
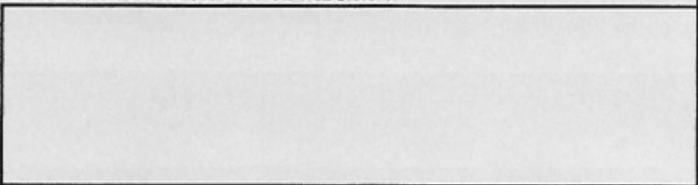


APPLICATION CHECKLIST/ INFORMATION FORM				
DEVELOPER : RGTP Real Estate LLC		OWNER/BORROWER NAME : RGTP Real Estate LLC		
DEVELOPMENT NAME : Redfield 34		FUNDING CYCLE DEADLINE : Rolling		
FEDERAL TAX ID NO: 85-0703525		DUNS NO: N/A		
PROJECT ADDRESS: 8806 & 8807 Redfield Lane, Austin, TX 78758		PROGRAM : RHDA		
CONTACT NAME : Russ Artman		AMOUNT REQUESTED: \$2,600,000		
CONTACT ADDRESS AND PHONE : 917.575.2219 PO Box 201002, Austin, TX 78720				
APPLICATION TABS			INITIALS	
A1	<a href="#">EXECUTIVE SUMMARY/PROJECT PROPOSAL</a>		RA	
A2	PROJECT SUMMARY FORM		RA	
A3	PROJECT TIMELINE		RA	
A4	DEVELOPMENT BUDGET		RA	
A5	OPERATING PRO FORMA		RA	
A6	SCORING SHEET		RA	
ATTACHMENT TABS				
1	ENTITY INFORMATION	1.a.	<a href="#">Detailed listing of developer's experience</a>	RA
		1.b.	Certificate of Status	RA
		1.c.	<a href="#">Statement of Confidence</a>	N/A
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	RA
		2.b.	Resumes of development team	RA
		2.c.	Resumes of property management team	RA
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	RA
		3.b.	<a href="#">Certified Financial Audit</a>	N/A
		3.c.	Board Resolution	N/A
		3.d.	<a href="#">Financial Statements</a>	Submitted confidentially
		3.e.	<a href="#">Funding commitment letters</a>	
4	PROJECT INFORMATION	4.a.	<a href="#">Market Study</a>	RA
		4.b.	<a href="#">Good Neighbor Policy</a>	RA
		4.c.	<a href="#">SMART Housing Letter</a>	N/A
		4.d.	<a href="#">MOU with ECHO</a>	RA
		4.e.	<a href="#">Resident Services</a>	RA
5	PROPERTY INFORMATION	5.a.	<a href="#">Appraisal</a>	
		5.b.	<a href="#">Property Maps</a>	RA
		5.c.	Zoning Verification Letter	RA
		5.d.	Proof of Site control	
		5.e.	<a href="#">Phase I ESA</a>	
		5.f.	<a href="#">SHPO</a>	
<p>The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct.  <i>Unsigned/undated submissions will not be considered.</i></p>				
SIGNATURE OF APPLICANT		DATE AND TIME STAMP OF RECEIPT		
 PRINTED NAME Russell Artman TITLE OF APPLICANT Manager DATE OF SUBMISSION 8/25/2021				
		FOR AHFC USE ONLY		

## Executive Summary

RGTP Real Estate, LLC (RGTP) will purchase and address maintenance deficiencies on an existing 34-unit multi-family building at 8806 & 8807 Redfield Lane, located in District 4. In November 2021, units will be ready for occupancy as CoC. Cost to city is ~40% lower cost per unit than comparable city-initiated hotel purchases.

### Highlights

- 33 550 SF 1BR units to serve as continuum of care (CoC) units for 40-year affordability period
- 1 950 SF 2BR unit to serve as on-site service space for residents

### City protections

- RGTP will add deed restriction to enforce affordability period

### Experienced Team

- Property Manager – Austin-based property manager has worked directly with RGTP with CoC units for 12+ months; ~35% of existing units are CoC across business; years of expertise managing properties with ECHO
- General contractor – Austin-based, certified Minority-Owned Business Enterprise (MBE) has worked with principals for 4+ years and experienced in delivering high-quality affordable housing

### Displacement Mitigation

- *Homeless Prevention* – Area is gentrifying, and this will maintain affordable housing in the neighborhood.
- *Address Unsheltered Homelessness* – New units will be filled with households experiencing unsheltered homelessness per the ECHO Coordinated Entry process.
- *Non-Displacement* – Units will be filled based on attrition. Developer will honor all existing leases and work with tenants to provide reasonable time and support to find new housing.

<b>Sources</b>		<b>Uses</b>	
Debt	1,750,000	Acquisition	4,000,000
Equity	125,800	Off-Site	800
Grant		Site Work	70,000
Other		Site Amenities	
Deferred Developer Fee		Building Costs	
Previous AHFC Funding		Contractor Fees	
Current AHFC Request	2,600,000	Soft Costs	405,000
		Financing	
		Developer Fees	-
<b>Total \$</b>	<b>4,475,800</b>	<b>Total \$</b>	<b>4,475,800</b>

# Project Summary Form

1) Project Name Redfin 34	2) Project Type 100% Affordable	3) New Construction or Rehabilitation Rehabilitation
4) Address(s) or Location Description 8806 & 8807 Redfield Lane, Austin, TX 78758		5) Mobility Bond Corridor
6) Census Tract 18.05	7) Council District District 4	8) Elementary School WOOLDRIDGE EL
9) Affordability Period 40 years		
10) Type of Structure Multi-family	11) Occupied? Yes	12) How will funds be used? Acquisition

## 13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI		33	1			34
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>33</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>34</b>

## 14) Summary of Units for Sale at MFI Level

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

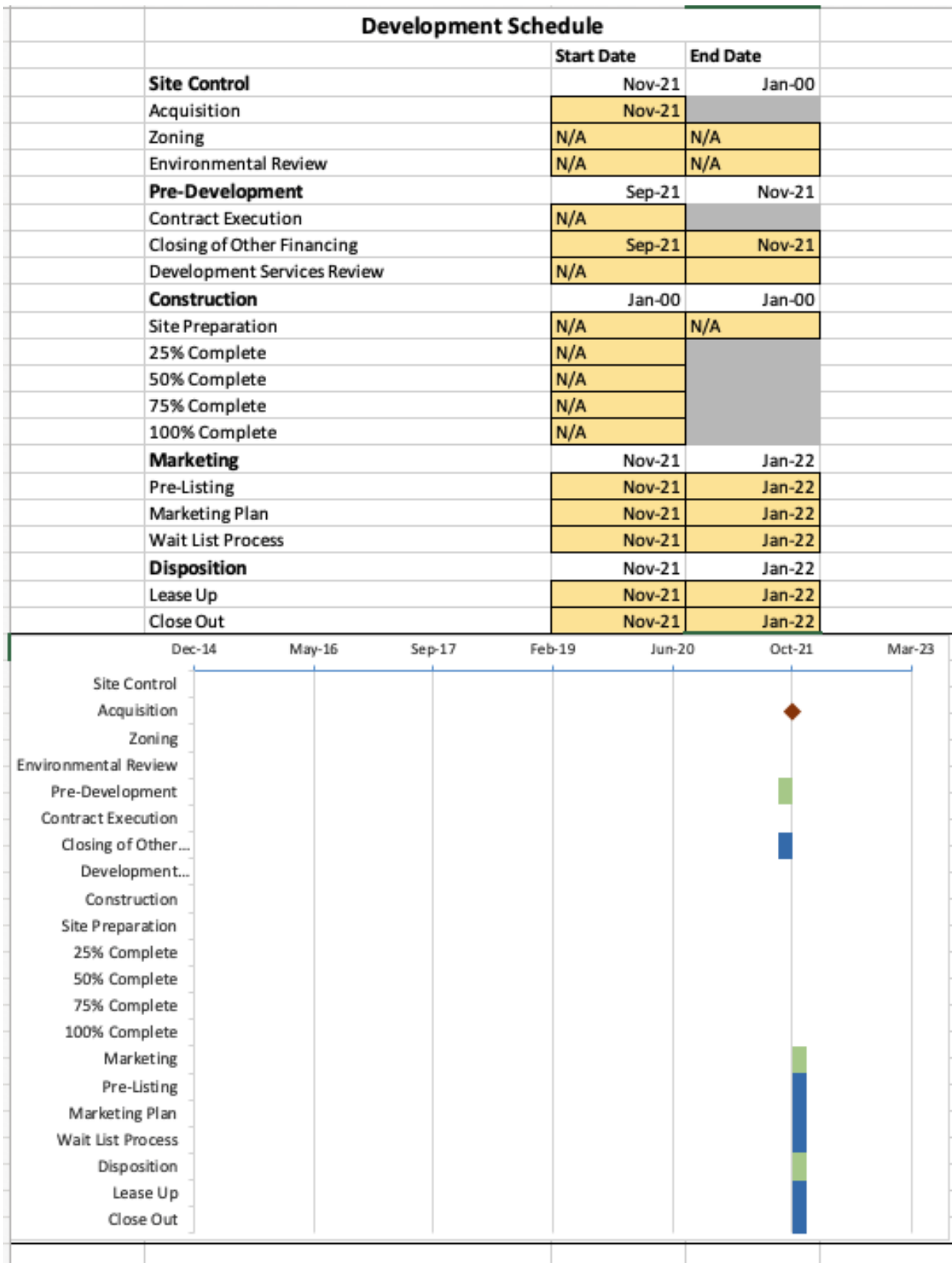
Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	0	Continuum of Care Units	34
Accessible Units for Sensory Impairments	0		

## 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

Sources	Uses
Debt 1,750,000	Acquisition 4,000,000
Equity 125,800	Off-Site 800
Grant	Site Work 70,000
Other	Sit Amenities
Deferred Developer Fee	Building Costs
Previous AHFC Funding	Contractor Fees
Current AHFC Request 2,600,000	Soft Costs 405,000
	Financing
	Developer Fees -
<b>Total \$ 4,475,800</b>	<b>Total \$ 4,475,800</b>



Development Budget						
	Total Project Cost	Requested AHFC Funds	Description			
<b>Pre-Development</b>						
Appraisal	500					
Environmental Review						
Engineering						
Survey	300					
Architectural						
<b>Subtotal Pre-Development Cost</b>	\$800	\$0				
<b>Acquisition</b>						
Site and/or Land	4,000,000	2,210,000				
Structures						
Other (specify)						
<b>Subtotal Acquisition Cost</b>	\$4,000,000	\$2,210,000				
<b>Construction</b>						
Infrastructure						
Site Work						
Demolition						
Concrete						
Masonry						
Rough Carpentry						
Finish Carpentry						
Waterproofing and Insulation						
Roofing and Sheet Metal						
Plumbing/Hot Water						
HVAC/Mechanical						
Electrical						
Doors/Windows/Glass						
Lath and Plaster/Drywall and Acoustical						
Tiel Work						
Soft and Hard Floor						
Paint/Decorating/Blinds/Shades						
Specialties/Special Equipment						
Cabinetry/Appliances						
Carpet						
Other (specify)	70,000		Add bath fans and general make ready			
Construction Contingency						
<b>Subtotal Construction Cost</b>	\$70,000	\$0				
<b>Soft &amp; Carrying Costs</b>						
Legal	10,000					
Audit/Accounting						
Title/Recording	5,000					
Architectural (inspections)						
Construction Interest						
Construction Period Insurance						
Construction Period Taxes						
Relocation						
Marketing						
Davis-Bacon Monitoring						
Developer Fee						
Other (specify)	390,000	390,000	LRA			
<b>Subtotal Soft &amp; Carrying Costs</b>	\$405,000	\$390,000				
<b>TOTAL PROJECT BUDGET</b>	\$4,475,800	\$2,600,000				

### 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		\$401,316	\$409,342	\$417,529	\$425,880	\$434,397	\$479,610	\$529,528
Secondary Income		\$40,800	\$41,616	\$42,448	\$43,297	\$44,163	\$48,760	\$53,835
POTENTIAL GROSS ANNUAL INCOME		\$442,116	\$450,958	\$459,977	\$469,177	\$478,561	\$528,370	\$583,363
Provision for Vacancy & Collection Loss		-\$20,065	-\$20,467	-\$20,876	-\$21,294	-\$21,720	-\$23,980	-\$26,476
Rental Concessions		\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME		\$422,051	\$430,491	\$439,101	\$447,883	\$456,841	\$504,389	\$556,886
EXPENSES								
General & Administrative Expenses		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fee		\$20,400	\$21,012	\$21,642	\$22,292	\$22,960	\$26,617	\$30,857
Payroll, Payroll Tax & Employee Benefits		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance		\$100,000	\$103,000	\$106,090	\$109,273	\$112,551	\$130,477	\$151,259
Electric & Gas Utilities		\$20,400	\$21,012	\$21,642	\$22,292	\$22,960	\$26,617	\$30,857
Water, Sewer & Trash Utilities		\$20,400	\$21,012	\$21,642	\$22,292	\$22,960	\$26,617	\$30,857
Annual Property Insurance Premiums		\$20,000	\$20,600	\$21,218	\$21,855	\$22,510	\$26,095	\$30,252
Property Tax		\$76,550	\$78,847	\$81,212	\$83,648	\$86,158	\$99,880	\$115,789
Reserve for Replacements		\$20,400	\$21,012	\$21,642	\$22,292	\$22,960	\$26,617	\$30,857
Other Expenses		\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ANNUAL EXPENSES		\$278,150	\$286,495	\$295,089	\$303,942	\$313,060	\$362,923	\$420,727
NET OPERATING INCOME		\$143,901	\$143,997	\$144,012	\$143,941	\$143,780	\$141,466	\$136,159
DEBT SERVICE								
First Deed of Trust Annual Loan Payment		\$101,200	\$101,200	\$101,200	\$101,200	\$101,200	\$101,200	\$101,200
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		\$42,701	\$42,797	\$42,812	\$42,741	\$42,580	\$40,266	\$34,959
CUMULATIVE NET CASH FLOW		\$42,701	\$85,498	\$128,309	\$171,050	\$213,631	\$420,748	\$608,813
Debt Coverage Ratio		1.42	1.42	1.42	1.42	1.42	1.40	1.35

Project Name	Redfin 34	
Project Type	100% Affordable	
Council District	District 4	
Census Tract	18.05	
Prior AHC Funding	\$0	
Current AHC Funding Request Amount	\$2,210,000	
Estimated Total Project Cost	\$4,085,800	
High Opportunity	No	
High Displacement Risk	No	
High Frequency Transit	No	
Imagine Austin	No	
Mobility Band Corridor	0	
SCORING ELEMENTS		Description
UNITS		
<20% AMI	0	# of rental units at < 20% AMI
<30% AMI	0	# of rental units at < 30% AMI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in Imagine Austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Band Corridor	0%	% of City's affordable housing goal within mobility band corridors
SCORE	0	% of annual goal * units * 50%, max of 75
<40% AMI	0	# of rental units at < 40% AMI
<50% AMI	14	# of rental units at < 50% AMI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in Imagine Austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Band Corridor	0%	% of City's affordable housing goal within mobility band corridors
SCORE	2	% of annual goal * units * 25%, max of 75
<60% AMI	0	# of units for purchase at < 60% AMI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in Imagine Austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Band Corridor	0%	% of City's affordable housing goal within mobility band corridors
SCORE	0	% of annual goal * units * 50%, max of 75
<80% AMI	0	# of units for purchase at < 80% AMI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in Imagine Austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Band Corridor	0%	% of City's affordable housing goal within mobility band corridors
SCORE	0	% of annual goal * units * 25%, max of 75
Unit Score	2	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	34	Total # of units provided up to 100 per year
Continuum of Care Score	20	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	11	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	1	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	1	Multi-bedroom Unit/Total Units * 20
TEA Grade	72	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	0	Educational Attainment, Environment, Community Institutions, Social Cohesion, Etc.
Accessible Units	0	mobility and sensory units
Rent-PHI, Rent-Voucher Under 20% AMI	0	Total units under 20% AMI
Accessibility Score	0	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	0	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	32	MAXIMUM SCORE = 200
UNDERWRITING		
AHC Leverage	54%	% of total project cost funded through AHC request
Leverage Score	0	3 points per 5% reduction in leverage below 50% (max 30)
AHC Per Unit Subsidy (including prior awards)	\$65,000	Amount of assistance per unit
Subsidy per unit score	17	(\$200,000 - per unit subsidy)*25/\$200,000
AHC Per Bedroom Subsidy	\$63,143	Amount of assistance per bedroom
Subsidy per Bedroom Score	17	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	1.42	Measured at the 5 Year mark
Debt Coverage Ratio Score	7.92447222	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	42	MAXIMUM SCORE = 100
APPLICANT		
REAL QUALITY SCORE	75	940-940 SCORE = 50
Previous Developments		
Compliance Score		
Proposed		
Supportive Services		
Development Team		
Management Team		
Notes		

## About Us

RGTP Real Estate ("RGTP") was borne out of a long-term friendship and shared values. The principals, Russell Artman and Stephen Levine, have been friends for almost 30 years. While discussing their careers and plans, they were mutually disturbed about the critical shortage of affordable housing. Using Russell's real estate and Stephen's financial background, they created a novel approach to provide high-quality, affordable housing. They agreed that addressing the affordable housing crisis together, in their small way, was something they can be proud of in their next 40 years of friendship.

## About the Principals

Russell Artman has purchased and sold more than 20 residential properties in Austin over the last 5 years valued at more than \$15MM. In the last year his projects included fix-and-flip properties in high end areas (Mount Bonnell & Cat Mountain) and condo conversion in a C-Class apartment complex (Austin). Throughout his career, he has purchased more than 60 properties in New York, Texas, and California. Russell is a licensed Texas Real Estate Broker and focuses on his investment portfolio and affordable housing.

Stephen Levine has been a professional investor since 1999 having worked in senior asset management positions at Credit Suisse, Deutsche Bank, Barclays Capital, and most recently, as Vice President at Goldman Sachs. In his career, Steve has directed >\$10bn in fixed income and equity investments, managed a \$1.3bn commercial paper portfolio, and member of PM team for a \$25bn high-yield / high-grade bond fund. Steve is exceptionally adept at financial management including innovative approaches to affordable housing.

## Affordable Housing

Russell and Stephen's first affordable housing project was a 21-unit apartment complex in Austin, Texas. Within a year, the renovations were completed within budget and 80% of affordable units were closed with the remaining at various stages of the closing process. This project would not have been possible without the financial support of AHFC at a cost of less than \$32,000 per unit.

Russell and Stephen then took the lessons learned while developing a project meant to provide housing to households experiencing homelessness, and working with the current condo owners, will build 6 new affordable units. This will provide many benefits for the community, including a permanent reduction in the HOA fee (~11%), upgraded water piping, additional parking spots and an expansion of the bbq / picnic area.

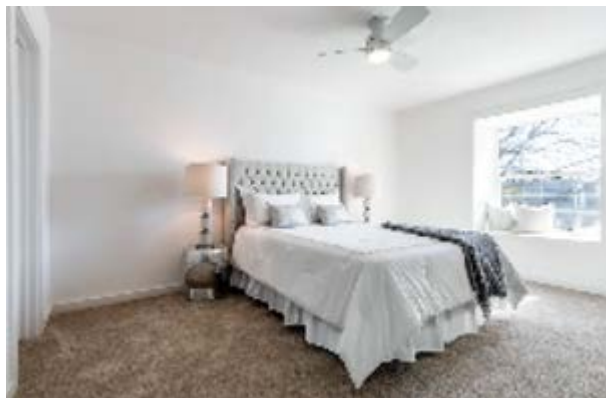
Over the next several years, they intend to provide additional affordable housing for home ownership, rental, and supportive housing for veterans and people experiencing homelessness.

Below are some before-and-after photos at Croslin Court.

**Before**



**After**



## Key Wins from the First AHFC Partnership – Croslin Court Condominiums

Below are some highlights from the Croslin Court Condominium conversion project:

1. Three existing tenants entered into contract to purchase. Every interested tenant was given support with our partner lender and credit repair program.
2. All commitments to AHFC and the City of Austin were met without asking for additional funds. JESE Real Estate believes strongly in honoring our commitments fully. This includes:
  - Delivering quality affordable housing units on-budget and on-time
  - The principals paying out of pocket for unforeseen expenses such as: financing delays, de-scaling water pipes, increasing the size of the main water pipes for the entire complex, and other financially significant problems encountered
  - Improving the neighborhood by paying for security patrols and trash removal for other properties, while collaborating with other building owners to improve the neighborhood overall.
3. The general contractor and three of his employees entered into contract to purchase affordable units because they loved the way the units turned out.
4. Neighboring property owner told us that we were the catalyst to improve the whole sub-market as he has seen many properties start investing in their properties.

*“The guys on the construction crew love the way the condos are turning out, can we each buy one?”*

*Vernon Hogan, General Contractor, Hogan & Associates*

## Local Partnerships

Austin is an incredible city filled with like-minded people and organizations. JESE Real Estate is proud to have partnered with Austin Habitat for Humanity, local mortgage lender, and local minority-owned businesses to provide quality, affordable housing on a long-term basis.

We are very fortunate to work with ECHO. Their organization has given JESE Real Estate insight into the causes of homelessness and some of the ways we can help address homelessness. RGTP Real Estate looks forward to working closing with ECHO over the months and years to come with supportive housing.

*"You guys are truly amazing, kind hearted souls and it's been an honor working with you both."*

*Robin LaFleur, Prior Senior Program Coordinator, Austin Habitat for Humanity*

## Supportive Home Purchase Experience

JESE Real Estate takes a holistic approach to working with affordable homebuyers. Since many buyers were expected to be first-time homebuyers, a supportive home purchase experience needed to be created. This included:

1. Partnering with a preferred lender due to their extensive experience specifically with affordable mortgage options. Buyers were able to use any mortgage lender they wanted including UFCU and Navy Federal CU.
2. Partnering with HomeBase to help fill out and income qualify buyers for the City of Austin program. HomeBase also provided credit counseling services. JESE Real Estate paid for these HomeBase's services out of pocket.
3. Hosting lunches to learn about home ownership and help with filling out paperwork.
4. Encouraging buyers to use their own real estate agents even though those agents did not procure the property for the buyer. JESE Real Estate chose to pay commissions to empower advocacy of the buyer's interests.

*"It has been a complete pleasure to work with Russ and Steve as I'm buying my first home. They have taken the time and attention to make sure I have a great experience during this big moment in my life and are always available to answer questions, make adjustments, or make sure the process is going smoothly. I would recommend working with this team to anyone, especially for first time home buyers. "*

*Homeowner of two-bedroom condo at Croslin Court*



FIRST AFFORDABLE HOMEBUYER  
CLOSING JULY 2019



FUTURE HOMEOWNERS DOING PAPERWORK WITH  
HOMEBASE AT THE CONDOS. JESE PROVIDED LUNCH.



SOCIAL MEDIA POSTING



GENERAL CONTRACTOR AT CLOSING

## Tenant Engagement

JESE Real Estate takes pride in their properties and wants to improve the local housing whenever possible. We implement our ideals by living up to our commitments and high expectations for ourselves. This means we address tenant issues quickly and correctly. In the case of Croslin Court which was a condo conversion, this also means helping tenants who did not want to purchase to relocate by providing relocation assistance, waiving lease cancelation fees, and extending leases before new leases begin.

*"You guys are very respectful and I truly admire that!"*

*Prior tenant at Croslin Court*

*"Thank you for being as patients as a person can be Steve. I'm going to be overwhelmed with joy once we close out on the unit and all of this is behind us."*

*Prior tenant at Croslin Court*

*"You guys have been awesome with communication and have already made some great changes quickly. And thanks again for being so upfront with us and for caring about all the residents!"*

*Prior tenant at Croslin Court*

*"Thanks for everything you and Steve have done for me and my family. It has been nothing short of a blessing for meeting you guys. Thanks for helping us find a home for me and my family and even offering to give us your commission off the house! I don't know where me and my kids would've been if I didn't meet you and Steve! G-d bless you my brother and your more than welcome to stop by and check on us from time to time. Thanks again for everything Russ, I mean that from the bottom of my heart."*

*Prior tenant at Croslin Court*

# Certificate of Status

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



Ruth R. Hughes  
Secretary of State

## Office of the Secretary of State

### CERTIFICATE OF FILING OF

RGTP Real Estate, LLC  
File Number: 803591653

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: 04/13/2020

Effective: 04/13/2020



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

Ruth R. Hughes  
Secretary of State

Phone: (512) 463-5555  
Prepared by: Kasey Gunderson

*Come visit us on the internet at <https://www.sos.texas.gov/>*

Fax: (512) 463-5709  
TID: 10306

Dial: 7-1-1 for Relay Services  
Document: 962937670002

## Resumes of Principals

### **RUSSELL ARTMAN**

7606 Bellflower CV  
Austin, TX 78759

917.575.2219  
russell.artman@gmail.com

### **PROFESSIONAL EXPERIENCE**

---

#### **Open Book Real Estate, LLC**

February 2014 – present

*Owner, Broker*

Austin, TX

Real estate investment company focusing on adding value to distressed properties.

- Condo converted a distressed 20-unit residential complex to 17 affordable housing units with 99-year affordability period with AHFC and Habitat for Humanity as key partners.
- Purchased six residential properties worth over \$3.4 million, added value to property by curing issues, and sold properties at market price worth over \$4.8 million (including current property).
- Self-financed and managed properties using private funding sources.
- Managed five construction teams simultaneously in addition to general contractor.
- Spent over \$750,000 annual on material using local sources whenever possible.
- Hired certified minority-owned business enterprises.

#### **Lumeris**

July 2013 – April 2017

*Senior Product Manager*

Austin, TX

Population health management company that improves the quality of healthcare at a lower cost.

- Redesigned managed health technology platform leading to over \$70 million in new revenue.

#### **RelayHealth**

April 2012 – November 2012

*Senior Product Manager*

Emeryville, CA

Developed patient identity service leveraging Data as a Service.

- Developed \$20 million product to facilitate medical records transfer to improve patient care.

#### **Practice Fusion**

June 2010 – February 2012

*Product Manager*

San Francisco, CA

Electronic Medical Records software supporting 112,000 users and 2 million patient records.

- Led certification projects enabling customers to receive \$96 million in Federal funds.

#### **Polaris Solutions**

January 2008 – January 2010

*Product Manager*

New York, NY

Life sciences firm with compliant grants management and consultant payment arrangements software.

- Created new SaaS product and sold existing SaaS products generating \$20 million in new revenue with Genentech, Roche, Abbott, Johnson & Johnson, Cephalon, and Takeda.

**SkyTech***Owner, Broker*

November 2001 – December 2007

San Diego, CA

Mortgage and real estate investment company.

- Purchased more than 30 properties at foreclosure auction, improved properties, and sold within 4-6 months in California.
- Hired and managed 30 employees including sales, operations and finance departments.
- Improved mortgage sales productivity by 60% over industry standards and coordinated separate sources to consolidate pricing information.
- Developed pay and bonus structure to reward productivity, foster loyalty and transfer fixed costs to variable costs.
- Provided wholesale loans with industry leaders such as Wells Fargo, Bank of America and JP Morgan Chase.

**EDUCATION & CERTIFICATION**

---

Licensed Real Estate Broker, State of Texas

May 2013

Licensed Real Estate Broker, State of California

May 2002

Cornell University, B.A., Consumer Economics &amp; Housing

May 1998

# STEPHEN LEVINE

516.319.8353

slevine10@gmail.com

## PROFESSIONAL EXPERIENCE

---

### **JESE Real Estate, LLC**

December 2018 – present

*Member*

Austin, TX

Real estate investment company focusing on adding value to distressed properties.

- Condo converted a distressed 20-unit residential complex to 17 affordable housing units with 99-year affordability period with AHFC and Habitat for Humanity as key partners.
- Self-financed and managed properties using private funding sources.
- Hired certified minority-owned business enterprises.

### **Goldman Sachs Asset Management**

Sept 2010 – November 2020

*Vice President – Senior Credit Analyst*

New York, NY

- Focused on Energy and Utility & Power sectors
- Eight out of nine years posted positive excess returns
- Member of portfolio management team investing ~\$5bn of HY and IG AUM
- Built strong relationships across global equity, commodity, muni and HY groups
- Trained three IG analysts who took on senior coverage

### **Deutsche Asset Management**

March 2009 – August 2010

*Vice President – Senior Credit Analyst*

New York, NY

- Focused on Energy, Metals & Mining, Pulp/Paper/Packaging, Diversified Manufacturing sectors
- Pro-actively expanded role into providing fundamental analysis of select commodities
- Project manager and creator of risk management solution impacting global department of 75+ people

### **Barclays Capital**

March 2007 – October 2008

*Associate Director – Senior Credit Analyst*

New York, NY

- Sell-side analyst focused on Utility & Power sector
- Initiated client events at industry meetings and management led tour of nuclear facility
- Published thematic reports and actionable trade ideas

**Deutsche Bank**

July 2000 – October 2006

*Deutsche Asset Management*

New York, NY

*Vice President – Senior Equity & Credit Analyst (Mar 2006 – Oct 2006)*

- Absolute return hedge fund analyst focused on Utility & Power sector
- Proposed long/short trades, pair trades, fixed income and option trades

*Deutsche Bank Securities*

New York, NY

*Vice President – Senior Equity & Credit Analyst*

- Launched senior coverage from combined equity / fixed-income perspective
- Worked directly with 5 traders (IG cash, IG CSD, HY cash, HY CDS and Equity)
- *Starmine* “five-star” ranked analyst
- First sell-side research team to provide simultaneous equity & fixed income coverage
- Worked exclusively on the #1 ranked *Institutional Investors* Utility & Power team
- Trained two analysts in both credit and equity research
- Produced ~\$100,000 of annual cost savings

**Credit Suisse First Boston**

June 1999 – July 2000

*Investment Banking Analyst*

New York, NY

- Managed a \$1.2bn commercial paper program
- Created annual revenues of ~\$250,000 and cost savings of ~\$75,000

**EDUCATION & CERTIFICATION**

Bucknell University, B.S.B.A., Accounting, Finance, Economics  
NASD Series 7, 63, 86 and 87

June 1999

## Resumes of Development Team

This section includes the key personnel for this project which include:

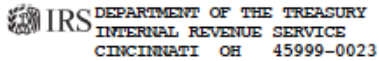
- Applicant – RGTP Real Estate
- CoC Service Coordinator and Non-Profit Partner – Ending Community Homelessness Coalition (ECHO)
- General Contractor
- Property Management

### **CoC Service Coordinator and Non-Profit Partner** – Ending Community Homelessness Coalition (ECHO)

**General Contractor** – The GC for Croslin Court affordable housing home ownership project has worked with the principals of RGTP for 3+ years with a proven track record of successful projects that come in on-time and within budget. He is also a certified MBE business owner.

**Property Management** – The property manager RGTP selected has been operating in Austin for 20+ years, has 35% of current units under management designated as Continuum of Care, and has worked with ECHO successfully over many sites both owned by RGTP and others. This property manager was recommended by ECHO for having deep experience working with households experiencing homelessness. RGTP is aware of the population specific needs and purposely wants to have an experienced property manager that works well with ECHO in order to ensure successful operations and to make sure the residents are well supported and respected.

# Federal IRS Certification



RGTP REAL ESTATE LLC  
STEPHEN LEVINE MBR  
7606 BELLFLOWER CV  
AUSTIN, TX 78759

Date of this notice: 04-14-2020

Employer Identification Number:  
85-0703525

Form: SS-4

Number of this notice: CP 575 B

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

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

## WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 85-0703525. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

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

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

Form 1065

03/15/2021

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

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

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

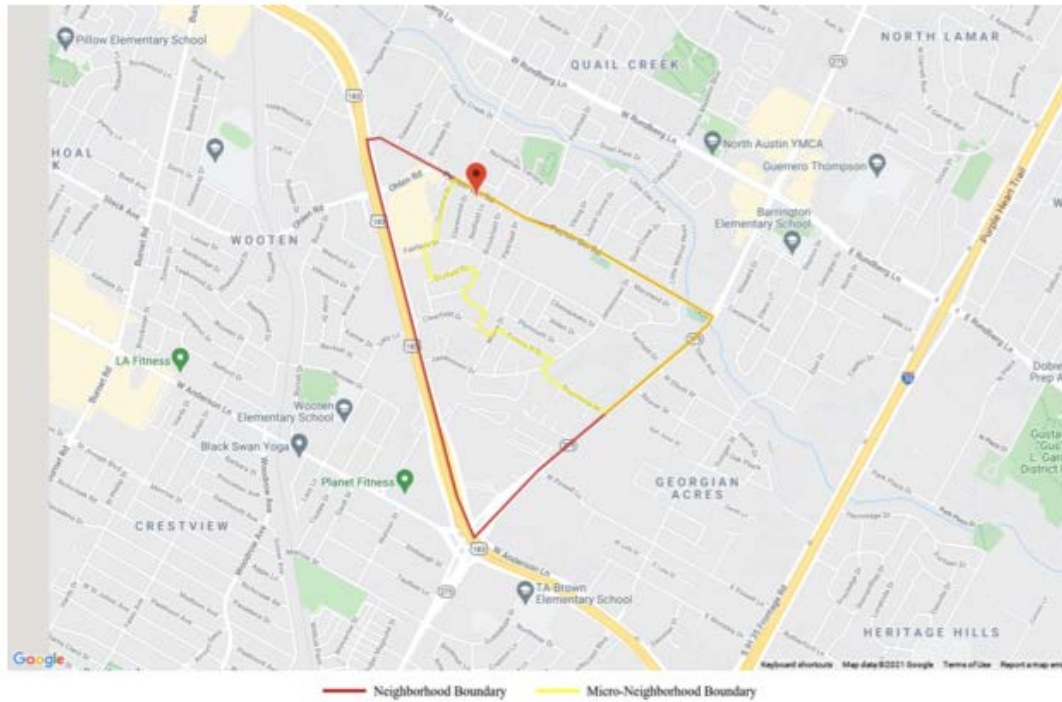
To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

# Market Study



8806 Redfield Ln, Austin, TX 78758

Report date: Monday, August 23, 2021





8806 Redfield Ln, Austin, TX 78758  
Report date: Monday, August 23, 2021

## THE 8806 REDFIELD LN NEIGHBORHOOD REAL ESTATE

### AVERAGE HOME VALUES



MEDIAN HOME VALUE:

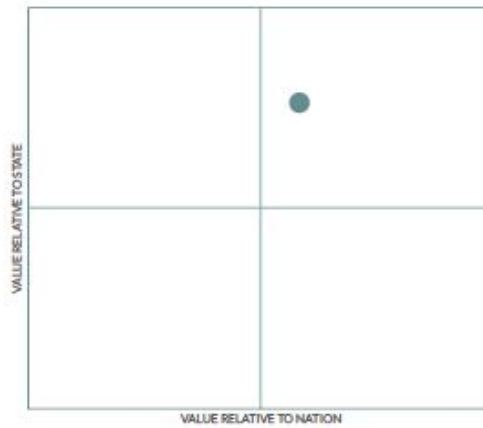
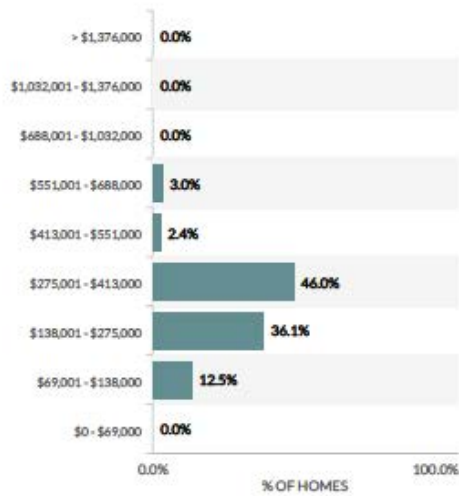
\$277,616



MEDIAN REAL ESTATE TAXES:

\$4,733 (1.7% effective rate)

### NEIGHBORHOOD HOME PRICES



### AVERAGE MARKET RENT



AVERAGE MARKET RENT:

\$1,233 / per month



GROSS RENTAL YIELD: ⚠️

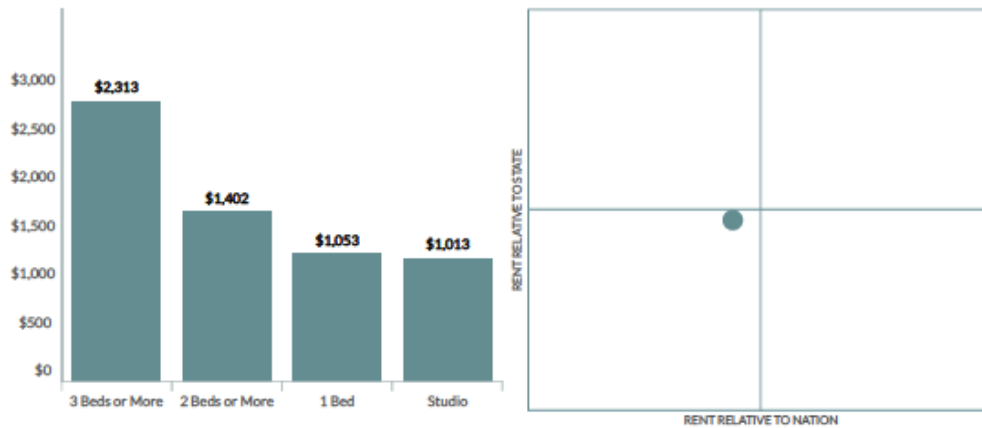
11.65%



8806 Redfield Ln, Austin, TX 78758

Report date: Monday, August 23, 2021

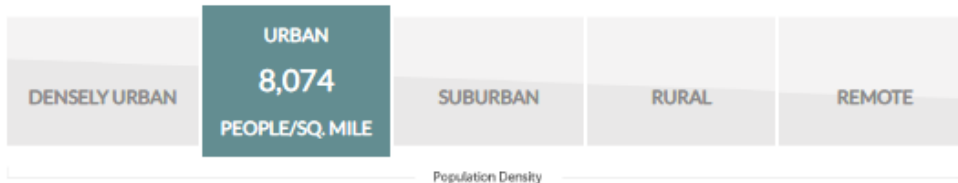
### MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



### SETTING

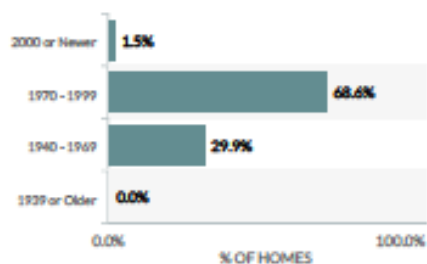
☐ COASTAL ☐ LAKEFRONT ☐ FARMS

### NEIGHBORHOOD LOOK AND FEEL

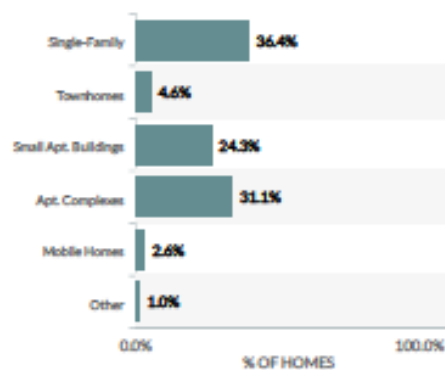


## HOUSING MARKET DETAILS

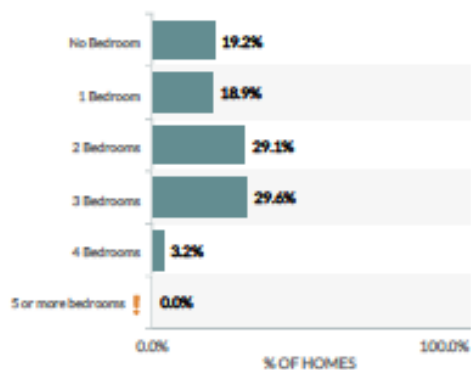
### AGE OF HOMES



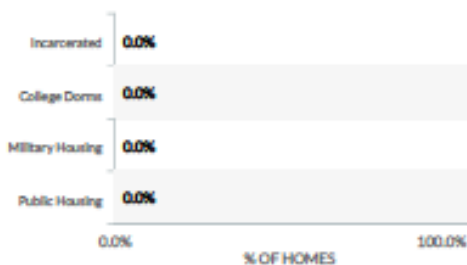
### TYPES OF HOMES



### HOME SIZE ⚠️

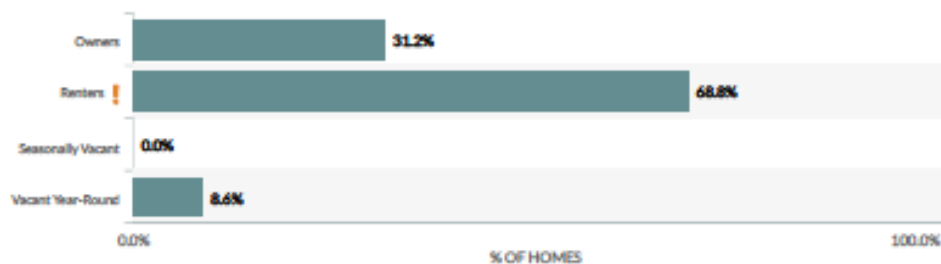


### SPECIAL PURPOSE HOUSING



## HOMEOWNERSHIP

### HOMEOWNERSHIP RATE ⚠️










## THE 8806 REDFIELD LN NEIGHBORHOOD DEMOGRAPHICS






136 Vital Statistics found.

0 Condition Alerts found. ①

### LIFESTYLE

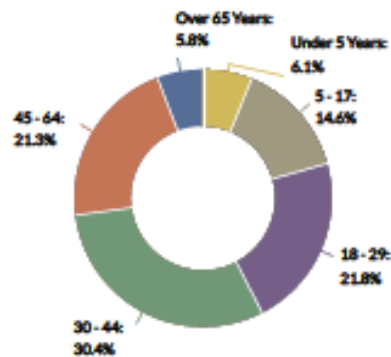
	First Time Homebuyers	75.6%	Good
	Young Single Professionals	69.1%	Fair
	Luxury Communities	28.0%	Poor
	College Student Friendly	11.5%	Poor
	Retirement Dream Areas	9.9%	Poor
	Family Friendly	4.8%	Poor
	Vacation Home Locations	0.0%	Poor

### SPECIAL CHARACTER

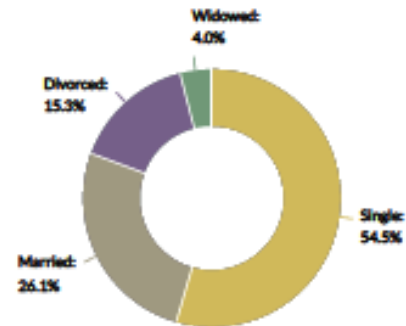
	Hip Trendy	79.4%	Good
	Walkable	64.9%	Fair
	Quiet	23.4%	Poor
	Urban Sophisticates	18.4%	Poor
	Nautical	0.0%	Poor

## AGE / MARITAL STATUS

### AGE



### MARITAL STATUS



## GENDER RATIO

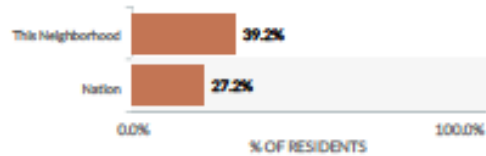


## MILITARY & COLLEGE STATUS

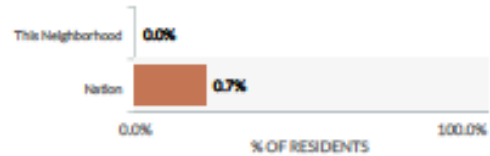


## HOUSEHOLD TYPES

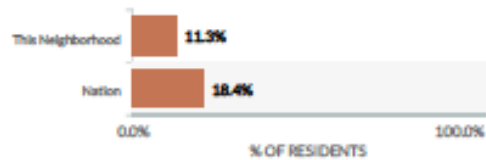
### ONE PERSON HOUSEHOLDS



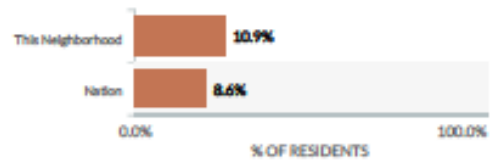
### SAME SEX PARTNERS



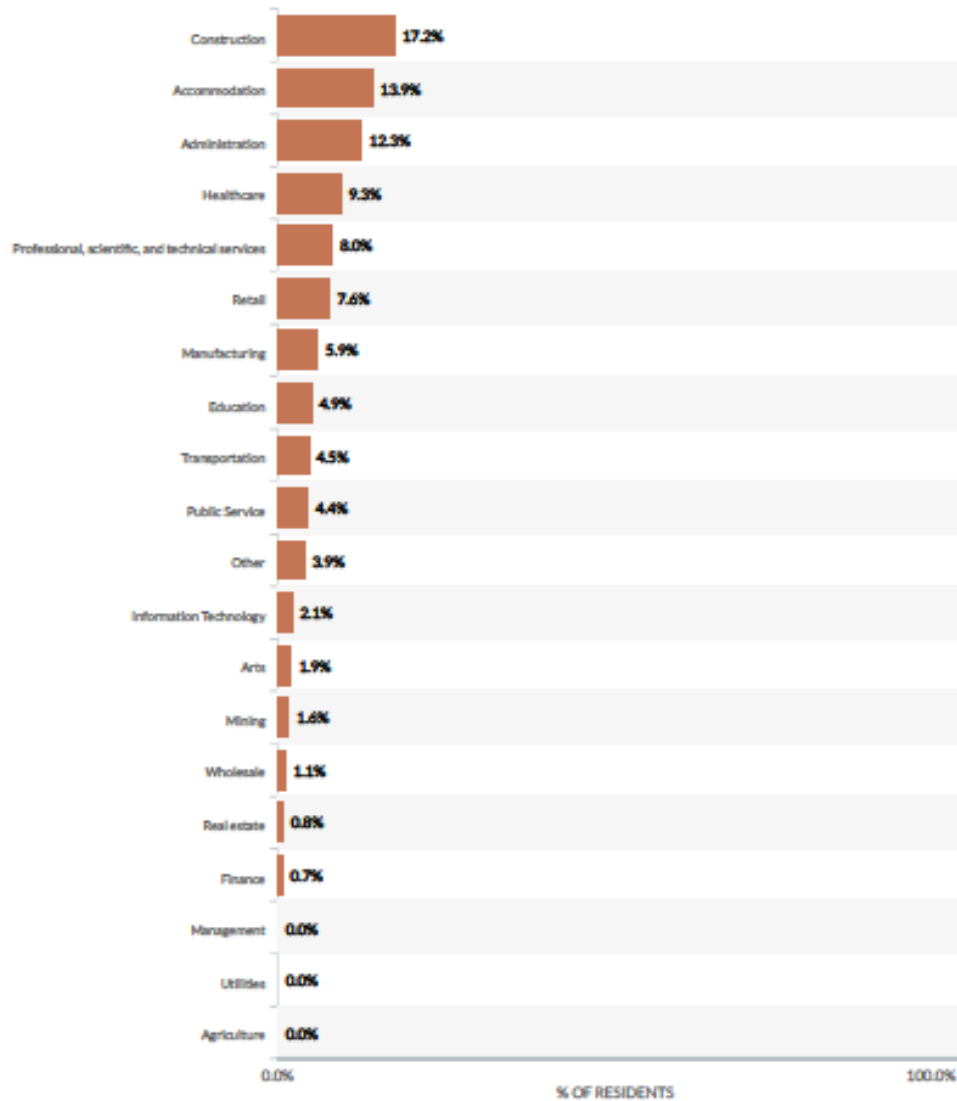
### MARRIED COUPLE WITH CHILD



### SINGLE PARENT WITH CHILD

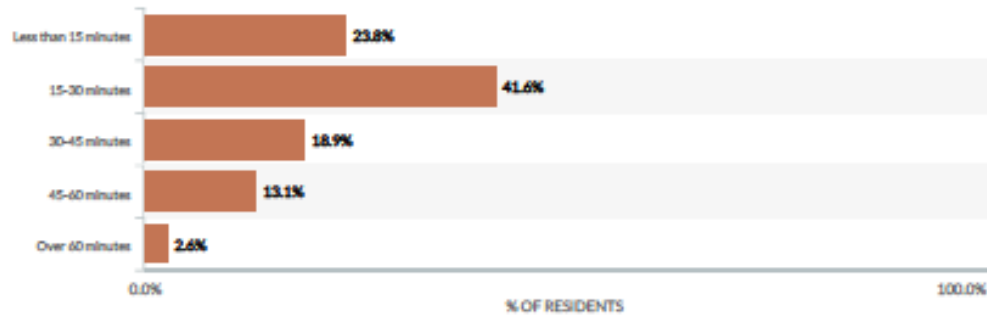


## EMPLOYMENT INDUSTRIES

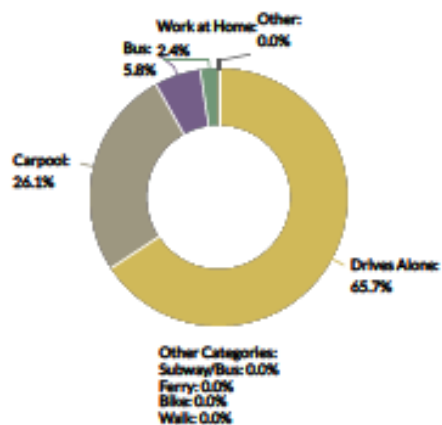


## COMMUTE TO WORK

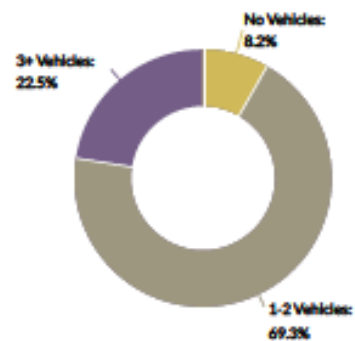
### AVERAGE ONE-WAY COMMUTE TIME



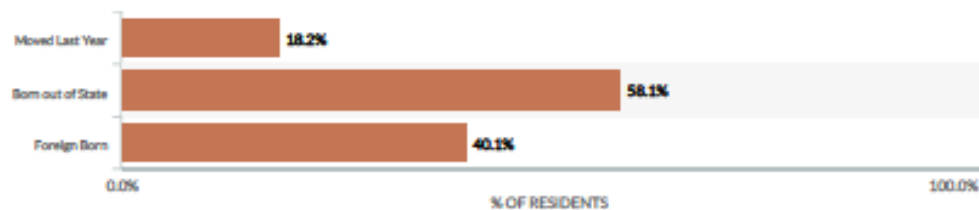
## MEANS OF TRANSPORT



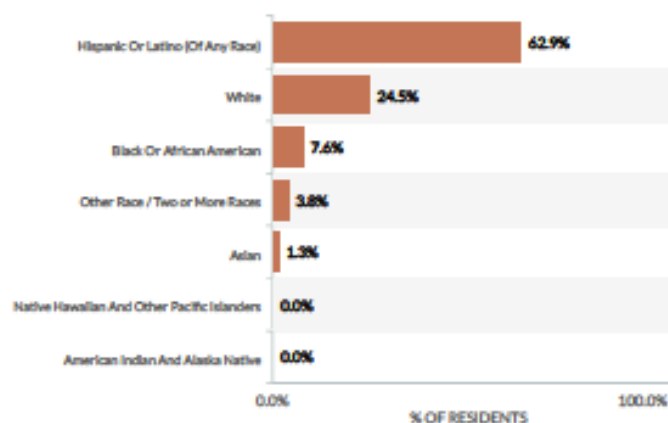
## VEHICLES PER HOUSEHOLD



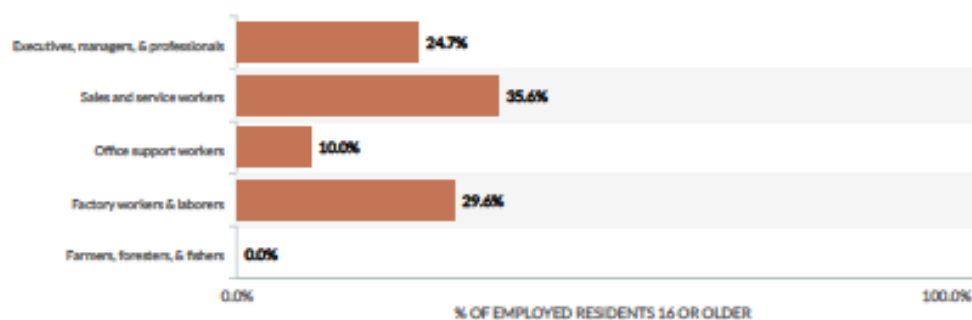
## MIGRATION & MOBILITY



## RACE & ETHNIC DIVERSITY

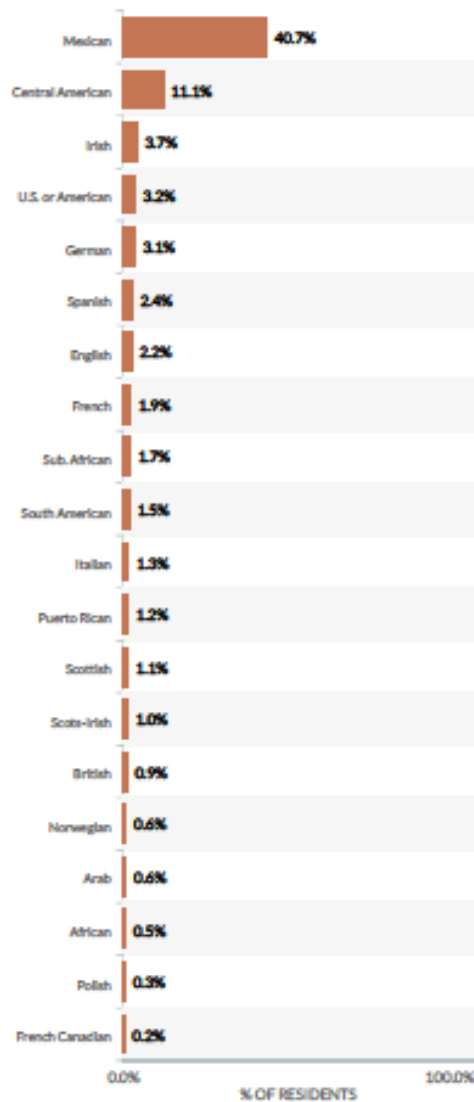


## OCCUPATIONS

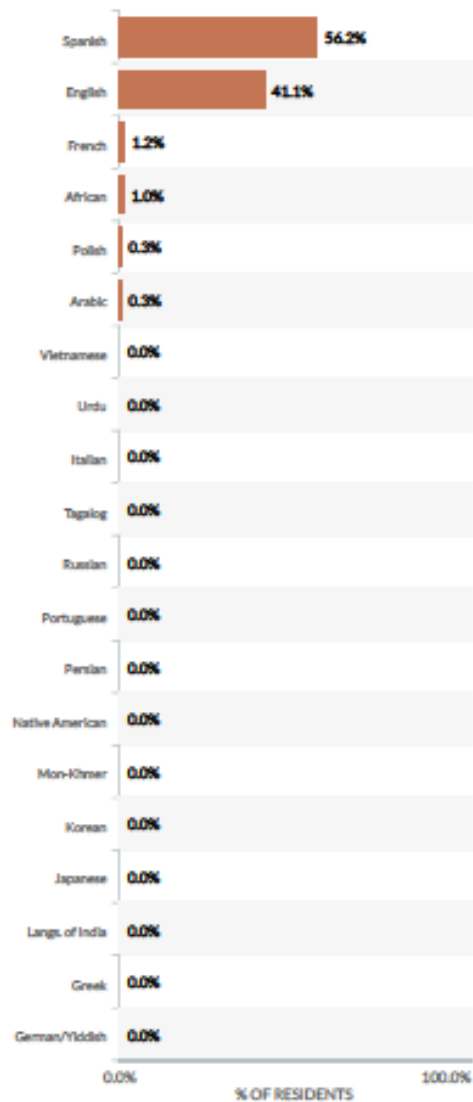


## ANCESTRIES & LANGUAGES SPOKEN

### ANCESTRY (TOP 20)



### LANGUAGES SPOKEN (TOP 20)



### UNEMPLOYMENT RATE

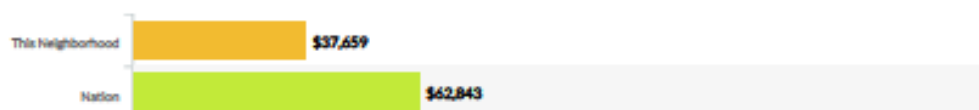


## AVERAGE INCOME

### PER CAPITA INCOME



### MEDIAN HOUSEHOLD INCOME



## EDUCATION

### PERCENT WITH COLLEGE DEGREE



### PERCENT WITH ADVANCED DEGREE

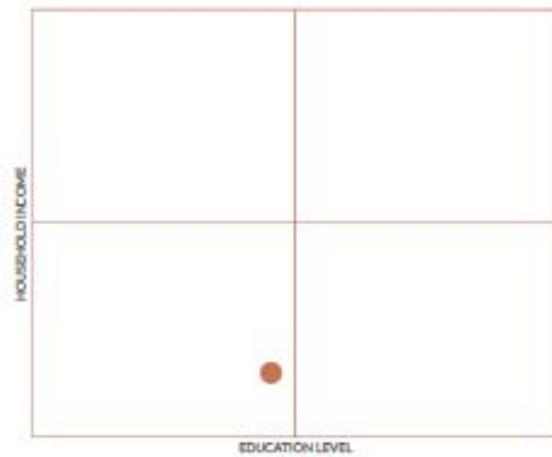




8806 Redfield Ln, Austin, TX 78758

Report date: Monday, August 23, 2021

## INCOME AND EDUCATION



## THE 8806 REDFIELD LN NEIGHBORHOOD CRIME

67 Vital Statistics found.

7 Condition Alerts found. 

### NEIGHBORHOOD CRIME DATA



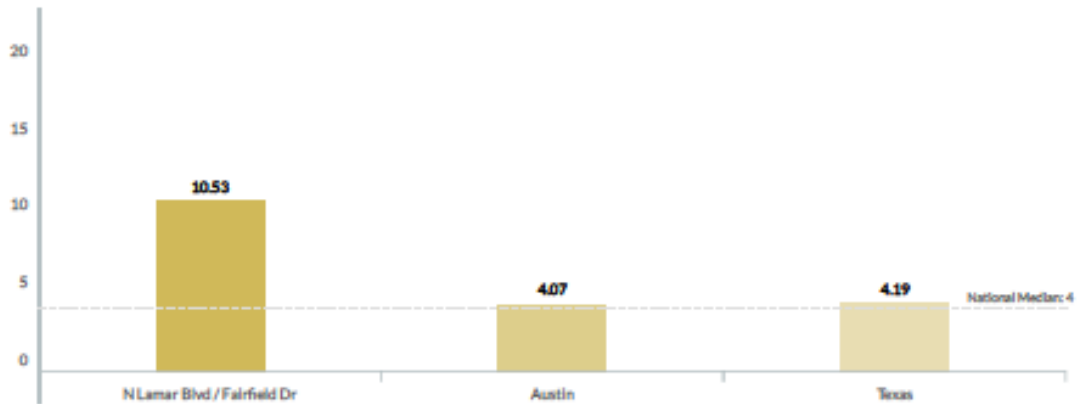
NEIGHBORHOOD ANNUAL CRIMES			
	VIOLENT	PROPERTY	TOTAL
Number of Crimes	50	388	438
Crime Rate (per 1,000 residents)	10.53	81.68	92.21

### NEIGHBORHOOD VIOLENT CRIME



VIOLENT CRIME INDEX BY TYPE			
MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
25	18	8	10
100 is safest	100 is safest	100 is safest	100 is safest

## VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



### MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

**1 IN 95** ⚠️  
in this Neighborhood

**1 IN 245**  
in Austin

**1 IN 239**  
in Texas

### AUSTIN VIOLENT CRIMES

POPULATION: 978,908

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	32	547	977	2,433
Rate per 1,000	0.03	0.56	1.00	2.49

### UNITED STATES VIOLENT CRIMES

POPULATION: 328,239,523

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	16,425	139,815	267,968	821,182
Rate per 1,000	0.05	0.43	0.82	2.50

## NEIGHBORHOOD PROPERTY CRIME

**PROPERTY CRIME INDEX**

**1**

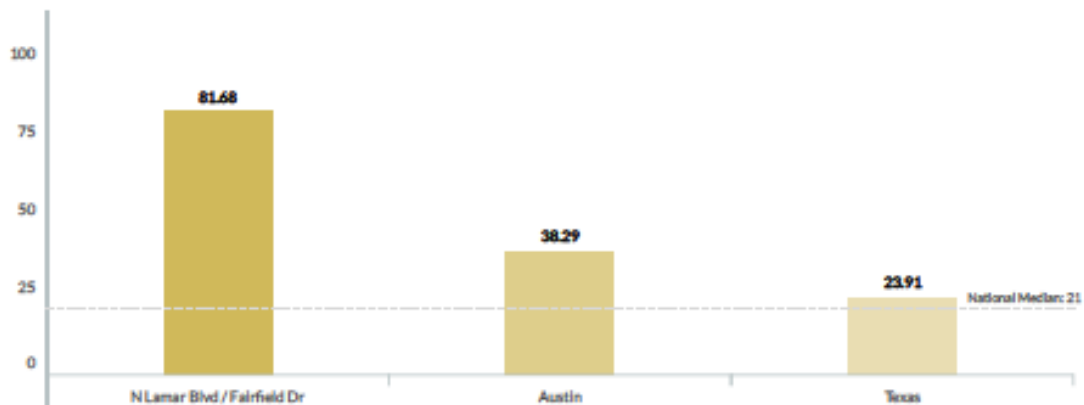
(100 is safest)

⚠️

Safer than 1% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
4 100 is safest	1 100 is safest	5 100 is safest ⚠️

## PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME		
<b>1 IN 12</b> ⚠️ in this Neighborhood	<b>1 IN 26</b> in Austin	<b>1 IN 42</b> in Texas



8806 Redfield Ln, Austin, TX 78758

Report date: Monday, August 23, 2021

## AUSTIN PROPERTY CRIMES

POPULATION: 978,908

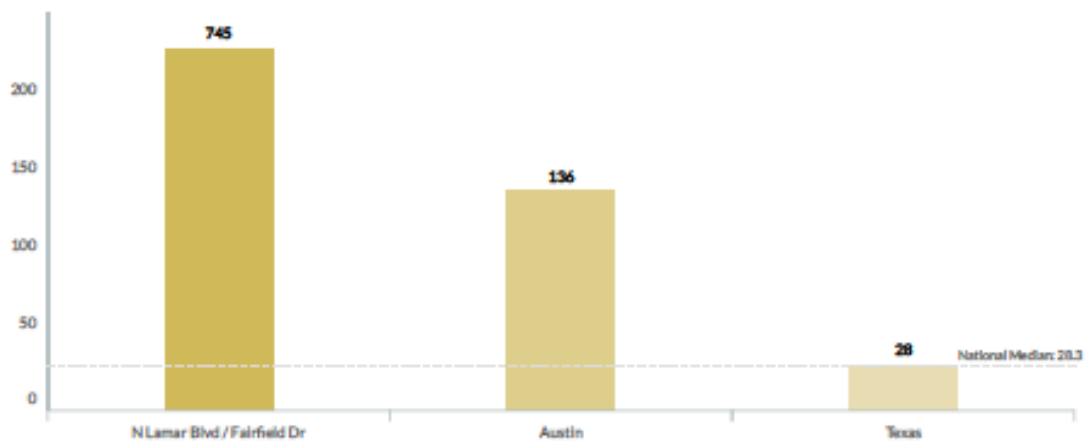
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,383	30,033	3,071
Rate per 1,000	4.48	30.68	3.14

## UNITED STATES PROPERTY CRIMES

POPULATION: 328,239,523

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,117,696	5,084,096	721,885
Rate per 1,000	3.41	15.50	2.20

## CRIME PER SQUARE MILE





8806 Redfield Ln, Austin, TX 78758

Report date: Monday, August 23, 2021

## THE 8806 REDFIELD LN NEIGHBORHOOD SCHOOLS

### SCHOOL RATING INFORMATION

SCHOOL QUALITY	ADDRESS SCHOOL QUALITY RATING
<div>19</div> <div>(100 is best)</div> <div>Better than 19% of U.S. schools.</div>	<div>Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address. ⓘ</div>

### SCHOOLS IN THIS ADDRESS

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX*	QUALITY RATING COMPARED TO NATION*
<a href="#">Burnet Middle School</a> 8401 Hathaway Dr Austin, TX 78757	06-08	1	1
<a href="#">Hewson Early College H.S. School</a> 1201 Peyton Gin Rd Austin, TX 78758	09-12	5	4
<a href="#">Woodbridge Elementary School</a> 1412 Norseman Ter Austin, TX 78758	PK-05	1	2

\* 10 is highest

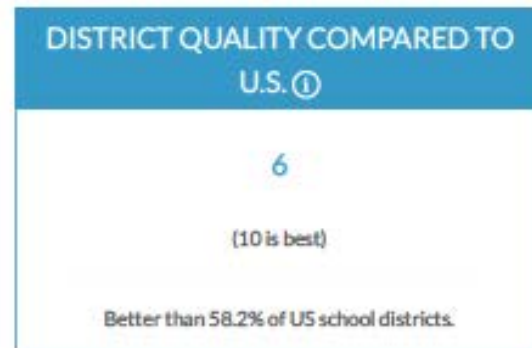
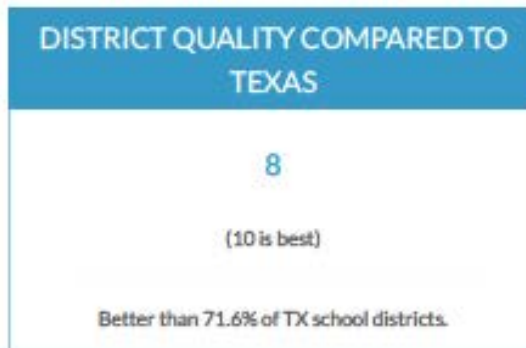
### NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults in Neighborhood With College Degree Or Higher	23.2%
Children in The Neighborhood Living in Poverty	24.2%

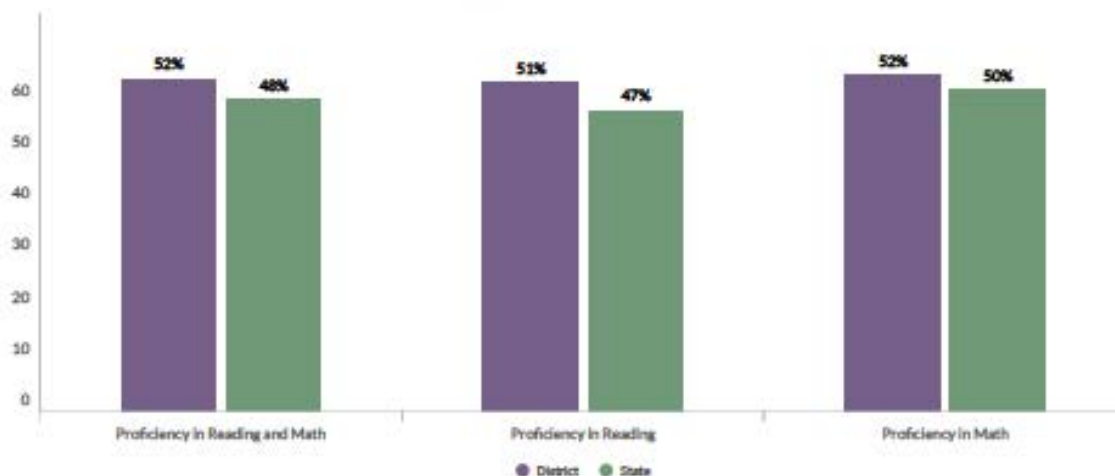
## THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

### AUSTIN ISD

<b>80,911</b> Students Enrolled in This District	<b>128</b> Schools in District	<b>15</b> Students Per Classroom
---	-----------------------------------	-------------------------------------



### Public School Test Scores (No Child Left Behind)







## School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-Hispanic)	30.9%	27.9%
Black	7.2%	13.0%
Hispanic	57.2%	53.8%
Asian Or Pacific Islander	4.5%	4.7%
American Indian Or Native Of Alaska	0.2%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	52.9%	60.2%
FREE LUNCH ELIGIBLE	50.4%	55.6%
REDUCED LUNCH ELIGIBLE	2.5%	4.6%

## Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,792	\$472,938,000	29.8%
Support Expenditures			
Student	\$559	\$45,629,000	2.9%
Staff	\$637	\$51,979,000	3.3%
General Administration 	\$116	\$9,443,000	0.6%
School Administration	\$669	\$54,647,000	3.4%
Operation	\$1,139	\$93,025,000	5.9%
Transportation 	\$412	\$33,644,000	2.1%
Other	\$536	\$43,800,000	2.8%
Total Support	\$4,068	\$332,167,000	20.9%
Non-Instructional Expenditures 	\$9,608	\$784,524,000	49.4%
Total Expenditures 	\$19,469	\$1,589,629,000	100.0%



8806 Redfield Ln, Austin, TX 78758

Report date: Monday, August 23, 2021

## THE 8806 REDFIELD LN TRENDS AND FORECAST

### SCOUT VISION® SUMMARY

#### RIISING STAR INDEX ①

Very Low



Appreciation Potential (3 years)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High

5=Rising Star

#### BLUE CHIP INDEX ①

Blue Chip

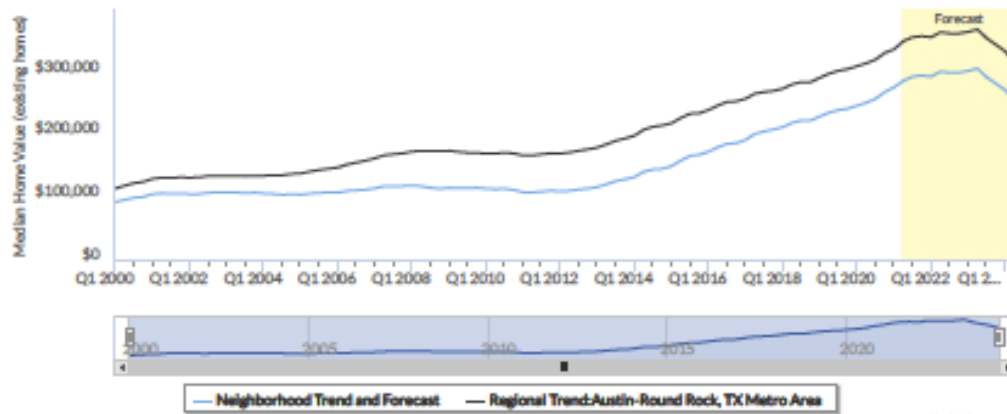


Past Appreciation and existing fundamentals

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High

5=Blue Chip

### SCOUT VISION Neighborhood Home Value Trend and Forecast ①



## SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD		TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2021 Q3 - 2024 Q2		-7.75% ↓	-2.64% ↓	5	1
Latest Quarter: 2020 Q4 - 2021 Q1	⚠	2.74% ↑	11.41% ↑	10	9
Last 12 Months: 2020 Q1 - 2021 Q1	⚠	11.83% ↑	11.83% ↑	10	10
Last 2 Years: 2019 Q1 - 2021 Q1	⚠	20.13% ↑	9.60% ↑	10	10
Last 5 Years: 2016 Q1 - 2021 Q1	⚠	58.93% ↑	9.71% ↑	10	10
Last 10 Years: 2011 Q1 - 2021 Q1	⚠	153.88% ↑	9.76% ↑	10	10
Since 2000: 2000 Q1 - 2021 Q1	⚠	172.09% ↑	5.00% ↑	8	10

\* 10 is highest

## KEY PRICE DRIVERS AT THIS LOCATION

### Pros

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

- ➕ Educated Population Trend
- ➕ Access to High Paying Jobs
- ➕ Income Trend

### Cons

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

- ➖ Crime
- ➖ Regional Housing Market Outlook
- ➖ School Performance



8806 Redfield Ln, Austin, TX 78758

Report date: Monday, August 23, 2021

## SCOUT VISION® PROXIMITY INDEX

### PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ

Similar Price



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage

3=Similar Price 4=Advantage 5=Strong Advantage

**\$137**

Neighborhood price per sqft

**\$148**

Average Nearby Home Price per sqft

### ACCESS TO HIGH PAYING JOBS ⓘ

Excellent



Jobs score

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

Good 5=Excellent

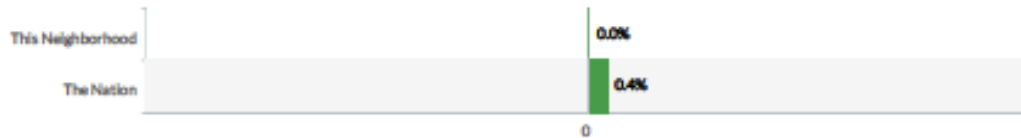
## JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 minutes	3548
10 minutes	92868
15 minutes	200259
20 minutes	360592
30 minutes	454873
45 minutes	481349
60 minutes	505126

\*Annual salary of \$75,000 or more

## SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

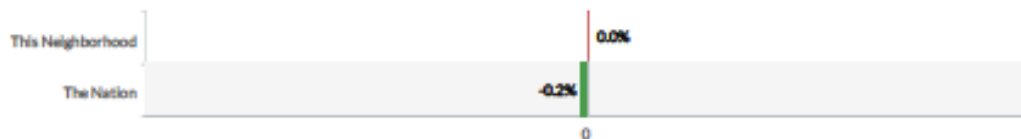
### AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



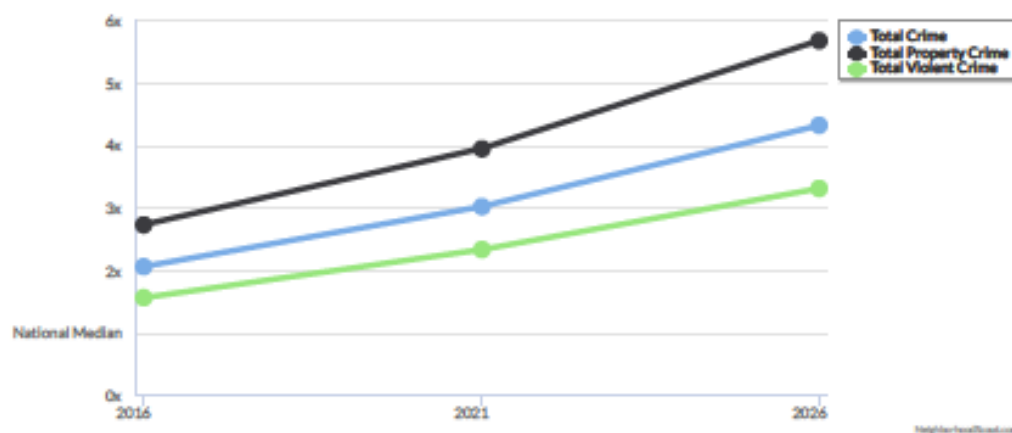
### AVG. ANNUAL RENT PRICE TREND Over last 5 years ⚠️



### AVG. ANNUAL VACANCY TRENDS Over last 5 years



## SCOUT VISION® CRIME TRENDS AND FORECAST

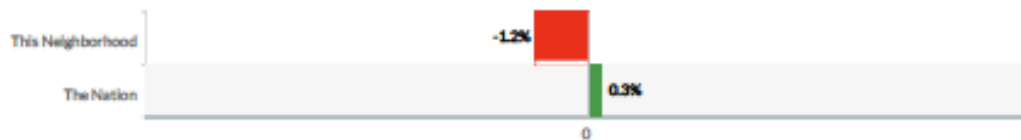


## SCOUT VISION® EDUCATION TRENDS AND FORECAST

### AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years



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

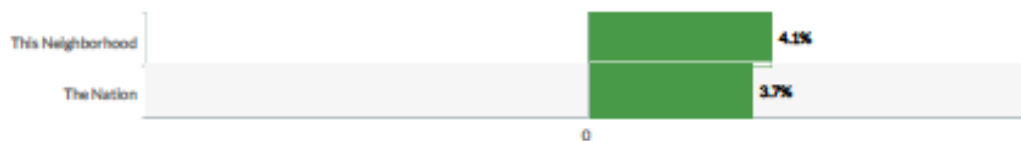


## SCOUT VISION® ECONOMIC TRENDS AND FORECAST

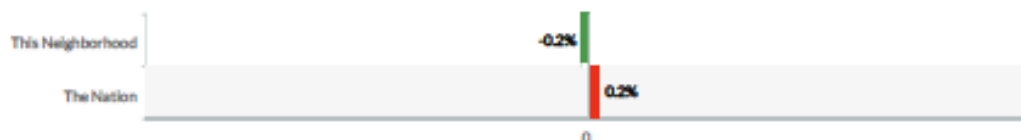
### AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years ⚠️



### AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years



### AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years





8806 Redfield Ln, Austin, TX 78758

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## SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	6,308	6,168	-2.68% ↕
1 Mile	24,520	24,715	0.79% ↗
3 Miles	140,041	146,799	4.83% ↗
5 Miles	302,560	321,476	6.25% ↗
10 Miles	773,659	834,908	7.92% ↗ ⚠
15 Miles	1,279,459	1,414,123	10.53% ↗ ⚠
25 Miles	1,663,991	1,902,686	14.34% ↗ ⚠
50 Miles	2,107,648	2,422,761	14.95% ↗ ⚠

## SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Very Low



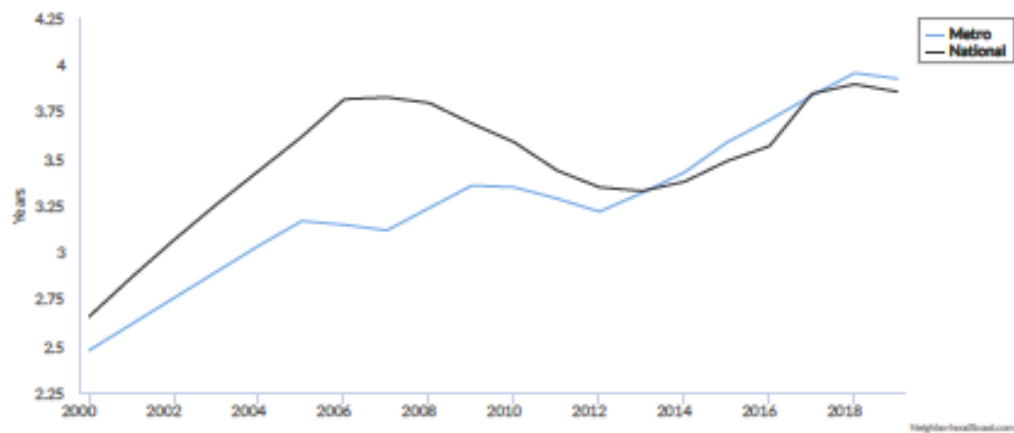
Regional Appreciation Potential (3yr)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High

5=Very High

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

Years of average household income needed to buy average home



**2.48**

Region's Historical Low

**3.96**

Region's Historical High

**3.93**

Current ⚠️

## REGIONAL 1 AND 2 YEAR GROWTH TRENDS ⓘ

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.91%	10	3.01%	10
Job Growth	19.23%	8	17.03%	8
Income Trend (Wages)	16.45%	10	6.57%	10
Unemployment Trend	2.11%	5	-7.67%	8
Stock Performance of Region's Industries	37.15%	10	31.10%	10
Housing Added	7.12%	10	3.52%	10
Vacancy Trend	-1.12%	9	-0.88%	8

\* 10 is highest

### Disclaimer

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

## ABOUT THE 8806 REDFIELD LN NEIGHBORHOOD

### Real Estate Prices and Overview

This neighborhood's median real estate price is \$277,616, which is more expensive than 76.2% of the neighborhoods in Texas and 58.2% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,233, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 52.5% of Texas neighborhoods.

This is an urban neighborhood (based on population density) located in Austin, Texas.

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is renter occupied. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 1940 and 1969.

Home and apartment vacancy rates are 8.6% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 51.3% of the neighborhoods in the nation, approximately near the middle range for vacancies.

### Notable & Unique Neighborhood Characteristics

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

### Notable & Unique: Modes of Transportation

In the N Lamar Blvd / Fairfield Dr neighborhood, carpooling is still a popular way to get to and from work. NeighborhoodScout's analysis reveals that 26.6% of commuters carpool here, which is more than in 99.2% of all U.S. neighborhoods.

## **The Neighbors**

### **The Neighbors: Income**

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

The neighbors in the N Lamar Blvd / Fairfield Dr neighborhood in Austin are lower-middle income, making it a below average income neighborhood. NeighborhoodScout's research shows that this neighborhood has an income lower than 84.9% of U.S. neighborhoods. With 34.3% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 82.4% of U.S. neighborhoods.

### **The Neighbors: Occupations**

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

In the N Lamar Blvd / Fairfield Dr neighborhood, 35.6% of the working population is employed in sales and service jobs, from major sales accounts, to working in fast food restaurants. The second most important occupational group in this neighborhood is manufacturing and laborer occupations, with 29.6% of the residents employed. Other residents here are employed in executive, management, and professional occupations (24.7%), and 10.0% in clerical, assistant, and tech support occupations.

### **The Neighbors: Languages**

The most common language spoken in the N Lamar Blvd / Fairfield Dr neighborhood is Spanish, spoken by 56.2% of households. Some people also speak English (41.1%).

### **The Neighbors: Ethnicity / Ancestry**

Culture is shared learned behavior. We learn it from our parents, their parents, our houses of worship, and much of our culture – our learned behavior – comes from our ancestors. That is why ancestry and ethnicity can be so interesting and important to understand: places with concentrations of people of one or more ancestries often express those shared learned behaviors and this gives each neighborhood its own culture. Even different neighborhoods in the same city can have drastically different cultures.

In the N Lamar Blvd / Fairfield Dr neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (40.7%). There are also a number of people of Irish ancestry (3.7%), and residents who report German roots (3.1%), and some of the residents are also of Spanish ancestry (2.4%), along with some English ancestry residents (2.2%), among others. In addition, 40.1% of the residents of this neighborhood were born in another country.

### **Getting to Work**

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in N Lamar Blvd / Fairfield Dr neighborhood spend between 15 and 30 minutes commuting one-way to work (41.6% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (66.9%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (26.6%) and 5.9% of residents also ride the bus for their daily commute. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

## Good Neighbor Plan

We view our Good Neighbor Plan as an evolving strategy; looking to AHFC staff, neighborhood associations, and the community for suggestions. At a minimum, we intend to do the following. Also, working with ECHO and their partners, do additional outreach as they see fit.

1. Consult with NHCD staff
2. Work with the Neighborhood Association including:
  - a. Reach out to the neighborhood association to attend community meetings and discuss the project. Include ECHO and possibly others (city staff, service providers, etc.)
  - b. Support neighborhood advisory committees and/or provide regular project updates if requested
  - c. Share relevant information such as:
    - i. Experience as housing developer including names and addresses of other affordable housing developments,
    - ii. Description of targeted population to the extent that it does not compromise the safety, confidentiality or well-being of the residents or compromise adherence to fair housing policy,
    - iii. Information about property management and support services,
    - iv. Description of expected property improvements (parking, unit count, and additional community amenities) although none are planned at this time,
    - v. Planned mechanisms for communication between the housing developer and neighbors, including a 24-hour contact person and phone number if possible
  - d. Seek feedback from the neighborhood and work collaboratively whenever possible
  - e. Promote transparency and trust by providing honest and complete information to reasonably set expectations
3. Develop a Communication Plan as appropriate to create a single point of contact to liaise with neighborhood association and community at large

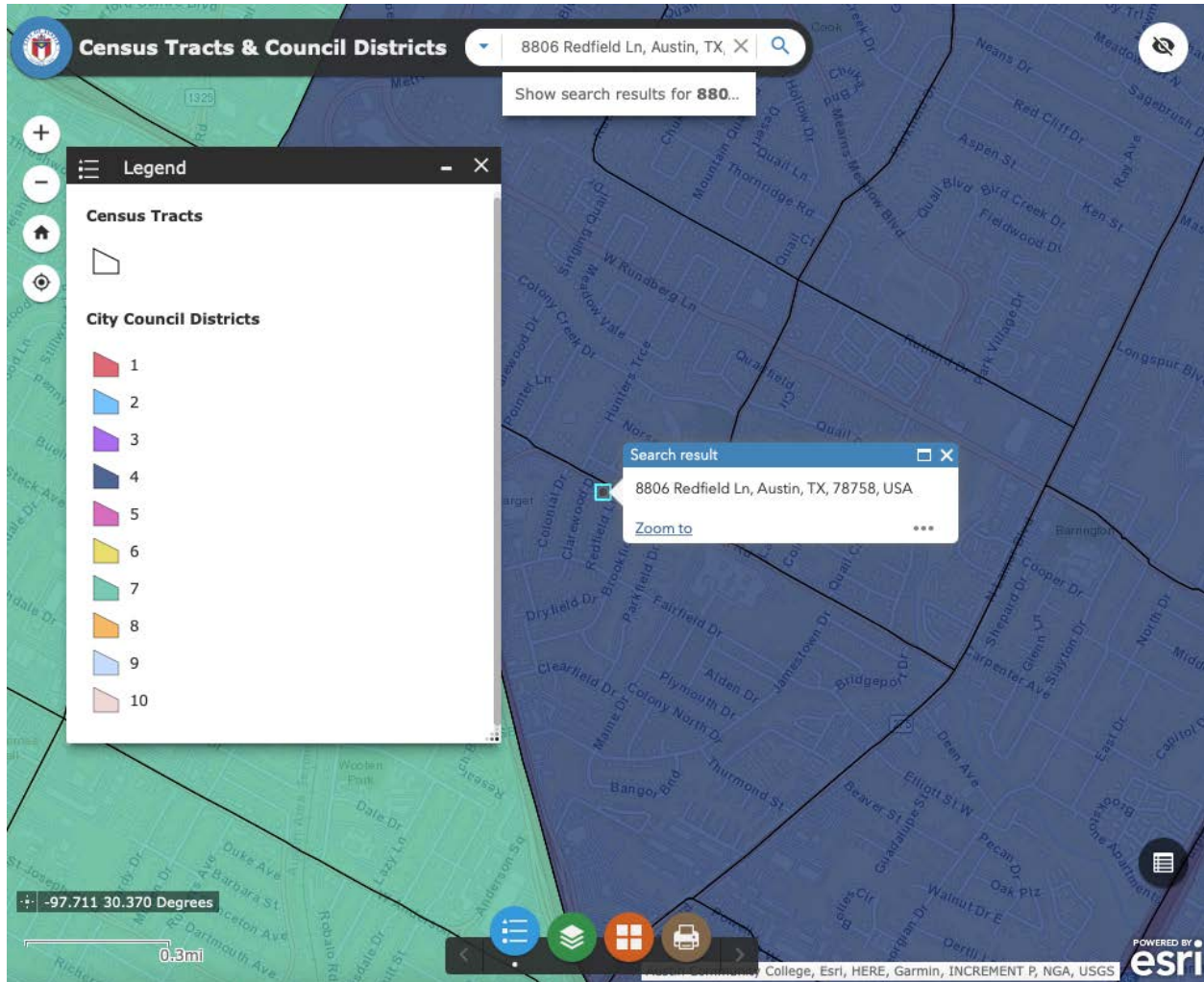
## Residential Services

On-site residential services will include:

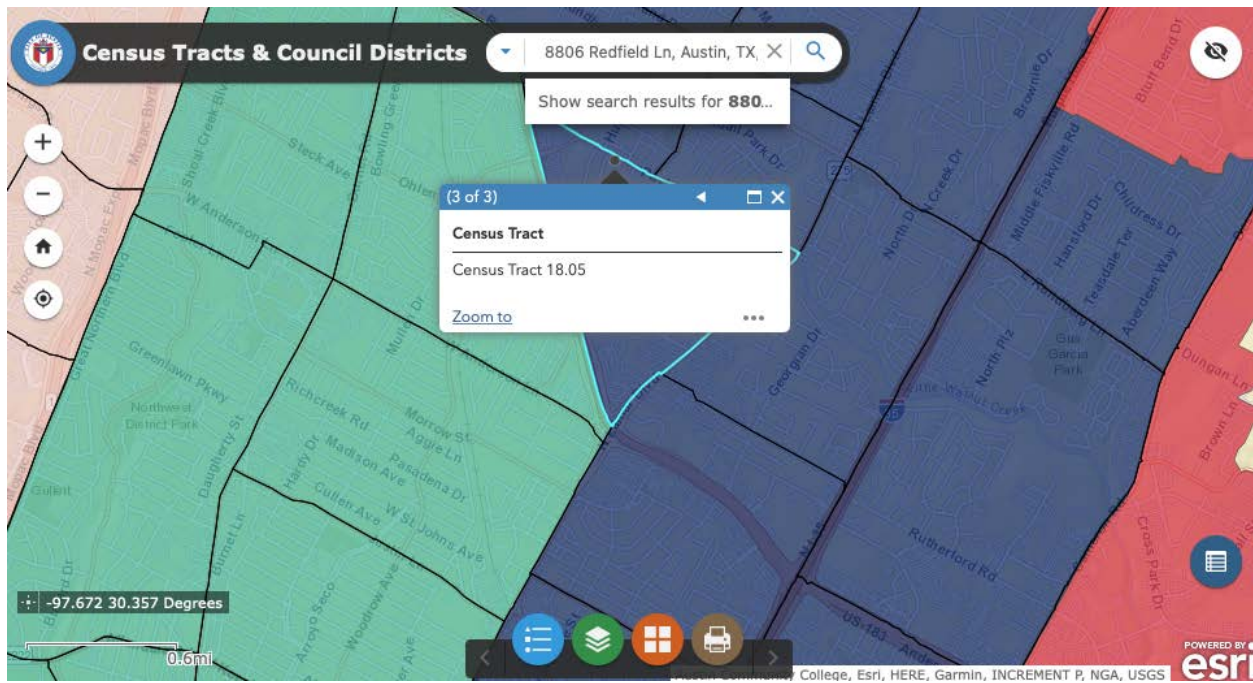
1. The sole two-bedroom unit may be used by service providers to provide on-site services as they see fit. This will be determined by the guidance received by ECHO and service providers as the building is being used and needs are assessed.
2. Buildings will have on-site laundry

## Property Maps

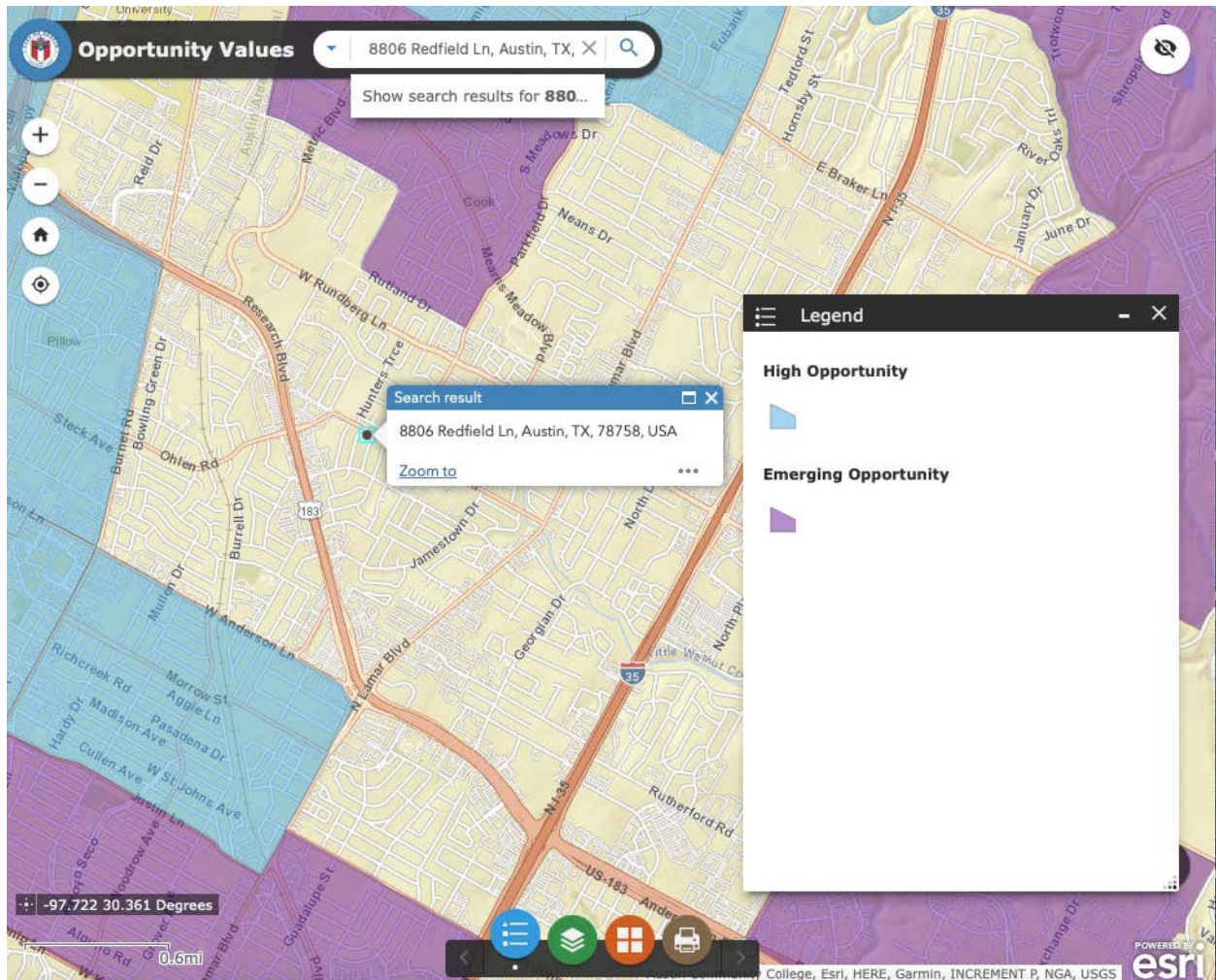
### Council District – District 4



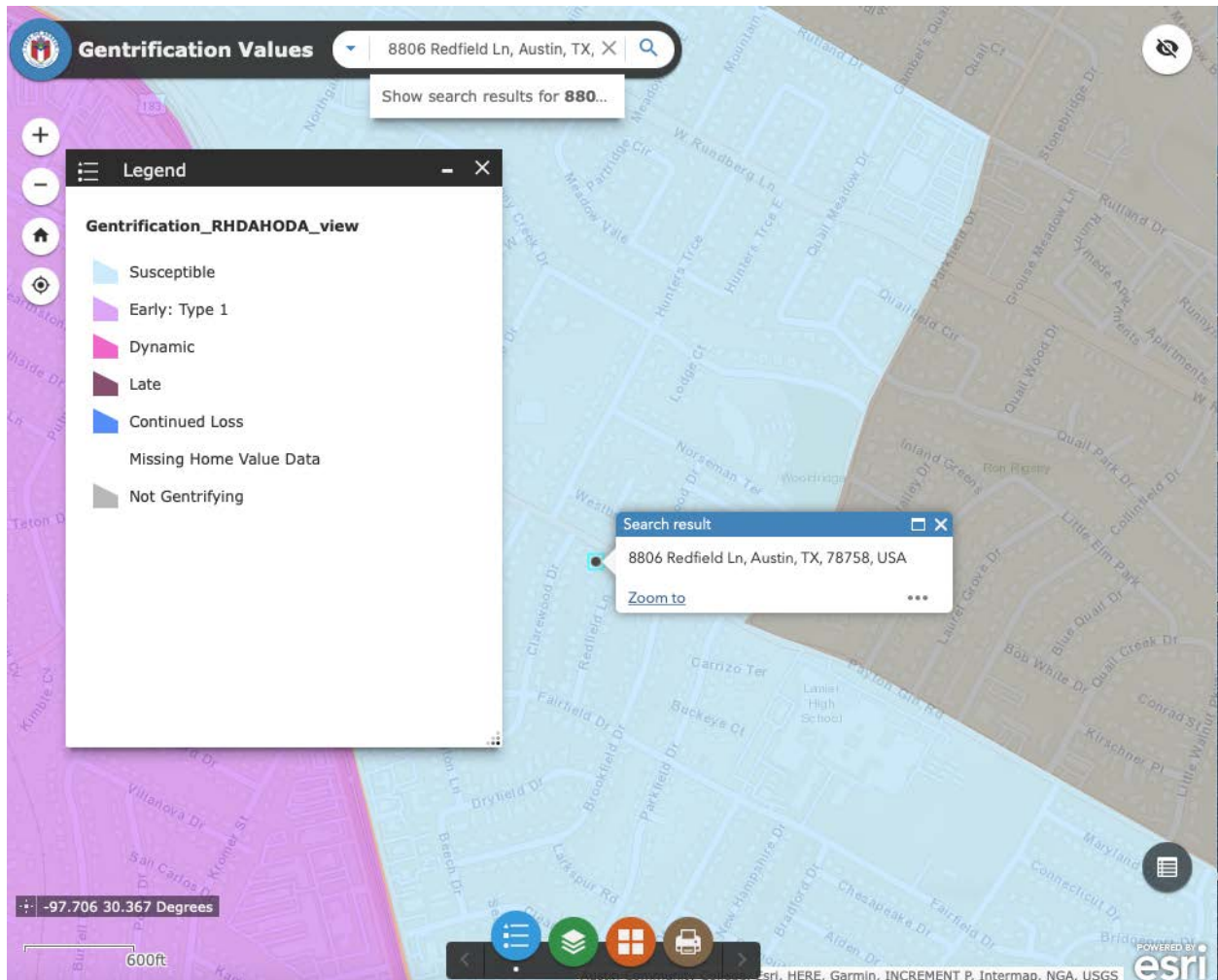
## Census Tract – 18.05



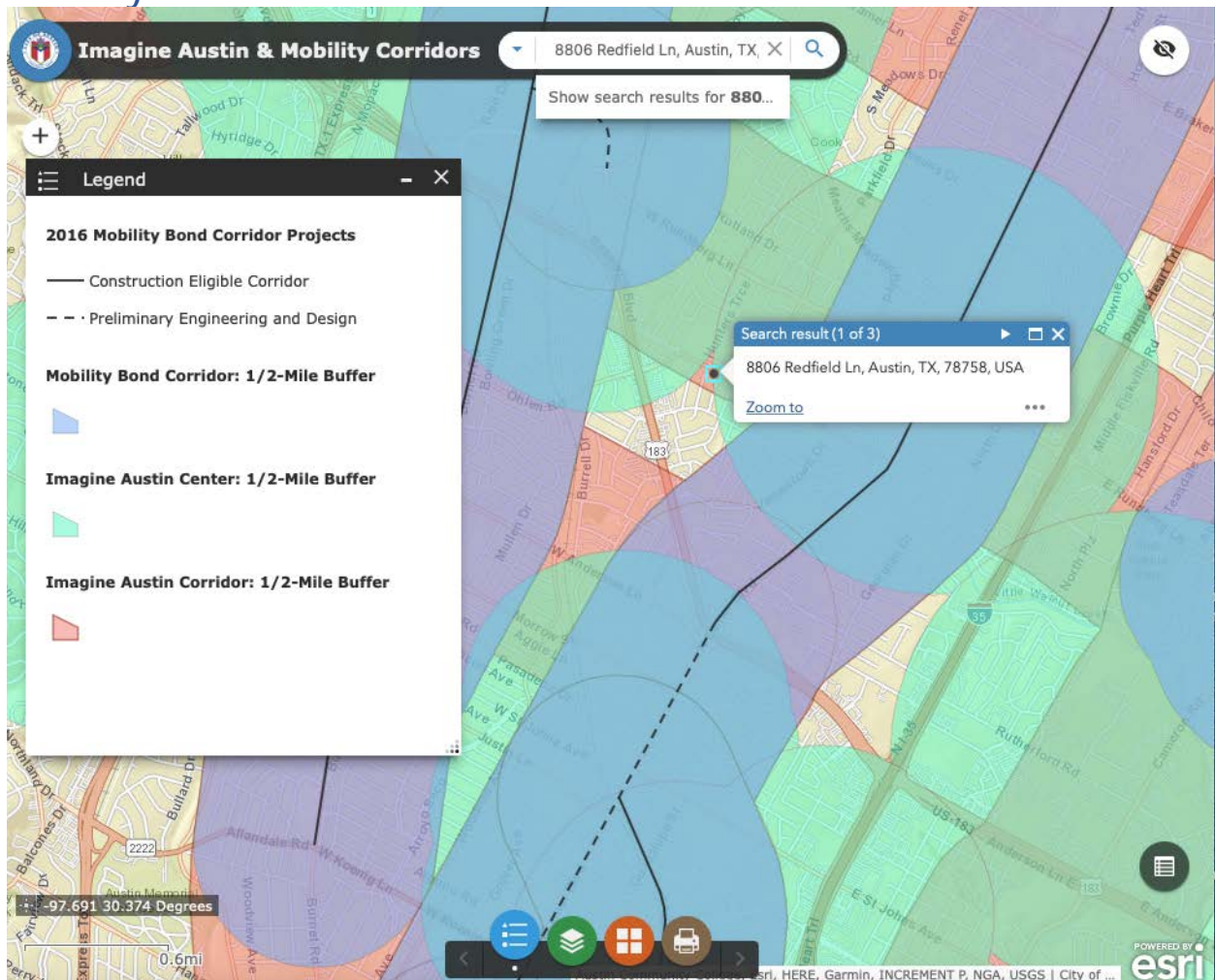
# Opportunity Value



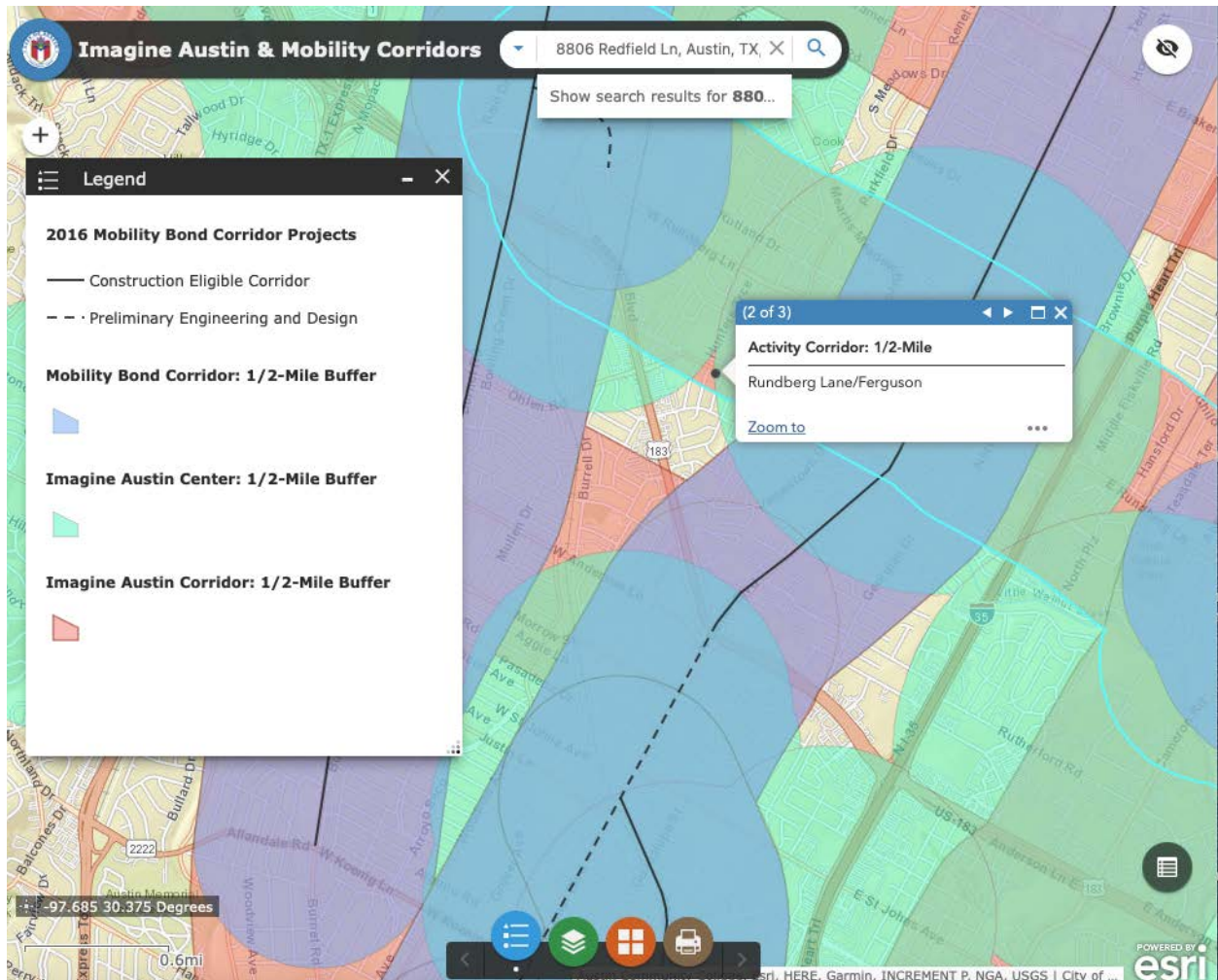
## Gentrification Value – Susceptible



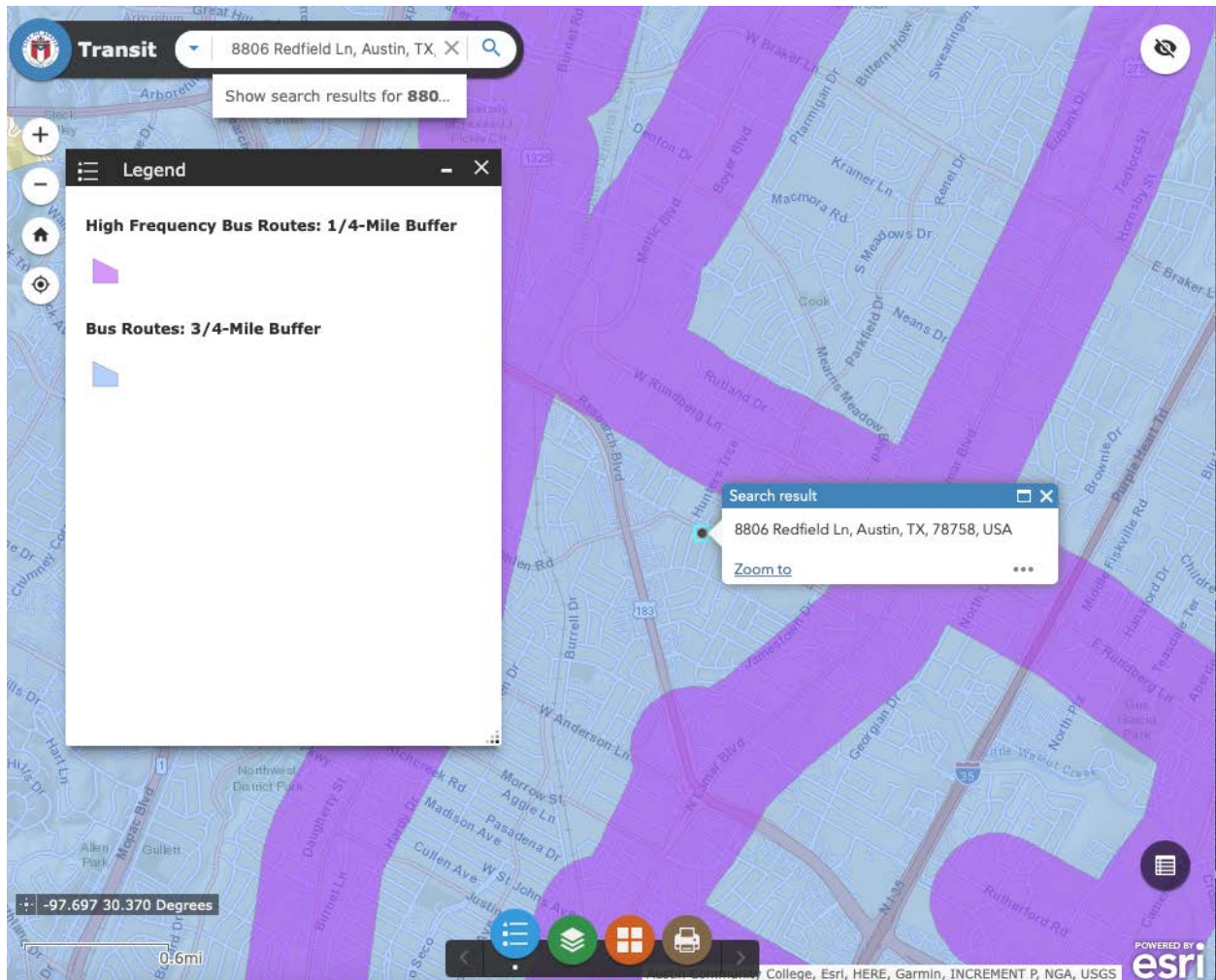
## Mobility Bond Corridor



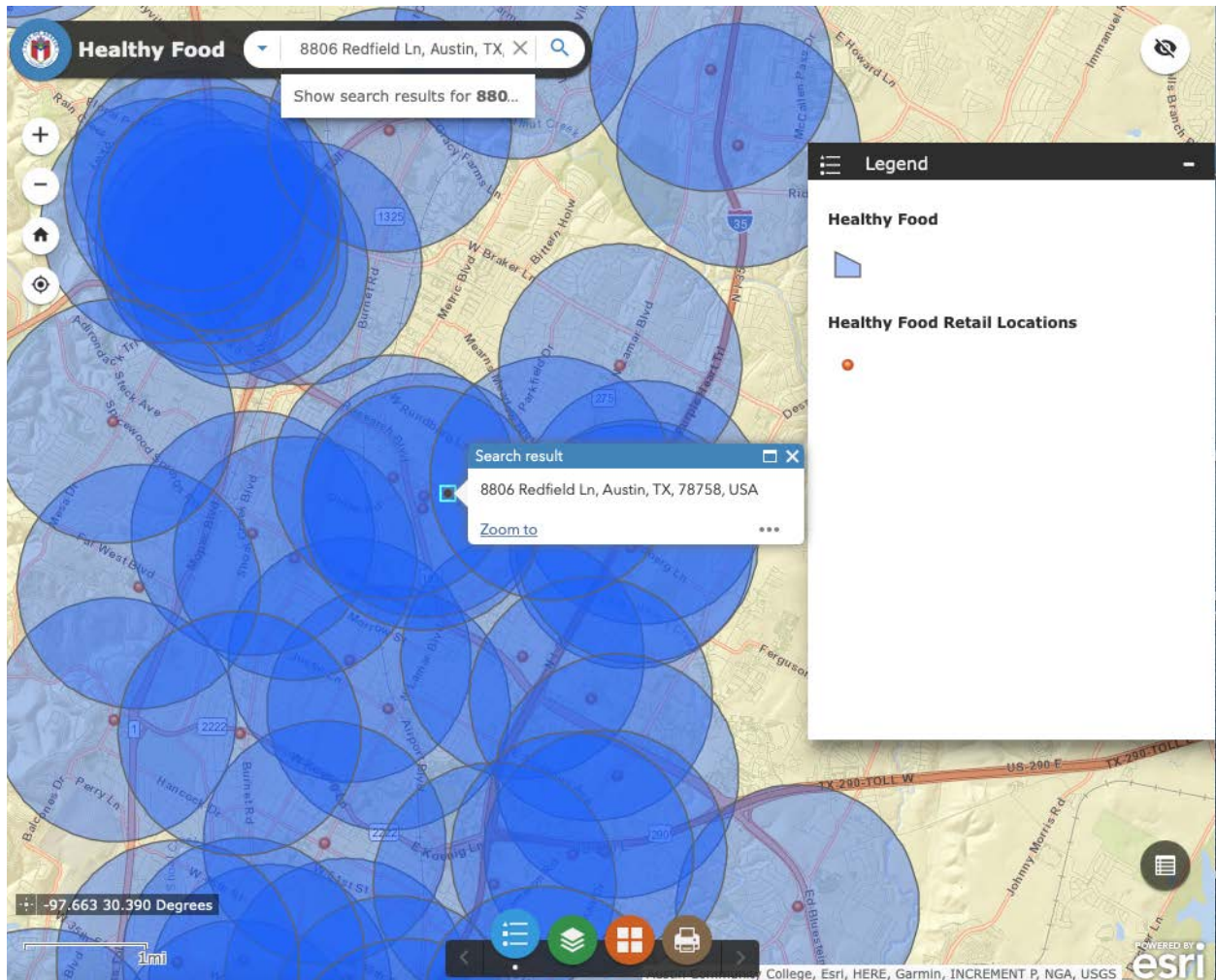
## Imagine Austin Corridor: 1/2-Mile Buffer




## High Frequency Bus Route: 1/4-Mile Buffer



# Healthy Food



# Floodplains



## FloodPro

Find Floodplain Information

**General Information**

**Address:** 8806 Redfield  
**Tax ID:** 0240121226  
**Appraisal District:** Travis

**FEMA Floodplain**

**Flood Zone:** X  
**Community Number:** 480624  
**Panel Number:** 48453C0455J  
**Effective Date:** 1/5/2016  
**100-Year Flood Elevation:** N/A  
**500-Year Flood Elevation:** N/A

**City of Austin Floodplain**

**25-Year Flood Elevation:** N/A  
**100-Year Flood Elevation:** N/A

[Print Floodplain Report](#)

Try Again

Cancel

I want to...

Basemaps

0 500 1000ft