

CENTURY 21 COMMERCIAL®



Gabriels Court Apartments

6600 W Hwy 29
Georgetown, TX 78628

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**CENTURY 21
COMMERCIAL®**



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PROPERTY INFO:

PURCHASE PRICE:

\$6,500,000

PROPERTY ADDRESS:

6600 W HWY 29
GEORGETOWN, TX 78628

YEAR BUILT:

2020

PROPERTY SIZE

60 UNITS

LAND SIZE

5.00 ACRES

GABRIELS COURT APARTMENTS

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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PROPERTY DESCRIPTION

Proposed 60-unit new construction garden apartment complex in high growth corridor. Suburb of Austin Texas and close access to major employers including Apple's second largest facility.

Amenities include: club house, pool, covered parking and gated entry. Before making an offer on any property, investors should mind their due diligence and perform an in-depth analysis of the deal. For apartment purchases, factors to evaluate include the location, the number of units in the building, available amenities, as well as the building's condition. These aspects will help you calculate how much rent you might be able to charge, as well as how much you will need to spend on necessary repairs and improvements. In addition, the overall condition of the building can help signal how often repairs might affect your monthly cash flow. Moreover, the location of the property will point to local socio-economic factors that will affect profitability in the long run, in terms of rental yield and return.

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS



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AREA LOCATION MAP

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Gabriels Court Apt

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AERIAL ANNOTATION MAP

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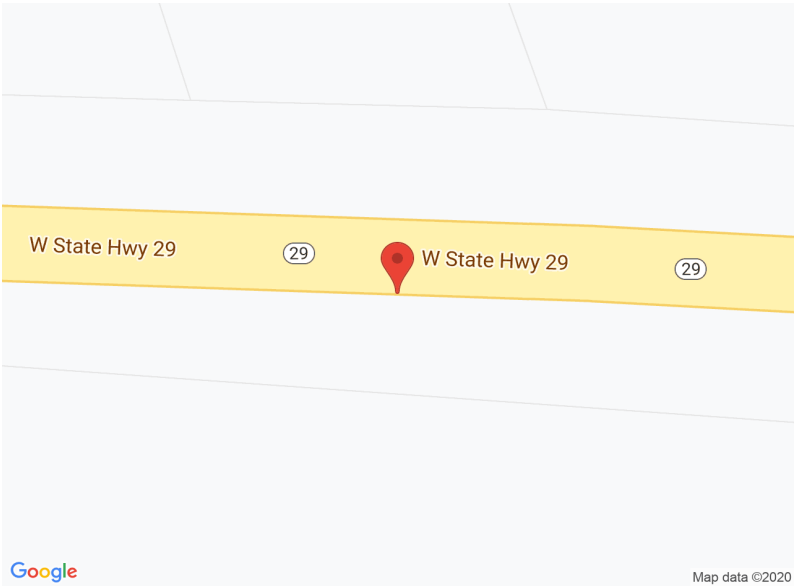
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5-YEAR CASH FLOW ANALYSIS

Fiscal Year Beginning January 2021

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INITIAL INVESTMENT

Purchase Price	\$6,500,000
+ Acquisition Costs	\$130,000
- Mortgage(s)	\$5,200,000
+ Loan Fees Points	\$52,000
Initial Investment	\$1,482,000

MORTGAGE DATA

Loan Amount	\$5,200,000
Interest Rate (30/360)	5.000%
Amortization Period	25 Years
Loan Term	10 Years
Loan Fees Points	1.00%
Periodic Payment	\$30,398.68
Annual Debt Service	\$364,784

1ST LIEN

CASH FLOW

For the Year Ending	Year 1 Dec-2021	Year 2 Dec-2022	Year 3 Dec-2023	Year 4 Dec-2024	Year 5 Dec-2025
POTENTIAL RENTAL INCOME (PRI)	\$900,000	\$927,000	\$954,810	\$983,454	\$1,012,958
- Vacancy / Credit Loss	\$45,000	\$46,350	\$47,741	\$49,173	\$50,648
EFFECTIVE RENTAL INCOME	\$855,000	\$880,650	\$907,070	\$934,281	\$962,310
+ Other Income	\$4,000	\$4,080	\$4,162	\$4,245	\$4,330
GROSS OPERATING INCOME (GOI)	\$859,000	\$884,730	\$911,232	\$938,526	\$966,640
- Operating Expenses	\$343,600	\$353,892	\$364,493	\$375,410	\$386,656
NET OPERATING INCOME (NOI)	\$515,400	\$530,838	\$546,739	\$563,116	\$579,984
NET OPERATING INCOME (NOI)	\$515,400	\$530,838	\$546,739	\$563,116	\$579,984
- Capital Expenses / Replacement Reserves	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
- Annual Debt Service 1st Lien	\$364,784	\$364,784	\$364,784	\$364,784	\$364,784
CASH FLOW BEFORE TAXES	\$135,616	\$151,054	\$166,955	\$183,332	\$200,200
Loan Balance	\$5,092,781	\$4,980,076	\$4,861,605	\$4,737,073	\$4,606,170
Loan-to-Value (LTV) - 1st Lien	71.95%	68.31%	64.75%	61.26%	57.83%
Debt Service Coverage Ratio	1.41	1.46	1.50	1.54	1.59
Before Tax Cash on Cash	9.15%	10.19%	11.27%	12.37%	13.51%

SALES PROCEEDS

Projected Sales Price (EOY 5)	\$7,965,000
Cost of Sale	\$398,250
Mortgage Balance 1st Lien	\$4,606,170
Sales Proceeds Before Tax	\$2,960,580

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	23.39%
Acquisition CAP Rate	7.93%
Year 1 Cash-on-Cash	9.15%
Gross Rent Multiplier	7.22
Loan to Value	76.07%
Debt Service Coverage Ratio	1.41



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UNIT MATRIX

Fiscal Year Beginning January 2021

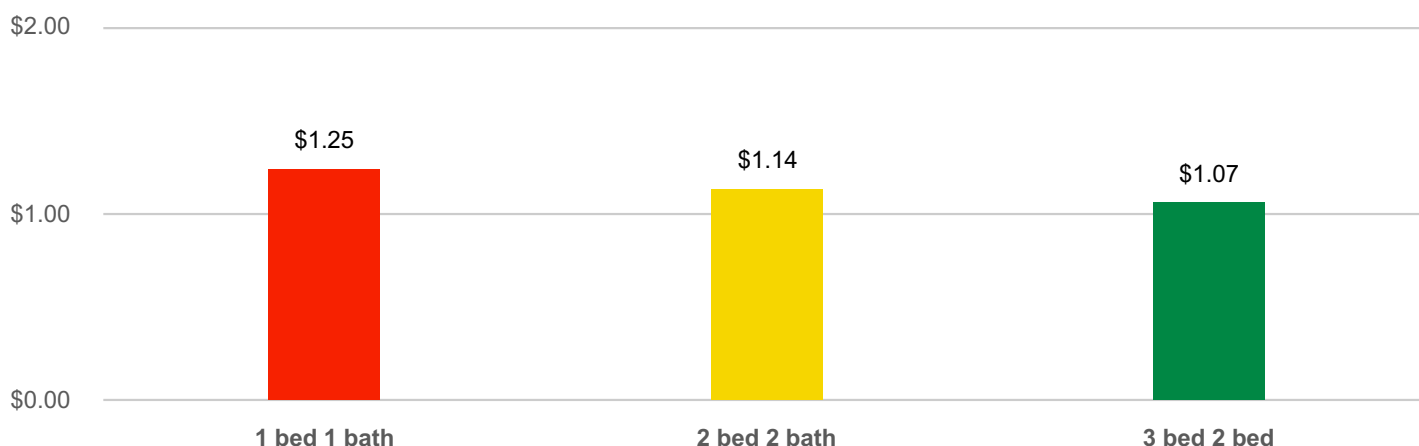
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# of Units	Unit Description	Size (Sq. Mt.)	Monthly Rent per Unit	Total Size (Sq. Mt.)	Total Monthly Income	Monthly Rate per Sq. Mt.	Year 1 Potential Rental Income (PRI)
20	1 bed 1 bath	800	\$1,000	16,000	\$20,000	\$1.25	\$240,000
20	2 bed 2 bath	1,100	\$1,250	22,000	\$25,000	\$1.14	\$300,000
20	3 bed 2 bed	1,400	\$1,500	28,000	\$30,000	\$1.07	\$360,000
60				66,000	\$75,000	\$1.14	\$900,000

Unit Mix



Initial Monthly Rate Per Square Meter



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5-YEAR CASH FLOW ANALYSIS

Fiscal Year Beginning January 2021

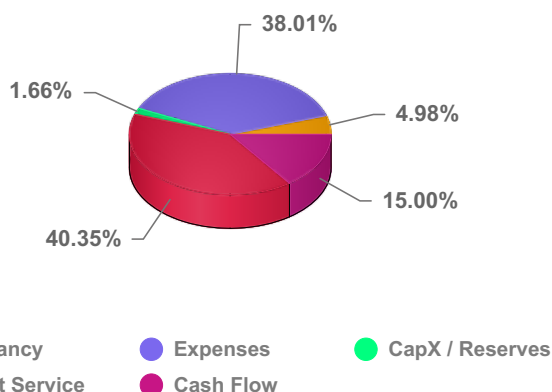
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ASSUMPTION / INPUTS

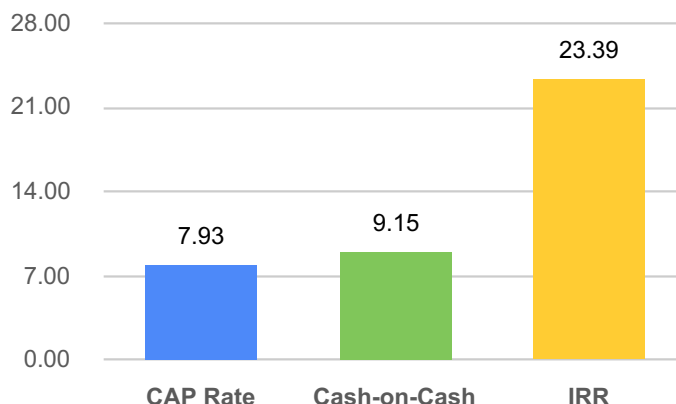
Purchase Price	\$6,500,000
Year 1 Potential Income	\$900,000
Vacancy & Credit Loss	5.00%
Year 1 Expenses	40.00%
Acquisition CAP Rate	7.93%
Sale Price - CAP Rate	7.50%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	2.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%

Cash Flow \$ 135,616



Investment Performance (%)



5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 5-year Yield		& Effective Rate		Cash Flow & 5-year Yield	
N	\$	N	\$	N	\$
0	(\$6,630,000)	0	\$5,148,000	0	(\$1,482,000)
1	\$500,400	1	(\$364,784)	1	\$135,616
2	\$515,838	2	(\$364,784)	2	\$151,054
3	\$531,739	3	(\$364,784)	3	\$166,955
4	\$548,116	4	(\$364,784)	4	\$183,332
5	\$8,131,734	5	(\$4,970,954)	5	\$3,160,780

Property IRR/Yield = 10.28%

Effective Loan Rate = 5.19%

Equity IRR/Yield = 23.39%

Positive Leverage! Leverage INCREASED the Yield by 13.11%



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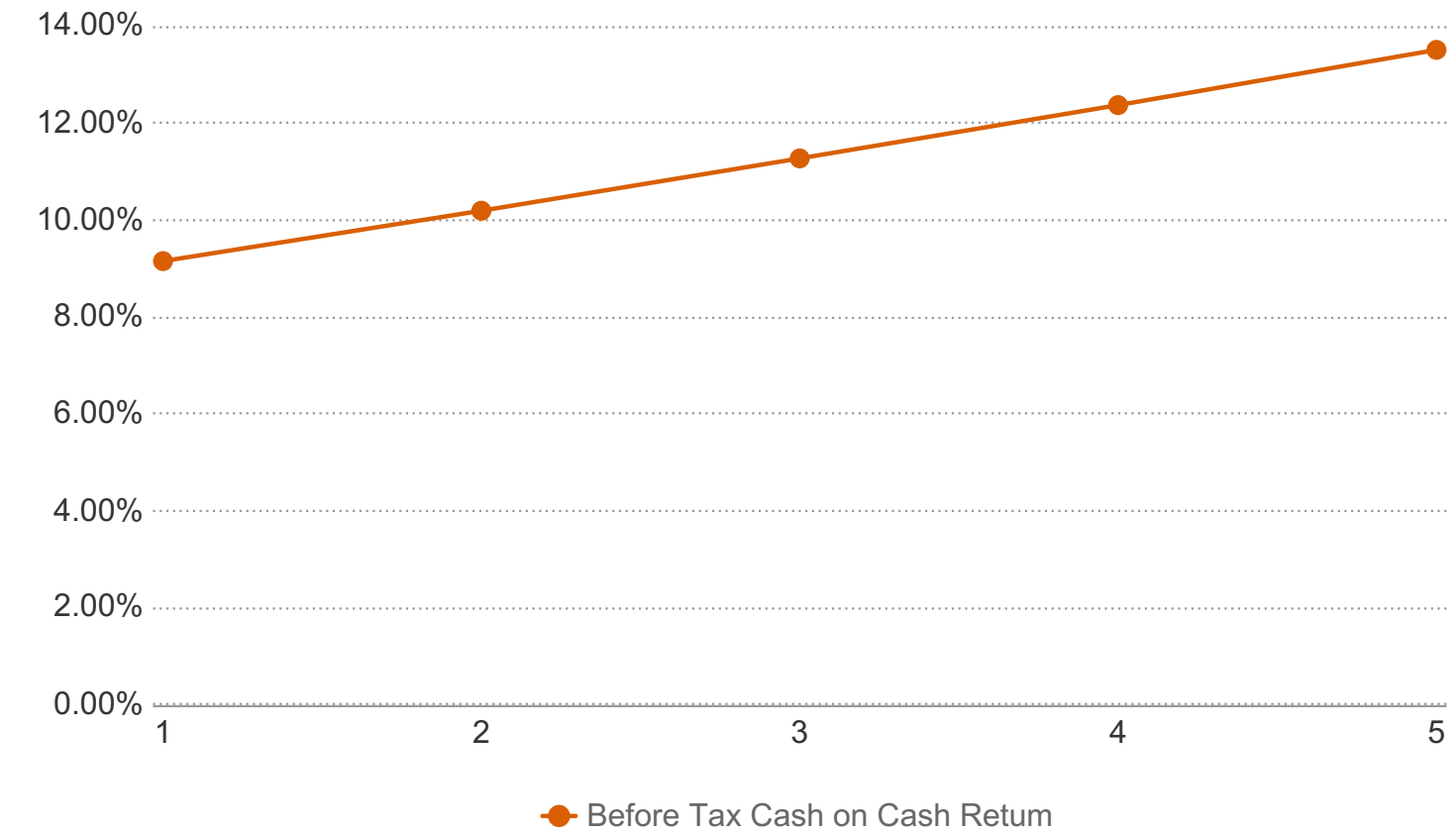
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Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	9.15%	10.19%	11.27%	12.37%	13.51%



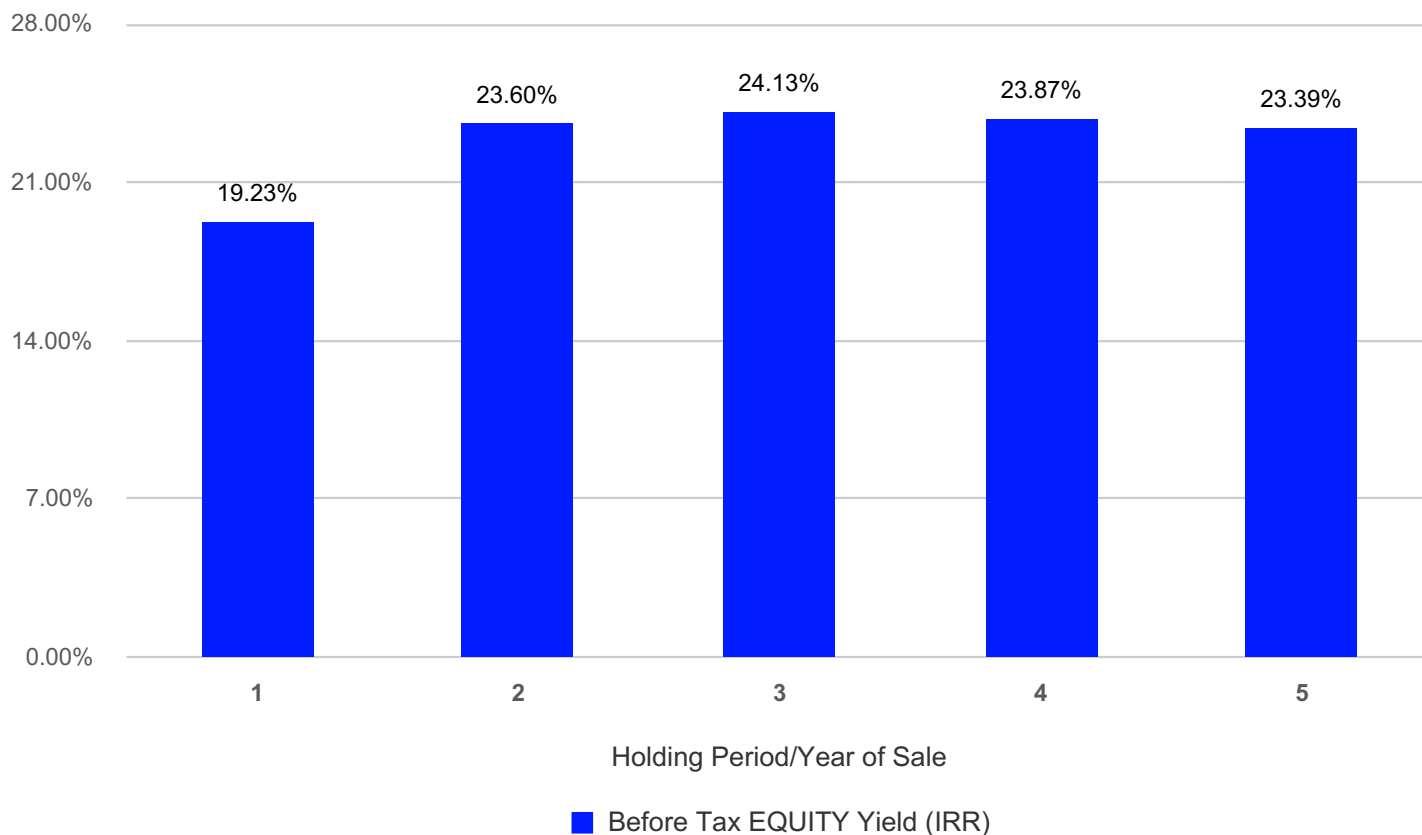
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Before Tax Optimal Holding Period	3 Years
Before Tax Optimal Hold Annual Yield	24.13%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	19.23%	23.60%	24.13%	23.87%	23.39%



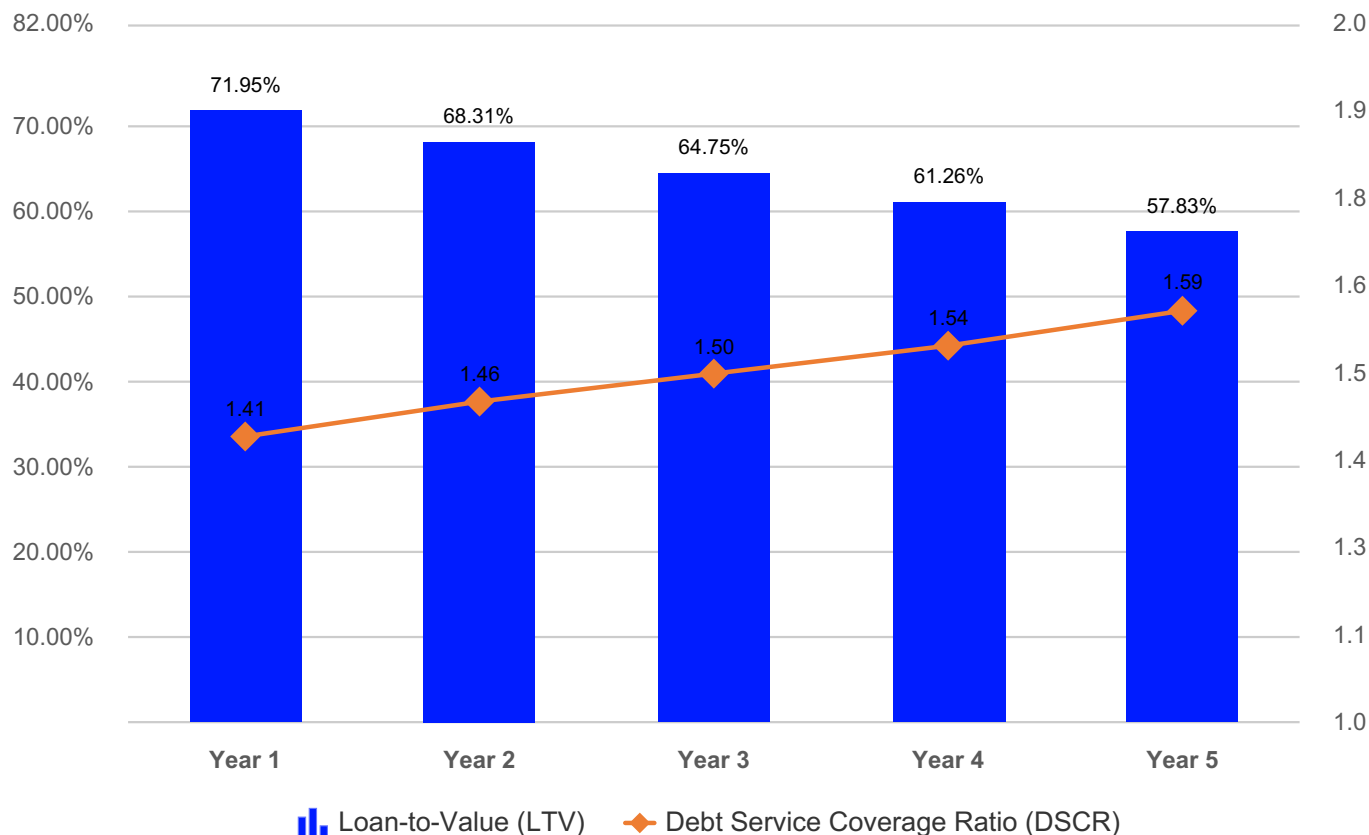
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1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



For the Year Ending	Year 1 Dec-2021	Year 2 Dec-2022	Year 3 Dec-2023	Year 4 Dec-2024	Year 5 Dec-2025
Loan-to-Value (LTV) - 1st Lien	71.95%	68.31%	64.75%	61.26%	57.83%
Debt Service Coverage Ratio - 1st Lien	1.41	1.46	1.50	1.54	1.59



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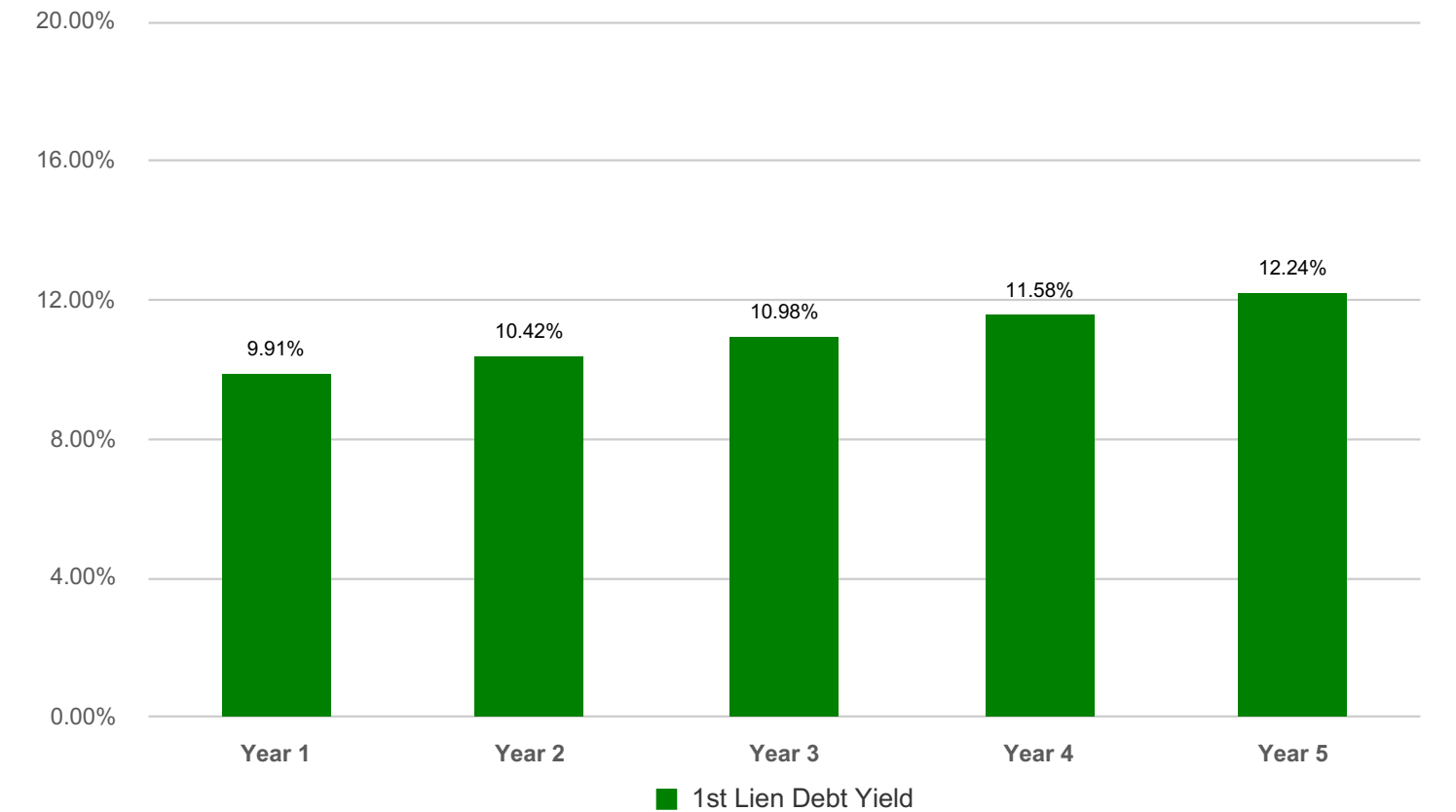
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Debt Yield Ratio (DYR)



For the Year Ending	Year 1 Dec-2021	Year 2 Dec-2022	Year 3 Dec-2023	Year 4 Dec-2024	Year 5 Dec-2025
Debt Yield Ratio (DYR) - 1st Lien	9.91%	10.42%	10.98%	11.58%	12.24%

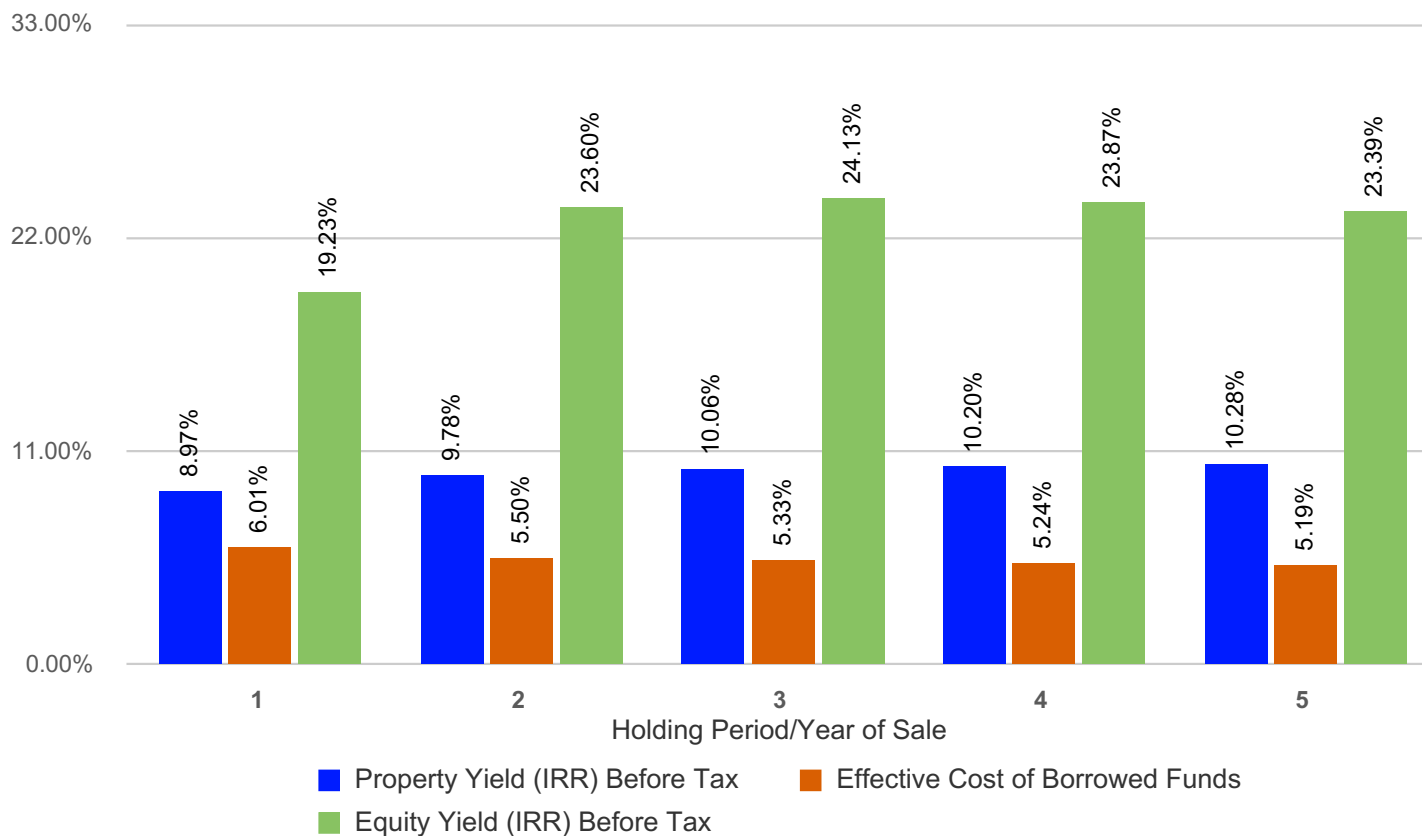


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Impact of Leverage Analysis (Before Tax)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Property Yield (IRR) Before Tax	8.97%	9.78%	10.06%	10.20%	10.28%
Effective Cost of Borrowed Funds	6.01%	5.50%	5.33%	5.24%	5.19%
Equity Yield (IRR) Before Tax	19.23%	23.60%	24.13%	23.87%	23.39%
Impact of Leverage on Yield	↑ 10.26%	↑ 13.82%	↑ 14.07%	↑ 13.67%	↑ 13.11%



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Acquisition Price Sensitivity Matrix

Purchase Price	Acquisition CAP Rate	Investment Measures	Period (IRR assumes Year of Sale)				
			Year 1	Year 2	Year 3	Year 4	Year 5
\$5,850,000	8.81%	Unleveraged Cash-on-Cash	8.39%	8.64%	8.91%	9.19%	9.47%
		Leveraged Cash-on-Cash	12.90%	14.06%	15.25%	16.48%	17.74%
		Unleveraged IRR	21.07%	15.94%	14.29%	13.47%	12.99%
		Leveraged IRR/Equity Yield	73.39%	47.05%	38.60%	34.23%	31.47%
\$6,175,000	8.35%	Unleveraged Cash-on-Cash	7.94%	8.19%	8.44%	8.70%	8.97%
		Leveraged Cash-on-Cash	10.93%	12.02%	13.15%	14.32%	15.52%
		Unleveraged IRR	14.70%	12.74%	12.09%	11.78%	11.59%
		Leveraged IRR/Equity Yield	44.88%	35.15%	31.30%	29.00%	27.38%
\$6,500,000	7.93%	Unleveraged Cash-on-Cash	7.55%	7.78%	8.02%	8.27%	8.52%
		Leveraged Cash-on-Cash	9.15%	10.19%	11.27%	12.37%	13.51%
		Unleveraged IRR	8.97%	9.78%	10.06%	10.20%	10.28%
		Leveraged IRR/Equity Yield	19.23%	23.60%	24.13%	23.87%	23.39%
\$6,825,000	7.55%	Unleveraged Cash-on-Cash	7.19%	7.41%	7.64%	7.87%	8.12%
		Leveraged Cash-on-Cash	7.54%	8.54%	9.56%	10.61%	11.69%
		Unleveraged IRR	3.78%	7.05%	8.16%	8.72%	9.06%
		Leveraged IRR/Equity Yield	N/A	12.26%	17.01%	18.79%	19.47%
\$7,150,000	7.21%	Unleveraged Cash-on-Cash	6.86%	7.07%	7.29%	7.52%	7.75%
		Leveraged Cash-on-Cash	6.08%	7.03%	8.00%	9.01%	10.04%
		Unleveraged IRR	N/A	4.50%	6.38%	7.33%	7.91%
		Leveraged IRR/Equity Yield	N/A	0.97%	9.85%	13.70%	15.57%

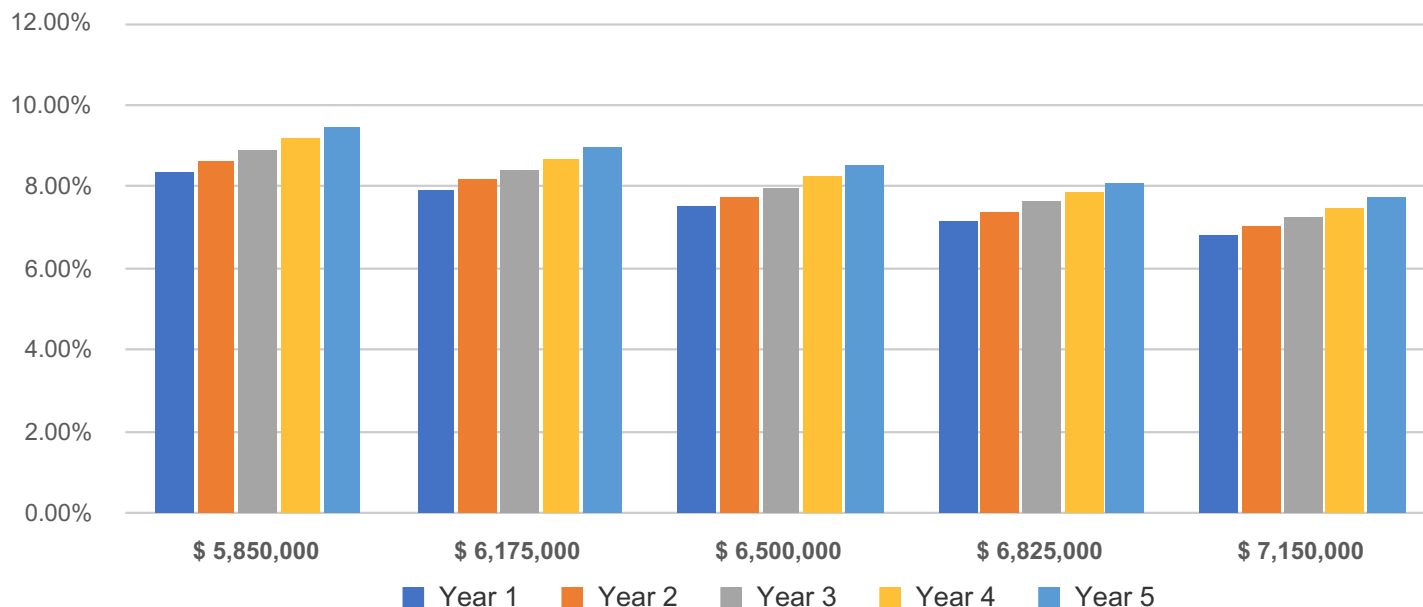
Unleveraged and Leveraged IRR is Annual Internal Rate of Return for each year of ownership. For example, Year 5 IRR represents annual return each year for 5 year.


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Unleveraged Cash-on-Cash Dividend Return



Leveraged Cash-on-Cash Dividend Return



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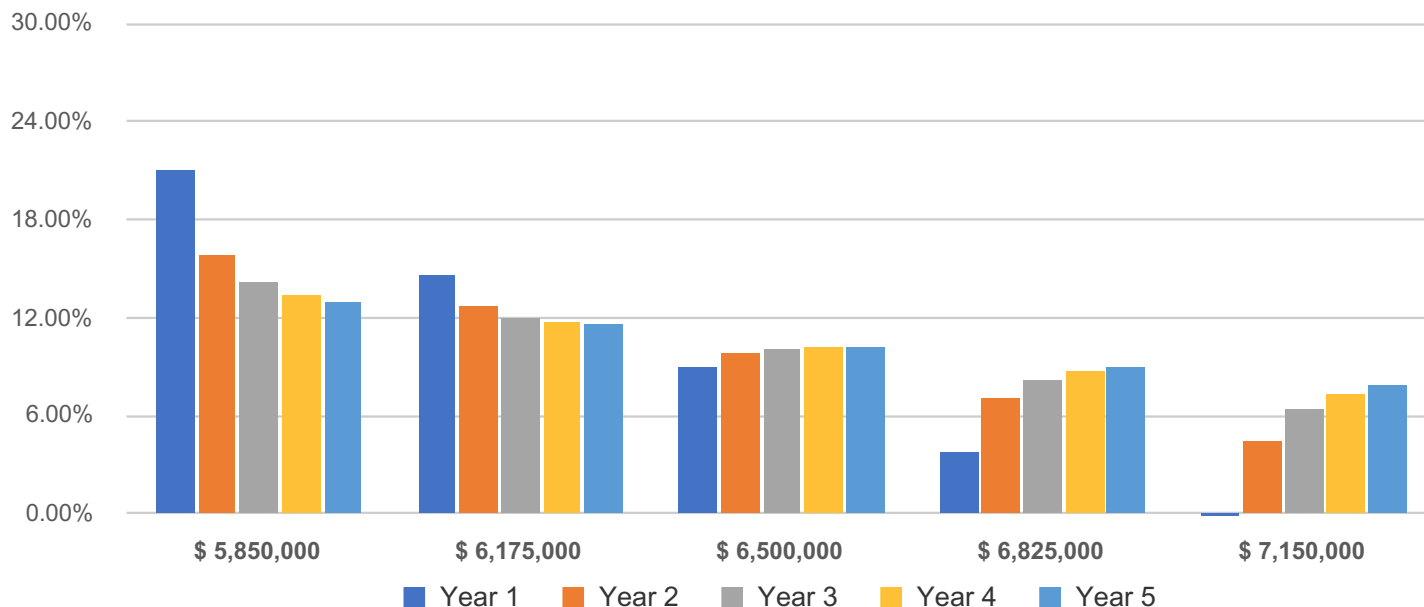
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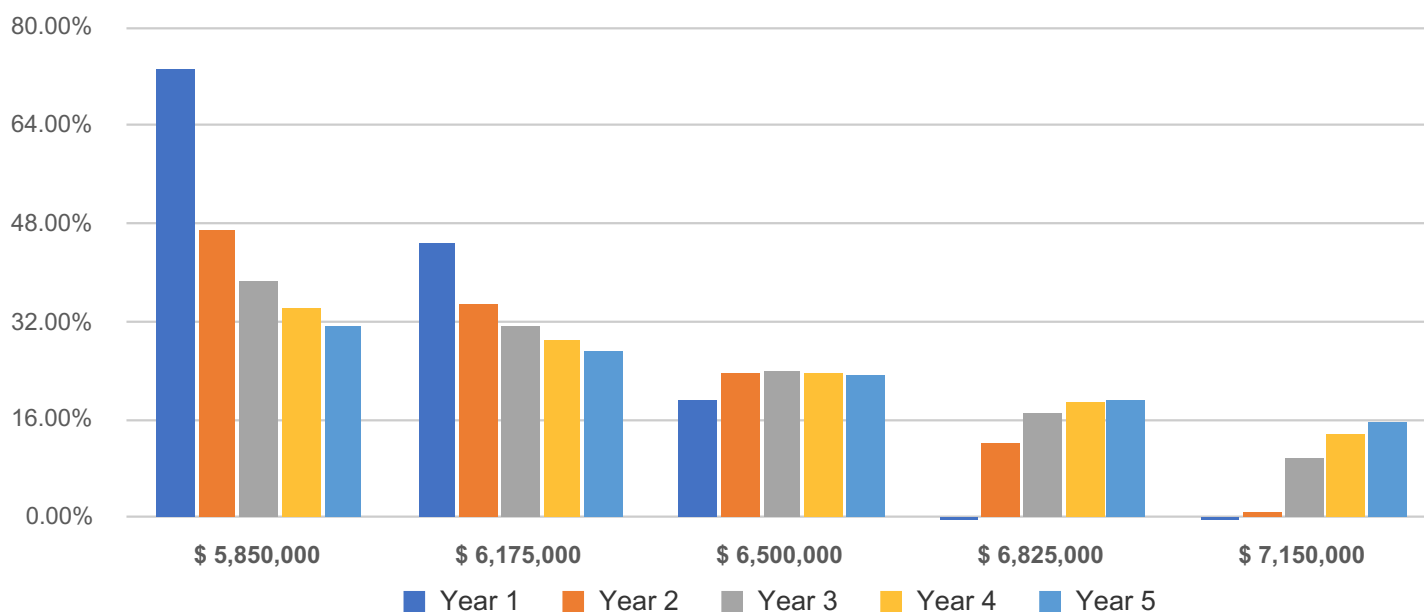
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Unleveraged Internal Rate of Return (IRR)



Leveraged Internal Rate of Return (IRR) / Equity Yield



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Disposition Price Sensitivity Matrix

Year of Disposition	Sale / Disposition Price	Disposition CAP Rate	Annual Property Appreciation Rate	Unleveraged IRR	Leveraged IRR / Equity Yield
EOY 1	\$ 6,245,000.00	8.50%	-3.92%	N/A	N/A
	\$ 6,635,000.00	8.00%	2.08%	2.62%	N/A
	\$ 7,078,000.00	7.50%	8.89%	8.97%	19.23%
	\$ 7,583,000.00	7.00%	16.66%	16.20%	51.60%
	\$ 8,167,000.00	6.50%	25.65%	24.57%	89.03%
EOY 2	\$ 6,432,000.00	8.50%	-0.52%	3.82%	N/A
	\$ 6,834,000.00	8.00%	2.54%	6.66%	10.61%
	\$ 7,290,000.00	7.50%	5.90%	9.78%	23.60%
	\$ 7,811,000.00	7.00%	9.62%	13.25%	36.89%
	\$ 8,411,000.00	6.50%	13.75%	17.11%	50.70%
EOY 3	\$ 6,625,000.00	8.50%	0.64%	6.18%	9.12%
	\$ 7,039,000.00	8.00%	2.69%	8.04%	16.66%
	\$ 7,508,000.00	7.50%	4.92%	10.06%	24.13%
	\$ 8,045,000.00	7.00%	7.37%	12.28%	31.66%
	\$ 8,663,000.00	6.50%	10.05%	14.73%	39.34%
EOY 4	\$ 6,823,000.00	8.50%	1.22%	7.38%	14.16%
	\$ 7,250,000.00	8.00%	2.77%	8.73%	19.03%
	\$ 7,733,000.00	7.50%	4.44%	10.20%	23.87%
	\$ 8,285,000.00	7.00%	6.25%	11.80%	28.75%
	\$ 8,923,000.00	6.50%	8.24%	13.56%	33.74%
EOY 5	\$ 7,028,000.00	8.50%	1.57%	8.11%	16.66%
	\$ 7,467,000.00	8.00%	2.81%	9.15%	20.02%
	\$ 7,965,000.00	7.50%	4.15%	10.28%	23.39%
	\$ 8,534,000.00	7.00%	5.60%	11.52%	26.82%
	\$ 9,190,000.00	6.50%	7.17%	12.87%	30.33%

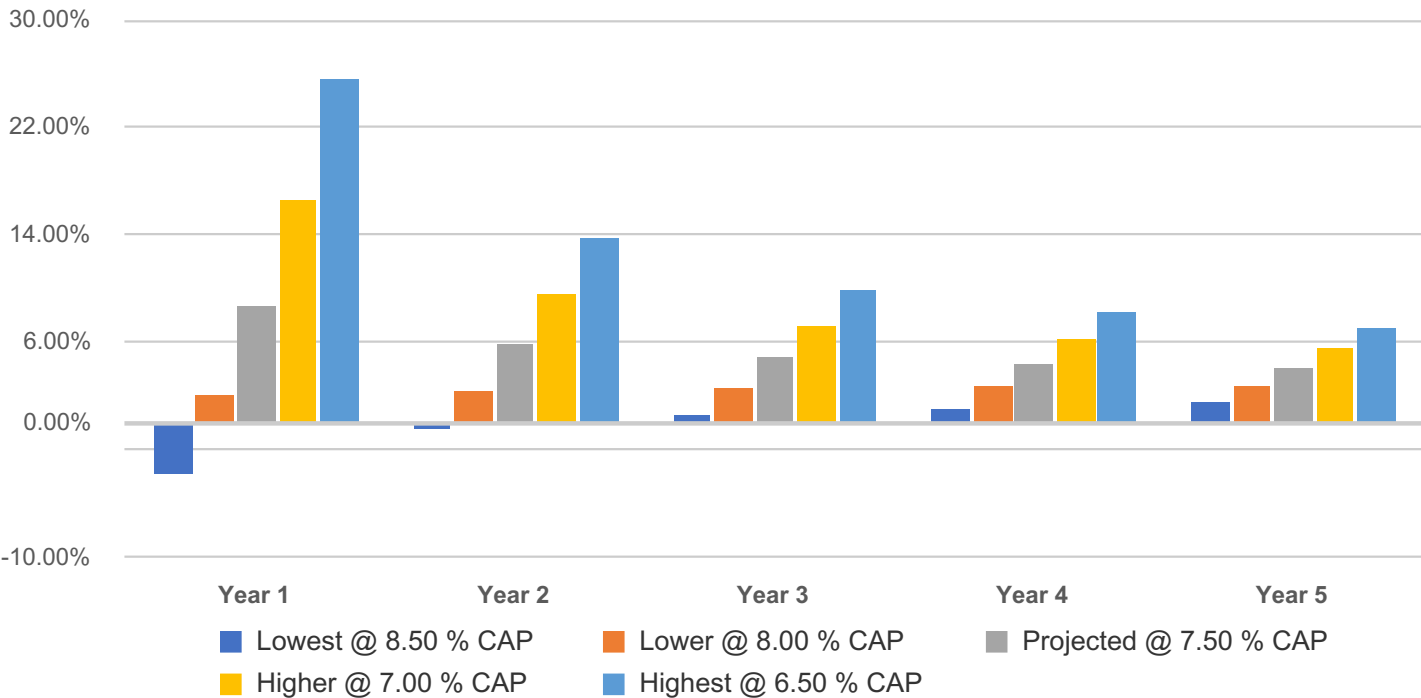
Unleveraged and Leveraged IRR is Annual Internal Rate of Return for each year of ownership. For example, EOY 5 IRR represents annual return each year for 5 years.


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Annual Property Appreciation Rate



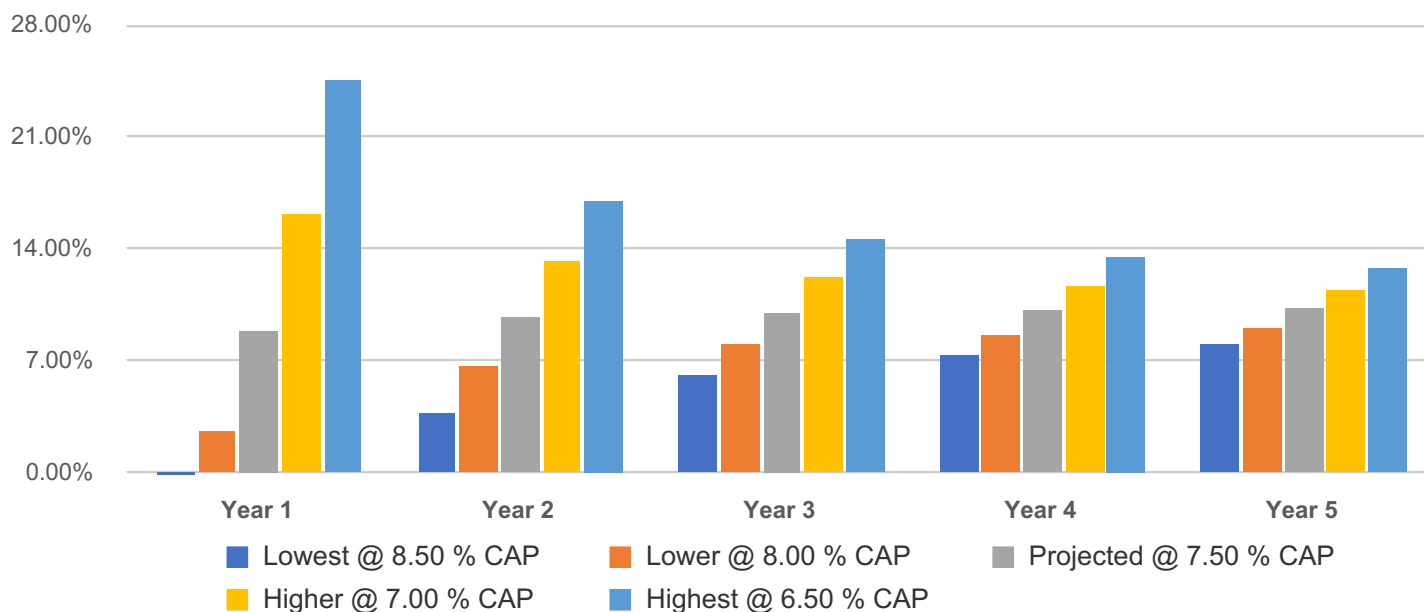
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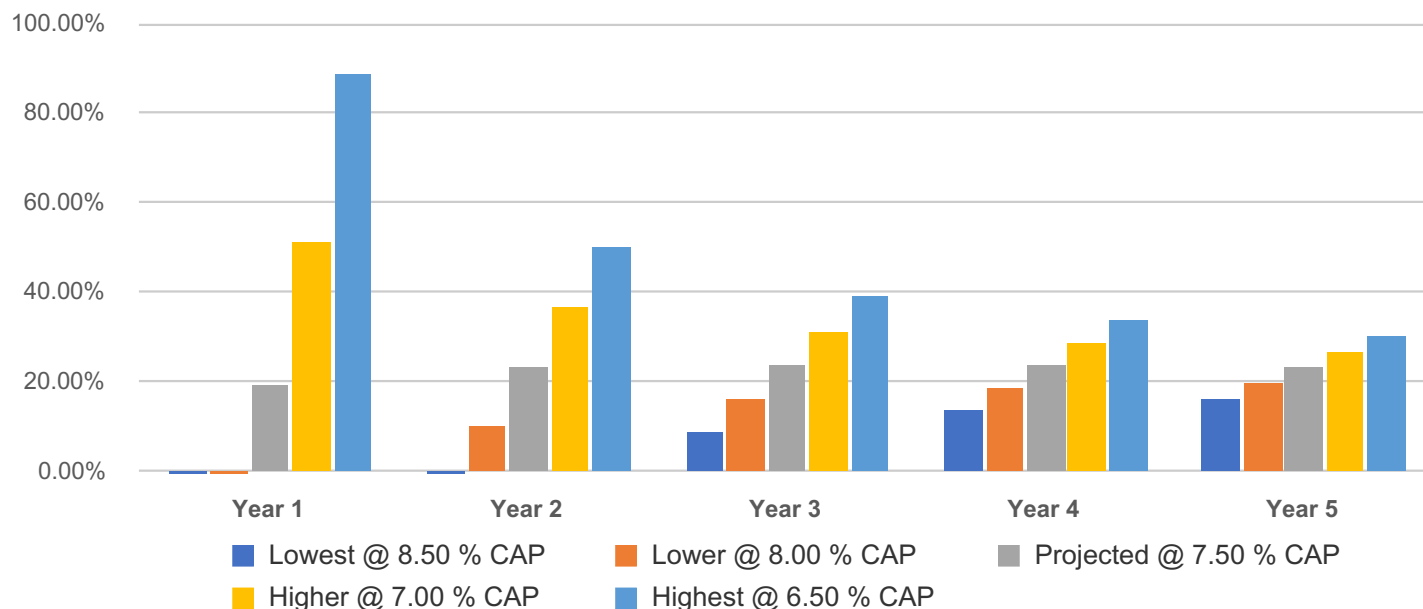
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Unleveraged IRR



Leveraged IRR / Equity Yield



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INITIAL INVESTMENT

Purchase Price	\$6,500,000
+ Acquisition Costs	\$130,000
- Mortgage(s)	\$5,200,000
+ Loan Fees Points	\$52,000
Initial Investment	\$1,482,000

MORTGAGE DATA

1ST LIEN

Loan Amount	\$5,200,000
Interest Rate (30/360)	5.000%
Amortization Period	25 Years
Loan Term	10 Years
Loan Fees Points	1.00%
Periodic Payment	\$30,398.68
Annual Debt Service	\$364,784

CASH FLOW

For the Year Ending	Year 1 Dec-2021	Year 2 Dec-2022	Year 3 Dec-2023	Year 4 Dec-2024	Year 5 Dec-2025	Year 6 Dec-2026	Year 7 Dec-2027	Year 8 Dec-2028	Year 9 Dec-2029	Year 10 Dec-2030
POTENTIAL RENTAL INCOME (PRI)	\$900,000	\$927,000	\$954,810	\$983,454	\$1,012,958	\$1,043,347	\$1,074,647	\$1,106,886	\$1,140,093	\$1,174,296
- Vacancy / Credit Loss	\$45,000	\$46,350	\$47,741	\$49,173	\$50,648	\$52,167	\$53,732	\$55,344	\$57,005	\$58,715
EFFECTIVE RENTAL INCOME	\$855,000	\$880,650	\$907,070	\$934,281	\$962,310	\$991,180	\$1,020,915	\$1,051,542	\$1,083,088	\$1,115,581
+ Other Income	\$4,000	\$4,080	\$4,162	\$4,245	\$4,330	\$4,416	\$4,505	\$4,595	\$4,687	\$4,780
GROSS OPERATING INCOME (GOI)	\$859,000	\$884,730	\$911,232	\$938,526	\$966,640	\$995,596	\$1,025,420	\$1,056,137	\$1,087,775	\$1,120,361
- Operating Expenses	\$343,600	\$353,892	\$364,493	\$375,410	\$386,656	\$398,238	\$410,168	\$422,455	\$435,110	\$448,144
NET OPERATING INCOME (NOI)	\$515,400	\$530,838	\$546,739	\$563,116	\$579,984	\$597,358	\$615,252	\$633,682	\$652,665	\$672,217
Net Operating Income (NOI)	\$515,400	\$530,838	\$546,739	\$563,116	\$579,984	\$597,358	\$615,252	\$633,682	\$652,665	\$672,217
- Capital Expenses / Replacement Reserves	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
- Annual Debt Service 1st Lien	\$364,784	\$364,784	\$364,784	\$364,784	\$364,784	\$364,784	\$364,784	\$364,784	\$364,784	\$364,784
CASH FLOW BEFORE TAXES	\$135,616	\$151,054	\$166,955	\$183,332	\$200,200	\$217,574	\$235,468	\$253,898	\$272,881	\$292,433
Sales Proceeds	1	2	3	4	5	6	7	8	9	10
Sales Price	\$7,078,000	\$7,290,000	\$7,508,000	\$7,733,000	\$7,965,000	\$8,203,000	\$8,449,000	\$8,702,000	\$8,963,000	\$9,231,000
- Sales Expenses	\$353,900	\$364,500	\$375,400	\$386,650	\$398,250	\$410,150	\$422,450	\$435,100	\$448,150	\$461,550
- Mortgage Balance 1st Lien	\$5,092,781	\$4,980,076	\$4,861,605	\$4,737,073	\$4,606,170	\$4,468,569	\$4,323,929	\$4,171,888	\$4,012,069	\$3,844,073
Sales Proceeds Before Tax	\$1,631,319	\$1,945,424	\$2,270,995	\$2,609,277	\$2,960,580	\$3,324,281	\$3,702,621	\$4,095,012	\$4,502,781	\$4,925,377



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Acquisition CAP Rate	7.93%
Cost of Sale upon Disposition	5.00%

Combined LTV at Acquisition	80.00%
Combined DSCR at Acquisition	1.41

Summary of Investment Measures

For the Year Ending	Year 1 Dec-2021	Year 2 Dec-2022	Year 3 Dec-2023	Year 4 Dec-2024	Year 5 Dec-2025	Year 6 Dec-2026	Year 7 Dec-2027	Year 8 Dec-2028	Year 9 Dec-2029	Year 10 Dec-2030
Loan-to-Value (LTV) - 1st Lien	71.95%	68.31%	64.75%	61.26%	57.83%	54.47%	51.18%	47.94%	44.76%	41.64%
Combined LTV	71.95%	68.31%	64.75%	61.26%	57.83%	54.47%	51.18%	47.94%	44.76%	41.64%
DSCR - 1st Lien	1.41	1.46	1.50	1.54	1.59	1.64	1.69	1.74	1.79	1.84
Combined DSCR	1.41	1.46	1.50	1.54	1.59	1.64	1.69	1.74	1.79	1.84
Before Tax Cash on Cash	9.15%	10.19%	11.27%	12.37%	13.51%	14.68%	15.89%	17.13%	18.41%	19.73%
Year Property Sold	1	2	3	4	5	6	7	8	9	10
Before Tax Unleveraged Property Yield (IRR)	8.97%	9.78%	10.06%	10.20%	10.28%	10.34%	10.38%	10.41%	10.43%	10.45%
Effective Annual Cost of Borrowed Funds	6.01%	5.50%	5.33%	5.24%	5.19%	5.15%	5.13%	5.11%	5.09%	5.08%
Before Tax Impact of Leverage	↑ 10.26%	↑ 13.82%	↑ 14.07%	↑ 13.67%	↑ 13.11%	↑ 12.52%	↑ 11.97%	↑ 11.46%	↑ 10.99%	↑ 10.57%
Before Tax EQUITY Yield (IRR)	19.23%	23.60%	24.13%	23.87%	23.39%	22.86%	22.35%	21.87%	21.42%	21.02%



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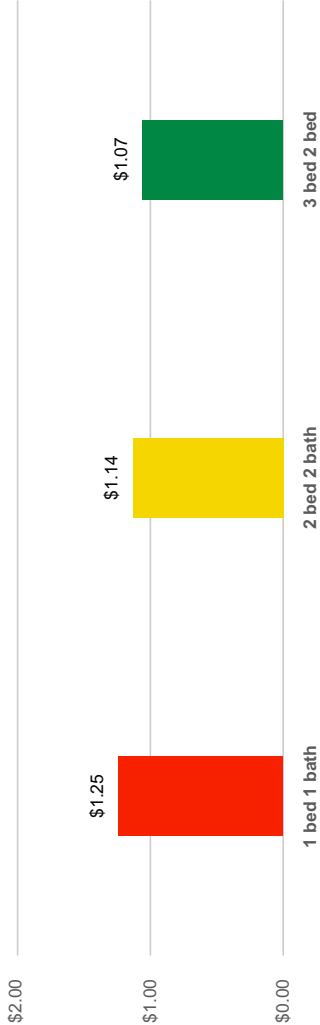
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# of Units	Unit Description	Size (Sq. Mt.)	Monthly Rent per Unit	Total Size (Sq. Mt.)	Total Monthly Income	Monthly Rate per Sq. Mt.	Year 1 Potential Rental Income (PRI)
20	1 bed 1 bath	800	\$1,000	16,000	\$20,000	\$1.25	\$240,000
20	2 bed 2 bath	1,100	\$1,250	22,000	\$25,000	\$1.14	\$300,000
20	3 bed 2 bed	1,400	\$1,500	28,000	\$30,000	\$1.07	\$360,000
60				66,000	\$75,000	\$1.14	\$900,000



Initial Monthly Rate Per Square Meter



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ASSUMPTION / INPUTS

Purchase Price	\$6,500,000
Year 1 Potential Income	\$900,000
Vacancy & Credit Loss	5.00%
Year 1 Expenses	40.00%
Acquisition CAP Rate	7.93%
Sale Price - CAP Rate	7.50%

Acquisition Costs (% of Purchase Price)	2.00%
Annual Income Increase	3.00%
Other Income Increase	2.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%

10-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment			Financing Cash Flow			Equity Investment		
Cash Flow & 10-year Yield			& Effective Rate			Cash Flow & 10-year Yield		
N	\$		N	\$		N	\$	
0	(\$6,630,000)	+	0	\$5,148,000	=	0	(\$1,482,000)	
1	\$500,400		1	(\$364,784)		1	\$135,616	
2	\$515,838		2	(\$364,784)		2	\$151,054	
3	\$531,739		3	(\$364,784)		3	\$166,955	
4	\$548,116		4	(\$364,784)		4	\$183,332	
5	\$564,984		5	(\$364,784)		5	\$200,200	
6	\$582,358		6	(\$364,784)		6	\$217,574	
7	\$600,252		7	(\$364,784)		7	\$235,468	
8	\$618,682		8	(\$364,784)		8	\$253,898	
9	\$637,665		9	(\$364,784)		9	\$272,881	
10	\$9,426,667		10	(\$4,208,857)		10	\$5,217,810	

Property IRR/Yield = 10.45%

Effective Loan Rate = 5.08%

Equity IRR/Yield = 21.02%

Positive Leverage! Leverage INCREASED the Yield by 10.56%



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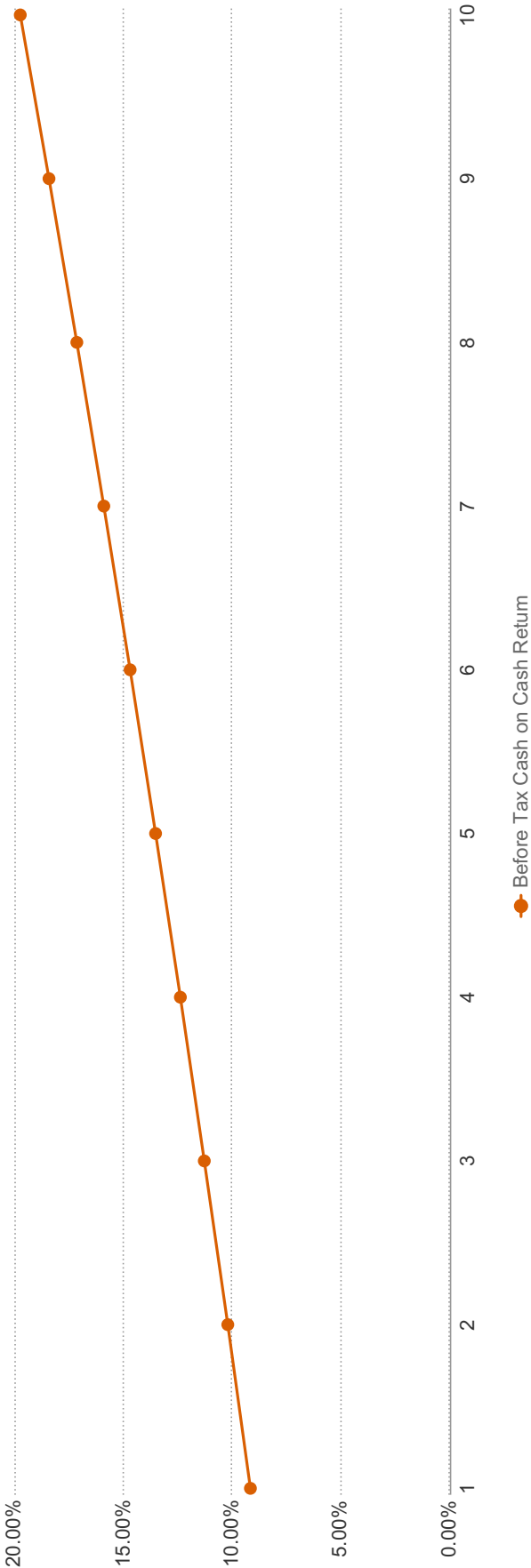
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Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax Cash on Cash Return	9.15%	10.19%	11.27%	12.37%	13.51%	14.68%	15.89%	17.13%	18.41%	19.73%



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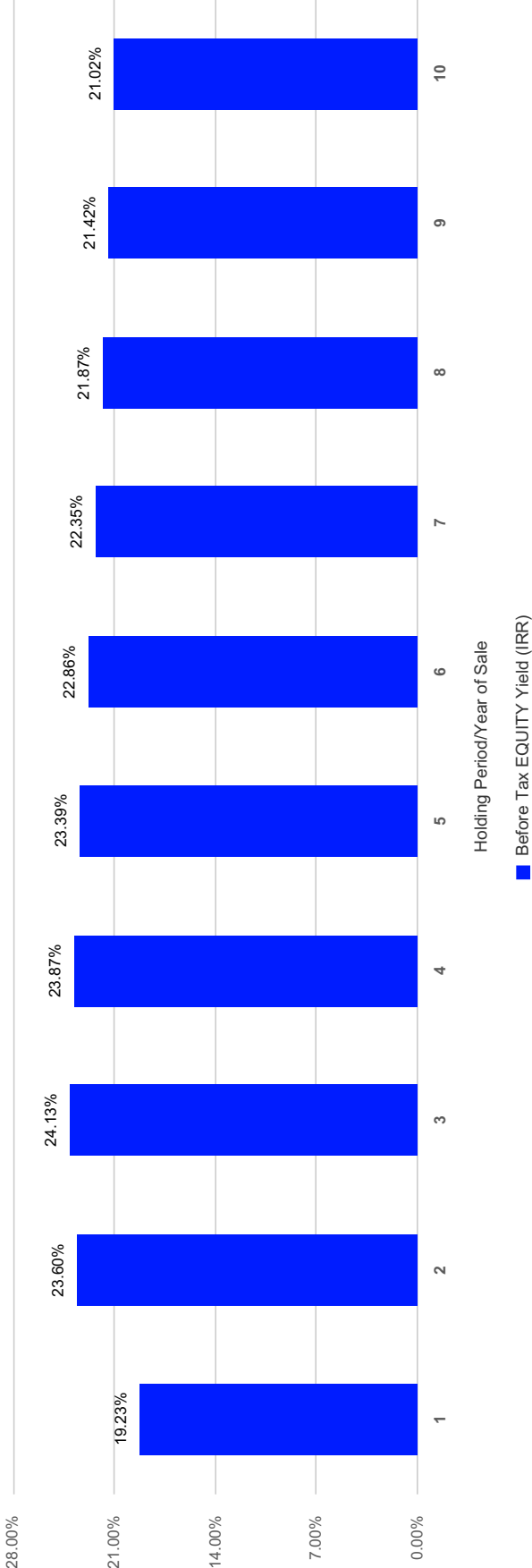
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Before Tax Optimal Holding Period	3 Years
Before Tax Optimal Hold Annual Yield	24.13%

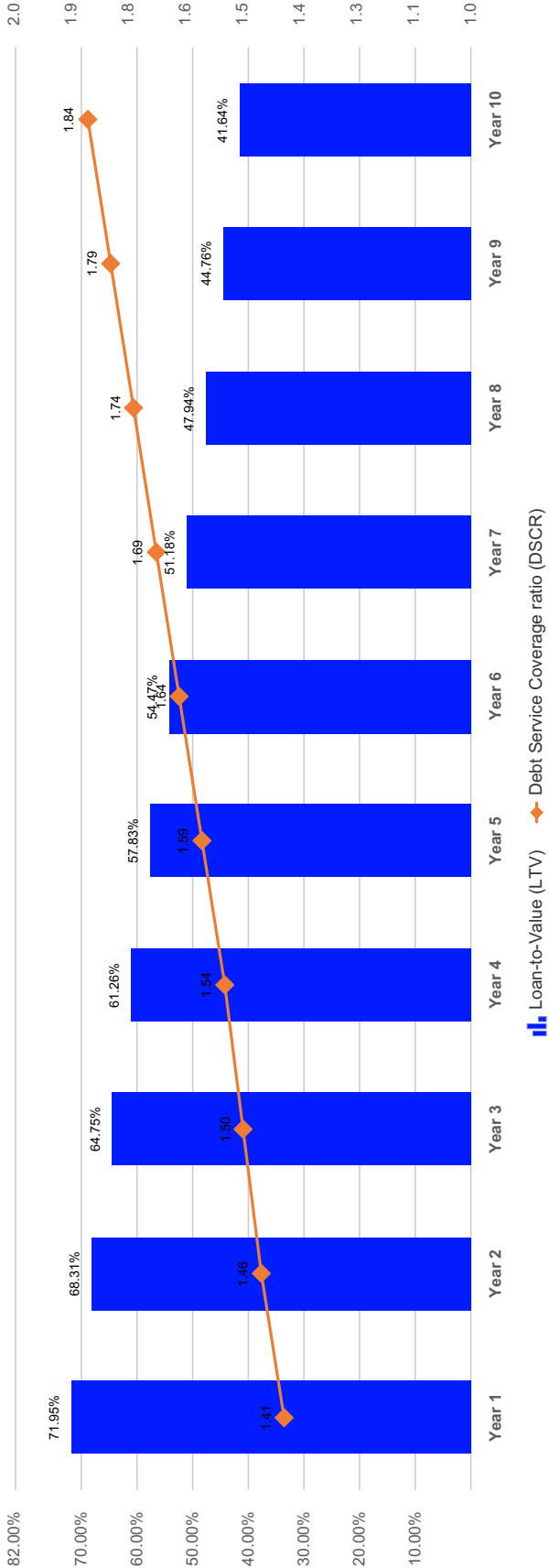
Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Before Tax EQUITY Yield (IRR)	19.23%	23.60%	24.13%	23.87%	23.39%	22.86%	22.35%	21.87%	21.42%	21.02%



1st Lien Loan-to-Value (LTV) & Debt Service Coverage Ratio (DSCR)



For the Year Ending	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	Dec-2021	Dec-2022	Dec-2023	Dec-2024	Dec-2025	Dec-2026	Dec-2027	Dec-2028	Dec-2029	Dec-2030
Loan-to-Value (LTV) - 1st Lien	71.95%	68.31%	64.75%	61.26%	57.83%	54.47%	51.18%	47.94%	44.76%	41.64%
DSCR - 1st Lien	1.41	1.46	1.50	1.54	1.59	1.64	1.69	1.74	1.79	1.84



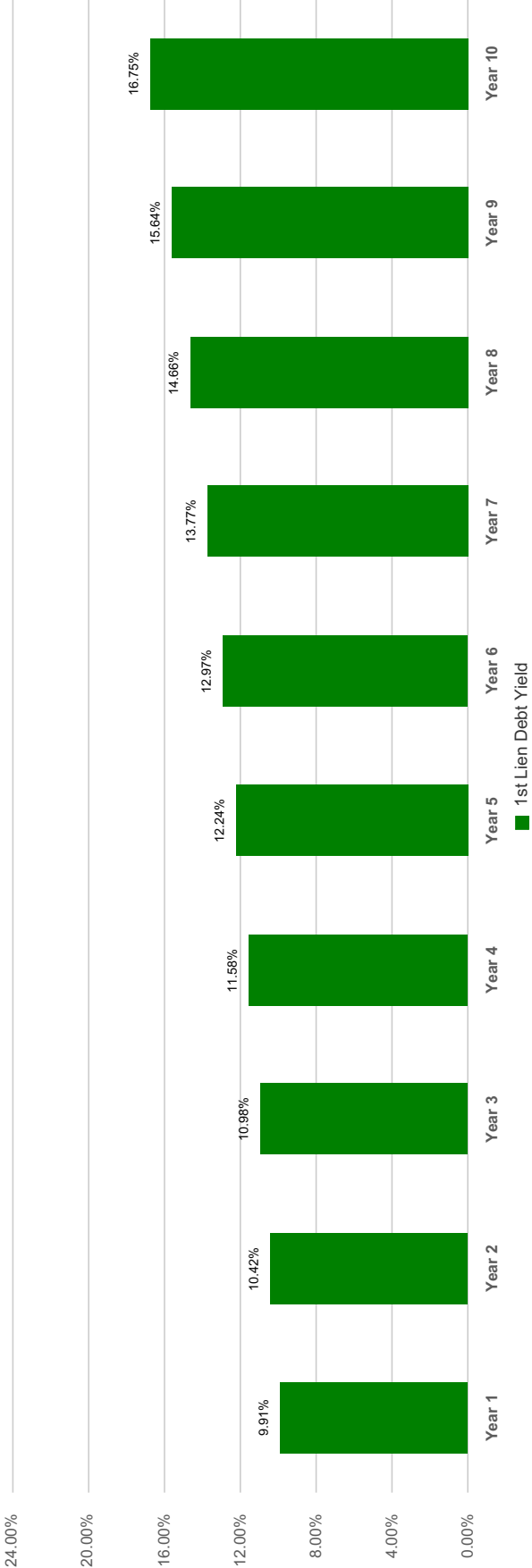
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Debt Yield Ratio (DYR)



For the Year Ending		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Debt Yield Ratio (DYR) - 1st Lien		Dec-2021	Dec-2022	Dec-2023	Dec-2024	Dec-2025	Dec-2026	Dec-2027	Dec-2028	Dec-2029	Dec-2030
		9.91%	10.42%	10.98%	11.58%	12.24%	12.97%	13.77%	14.66%	15.64%	16.75%



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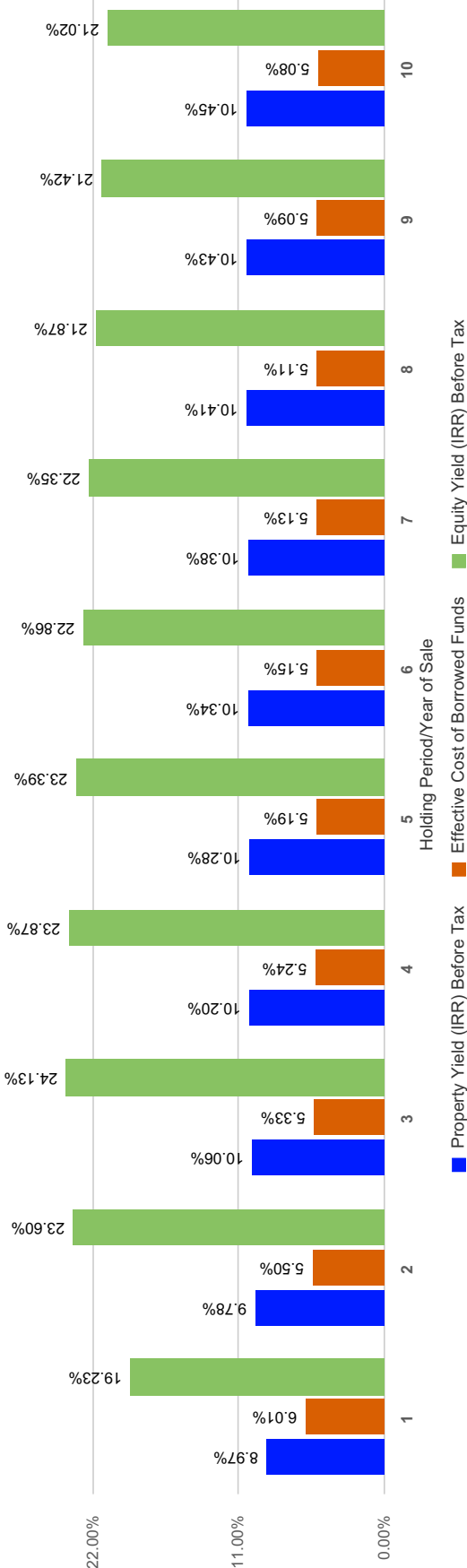
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Impact of Leverage Analysis (Before Tax)

33.00%



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Property Yield (IRR) Before Tax	8.97%	9.78%	10.06%	10.20%	10.28%	10.34%	10.38%	10.41%	10.43%	10.45%
Effective Cost of Borrowed Funds	6.01%	5.50%	5.33%	5.24%	5.19%	5.15%	5.13%	5.11%	5.09%	5.08%
Equity Yield (IRR) Before Tax	19.23%	23.60%	24.13%	23.87%	23.39%	22.86%	22.35%	21.87%	21.42%	21.02%
Impact of Leverage on Yield	↑ 10.26%	↑ 13.82%	↑ 14.07%	↑ 13.67%	↑ 13.11%	↑ 12.52%	↑ 11.97%	↑ 11.46%	↑ 10.99%	↑ 10.57%



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Acquisition Price Sensitivity Matrix

Purchase Price	Acquisition CAP Rate	Investment Measures	Period (IRR assumes Year of Sale)									
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
\$5,850,000	8.81%	Unleveraged Cash-on-Cash	8.39%	8.64%	8.91%	9.19%	9.47%	9.76%	10.06%	10.37%	10.69%	11.01%
		Leveraged Cash-on-Cash	12.90%	14.06%	15.25%	16.48%	17.74%	19.05%	20.39%	21.77%	23.19%	24.66%
		Unleveraged IRR	21.07%	15.94%	14.29%	13.47%	12.99%	12.67%	12.45%	12.28%	12.15%	12.05%
		Leveraged IRR/Equity Yield	73.39%	47.05%	38.60%	34.23%	31.47%	29.52%	28.06%	26.91%	25.98%	25.21%
\$6,175,000	8.35%	Unleveraged Cash-on-Cash	7.94%	8.19%	8.44%	8.70%	8.97%	9.25%	9.53%	9.82%	10.12%	10.43%
		Leveraged Cash-on-Cash	10.93%	12.02%	13.15%	14.32%	15.52%	16.75%	18.02%	19.33%	20.68%	22.07%
		Unleveraged IRR	14.70%	12.74%	12.09%	11.78%	11.59%	11.46%	11.38%	11.31%	11.26%	11.22%
		Leveraged IRR/Equity Yield	44.88%	35.15%	31.30%	29.00%	27.38%	26.14%	25.15%	24.33%	23.64%	23.05%
\$6,500,000	7.93%	Unleveraged Cash-on-Cash	7.55%	7.78%	8.02%	8.27%	8.52%	8.78%	9.05%	9.33%	9.62%	9.91%
		Leveraged Cash-on-Cash	9.15%	10.19%	11.27%	12.37%	13.51%	14.68%	15.89%	17.13%	18.41%	19.73%
		Unleveraged IRR	8.97%	9.78%	10.06%	10.20%	10.28%	10.34%	10.38%	10.41%	10.43%	10.45%
		Leveraged IRR/Equity Yield	19.23%	23.60%	24.13%	23.87%	23.39%	22.86%	22.35%	21.87%	21.42%	21.02%
\$6,825,000	7.55%	Unleveraged Cash-on-Cash	7.19%	7.41%	7.64%	7.87%	8.12%	8.37%	8.62%	8.89%	9.16%	9.44%
		Leveraged Cash-on-Cash	7.54%	8.54%	9.56%	10.61%	11.69%	12.81%	13.96%	15.14%	16.36%	17.62%
		Unleveraged IRR	3.78%	7.05%	8.16%	8.72%	9.06%	9.28%	9.44%	9.56%	9.66%	9.73%
		Leveraged IRR/Equity Yield	N/A	12.26%	17.01%	18.79%	19.47%	19.67%	19.64%	19.50%	19.31%	19.09%
\$7,150,000	7.21%	Unleveraged Cash-on-Cash	6.86%	7.07%	7.29%	7.52%	7.75%	7.99%	8.23%	8.48%	8.74%	9.01%
		Leveraged Cash-on-Cash	6.08%	7.03%	8.00%	9.01%	10.04%	11.11%	12.21%	13.34%	14.50%	15.70%
		Unleveraged IRR	N/A	4.50%	6.38%	7.33%	7.91%	8.29%	8.56%	8.77%	8.93%	9.06%
		Leveraged IRR/Equity Yield	N/A	0.97%	9.85%	13.70%	15.57%	16.52%	16.99%	17.20%	17.27%	17.24%

Unleveraged and Leveraged IRR is Annual Internal Rate of Return for each year of ownership. For example, Year 5 IRR represents annual return each year for 5 year.



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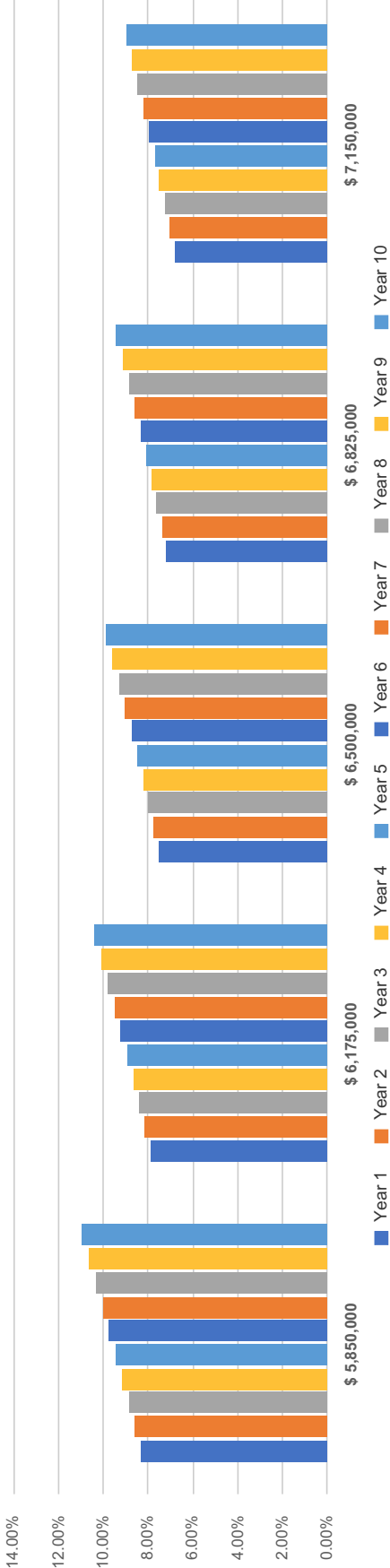
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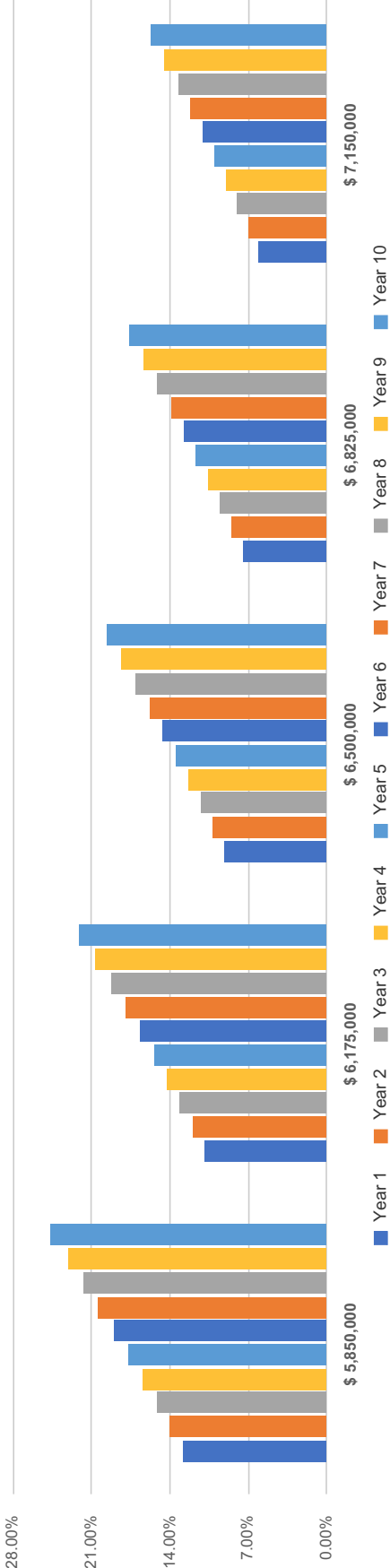


Page 33

Unleveraged Cash-on-Cash Dividend Return



Leveraged Cash-on-Cash Dividend Return



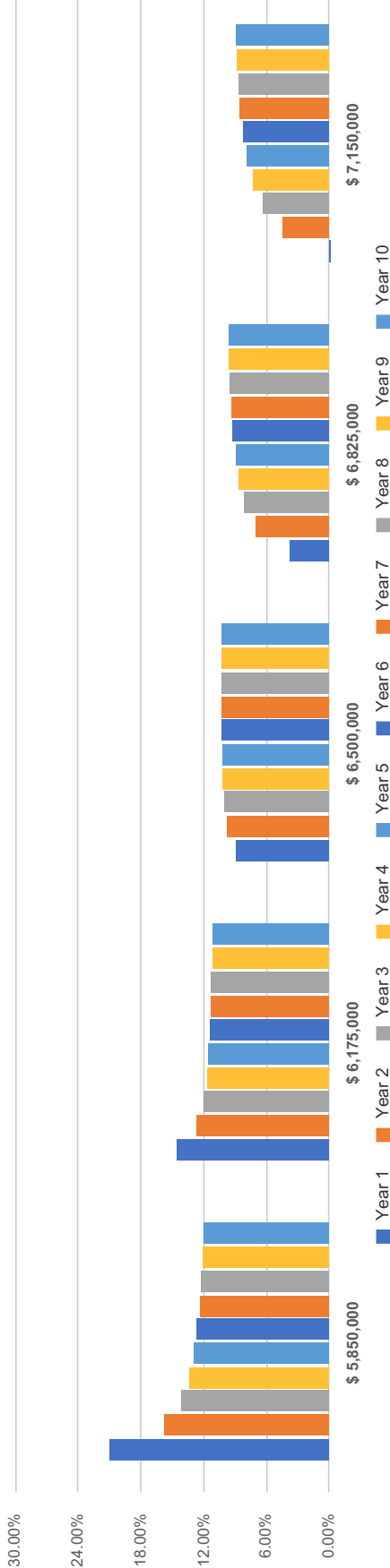
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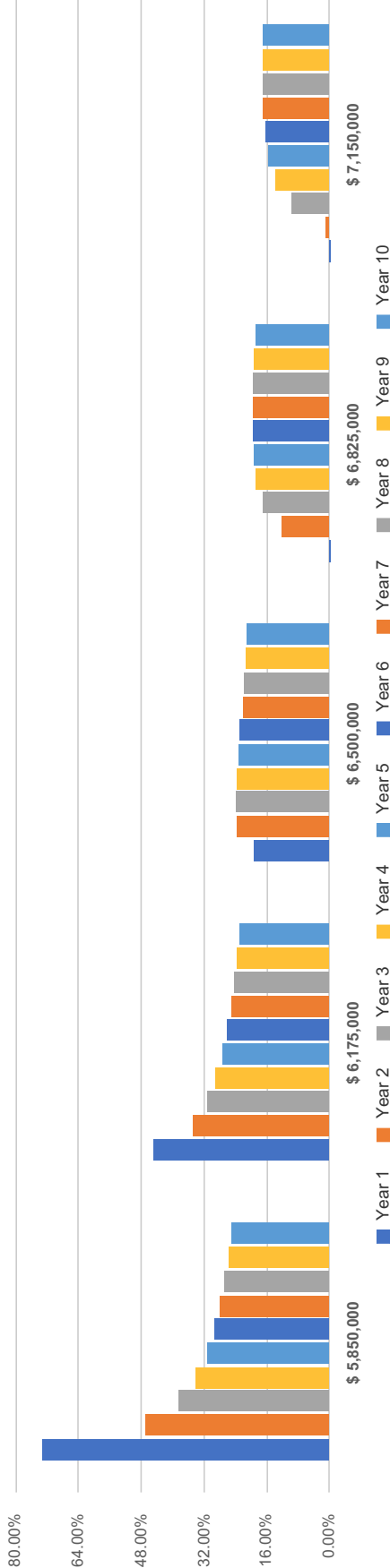
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Unleveraged Internal Rate of Return (IRR)



Leveraged Internal Rate of Return (IRR) / Equity Yield



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Disposition Price Sensitivity Matrix

Year of Disposition	Sale / Disposition Price	Disposition CAP Rate	Annual Property Appreciation Rate	Unleveraged IRR	Leveraged IRR / Equity Yield
EOY 1	\$ 6,245,000.00	8.50%	-3.92%	N/A	N/A
	\$ 6,635,000.00	8.00%	2.08%	2.62%	N/A
	\$ 7,078,000.00	7.50%	8.89%	8.97%	19.23%
	\$ 7,583,000.00	7.00%	16.66%	16.20%	51.60%
	\$ 8,167,000.00	6.50%	25.65%	24.57%	89.03%
EOY 2	\$ 6,432,000.00	8.50%	-0.52%	3.82%	N/A
	\$ 6,834,000.00	8.00%	2.54%	6.66%	10.61%
	\$ 7,290,000.00	7.50%	5.90%	9.78%	23.60%
	\$ 7,811,000.00	7.00%	9.62%	13.25%	36.89%
	\$ 8,411,000.00	6.50%	13.75%	17.11%	50.70%
EOY 3	\$ 6,625,000.00	8.50%	0.64%	6.18%	9.12%
	\$ 7,039,000.00	8.00%	2.69%	8.04%	16.66%
	\$ 7,508,000.00	7.50%	4.92%	10.06%	24.13%
	\$ 8,045,000.00	7.00%	7.37%	12.28%	31.66%
	\$ 8,663,000.00	6.50%	10.05%	14.73%	39.34%
EOY 4	\$ 6,823,000.00	8.50%	1.22%	7.38%	14.16%
	\$ 7,250,000.00	8.00%	2.77%	8.73%	19.03%
	\$ 7,733,000.00	7.50%	4.44%	10.20%	23.87%
	\$ 8,285,000.00	7.00%	6.25%	11.80%	28.75%
	\$ 8,923,000.00	6.50%	8.24%	13.56%	33.74%
EOY 5	\$ 7,028,000.00	8.50%	1.57%	8.11%	16.66%
	\$ 7,467,000.00	8.00%	2.81%	9.15%	20.02%
	\$ 7,965,000.00	7.50%	4.15%	10.28%	23.39%
	\$ 8,534,000.00	7.00%	5.60%	11.52%	26.82%
	\$ 9,190,000.00	6.50%	7.17%	12.87%	30.33%



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Disposition Price Sensitivity Matrix

Year of Disposition	Sale / Disposition Price	Disposition CAP Rate	Annual Property Appreciation Rate	Unleveraged IRR	Leveraged IRR / Equity Yield
EOY 6	\$ 7,238,000.00	8.50%	1.81%	8.59%	17.96%
	\$ 7,691,000.00	8.00%	2.84%	9.43%	20.40%
	\$ 8,203,000.00	7.50%	3.95%	10.34%	22.86%
	\$ 8,789,000.00	7.00%	5.16%	11.33%	25.39%
	\$ 9,465,000.00	6.50%	6.46%	12.41%	28.00%
EOY 7	\$ 7,455,000.00	8.50%	1.98%	8.94%	18.64%
	\$ 7,921,000.00	8.00%	2.86%	9.63%	20.48%
	\$ 8,449,000.00	7.50%	3.82%	10.38%	22.35%
	\$ 9,053,000.00	7.00%	4.85%	11.20%	24.29%
	\$ 9,749,000.00	6.50%	5.96%	12.09%	26.30%
EOY 8	\$ 7,678,000.00	8.50%	2.10%	9.20%	18.99%
	\$ 8,158,000.00	8.00%	2.88%	9.78%	20.40%
	\$ 8,702,000.00	7.50%	3.71%	10.41%	21.87%
	\$ 9,324,000.00	7.00%	4.61%	11.10%	23.39%
	\$ 10,041,000.00	6.50%	5.59%	11.85%	24.98%
EOY 9	\$ 7,908,000.00	8.50%	2.20%	9.40%	19.13%
	\$ 8,403,000.00	8.00%	2.89%	9.90%	20.26%
	\$ 8,963,000.00	7.50%	3.63%	10.43%	21.42%
	\$ 9,603,000.00	7.00%	4.43%	11.02%	22.65%
	\$ 10,342,000.00	6.50%	5.30%	11.67%	23.93%
EOY 10	\$ 8,145,000.00	8.50%	2.28%	9.56%	19.16%
	\$ 8,654,000.00	8.00%	2.90%	9.99%	20.07%
	\$ 9,231,000.00	7.50%	3.57%	10.45%	21.02%
	\$ 9,891,000.00	7.00%	4.29%	10.96%	22.02%
	\$ 10,652,000.00	6.50%	5.06%	11.52%	23.07%

Unleveraged and Leveraged IRR is Annual Internal Rate of Return for each year of ownership. For example, EOY 10 IRR represents annual return each year for 10 years.



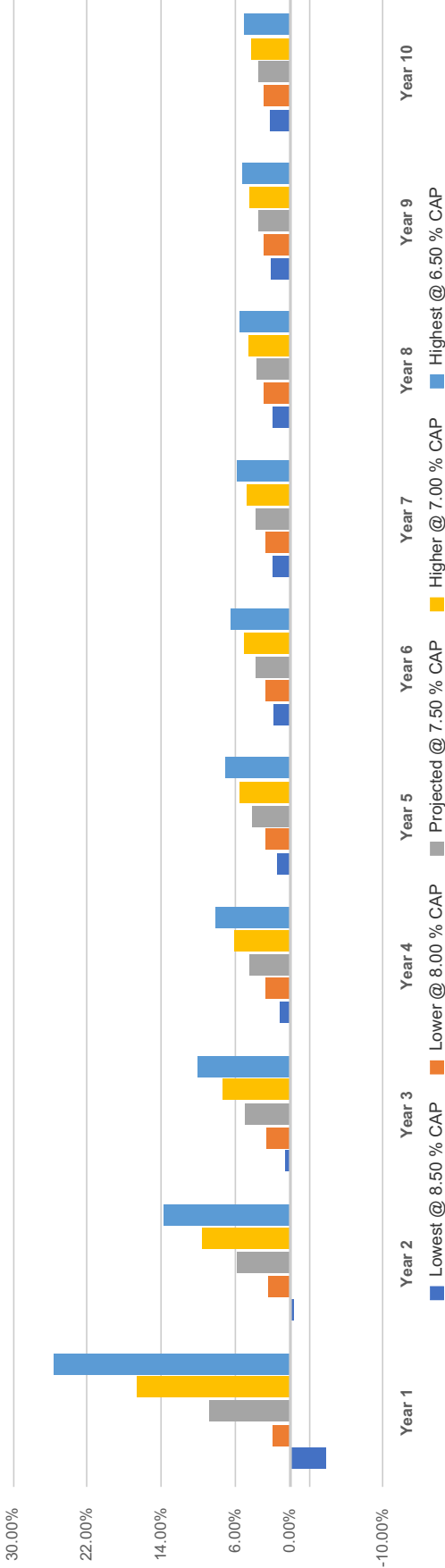
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Annual Property Appreciation Rate



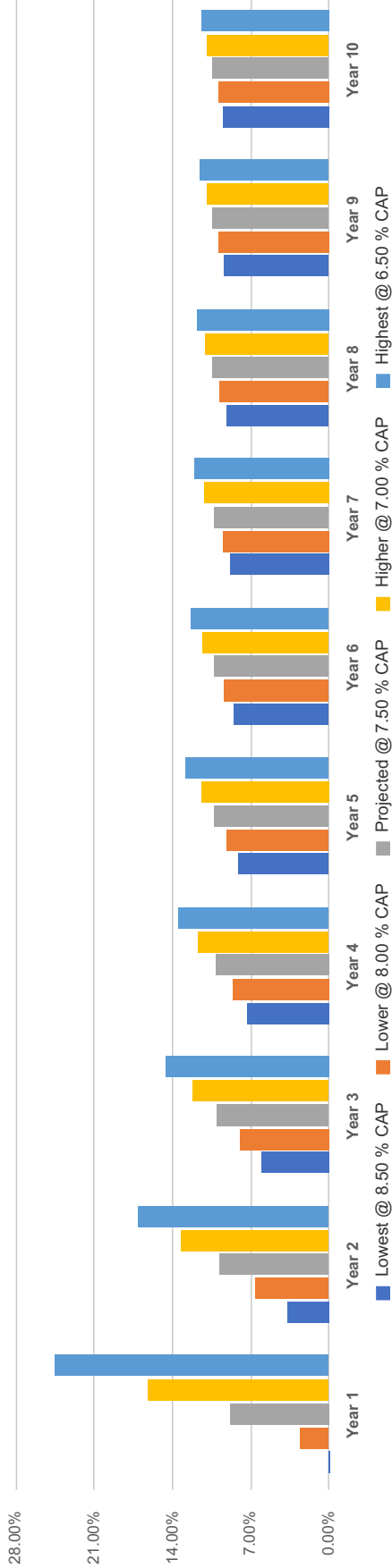
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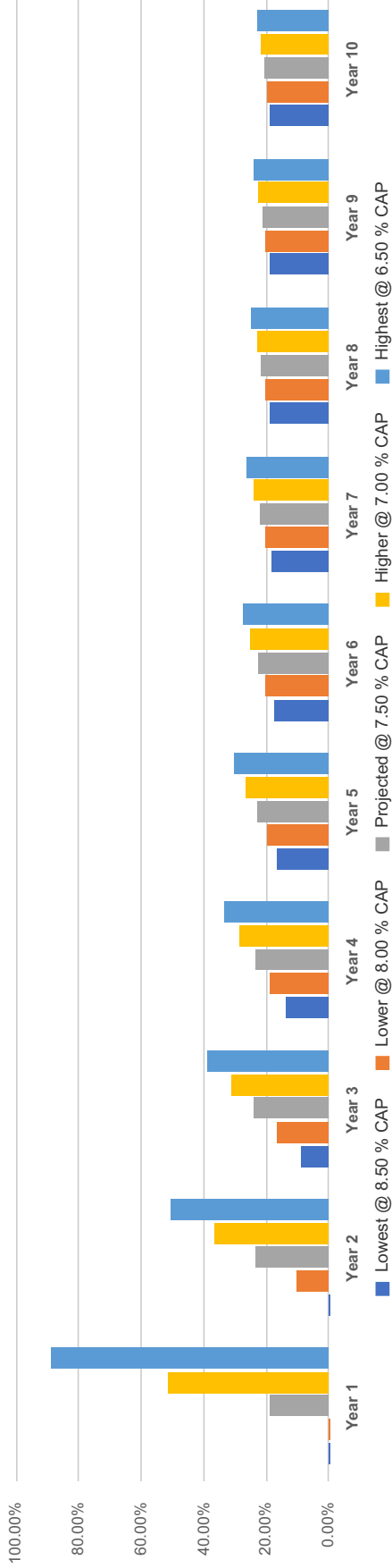
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Unleveraged IRR



Leveraged IRR / Equity Yield



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KEY FACTS

621,116

Population

36.3

Median Age

\$92,056

Median Household
Income

Average
Household Size

BUSINESS



17,734

Total Businesses



205,340

Total Employees

INCOME



\$92,056

Median Household
Income



\$42,521

Per Capita Income



\$187,180

Median Net Worth

EDUCATION

5%

No High School
Diploma



18%

High School
Graduate



30%

Some College



47%

Bachelor's/Grad/Pr
of Degree

EMPLOYMENT



White Collar

76%



Blue Collar

14%



Services

11%

7.8%

Unemployment
Rate

Households By Income

The largest group: \$100,000 - \$149,999 (22.8%)

The smallest group: \$15,000 - \$24,999 (3.6%)

Indicator	Value	Difference	
<\$15,000	4.0%	-0.2%	
\$15,000 - \$24,999	3.6%	-0.3%	
\$25,000 - \$34,999	5.9%	-0.4%	
\$35,000 - \$49,999	9.0%	-0.3%	
\$50,000 - \$74,999	17.5%	-0.5%	
\$75,000 - \$99,999	13.7%	-0.5%	
\$100,000 - \$149,999	22.8%	-0.1%	
\$150,000 - \$199,999	12.5%	+0.7%	
\$200,000+	11.1%	+1.7%	

Bars show deviation from
Williamson County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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COMMUNITY PROFILE

621,116 **3.0%** **2.7** **69.4** **36.3** **\$92,056** **\$187,180** **\$290,094** **26%** **63%** **11%**
 Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



10.8%
 Service Workers

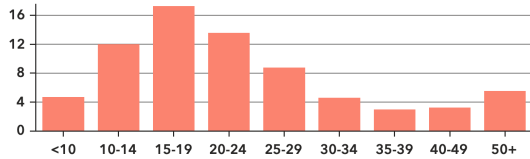


13.6%
 Blue Collar Workers

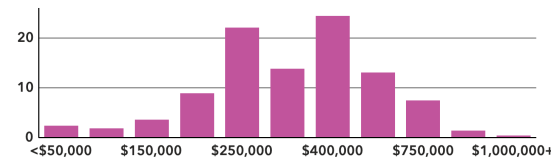


75.6%
 White Collar Worker

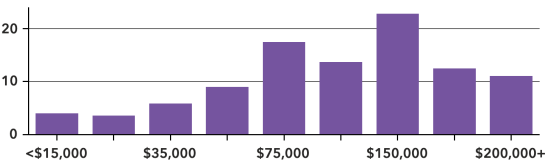
Mortgage as Percent of Salary



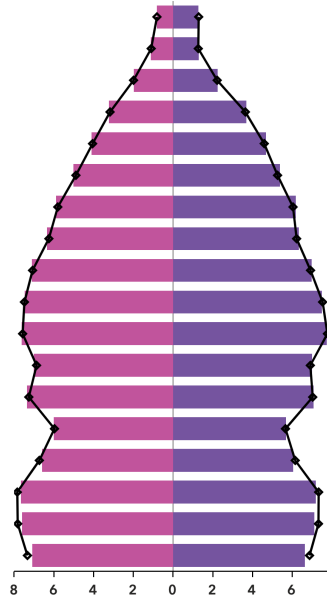
Home Value



Household Income



Age Profile: 5 Year Increments



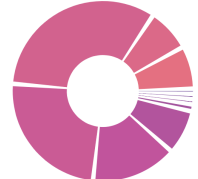
Dots show comparison to Williamson County

Home Ownership



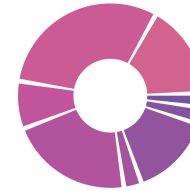
Owner Renter Vacant

Housing: Year Built



<1939 1940-49 1950-59
 1960-69 1970-79 1980-89
 1990-99 2000-09 2010-13
 2014+

Educational Attainment



< 9th Grade HS Diploma Some College Bach Degree
 No Diploma GED Assoc Degree Grad Degree

Commute Time: Minutes



< 5 5-9 10-14
 15-19 20-24 25-29
 30-34 35-39 40-44
 45-59 60-89 90+

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023



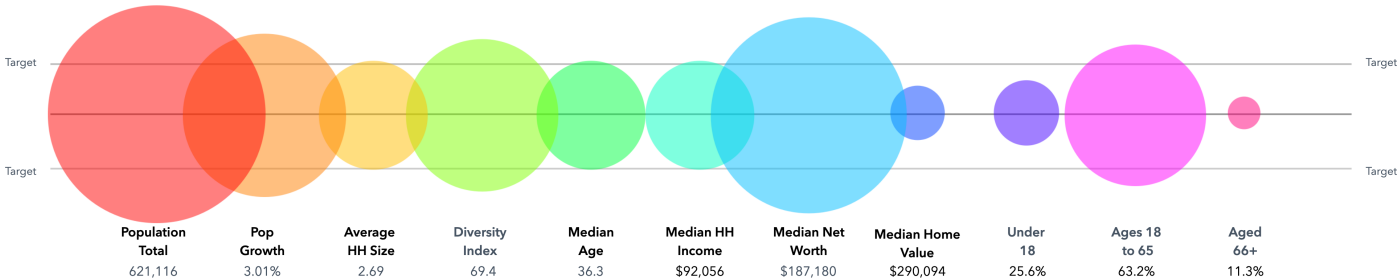
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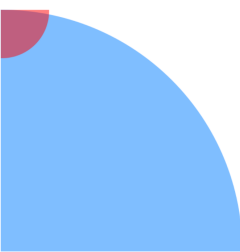
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MARKET SUMMARY 6600 W Hwy 29, Georgetown, TX, 78628
15-mile ring



No High School Diploma 5%



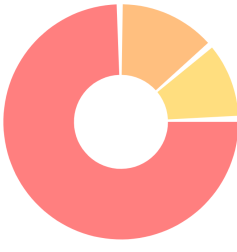
Bachelor's, Professional or Graduate Degree 47%

High School Graduate 18%



Some College 30%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023



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POPULATION TRENDS AND KEY INDICATORS

15-mile ring

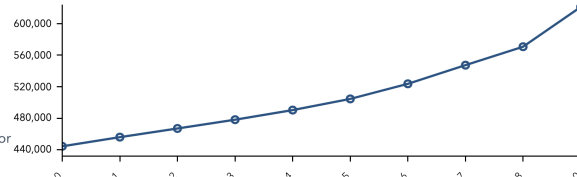


621,116	229,572	2.69	36.3	\$92,056	\$290,094	129	143	69
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

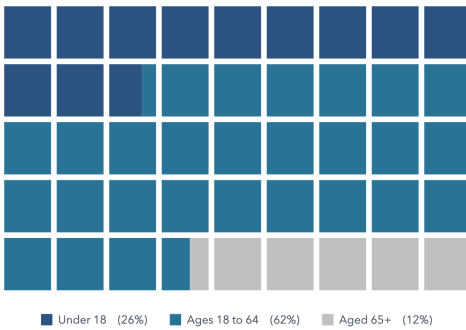
MORTGAGE INDICATORS



Historical Trends: Population



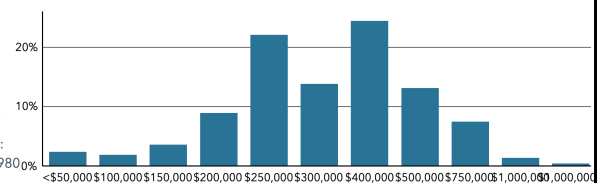
POPULATION BY AGE



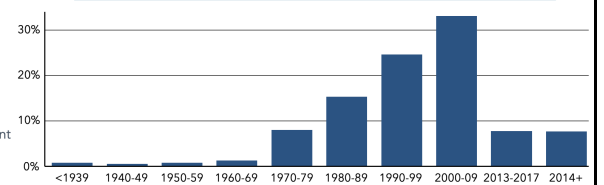
POPULATION BY GENERATION



Income Distribution



Housing: Year Built



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri



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	15 mile
Population	
2000 Population	268,856
2010 Population	441,432
2020 Population	621,116
2025 Population	720,545
2000-2010 Annual Rate	5.08%
2010-2020 Annual Rate	3.39%
2020-2025 Annual Rate	3.01%
2020 Male Population	49.2%
2020 Female Population	50.8%
2020 Median Age	36.3

In the identified area, the current year population is 621,116. In 2010, the Census count in the area was 441,432. The rate of change since 2010 was 3.39% annually. The five-year projection for the population in the area is 720,545 representing a change of 3.01% annually from 2020 to 2025. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 36.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	69.2%
2020 Black Alone	7.3%
2020 American Indian/Alaska Native Alone	0.6%
2020 Asian Alone	10.7%
2020 Pacific Islander Alone	0.1%
2020 Other Race	7.7%
2020 Two or More Races	4.3%
2020 Hispanic Origin (Any Race)	25.7%

Persons of Hispanic origin represent 25.7% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	129
2000 Households	95,585
2010 Households	163,572
2020 Total Households	229,572
2025 Total Households	266,278
2000-2010 Annual Rate	5.52%
2010-2020 Annual Rate	3.36%
2020-2025 Annual Rate	3.01%
2020 Average Household Size	2.69

The household count in this area has changed from 163,572 in 2010 to 229,572 in the current year, a change of 3.36% annually. The five-year projection of households is 266,278, a change of 3.01% annually from the current year total. Average household size is currently 2.69, compared to 2.68 in the year 2010. The number of families in the current year is 162,506 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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	15 mile
Mortgage Income	
2020 Percent of Income for Mortgage	13.2%
Median Household Income	
2020 Median Household Income	\$92,056
2025 Median Household Income	\$97,677
2020-2025 Annual Rate	1.19%
Average Household Income	
2020 Average Household Income	\$114,700
2025 Average Household Income	\$124,032
2020-2025 Annual Rate	1.58%
Per Capita Income	
2020 Per Capita Income	\$42,521
2025 Per Capita Income	\$45,969
2020-2025 Annual Rate	1.57%

Households by Income

Current median household income is \$92,056 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$97,677 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$114,700 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$124,032 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$42,521 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$45,969 in five years, compared to \$37,691 for all U.S. households

Housing	
2020 Housing Affordability Index	143
2000 Total Housing Units	99,237
2000 Owner Occupied Housing Units	69,111
2000 Renter Occupied Housing Units	26,475
2000 Vacant Housing Units	3,651
2010 Total Housing Units	173,534
2010 Owner Occupied Housing Units	109,615
2010 Renter Occupied Housing Units	53,957
2010 Vacant Housing Units	9,962
2020 Total Housing Units	241,281
2020 Owner Occupied Housing Units	160,318
2020 Renter Occupied Housing Units	69,254
2020 Vacant Housing Units	11,709
2025 Total Housing Units	278,811
2025 Owner Occupied Housing Units	186,126
2025 Renter Occupied Housing Units	80,152
2025 Vacant Housing Units	12,533

Currently, 66.4% of the 241,281 housing units in the area are owner occupied; 28.7%, renter occupied; and 4.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 173,534 housing units in the area - 63.2% owner occupied, 31.1% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 15.78%. Median home value in the area is \$290,094, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.36% annually to \$310,361.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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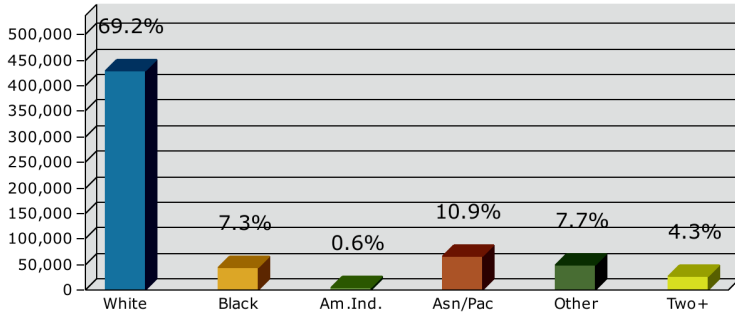
GABRIELS COURT APARTMENTS

6600 W Hwy 29, Georgetown, TX, 78628

GRAPHIC PROFILE (RING: 15 MILE RADIUS)

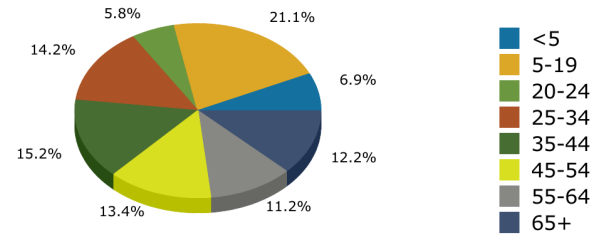
CENTURY 21 COMMERCIAL.

2020 Population by Race

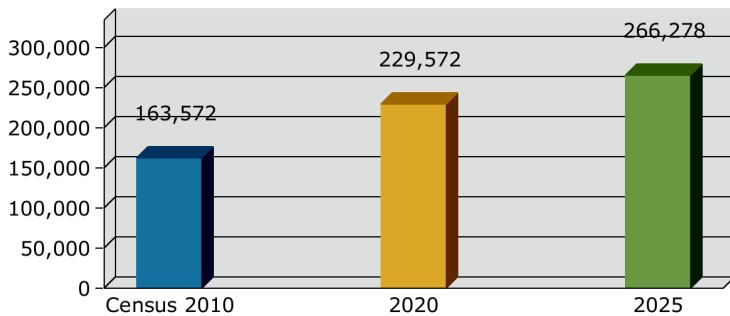


2020 Percent Hispanic Origin: 25.7%

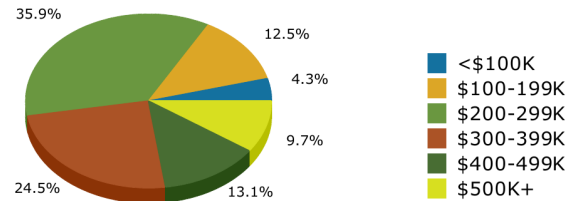
2020 Population by Age



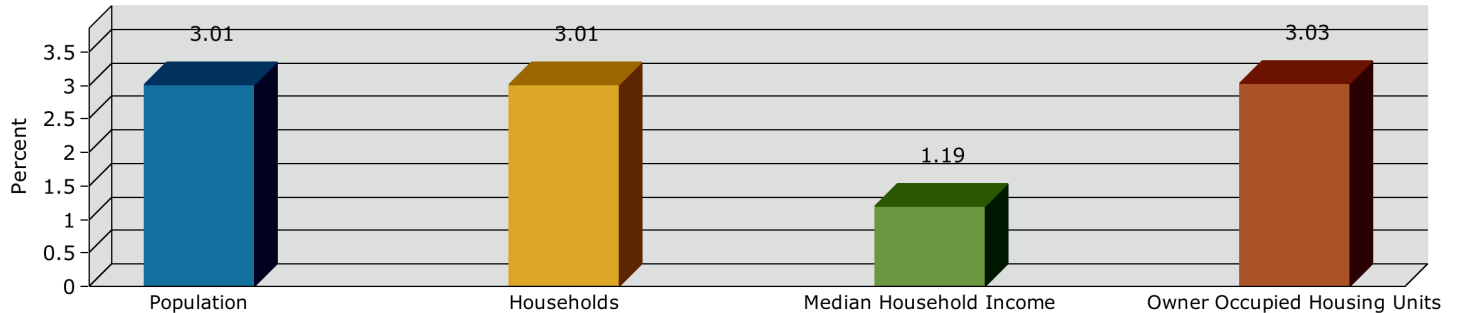
Households



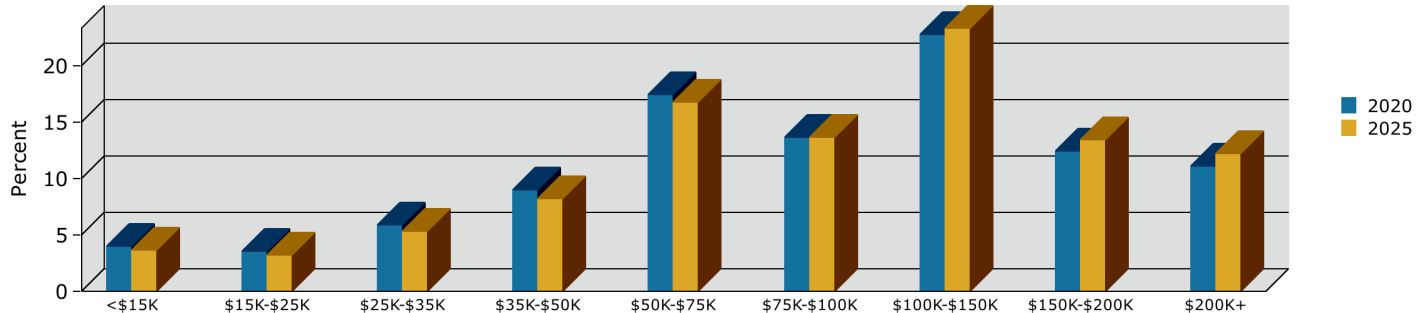
2020 Home Value



2020-2025 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



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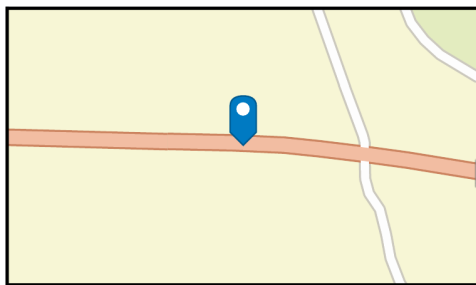
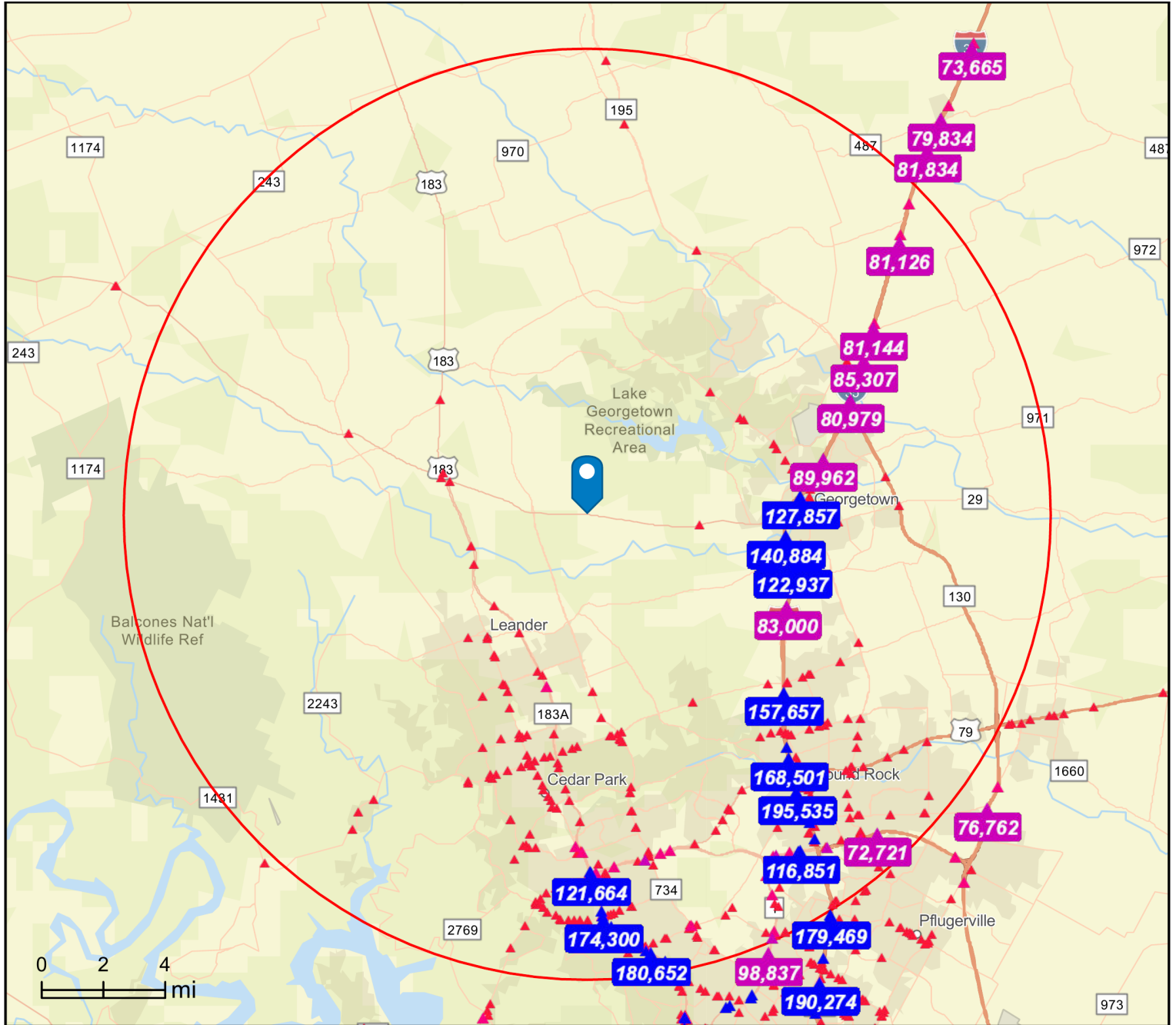


GABRIELS COURT APARTMENTS

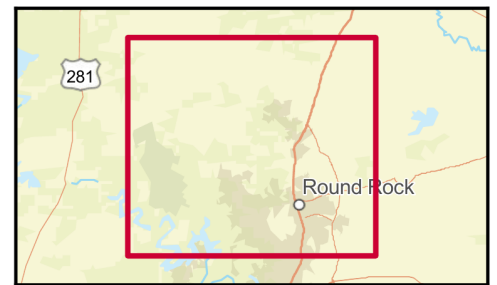
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TRAFFIC COUNT - STUDY AREA (RING: 15 MILE RADIUS)

CENTURY 21 COMMERCIAL.



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q3 2020).



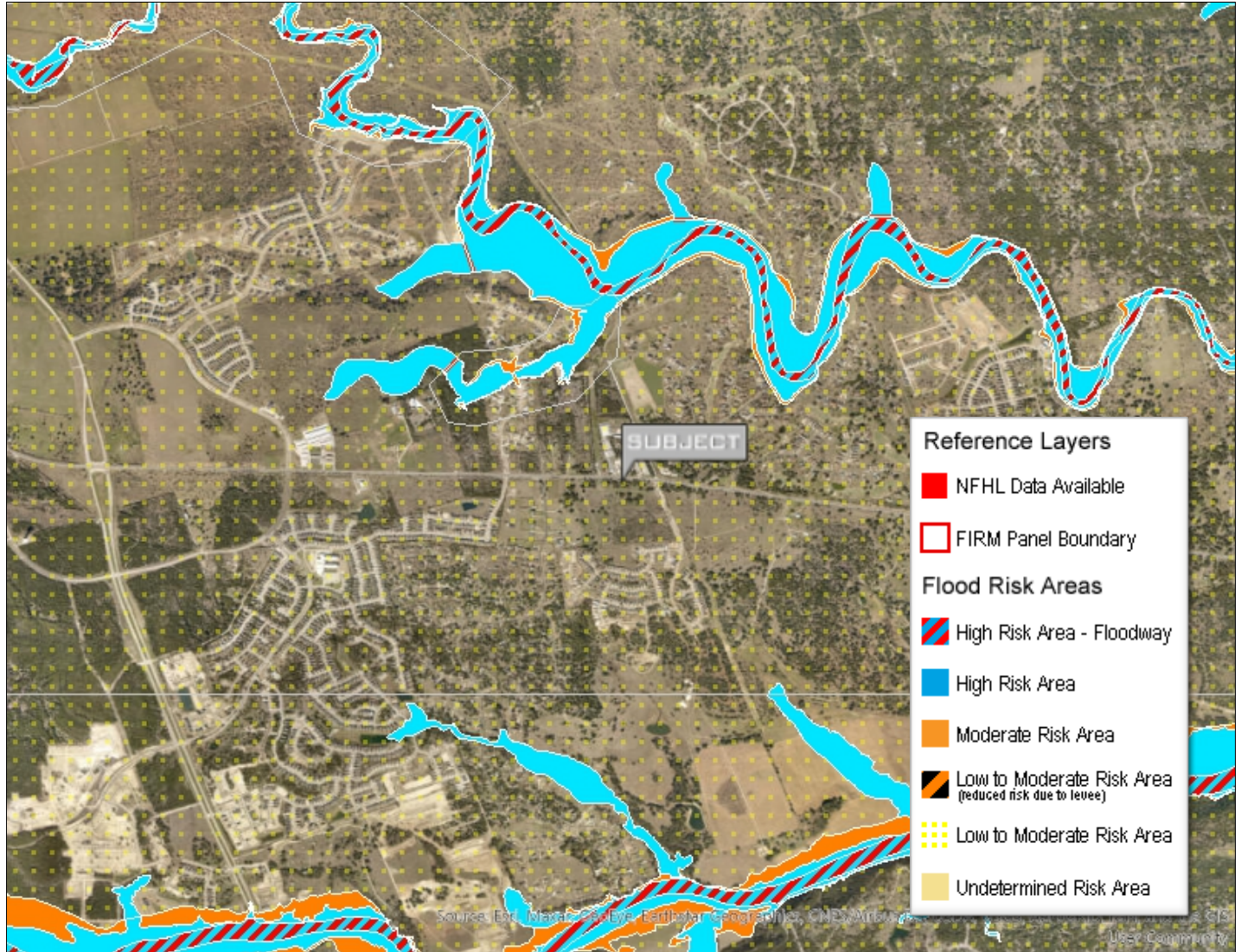
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LOCATION RISK ANALYSIS

FEMA Map Last Updated:2019-05-22



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Flood Hazard Designations

FEMA Map Last Updated: 2019-05-22

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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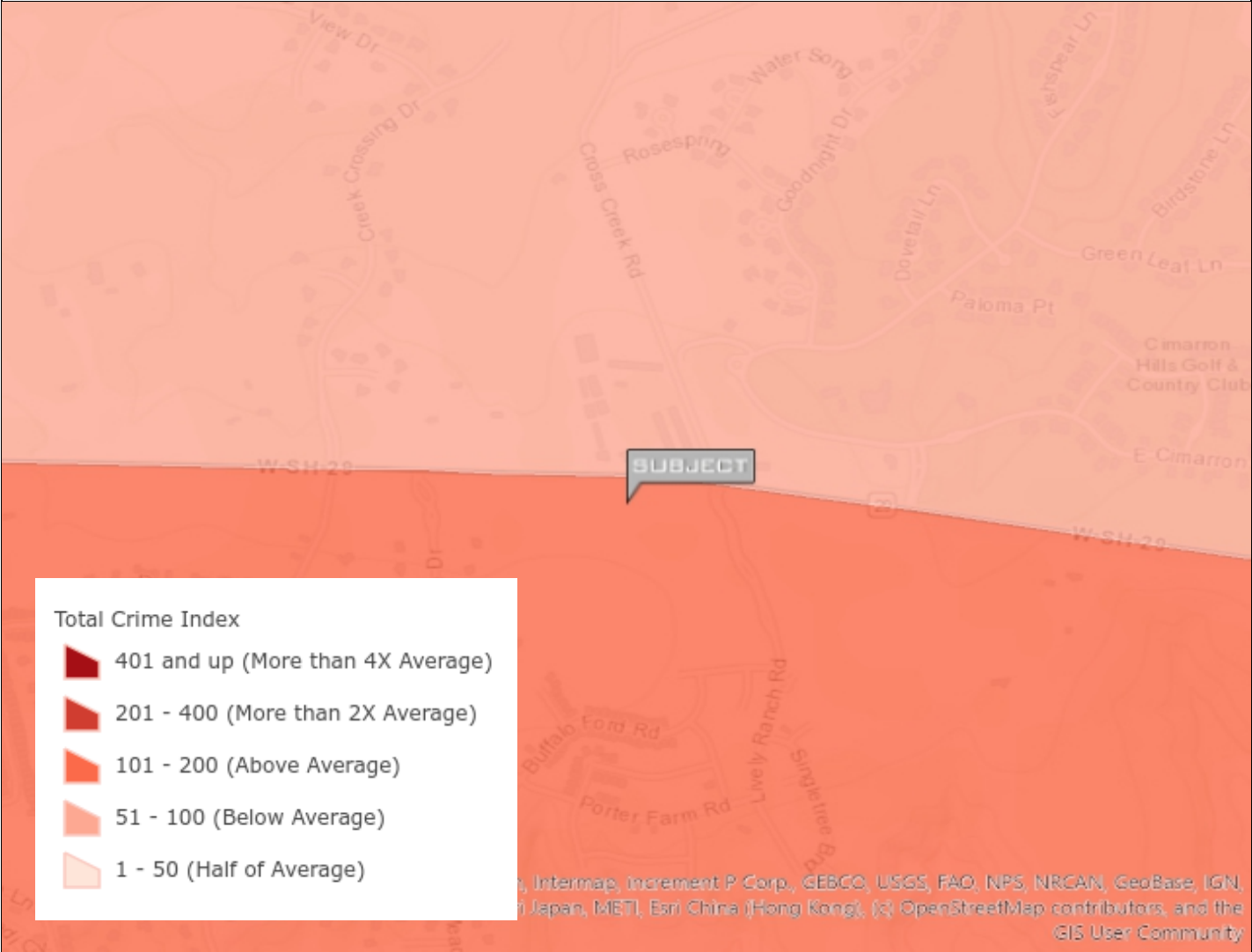
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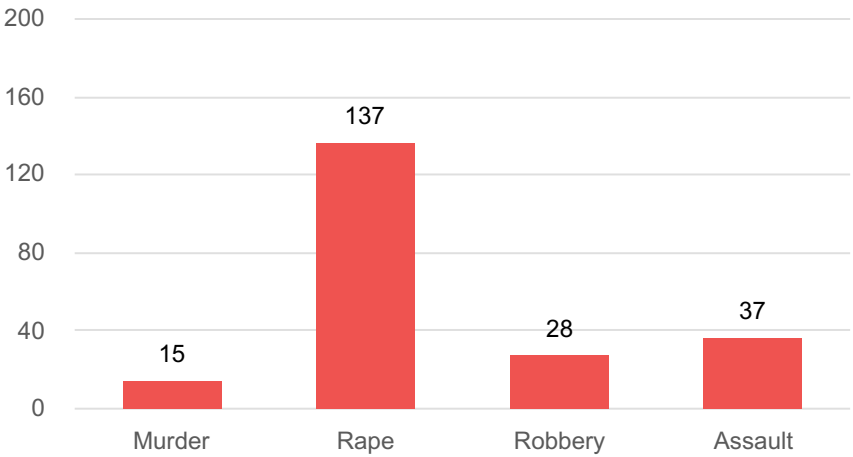


Page 50

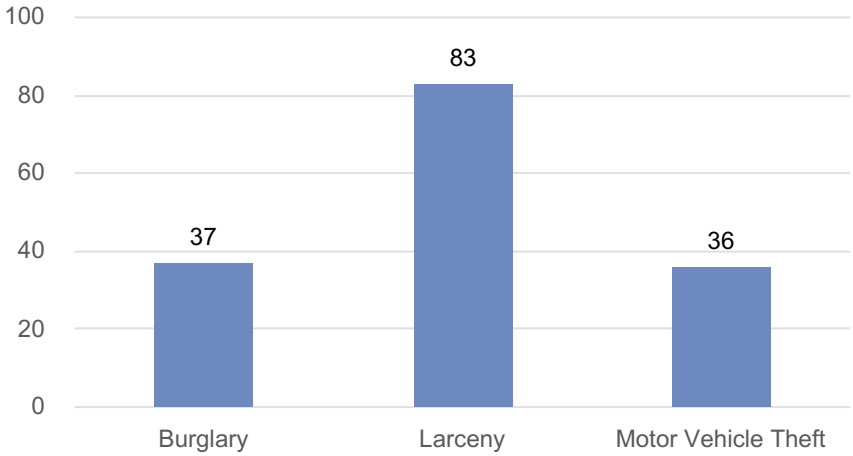
CRIME RISK ANALYSIS



Personal Crime
Overall Index in this area is:



Property Crime
Overall Index in this area is: 70



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Crime Designations

Crime Risk is a geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from the vast majority of law enforcement jurisdictions nationwide. The crimes included in the database are the "Part 1" crimes and include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), with the exception of Arson, for which data is very inconsistently reported at the jurisdictional level. Part II crimes are not reported in the detail databases and are generally available only for selected areas or at high levels of geography.

In accordance with the reporting procedures using in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately, as well as a total index. While this provides a useful measure of the relative "overall" crime rate in an area, it must be recognized that these are unweighted indexes, in that a murder is weighted no more heavily than a purse snatching in the computation. For this reason, caution is advised when using any of the aggregate index values.

Methodology & Source

The primary source of Crime Risk was a careful compilation and analysis of the FBI Uniform Crime Report databases. On an annual basis, the FBI collects data from each of about 16,000 separate law enforcement jurisdictions at the city, county, and state levels and compiles these into its annual Uniform Crime Report (UCR). For a limited number of areas, such as New York City, the local jurisdiction spans several counties.

The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals.

The Esri ArcGIS Crime Index shows the total crime index in the U.S. in 2020 and is configured to include the following information for each geography level:

- Total crime index
- Personal and Property crime indices
- Sub-categories of personal and property crime indices

The values are all referenced by an index value. The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average.



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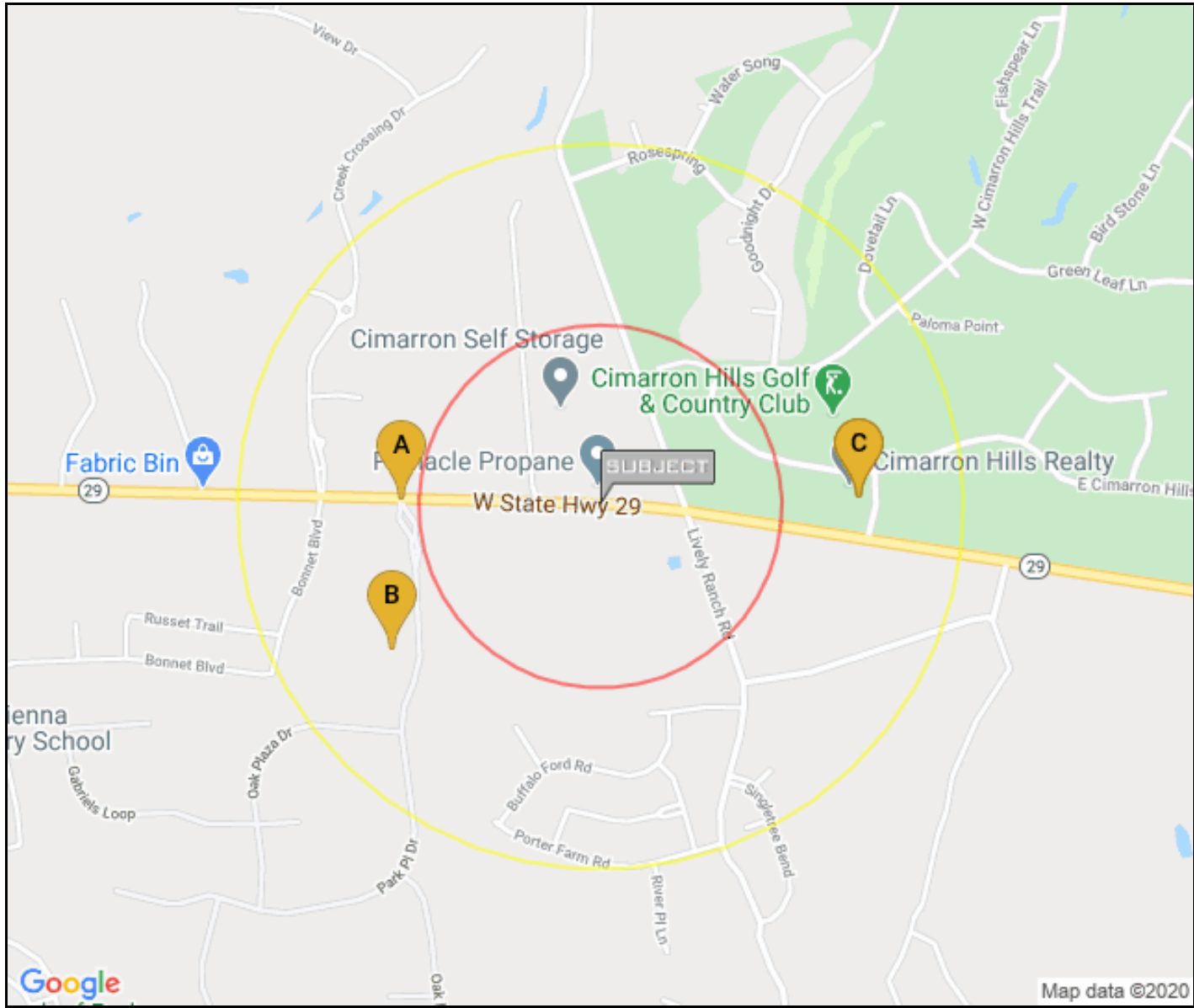
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ENVIRONMENTAL RISK ANALYSIS



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GABRIELS COURT APARTMENTS

6600 W Hwy 29, Georgetown, TX, 78628

LOCATION RISK ANALYSIS

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Locations within 0.25 mile of Subject

There are no environmental hazards in our database within this area.

Locations within 0.50 mile of Subject

GABRIELS OVERLOOK RIVEROAKS SUBDIVISION Latest Update: 29-DEC-2014 18:54:56

Site Type: STATIONARY
County: WILLIAMSON
Country:
Address: 6875 HIGHWAY 29 W
Facility Detail Report: [110033764683](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR		LOWELL LASLEY	5126579765

DIMENSION BUILDERS GABRIELS OVERLOOK Latest Update:

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES
Address: ON 5 MI E OF THE INTEX OF US
183 AND W TX 29 OFF P
Facility Detail Report: [110034291772](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

CIMARRON HILLS PHASE 3 SECTION 1 Latest Update:

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES
Address: WEST OF IH 35 AT 5970 W STATE
HWY 29
Facility Detail Report: [110034637310](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

CIMARRON HILLS PHASE I SECTION 4 Latest Update:

Site Type: STATIONARY
County: WILLIAMSON
Country: UNITED STATES
Address: WEST OF IH 35
Facility Detail Report: [110034256739](#)



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Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



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Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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WE GIVE 121%



Why CENTURY 21 Commercial®

CENTURY 21
COMMERCIAL

HOW LONG

WILL IT TAKE TO SELL OR LEASE YOUR PROPERTY?

Some properties take a few days, others may take several months. By recognizing the factors that influence marketing a commercial space, we can significantly control the time to market.



A PROPER BALANCE OF THESE
KEY MARKET FACTORS WILL

**EXPEDITE YOUR
SALE OR LEASE:**

LOCATION

Location is the single greatest factor affecting value. A neighborhood's desirability is basic to a property's fair market value.

OCCUPANCY

Buyers compare your property against others in the same building and neighborhood. Buyers interpret value based on available properties on the market.

TIMING

The real estate market may reflect a "buyer's" or "seller's" market. Market conditions cannot be manipulated; an individually tailored marketing plan of action must be developed for each property.

BUILDING CONDITION

The property condition will affect price and speed of the sale/lease. Optimizing physical appearance and advance preparation for marketing maximizes value.

BUILDING SIZE AND LAND AREA

Buyers compare your property against others in the same building and neighborhood. Buyers interpret value based on available properties on the market.

PRICE

If the property is not properly priced, its sale/lease may be delayed or even prevented. Reviewing the Comparative Market Analysis assists you in determining the best possible price.

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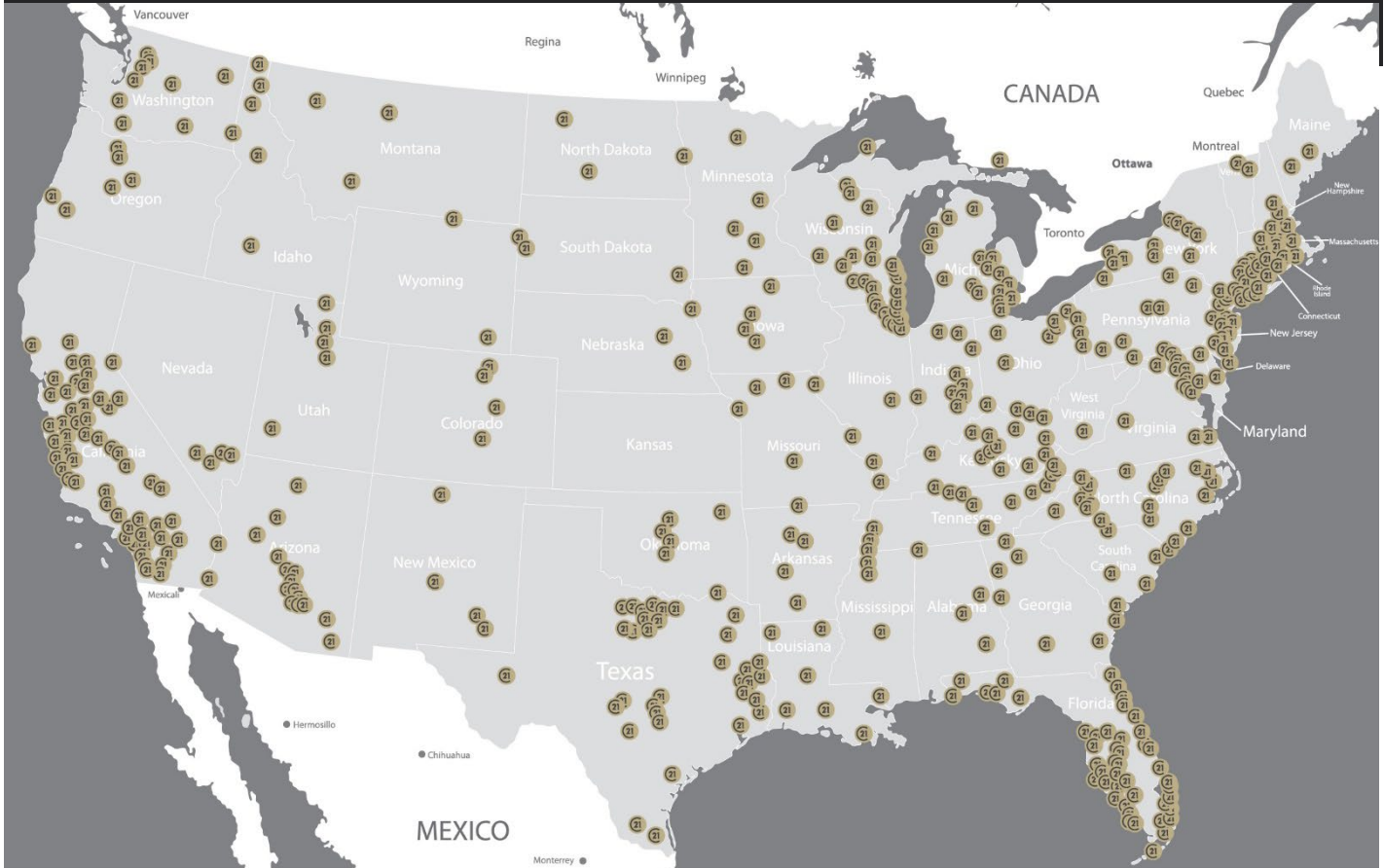




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OUR NATIONWIDE REACH.**

**PASSIONATE PROFESSIONALS.
A DEEP LOCAL KNOWLEDGE.**



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COUNTRIES



950+ COMMERCIAL INVESTMENT
OFFICES ACROSS THE U.S.

**CENTURY 21
COMMERCIAL.**



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CENTURY 21 Commercial® Expedited Marketing Program:



**ANY SPACE
ANY PLACE**

When given the choice between expertise and relentless passion, choose both.

CENTURY 21 Commercial® agents bring experience and deep local-market knowledge to every search or listing. As important, they bring a drive you won't find anywhere else — they won't stop until they've found the perfect solution for your business. To learn more, visit commercial.century21.com.

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Digital marketing

- Unique website for your property
- YouTube® videos
- Syndicated listing through partners



Websites

- C21Commercial.com
- C21Global.com
- Map view/aerial view
- Filtered results/Heat maps



Additional documentation

- Property photos
- Aerial photos
- Development of Offering Memorandum
- Create investment and lease analysis
- Generate custom demographic, location, tapestry segmentation and drive count reports



Print advertising

- Color brochures
- Ads in local newspapers
- Ads in special interest publications and journals



Mailing

- Market reports
- Distribution to selected CCIM members
- Targeted mailing lists
- Electronic delivery to email sphere of influence
- Determine bulk broadcast mailing costs
- Direct postcard mailing to businesses/tenants



One-on-one communication

- Presentation to commercial brokers in the region
- Weekly solicitations to investors and brokers
- Emails to potential tenants/investors

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What you can expect from me:

My goal is to reach as many right prospects in the shortest period possible and for the best price. To do this, I will help create, prepare and post all of the above professional-quality materials to promote your property.

As a CENTURY 21® professional, and the key advisor on your investment, I will also:

- 1) Undertake this assignment in a professional and coordinated manner
- 2) Monitor the important details of all marketing mediums and coordinate marketing activities for the sale or lease of your property
- 3) Work closely with your company in conducting the project throughout the listing period and will keep consistent in updating necessary property collateral
- 4) Personally prepare the photos, maps, aerials, and other graphics essential to the marketing materials
- 5) Identify prospective buyers/investors/tenants for your property
- 6) Disseminate marketing materials through proprietary local databases, unique property sites, YouTube® and national syndicated listing partners
- 7) Share your property listing with over 950 Commercial Investment Network Brokers
- 8) Market your property listing through CENTURY 21 Commercial®, C21 Global web platforms specialty sites if needed
- 9) Develop local and national advertising promotions via online and print media
- 10) Personally handle all presentations to key users and investors
- 11) Personally conduct all market and property tours
- 12) Handle, under your direction, property negotiations and discussions
- 13) Drive the highest possible market value for you, through the process of maximum exposure and multiple offers
- 14) Thorough Due Diligence to facilitate a successful closing
- 15) I WILL GIVE YOU 121%



COMMERCIAL®

THANK YOU

FOR TAKING THE TIME AND CONSIDERATION
IN REVIEWING THIS PROPOSAL

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