 28, 2008, the Austin American Statesman published an article titled “Under City, 1,000 Old Tanks Hiding?” Based on a review of this article, approximately 1,000 storage tanks were reportedly approved by the City Council for installation between 1909 and 1965. The current status of these tanks is generally unknown as some tanks may have been approved and not installed, some may have been removed, while others may remain in place (empty or not). The results of the City Council minutes search were compiled and are now available online ([http://www.ci.austin.tx.us/watershed/ust\\_web.htm](http://www.ci.austin.tx.us/watershed/ust_web.htm)). No historical underground storage tanks were identified on the site or adjoining properties.

### **4.3.5 Building Department Records**

A search was conducted for building permits on the City of Austin website. No permits of potential environmental concern were identified for the site.

### 4.3.6 Zoning/Land Use Records

According to the City of Austin online Development Web Map, the site is zoned as General Commercial Services-Neighborhood Planning Combining District (CS-NP).

### 4.3.7 Water Development Board

Terracon reviewed the on-line Texas Water Development Board interactive water data map to identify registered water wells on or adjacent to the site. Based on a review of the on-line records, no wells were identified on the site or adjoining properties.

## 5.0 SITE RECONNAISSANCE

### 5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

#### General Site Information

Site Reconnaissance				
Field Personnel	Sarah R. Schwerdfeger			
Reconnaissance Date	March 3, 2022			
Weather Conditions	Sunny and Cool			
Site Contact/Title	Mr. Greg Stoll/Client Representative			
Building Description				
Building Identification	Building Use	Approx. Construction Date	Number of Stories	Approx. Size (ft <sup>2</sup> )
Dilapidated Shed Structures	Dilapidated	Unknown	1	Varies
Site Utilities				
Drinking Water	City of Austin			
Wastewater				
Electric	Austin Energy			
Natural Gas	Texas Gas Service			

## 5.2 Overview of Current Site Occupants

The site is currently unoccupied.

## 5.3 Overview of Current Site Operations

The site is currently vacant with dilapidated shed structures.

## 5.4 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an “X”) are discussed in more detail following the table.

**Site Characteristics**

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
Oil, gas or mineral production		
Other processes or equipment		
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers ≥ 5 gallons	
	MSDS or SDS	

Category	Item or Feature	Observed or Identified
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	X
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wastewater lagoons	
	Wells	

**Releases or Potential Releases**

Trash, debris and/or other waste materials

At the time of the site reconnaissance, miscellaneous household trash and debris material was observed throughout the site predominately in the vicinity of the on-site shed structures. No evidence of spills, releases, staining, noxious odors, distressed vegetation, or hazardous chemicals/waste was observed in the vicinity of the trash/debris at the time of the site reconnaissance. The trash/debris should be removed during site redevelopment activities and disposed of at an authorized facility.

## 6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

### Adjoining Properties

Direction	Description
North	Stormwater quality feature (SWQF) followed by single-family residences
East	Vacant land
South	Old Bee Caves Road followed by single-family residences and a commercial building
West	Single-family residences

RECs were not observed with the adjoining properties.

## 7.0 ADDITIONAL SERVICES

The following discussion relates to Broadway Homes, LLC's Housing Tax Credit application and services to meet the additional rules and guidelines that the Texas Department of Housing and Community Affairs (TDHCA) requires of this ESA report.

### 7.1 Noise Study

The Noise Guidebook, published in March 2009 by the U.S. Department of Housing and Urban Development, considers the following sources of noise: all civilian and military airports within 15 miles of the site, all significant roads within 1,000 feet and all railroads within 3,000 feet of the site. Terracon did not identify significant roads within 1,000 feet of the site or railroads within 3,000 feet of the site. The Austin-Bergstrom International Airport (ABIA) was identified approximately 11.9 miles east of the site and Lakeway Airpark located approximately 10 miles northwest of the site. Based on noise contour maps for ABIA provided by the City of Austin, the 65 decibel (dB) contour extends less than one-mile north and south of the airport. Based on aircraft and operation information provided by the U.S. Department of Transportation FAA, operations at the Lakeway Airpark are well below the HUD thresholds and therefore it is assumed that the noise attributed to the airplanes will not extend beyond the boundaries of the airport. Based on this information, a noise study does not appear to be necessary for the site at this time.

### 7.2 Current Survey

Terracon was provided with a 2021 site survey (copy provided in Appendix A) that displays the current site boundaries. In addition, a site diagram depicting observations made at the time of the site reconnaissance is provided as Exhibit 2 in Appendix A.

### **7.3 FEMA Flood Insurance Rate Map Review**

Terracon obtained a copy of the FEMA Flood Insurance Rate Map (FIRM) from the official FEMA website (see FIRM in Appendix A). The site appears to be located on FEMA FIRM No. 48453C0560J, dated January 22, 2020. The FIRMETTE Map indicates the site to be within areas determined to be outside the 0.2% annual chance floodplain (Zone X – Unshaded).

### **7.4 Visual Observations for Asbestos**

The site is currently unoccupied and is improved with a paved access drive and dilapidated shed structures with miscellaneous household trash, debris materials, and building materials from former on-site structures. The trash, debris, and building materials did not appear to be hazardous in nature but should be removed and disposed of in accordance with applicable regulations at the time of site development. Please note, some of the observed buildings materials and debris may potentially contain asbestos; hence, these items may have special disposal requirements.

### **7.5 Visual Observations for Lead-based Paint**

The site is currently unoccupied; however, according to historical photograph, building structures were previously located on the site. During the site reconnaissance, dilapidated shed structures were evident on the site. A lead-based paint survey would need to be conducted prior to site development to determine if the remains of the on-site structures contained lead-based paint.

### **7.6 Lead in Drinking Water Records Review**

Lead is a toxic heavy metal that could be present in drinking water. Natural water usually contains very little lead. Contamination generally occurs in the water distribution system or in the supply pipes of the building. Because of this, the EPA has established an action level for lead concentrations in drinking water of 15 µg/L. The action level is defined as the concentration of lead in water, which if exceeded, triggers treatment or other requirements that a water system must follow.

Pursuant to the client's request, Terracon reviewed the most recent water quality report from the public drinking water supplier to evaluate if water quality meets the applicable lead standard. No water sampling was included in this scope of service. The site will likely rely on drinking water provided by the City of Austin, the local municipal water supplier. Based on a review of the 2020 Water Quality Report, the City of Austin's drinking water comes from three water treatment plants that pump surface water from the Lower Colorado River. In addition, the water quality report indicated that the City of Austin's drinking water meets the 90% compliance level for lead in drinking water. Based on this information, Terracon does not recommend testing for lead in the drinking water at the site.

## **7.7 Radon Records Review**

Radon is a naturally occurring radioactive gas that cannot be seen, smelled, or tasted, and comes from the radioactive decay of uranium. High concentrations of radon can be found in soils and rocks containing uranium, granite, shale, phosphate, and pitchblende. Outdoors, radon is diluted to such low concentrations that it usually does not become a health concern, but radon can accumulate inside an enclosed space to concentrations that may pose risks to human health. Indoor radon levels depend on building construction and the concentration of radon in the underlying soil. An increased risk of developing lung cancer is the only known health effect associated with exposure to elevated levels of radon. Generally, the risk increases as the level of radon and the duration of exposure increases.

According to *The Final Report of the Texas Indoor Radon Survey 1994*, prepared by the TDH, Bureau of Radiation Control, four areas in Texas have geologic conditions supportive of elevated radon potential: the High Plains, the Big Bend area, the Llano Uplift in Central Texas and several counties in Southeast Texas overlying Tertiary sands in the vicinity of some commercial mining activities. The site is not located near these areas and is, therefore, not considered to be affected by high levels of radon gas.

According to the survey, the mean residential radon measurement for Travis County is 1.3 picoCuries of radon per liter of air (pCi/L), and the maximum identified level was 7.0 pCi/L. The EPA recommends a guideline “action level” of 4.0 pCi/L for annual average indoor radon concentration. According to the survey, 7.3 percent of the homes tested in Travis County exceeded this action level. Based on this information, the site is considered to have a low potential for elevated levels of radon gas. Note, however, testing would be required to confirm specific site concentrations of radon gas.

## **7.8 Explosive and Flammable Operations**

Terracon reviewed aerial photographs, topographic maps, and Google Earth to assess the presence of oil, gas or chemical pipelines, processing facilities, storage facilities or other potentially hazardous explosive activities on-site or in the general area of the site that could potentially adversely impact the site. No evidence of these types of facilities were identified on the site or in the vicinity of the site during the site/area reconnaissance and/or during the aerial photography review. Please note that natural gas distribution lines are likely located within the utility easements along the adjacent roadways, which may connect to the site improvements upon site development.

## **7.9 ASTM E 2600-15 Vapor Encroachment Screening**

Terracon conducted a Tier 1 Vapor Encroachment Screening (VES), in general accordance with the procedures included in ASTM E 2600-15, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. The purpose of the Tier 1 VES is to evaluate whether a vapor encroachment condition (VEC) may be present at the site. A VEC

is defined by ASTM as the “presence or likely presence of chemical(s) of concern (COC) vapors in the subsurface of the target property caused by the release of vapors from contaminated soil or groundwater or both either on or near the target property as identified by the Tier I procedures in the *Guide*.”

This purpose was pursued through use of information collected in conjunction with the ESA, including existing/planned use of the site, type of structures located on the site, surrounding property description, user information, historical and physical records review, regulatory database review, manmade or natural conduits, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant gaps (if identified) are evident from reviewing the applicable scope of services and the Phase I report text.

The scope of work for the Tier 1 VES does not include regulatory file reviews (other than those performed as part of the Phase I ESA) or subsurface investigations to evaluate soil, soil gas, or groundwater quality, nor does it evaluate the potential for vapor intrusion into on-site structures or assess indoor air quality.

### **7.9.1 Existing / Planned Use of the Site/Structures**

The site is an approximately 1.84-acre property that is mostly vacant, undeveloped land and improved with a paved access drive and dilapidated shed structures. Future planned use of the site is to construct a multi-family/apartment community, which will be comprised of approximately 100 units and parking. A copy of the proposed construction plans are included in Appendix A.

### **7.9.2 Surrounding Area Description**

Please refer to Section 6.0.

### **7.9.3 User Specialized Knowledge**

Please refer to Section 1.6.

### **7.9.4 Historical Records**

Please refer to Section 3.0.

Based on review of the historical information, historical site uses of potential concern included vehicle storage/junk yard. No off-site facilities of potential environmental concern were identified during the historical records review. Based on Terracon’s review of the historical records, potential VECs were not identified on the site or in the site vicinity; however, if impacted media is identified during site redevelopment activities associated with the former vehicle storage/junk

yard on the site, it should be characterized, removed, and disposed of in accordance with applicable regulations.

### **7.9.5 Regulatory Records**

Terracon reviewed the regulatory database (see Section 4.0) for facilities potentially utilizing petroleum hydrocarbons within one-tenth of a mile of the site and facilities potentially using other volatile chemicals of concern within one-third of a mile of the site. Based on Terracon's review of the regulatory records and the specified search distances, potential VECs were not identified on the site or in the site vicinity.

### **7.9.6 Physical Setting Characteristics**

The site is located within the Great Plain Physiographic Province, characterized by unconsolidated sands silts and clays deposited in the Pleistocene age. Shallow soils are identified by the NRCS as Brackett-Rock outcrop complex, 1 to 12 percent slopes (BID). The depth to groundwater is estimated to be 25 to 30 feet, and the direction of ground water flow is estimated to be southwest, toward Williamson Creek, based on the observed topographic gradient.

### **7.9.7 Natural or Man-made Conduits**

The site is located in a developed area of the city containing utilities along the adjacent rights of way. Based on the presence of potential identified vapor sources in the site vicinity it is likely that man-made conduits, such as utility corridors, provide a potential path for vapor migration. Additionally, natural conduits, such as karst terrain/features, are not known to exist in the site vicinity.

### **7.9.8 Conclusions**

The Tier 1 VES results are summarized herein, and the conclusion from the Tier I screening is presented below.

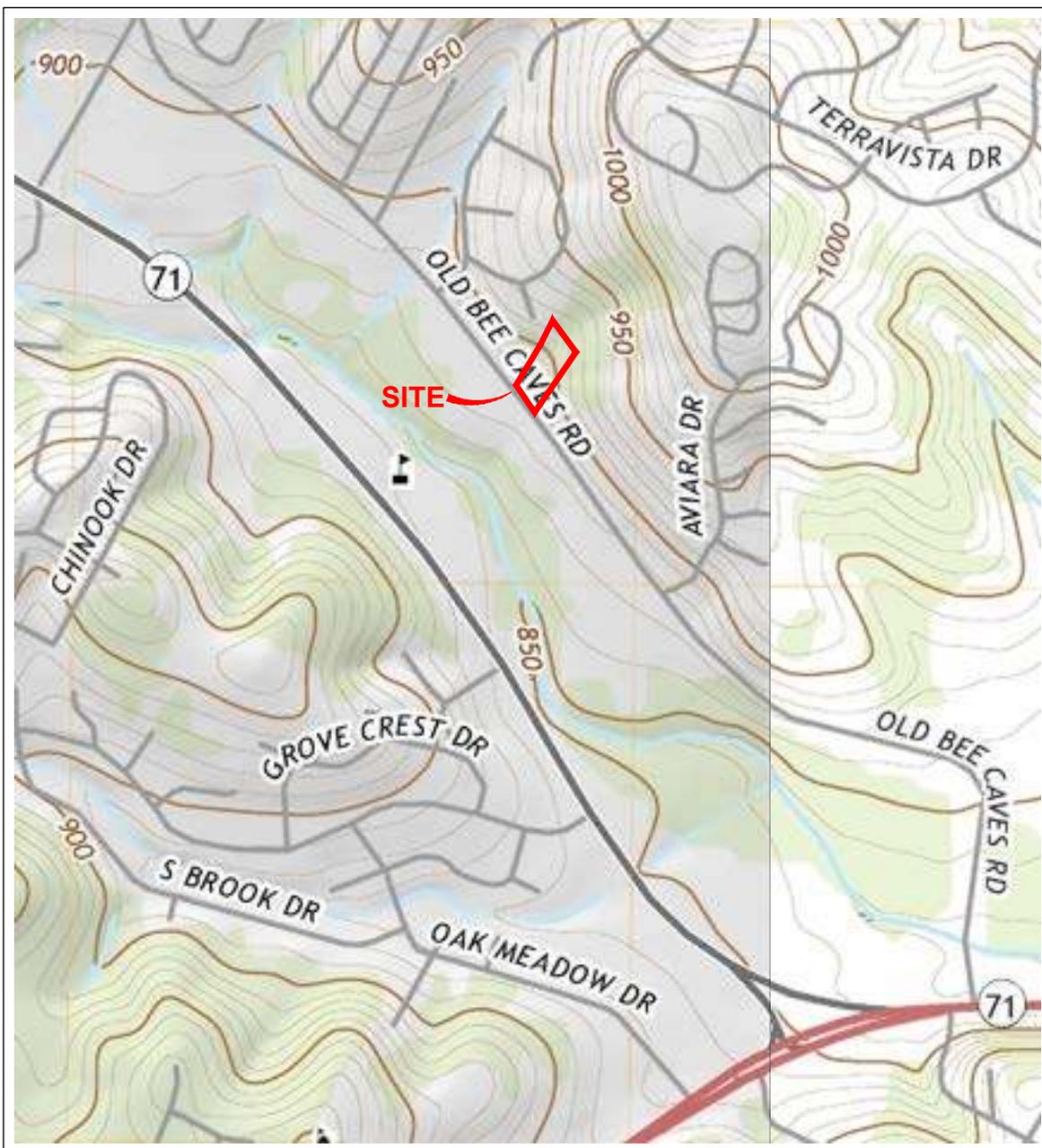
Based on the review of historical and regulatory information and site/area reconnaissance observations, VECs are not likely to exist at the site. It should be noted, if any impacted media regarding the former on-site vehicle storage/junk yard operations on the site are identified during site redevelopment activities, it should be characterized, removed, and disposed of in accordance with applicable regulations.

## 8.0 DECLARATION

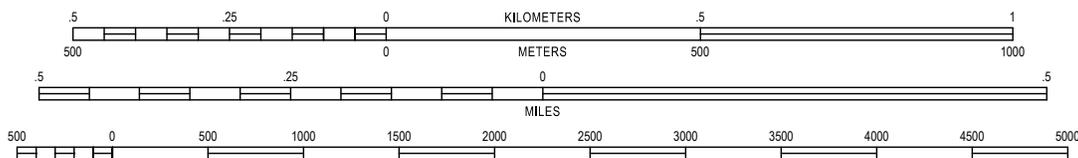
I, Hilary D. Johns, P.G., declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312, and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

  
Hilary D. Johns, P.G.  
Environmental Professional

**APPENDIX A**  
**EXHIBIT 1 – TOPOGRAPHIC MAP**  
**EXHIBIT 2 – SITE DIAGRAM**



SCALE 1:12,000



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1988

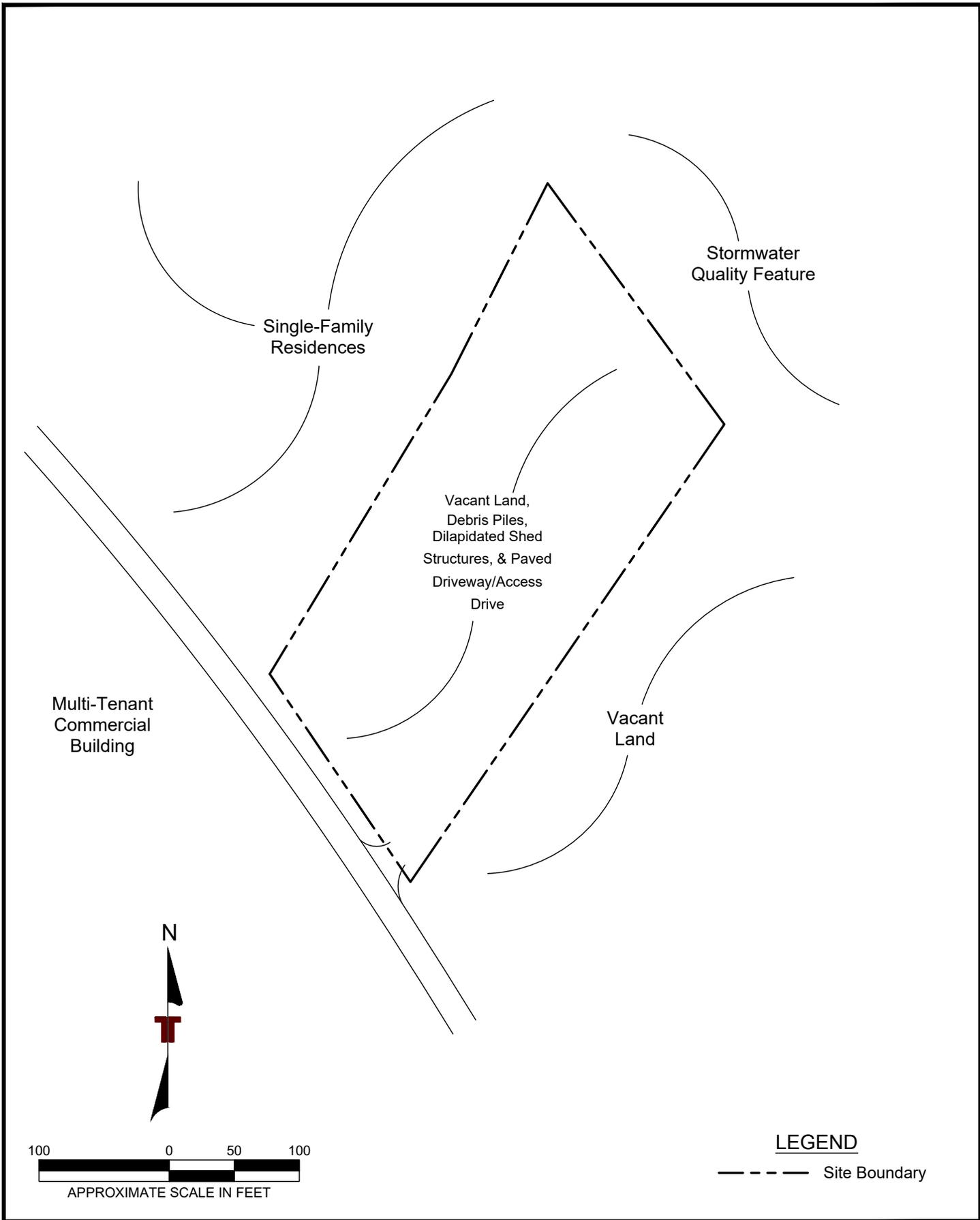
**Signal Hill, Texas**  
2019  
7.5 MINUTE SERIES (TOPOGRAPHIC)

Project Mngr:	SRS
Drawn By:	ATX Drafting
Checked By:	HDJ
Approved By:	HDJ
Project No.:	96227079
Scale:	AS SHOWN
File No.:	96227079
Date:	Mar 11, 2022

**Terracon**  
Consulting Engineers and Scientists  
5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735  
PH. (512) 442-1122 FAX (512) 442-1181

**TOPOGRAPHIC MAP**  
**Old Bee Caves Road Project**  
7610 Old Bee Caves Road  
Dripping Springs, Hays County, Texas

EXHIBIT
1



**LEGEND**

--- Site Boundary

Project Mngr:	SRS
Drawn By:	ATX Drafting
Checked By:	HDJ
Approved By:	HDJ
Project No.:	96227079
Scale:	AS SHOWN
File No.:	96227079
Date:	Mar 11, 2022

**Terracon**  
 Consulting Engineers and Scientists  
 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735  
 PH. (512) 442-1122 FAX (512) 442-1181

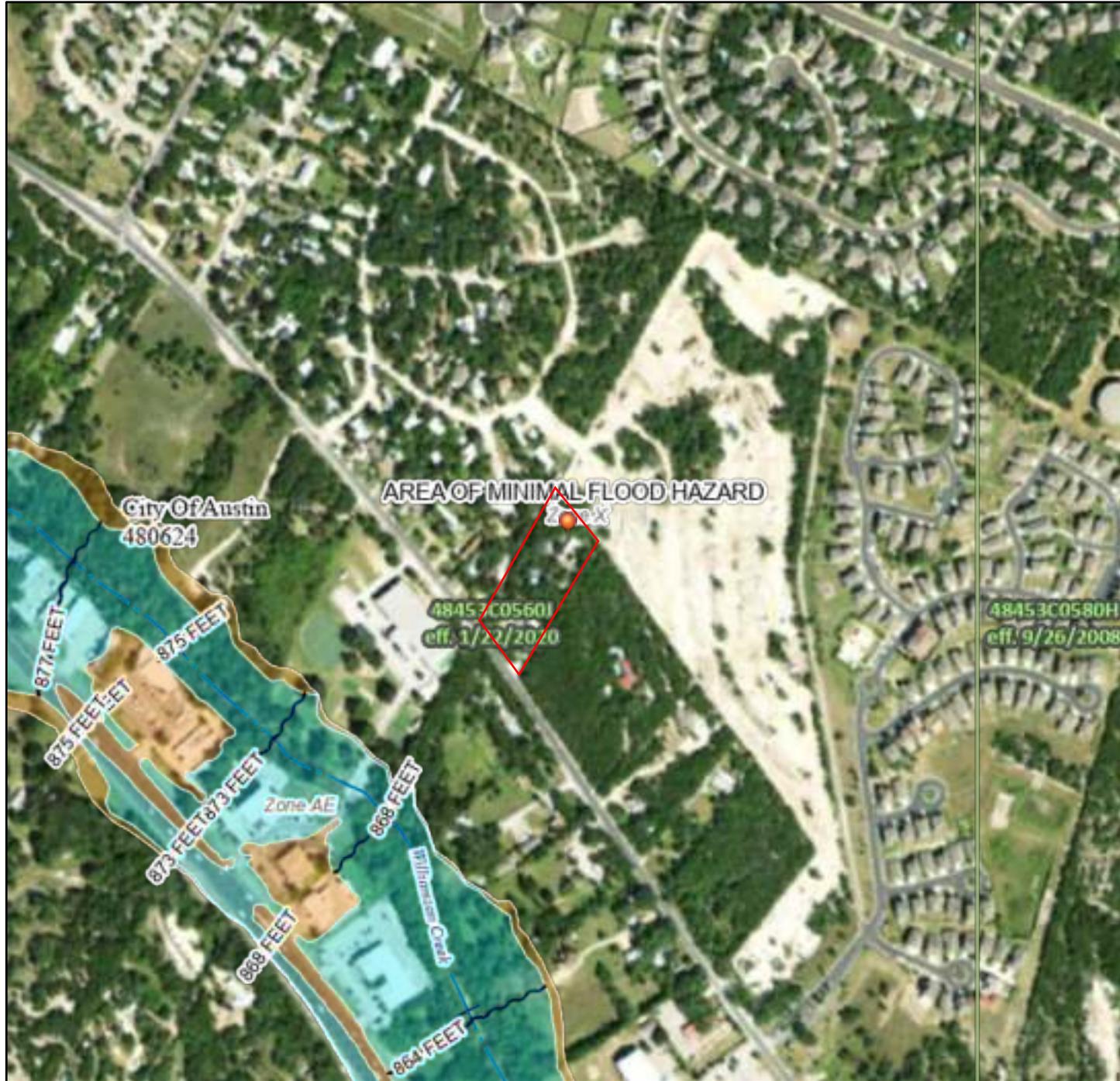
**SITE DIAGRAM**  
**Old Bee Caves Road Project**  
 7610 Old Bee Caves Road  
 Dripping Springs, Hays County, Texas

EXHIBIT
<b>2</b>

# National Flood Hazard Layer FIRMMette



97°53'2"W 30°14'56"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER AREAS		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
GENERAL STRUCTURES		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/23/2022 at 12:32 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

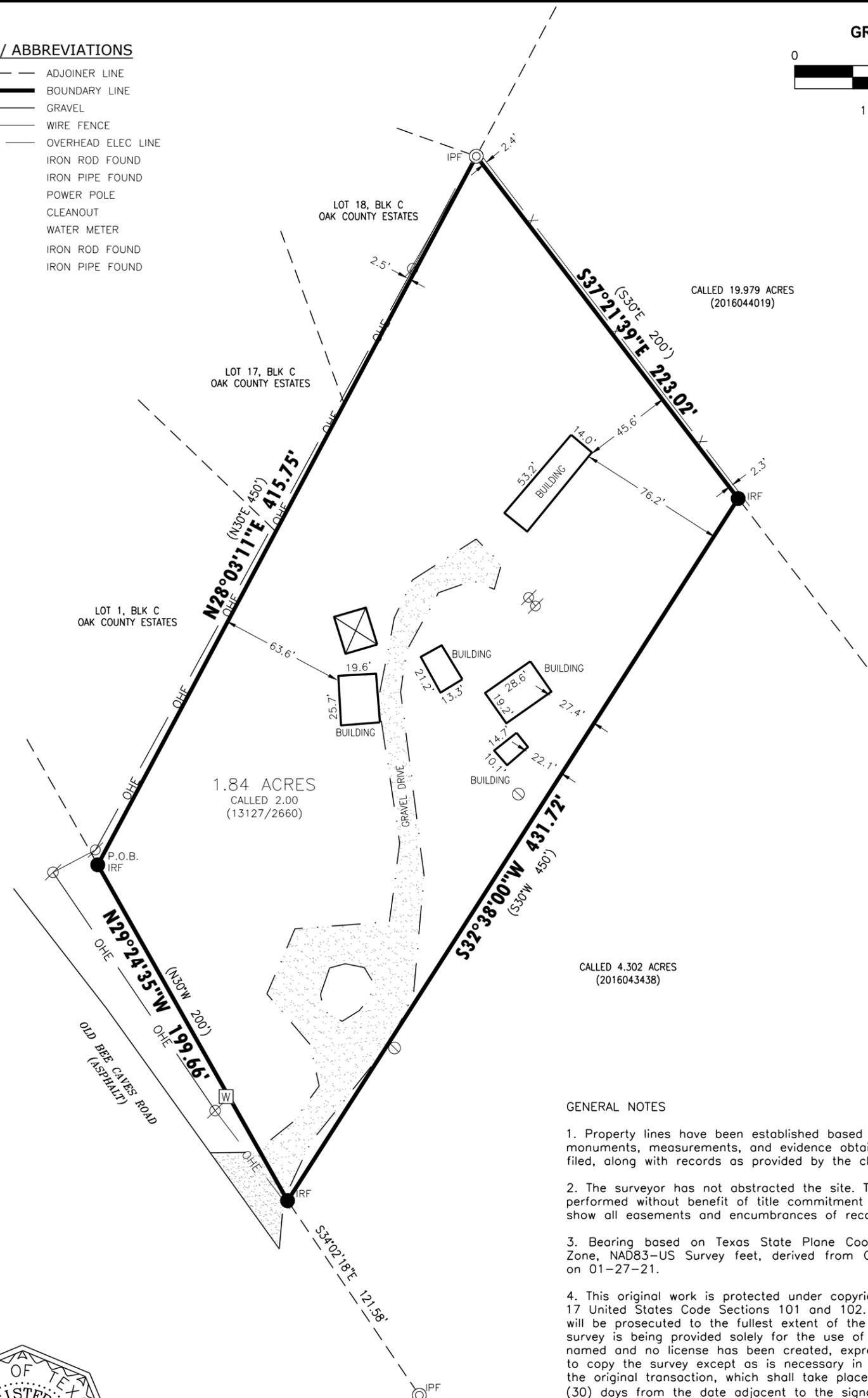
**LEGEND / ABBREVIATIONS**

- ADJOINER LINE
- BOUNDARY LINE
- - - GRAVEL
- X - WIRE FENCE
- OHE — OVERHEAD ELEC LINE
- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ⊗ POWER POLE
- ⊘ CLEANOUT
- ⊞ WATER METER
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND

**GRAPHIC SCALE**



1 INCH = 60 FT.



**GENERAL NOTES**

1. Property lines have been established based upon found monuments, measurements, and evidence obtained in the filed, along with records as provided by the client.
2. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.
3. Bearing based on Texas State Plane Coordinates, Central Zone, NAD83-US Survey feet, derived from GPS observations on 01-27-21.
4. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.



TO:  
GREG STOLL  
7610 OLD BEE CAVES ROAD  
AUSTIN, TEXAS 78735

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications.

*Chris Walterscheidt*

Chris Walterscheidt  
R.P.L.S. No. 6180  
Date 02-01-2021

**EXHIBIT TO ACCOMPANY  
BOUNDARY AND IMPROVEMENT  
SURVEY OF A  
1.84 ACRE TRACT  
SITUATED IN THE  
A.J. BOND SURVEY, A-114  
TRAVIS COUNTY, TEXAS**



500 NORTH LOOP 1604 EAST,  
SUITE 200  
SAN ANTONIO, TX 78232  
(318)226-0100  
www.landpoint.net  
FIRM NO. 10193814



# SITE PLAN

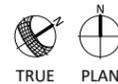
SCALE: 1" = 40'

PROJECT ADDRESS:  
7610 OLD BEE CAVES RD, AUSTIN, TX 78735

CLIENT NAME:  
GREG STOLL

DATE:  
2021-11-05

PHASE:  
PRE DESIGN - YIELD STUDY (V3)



**APPENDIX B**  
**SITE PHOTOGRAPHS**



**Photo 1** General view of the site



**Photo 2** General view of the site



**Photo 3** General view of the site



**Photo 4** General view of the site



**Photo 5** General view of the site



**Photo 6** General view of the site



**Photo 7** General view of the site



**Photo 8** General view of the site



**Photo 9** General view of the site



**Photo 10** General view of the site



**Photo 11** General view of the site



**Photo 12** General view of the site



**Photo 13** General view of the site



**Photo 14** General view of the site



**Photo 15** General view of the site



**Photo 16** General view of the site



**Photo 17** General view of the site



**Photo 18** General view of the site



**Photo 19** General view of the site



**Photo 20** General view of the site



**Photo 21** General view of the site



**Photo 22** View of the north adjoining property (SWQF)



**Photo 23** View of the east adjoining property (Vacant land)



**Photo 24** View of the south adjoining & adjacent properties (Old Bee Caves Road & single-family residences)



**Photo 25** View of the south adjacent property (Commercial building)



**Photo 26** View of the west adjoining property (Single-family residences)

**APPENDIX C**  
**HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE**



Site boundaries approximated in red

Project Manager: SRS	Project No. 96227079
Drawn by: SRS	Scale: 1" = 500'
Checked by: HDJ	File Name: 22030200403
Approved by: HDJ	Date: 2022-03-04

**Terracon**  
5307 Industrial Oaks Blvd Suite 160  
Austin, Texas 78735

**AERIAL PHOTO (1940 - ASCS)**

Old Bee Caves Road Project  
7610 Old Bee Caves Road  
Austin, Texas 78735

Appendix  
**C**



Site boundaries approximated in red

Project Manager: SRS	Project No. 96227079
Drawn by: SRS	Scale: 1" = 500'
Checked by: HDJ	File Name: 22030200403
Approved by: HDJ	Date: 2022-03-04

**Terracon**  
5307 Industrial Oaks Blvd Suite 160  
Austin, Texas 78735

AERIAL PHOTO (1952 - USGS)

Old Bee Caves Road Project  
7610 Old Bee Caves Road  
Austin, Texas 78735

Appendix

C



Site boundaries approximated in red

Project Manager: SRS	Project No. 96227079
Drawn by: SRS	Scale: 1" = 500'
Checked by: HDJ	File Name: 22030200403
Approved by: HDJ	Date: 2022-03-04

**Terracon**  
 5307 Industrial Oaks Blvd Suite 160  
 Austin, Texas 78735

**AERIAL PHOTO (1958 - USAF)**

Old Bee Caves Road Project  
 7610 Old Bee Caves Road  
 Austin, Texas 78735

Appendix  
  
C



Site boundaries approximated in red

Project Manager: SRS	Project No. 96227079	 5307 Industrial Oaks Blvd Suite 160 Austin, Texas 78735	AERIAL PHOTO (1966 - USGS)	Appendix
Drawn by: SRS	Scale: 1" = 500'		Old Bee Caves Road Project 7610 Old Bee Caves Road Austin, Texas 78735	<b>C</b>
Checked by: HDJ	File Name: 22030200403			
Approved by: HDJ	Date: 2022-03-04			



Site boundaries approximated in red

Project Manager: SRS	Project No. 96227079
Drawn by: SRS	Scale: 1" = 500'
Checked by: HDJ	File Name: 22030200403
Approved by: HDJ	Date: 2022-03-04

**Terracon**  
5307 Industrial Oaks Blvd Suite 160  
Austin, Texas 78735

AERIAL PHOTO (1973 - USGS)

Old Bee Caves Road Project  
7610 Old Bee Caves Road  
Austin, Texas 78735

Appendix

C



Site boundaries approximated in red

Project Manager: SRS	Project No. 96227079	 5307 Industrial Oaks Blvd Suite 160 Austin, Texas 78735	AERIAL PHOTO (1981 - USGS)	Appendix
Drawn by: SRS	Scale: 1" = 500'		Old Bee Caves Road Project 7610 Old Bee Caves Road Austin, Texas 78735	<b>C</b>
Checked by: HDJ	File Name: 22030200403			
Approved by: HDJ	Date: 2022-03-04			



Site boundaries approximated in red

Project Manager: SRS	Project No. 96227079
Drawn by: SRS	Scale: 1" = 500'
Checked by: HDJ	File Name: 22030200403
Approved by: HDJ	Date: 2022-03-04

**Terracon**  
 5307 Industrial Oaks Blvd Suite 160  
 Austin, Texas 78735

**AERIAL PHOTO (1988 - TXDOT)**

Old Bee Caves Road Project  
 7610 Old Bee Caves Road  
 Austin, Texas 78735

Appendix  
  
C



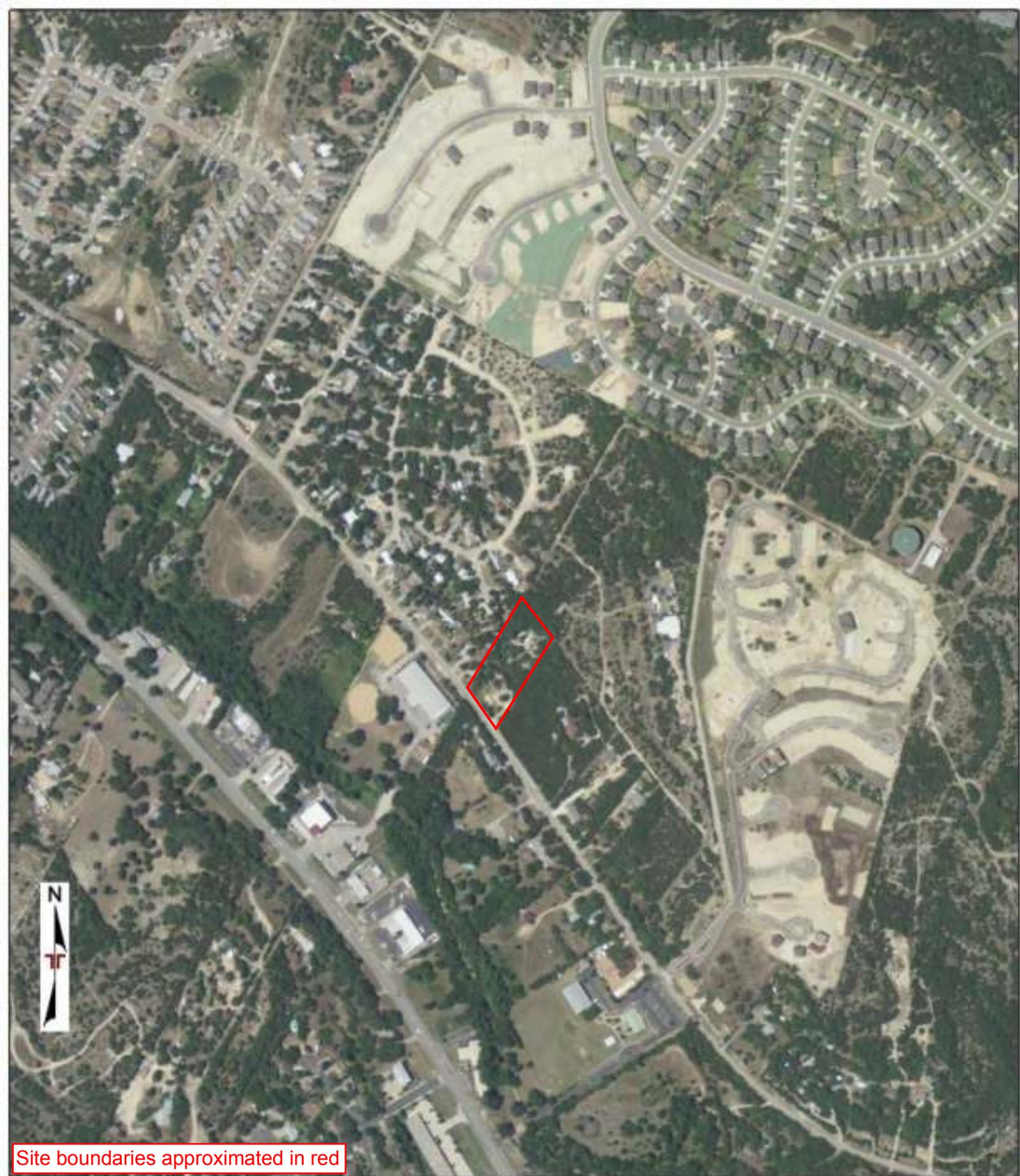
Site boundaries approximated in red

Project Manager: SRS	Project No. 96227079	 5307 Industrial Oaks Blvd Suite 160 Austin, Texas 78735	AERIAL PHOTO (1995 - USGS)	Appendix
Drawn by: SRS	Scale: 1" = 500'		Old Bee Caves Road Project 7610 Old Bee Caves Road Austin, Texas 78735	<b>C</b>
Checked by: HDJ	File Name: 22030200403			
Approved by: HDJ	Date: 2022-03-04			



Site boundaries approximated in red

Project Manager: SRS	Project No. 96227079	 5307 Industrial Oaks Blvd Suite 160 Austin, Texas 78735	AERIAL PHOTO (2005 - USDA)	Appendix
Drawn by: SRS	Scale: 1" = 500'		Old Bee Caves Road Project 7610 Old Bee Caves Road Austin, Texas 78735	<b>C</b>
Checked by: HDJ	File Name: 22030200403			
Approved by: HDJ	Date: 2022-03-04			



Site boundaries approximated in red

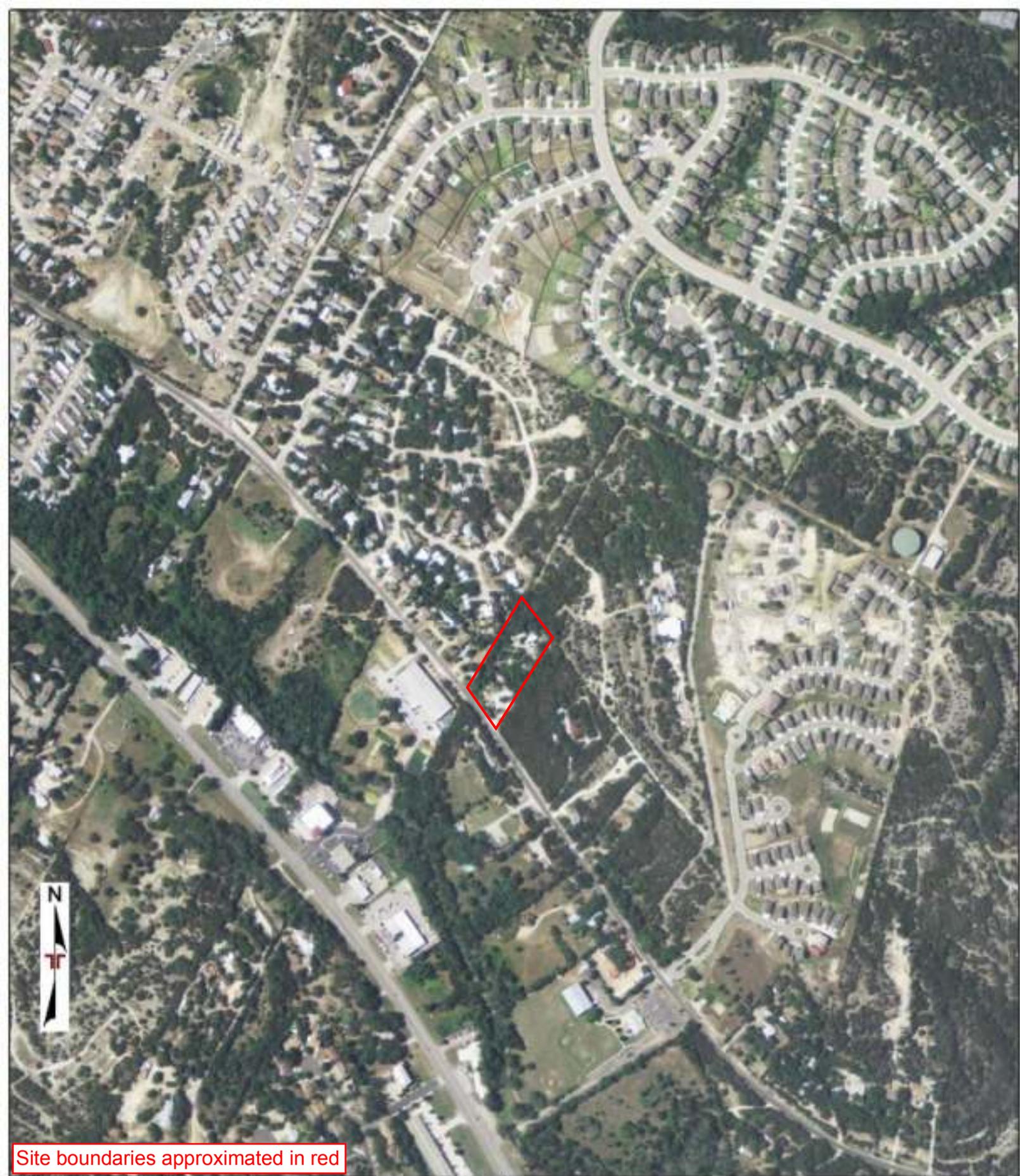
Project Manager: SRS	Project No. 96227079
Drawn by: SRS	Scale: 1" = 500'
Checked by: HDJ	File Name: 22030200403
Approved by: HDJ	Date: 2022-03-04

**Terracon**  
 5307 Industrial Oaks Blvd Suite 160  
 Austin, Texas 78735

**AERIAL PHOTO (2008 - USDA)**

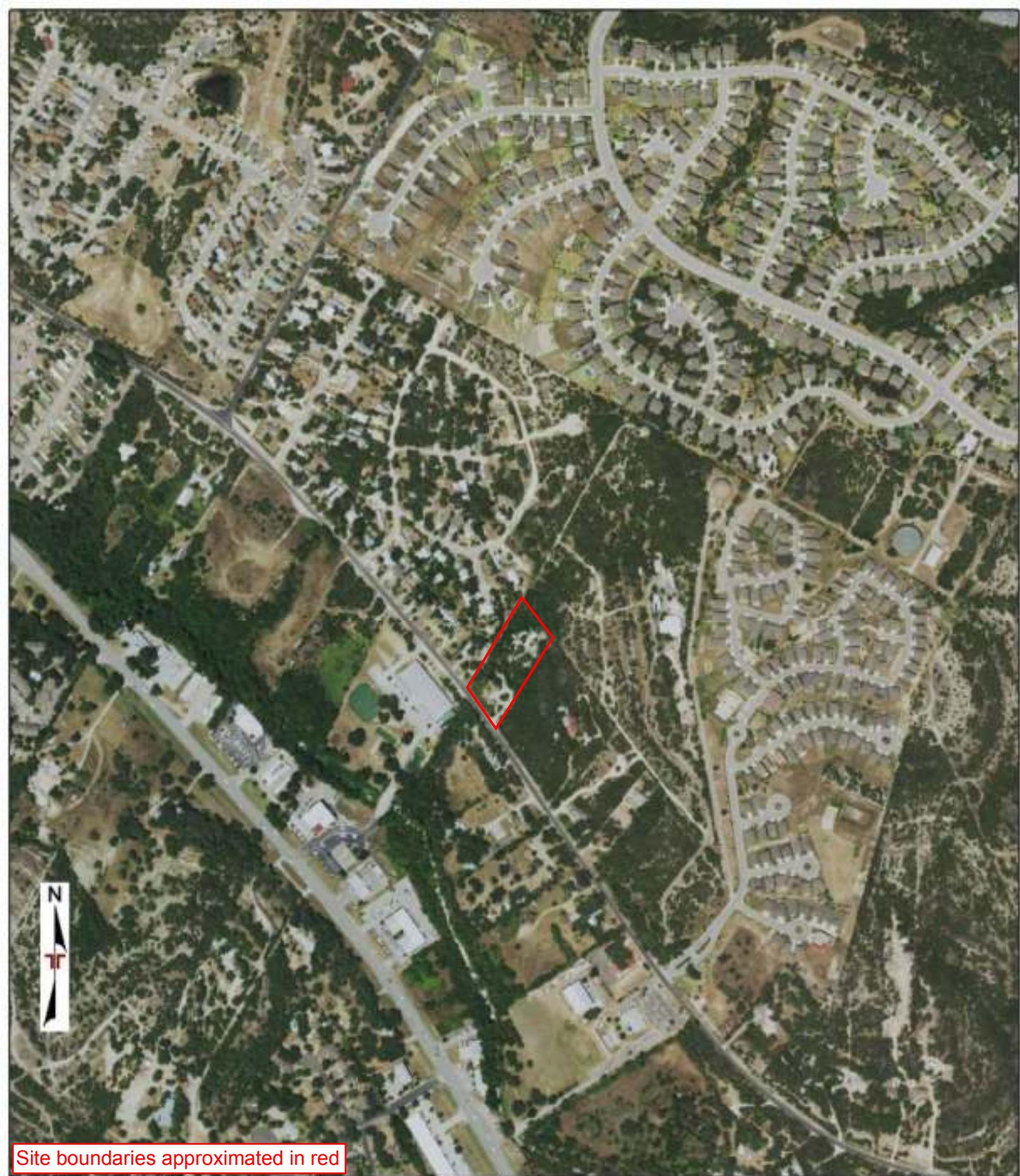
Old Bee Caves Road Project  
 7610 Old Bee Caves Road  
 Austin, Texas 78735

Appendix  
  
C



Site boundaries approximated in red

Project Manager: SRS	Project No. 96227079	 5307 Industrial Oaks Blvd Suite 160 Austin, Texas 78735	AERIAL PHOTO (2012 - USDA)	Appendix
Drawn by: SRS	Scale: 1" = 500'		Old Bee Caves Road Project 7610 Old Bee Caves Road Austin, Texas 78735	<b>C</b>
Checked by: HDJ	File Name: 22030200403			
Approved by: HDJ	Date: 2022-03-04			



Site boundaries approximated in red

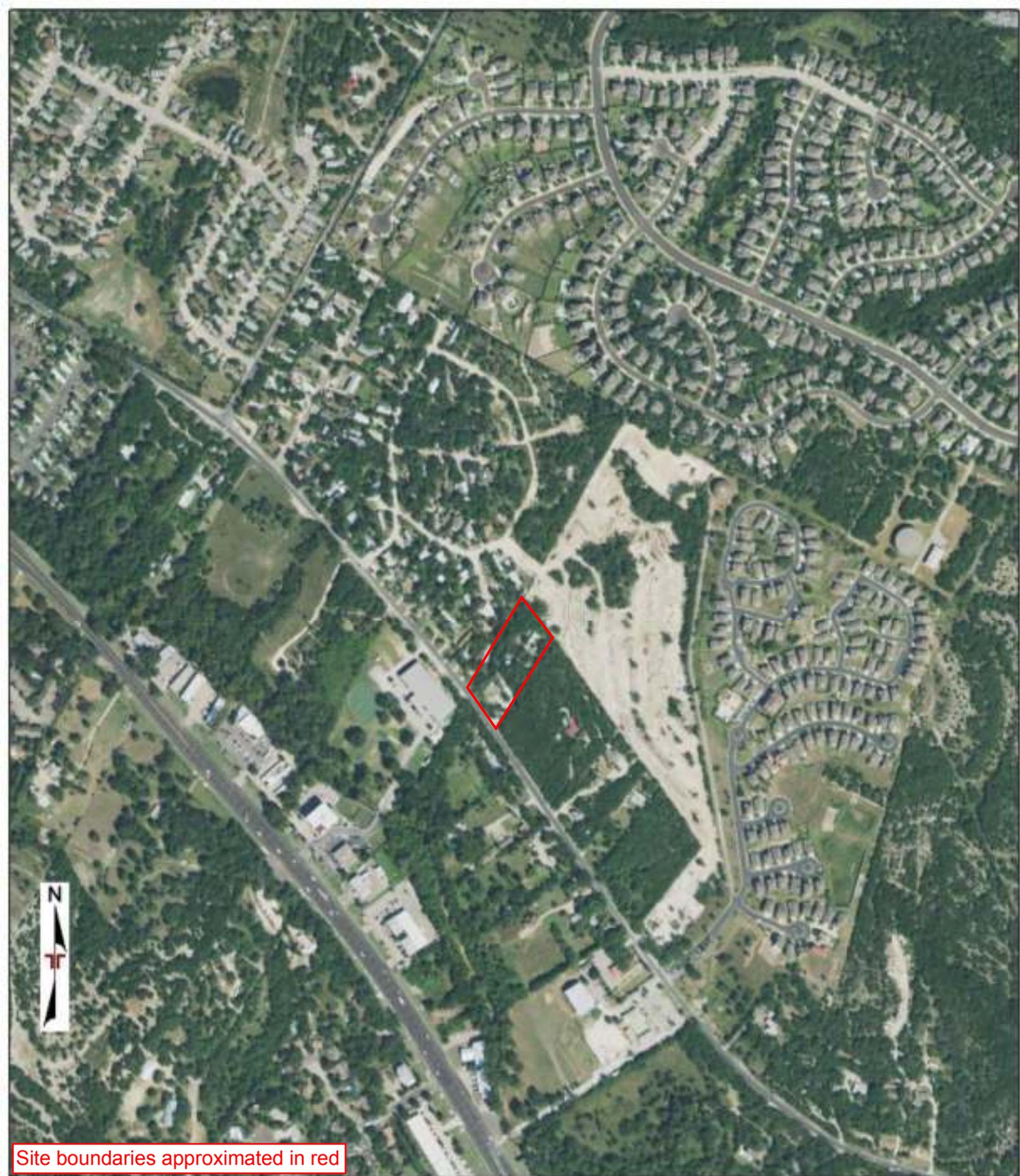
Project Manager: SRS	Project No. 96227079
Drawn by: SRS	Scale: 1" = 500'
Checked by: HDJ	File Name: 22030200403
Approved by: HDJ	Date: 2022-03-04

**Terracon**  
 5307 Industrial Oaks Blvd Suite 160  
 Austin, Texas 78735

**AERIAL PHOTO (2014 - USDA)**

Old Bee Caves Road Project  
 7610 Old Bee Caves Road  
 Austin, Texas 78735

Appendix  
  
C



Site boundaries approximated in red

Project Manager: SRS	Project No. 96227079
Drawn by: SRS	Scale: 1" = 500'
Checked by: HDJ	File Name: 22030200403
Approved by: HDJ	Date: 2022-03-04

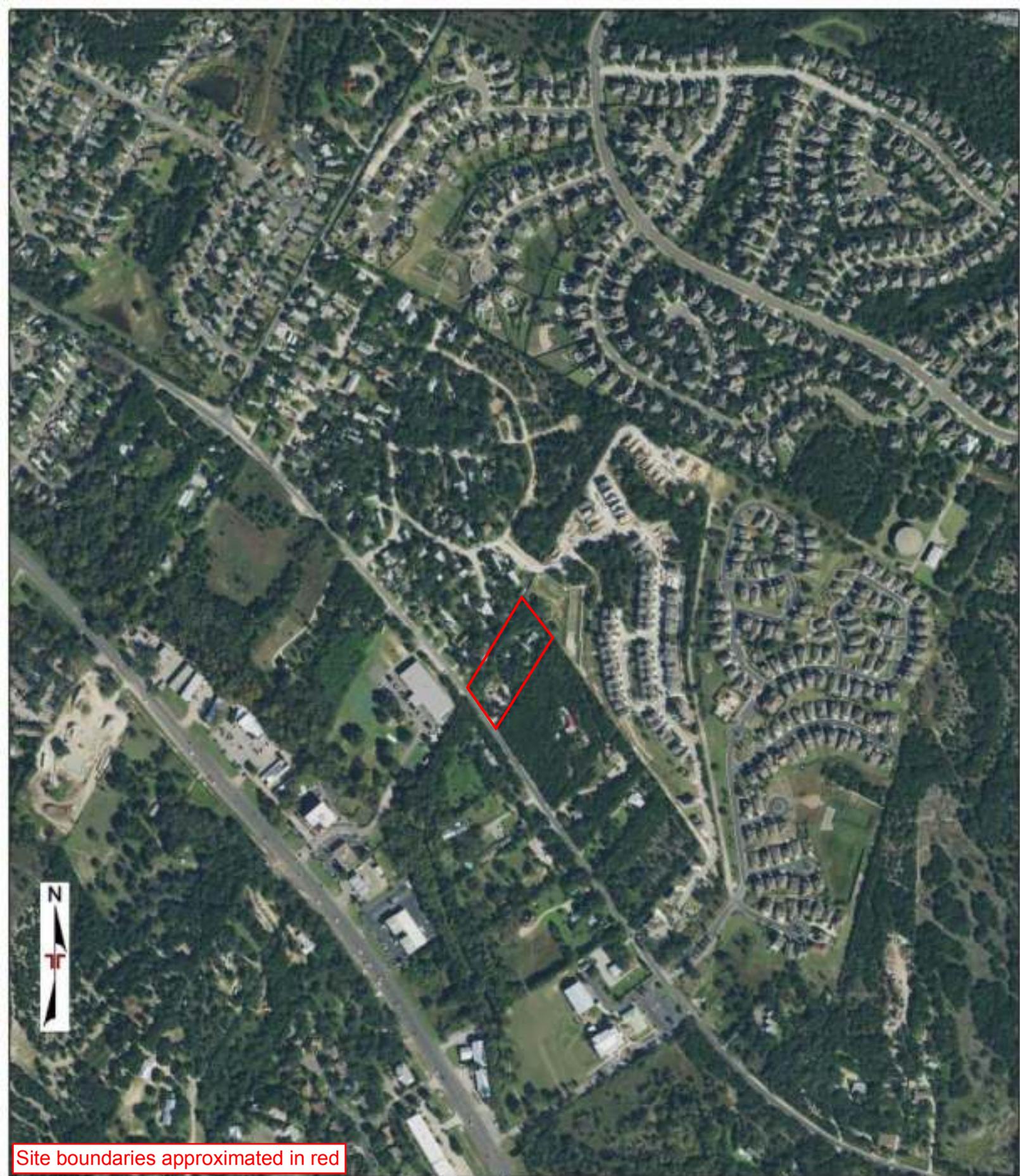
**Terracon**  
5307 Industrial Oaks Blvd Suite 160  
Austin, Texas 78735

AERIAL PHOTO (2016 - USDA)

Old Bee Caves Road Project  
7610 Old Bee Caves Road  
Austin, Texas 78735

Appendix

C



Site boundaries approximated in red

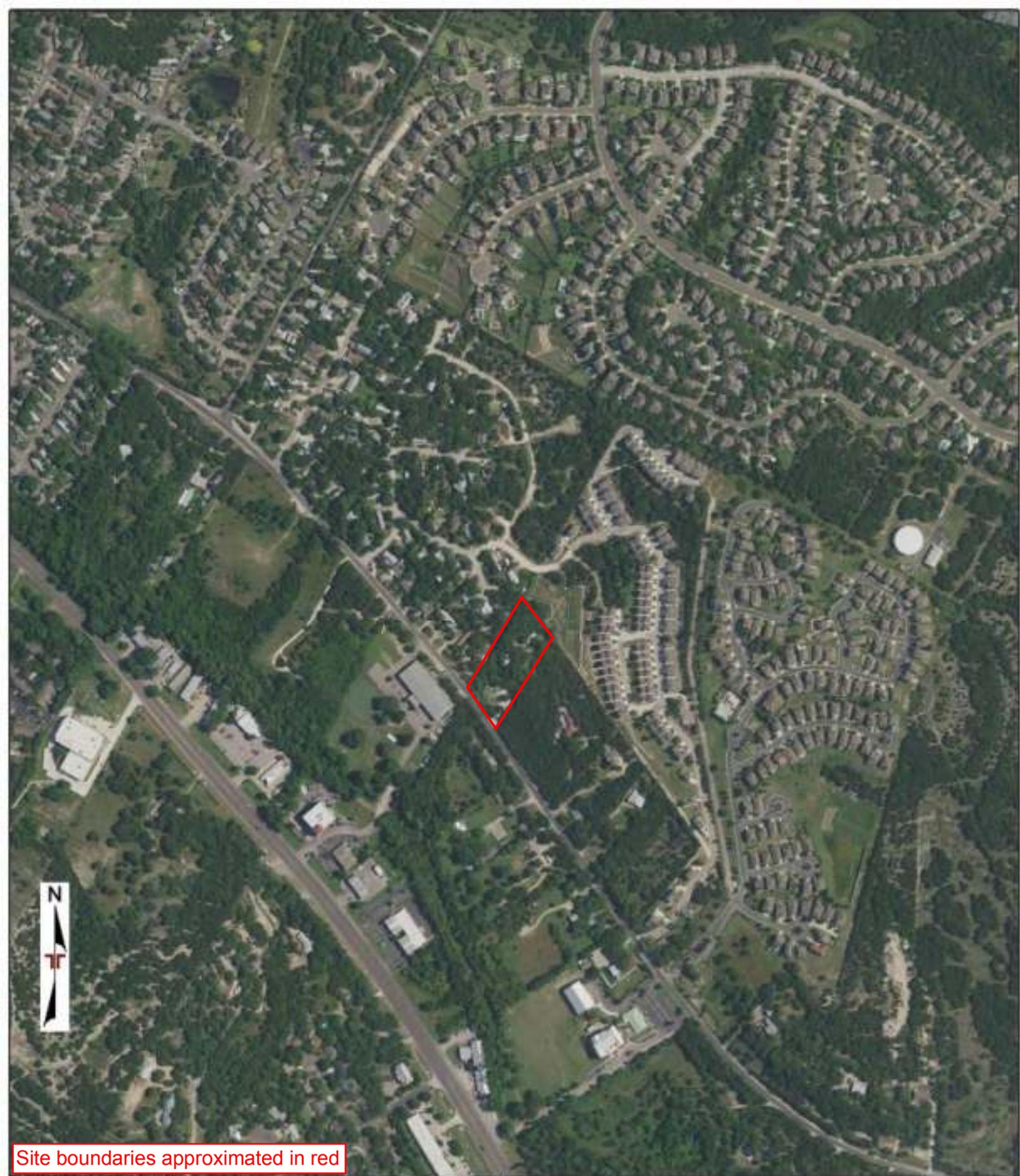
Project Manager: SRS	Project No. 96227079
Drawn by: SRS	Scale: 1" = 500'
Checked by: HDJ	File Name: 22030200403
Approved by: HDJ	Date: 2022-03-04

**Terracon**  
5307 Industrial Oaks Blvd Suite 160  
Austin, Texas 78735

AERIAL PHOTO (2018 - USDA)

Old Bee Caves Road Project  
7610 Old Bee Caves Road  
Austin, Texas 78735

Appendix  
  
C



Site boundaries approximated in red

Project Manager: SRS	Project No. 96227079
Drawn by: SRS	Scale: 1" = 500'
Checked by: HDJ	File Name: 22030200403
Approved by: HDJ	Date: 2022-03-04

**Terracon**  
 5307 Industrial Oaks Blvd Suite 160  
 Austin, Texas 78735

**AERIAL PHOTO (2020 - USDA)**

Old Bee Caves Road Project  
 7610 Old Bee Caves Road  
 Austin, Texas 78735

Appendix  
  
C



—  
FIRE  
INSURANCE  
MAPS

**Project Property:** Old Bee Caves Road Project  
7610 Old Bee Caves Road  
Austin TX 78735

**Project No:** 96227079

**Requested By:** Terracon

**Order No:** 22030200403

**Date Completed:** March 03, 2022

---

**Please note that no information was found for your site or adjacent properties.**

**APPENDIX D**  
**ENVIRONMENTAL DATABASE INFORMATION**



---

# DATABASE REPORT

**Project Property:** *Old Bee Caves Road Project  
7610 Old Bee Caves Road  
Austin TX 78735*

**Project No:** *96227079*

**Report Type:** *Database Report*

**Order No:** *22030200403*

**Requested by:** *Terracon Consultants, Inc.*

**Date Completed:** *March 3, 2022*

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## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

**Reliance on information in Report:** This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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# Executive Summary

## Property Information:

**Project Property:** *Old Bee Caves Road Project  
7610 Old Bee Caves Road Austin TX 78735*

**Project No:** *96227079*

**Coordinates:**

<b>Latitude:</b>	<i>30.24434095</i>
<b>Longitude:</b>	<i>-97.87906937</i>
<b>UTM Northing:</b>	<i>3,346,392.23</i>
<b>UTM Easting:</b>	<i>607,848.75</i>
<b>UTM Zone:</b>	<i>UTM Zone 14R</i>

**Elevation:** *899 FT*

## Order Information:

**Order No:** *22030200403*

**Date Requested:** *March 2, 2022*

**Requested by:** *Terracon Consultants, Inc.*

**Report Type:** *Database Report*

## Historicals/Products:

<b>Aerial Photographs</b>	<i>Historical Aerials (with Project Boundaries)</i>
<b>City Directory Search</b>	<i>CD - 2 Street Search</i>
<b>ERIS Xplorer</b>	<a href="#"><i>ERIS Xplorer</i></a>
<b>Excel Add-On</b>	<i>Excel Add-On</i>
<b>Fire Insurance Maps</b>	<i>US Fire Insurance Maps</i>
<b>Physical Setting Report (PSR)</b>	<i>Physical Setting Report (PSR)</i>
<b>Topographic Map</b>	<i>Topographic Maps</i>
<b>terraDOCS Report</b>	<i>terraDOCS (Terracon)</i>

# Executive Summary: Report Summary

<i>Database</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.12mi</i>	<i>0.125mi to 0.25mi</i>	<i>0.25mi to 0.50mi</i>	<i>0.50mi to 1.00mi</i>	<i>Total</i>
<b><u>Standard Environmental Records</u></b>								
<b>Federal</b>								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.125	0	0	-	-	-	0
RCRA SQG	Y	0.125	0	0	-	-	-	0
RCRA VSQG	Y	0.125	0	0	-	-	-	0
RCRA NON GEN	Y	0.125	0	0	-	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	PO	0	-	-	-	-	0
FED INST	Y	PO	0	-	-	-	-	0
LUCIS	Y	PO	0	-	-	-	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
<b>State</b>								
SUPERFUND	Y	1	0	0	0	0	0	0
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
CLI	Y	0.5	0	0	0	0	-	0
HGAC CLI	Y	0.5	0	0	0	0	-	0
AACOG CLI	Y	0.5	0	0	0	0	-	0
IHW	Y	0.5	0	0	0	0	-	0
IHW RECEIVER	Y	0.25	0	0	0	-	-	0
RWS	Y	0.5	0	0	0	0	-	0
LPST	Y	0.5	0	0	0	1	-	1
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	1	-	-	1
AST	Y	0.25	0	0	0	-	-	0
PST	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	1	-	-	1
UST AUSTIN	Y	0.25	0	0	1	-	-	1
PETROL CAVERN	Y	0.5	0	0	0	0	-	0
DTNK	Y	0.25	0	0	0	-	-	0
AUL	Y	PO	0	-	-	-	-	0
VCP	Y	0.5	0	0	0	0	-	0
VCP RRC	Y	0.5	0	0	0	0	-	0
OP CLEANUP	Y	0.5	0	0	0	0	-	0
IOP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
BROWN RRC	Y	0.5	0	0	0	0	-	0
MSD	Y	PO	0	-	-	-	-	0

**Tribal**

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0

County **No County standard environmental record sources available for this State.**

**Additional Environmental Records**

**Federal**

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	PO	0	-	-	-	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
HMIRS	Y	PO	0	-	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
TSCA	Y	PO	0	-	-	-	-	0
HIST TSCA	Y	PO	0	-	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	0.5	0	0	0	0	-	0
MRDS	Y	0.25	0	0	0	-	-	0
URANIUM	Y	0.5	0	0	0	0	-	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PCB	Y	PO	0	-	-	-	-	0
<b>State</b>								
PRIORITY CLEAN	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
GWCC	Y	PO	0	-	-	-	-	0
GWCC HIST	Y	PO	0	-	-	-	-	0
APAR	Y	0.5	0	0	0	0	-	0
SPILLS	Y	PO	0	-	-	-	-	0
IHW CORR ACTION	Y	1	0	0	0	0	1	1
PFAS	Y	0.5	0	0	0	0	-	0
LIENS	Y	PO	0	-	-	-	-	0
HIST RCRA GEN	Y	0.125	0	0	-	-	-	0
RTOL	Y	0.5	0	0	0	0	-	0
UIC	Y	PO	0	-	-	-	-	0
IHW GENERATOR	Y	0.25	0	0	0	-	-	0
IHW TRANSPORT	Y	0.25	0	0	0	-	-	0
AIR PERMITS	Y	0.25	0	0	0	-	-	0
TIER 2	Y	PO	0	-	-	-	-	0
EDWARDS AQUIFER	Y	PO	0	-	-	-	-	0

**Tribal** *No Tribal additional environmental record sources available for this State.*

**County** *No County additional environmental record sources available for this State.*

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**Total:** 0 0 3 1 1 5

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">1</a>	UST AUSTIN	Corner Store #2741311	7622 W Sh 71 TX	SW	0.17 / 897.90	-33	<a href="#">17</a>
<i>UST ID   UT System ID: 03123   1444</i>							
<a href="#">2</a>	UST	CIRCLE K STORE 2741311	7622 W HIGHWAY 71 AUSTIN TX 78735	SW	0.20 / 1,040.88	-30	<a href="#">17</a>
<i>Facility ID   Facility Status: 74723   ACTIVE</i>							
<i>Tank ID   Status   Status Begin Date: 3   IN USE   04/01/1990, 2   IN USE   04/01/1990, 1   IN USE   04/01/1990</i>							
<a href="#">2</a>	HIST TANK	DIAMOND SHAMROCK CORNER STORE #1	7622 HWY 71 AUSTIN TX	SW	0.20 / 1,040.88	-30	<a href="#">33</a>
<i>Facility ID: 0054010</i>							
<a href="#">3</a>	LPST	CIRCLE K	7216 W HIGHWAY 71 AUSTIN TX 78735	S	0.48 / 2,545.33	-46	<a href="#">33</a>
<i>LPST ID: 91010</i>							
<i>Closure Date   Corrective Action Status: 05/31/1996   6A - FINAL CONCURRENCE ISSUED</i>							
<a href="#">4</a>	IHW CORR ACTION	REIDS CLEANERS AUSTIN	7010 W HIGHWAY 71 AUSTIN TX 78735	SSE	0.59 / 3,125.75	-46	<a href="#">34</a>

## Executive Summary: Summary by Data Source

### Standard

#### State

##### LPST - Leaking Petroleum Storage Tank Database

A search of the LPST database, dated Dec 8, 2021 has found that there are 1 LPST site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CIRCLE K	7216 W HIGHWAY 71 AUSTIN TX 78735	S	0.48 / 2,545.33	<a href="#">3</a>

*LPST ID: 91010*

*Closure Date | Corrective Action Status: 05/31/1996 | 6A - FINAL CONCURRENCE ISSUED*

##### UST - Underground Petroleum Storage Tanks

A search of the UST database, dated Nov 2, 2021 has found that there are 1 UST site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CIRCLE K STORE 2741311	7622 W HIGHWAY 71 AUSTIN TX 78735	SW	0.20 / 1,040.88	<a href="#">2</a>

*Facility ID | Facility Status: 74723 | ACTIVE*

*Tank ID | Status | Status Begin Date: 3 | IN USE | 04/01/1990, 2 | IN USE | 04/01/1990, 1 | IN USE | 04/01/1990*

##### HIST TANK - Historical Tank Construction Notification

A search of the HIST TANK database, dated Nov 2, 2021 has found that there are 1 HIST TANK site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
DIAMOND SHAMROCK CORNER STORE #1	7622 HWY 71 AUSTIN TX	SW	0.20 / 1,040.88	<a href="#">2</a>

*Facility ID: 0054010*

##### UST AUSTIN - Austin Underground Storage Tanks

A search of the UST AUSTIN database, dated Nov 4, 2021 has found that there are 1 UST AUSTIN site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Corner Store #2741311	7622 W Sh 71 TX	SW	0.17 / 897.90	<a href="#">1</a>

*UST ID | UT System ID: 03123 | 1444*

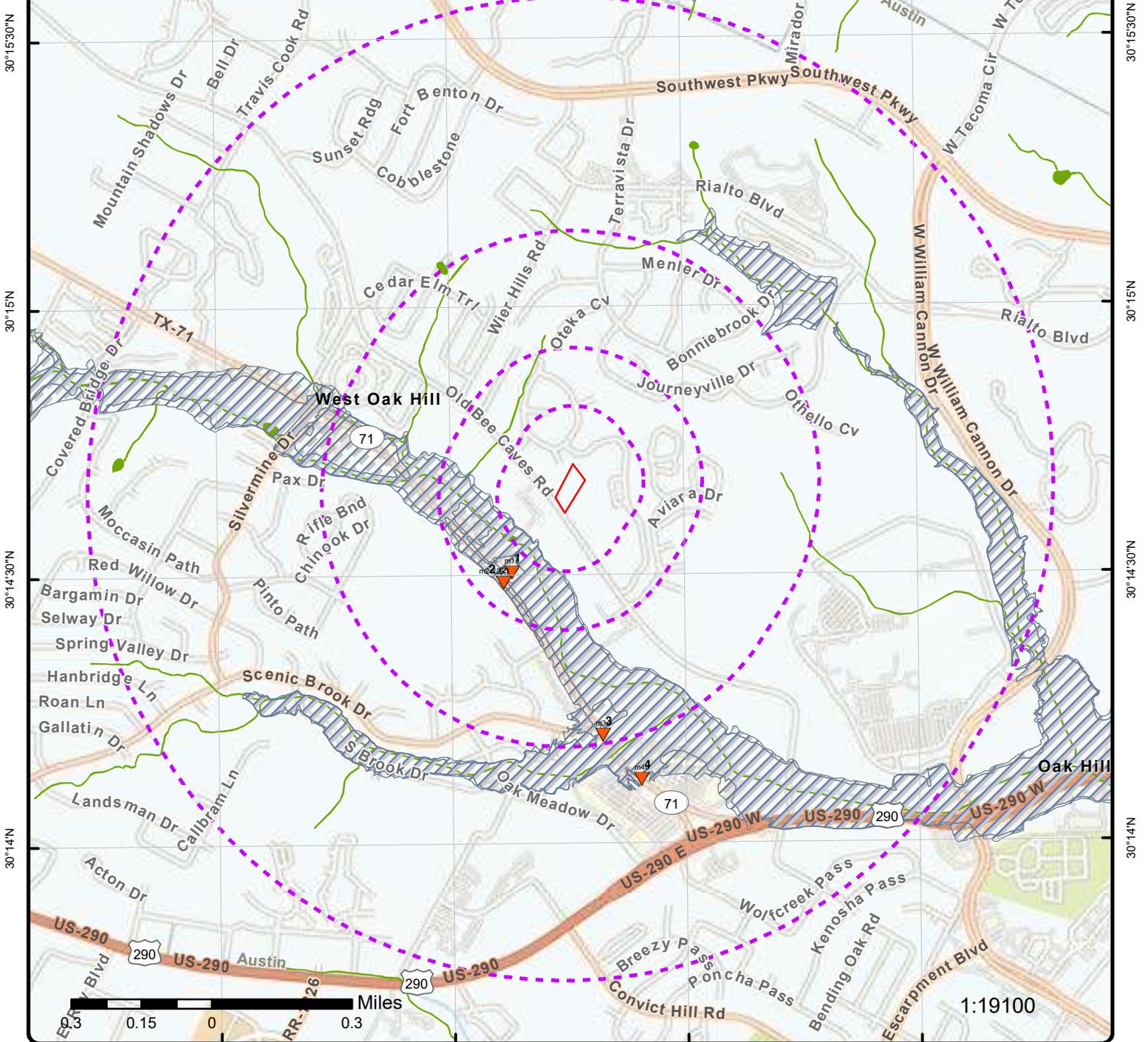
### Non Standard

#### State

**IHW CORR ACTION - Industrial and Hazardous Waste Sites with Corrective Actions**

A search of the IHW CORR ACTION database, dated May 28, 2021 has found that there are 1 IHW CORR ACTION site(s) within approximately 1.00 miles of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
REIDS CLEANERS AUSTIN	7010 W HIGHWAY 71 AUSTIN TX 78735	SSE	0.59 / 3,125.75	<a href="#">4</a>



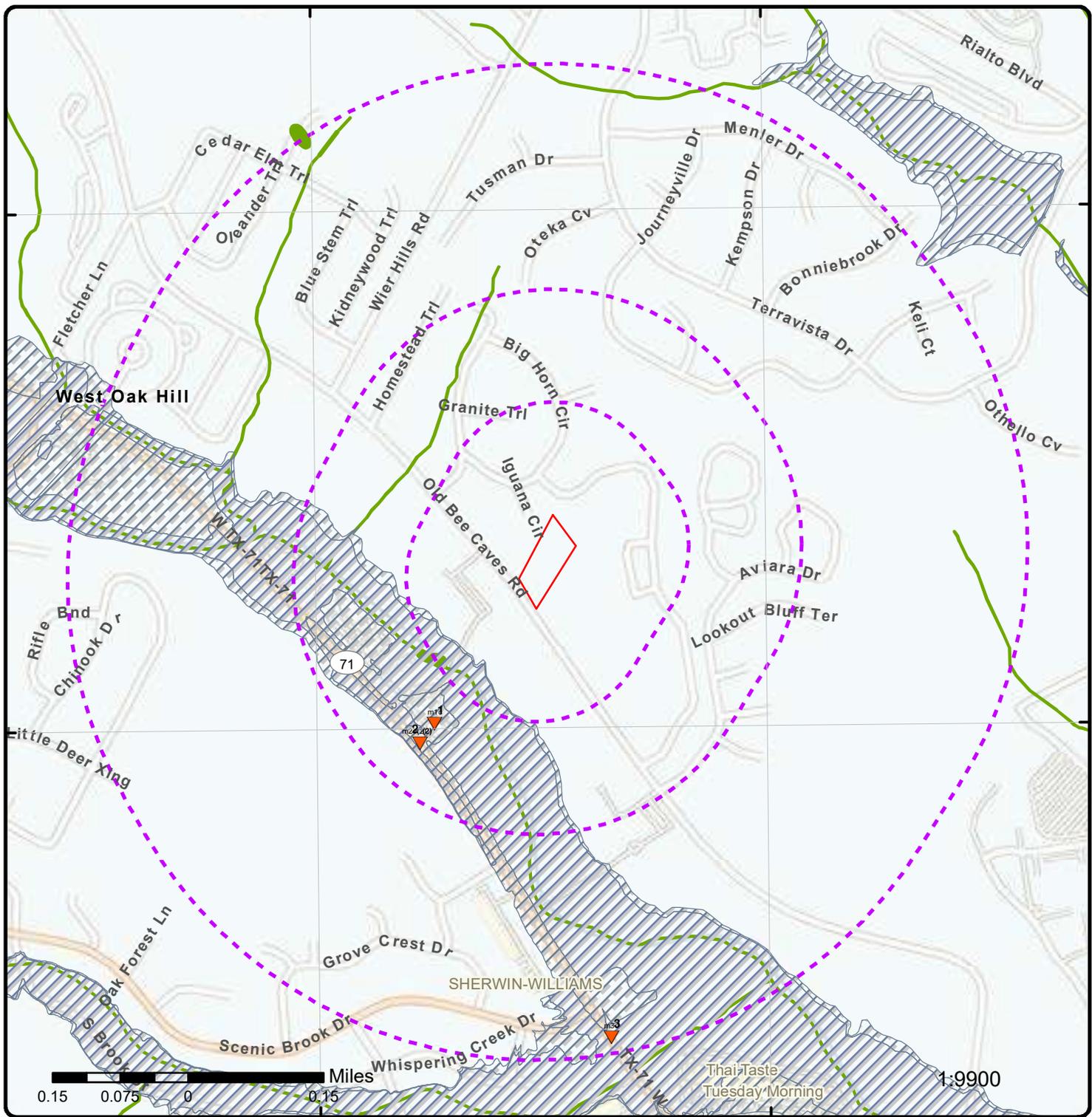
### Map: 1.0 Mile Radius

Order Number: 22030200403

Address: 7610 Old Bee Caves Road, Austin, TX



- |                                   |                        |                              |                               |
|-----------------------------------|------------------------|------------------------------|-------------------------------|
| Project Property                  | Buffer Outline         | Freeways; Highways           | FWS Special Designation Areas |
| Eris Sites with Higher Elevation  | Freeways; Highways     | State                        | Plume                         |
| Eris Sites with Same Elevation    | Traffic Circle; Ramp   | Country                      |                               |
| Eris Sites with Lower Elevation   | Major & Minor Arterial | National Priority List Sites |                               |
| Eris Sites with Unknown Elevation | Traffic Circle; Ramp   | National Wetland             |                               |
| Eris Areas with Higher Elevation  | Local Road             | Indian Reserve Land          |                               |
| Eris Areas with Same Elevation    | Rail                   | Historic Fill                |                               |
| Eris Areas with Lower Elevation   |                        | 100 Year Flood Zone          |                               |
| Eris Areas with Unknown Elevation |                        | 500 Year Flood Zone          |                               |

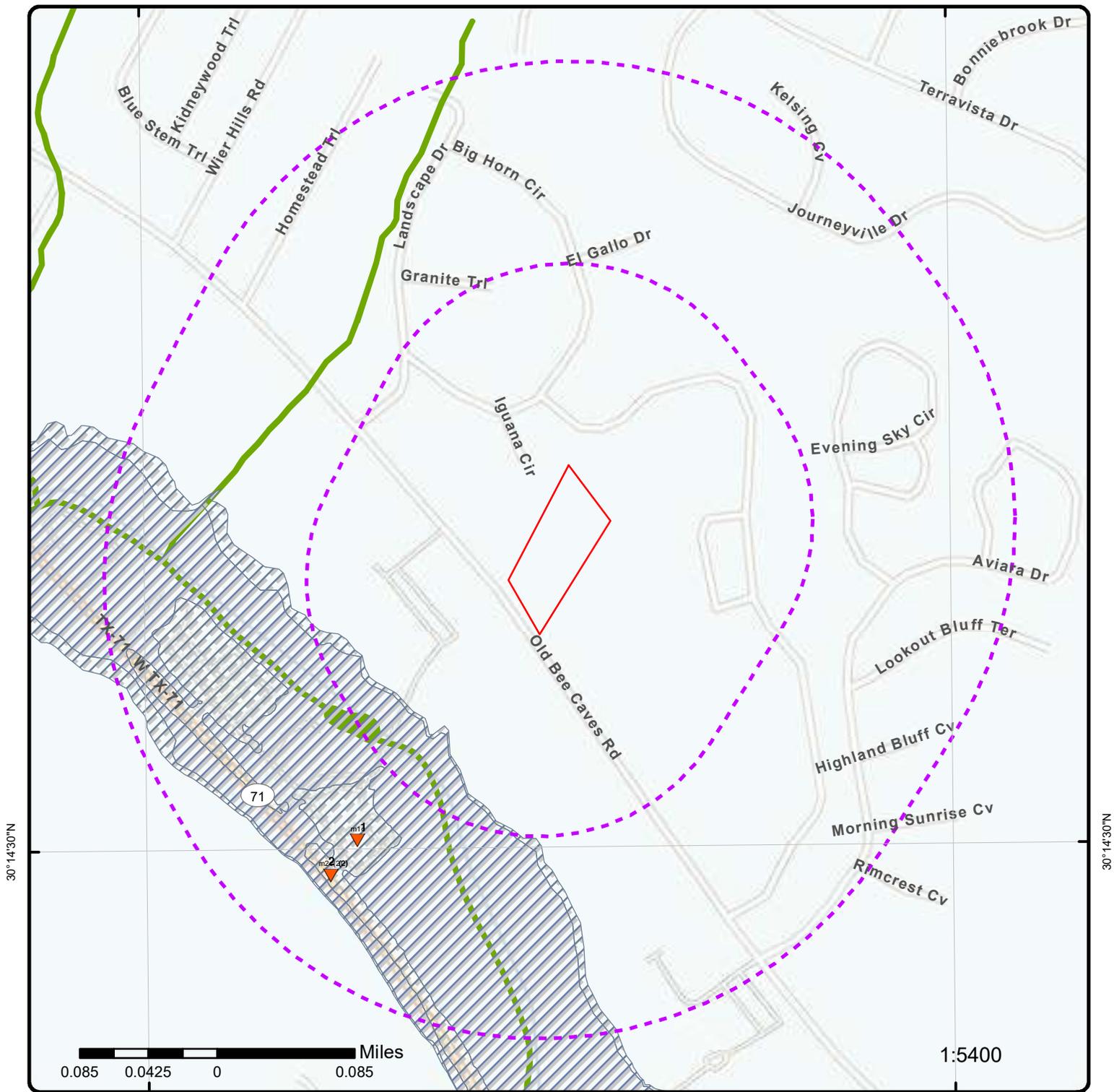


### Map: 0.5 Mile Radius

Order Number: 22030200403  
Address: 7610 Old Bee Caves Road, Austin, TX



- Project Property
- Buffer Outline
- ▲ Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- ▼ Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Eris Areas with Higher Elevation
- Eris Areas with Same Elevation
- Eris Areas with Lower Elevation
- Eris Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- + Rail
- State
- Country
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- Plume



### Map: 0.25 Mile Radius

Order Number: 22030200403  
Address: 7610 Old Bee Caves Road, Austin, TX



- |                                   |                        |                              |                               |
|-----------------------------------|------------------------|------------------------------|-------------------------------|
| Project Property                  | Buffer Outline         | State                        | FWS Special Designation Areas |
| Eris Sites with Higher Elevation  | Freeways; Highways     | Country                      | Plume                         |
| Eris Sites with Same Elevation    | Traffic Circle; Ramp   | National Priority List Sites |                               |
| Eris Sites with Lower Elevation   | Major & Minor Arterial | National Wetland             |                               |
| Eris Sites with Unknown Elevation | Traffic Circle; Ramp   | Indian Reserve Land          |                               |
| Eris Areas with Higher Elevation  | Local Road             | Historic Fill                |                               |
| Eris Areas with Same Elevation    | Rail                   | 100 Year Flood Zone          |                               |
| Eris Areas with Lower Elevation   |                        | 500 Year Flood Zone          |                               |
| Eris Areas with Unknown Elevation |                        |                              |                               |

97°53'W

97°52'30"W

30°15'N

30°15'N

30°14'30"N

30°14'30"N



**Aerial** Year: 2020

Address: 7610 Old Bee Caves Road, Austin, TX

Source: ESRI World Imagery

Order Number: 22030200403



© ERIS Information Inc.

97°54'W

97°53'30"W

97°53'W

97°52'30"W

97°52'W

97°51'30"W

30°16'N

30°16'N

30°15'30"N

30°15'30"N

30°15'N

30°15'N

30°14'30"N

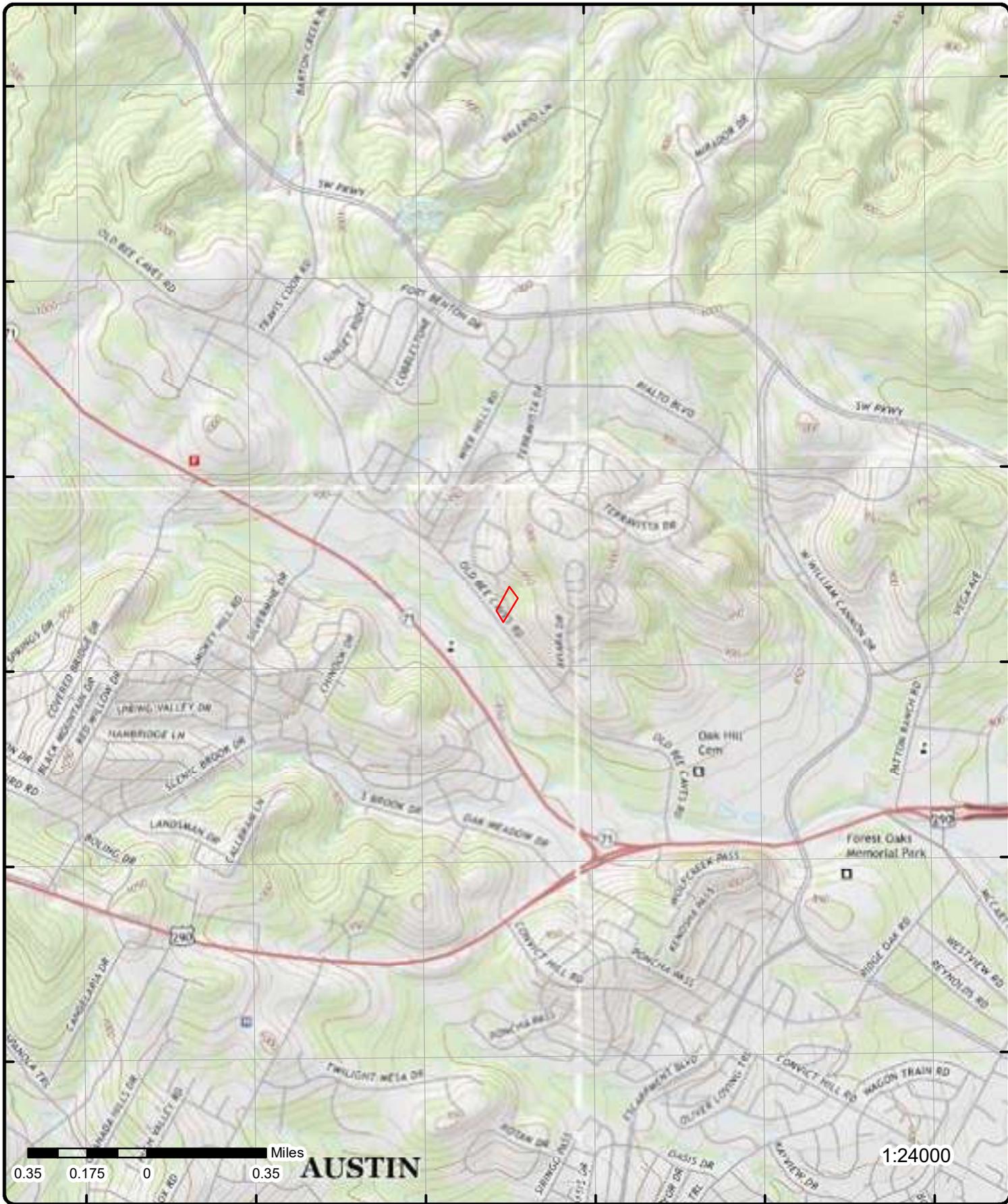
30°14'30"N

30°14'N

30°14'N

30°13'30"N

30°13'30"N



0.35 0.175 0 0.35 Miles

AUSTIN

1:24000

# Topographic Map Year: 2016

Order Number: 22030200403

Address: 7610 Old Bee Caves Road, TX



Quadrangle(s): Oak Hill, TX; Signal Hill, TX; Austin West, TX; Bee Cave, TX

© ERIS Information Inc.

Source: USGS Topographic Map

# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">1</a>	1 of 1	SW	0.17 / 897.90	866.44 / -33	Corner Store #2741311 7622 W Sh 71 TX	UST AUSTIN
<b>UST ID:</b> 03123 <b>UT System ID:</b> 1444 <b>TCEQ No:</b> <b>LUST No:</b> <b>Facility Tank No:</b> <b>Remediation Ataus:</b> <b>Permit Status:</b> P <b>Tank Type:</b> <b>Tank System Status:</b> <b>Permit Status Desc:</b> Facility Currently Permitted Through C.O.A. <b>The Geom:</b> POINT (-97.881168563282 30.24173895147) <b>Hyperlink to Council Minutes:</b>		<b>Date :</b> <b>Confirmed Installed:</b> <b>Aprr Loc of Tank:</b> <b>Historical Record:</b> No <b>Source:</b> <b>Loc in Rechrge Zone:</b> No <b>Ordinance for Row:</b> <b>Street Name:</b> SH 71 <b>Comments:</b>				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">2</a>	1 of 2	SW	0.20 / 1,040.88	869.21 / -30	CIRCLE K STORE 2741311 7622 W HIGHWAY 71 AUSTIN TX 78735	UST
<b>Facility ID:</b> 74723 <b>Additional ID:</b> 727863812002149 <b>Facility No:</b> 54010 <b>Facility Status:</b> ACTIVE <b>No of Active USTs:</b> 3 <b>No of Active ASTs:</b> 0 <b>Facility Type:</b> RETAIL <b>Fac Exempt Status:</b> No <b>Fac Begin Date:</b> 04/01/1990 <b>Enforcement Action:</b> No <b>Enf Action Date:</b> <b>Records Off Site:</b> Yes <b>UST Fin Assu Req:</b> No <b>App Received Date:</b> 08/13/2019 <b>Signature Date:</b> 08/12/2019 <b>Signature Title:</b> ENVIRONMENTAL SPECIALIST <b>Signature Role:</b> LEGAL AUTH REP OWNER <b>Sig First Name:</b> VERONICA <b>Sig Middle Name:</b> <b>Sig Last Name:</b> RIVERA <b>Sig Company:</b> <b>Addr Deliverable:</b> <b>Site Addr Delivery:</b> 7622 W HIGHWAY 71 <b>Site Addr City Nm:</b> AUSTIN <b>Site Loc City:</b> <b>Site Addr Zip Ext:</b> 8247 <b>Site Loc Cnty Nm:</b> TRAVIS <b>Site Location Zip:</b> 78735 <b>Fac Cont Org:</b> <b>Facility Name(Map):</b> CIRCLE K STORE 2741311 <b>Site Location Description:</b> <b>Data Source:</b> Petroleum Storage Tank(Raw Data); Petroleum Storage Tank (as of 18 March, 2021) (Map) <b>Note:</b> Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): <a href="https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH">https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH</a> Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: <a href="https://www15.tceq.texas.gov/crpub/">https://www15.tceq.texas.gov/crpub/</a> Information about how to use these resources can be found here: <a href="https://www.tceq.texas">https://www.tceq.texas</a> .		<b>Site Loc TCEQ Reg:</b> 11 <b>Fac Not Inspect:</b> No <b>Fac Not Insp Rsn:</b> <b>Fac Not Insp Rsn2:</b> <b>Fac Contact Title:</b> <b>Fac Cont First Nm:</b> <b>Fac Cont Middle Nm:</b> <b>Fac Cont Last Nm:</b> <b>Mail Addr Delivery:</b> <b>Mail Addr Int Del:</b> <b>Mail Addr City Nm:</b> <b>Mail Addr State Cd:</b> <b>Mail Addr Zip:</b> <b>Mail Addr Zip Ext:</b> <b>Phone No Area Cd:</b> <b>Phone No:</b> <b>Phone No Ext:</b> <b>Fax No Area Cd:</b> <b>Fax No:</b> <b>Fax No Ext:</b> <b>Email Address:</b> <b>Latitude(Map):</b> 30.2418 <b>Longitude(Map):</b> -97.88092 <b>Address(Map):</b> 7622 W HIGHWAY 71 <b>City(Map):</b> AUSTIN <b>State(Map):</b> TX <b>Zip(Map):</b> 78735 <b>County(Map):</b> TRAVIS				

**Tank Information**

<b>UST ID:</b>	132553	<b>Capacity (gal):</b>	12098
<b>Tank ID:</b>	3	<b>Empty:</b>	NO
<b>Regulatory Status:</b>	FULLY REGULATED	<b>Internal Protection:</b>	
<b>Status:</b>	IN USE	<b>Design Single Wall:</b>	NO
<b>Status Begin Date:</b>	04/01/1990	<b>Design Double Wall:</b>	YES
<b>Installation Date:</b>	04/01/1990	<b>Piping Dsgn Sngl Wll:</b>	NO
<b>Registration Date:</b>	06/05/1990	<b>Piping Dsgn Dble Wll:</b>	YES
<b>No of Compartments:</b>	1		

**UST Tank Compartment**

<b>UST Comprt ID:</b>	106175	<b>Substance Stored 1:</b>	DIESEL
<b>Compartment ID:</b>	A	<b>Substance Stored 2:</b>	
<b>Capacity (gallons):</b>	12098	<b>Substance Stored 3:</b>	

**Compartment Release Detection**

<b>Vapor Monitoring:</b>	NO
<b>Groundwater Monitoring:</b>	NO
<b>Monitoring of Barrier:</b>	NO
<b>Auto Tnk Gauge Test &amp; Inv Ctrl:</b>	NO
<b>Interstitial Monitor w/ Sec:</b>	YES
<b>Weekly Manual Gauging:</b>	NO
<b>Monthly Tank Gauging:</b>	NO
<b>SIR &amp; Inventory Control:</b>	NO

**Piping Release Detection**

<b>Vapor Monitoring:</b>	NO
<b>Groundwater Monitoring:</b>	NO
<b>Secondary Barrier Monitoring:</b>	NO
<b>Interstitial Monitoring:</b>	NO
<b>Monthly Piping Tightness Test:</b>	NO
<b>Annual Test/Electro Monitor:</b>	YES
<b>Triennial Tightness Test:</b>	NO
<b>Auto Line Leak Detector:</b>	NO
<b>SIR &amp; Inventory Control:</b>	NO
<b>Exempt System Suction:</b>	NO

**Spill and Overfill Prevention**

<b>Tight Fill Fit Container/Bucket:</b>	YES
<b>Factory Spill Container/Bucket:</b>	YES
<b>Delivery Shut-Off Valve:</b>	YES
<b>Flow Restrictor Valve:</b>	NO
<b>Alarm(set@&lt;=90%) w/3a or 3b):</b>	NO
<b>N/A-All Deliver to Tank&lt;=25 gal:</b>	NO
<b>Comp Release Detect Compli:</b>	YES
<b>Piping Release Detect Compl:</b>	NO
<b>Spill/Overfill Prevent Compli:</b>	YES
<b>Comp Release Detect. Vary:</b>	NO
<b>Piping Release Detect Vary:</b>	NO
<b>Spill/Overfill Prevent. Variance:</b>	NO
<b>Stage 1 Vapor Recovery:</b>	TWO POINT SYSTEM
<b>Stage 1 Installation Date:</b>	

**Tank External Containment**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Factory-Built Nonmetal Jacket:</b>		NO				
<b>Synth Tnk Pit/Pipe-Trench Lnr:</b>		NO				
<b>Tank Vault/Rigid Trench Liner:</b>		NO				
 <b><u>Piping External Containment</u></b>						
<b>Factory Nonmetal Jacket:</b>		NO				
<b>Synth Tnk Pit/Pipe-Tren Lnr:</b>		NO				
<b>Tank Vault/Rigid Trench Liner:</b>		NO				
<b>Piping Type Code:</b>		P				
<b>Piping Type Description:</b>		Pressurized				
 <b><u>Tank Material</u></b>						
<b>Steel:</b>		YES				
<b>FRP (Fibergla Reinfor Plastic):</b>		NO				
<b>Composite (Steel w/Ext FRP):</b>		NO				
<b>Concrete:</b>		NO				
<b>Steel w/External Jacket:</b>		NO				
<b>Steel w/External Polyurethane:</b>		NO				
 <b><u>Piping Material</u></b>						
<b>Steel:</b>		NO				
<b>FRP (Fibergla Reinfor Plastic):</b>		YES				
<b>Concrete:</b>		NO				
<b>Steel w/External Jacket:</b>		NO				
<b>Nonmetallic Flexible Piping:</b>		NO				
 <b><u>Piping Connectors &amp; Valves</u></b>						
<b>Shear/Impact Valves:</b>		NO				
<b>Steel Swing-joints:</b>		NO				
<b>Flexible Connectors:</b>		NO				
 <b><u>Tank Corrosion Protection Method</u></b>						
<b>External Dielectric:</b>		YES				
<b>Cathodic Protection-Fact Inst:</b>		YES				
<b>Cathodic Protection-Field Inst:</b>		NO				
<b>Composite Tank:</b>		NO				
<b>Coated Tank:</b>		NO				
<b>FRP Tank or Piping:</b>		NO				
<b>External Nonmetallic Jacket:</b>		NO				
<b>Unnecessary per Corr Protect Specialist:</b>		NO				
 <b><u>Piping Corrosion Protection Method</u></b>						
<b>External Dielectric:</b>		NO				
<b>Cathodic Protection-Fact Inst:</b>		NO				
<b>Cathodic Protection-Field Inst:</b>		NO				
<b>Frp Tank or Piping:</b>		YES				
<b>Nonmetallic Flexible Piping:</b>		NO				
<b>Open Area/2nd Containment:</b>		YES				
<b>Dual Protected:</b>		NO				
<b>Unec per Corr Protect Spc:</b>		NO				
<b>Tank Corr Protect Compliance:</b>		YES				
<b>Piping Corr Protect Compli:</b>		YES				
<b>Tank Corr Protect Variance:</b>		NO				
<b>Piping Corr Protect Variance:</b>		NO				
<b>Temp Out of Service Comp:</b>		YES				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Technical Compliance:** NO  
**Tank Tested:** YES  
**Installation Signature Date:** 05/21/1990

**Tank Information**

<b>UST ID:</b>	132554	<b>Capacity (gal):</b>	12098
<b>Tank ID:</b>	2	<b>Empty:</b>	NO
<b>Regulatory Status:</b>	FULLY REGULATED	<b>Internal Protection:</b>	
<b>Status:</b>	IN USE	<b>Design Single Wall:</b>	NO
<b>Status Begin Date:</b>	04/01/1990	<b>Design Double Wall:</b>	YES
<b>Installation Date:</b>	04/01/1990	<b>Piping Dsgn Sngl WII:</b>	NO
<b>Registration Date:</b>	06/05/1990	<b>Piping Dsgn Dble WII:</b>	YES
<b>No of Compartments:</b>	1		

**UST Tank Compartment**

<b>UST Comprt ID:</b>	106176	<b>Substance Stored 1:</b>	GASOLINE
<b>Compartment ID:</b>	A	<b>Substance Stored 2:</b>	
<b>Capacity (gallons):</b>	12098	<b>Substance Stored 3:</b>	

**Compartment Release Detection**

**Vapor Monitoring:** NO  
**Groundwater Monitoring:** NO  
**Monitoring of Barrier:** NO  
**Auto Tnk Gauge Test & Inv Ctrl:** NO  
**Interstitial Monitor w/ Sec:** YES  
**Weekly Manual Gauging:** NO  
**Monthly Tank Gauging:** NO  
**SIR & Inventory Control:** NO

**Piping Release Detection**

**Vapor Monitoring:** NO  
**Groundwater Monitoring:** NO  
**Secondary Barrier Monitoring:** NO  
**Interstitial Monitoring:** NO  
**Monthly Piping Tightness Test:** NO  
**Annual Test/Electro Monitor:** YES  
**Triennial Tightness Test:** NO  
**Auto Line Leak Detector:** NO  
**SIR & Inventory Control:** NO  
**Exempt System Suction:** NO

**Spill and Overfill Prevention**

**Tight Fill Fit Container/Bucket:** YES  
**Factory Spill Container/Bucket:** YES  
**Delivery Shut-Off Valve:** YES  
**Flow Restrictor Valve:** NO  
**Alarm(set@<=90%) w/3a or 3b):** NO  
**N/A-All Deliver to Tank<=25 gal:** NO  
**Comp Release Detect Compli:** YES  
**Piping Release Detect Compl:** NO  
**Spill/Overfill Prevent Compli:** YES  
**Comp Release Detect. Vary:** NO  
**Piping Release Detect Vary:** NO  
**Spill/Overfill Prevent. Variance:** NO  
**Stage 1 Vapor Recovery:** TWO POINT SYSTEM  
**Stage 1 Installation Date:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Tank External Containment**

Factory-Built Nonmetal Jacket: NO  
 Synth Tnk Pit/Pipe-Trench Lnr: NO  
 Tank Vault/Rigid Trench Liner: NO

**Piping External Containment**

Factory Nonmetal Jacket: NO  
 Synth Tnk Pit/Pipe-Tren Lnr: NO  
 Tank Vault/Rigid Trench Liner: NO  
 Piping Type Code: P  
 Piping Type Description: Pressurized

**Tank Material**

Steel: YES  
 FRP (Fibergla Reinfor Plastic): NO  
 Composite (Steel w/Ext FRP): NO  
 Concrete: NO  
 Steel w/External Jacket: NO  
 Steel w/External Polyurethane: NO

**Piping Material**

Steel: NO  
 FRP (Fibergla Reinfor Plastic): YES  
 Concrete: NO  
 Steel w/External Jacket: NO  
 Nonmetallic Flexible Piping: NO

**Piping Connectors & Valves**

Shear/Impact Valves: NO  
 Steel Swing-joints: NO  
 Flexible Connectors: NO

**Tank Corrosion Protection Method**

External Dielectric: YES  
 Cathodic Protection-Fact Inst: YES  
 Cathodic Protection-Field Inst: NO  
 Composite Tank: NO  
 Coated Tank: NO  
 FRP Tank or Piping: NO  
 External Nonmetallic Jacket: NO  
 Unnecessary per Corr Protect Specialist: NO

**Piping Corrosion Protection Method**

External Dielectric: NO  
 Cathodic Protection-Fact Inst: NO  
 Cathodic Protection-Field Inst: NO  
 Frp Tank or Piping: YES  
 Nonmetallic Flexible Piping: NO  
 Open Area/2nd Containment: YES  
 Dual Protected: NO  
 Unec per Corr Protect Spc: NO  
 Tank Corr Protect Compliance: YES  
 Piping Corr Protect Compli: YES  
 Tank Corr Protect Variance: NO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Piping Corr Protect Variance:</b>		NO				
<b>Temp Out of Service Comp:</b>		YES				
<b>Technical Compliance:</b>		NO				
<b>Tank Tested:</b>		YES				
<b>Installation Signature Date:</b>		05/21/1990				

**Tank Information**

<b>UST ID:</b>	132555	<b>Capacity (gal):</b>	12098
<b>Tank ID:</b>	1	<b>Empty:</b>	NO
<b>Regulatory Status:</b>	FULLY REGULATED	<b>Internal Protection:</b>	
<b>Status:</b>	IN USE	<b>Design Single Wall:</b>	NO
<b>Status Begin Date:</b>	04/01/1990	<b>Design Double Wall:</b>	YES
<b>Installation Date:</b>	04/01/1990	<b>Piping Dsgn Sngl Wll:</b>	NO
<b>Registration Date:</b>	06/05/1990	<b>Piping Dsgn Dble Wll:</b>	YES
<b>No of Compartments:</b>	1		

**UST Tank Compartment**

<b>UST Comprt ID:</b>	106177	<b>Substance Stored 1:</b>	GASOLINE
<b>Compartment ID:</b>	A	<b>Substance Stored 2:</b>	
<b>Capacity (gallons):</b>	12098	<b>Substance Stored 3:</b>	

**Compartment Release Detection**

<b>Vapor Monitoring:</b>	NO
<b>Groundwater Monitoring:</b>	NO
<b>Monitoring of Barrier:</b>	NO
<b>Auto Tnk Gauge Test &amp; Inv Ctrl:</b>	NO
<b>Interstitial Monitor w/ Sec:</b>	YES
<b>Weekly Manual Gauging:</b>	NO
<b>Monthly Tank Gauging:</b>	NO
<b>SIR &amp; Inventory Control:</b>	NO

**Piping Release Detection**

<b>Vapor Monitoring:</b>	NO
<b>Groundwater Monitoring:</b>	NO
<b>Secondary Barrier Monitoring:</b>	NO
<b>Interstitial Monitoring:</b>	NO
<b>Monthly Piping Tightness Test:</b>	NO
<b>Annual Test/Electro Monitor:</b>	YES
<b>Triennial Tightness Test:</b>	NO
<b>Auto Line Leak Detector:</b>	NO
<b>SIR &amp; Inventory Control:</b>	NO
<b>Exempt System Suction:</b>	NO

**Spill and Overfill Prevention**

<b>Tight Fill Fit Container/Bucket:</b>	YES
<b>Factory Spill Container/Bucket:</b>	YES
<b>Delivery Shut-Off Valve:</b>	YES
<b>Flow Restrictor Valve:</b>	NO
<b>Alarm(set@&lt;=90%) w/3a or 3b):</b>	NO
<b>N/A-All Deliver to Tank&lt;=25 gal:</b>	NO
<b>Comp Release Detect Compli:</b>	YES
<b>Piping Release Detect Compli:</b>	NO
<b>Spill/Overfill Prevent Compli:</b>	YES
<b>Comp Release Detect. Vary:</b>	NO
<b>Piping Release Detect Vary:</b>	NO
<b>Spill/Overfill Prevent. Variance:</b>	NO
<b>Stage 1 Vapor Recovery:</b>	TWO POINT SYSTEM
<b>Stage 1 Installation Date:</b>	

**Tank External Containment**

Factory-Built Nonmetal Jacket: NO  
 Synth Tnk Pit/Pipe-Trench Lnr: NO  
 Tank Vault/Rigid Trench Liner: NO

**Piping External Containment**

Factory Nonmetal Jacket: NO  
 Synth Tnk Pit/Pipe-Tren Lnr: NO  
 Tank Vault/Rigid Trench Liner: NO  
 Piping Type Code: P  
 Piping Type Description: Pressurized

**Tank Material**

Steel: YES  
 FRP (Fibergla Reinfor Plastic): NO  
 Composite (Steel w/Ext FRP): NO  
 Concrete: NO  
 Steel w/External Jacket: NO  
 Steel w/External Polyurethane: NO

**Piping Material**

Steel: NO  
 FRP (Fibergla Reinfor Plastic): YES  
 Concrete: NO  
 Steel w/External Jacket: NO  
 Nonmetallic Flexible Piping: NO

**Piping Connectors & Valves**

Shear/Impact Valves: NO  
 Steel Swing-joints: NO  
 Flexible Connectors: NO

**Tank Corrosion Protection Method**

External Dielectric: YES  
 Cathodic Protection-Fact Inst: YES  
 Cathodic Protection-Field Inst: NO  
 Composite Tank: NO  
 Coated Tank: NO  
 FRP Tank or Piping: NO  
 External Nonmetallic Jacket: NO  
 Unnecessary per Corr Protect Specialist: NO

**Piping Corrosion Protection Method**

External Dielectric: NO  
 Cathodic Protection-Fact Inst: NO  
 Cathodic Protection-Field Inst: NO  
 Frp Tank or Piping: YES  
 Nonmetallic Flexible Piping: NO  
 Open Area/2nd Containment: YES  
 Dual Protected: NO  
 Unec per Corr Protect Spc: NO  
 Tank Corr Protect Compliance: YES

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Piping Corr Protect Compli:</b>		YES				
<b>Tank Corr Protect Variance:</b>		NO				
<b>Piping Corr Protect Variance:</b>		NO				
<b>Temp Out of Service Comp:</b>		YES				
<b>Technical Compliance:</b>		NO				
<b>Tank Tested:</b>		YES				
<b>Installation Signature Date:</b>		05/21/1990				

**Owner**

**Owner CN:** CN600134456  
**Owner First Name:**  
**Middle Name:**  
**Comp or Own Last Name:** CIRCLE K STORES INC  
**Owner Effective Begin Date:** 08/16/2021  
**Owner Type Code:** CO  
**Owner Type Description:** Corporation/Company  
**State Tax ID:** 17411495405  
**Contact Role:** OWNOPRCON  
**Contact First Name:** VERONICA  
**Contact Middle Name:**  
**Contact Last Name:** RIVERA  
**Contact Title:** ENV SPEC  
**Contact Organization Name:** CIRCLE K STORES INC  
**Mailing Address (Delivery):** PO BOX 52085  
**Mailing Addr (Int Delivery):**  
**Mailing City:** PHOENIX  
**Mailing State:** AZ  
**Mailing Zip:** 85072  
**Mailing Zip Ext:** 2085  
**Phone Area Code:** 602  
**Phone No:** 7288000  
**Phone Ext:** 0  
**Fax Area Code:**  
**Fax No:**  
**Fax Ext:**  
**Email:** ESS-WESTCOAST@CIRCLEK.COM

**Operator**

**Operator CN:** CN600134456  
**Operator First Name:**  
**Operator Middle Name:**  
**Comp or Opr Last Name:** CIRCLE K STORES INC  
**Operator Effective Begin Date:** 08/16/2021  
**Operator Type Code:** CO  
**Operator Type Description:** Corporation/Company  
**Contact Role:** OWNOPRCON  
**Contact First Name:** VERONICA  
**Contact Middle Name:**  
**Contact Last Name:** RIVERA  
**Contact Title:** ENV SPEC  
**Contact Organization Name:** CIRCLE K STORES INC  
**Mailing Address (Delivery):** PO BOX 52085  
**Address Internal (Delivery):**  
**Mailing City:** PHOENIX  
**Mailing State:** AZ  
**Mailing Zip:** 85072  
**Mailing Zip Ext:** 2085  
**Phone Area Code:** 602  
**Phone No:** 7288000  
**Phone Ext:** 0  
**Fax Area Code:**  
**Fax No:**  
**Fax Ext:**  
**Email:** ESS-WESTCOAST@CIRCLEK.COM

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Facility Billing Contacts**

**AR No:** 82920  
**AR No Suffix(U=UST fee code):** A  
**AR No Suffix(A=AST fee code):** U  
**Contact First Name:** KELLIE  
**Contact Middle Name:**  
**Contact Last Name:** BODDIE  
**Contact Title:** ENVIRONMENTAL SPECIALIST  
**Contact Organization Name:** CIRCLE K STORES INC  
**Mailing Address (Delivery):** 3802 CORPOREX PARK DR STE 200  
**Mailing Addr (Int Delivery):**  
**Mailing City:** TAMPA  
**Mailing State:** FL  
**Mailing Zip:** 33619  
**Mailing Zip Ext:** 1125  
**Phone Area Code:** 984  
**Phone No:** 3891316  
**Phone Ext:** 0  
**Fax Area Code:**  
**Fax No:**  
**Fax No Ext:**  
**Email:** kboddie@circlek.com  
**Contact Address Deliverable:** YES

**Self-Certification**

**Self Cert ID:** 242842  
**Signature Date:** 08/29/2014  
**Signature Name:** JENNIFER RESNIK  
**Signature Title:** COMP COORD  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** RENEWAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2015  
**Reporting Method Code:** P  
**Reporting Method Description:** Papers  
**Tank Corr Protect Compl:** YES  
**Piping Corr Protect Compl:** YES  
**Comp Release Detect Compl:** YES  
**Piping Release Detect Compl:** YES  
**Spill Prev & Overfill Compl:** YES

**Self-Certification**

**Self Cert ID:** 360478  
**Signature Date:** 09/21/2021  
**Signature Name:** KELLIE BODDIE  
**Signature Title:** ENVIRONMENTAL SPECIALIST  
**Signature Type Role:** OWNER  
**Filing Status:** RENEWAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2022  
**Reporting Method Code:** E  
**Reporting Method Description:** E  
**Tank Corr Protect Compl:** YES  
**Piping Corr Protect Compl:** YES  
**Comp Release Detect Compl:** YES  
**Piping Release Detect Compl:** NO

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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Spill Prev & Overfill Compl: YES

**Self-Certification**

**Self Cert ID:** 326671  
**Signature Date:** 09/19/2019  
**Signature Name:** Annette S Toale  
**Signature Title:** Environmental Manage  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** RENEWAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2020  
**Reporting Method Code:** S  
**Reporting Method Description:** Steers  
**Tank Corr Protect Compl:** YES  
**Piping Corr Protect Compl:** YES  
**Comp Release Detect Compl:** YES  
**Piping Release Detect Compl:** YES  
**Spill Prev & Overfill Compl:** YES

**Self-Certification**

**Self Cert ID:** 292736  
**Signature Date:** 08/24/2017  
**Signature Name:** JENNIFER RESNIK  
**Signature Title:** COMP COORD  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** RENEWAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2018  
**Reporting Method Code:** P  
**Reporting Method Description:** Papers  
**Tank Corr Protect Compl:** YES  
**Piping Corr Protect Compl:** YES  
**Comp Release Detect Compl:** YES  
**Piping Release Detect Compl:** YES  
**Spill Prev & Overfill Compl:** YES

**Self-Certification**

**Self Cert ID:** 106438  
**Signature Date:** 12/15/2010  
**Signature Name:** KENT HAMEL  
**Signature Title:** COMP SPEC  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** RENEWAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2011  
**Reporting Method Code:**  
**Reporting Method Description:**  
**Tank Corr Protect Compl:**  
**Piping Corr Protect Compl:**  
**Comp Release Detect Compl:**  
**Piping Release Detect Compl:**  
**Spill Prev & Overfill Compl:**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Self-Certification**

**Self Cert ID:** 106436  
**Signature Date:** 08/28/2009  
**Signature Name:** KENT HAMEL  
**Signature Title:** COMP COORD  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** RENEWAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2010  
**Reporting Method Code:**  
**Reporting Method Description:**  
**Tank Corr Protect Compl:**  
**Piping Corr Protect Compl:**  
**Comp Release Detect Compl:**  
**Piping Release Detect Compl:**  
**Spill Prev & Overfill Compl:**

**Self-Certification**

**Self Cert ID:** 106429  
**Signature Date:** 08/05/2003  
**Signature Name:** CHRIS TRINKLE  
**Signature Title:** O & E SPECIALIST  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** RENEWAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2004  
**Reporting Method Code:**  
**Reporting Method Description:**  
**Tank Corr Protect Compl:**  
**Piping Corr Protect Compl:**  
**Comp Release Detect Compl:**  
**Piping Release Detect Compl:**  
**Spill Prev & Overfill Compl:**

**Self-Certification**

**Self Cert ID:** 106440  
**Signature Date:** 09/04/2012  
**Signature Name:** KENT HAMEL  
**Signature Title:** COMP COORD  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** RENEWAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2013  
**Reporting Method Code:**  
**Reporting Method Description:**  
**Tank Corr Protect Compl:**  
**Piping Corr Protect Compl:**  
**Comp Release Detect Compl:**  
**Piping Release Detect Compl:**  
**Spill Prev & Overfill Compl:**

**Self-Certification**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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<b>Self Cert ID:</b>	106428					
<b>Signature Date:</b>	07/24/2002					
<b>Signature Name:</b>	CHRIS TRINKLE					
<b>Signature Title:</b>	O & E SPECIALIST					
<b>Signature Type Role:</b>	LEGAL AUTH REP OWNER					
<b>Filing Status:</b>	RENEWAL					
<b>Registration Self-Certification:</b>	YES					
<b>Facility Fees Self-Certification:</b>	YES					
<b>Fin Assurance Self-Cert:</b>	YES					
<b>Tech Standards Self-Cert:</b>	YES					
<b>Delivery Certificate Expire:</b>	09/30/2003					
<b>Reporting Method Code:</b>						
<b>Reporting Method Description:</b>						
<b>Tank Corr Protect Compl:</b>						
<b>Piping Corr Protect Compl:</b>						
<b>Comp Release Detect Compl:</b>						
<b>Piping Release Detect Compl:</b>						
<b>Spill Prev &amp; Overfill Compl:</b>						

**Self-Certification**

<b>Self Cert ID:</b>	310981					
<b>Signature Date:</b>	10/01/2018					
<b>Signature Name:</b>	Annette S Toale					
<b>Signature Title:</b>	WC Enviro Mgr					
<b>Signature Type Role:</b>	LEGAL AUTH REP OWNER					
<b>Filing Status:</b>	RENEWAL					
<b>Registration Self-Certification:</b>	YES					
<b>Facility Fees Self-Certification:</b>	YES					
<b>Fin Assurance Self-Cert:</b>	YES					
<b>Tech Standards Self-Cert:</b>	YES					
<b>Delivery Certificate Expire:</b>	09/30/2019					
<b>Reporting Method Code:</b>	S					
<b>Reporting Method Description:</b>	Steers					
<b>Tank Corr Protect Compl:</b>	YES					
<b>Piping Corr Protect Compl:</b>	YES					
<b>Comp Release Detect Compl:</b>	YES					
<b>Piping Release Detect Compl:</b>	YES					
<b>Spill Prev &amp; Overfill Compl:</b>	YES					

**Self-Certification**

<b>Self Cert ID:</b>	106435					
<b>Signature Date:</b>	08/29/2008					
<b>Signature Name:</b>	KENT HAMEL					
<b>Signature Title:</b>	COMP COORD					
<b>Signature Type Role:</b>	LEGAL AUTH REP OWNER					
<b>Filing Status:</b>	RENEWAL					
<b>Registration Self-Certification:</b>	YES					
<b>Facility Fees Self-Certification:</b>	YES					
<b>Fin Assurance Self-Cert:</b>	YES					
<b>Tech Standards Self-Cert:</b>	YES					
<b>Delivery Certificate Expire:</b>	09/30/2009					
<b>Reporting Method Code:</b>						
<b>Reporting Method Description:</b>						
<b>Tank Corr Protect Compl:</b>						
<b>Piping Corr Protect Compl:</b>						
<b>Comp Release Detect Compl:</b>						
<b>Piping Release Detect Compl:</b>						
<b>Spill Prev &amp; Overfill Compl:</b>						

**Self-Certification**

<b>Self Cert ID:</b>	106431					
<b>Signature Date:</b>	07/27/2005					

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Signature Name:</b>		KENT HAMEL				
<b>Signature Title:</b>		O & E SPEC				
<b>Signature Type Role:</b>		LEGAL AUTH REP OWNER				
<b>Filing Status:</b>		RENEWAL				
<b>Registration Self-Certification:</b>		YES				
<b>Facility Fees Self-Certification:</b>		YES				
<b>Fin Assurance Self-Cert:</b>		YES				
<b>Tech Standards Self-Cert:</b>		YES				
<b>Delivery Certificate Expire:</b>		09/30/2006				
<b>Reporting Method Code:</b>						
<b>Reporting Method Description:</b>						
<b>Tank Corr Protect Compl:</b>						
<b>Piping Corr Protect Compl:</b>						
<b>Comp Release Detect Compl:</b>						
<b>Piping Release Detect Compl:</b>						
<b>Spill Prev &amp; Overfill Compl:</b>						

**Self-Certification**

<b>Self Cert ID:</b>	276018
<b>Signature Date:</b>	08/22/2016
<b>Signature Name:</b>	JENNIFER RESNIK
<b>Signature Title:</b>	COMP COORD
<b>Signature Type Role:</b>	LEGAL AUTH REP OWNER
<b>Filing Status:</b>	RENEWAL
<b>Registration Self-Certification:</b>	YES
<b>Facility Fees Self-Certification:</b>	YES
<b>Fin Assurance Self-Cert:</b>	YES
<b>Tech Standards Self-Cert:</b>	YES
<b>Delivery Certificate Expire:</b>	09/30/2017
<b>Reporting Method Code:</b>	P
<b>Reporting Method Description:</b>	Papers
<b>Tank Corr Protect Compl:</b>	YES
<b>Piping Corr Protect Compl:</b>	YES
<b>Comp Release Detect Compl:</b>	YES
<b>Piping Release Detect Compl:</b>	YES
<b>Spill Prev &amp; Overfill Compl:</b>	YES

**Self-Certification**

<b>Self Cert ID:</b>	106439
<b>Signature Date:</b>	08/24/2011
<b>Signature Name:</b>	KENT HAMEL
<b>Signature Title:</b>	COMP SPEC
<b>Signature Type Role:</b>	LEGAL AUTH REP OWNER
<b>Filing Status:</b>	RENEWAL
<b>Registration Self-Certification:</b>	YES
<b>Facility Fees Self-Certification:</b>	YES
<b>Fin Assurance Self-Cert:</b>	YES
<b>Tech Standards Self-Cert:</b>	YES
<b>Delivery Certificate Expire:</b>	09/30/2012
<b>Reporting Method Code:</b>	
<b>Reporting Method Description:</b>	
<b>Tank Corr Protect Compl:</b>	
<b>Piping Corr Protect Compl:</b>	
<b>Comp Release Detect Compl:</b>	
<b>Piping Release Detect Compl:</b>	
<b>Spill Prev &amp; Overfill Compl:</b>	

**Self-Certification**

<b>Self Cert ID:</b>	106434
<b>Signature Date:</b>	03/20/2008
<b>Signature Name:</b>	TERRY HANKINS
<b>Signature Title:</b>	O & E SPECIALIST

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** INITIAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2008  
**Reporting Method Code:**  
**Reporting Method Description:**  
**Tank Corr Protect Compl:**  
**Piping Corr Protect Compl:**  
**Comp Release Detect Compl:**  
**Piping Release Detect Compl:**  
**Spill Prev & Overfill Compl:**

Self-Certification

**Self Cert ID:** 342492  
**Signature Date:** 09/02/2020  
**Signature Name:** Veronica Rivera  
**Signature Title:** OPERATOR  
**Signature Type Role:** OPERATOR  
**Filing Status:** RENEWAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2021  
**Reporting Method Code:** S  
**Reporting Method Description:** Steers  
**Tank Corr Protect Compl:** YES  
**Piping Corr Protect Compl:** YES  
**Comp Release Detect Compl:** YES  
**Piping Release Detect Compl:** NO  
**Spill Prev & Overfill Compl:** YES

Self-Certification

**Self Cert ID:** 106433  
**Signature Date:** 08/28/2007  
**Signature Name:** KENT HAMEL  
**Signature Title:** COMPLIANCE COORD  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** RENEWAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2008  
**Reporting Method Code:**  
**Reporting Method Description:**  
**Tank Corr Protect Compl:**  
**Piping Corr Protect Compl:**  
**Comp Release Detect Compl:**  
**Piping Release Detect Compl:**  
**Spill Prev & Overfill Compl:**

Self-Certification

**Self Cert ID:** 257952  
**Signature Date:** 08/26/2015  
**Signature Name:** JENNIFER RESNIK  
**Signature Title:** COMP  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** RENEWAL

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Registration Self-Certification:</b>		YES				
<b>Facility Fees Self-Certification:</b>		YES				
<b>Fin Assurance Self-Cert:</b>		YES				
<b>Tech Standards Self-Cert:</b>		YES				
<b>Delivery Certificate Expire:</b>		09/30/2016				
<b>Reporting Method Code:</b>		P				
<b>Reporting Method Description:</b>		Papers				
<b>Tank Corr Protect Compl:</b>		YES				
<b>Piping Corr Protect Compl:</b>		YES				
<b>Comp Release Detect Compl:</b>		YES				
<b>Piping Release Detect Compl:</b>		YES				
<b>Spill Prev &amp; Overfill Compl:</b>		YES				

**Self-Certification**

**Self Cert ID:** 106432  
**Signature Date:** 08/02/2006  
**Signature Name:** KENT HAMEL  
**Signature Title:** O&E SPECIALIST  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** RENEWAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2007  
**Reporting Method Code:**  
**Reporting Method Description:**  
**Tank Corr Protect Compl:**  
**Piping Corr Protect Compl:**  
**Comp Release Detect Compl:**  
**Piping Release Detect Compl:**  
**Spill Prev & Overfill Compl:**

**Self-Certification**

**Self Cert ID:** 226340  
**Signature Date:** 09/04/2013  
**Signature Name:** KENT HAMEL  
**Signature Title:** COMP COORD  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** INITIAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2014  
**Reporting Method Code:** P  
**Reporting Method Description:** Papers  
**Tank Corr Protect Compl:** YES  
**Piping Corr Protect Compl:** YES  
**Comp Release Detect Compl:** YES  
**Piping Release Detect Compl:** YES  
**Spill Prev & Overfill Compl:** YES

**Self-Certification**

**Self Cert ID:** 106437  
**Signature Date:** 08/24/2010  
**Signature Name:** KENT HAMEL  
**Signature Title:** COMP SPEC  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** RENEWAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2011  
**Reporting Method Code:**  
**Reporting Method Description:**  
**Tank Corr Protect Compl:**  
**Piping Corr Protect Compl:**  
**Comp Release Detect Compl:**  
**Piping Release Detect Compl:**  
**Spill Prev & Overfill Compl:**

**Self-Certification**

**Self Cert ID:** 106430  
**Signature Date:** 08/09/2004  
**Signature Name:** KENT HAMEL  
**Signature Title:** O&E SPECIALIST  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** RENEWAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2005  
**Reporting Method Code:**  
**Reporting Method Description:**  
**Tank Corr Protect Compl:**  
**Piping Corr Protect Compl:**  
**Comp Release Detect Compl:**  
**Piping Release Detect Compl:**  
**Spill Prev & Overfill Compl:**

**Self-Certification**

**Self Cert ID:** 106427  
**Signature Date:** 12/29/2000  
**Signature Name:** CHRIS TRINKLE  
**Signature Title:** O & E SPEC  
**Signature Type Role:** LEGAL AUTH REP OWNER  
**Filing Status:** INITIAL  
**Registration Self-Certification:** YES  
**Facility Fees Self-Certification:** YES  
**Fin Assurance Self-Cert:** YES  
**Tech Standards Self-Cert:** YES  
**Delivery Certificate Expire:** 09/30/2002  
**Reporting Method Code:**  
**Reporting Method Description:**  
**Tank Corr Protect Compl:**  
**Piping Corr Protect Compl:**  
**Comp Release Detect Compl:**  
**Piping Release Detect Compl:**  
**Spill Prev & Overfill Compl:**

**TCEQ GIS Data Details**

<b>Fac ID:</b> 54010	<b>TCEQ Region:</b> REGION 11 - AUSTIN
<b>PST ID:</b> 0054010	<b>Horz Meth:</b> GPS_DIFF
<b>LPST ID:</b>	<b>Horz Acc:</b> 5
<b>TDA PST ID:</b>	<b>Horz Ref:</b>
<b>UST Type:</b> FULLY REGULATED	<b>Horz Date:</b> 2013/04/25 00:00:00+00
<b>Approved Date:</b> 2018/11/30 00:00:00+00	<b>Horz Org:</b> UTA
<b>Energy Act:</b> Yes	<b>Horz Datum:</b> NAD83
<b>No. of Active UST:</b> 3	<b>X:</b> -97.880912341
<b>RN:</b> RN102376969	<b>Y:</b> 30.241794795
<b>Phys Loc Desc:</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">2</a>	2 of 2	SW	0.20 / 1,040.88	869.21 / -30	DIAMOND SHAMROCK CORNER STORE #1 7622 HWY 71 AUSTIN TX	HIST TANK

**Facility ID:** 0054010  
**Region No:** 11  
**County Code:** 227  
**Owner ID:** 21599  
**Owner Name:** DIAMOND SHAMROCK REF & MKTG COMP  
**Owner Street No:** 9702  
**Owner Street Dir:**  
**Owner Street Name:** BROCKBANK  
**Note:** Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): [https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ\\_SEARCH](https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH)  
 Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: <https://www15.tceq.texas.gov/crpub/>  
 Information about how to use these resources can be found here: <https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf>

**Tank Detail Info**

**Trk No:** M30616016  
**Const Type:** IMP  
**Const Date:** 6/16/2003 12:00:00 AM  
**Contractor No:** 1249  
**Notification Status:** late  
**Dt Notif Received:** 6/16/2003 12:00:00 AM  
**Comments on NOC:**

**Method Filing:** FRM  
**Filing Entity:** CT  
**Date Data Entered:** 6/27/2003 12:00:00 AM  
**Comment Entered Dt:**  
**Clerk Initials:** SC  
**Prefix:** on

**Tank Detail Info**

**Trk No:** M30428008  
**Const Type:** INS  
**Const Date:** 5/26/2003 12:00:00 AM  
**Contractor No:** 1249  
**Notification Status:** late  
**Dt Notif Received:** 4/28/2003 12:00:00 AM  
**Comments on NOC:**

**Method Filing:** FRM  
**Filing Entity:** CT  
**Date Data Entered:** 5/6/2003 12:00:00 AM  
**Comment Entered Dt:**  
**Clerk Initials:** SC  
**Prefix:** on

<a href="#">3</a>	1 of 1	S	0.48 / 2,545.33	853.66 / -46	CIRCLE K 7216 W HIGHWAY 71 AUSTIN TX 78735	LPST
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**LPST ID:** 91010  
**PST ID:**  
**Facility ID:** 36619  
**Site Name:** CIRCLE K  
**Site Address:** 7216 W HIGHWAY 71  
**City Name:** AUSTIN  
**ZIP Code:** 78735  
**County Name:** TRAVIS  
**Addr Desc (Map):** 7136 HWY 71  
**Source:** TCEQ LPST Report; TCEQ Map Data  
**Note:** Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): [https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ\\_SEARCH](https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH)  
 Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: <https://www15.tceq.texas.gov/crpub/>  
 Information about how to use these resources can be found here: <https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf>

**Nearest City:** OAK HILL  
**Site Name (Map):** CIRCLE K  
**Phys Addr (Map):** 7216 W HIGHWAY 71  
**City (Map):** AUSTIN  
**County (Map):** TRAVIS  
**ZIP Code (Map):** 78735  
**Lat DD (Map):** 30.23668  
**Long DD (Map):** -97.877614

**TCEQ LPST Report**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>Ref No:</b>	RN101630556	<b>Reported Date:</b>	12/01/1984
<b>Closure Date:</b>	05/31/1996	<b>Entered Date:</b>	12/01/1984
<b>Discovered Date:</b>	10/01/1984	<b>TCEQ Region:</b>	REGION 11 - AUSTIN
<b>Rem Program:</b>	LPST	<b>Project Manager:</b>	MERSMITH
<b>Program:</b>	1 - RPR		
<b>Corrective Action Status:</b>	6A - FINAL CONCURRENCE ISSUED		
<b>Priority Status:</b>	4.1 - GW IMPACTED NO APPARENT THREATS OR IMPACTS TO RECEPTORS		

**TCEQ GIS Data**

<b>Region:</b>	REGION 11 - AUSTIN	<b>Horz Meth:</b>	UNKNOWN
<b>X:</b>	-97.877614	<b>Horz Acc:</b>	-9999
<b>Y:</b>	30.23668	<b>Horz Org:</b>	TCEQ
<b>Horz Ref:</b>	PST_SPLIT	<b>Horz Datum:</b>	NAD83
<b>Horz Date:</b>	19841201	<b>Horz Desc:</b>	

<u>4</u>	1 of 1	<b>SSE</b>	<b>0.59 / 3,125.75</b>	<b>852.76 / -46</b>	<b>REIDS CLEANERS AUSTIN 7010 W HIGHWAY 71 AUSTIN TX 78735</b>	<b>IHW CORR ACTION</b>
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<b>Program ID:</b>	T0637	<b>Phys Addr (Map):</b>	7010 W HIGHWAY 71
<b>RN No:</b>	RN100594753	<b>City (Map):</b>	AUSTIN
<b>Address:</b>	7010 W HIGHWAY 71	<b>Zip Code (Map):</b>	78735
<b>City:</b>	AUSTIN	<b>County (Map):</b>	TRAVIS
<b>Zip:</b>	78735	<b>Latitude (Map):</b>	30.2353
<b>County:</b>	TRAVIS	<b>Longitude (Map):</b>	-97.87648
<b>IHWCA ID (Map):</b>	T0637	<b>Data Source:</b>	TCWQ IHWCA Data; TCWQ Map Data
<b>RN No (Map):</b>	RN100594753		
<b>RN Name:</b>	REIDS CLEANERS AUSTIN		
<b>Site Name (Map):</b>	REIDS CLEANERS AUSTIN		
<b>Location Description:</b>	7010 W HIGHWAY 71 AUSTIN TX		
<b>Address Desc:</b>	7010 W HIGHWAY 71 AUSTIN TX		
<b>Note:</b>	<p>Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): <a href="https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH">https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH</a></p> <p>Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: <a href="https://www15.tceq.texas.gov/crpub/">https://www15.tceq.texas.gov/crpub/</a></p> <p>Information about how to use these resources can be found here: <a href="https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf">https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf</a></p>		

**TCEQ IHW Corrective Actions Data**

<b>Admin Status:</b>	INACTIVE	<b>Soil Coc Class:</b>	
<b>Admin Status Dt:</b>	7/21/2009	<b>Soil Remediation:</b>	
<b>Phase:</b>	COMPLETED WORKLOAD	<b>Gw Coc Class:</b>	
<b>Phase Status Dt:</b>	7/21/2009	<b>Gw Remediation:</b>	
<b>Program:</b>	IHWCA		

**TCEQ Open Data - IHWCA Points**

<b>X:</b>	-97.87648	<b>Horz Org:</b>	TCEQ
<b>Y:</b>	30.2353	<b>Horz Datum:</b>	NAD83
<b>Horz Acc:</b>	-9999	<b>Horz Meth:</b>	UNKNOWN
<b>Horz Ref:</b>	OTHER	<b>Region:</b>	REGION 11 - AUSTIN
<b>Horz Date:</b>	19010101		
<b>Horz Desc:</b>			
<b>REM Program:</b>	Industrial and Hazardous Waste Corrective Action (IHWCA)		

# Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

# Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

# Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

## **Standard Environmental Record Sources**

### **Federal**

#### **Formerly Utilized Sites Remedial Action Program:**

[DOE FUSRAP](#)

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

**Government Publication Date: Mar 4, 2017**

#### **National Priority List:**

[NPL](#)

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

**Government Publication Date: Dec 30, 2021**

#### **National Priority List - Proposed:**

[PROPOSED NPL](#)

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

**Government Publication Date: Dec 30, 2021**

#### **Deleted NPL:**

[DELETED NPL](#)

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

**Government Publication Date: Dec 30, 2021**

#### **SEMS List 8R Active Site Inventory:**

[SEMS](#)

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

**Government Publication Date: Dec 30, 2021**

#### **Inventory of Open Dumps, June 1985:**

[ODI](#)

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**Government Publication Date: Jun 1985**

**SEMS List 8R Archive Sites:**

[SEMS ARCHIVE](#)

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

**Government Publication Date: Dec 30, 2021**

**EPA Report on the Status of Open Dumps on Indian Lands:**

[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date: Dec 31, 1998**

**Comprehensive Environmental Response, Compensation and Liability Information System -**

[CERCLIS](#)

**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**CERCLIS - No Further Remedial Action Planned:**

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**

[RCRA CORRACTS](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Nov 17, 2021**

**RCRA non-CORRACTS TSD Facilities:**

[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

**Government Publication Date: Nov 17, 2021**

**RCRA Generator List:**

[RCRA LQG](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Nov 17, 2021**

**RCRA Small Quantity Generators List:**

[RCRA SQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Nov 17, 2021**

**RCRA Very Small Quantity Generators List:**

[RCRA VSQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

**Government Publication Date: Nov 17, 2021**

**RCRA Non-Generators:**

[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Nov 17, 2021**

**RCRA Sites with Controls:**

[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

**Government Publication Date: Nov 17, 2021**

**Federal Engineering Controls-ECs:**

[FED ENG](#)

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Dec 30, 2021**

**Federal Institutional Controls- ICs:**

[FED INST](#)

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

**Government Publication Date: Dec 30, 2021**

**Land Use Control Information System:**

[LUCIS](#)

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**Government Publication Date: Sep 1, 2006**

**Emergency Response Notification System:**

[ERNS 1982 TO 1986](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986**

**Emergency Response Notification System:**

[ERNS 1987 TO 1989](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1987-1989**

**Emergency Response Notification System:**

[ERNS](#)

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

**Government Publication Date: Jul 26, 2021**

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

[FED BROWNFIELDS](#)

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Aug 20, 2021**

**FEMA Underground Storage Tank Listing:**

[FEMA UST](#)

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date: Dec 31, 2017**

**Facility Response Plan:**

[FRP](#)

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

**Government Publication Date: Dec 2, 2020**

**Historical Gas Stations:**

[HIST GAS STATIONS](#)

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**Government Publication Date: Jul 1, 1930**

**Petroleum Refineries:**

[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

**Government Publication Date: Jul 10, 2020**

**Petroleum Product and Crude Oil Rail Terminals:**

[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

**Government Publication Date: Apr 28, 2020**

**LIEN on Property:**

[SEMS LIEN](#)

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

**Government Publication Date: Dec 30, 2021**

**Superfund Decision Documents:**

[SUPERFUND ROD](#)

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

**Government Publication Date: Nov 16, 2021**

**State**

**Superfund Sites Boundaries:**

[SUPERFUND](#)

List of sites that may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment provided by the Texas Commission on Environmental Quality (TCEQ).

**Government Publication Date: Aug 10, 2021**

**State Superfund Registry:**

[SHWS](#)

List of sites identified or evaluated by the Texas Commission on Environmental Quality (TCEQ) which may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment. The TCEQ updates the state Superfund sites list in accordance with the Texas Health and Safety Code (THSC). This database is state equivalent NPL.

**Government Publication Date: Jan 13, 2022**

**Delisted State Superfund Registry List:**

[DELISTED SHWS](#)

This database contains a list of closed hazardous substance release sites that were removed from the Texas Commission on Environmental Quality (TCEQ).

**Government Publication Date: Jan 24, 2022**

**Permitted Solid Waste Facilities:**

[SWF/LF](#)

List of active, inactive, and post-closure Municipal Solid Waste landfills and processing facilities with issued permits and authorizations, as well as pending, withdrawn, or denied applications registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 330.

**Government Publication Date: Nov 2, 2021**

**Closed Landfill Inventory:**

[CLI](#)

Inventory of permitted and unauthorized closed or abandoned municipal solid waste landfills throughout Texas compiled by the Texas Commission on Environmental Quality (TCEQ), in collaboration with regional Councils of Government (COG).

**Government Publication Date: Sep 20, 2012**

**Houston-Galveston Closed Landfill Inventory:**

[HGAC CLI](#)

List of closed and abandoned landfill sites which fall under the Houston Galveston Area Council of Government. Texas Councils of Governments (COGs) are required to maintain an inventory of closed municipal solid waste landfills for their regional solid waste management plans.

**Government Publication Date: Oct 7, 2019**

**AACOG Closed Landfill Inventory:**

[AACOG CLI](#)

A list of permitted and unpermitted closed landfill sites made available by the Alamo Area Council of Governments (AACOG). Alamo Area Council of Governments (AACOG) is requested to maintain an inventory of closed municipal solid waste landfills for their regional solid waste management plans.

**Government Publication Date: Feb 6, 2020**

**Commercial Management Facilities for Hazardous Waste and Industrial Solid Wastes:**

[IHW](#)

This publication lists facilities that have permits or authorizations from the Texas Commission on Environmental Quality (TCEQ) to receive, on a commercial basis, and manage hazardous waste, industrial nonhazardous waste, or both.

**Government Publication Date: Dec 1, 2020**

**Industrial and Hazardous Waste - Receivers:**

[IHW RECEIVER](#)

List of active, inactive, and post-closure Industrial and Hazardous Waste Receiver Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

**Government Publication Date: Oct 20, 2021**

**Radioactive Waste Sites:**

RWS

This Texas Commission on Environmental Quality (TCEQ) database contains all sites in the State of Texas designated as Radioactive Waste sites as of 2006. The TCEQ no longer maintains this site listing.

**Government Publication Date: Jul 11, 2006**

**Leaking Petroleum Storage Tank Database:**

LPST

List of cleanup sites where contamination was caused by spills, leaks, or other releases of petroleum or hazardous substances from underground and/or aboveground storage tanks regulated by the Texas Commission on Environmental Quality (TCEQ).

**Government Publication Date: Dec 8, 2021**

**Delisted Leaking Storage Tanks:**

DELISTED LST

This database contains a list of leaking storage tank sites that were removed from the Texas Commission on Environmental Quality (TCEQ).

**Government Publication Date: Dec 8, 2021**

**Underground Petroleum Storage Tanks:**

UST

List of facilities that have one or more Underground Storage Tank (UST)s registered and regulated by the Texas Commission on Environmental Quality (TCEQ).

**Government Publication Date: Nov 2, 2021**

**Aboveground Storage Tanks:**

AST

List of facilities that have one or more Aboveground Storage Tank (AST)s registered and regulated by the Texas Commission on Environmental Quality (TCEQ).

**Government Publication Date: Nov 2, 2021**

**Petroleum Storage Tanks Database:**

PST

List of facilities included on the list of tank facilities made available by the Texas Commission on Environmental Quality (TCEQ) that have no association as either underground or aboveground tanks.

**Government Publication Date: Nov 2, 2021**

**Historical Tank Construction Notification:**

HIST TANK

A list of facilities with historic petroleum storage tank construction notification activity made available by the Texas Commission on Environmental Quality (TCEQ). Any person who intends either to install a new or replacement underground storage tank (UST), to remove a UST from the ground, to conduct a permanent abandonment in-place of a UST, or make any repairs or improvements of a UST must submit a Construction Notification Form.

**Government Publication Date: Nov 2, 2021**

**Austin Underground Storage Tanks:**

UST AUSTIN

A list of underground gas storage tanks both current and historical from the City of Austin Open Data Portal. Data provided by Planning and Zoning, City of Austin.

**Government Publication Date: Nov 4, 2021**

**Salt Caverns for Petroleum Storage:**

PETROL CAVERN

Listing of salt caverns for petroleum storage, made available by the Railroad Commission of Texas. Salt caverns, constructed in naturally occurring salt domes or salt beds, are used as storage for hydrocarbons including crude oil and natural gases.

**Government Publication Date: Sep 1, 2006**

**Delisted Storage Tanks:**

DTNK

This database contains a list of storage tank sites that were removed from the Texas Commission on Environmental Quality (TCEQ).

**Government Publication Date: Nov 2, 2021**

**Sites with Controls:**

AUL

Sites under several Texas Commission on Environmental Quality (TCEQ) remediation programs which have institutional or engineering controls.

**Government Publication Date: Dec 7, 2021**

**Voluntary Cleanup Program:**

VCP

List of sites which have participated or are currently participating in the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ). The VCP provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas.

**Texas Railroad Commission Voluntary Cleanup Program:**

VCP RRC

List of facilities which have participated in or are currently participating in the Voluntary Cleanup Program (VCP) operated by the Railroad Commission of Texas (RRC). The RRC VCP provides an incentive to remediate Oil & Gas related pollution.

Government Publication Date: Nov 2, 2021

**Operator Cleanup Program:**

OP CLEANUP

A list of sites in the Texas Railroad Commission (RRC)'s Operator Cleanup Program (OCP). The OCP, under the Site Remediation Section, is tasked with oversight of complex pollution cleanups performed by the oil and gas industry. Complex sites include those that occur in sensitive environmental areas as defined by 16 TAC3.91 (SWR 91) and may require site specific cleanup levels based on risk. When cleanup activities are successfully completed by the operator, Commission staff may issue a "No Further Action" letter acknowledging completion.

Government Publication Date: Jan 24, 2022

**Innocent Owner/Operator Program:**

IOP

A list of sites in the Innocent Owner/Operator Program (IOP) made available by Texas Commission of Environmental Quality (TCEQ). IOP provides certificates to innocent owners or operators whom their properties are contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.

Government Publication Date: Dec 6, 2021

**Brownfields Site Assessments Database:**

BROWNFIELDS

Former industrial properties which lie dormant or underutilized due to liability associated with real or perceived contamination are broadly referred to as brownfields. The Texas Commission on Environmental Quality (TCEQ), in close partnership with other federal, state, and local stakeholders, facilitates the cleanup, transferability, and revitalization of brownfields.

Government Publication Date: Sep 9, 2021

**Texas Railroad Commission Brownfields:**

BROWN RRC

List of sites which have participated or are currently participating in the Railroad Commission of Texas (RRC) Brownfields Response Program (BRP). The RRC BRP provides technical and financial support for redevelopment of abandoned oil and gas sites.

Government Publication Date: Nov 2, 2021

**Municipal Setting Designation:**

MSD

Municipal Setting Designations (MSD) list is maintained by Texas Commission on Environmental Quality (TCEQ). An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level.

Government Publication Date: Dec 9, 2021

**Tribal**

**Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands:**

INDIAN LUST

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands in EPA Region 6, which include Texas. There are no LUST records in Texas at this time.

Government Publication Date: Oct 6, 2017

**Underground Storage Tanks (USTs) on Indian Lands:**

INDIAN UST

Listing of underground storage tanks (USTs) on Tribal/Indian Lands in EPA Region 6, which includes Texas.

Government Publication Date: Apr 8, 2020

**Delisted Tribal Leaking Storage Tanks:**

DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Oct 12, 2021

**Delisted Tribal Underground Storage Tanks:**

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Oct 12, 2021

## **County**

**No County standard environmental record sources available for this State.**

## **Additional Environmental Record Sources**

### **Federal**

#### **Facility Registry Service/Facility Index:**

[FINDS/FRS](#)

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

**Government Publication Date: Nov 2, 2020**

#### **Toxics Release Inventory (TRI) Program:**

[TRIS](#)

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

**Government Publication Date: Aug 24, 2021**

#### **Perfluorinated Alkyl Substances (PFAS) Releases:**

[PFAS TRI](#)

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

**Government Publication Date: Aug 24, 2021**

#### **PFOA/PFOS Contaminated Sites:**

[PFAS NPL](#)

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

**Government Publication Date: Jan 11, 2022**

#### **SSEHRI PFAS Contamination Sites:**

[PFAS SSEHRI](#)

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Access the following for the most current informations <https://pfasproject.com/pfas-contamination-site-tracker/>

**Government Publication Date: Dec 12, 2019**

#### **Perfluorinated Alkyl Substances (PFAS) Water Quality:**

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

**Government Publication Date: Jul 20, 2020**

#### **Hazardous Materials Information Reporting System:**

[HMIRS](#)

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

**Government Publication Date: Sep 1, 2020**

**National Clandestine Drug Labs:**

NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

**Government Publication Date: Nov 22, 2021**

**Toxic Substances Control Act:**

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date: Apr 11, 2019**

**Hist TSCA:**

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date: Dec 31, 2006**

**FTTS Administrative Case Listing:**

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**FTTS Inspection Case Listing:**

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**Potentially Responsible Parties List:**

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

**Government Publication Date: Oct 20, 2021**

**State Coalition for Remediation of Drycleaners Listing:**

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

**Government Publication Date: Nov 08, 2017**

**Integrated Compliance Information System (ICIS):**

ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

**Government Publication Date: Oct 14, 2021**

**Drycleaner Facilities:**

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

**Government Publication Date: May 5, 2021**

**Delisted Drycleaner Facilities:**

[DELISTED FED DRY](#)

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

**Government Publication Date: May 5, 2021**

**Formerly Used Defense Sites:**

[FUDS](#)

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

**Government Publication Date: May 26, 2021**

**Former Military Nike Missile Sites:**

[FORMER NIKE](#)

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

**Government Publication Date: Dec 2, 1984**

**PHMSA Pipeline Safety Flagged Incidents:**

[PIPELINE INCIDENT](#)

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

**Government Publication Date: Jul 7, 2020**

**Material Licensing Tracking System (MLTS):**

[MLTS](#)

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

**Government Publication Date: May 11, 2021**

**Historic Material Licensing Tracking System (MLTS) sites:**

[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

**Government Publication Date: Jan 31, 2010**

**Mines Master Index File:**

[MINES](#)

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

**Government Publication Date: Nov 2, 2021**

**Surface Mining Control and Reclamation Act Sites:**

[SMCRA](#)

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

**Government Publication Date: Dec 18, 2020**

**Mineral Resource Data System:**

[MRDS](#)

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

**Government Publication Date: Mar 15, 2006**

**Uranium Mill Tailings Radiation Control Act Sites:**

**URANIUM**

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

**Government Publication Date: Mar 4, 2017**

**Alternative Fueling Stations:**

**ALT FUELS**

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

**Government Publication Date: Dec 21, 2021**

**Registered Pesticide Establishments:**

**SSTS**

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

**Government Publication Date: Apr 13, 2021**

**Polychlorinated Biphenyl (PCB) Notifiers:**

**PCB**

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

**Government Publication Date: Jan 20, 2022**

**State**

**Dry Cleaner Remediation Program Prioritization List:**

**PRIORITY CLEAN**

The Texas Commission on Environmental Quality (TCEQ) implements environmental standards for dry cleaners. The Dry Cleaner Remediation Program (DCRP) establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund to assist with remediation of contamination caused by dry cleaning solvents. Includes prioritized sites identified under the DCRP, as well as sites closed under the DCRP.

**Government Publication Date: Sep 1, 2021**

**Registered Dry Cleaning Facilities:**

**DRYCLEANERS**

The Texas Commission of Environment Quality (TCEQ) maintains a statewide registration list of current dry cleaners.

**Government Publication Date: Nov 2, 2021**

**Delisted Drycleaning Facility List:**

**DELISTED DRYCLEANERS**

A list of sites which were have been removed from the list of dry cleaning facilities registered with the Texas Commission of Environment Quality (TCEQ). Sites are removed when they are no longer used as dry cleaning facilities.

**Government Publication Date: Nov 2, 2021**

**Groundwater Contamination Cases:**

**GWCC**

List of sites present in the TCEQ Groundwater Contamination Viewer, which represent groundwater contamination cases in Texas as per TCEQ publication SFR-056 (current and some previous years). The Joint Groundwater Monitoring and Contamination Report (SFR-056) was designed and produced by the Texas Groundwater Protection Committee in fulfillment of requirements given in Section 26.406 of the Texas Water Code. The information does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

**Government Publication Date: Mar 17, 2021**

**Historical Groundwater Contamination Cases:**

GWCC HIST

List of sites from a Joint Groundwater Monitoring and Contamination Report provided by the Texas Commission on Environmental Quality (TCEQ) with the Railroad Commission of Texas (RRC). The annual report describes the status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The report provides a general overview of groundwater monitoring by participating members on a program by program basis. Groundwater contamination is broadly defined in the report as any detrimental alteration of the naturally occurring quality of groundwater.

**Government Publication Date: Dec 31, 2018**

**Affected Property Assessment Reports:**

APAR

List of sites for which an Affected Property Assessment Report has been submitted to the Texas Commission on Environmental Quality (TCEQ). An APAR is required when a person is addressing a release of COCs under 30 TAC Chapter 350, the Texas Risk Reduction Program (TRRP). The purpose of the APAR is to document all relevant affected property information to identify all release sources and chemicals of concern (COCs), determine the extent of all COCs, identify all transport/exposure pathways, and to determine if any response actions are necessary.

**Government Publication Date: May 14, 2021**

**Spills Database:**

SPILLS

List of Spills reported to Emergency Response Division of the Texas Commission on Environmental Quality (TCEQ).

**Government Publication Date: Jun 29, 2021**

**Industrial and Hazardous Waste Sites with Corrective Actions:**

IHW CORR ACTION

List of Industrial and Hazardous Waste sites with Corrective Actions made available by the Texas Commission of Environmental Quality (TCEQ). The mission of the industrial and hazardous waste (IHW) corrective action program is to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes.

**Government Publication Date: May 28, 2021**

**Per- and Polyfluoroalkyl Substances (PFAS):**

PFAS

A list of sites from the Central Registry and ARTS databases where Per- and Polyfluoroalkyl substances (PFAS) containing materials may be of concern. This list is made available by the Remediation Division of the Texas Commission on Environmental Quality (TCEQ).

**Government Publication Date: Aug 26, 2021**

**Environmental Liens Listing:**

LIENS

List of sites/facilities against which the Texas Commission on Environmental Quality (TCEQ) has placed liens to recover cleanup costs associated with Federal or State Superfund cleanup activities.

**Government Publication Date: Dec 7, 2021**

**Inactive Regulated RCRA Generator Facilities:**

HIST RCRA GEN

A list of facilities which were once registered as generators of hazardous waste, but are no longer active or no longer require registration. The U.S. Environmental Protection Agency (EPA) requires the Texas Commission on Environmental Quality (TCEQ) to investigate hazardous waste generators. If an unregistered/inactive industrial site generates less than 220 pounds of hazardous or Class 1 industrial waste, it does not have to notify or report to the TCEQ.

**Government Publication Date: Mar 22, 2021**

**Recycle Texas Online Program:**

RTOL

A list of recycling facilities under the Recycle Texas Online service/program made available by the Texas Commission of Environmental Quality (TCEQ). This program allowed facilities to self-report and post their own company/facility information. This program is no longer maintained and these data will not be updated.

**Government Publication Date: Oct 10, 2011**

**Underground Injection Control:**

UIC

List of underground injection control (UIC) permits in the Texas Commission on Environmental Quality (TCEQ) Central Registry database. Includes Class I, Class III, Class IV, Class 5, and non permitted UICs; does not include injection wells regulated by the Railroad Commission of Texas.

**Government Publication Date: Dec 9, 2020**

**Industrial and Hazardous Waste - Generators:**

IHW GENERATOR

List of active, inactive, and post-closure Industrial and Hazardous Waste Generator Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

**Government Publication Date: Oct 20, 2021**

**Industrial and Hazardous Waste - Transporters:**

IHW TRANSPORT

List of active, inactive, and post-closure Industrial and Hazardous Waste Transporter Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

**Government Publication Date: Oct 20, 2021**

**New Source Review (NSR) Permits:**

AIR PERMITS

A list of facilities that have applied for New Source Review air permits made available by the Texas Commission on Environmental Quality (TCEQ).

**Government Publication Date: Sep 9, 2020**

**Tier 2 Report:**

TIER 2

A list of facilities in Texas that store hazardous chemicals and are required to report them under the Emergency Planning and Community Right-to-Know Act (EPCRA) of 1986. This list is made available by the Department of State Health Services (DSHS).

**Government Publication Date: Dec 31, 2012**

**Edwards Aquifer Permits:**

EDWARDS AQUIFER

Listing of Edward Aquifer permits made available by the Texas Commission on Environmental Quality (TCEQ). The Edwards Aquifer is home to diverse fauna and is a drinking water source for the city of San Antonio and surrounding central Texas communities. Before building on the recharge, transition, or contributing zones of the Edwards Aquifer, a plan must first be reviewed and approved by the TCEQ Edwards Aquifer Protection Program.

**Government Publication Date: Jul 21, 2006**

**Tribal**

**No Tribal additional environmental record sources available for this State.**

**County**

**No County additional environmental record sources available for this State.**

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

**APPENDIX E  
CREDENTIALS**

# SARAH R. SCHWERDFEGER

## ENVIRONMENTAL PROJECT MANAGER

### PROFESSIONAL EXPERIENCE

Ms. Schwerdfeger is a Project Environmental Scientist with experience performing Phase I Environmental Site Assessments (ESA) in accordance with ASTM Standard 1527 for vacant tracts, office buildings, multi-family developments, retail centers, industrial, military, and warehouse/commercial facilities throughout Austin and the surrounding areas. Ms. Schwerdfeger has experience in performing soil and water sampling, and laboratory experiments and research.

### PROJECT EXPERIENCE

#### Valero Convenience Store-Austin, Texas

Conducted an ESA for an approximate 1.95-acre tract of land that was occupied by a gasoline station located off Cameron Road in Austin, Texas. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2022

#### 2222 Campus-Austin, Texas

Conducted an ESA for an approximate 153-acre tract of land located off River Place Boulevard and Ranch Road (RR) 2222 in Austin, Texas. The site was previously occupied by 3M (a multi-national conglomerate company) and was improved with an office building, utility building, testing and development/office building, and parking garages, access roads, and parking lots. The remainder of the site was vacant, undeveloped land. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the land.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2021

#### Proposed Solar Farm: Roseland Solar- Otto/Riesel, Texas

Conducted an ESA for approximately 6,300-acres of vacant, agricultural land (pastureland and cultivated farmland) with scattered rural residences and their associated outbuildings and several County Roads located between the towns of Otto and Riesel, Texas. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2019, 2020, 2021

#### Little River Basin Wastewater Improvements & Hartrick Bluff Waterline - Temple, Texas

Conducted an ESA for an approximate five-mile linear wastewater and waterline easement located in Temple, Texas. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2020

### Education

*Bachelor of Science,  
Bioenvironmental Sciences, Texas  
A&M University, 2016*

*Associates Degree, General  
Studies, San Jacinto Community  
College, 2014*

### Work History

*Terracon Consultants, Inc., Project  
Manager, January 2017-present*

*Thomas Analytical, Laboratory  
Assistant, 2015-2016*

### Affiliations

*National Association of  
Environmental Professionals  
(NAEP)*

*Commercial Real Estate Women  
(CREW)*

**BAE Systems Campus– Austin, Texas**

Conducted an ESA for an approximate 85.35-acre tract of land that was occupied by BAE Systems, Inc., a British multinational defense, security, and aerospace company, and formerly occupied by Tracor, a North American defense electronics contracting company. The site consisted of numerous buildings that were used for various purposes including general offices, cafeteria, testing, and manufacturing/fabrication located in Austin, Texas. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the land.

**Professional Services Conducted:** Environmental Site Assessment

**Services Completed:** 2019

**Gonzales Manufacturing Facility- Gonzales, Texas**

Conducted an ESA for an approximate 34.96-acre tract of land that was partially vacant, undeveloped land and partially improved with several buildings associated with a former boiler manufacturing facility (Gonzales Manufacturing Company) including; an L-shaped manufacturing building, a paint booth, an office building, a maintenance building, and a storage building. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property.

**Professional Services Conducted:** Environmental Site Assessment

**Services Completed:** 2019

**Gables West Avenue- Austin, Texas**

Conducted an ESA for an approximate 2.85-acre tract of land improved with apartments buildings, ground floor retail/live-work spaces, and associated parking garage located off West Avenue in downtown Austin, Texas. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property.

**Professional Services Conducted:** Environmental Site Assessment

**Services Completed:** 2018

# HILARY D. JOHNS, P.G.

## MANAGER OF ENVIRONMENTAL SERVICES / PRINCIPAL

### PROFESSIONAL EXPERIENCE

Mr. Johns is the manager of environmental services in Terracon's Austin office. He has more than 23 years of experience in the development and management of environmental services. He ensures quality standards are met and communicated to our clients. Mr. Johns is experienced in the performance of ESAs under the All Appropriate Inquiry rule (ASTM 1527-13), and meets the requirements of an Environmental Professional as defined by this rule.

In addition to supervising the preparation of 20 to 30 environmental site assessment reports per month, Mr. Johns directs an indoor air quality group including licensed asbestos and lead-based paint inspectors and consultants and certified mold inspection professionals. This includes the collection and analysis of bulk material samples, preparation of operation and maintenance (O&M) programs for managing potentially hazardous building materials in place, preparation of materials removal specifications and abatement contractor supervision and on-site air monitoring.

Mr. Johns supervises other environmental consulting services including subsurface investigations, underground fuel storage tank removal and remediation, hazardous waste remediation (including dry cleaners and shooting ranges), landfill investigations and preparation of reports and applications for Texas' Voluntary Cleanup Program and Innocent Owner/Operator Program that are administered by the Texas Commission on Environmental Quality (TCEQ).

Other environmental services conducted in the Austin office under Mr. Johns' supervision include the preparation of geologic site assessments required by the TCEQ when development is being conducted over the environmentally sensitive Edwards Aquifer Recharge Zone and environmental assessments required by the City of Austin and other nearby cities when development is being conducted in areas of potential "critical environmental features", including wetland areas. Environmental professionals in Mr. Johns' group also prepare USACE wetland determinations, delineations, wetland mitigation plans and Section 404 Permit applications.

Mr. Johns has extensive work experience reviewing proposals for hazardous and solid waste management projects for the TCEQ. His experience includes preparation of RCRA facility assessments and technical reviews of Part B permit applications. He has prepared hazardous and non-hazardous waste permits for land disposal, storage/processing facilities and post-closure care. Mr. Johns also has experience providing services for the gas and oil exploration industries.

### PROJECT EXPERIENCE

#### **Driskill Hotel – Austin, Texas**

Project Manager for a Phase I Environmental Site Assessment on a high-profile, 100 year old hotel in downtown Austin with a former onsite dry-

### Education

*Master of Science, Geology, 1980,  
Louisiana State University*  
*Bachelor of Science, Geology,  
1975, Rider College*

### Licenses

*Licensed Professional Geologist,  
Texas, #843*

### Affiliations

*Austin Geological Society*  
*American Association of Petroleum  
Geologists - Division of  
Environmental Geosciences*  
*Central Texas Association of  
Environmental Professional*  
*Industry Council on the Environment  
(ICE)*  
*Real Estate Council of Austin*

### Work History

*Terracon Consultants., Manager of  
Environmental Services, 1994-  
present*  
*Southwestern Laboratories, Inc.,  
Manager of Senior Environmental  
Project Manager, 1989-1994*  
*Texas Water Commission (now  
TCEQ), Hazardous Waste Permit  
Writer, 1987-1989*  
*Atlantic Richfield Company, Oil and  
Gas Exploration Geologist 1978-  
1986*

cleaner and large abandoned heating oil tanks. The project also included asbestos sampling and analysis, lead-based paint testing and a mold investigation. The project was conducted to support institutional re-financing of this historic property.

**Professional Services Completed:** 2010

**Project Completed:** 2010

**Terracon Fee:** \$8,000

### **Rocky Creek Ranch– Travis County, Texas**

Project Manager for a Phase I Environmental Site Assessment for a 470-acre ranch which is in the process of being re-developed into several residential subdivisions. The site was previously developed with a ranch house, water well, cattle management structures, and re-development activities include new road network, numerous stormwater management structures and a wastewater treatment plant with spray irrigation system. The project was conducted for a developer who was buying the site from a bankruptcy court. An updated report was prepared approximately six months after the original report to support re-financing of the wastewater treatment plant.

**Professional Services Completed:** 2010

**Project Completed:** Ongoing

**Terracon Fee:** \$8,500

### **South Shore District – Austin, Texas**

Project Manager for a Phase I Environmental Site Assessment for a 25 acre tract just south of downtown Austin, currently developed with two apartment complexes, a retail center and several other small retail buildings. The entire site is to be demolished and re-developed with a significant urban infill community. Terracon previously conducted asbestos surveys on the apartment complexes, investigated a former onsite gas station and former onsite drycleaner. The dry cleaner had experienced releases to the soil and groundwater on the site, and Terracon assisted the site owner to achieve site closure through the State's Voluntary Cleanup Program. The client continues to acquire adjacent properties to add to the total acreage holding, and Terracon is working with the client's due diligence team in these acquisitions.

**Professional Services Completed:** 2007-2012

**Project Completed:** Ongoing

**Terracon Fee:** over \$100,000

### **Block 18 Hotel – Austin, Texas**

Project Manager for a Phase I Environmental Site Assessment of a downtown city block which formerly was developed with numerous auto repair facilities. Terracon previously conducted asbestos surveys and assisted the owner in the removal of asbestos prior to building demolition. Terracon's subsurface investigations also determined that the site groundwater has been impacted by an historic, offsite coal gasification facility, and the groundwater is to be encountered during construction of the below-grade parking garage. Terracon is preparing documentation for the State's Innocent Owner Program for the impacts from the offsite source, and is assisting the client in the preparation of documents for permitting the collection, treatment and discharge of impacted groundwater in the lower levels of the parking structure.

**Professional Services Completed:** 2007-2012

**Project Completed:** Ongoing

**Terracon Fee:** \$75,000

### **The Domain Mixed-Use Development; Austin, Texas**

Project Manager for numerous environmental projects conducted at a 200-acre, former IBM manufacturing facility, which is in the process of being converted to a high-profile, mixed use development (retail / residential / office) complex. The former IBM facility supported a fuel tank farm and power plant, wastewater treatment system (including ponds) and over a million square feet of office and electronic equipment manufacturing space, and portion of the site has been under remediation since 1985 for a release of chlorinated solvents which impacted several subsurface water-bearing zones. Since 2005, Terracon has conducted Phase I ESAs for the site owner and for various parties who are acquiring specific portions of the site. Terracon has conducted asbestos surveys and abatement projects prior to old building demolition, has conducted subsurface investigations to demonstrate that specific portions of the site were not impacted from previous

manufacturing activities, and has conducted vapor encroachment investigations to demonstrate that new buildings to be developed on the site will not have a vapor issue.

**Professional Services Completed:** 2005-ongoing

**Project Completed:** Ongoing

**Terracon Fee:** over \$100,000

**APPENDIX F**  
**DESCRIPTION OF TERMS AND ACRONYMS**

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
ACM	<p>Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining).</p> <p>Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g. California) define ACM as materials having 0.1% asbestos. In order to define a homogenous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogenous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable.</p> <p>Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM is likely to be disturbed or damaged during the demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.</p>
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface
Brownfields	State and/or tribal listing of Brownfield properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments.
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CESQG	Conditionally Exempt Small Quantity Generators
CFR	Code of Federal Regulations

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
CREC	Controlled Recognized Environmental Condition is defined in ASTM E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority) , with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.”
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a “solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”
HREC	Historical Recognized Environmental Condition is defined in ASTM E1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
IC/EC	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.
ILP	Innocent Landowner/Operator Program
LQG	Large Quantity Generators
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a ground water cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers which identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/L	picoCuries per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
PST	Petroleum Storage Tank. An AST or UST that contains a petroleum product.

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in picoCuries per Liter of Air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and ground water. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ('cradle to grave'). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non-acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.
RCRA CORRACTS/TS Ds	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
RCRA Non-CORRACTS/TS Ds	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.
RCRA Violators List	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
RCRIS	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
REC	Recognized Environmental Conditions are defined by ASTM E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment. De minimis conditions are not recognized environmental conditions."
SCL	State "CERCLIS" List (see SPL /State Priority List, below).
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SPL	State Priority List. State list of confirmed sites having contamination in which the state is actively involved in clean up activities or is actively pursuing potentially responsible parties for clean up. Sometimes referred to as a State "CERCLIS" List.
SQG	Small Quantity Generator
SWF/LF	State and/or Tribal database of Solid Waste/Landfill facilities. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.
TPH	Total Petroleum Hydrocarbons
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C 2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USNRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527-13, define this as any tank, incl., underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	State and/or Tribal facilities included as Voluntary Cleanup Program sites.
VOC	Volatile Organic Compound
Wetlands	<p>Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The <u>Corps of Engineers Wetlands Delineation Manual</u> (Technical Report Y-87-1) defines wetlands as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. For an area to be considered a jurisdictional wetland, it must meet the following criteria: more than 50 percent of the dominant plant species must be categorized as Obligate, Facultative Wetland, or Facultative on lists of plant species that occur in wetlands; the soil must be hydric; and, wetland hydrology must be present.</p> <p>The federal Clean Water Act which regulates “waters of the US,” also regulates wetlands, a program jointly administered by the USACE and the EPA. Waters of the U.S. are defined as: (1) waters used in interstate or foreign commerce, including all waters subject to the ebb and flow of tides; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, etc., which the use, degradation, or destruction could affect interstate/ foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U. S., (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above. Only the USACE has the authority to make a final wetlands jurisdictional determination.</p>

**OAK HILL LOFTS by BROADWAY HOMES**  
**AUSTIN, TX**

ATTACHMENT TABS

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**PROPERTY INFORMATION**

**TAB 5.F - SHPO**

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**Not Applicable**