

| APPLICATION CHECKLIST/ INFORMATION FORM | | | |
|---|--|--|--------------------------|
| DEVELOPER : RGTP Real Estate LLC | | OWNER/BORROWER NAME : RGTP Real Estate LLC | |
| DEVELOPMENT NAME : Sweeney | | FUNDING CYCLE DEADLINE : 11/5/2021 | |
| FEDERAL TAX ID NO: 85-0703525 | | DUNS NO: N/A | |
| PROJECT ADDRESS: 2901 Sweeney Lane, Austin, TX | | PROGRAM : RHDA | |
| CONTACT NAME : Russ Artman | | AMOUNT REQUESTED: \$1,500,000 | |
| CONTACT ADDRESS AND PHONE : 917.575.2219 PO Box 201002, Austin, TX 78720 | | | |
| APPLICATION TABS | | | INITIALS |
| A 1 | EXECUTIVE SUMMARY/PROJECT PROPOSAL | | RA |
| A 2 | PROJECT SUMMARY FORM | | RA |
| A 3 | PROJECT TIMELINE | | RA |
| A 4 | DEVELOPMENT BUDGET | | RA |
| A 5 | OPERATING PRO FORMA | | RA |
| A 6 | SCORING SHEET | | RA |
| ATTACHMENT TABS | | | |
| 1 | ENTITY INFORMATION | 1.a. Detailed listing of developer's experience | RA |
| | | 1.b. Certificate of Status | RA |
| | | 1.c. Statement of Confidence | 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. Certified Financial Audit | N/A |
| | | 3.c. Board Resolution | N/A |
| | | 3.d. Financial Statements | Submitted confidentially |
| | | 3.e. Funding commitment letters | |
| 4 | PROJECT INFORMATION | 4.a. Market Study | RA |
| | | 4.b. Good Neighbor Policy | RA |
| | | 4.c. SMART Housing Letter | N/A |
| | | 4.d. MOU with ECHO | RA |
| | | 4.e. Resident Services | RA |
| 5 | PROPERTY INFORMATION | 5.a. Appraisal | Submitted separately |
| | | 5.b. Property Maps | RA |
| | | 5.c. Zoning Verification Letter | RA |
| | | 5.d. Proof of Site control | RA |
| | | 5.e. Phase I ESA | Submitted separately |
| | | 5.f. SHPQ | N/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 | |
| Russell Artman PRINTED NAME Russell Artman TITLE OF APPLICANT Manager DATE OF SUBMISSION 11/5/21 | | <div style="border: 1px solid black; height: 100px; width: 100%;"></div> | |
| | | FOR AHFC USE ONLY | |

Executive Summary

RGTP Real Estate, LLC (RGTP) owns the building at 2901 Sweeney Lane located in District 1. The units are already 60% occupied by households previously experiencing homelessness in a partnership with ECHO, formed almost two years ago.

This project will add 10 additional units using the existing footprint of the site. Renovations will cure deferred maintenance and create a positive space that is conducive to CoC housing.

Highlights

- 20 ~400 SF 1BR units to serve as continuum of care (CoC) units for 40-years
- Cost to city is approximately 35% lower than comparable hotel purchases
- Existing residents will be offered \$3,000 to ease relocation expenses and no tenant will be forced to vacate as construction timed around tenant moves
- 0% interest loan ensures sustainability; Developer will take on risk of operations and will not reduce equity below initial levels
- Affordability Unlocked application will permit parking waivers

City protections

- Deed restriction to enforce affordability period

Experienced Team

- Developer – Experienced in affordable and market-rate units throughout Austin including completed OHDA projects and CoC units
- Property Manager – Austin-based property manager has worked directly with RGTP with CoC units for 18+ months at this site. Property manager manages ~350 units with a full-time staff of 7. Experience with ~50 CoC units plus previous experience with Caritas and 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, including the renovations at Croslin Court

Displacement Mitigation

- *Homeless Prevention* – Area is gentrifying, and this will maintain affordable housing in the neighborhood.
- *Address Unsheltered Homelessness* – Households experiencing unsheltered homelessness will occupy the units per the ECHO Coordinated Entry process.
- *Non-Displacement* – Units will be filled based on attrition.

20) Estimated Sources and Uses of funds

| Sources | | Uses | |
|------------------------|--------------|-----------------|--------------|
| Debt | 1,500,000 | Acquisition | 935,000 |
| Equity | 300,000 | Off-Site | 180,000 |
| Grant | | Site Work | - |
| Other | | Site Amenities | |
| Deferred Developer Fee | | Building Costs | 1,615,000 |
| Previous AHFC Funding | | Contractor Fees | |
| Current AHFC Request | 1,500,000 | Soft Costs | 150,000 |
| | | Financing | |
| | | Developer Fees | 420,000 |
| Total | \$ 3,300,000 | Total | \$ 3,300,000 |

Project Summary Form

| | | |
|---|------------------------------------|---|
| 1) Project Name Sweeney 20 | 2) Project Type 100% Affordable | 3) New Construction or Rehabilitation Rehabilitation |
| 4) Address(es) or Location Description 2901 Sweeney Lane, 78723, 0.2314 acres, SE corner Manor/Sweeney | | 5) Mobility Bond Corridor |
| 6) Census Tract 21.07 | 7) Council District District 1 | 8) Elementary School PECAN SPRINGS EL |
| 9) Affordability Period 40 years | | |
| 10) Type of Structure Multi-family | 11) Occupied? Yes | 12) How will funds be used? Construction |

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 | | 20 | | | | 20 |
| Up to 60% MFI | | | | | | 0 |
| Up to 80% MFI | | | | | | 0 |
| Up to 120% MFI | | | | | | 0 |
| No Restrictions | | | | | | 0 |
| Total Units | 0 | 20 | 0 | 0 | 0 | 20 |

14) Summary of Units for Sale at MFI Level

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

15) Initiatives and Priorities (of the Affordable Units)

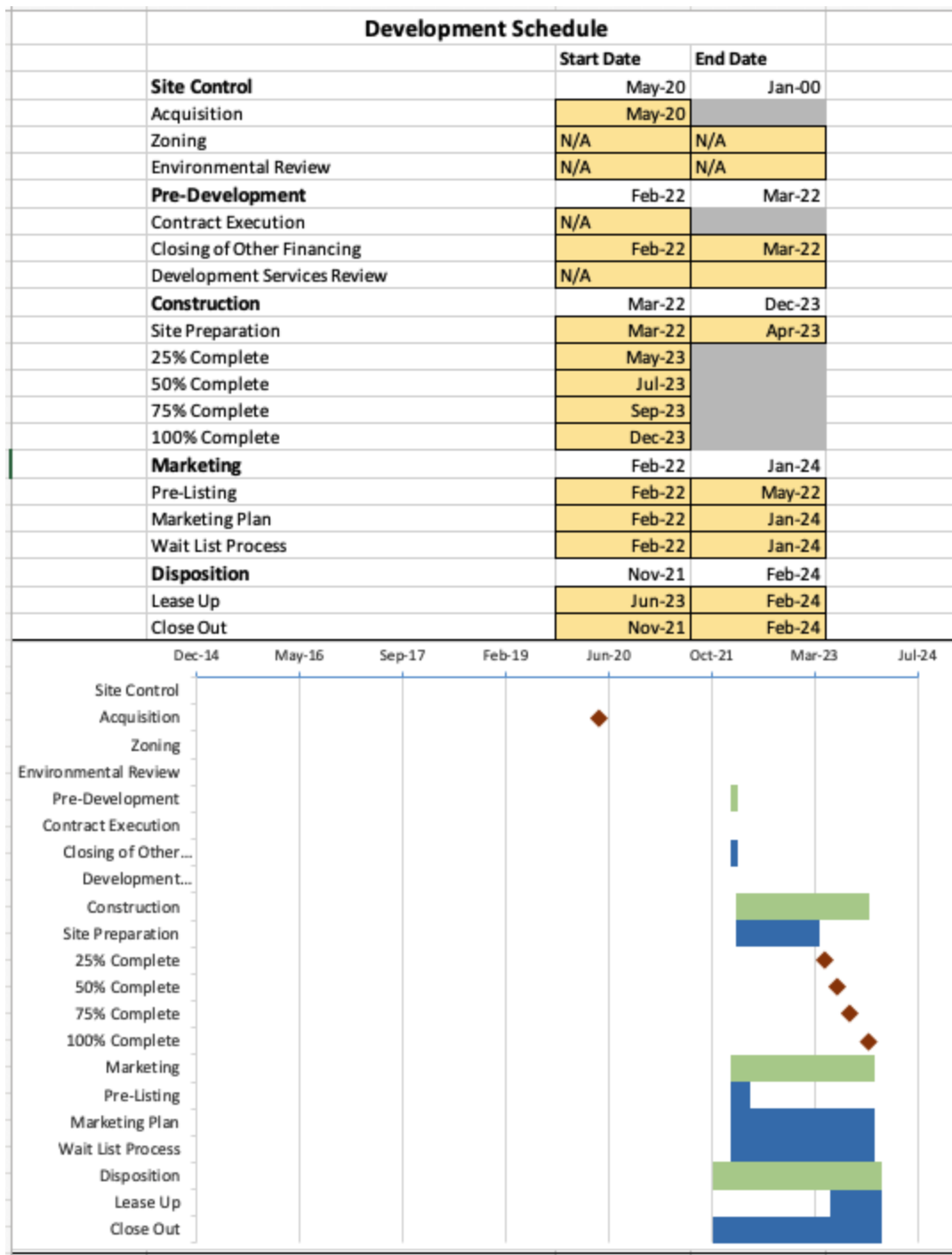
| Initiative | # of Units | Initiative | # of Units |
|---|------------|-------------------------|------------|
| Accessible Units for Mobility Impairments | 0 | Continuum of Care Units | 20 |
| Accessible Units for Sensory Impairments | 0 | | |

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

| <u>Sources</u> | | <u>Uses</u> | |
|------------------------|------------------|-----------------|------------------|
| Debt | 1,500,000 | Acquisition | 935,000 |
| Equity | 300,000 | Off-Site | 180,000 |
| Grant | | Site Work | - |
| Other | | Sit Amenities | |
| Deferred Developer Fee | | Building Costs | 1,615,000 |
| Previous AHFC Funding | | Contractor Fees | |
| Current AHFC Request | 1,500,000 | Soft Costs | 150,000 |
| | | Financing | |
| | | Developer Fees | 420,000 |
| Total \$ | 3,300,000 | Total \$ | 3,300,000 |



| Development Budget | | | | | | |
|---|--------------------|----------------------|--------------------------------------|--|--|--|
| | Total Project Cost | Requested AHFC Funds | Description | | | |
| Pre-Development | | | | | | |
| Appraisal | 5,000 | | | | | |
| Environmental Review | | | | | | |
| Engineering | 100,000 | 50,000 | | | | |
| Survey | | | | | | |
| Architectural | 75,000 | 50,000 | | | | |
| Subtotal Pre-Development Cost | \$180,000 | \$100,000 | | | | |
| Acquisition | | | | | | |
| Site and/or Land | 935,000 | 500,000 | | | | |
| Structures | | | | | | |
| Other (specify) | | | | | | |
| Subtotal Acquisition Cost | \$935,000 | \$500,000 | | | | |
| Construction | | | | | | |
| Infrastructure | | | | | | |
| Site Work | 10,000 | 5,000 | fence | | | |
| Demolition | 75,000 | 20,000 | | | | |
| Concrete | | | | | | |
| Masonry | 100,000 | 20,000 | | | | |
| Rough Carpentry | 100,000 | 20,000 | | | | |
| Finish Carpentry | 100,000 | 25,000 | | | | |
| Waterproofing and Insulation | 100,000 | 25,000 | siding | | | |
| Roofing and Sheet Metal | 75,000 | 20,000 | | | | |
| Plumbing/Hot Water | 100,000 | 25,000 | | | | |
| HVAC/Mechanical | 100,000 | 25,000 | HVAC and water heaters | | | |
| Electrical | 100,000 | 29,000 | | | | |
| Doors/Windows/Glass | 75,000 | 25,000 | | | | |
| Lath and Plaster/Drywall and Acoustical | 75,000 | 25,000 | drywall and paint | | | |
| Tiel Work | 75,000 | 25,000 | | | | |
| Soft and Hard Floor | 100,000 | 25,000 | floors and stairs | | | |
| Paint/Decorating/Blinds/Shades | 80,000 | 20,000 | | | | |
| Specialties/Special Equipment | | | | | | |
| Cabinetry/Appliances | 125,000 | 25,000 | | | | |
| Carpet | | | | | | |
| Other (specify) | | | | | | |
| Construction Contingency | 225,000 | | | | | |
| Subtotal Construction Cost | \$1,615,000 | \$359,000 | | | | |
| Soft & Carrying Costs | | | | | | |
| Legal | 30,000 | 15,000 | | | | |
| Audit/Accounting | | | | | | |
| Title/Recordin | 10,000 | | | | | |
| Architectural (inspections) | 4,000 | | | | | |
| Construction Interest | | | | | | |
| Construction Period Insurance | | | | | | |
| Construction Period Taxes | | | | | | |
| Relocation | 31,000 | 31,000 | Relocation plus \$100/unit admin fee | | | |
| Marketing | | | | | | |
| Davis-Bacon Monitoring | | | | | | |
| Developer Fee | 420,000 | 420,000 | | | | |
| Other (specify) | 75,000 | 75,000 | Reserve fund | | | |
| Subtotal Soft & Carrying Costs | \$570,000 | \$541,000 | | | | |
| TOTAL PROJECT BUDGET | \$3,300,000 | \$1,500,000 | | | | |

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 | \$276,000 | \$281,520 | \$287,150 | \$292,893 | \$298,751 | \$329,846 | \$364,176 |
| Secondary Income | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| POTENTIAL GROSS ANNUAL INCOME | \$276,000 | \$281,520 | \$287,150 | \$292,893 | \$298,751 | \$329,846 | \$364,176 |
| Provision for Vacancy & Collection Loss | -\$13,800 | -\$14,076 | -\$14,358 | -\$14,645 | -\$14,938 | -\$16,492 | -\$18,209 |
| Rental Concessions | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| EFFECTIVE GROSS ANNUAL INCOME | \$262,200 | \$267,444 | \$272,793 | \$278,249 | \$283,814 | \$313,353 | \$345,967 |
| EXPENSES | | | | | | | |
| General & Administrative Expenses | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Management Fee | \$14,400 | \$14,832 | \$15,277 | \$15,735 | \$16,207 | \$18,789 | \$21,781 |
| Payroll, Payroll Tax & Employee Benefits | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Repairs & Maintenance | \$43,660 | \$44,970 | \$46,319 | \$47,708 | \$49,140 | \$56,966 | \$66,040 |
| Electric & Gas Utilities | \$17,500 | \$18,025 | \$18,566 | \$19,123 | \$19,696 | \$22,834 | \$26,470 |
| Water, Sewer & Trash Utilities | \$6,000 | \$6,180 | \$6,365 | \$6,556 | \$6,753 | \$7,829 | \$9,076 |
| Annual Property Insurance Premiums | \$18,250 | \$18,798 | \$19,361 | \$19,942 | \$20,541 | \$23,812 | \$27,605 |
| Property Tax | \$25,000 | \$25,750 | \$26,523 | \$27,318 | \$28,138 | \$32,619 | \$37,815 |
| Reserve for Replacements | \$12,000 | \$12,360 | \$12,731 | \$13,113 | \$13,506 | \$15,657 | \$18,151 |
| Other Expenses | \$10,920 | \$11,248 | \$11,585 | \$11,933 | \$12,291 | \$14,248 | \$16,517 |
| TOTAL ANNUAL EXPENSES | \$147,730 | \$152,162 | \$156,727 | \$161,429 | \$166,271 | \$192,754 | \$223,455 |
| NET OPERATING INCOME | \$114,470 | \$115,282 | \$116,066 | \$116,820 | \$117,542 | \$120,599 | \$122,512 |
| DEBT SERVICE | | | | | | | |
| First Deed of Trust Annual Loan Payment | \$97,577 | \$97,577 | \$97,577 | \$97,577 | \$97,577 | \$97,577 | \$97,577 |
| 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 | \$16,893 | \$17,705 | \$18,489 | \$19,243 | \$19,965 | \$23,022 | \$24,935 |
| CUMULATIVE NET CASH FLOW | \$16,893 | \$34,598 | \$53,087 | \$72,330 | \$92,295 | \$199,763 | \$319,656 |
| Debt Coverage Ratio | 1.17 | 1.18 | 1.19 | 1.20 | 1.20 | 1.24 | 1.26 |

| | | |
|-------------------------------------|-----------------|---|
| Project Name | Sweeney 10 | |
| Project Type | 100% Affordable | |
| Council District | District 1 | |
| Census Tract | 21.07 | |
| Prior AHFC Funding | \$0 | |
| Current AHFC Funding Request Amount | \$1,500,000 | |
| Estimated Total Project Cost | \$3,300,000 | |
| High Opportunity | No | |
| High Displacement Risk | YES | |
| High Frequency Transit | Yes | |
| Imagine Austin | Yes | |
| Mobility Bond Corridor | 0 | |
| SCORING ELEMENTS | | Description |
| UNITS | | |
| < 20% MFI | 0 | # of rental units at < 20% MFI |
| < 30% MFI | 0 | # of rental units at < 30% MFI |
| District Goal | 12% | % of City's affordable housing goal |
| High Opportunity | FALSE | % of City's affordable housing goal for high opportunity areas |
| Displacement Risk | 28% | % of City's affordable housing goal to reduce displacement |
| High Frequency Transit | 18% | % of City's affordable housing goal near high frequency transit |
| Imagine Austin | 18% | % of City's affordable housing goal in imagine austin corridors |
| Geographic Dispersion | 0% | % of City's affordable housing goal to increase geographic dispersion |
| Mobility Bond Corridor | 0% | % of City's affordable housing goal within mobility bond corridors |
| SCORE | 0 | % of annual goal * units * 50%, max of 75 |
| < 40% MFI | 0 | # of rental units at < 40% MFI |
| < 50% MFI | 20 | # of rental units at < 50% MFI |
| District Goal | 12% | % of City's affordable housing goal |
| High Opportunity | FALSE | % of City's affordable housing goal for high opportunity areas |
| Displacement Risk | 28% | % of City's affordable housing goal to reduce displacement |
| High Frequency Transit | 18% | % of City's affordable housing goal near high frequency transit |
| Imagine Austin | 18% | % of City's affordable housing goal in imagine austin corridors |
| Geographic Dispersion | 0% | % of City's affordable housing goal to increase geographic dispersion |
| Mobility Bond Corridor | 0% | % of City's affordable housing goal within mobility bond corridors |
| SCORE | 4 | % of annual goal * units * 25%, max of 75 |
| < 60% MFI | 0 | # of units for purchase at < 60% MFI |
| District Goal | 12% | % of City's affordable housing goal |
| High Opportunity | FALSE | % of City's affordable housing goal for high opportunity areas |
| Displacement Risk | 28% | % of City's affordable housing goal to reduce displacement |
| High Frequency Transit | 18% | % of City's affordable housing goal near high frequency transit |
| Imagine Austin | 18% | % of City's affordable housing goal in imagine austin corridors |
| Geographic Dispersion | 0% | % of City's affordable housing goal to increase geographic dispersion |
| Mobility Bond Corridor | 0% | % of City's affordable housing goal within mobility bond corridors |
| SCORE | 0 | % of annual goal * units * 50%, max of 75 |
| < 80% MFI | 0 | # of units for purchase at < 80% MFI |
| District Goal | 12% | % of City's affordable housing goal |
| High Opportunity | FALSE | % of City's affordable housing goal for high opportunity areas |
| Displacement Risk | 28% | % of City's affordable housing goal to reduce displacement |
| High Frequency Transit | 18% | % of City's affordable housing goal near high frequency transit |
| Imagine Austin | 18% | % of City's affordable housing goal in imagine austin corridors |
| Geographic Dispersion | 0% | % of City's affordable housing goal to increase geographic dispersion |
| Mobility Bond Corridor | 0% | % of City's affordable housing goal within mobility bond corridors |
| SCORE | 0 | % of annual goal * units * 25%, max of 75 |
| Unit Score | 4 | MAXIMUM SCORE = 300 |

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 17 residential properties in Austin over the last 5 years valued at more than \$16MM. 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 been a member of the 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.

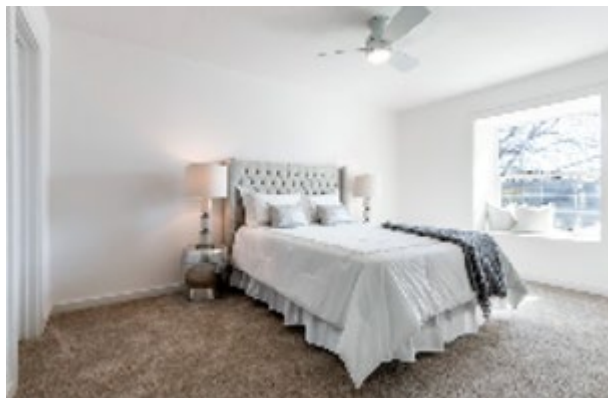
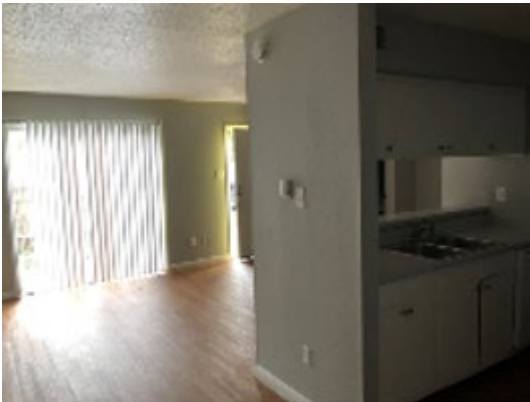
Over the next several years, they intend to provide additional affordable housing for home ownership, rental, and supportive housing for veterans and people experiencing homelessness.

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, descaling 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.



FIRST AFFORDABLE HOMEBUYER
CLOSING JULY 2019



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



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

917.575.2219

Austin, TX 78759

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

November 2001 – December 2007

Owner, Broker

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 & Housing

May 1998

STEPHEN LEVINE

512.402.2155

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

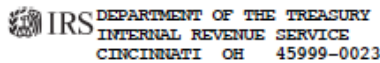
CoC Service Coordinator and Non-Profit Partner – Ending Community Homelessness Coalition (ECHO)

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 – RGTP selected a property manager with positive experiences with ECHO to ensure the manager has deep experience of working with households experiencing homelessness. The property is currently being managed by this firm.

The property manager RGTP selected has been operating in Austin for 20+ years. Property manager manages ~350 units with a full-time staff of 7. Management company has experience with ~50 CoC units plus previous experience with Caritas and ECHO.

Federal IRS Certification



Date of this notice: 04-14-2020

Employer Identification Number:
85-0703525

Form: SS-4

Number of this notice: CP 575 B

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

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

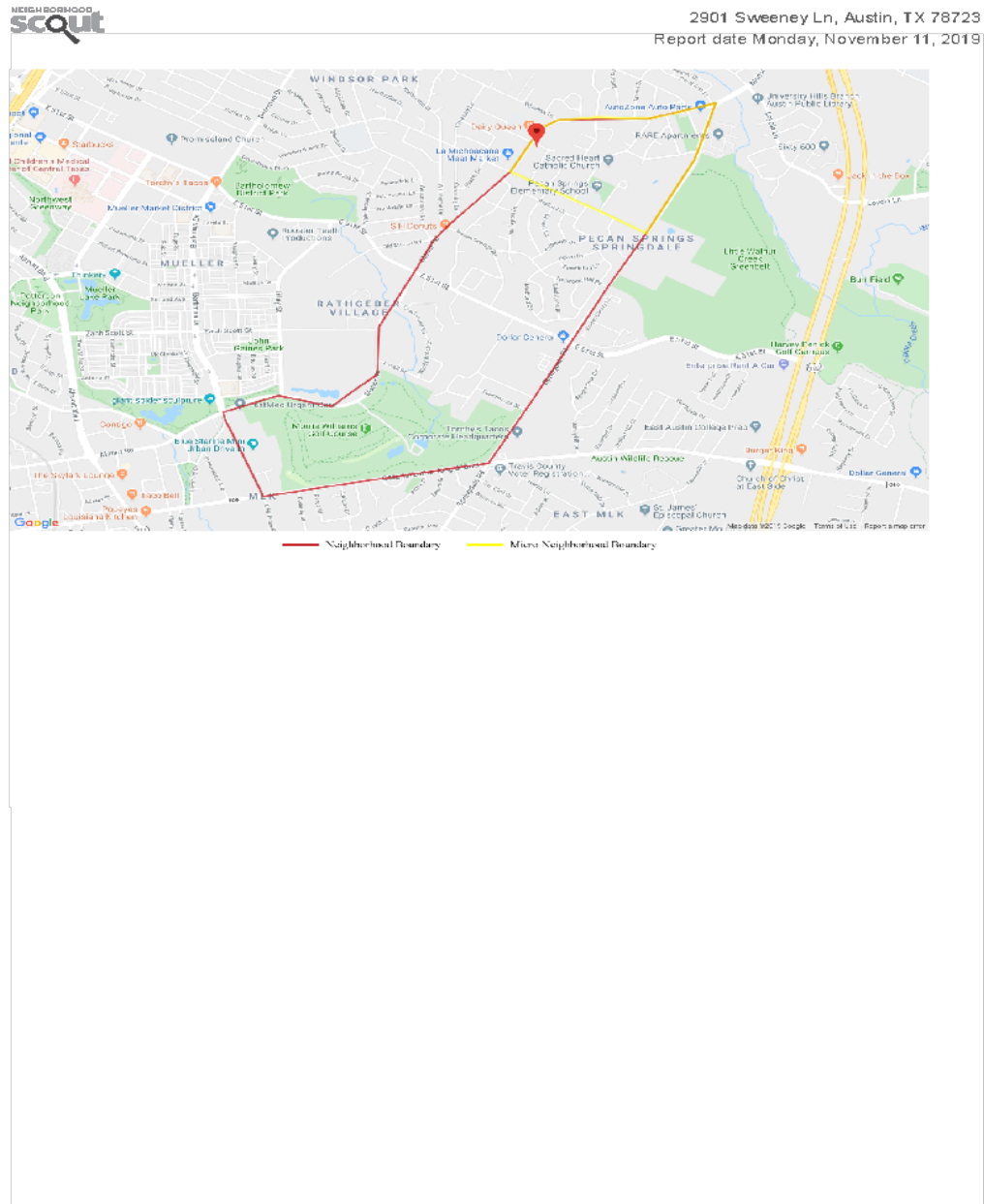
If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

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. 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



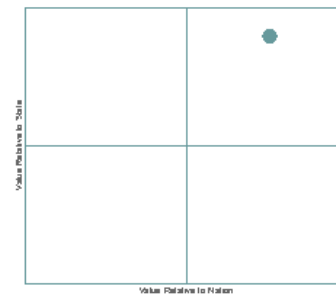
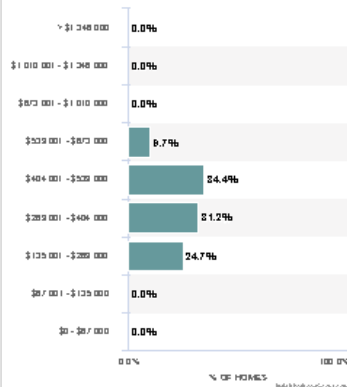
THE 2901 SWEENEY LN NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES

MEDIAN HOME VALUE:
\$386,310

MEDIAN REAL ESTATE TAXES:
\$6,355 (1.6% effective rate)

NEIGHBORHOOD HOME PRICES



YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD
21 YEARS AND 1 MONTHS

AVERAGE MARKET RENT

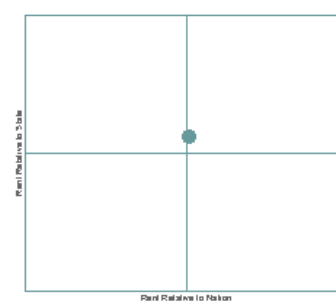
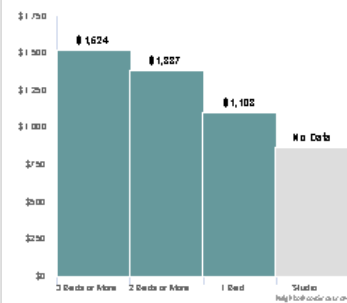


AVERAGE MARKET RENT:
\$1,275 per month



GROSS RENTAL YIELD:
6.24

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



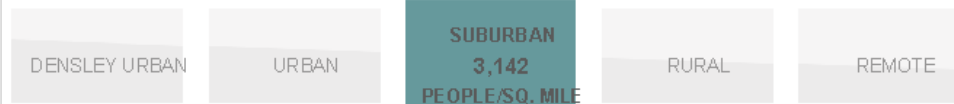
SETTING

☐ COASTAL

☒ LAKEFRONT

☐ FARMS

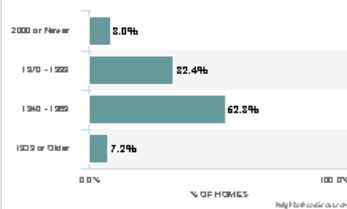
NEIGHBORHOOD LOOK AND FEEL



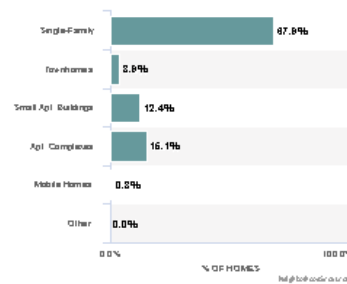
Population Density

HOUSING MARKET DETAILS

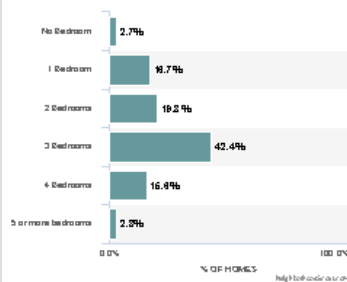
AGE OF HOMES



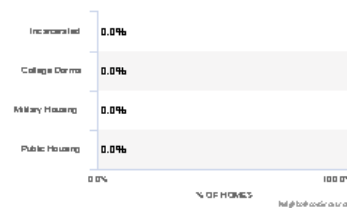
TYPES OF HOMES



HOME SIZE

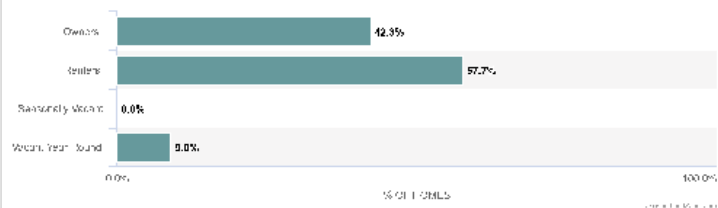


SPECIAL PURPOSE HOUSING



HOMEOWNERSHIP

HOMEOWNERSHIP RATE





THE 2901 SWEENEY LN NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

LIFESTYLE

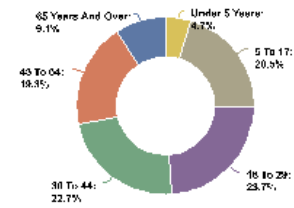
| | | |
|-------|----------------------------|-----------|
| 90.1% | First Time Homebuyers | Excellent |
| 84.9% | Young Single Professionals | Very Good |
| 41.5% | Luxury Communities | Poor |
| 39.7% | College Student Friendly | Poor |
| 26.7% | Retirement Dream Areas | Poor |
| 17.1% | Family Friendly | Poor |
| | Vacation Home Locations | Poor |

SPECIAL CHARACTER

| | | |
|-------|---------------------|-----------|
| 83.1% | Hip Trendy | Very Good |
| 64.0% | Walkable | Fair |
| 37.3% | Urban Sophisticates | Poor |
| 26.2% | Quiet | Poor |
| | Nautical | Poor |

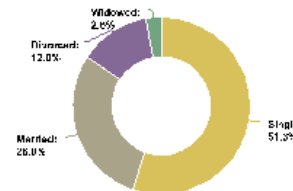
AGE / MARITAL STATUS

AGE



location scout

MARITAL STATUS



location scout

GENDER RATIO



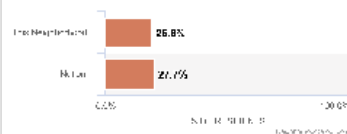
MILITARY & COLLEGE STATUS



location scout

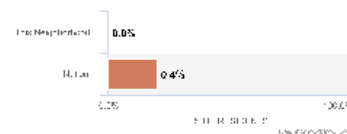
HOUSEHOLD TYPES

ONE PERSON HOUSEHOLDS



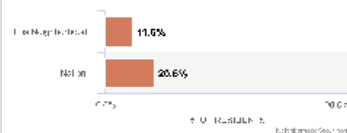
location scout

SAME SEX PARTNERS



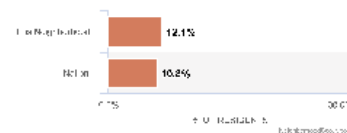
location scout

MARRIED COUPLE WITH CHILD



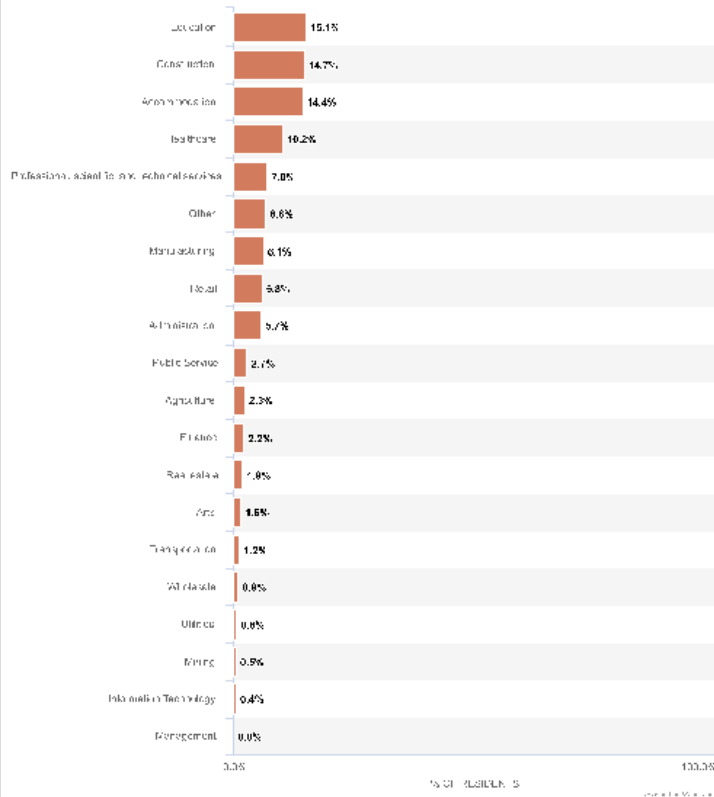
location scout

SINGLE PARENT WITH CHILD



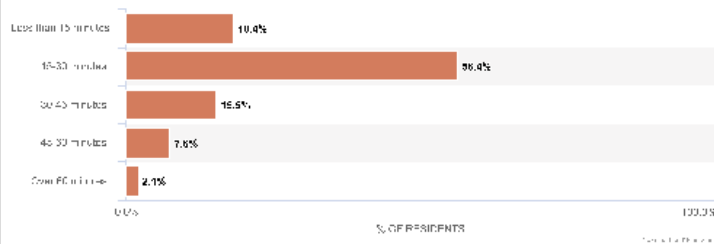
location scout

EMPLOYMENT INDUSTRIES

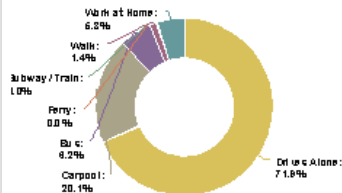


COMMUTE TO WORK

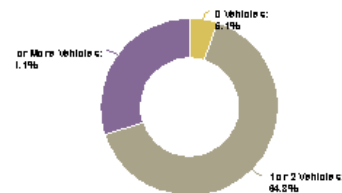
AVERAGE ONE-WAY COMMUTE TIME



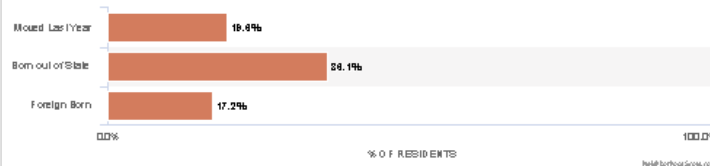
MEANS OF TRANSPORT



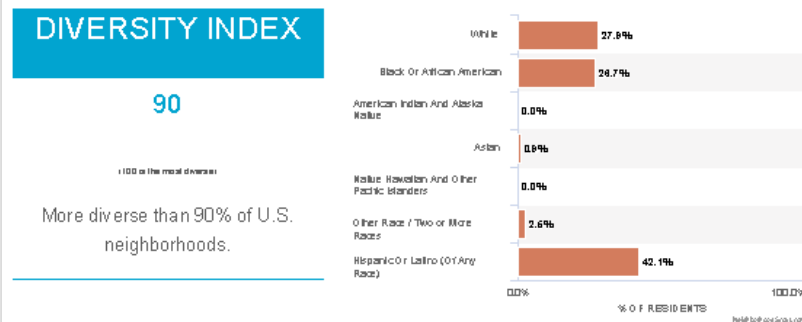
VEHICLES PER HOUSEHOLD



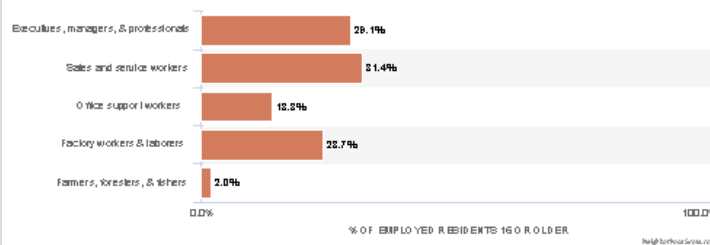
MIGRATION & MOBILITY



RACE & ETHNIC DIVERSITY

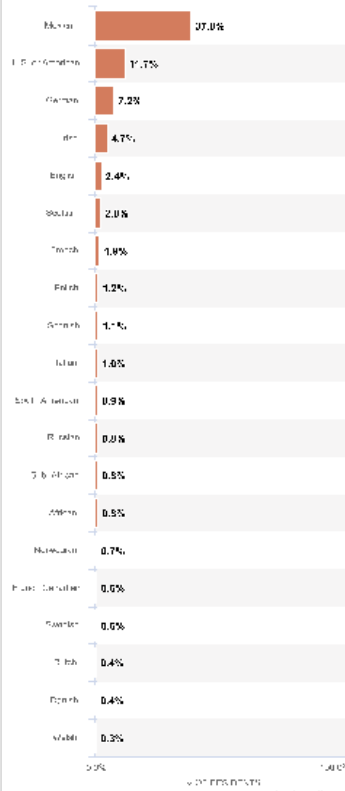


OCCUPATIONS

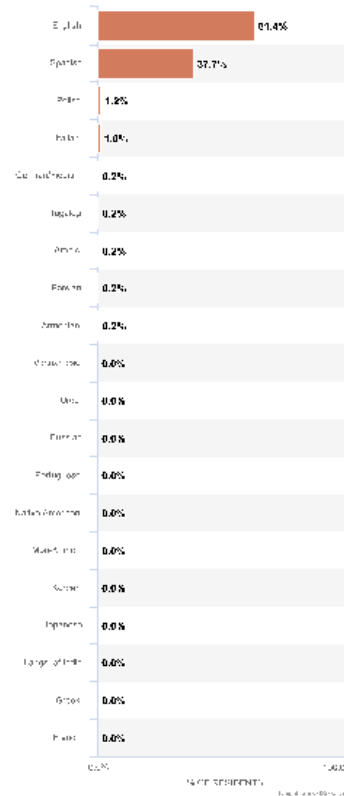


ANCESTRIES & LANGUAGES SPOKEN

ANCESTRY (TOP 20)



LANGUAGES SPOKEN (TOP 20)



UNEMPLOYMENT RATE

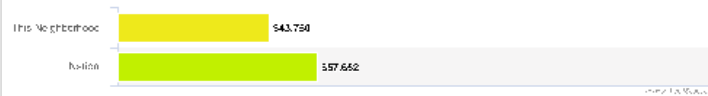


AVERAGE INCOME

PER CAPITA INCOME



MEDIAN HOUSEHOLD INCOME

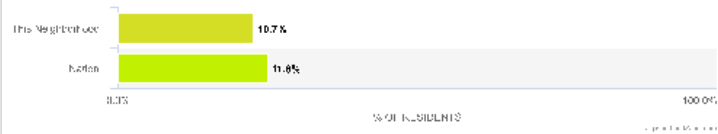


EDUCATION

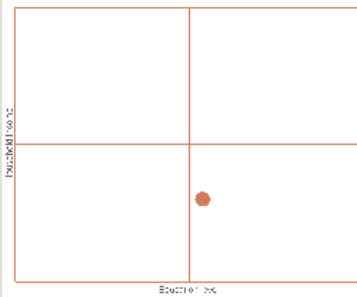
PERCENT WITH COLLEGE DEGREE



PERCENT WITH ADVANCE DEGREE



INCOME AND EDUCATION



THE 2901 SWEENEY LN NEIGHBORHOOD CRIME

67 Vital Statistics. 4 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

18

100 is safest

4

Safer than 18% of U.S. neighborhoods.

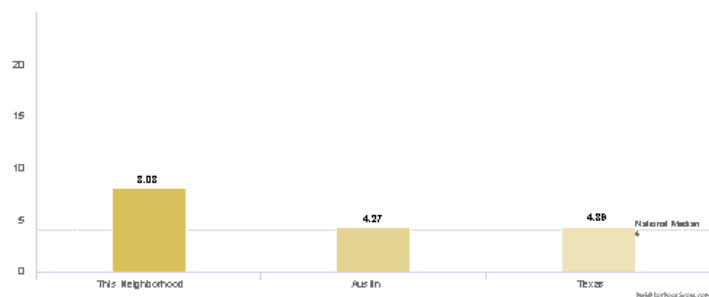
NEIGHBORHOOD ANNUAL CRIMES

| | MOLENT | PROPERTY | TOTAL |
|-------------------------------------|--------|----------|-------|
| Number of Crimes | 30 | 154 | 184 |
| Crime Rate (per 1,000 residents) | 8.08 | 41.49 | 49.57 |

NEIGHBORHOOD VIOLENT CRIME

| VIOLENT CRIME INDEX | VIOLENT CRIME INDEX BY TYPE | | | |
|---------------------------------------|-----------------------------|---------------|------------------|------------------|
| 16 | MURDER INDEX | RAPE INDEX | ROBBERY INDEX | ASSAULT INDEX |
| 100 is safest | 23 | 5 | 15 | 20 |
| + | 100 is safest | 100 is safest | 100 is safest | 100 is safest |
| Safer than 16% of U.S. neighborhoods. | | | | |

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

| | | |
|----------------------|---------------|---------------|
| 1 IN 124 | 1 IN 234 | 1 IN 228 |
| 100 is safest | 100 is safest | 100 is safest |
| + | | |
| in this Neighborhood | | |
| in Austin | | |
| in Texas | | |



AUSTIN VIOLENT CRIMES

POPULATION: 950,715

| | MURDER | RAPE | ROBBERY | ASSAULT |
|----------------|--------|------|---------|---------|
| Report Total | 25 | 840 | 993 | 2,199 |
| Rate per 1,000 | 0.03 | 0.88 | 1.04 | 2.31 |

UNITED STATES VIOLENT CRIMES

POPULATION: 325,719,178

| | MURDER | RAPE | ROBBERY | ASSAULT |
|----------------|--------|---------|---------|---------|
| Report Total | 17,284 | 135,755 | 319,356 | 810,825 |
| Rate per 1,000 | 0.05 | 0.42 | 0.98 | 2.49 |

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

18

100 is safest 100 is safest

Safer than 18% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE

BURGLARY INDEX

14

100 is safest

THEFT INDEX

20

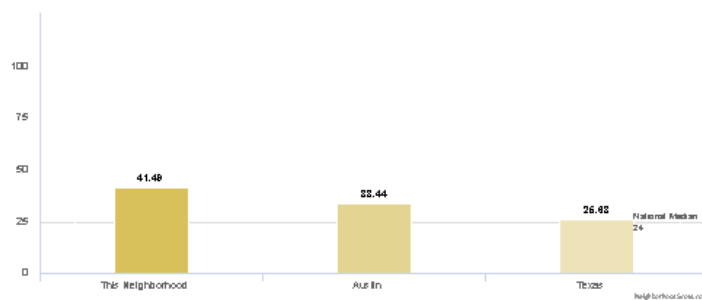
100 is safest

MOTOR VEHICLE THEFT

60

100 is safest

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 24

in this Neighborhood

1 IN 30

in Austin

1 IN 39

in Texas



AUSTIN PROPERTY CRIMES

POPULATION: 950,715

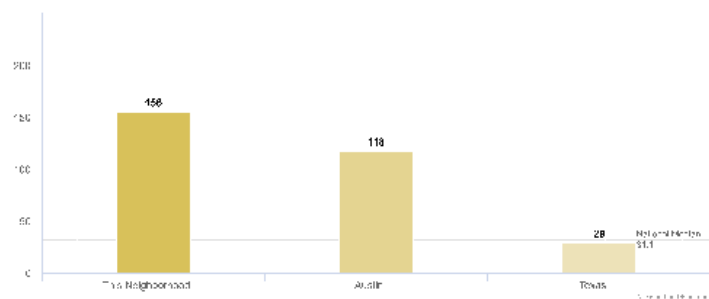
| | BURGLARY | THEFT | MOTOR VEHICLE THEFT |
|----------------|----------|--------|---------------------|
| Report Total | 4,414 | 25,253 | 2,090 |
| Rate per 1,000 | 4.64 | 26.60 | 2.20 |

UNITED STATES PROPERTY CRIMES

POPULATION: 325,719,178

| | BURGLARY | THEFT | MOTOR VEHICLE THEFT |
|----------------|-----------|-----------|---------------------|
| Report Total | 1,451,840 | 5,519,107 | 773,158 |
| Rate per 1,000 | 4.30 | 16.94 | 2.37 |

CRIME PER SQUARE MILE





THE 2901 SWEENEY LN NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY

23

(100 is best)

Better than 23% of U.S. schools.

ADDRESS SCHOOL QUALITY RATING

Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address. ⓘ

SCHOOLS THAT SERVE THIS ADDRESS *

| SCHOOL DETAILS | GRADES | QUALITY RATING COMPARED TO TX | QUALITY RATING COMPARED TO NATION |
|---|--------|-------------------------------|-----------------------------------|
| Pecan Springs Elementary School | | | |
| 3100 Rogge Ln Austin, TX 78723 | PK-05 | 3 | 3 |
| Reagan H S School | | | |
| 7104 Berkman Dr Austin, TX 78752 | 09-12 | 4 | 2 |

* Depending on where you live in the neighborhood, your children may attend certain schools from the above list and not others. In some cases, districts allow students to attend schools anywhere in the district. Always check with your local school department to determine which schools your children may attend based on your specific address and your child's grade-level.

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher
Children In The Neighborhood Living In Poverty

26.5%
36.1%

THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

83,067

Students Enrolled in This District

130

Schools in District

14

Students Per Classroom

DISTRICT QUALITY COMPARED TO TEXAS

8

(10 is best)

DISTRICT QUALITY COMPARED TO U.S. ⓘ

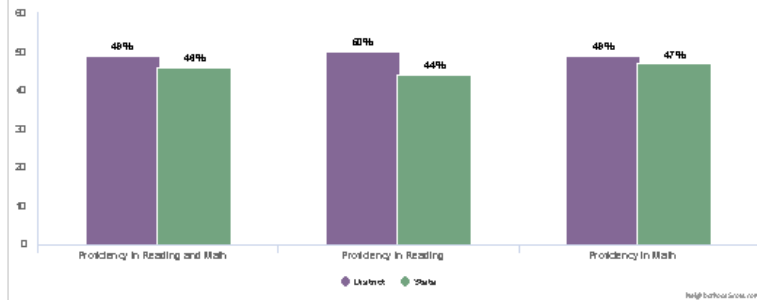
6

(10 is best)

Better than 72.3% of TX school districts.

Better than 54.3% of US school districts.

Public School Test Scores (No Child Left Behind)



School District Enrollment By Group


| ETHNIC/RACIAL GROUPS | THIS DISTRICT | THIS STATE |
|-------------------------------------|---------------|------------|
| White (non-Hispanic) | 28.2% | 28.9% |
| Black | 7.8% | 12.9% |
| Hispanic | 59.7% | 53.3% |
| Asian Or Pacific Islander | 4.1% | 4.3% |
| American Indian Or Native Of Alaska | 0.2% | 0.5% |
| ECONOMIC GROUPS | THIS DISTRICT | THIS STATE |
| ECONOMICALLY DISADVANTAGED | 53.2% | 58.6% |
| FREE LUNCH ELIGIBLE | 48.0% | 52.7% |
| REDUCED LUNCH ELIGIBLE | 5.2% | 6.0% |

Educational Expenditures

| FOR THIS DISTRICT | PER STUDENT | TOTAL | % OF TOTAL |
|--------------------------------|-------------|---------------|------------|
| Instructional Expenditures | \$5,683 | \$415,223,826 | 37.5% |
| Support Expenditures | | | |
| Student | \$445 | \$37,211,790 | 2.9% |
| Staff | \$573 | \$47,915,406 | 3.8% |
| General Administration | \$104 | \$8,696,688 | 0.7% |
| School Administration | \$515 | \$51,427,630 | 4.1% |
| Operations | \$515 | \$68,151,930 | 5.4% |
| Transportation | \$336 | \$28,096,992 | 2.2% |
| Other | \$470 | \$39,302,340 | 3.1% |
| Total Support | \$3,358 | \$280,802,676 | 22.2% |
| Non-Instructional Expenditures | \$5,113 | \$511,181,286 | 40.3% |



2901 Sweeney Ln, Austin, TX 78723
Report date Monday, November 11, 2019

| FOR THIS DISTRICT | PER STUDENT | TOTAL | % OF TOTAL |
|--|-------------|-----------------|------------|
| Total Expenses  | \$ 15,154 | \$1,267,207,755 | 100.0% |



THE 2901 SWEENEY LN TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RIISING STAR INDEX ①

Very Low



Appreciation Potential (3 years)

BLUE CHIP INDEX ①

Blue Chip

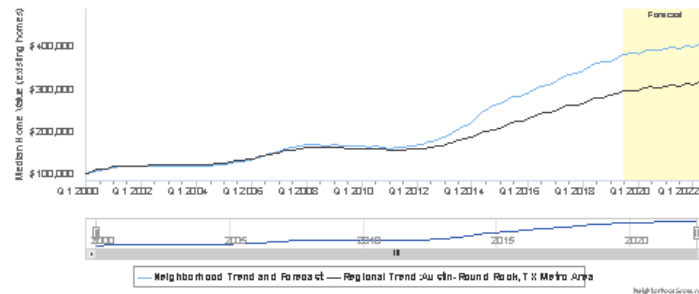


Past Appreciation and existing fundamentals

RATINGS: 1=Very Low 2=Low 3=Mediate 4=High 5=Rating Star

RATINGS: 1=Very Low 2=Low 3=Mediate 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: 2019 Q3 - 2022 Q3 | 6.79% | 2.21% | | |
| Latest Quarter: 2019 Q1 - 2019 Q2 | 2.74% | 11.42% | | |
| Last 12 Months: 2018 Q2 - 2019 Q2 | 5.70% | 5.70% | | |
| Last 2 Years: 2017 Q2 - 2019 Q2 | 13.63% | 6.80% | | |
| Last 5 Years: 2014 Q2 - 2019 Q2 | 52.45% | 9.80% | | |
| Last 10 Years: 2009 Q2 - 2019 Q2 | 113.93% | 7.90% | | |
| Since 2000: 2000 Q1 - 2019 Q2 | 209.13% | 6.20% | | |

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

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

- Access to High Paying Jobs

Cons

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

- Regional Housing Market Outlook
- Crime
- Income Trend
- Vacancies

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ①



| |
|-------------------------------------|
| \$146 |
| Neighborhood price per sq ft |
| \$144 |
| Average Nearby Home Price per sq ft |

ACCESS TO HIGH PAYING JOBS ①



JOBS WITHIN AN HOUR

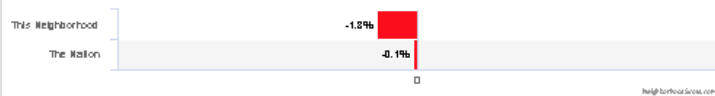
| WITHIN | HIGH-PAYING* JOBS |
|----------|-------------------|
| 5 miles | 579 |
| 10 miles | 21648 |
| 15 miles | 106863 |
| 20 miles | 242476 |
| 30 miles | 354435 |
| 45 miles | 398591 |
| 60 miles | 420674 |

*Availability of \$5,000 or more



SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



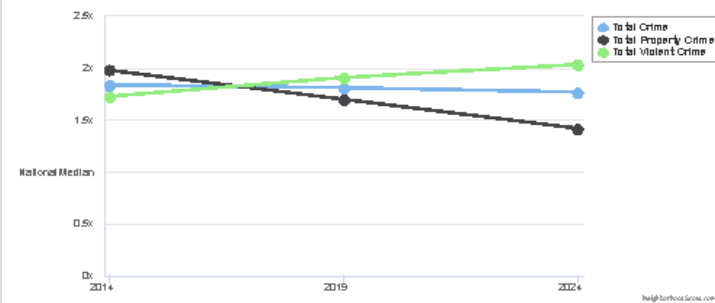
AVG. ANNUAL RENT PRICE TREND Over last 5 years



AVG. ANNUAL VACANCY TRENDS Over last 5 years

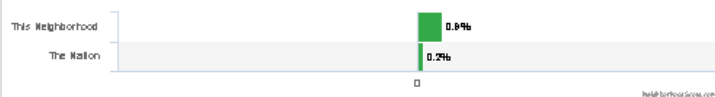


SCOUT VISION® CRIME TRENDS AND FORECAST



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



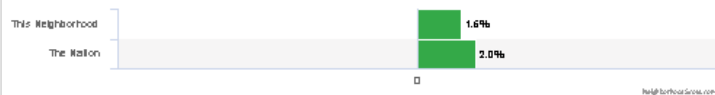


SCOUT VISION® ECONOMIC TRENDS AND FORECAST

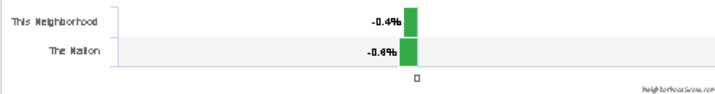
AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years ⬇️



AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years



AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years



SCOUT VISION® DEMOGRAPHIC TRENDS

| DISTANCE FROM LOCATION | POPULATION 5 YEARS AGO | CURRENT POPULATION | PERCENT CHANGE |
|------------------------|------------------------|--------------------|------------------------|
| Half Mile | 3,404 | 3,608 | 6.01% ⬆️ |
| 1 Mile | 13,650 | 13,681 | 0.23% ⬆️ |
| 3 Miles | 81,025 | 89,264 | 10.11% ⬆️ |
| 5 Miles | 237,509 | 261,199 | 9.97% ⬆️ |
| 10 Miles | 644,629 | 707,546 | 9.76% ⬆️ |
| 15 Miles | 1,074,077 | 1,196,729 | 11.42% ⬆️ |
| 25 Miles | 1,669,751 | 1,803,244 | 14.87% ⬆️ |
| 50 Miles | 1,931,797 | 2,226,596 | 15.26% ⬆️ |

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

AUSTIN-ROUND ROCK, TX METRO AREA REGIONAL INVESTMENT POTENTIAL ①

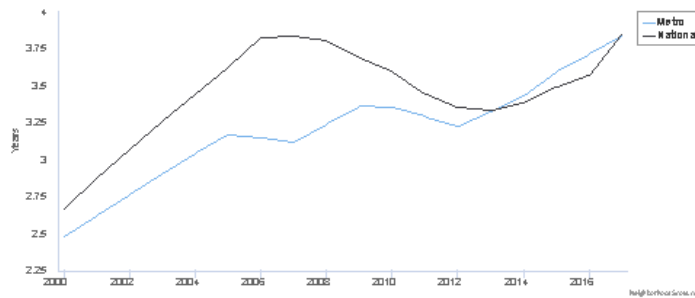


Regional Appreciation Potential (3yr)

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

HOUSING AFFORDABILITY TRENDS: AUSTIN-ROUND ROCK, TX METRO AREA ①

Years of average household income needed to buy average home



2.48

Region's Historical Low

3.84

Region's Historical High

3.84

Current ④

REGIONAL 1 AND 2 YEAR GROWTH TRENDS ①

| REGIONAL TREND | LAST 2 YEARS | COMPARED TO NATION* | LAST 1 YEAR | COMPARED TO NATION* |
|--|------------------------|---------------------|------------------------|---------------------|
| Population Growth | 5.11% 10 | ④ 10 | 2.50% 10 | ④ 10 |
| Job Growth | 6.07% 10 | ④ 10 | 1.79% 10 | ③ 10 |
| Income Trend (Wages) | 16.37% 10 | ④ 10 | 8.20% 10 | ④ 10 |
| Unemployment Trend | -0.71% 10 | ⑤ 10 | -0.54% 10 | ③ 10 |
| Stock Performance of Region's Industries | 11.90% 10 | ④ 10 | -0.28% 10 | ④ 10 |
| Housing Added | 5.99% 10 | ④ 10 | 3.17% 10 | ④ 10 |
| Vacancy Trend | -1.40% 10 | ③ 10 | 0.24% 10 | ⑤ 10 |

* 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



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ABOUT THE 2901 SWEENEY LN NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is \$386,310, which is more expensive than 90.0% of the neighborhoods in Texas and 75.8% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,275, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 44.0% of Texas neighborhoods.

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

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 1970 and 1999.

Home and apartment vacancy rates are 9.0% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 49.4% of the neighborhoods in the nation, approximately near the middle range for vacancies.

Notable & Unique Neighborhood Characteristics

When you see a neighborhood for the first time, the most important thing is often the way it looks, like its homes and its setting. Some places look the same, but they only reveal their true character after living in them for a while because they contain a unique mix of occupational or cultural groups. This neighborhood is very unique in some important ways, according to NeighborhoodScout's exclusive exploration and analysis.

Notable & Unique: Modes of Transportation

In the Manor Rd / Pecan Springs Rd neighborhood, carpooling is still a popular way to get to and from work. NeighborhoodScout's analysis reveals that 20.1% of commuters carpool here, which is more than in 95.8% of all U.S. neighborhoods.

The Neighbors

The Neighbors: Income

There are two complementary measures for understanding the income of a neighborhood's residents: the average and the extremes. While a neighborhood may be relatively wealthy overall, it is equally important to understand the rate of people - particularly children - who are living at or below the federal poverty line, which is extremely low income. Some neighborhoods with a lower average income may actually have a lower childhood poverty rate than another with a higher average income, and this helps us understand the conditions and character of a neighborhood.

The neighbors in the Manor Rd / Pecan Springs Rd neighborhood in Austin are lower-middle income, making it a below average income neighborhood. NeighborhoodScout's research shows that this neighborhood has an income lower than 69.6% of U.S. neighborhoods. With 36.1% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 82.3% 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 Manor Rd / Pecan Springs Rd neighborhood, 31.4% 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 executive, management, and professional occupations, with 29.1% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (23.7%), and 13.8% in clerical, assistant, and tech support occupations.

The Neighbors: Languages

The most common language spoken in the Manor Rd / Pecan Springs Rd neighborhood is English, spoken by 61.4% of households. Some people also speak Spanish (37.7%).

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 Manor Rd / Pecan Springs Rd neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (37.8%). There are also a number of people of German ancestry (7.2%), and residents who report Irish roots (4.7%), and some of the residents are also of English ancestry (2.4%), along with some Scottish ancestry residents (2.0%), among others. In addition, 17.2% 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 Manor Rd / Pecan Springs Rd neighborhood spend between 15 and 30 minutes commuting one-way to work (56.4% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (71.9%) 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 (20.1%) and 6.2% 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. Neighborhood Association
 - a. Reach out to the neighborhood association to attend community meetings and discuss the project including details such as:
 - i. site location,
 - ii. schedule,
 - iii. proposal for ongoing communication with the neighborhood, and
 - iv. where to find more information about the project
 - b. Include ECHO and possibly others (city staff, service providers, etc.) to discussions with neighborhood association
 - c. Support neighborhood advisory committees and/or provide regular project updates as appropriate and scheduled
 - d. 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, and
 - vi. Estimated schedule for completion which should correspond with the closing of the property
 - e. Seek feedback from the neighborhood and work collaboratively whenever possible
 - f. Promote transparency and trust by providing honest and complete information to reasonably set expectations
3. Reach out to neighboring owners within 500 feet of the site with a written letter as early as possible
4. Develop a Communication Plan as appropriate to create a single point of contact to liaise with neighborhood association and community at large

MOU with ECHO



Memorandum of Understanding (MOU) Between Ending Community Homelessness Coalition (ECHO) and RGTP Real Estate, LLC

I. OVERVIEW

- To qualify for a Continuum of Care unit, applicants will meet the following definition of homelessness:
 1. "Households that qualify as homeless under the HUD HEARTH Act ¹Homeless definition paragraph one: (i) those whose primary nighttime residence is not designed as a sleeping accommodation for human beings, (ii) those in shelter, transitional housing, or motels paid for by charitable organizations, and (iii) those exiting institutions after 90 days or less and who were previously homeless;" and
 2. Be referred through Coordinated Assessment.
- RGTP Real Estate, LLC will dedicate 100% of the total development unit count at 2901 Sweeney Lane to the Continuum of Care.
- This Memorandum of Understanding is subject to review by RGTP Real Estate, LLC and ECHO after two years from receipt of certificate of occupancy. All parties will provide for reasonable time to correct deficiencies.

II. GENERAL ROLES

- RGTP Real Estate, LLC or its' designee will systematically alert ECHO of anticipated unit vacancies to be filled by the Continuum of Care, comply with the summary of time limitations outlined below, and comply with attached tenant screening criteria. Details outlined below.
- ECHO will ensure that Continuum of Care agencies are adequately readying eligible homeless applicants to quickly apply to fill those vacancies and will efficiently meet all requirements of the tenant screening and lease up process to RGTP Real Estate, LLC's satisfaction. Details outlined below. Referred households will have the following characteristics:
 1. Homeless status has been certified
 2. Household matches the property's income restrictions, unit size restrictions, etc.
 3. Household has completed Coordinated Assessment

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



- For each referral, ECHO will identify the household as prioritized through the Coordinated Assessment system; individual household vulnerability and eligibility will be considered as part of the Coordinated Assessment process. ECHO will then pair that household with an appropriate support service program. These are support service programs, not governed by ECHO, that are often positioned to provide short term and/or long term support services to the households during their new tenancy that will promote their stability as tenants. Details outlined below.

III. RESPONSIBILITIES OF RGTP Real Estate, LLC or its' designee

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



IV. RESPONSIBILITIES OF ECHO

- Provide RGTP Real Estate, LLC or its' designee with up to three applicants that meet the property's eligibility criteria for current vacancies. If the applicants are rejected or decline an offer of housing, ECHO can refer more applicants if requested by RGTP Real Estate, LLC or its' designee.
 - Provide RGTP Real Estate, LLC or its' designee with a complete application package for each referral that includes:
 1. Completed housing application of RGTP Real Estate, LLC for all adults ages 18 or older.
 2. Required supporting documentation needed by the RGTP Real Estate, LLC to process applications:
 - a. Picture IDs for all adults
 - b. Income and asset documentation
 3. Verification of homelessness for CoC unit eligibility.
 4. Determination that household is most appropriate as determined by the Austin/Travis County Continuum-of-Care Coordinated Assessment process.
 5. Release of information from the referred households to authorize ECHO and RGTP Real Estate, LLC or its' designee to share information regarding the households' applications, including third party documents the development receives from doing third party verifications (i.e. bank statements, credit reports, etc).
 6. Contact information for assigned support service provider.
 - Support the appropriate support service program in informing the applicants referred that this is only a referral and does not constitute an offer of housing and that RGTP Real Estate, LLC or its' designee will confirm eligibility for the housing and conduct a screening that will include a credit check, criminal background check, and landlord history check.
 - Ensure that the appropriate support service program accompanies the referred applicants for meetings with RGTP Real Estate, LLC or its' designee and lease signing at the property if the household needs that support.
 - For each referral, ECHO will identify the household as prioritized through the Coordinated Assessment process; individual household vulnerability and eligibility will be considered as part of the Coordinated Assessment process. ECHO will then pair that household with an appropriate support service program. These are support service programs, not governed or guaranteed by ECHO, that are often positioned to provide short term and/or long term social services to the households during their new tenancy that will promote their stability as new tenants.
 - Ensure a general response time for all communications with the MOU partner of 1-2 business days.
-



V. SUMMARY OF TIME LIMITATIONS TO COORDINATION

| Party | Step | Time Limitation |
|--|---|--|
| RGTP Real Estate, LLC or its' designee | Email announcement of vacancy to be dedicated to homeless preference | Immediately upon vacancy - or as soon as anticipated |
| ECHO | Submit up to 3 referrals to fill vacancy in a ranking order for consideration | 5 business days |
| RGTP Real Estate, LLC or its' designee | Announce eligibility determination | 5 business days |
| ECHO | Second attempt to fill unit | 5 business days |
| All parties | General response time for all communications between parties | 1-2 business days |



VI. ESTABLISHED POINTS OF CONTACT

ECHO Point of Contact

Name:

Title:

Phone:

Email:

Address:

Website:

RGTP Real Estate, LLC Point of Contact

Name:

Title:

Phone:

Email:

Address:

Website:



VII. VACANCY INFORMATION

Vacancy Announcement Email Contents

Property Name:

Contact Person:

Phone:

Email:

Date unit will be ready for occupancy:

of Bedrooms:

Utilities tenant is responsible for:

Is this a first floor or elevator unit?

Is this an accessible unit?

Anything else an applicant should know about the unit?



VIII. MOU ATTACHMENTS


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

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

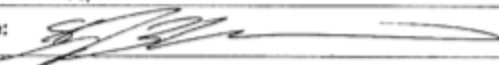


IX. MOU SIGNATURES

ECHO

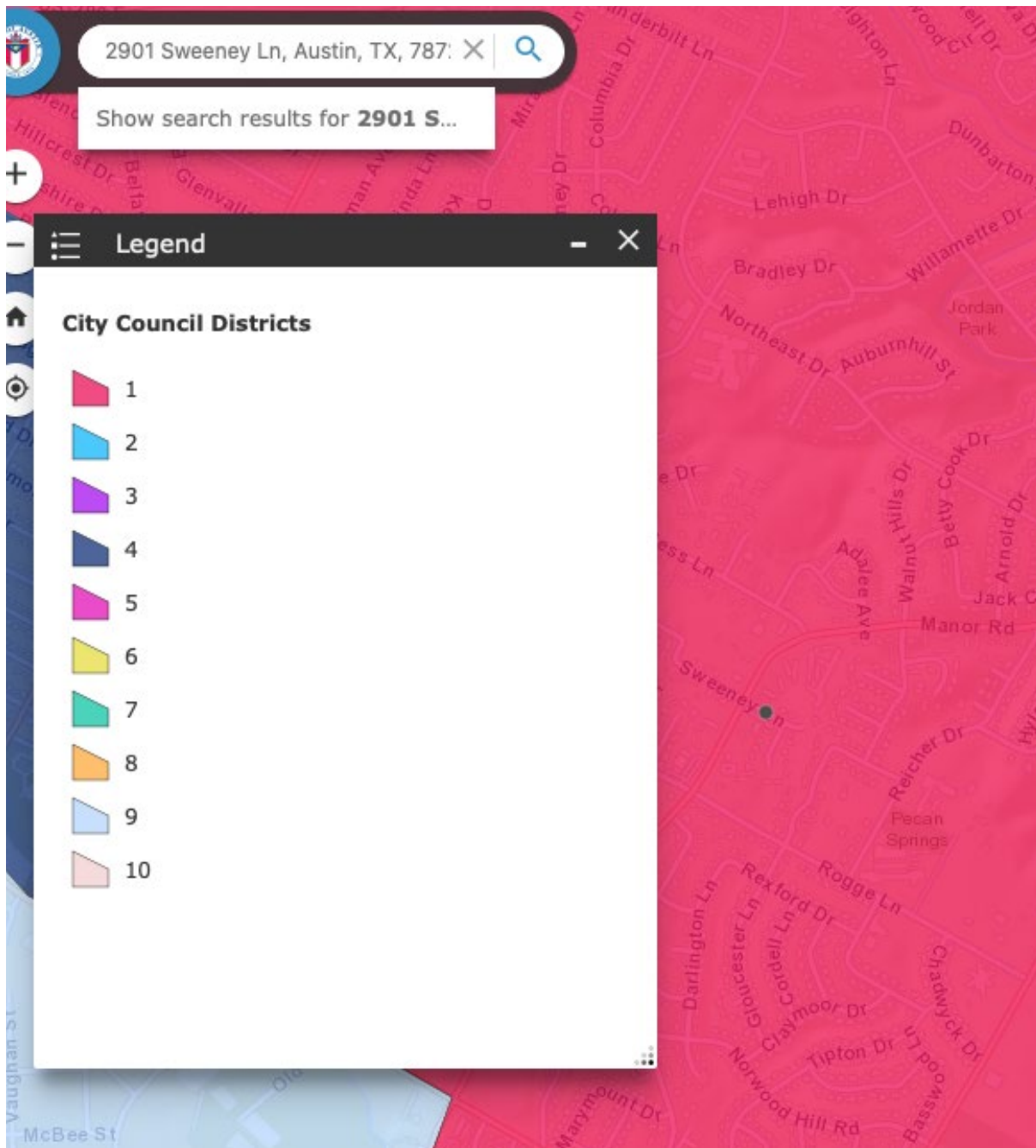
Name: Matthew Mollin
Title: Executive Director
Phone: 860-287-2587
Email: matthewmollin@austinecho.org
Address: 300 E Highland Mall Drive Suite 200 Austin, TX 78752
Website: www.austinecho.org
Signature: 
Date: 11/21/19

RGTP Real Estate, LLC

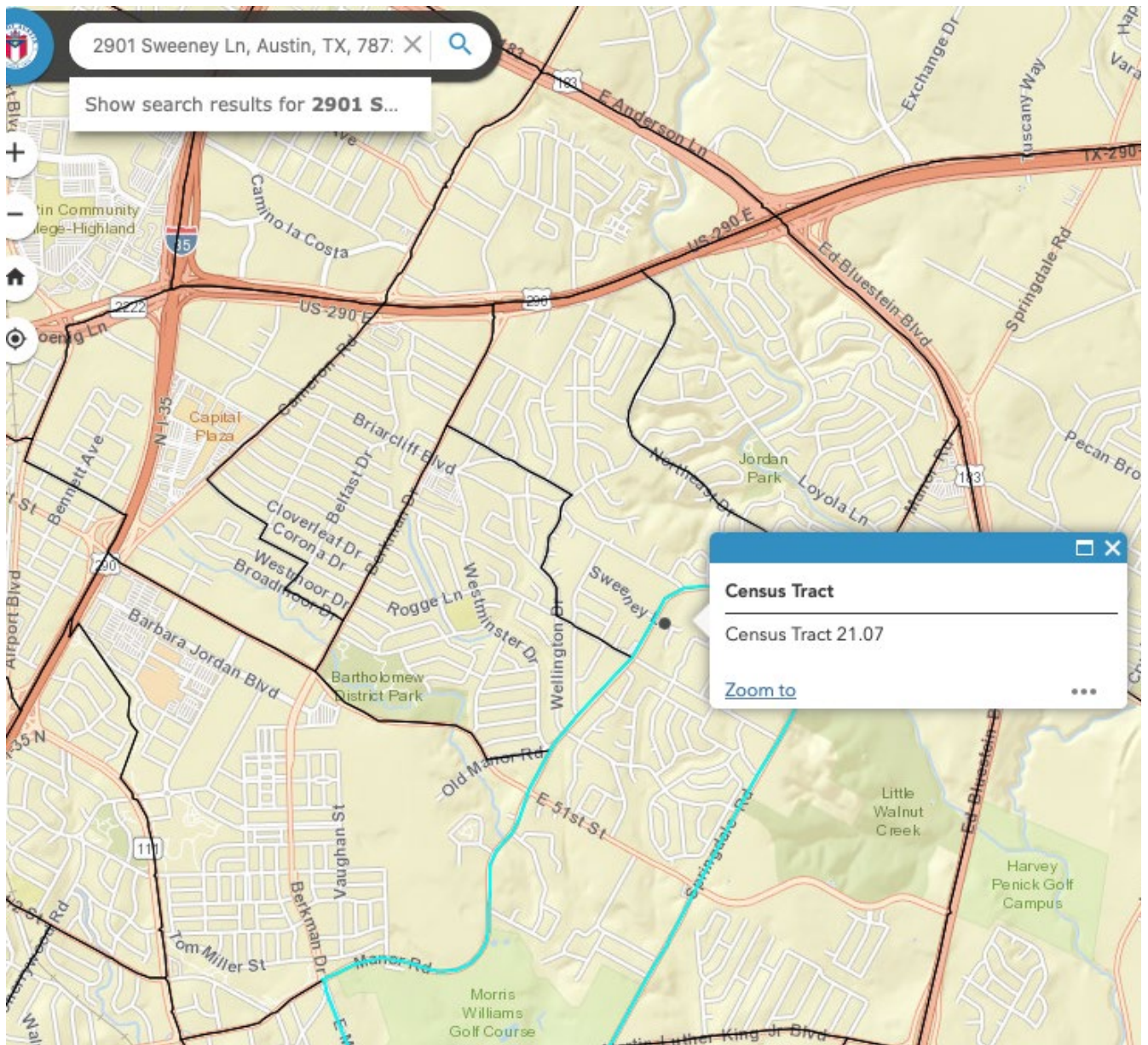
Name: Stephen Levine
Title: Manager
Phone: (516) 319-8353
Email: SLEVINE10@GMAIL.COM
Address: PO Box 201002 Austin TX 78720
Website: n/a
Signature: 
Date: 11/21/2019

Property Maps

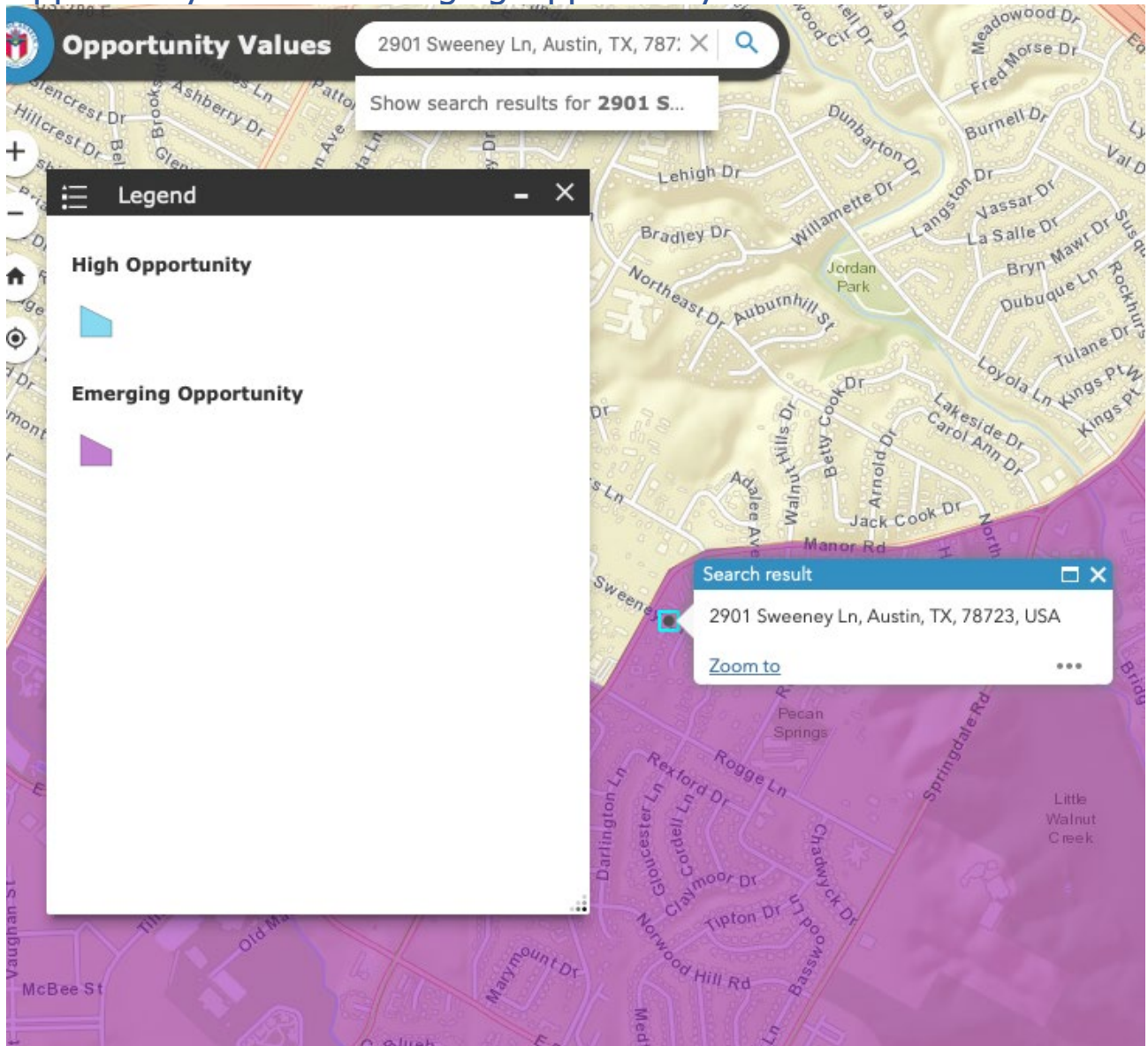
Council District – District 1



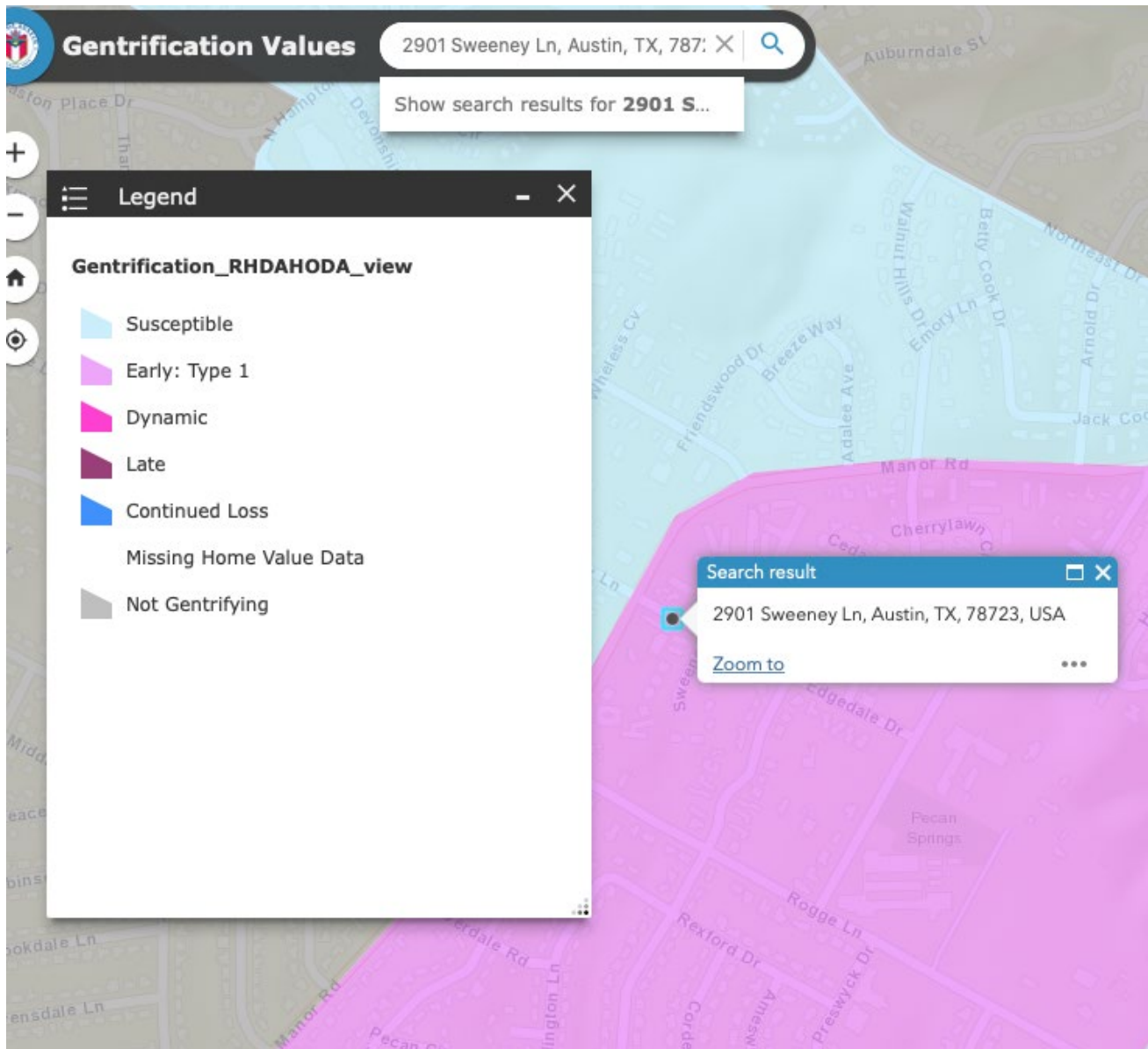
Census Tract – 21.07



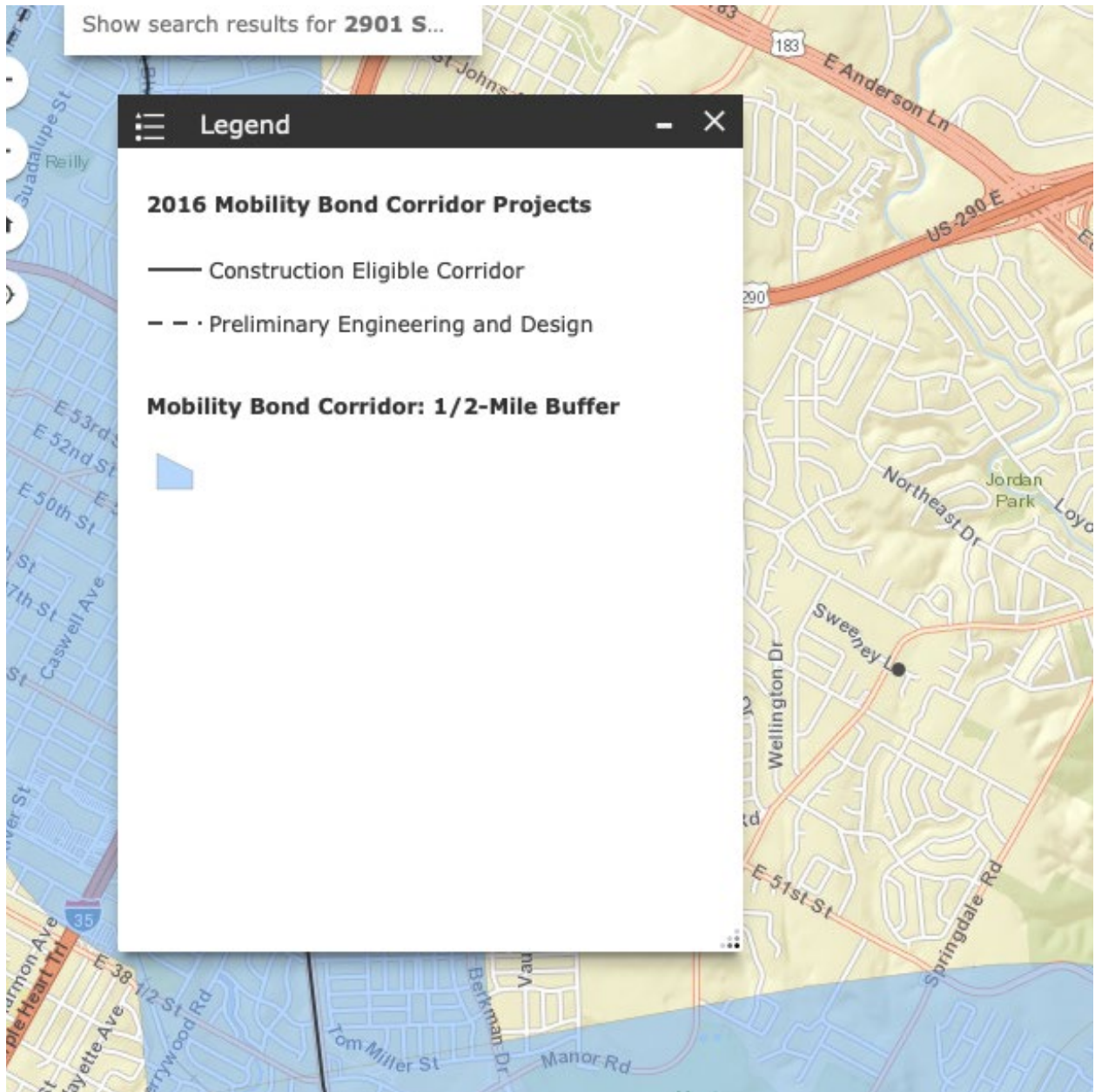
Opportunity Value – Emerging Opportunity



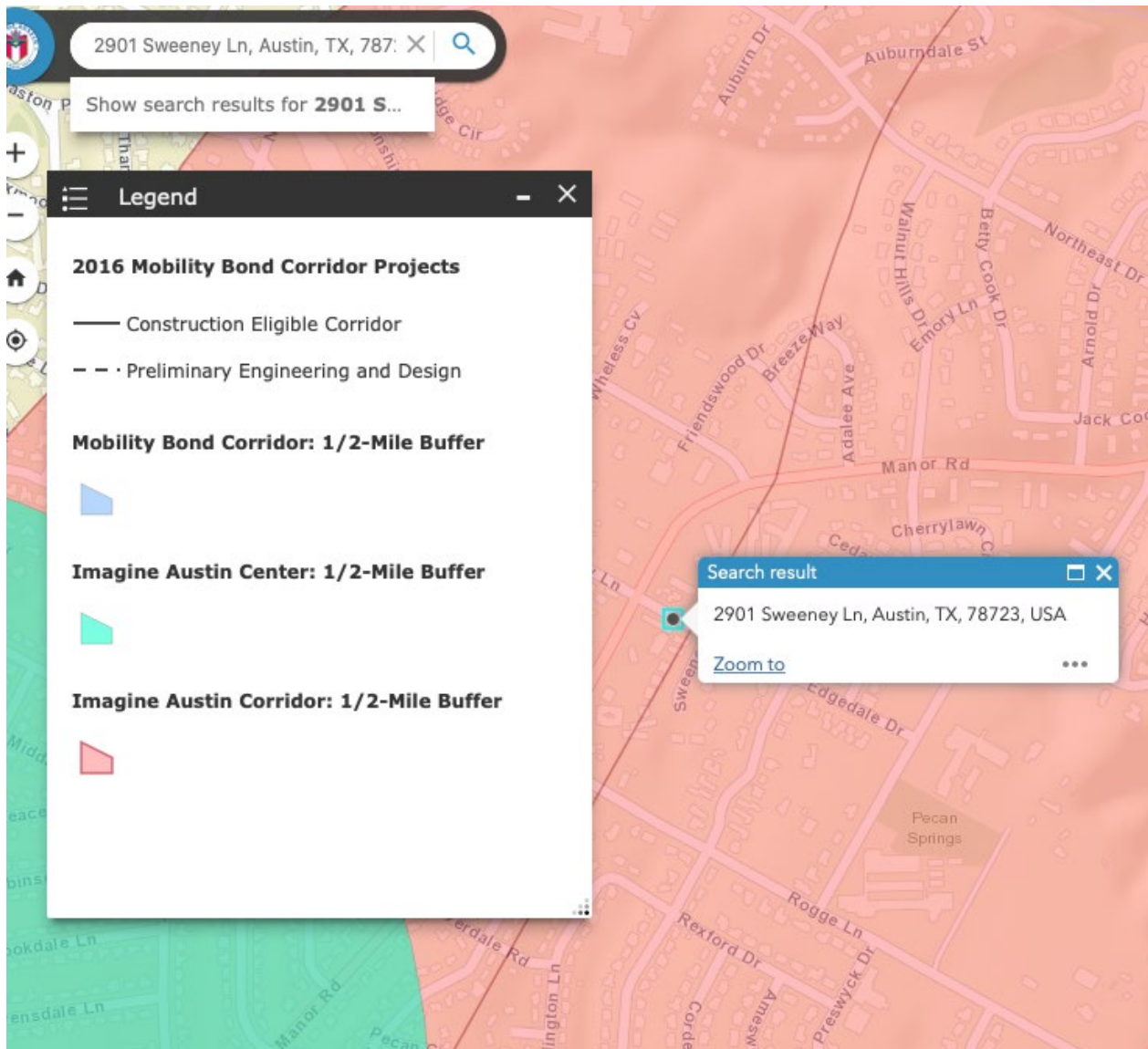
Gentrification Value – Early: Type 1



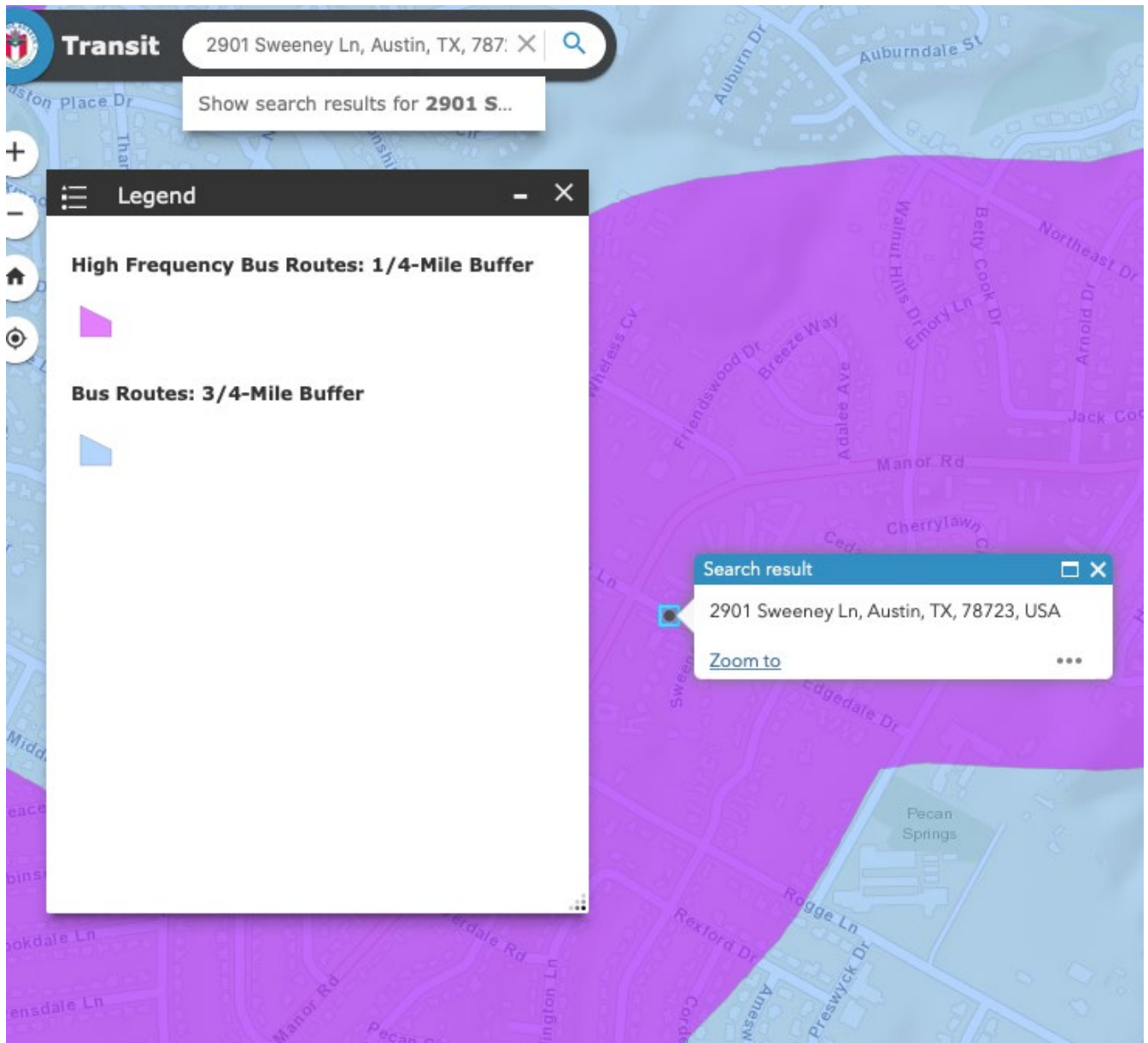
Mobility Bond Corridor



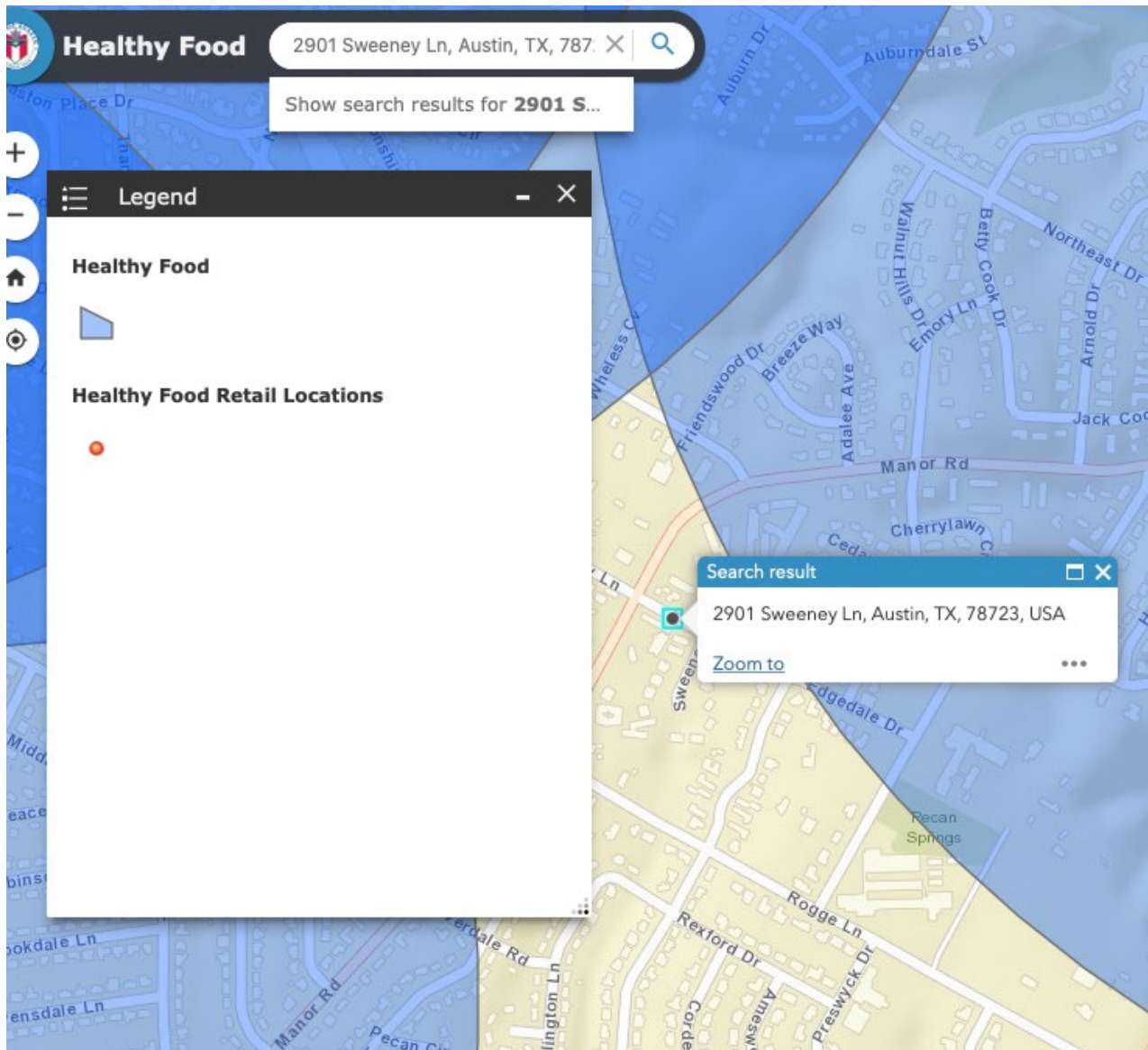
Imagine Austin Corridor: 1/2-Mile Buffer



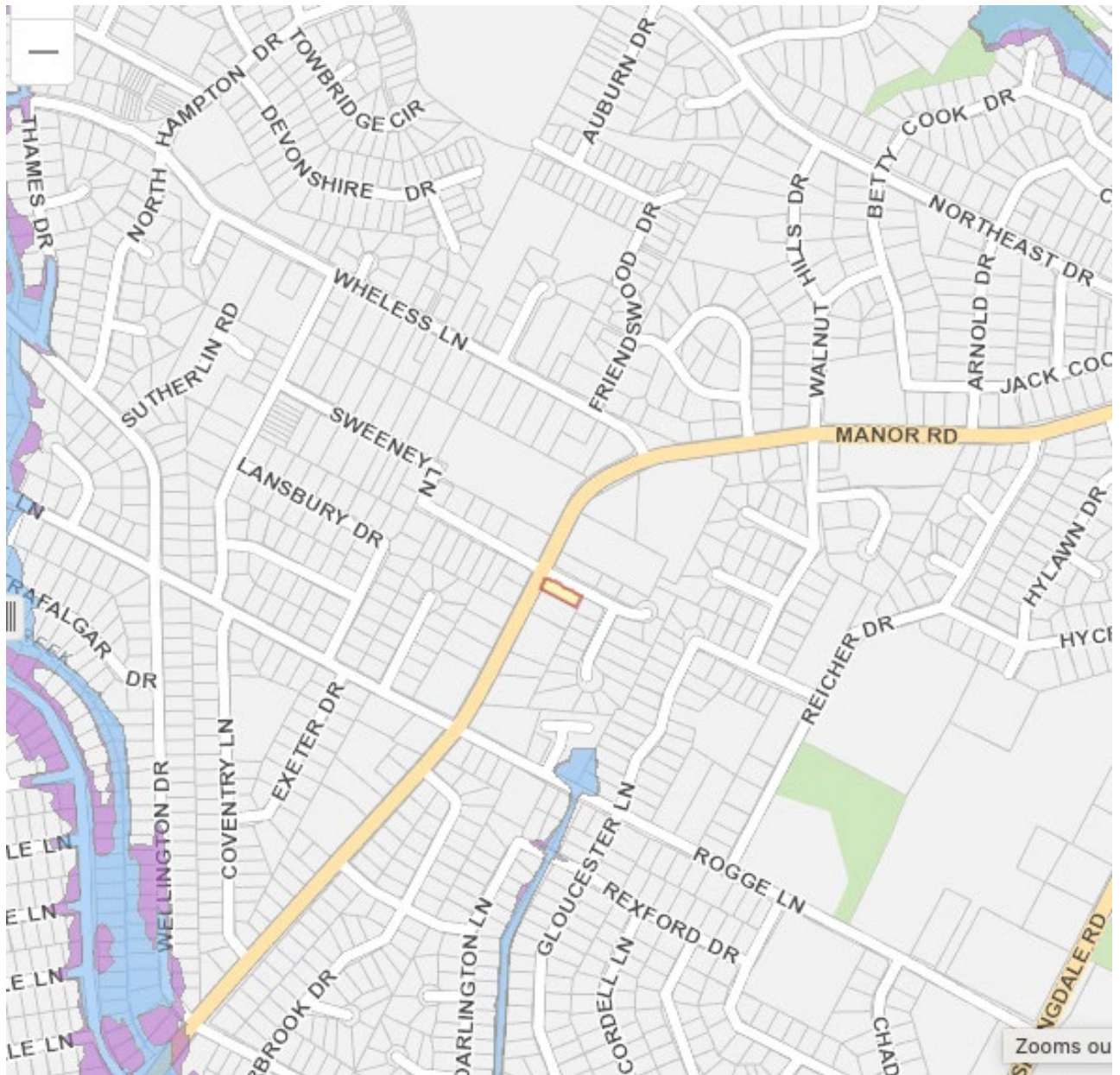
High Frequency Bus Route: 1/4-Mile Buffer



Healthy Food



Floodplains



Zoning Verification Letter

CITY OF AUSTIN - ZONING VERIFICATION LETTER

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

Party Requesting Verification

Name: Stephen Levine
Mailing Address:
PO Box 201002
Austin, TX

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 0220211425

Zoning Classification(s)

Find definitions at <http://www.austintexas.gov/page/zoning-districts>

GR-MU-V-CO-NP

Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

C14-02-0142, C14-2007-0258

Zoning Ordinance Number(s)

Look up ordinances at <http://austintexas.gov/edims/search.cfm>

021107-Z-12a, 20080320-048

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/department/austin-city-code-land-development-code>

<http://austintexas.gov/department/zoning>

This letter was produced by the City of Austin Communication Technology Management Department on behalf of the Planning and Development Review Department.

I, Stacy Meeks, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.



11/20/2019

0220211425

Proof of Site Control

Travis CAD

Property SearchMap Search

Property Search Results > 217245 RGTP REAL ESTATE LLC for Year 2020

Tax Year: 2020

New Search

Details

Map

Click on a title bar to expand or collapse the information.

Expand All

Property

Account

Property ID:217245

Geographic ID:0220211425

Type:Real

Property Use Code:

Property Use Description:

Legal Description: LOT 22 MANOR ESTATES

Zoning:LR

Agent Code:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:2901 SWEENEY LN
TX 78723

Neighborhood:05NE

Neighborhood CD:05NE

Mapsco:

Map ID:021821

Owner

Name:RGTP REAL ESTATE LLC

Mailing Address:7606 BELLFLOWER CV
AUSTIN, TX 78759-6420

Owner ID:1846069

% Ownership:100.0000000000%

Exemptions: