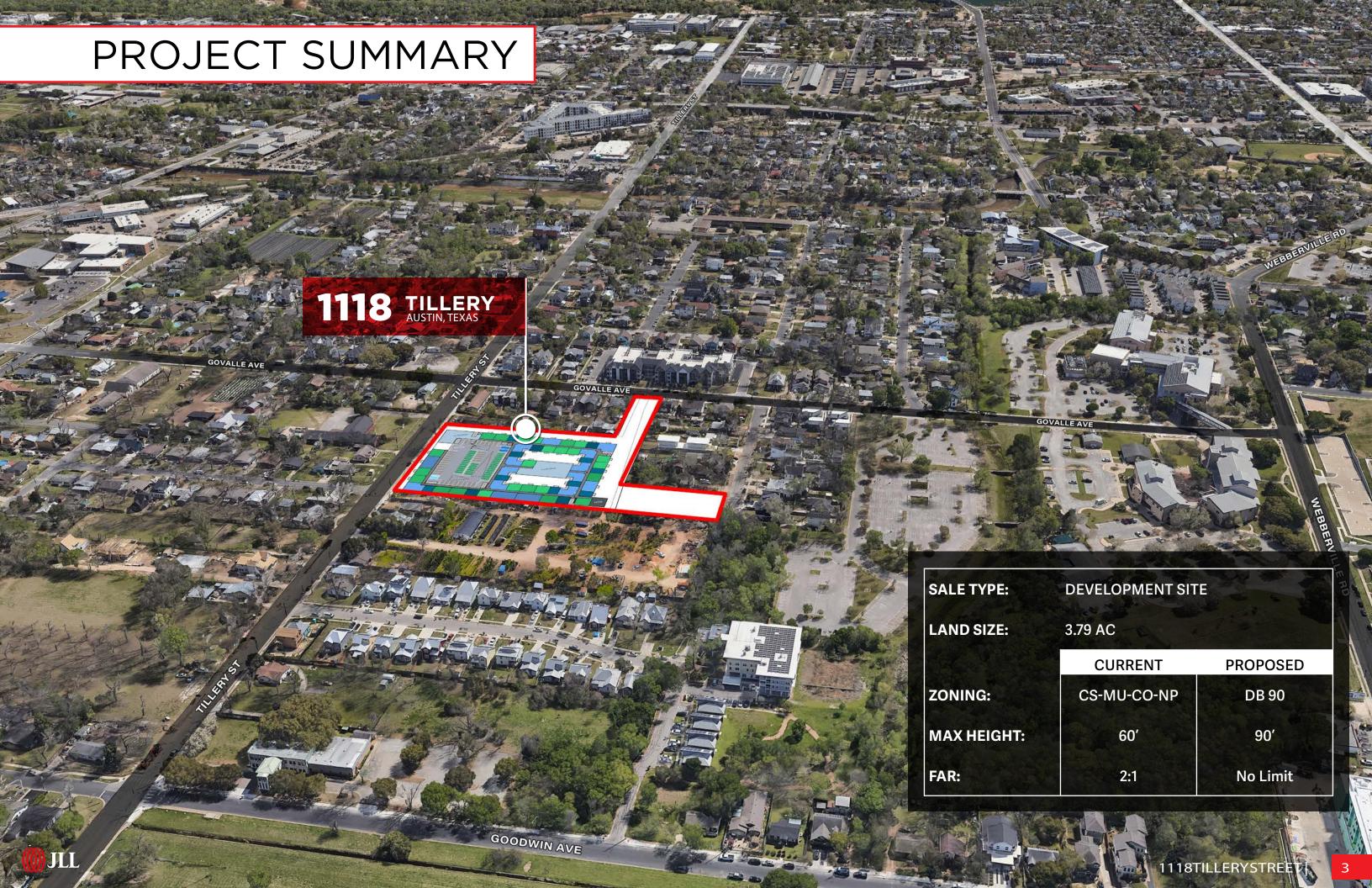


THE OFFERING

Jones Lang LaSalle ("JLL") has been exclusively retained by the owners to offer investors the opportunity to purchase 1118 Tillery (the "Property" or the "Site"), a potential 3.79-Ac multifamily housing development opportunity located along Tillery Street in the Govalle neighborhood. This rapidly-growing East Austin community is home to a number of new office, retail and multifamily developments. The property is conveniently located close to Downtown Austin and Austin-Bergstrom International Airport making it an ideal location surrounded by great bars, restaurants, and other community amenities specific to the Govalle neighborhood.







DRONE PHOTOS



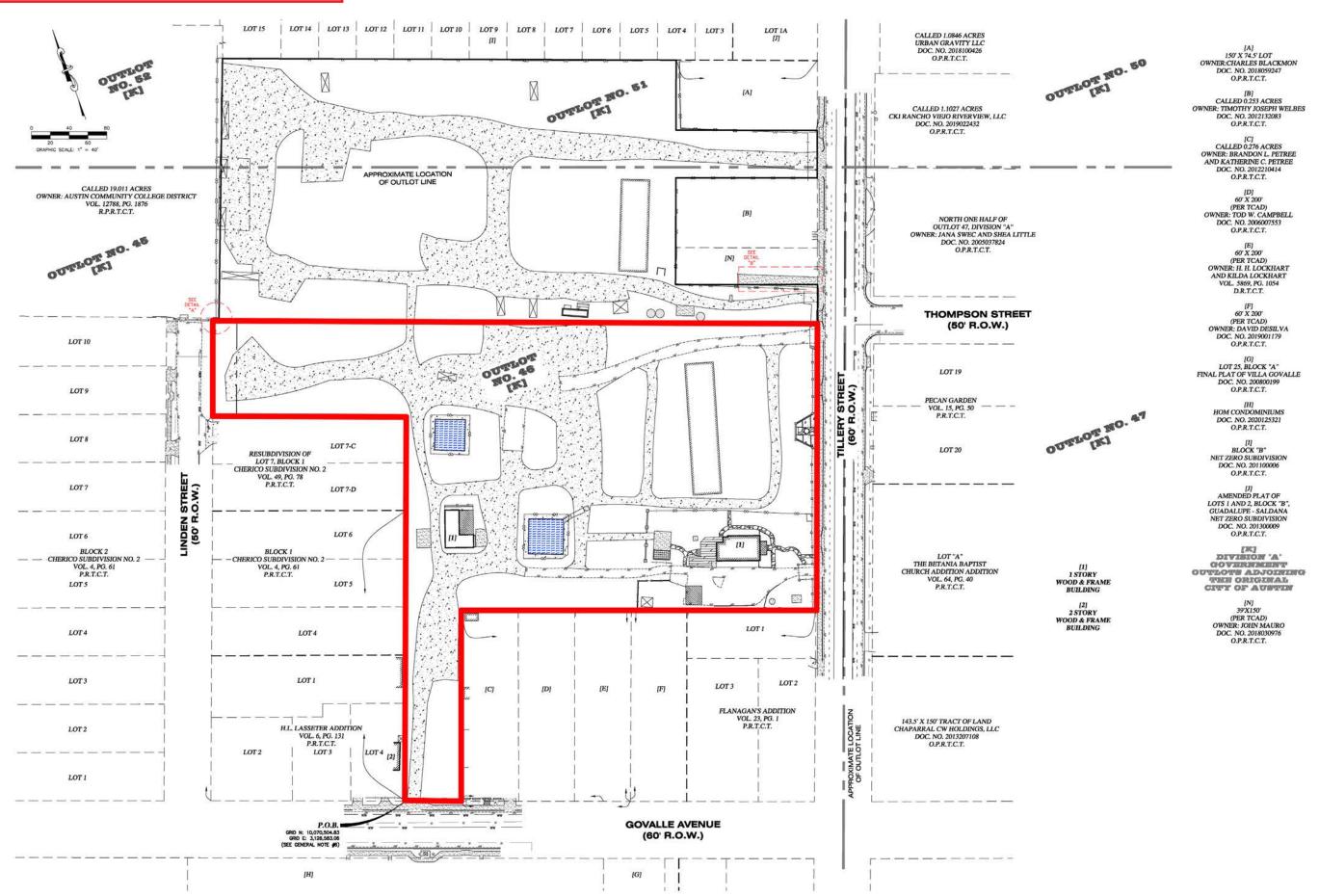






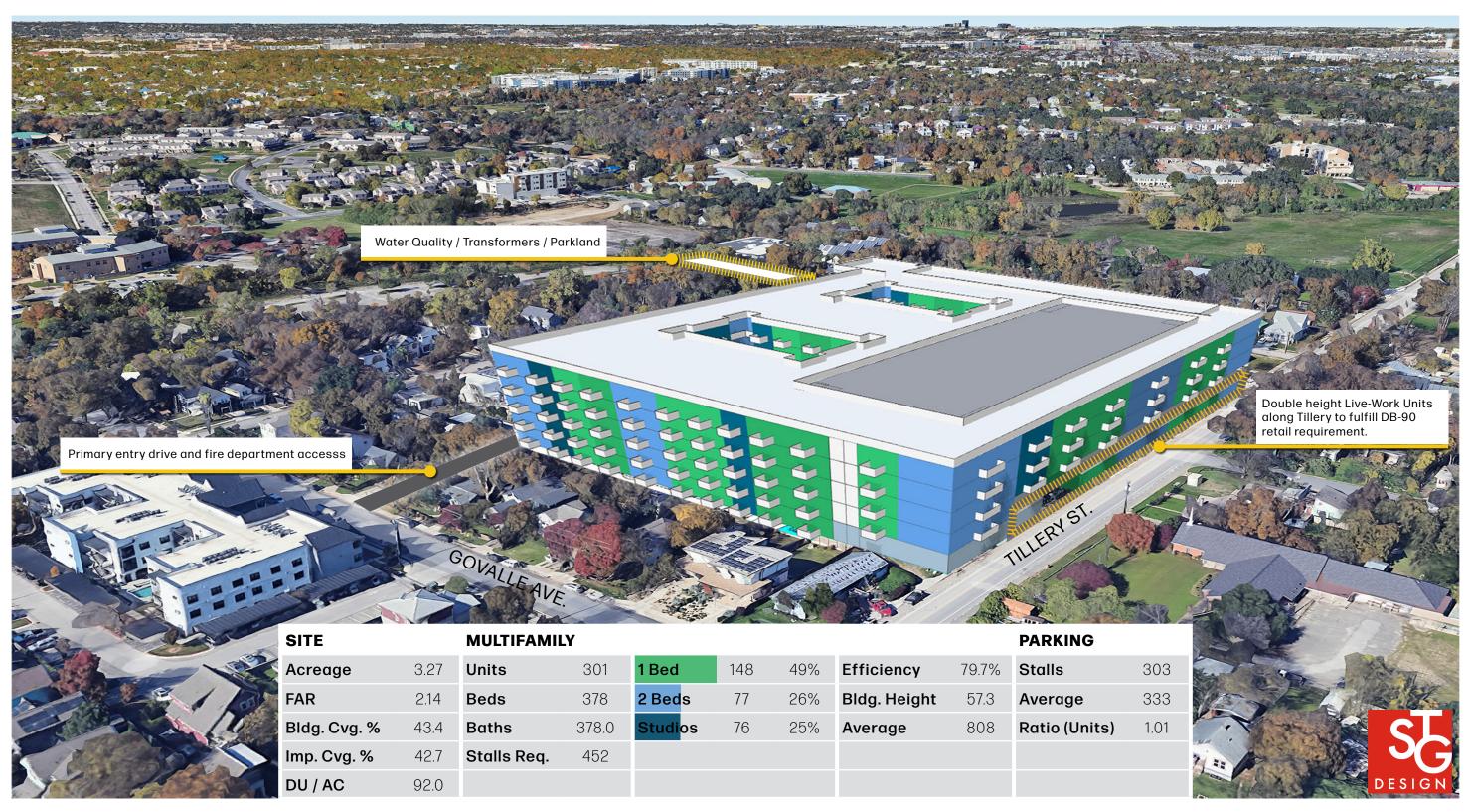


SITE SURVEY





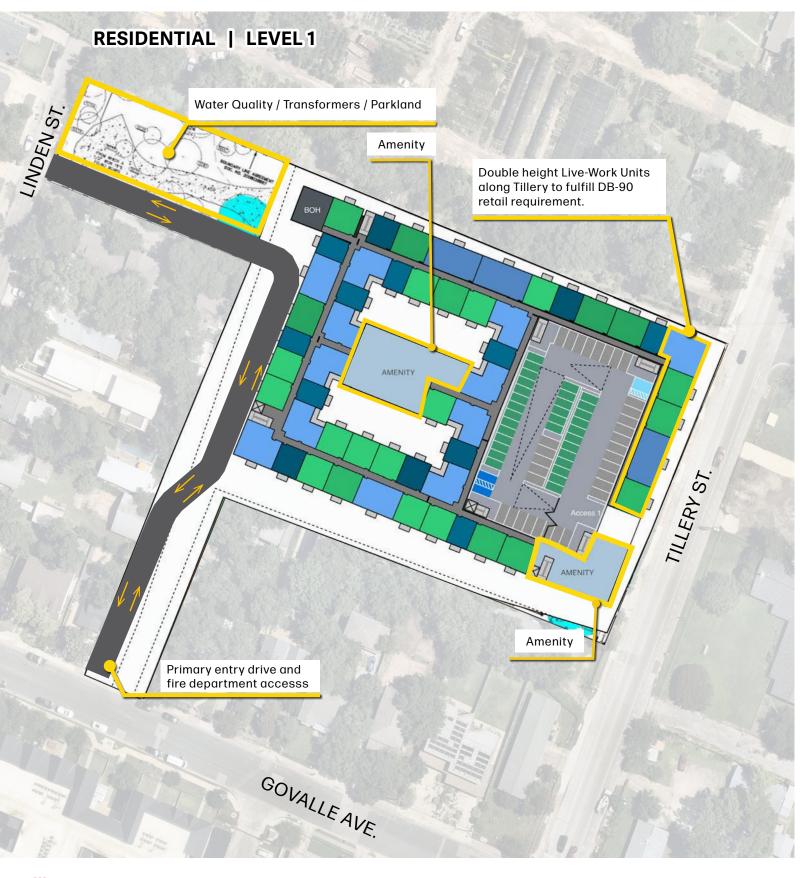
5 STORY WRAP MULTIFAMILY



Disclaimer: This Marketing Package, which includes architectural plans and drawings, is for informational and demonstrative purposes only. The Marketing Package has not been submitted to any governmental agency for approval. Seller and its representatives make no representation or warranty regarding the development potential of the property. Buyer should perform its own due diligence, including consultation with licensed professionals and government entities, regarding the suitability of the property for future development. Yield Studies prepared by STG Design are for the purpose of generally identifying the development parameters of a site or property in terms of square footage and parking subject to the development restrictions imposed by regulations by the applicable authorities having jurisdiction. The studies are conceptual in nature and are an expression of STG Design's professional opinion to the best of its knowledge, information, and belief. STG Design makes no warranties, representations, or guarantees that the development parameters will be met. ARCHITECT: STG | https://www.stgdesign.com | 512.358.3581



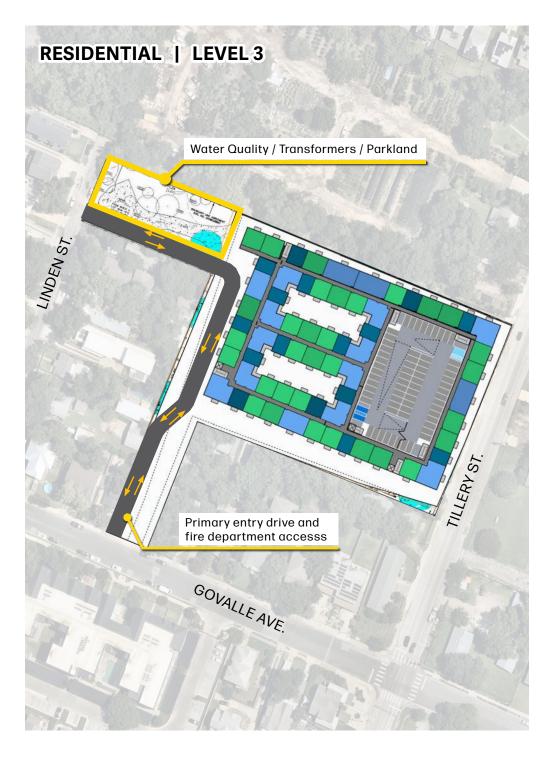
5 STORY WRAP MULTIFAMILY

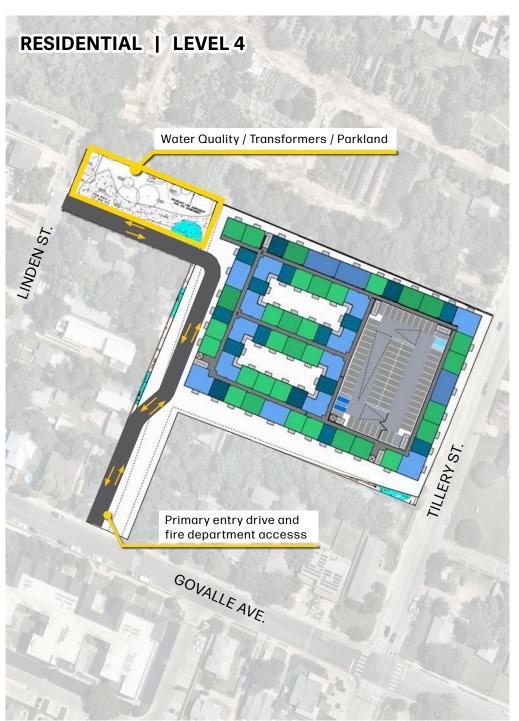


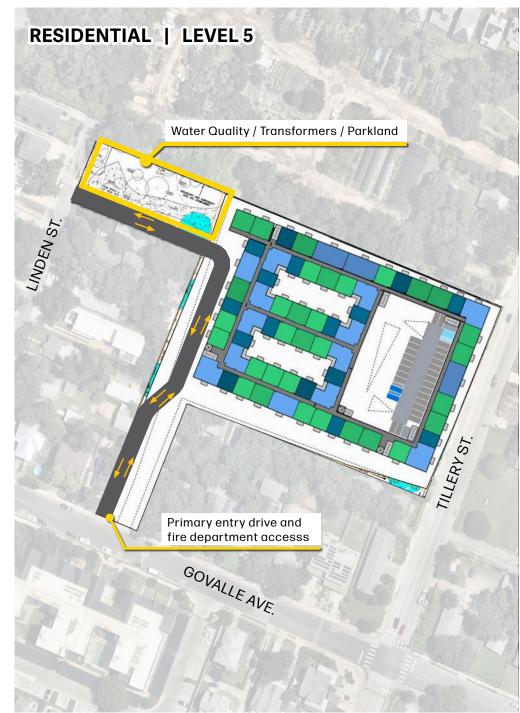




5 STORY WRAP MULTIFAMILY









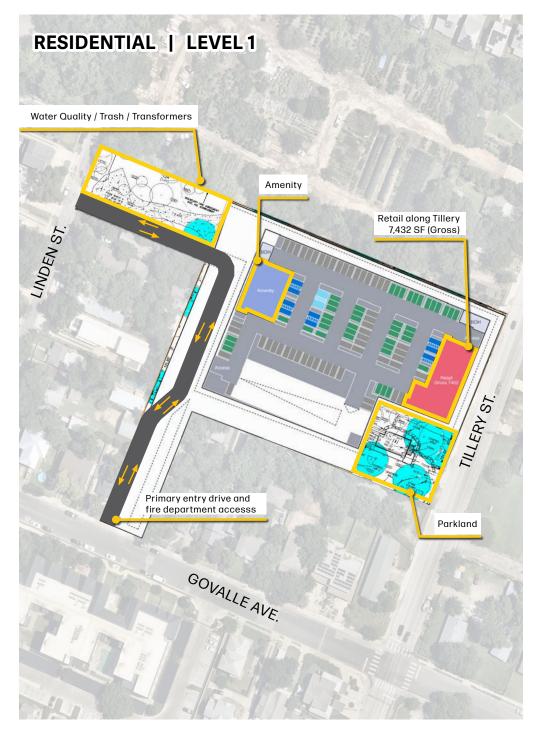
CONCEPTUAL DESIGN 2: 7 STORY PODIUM MULTIFAMILY

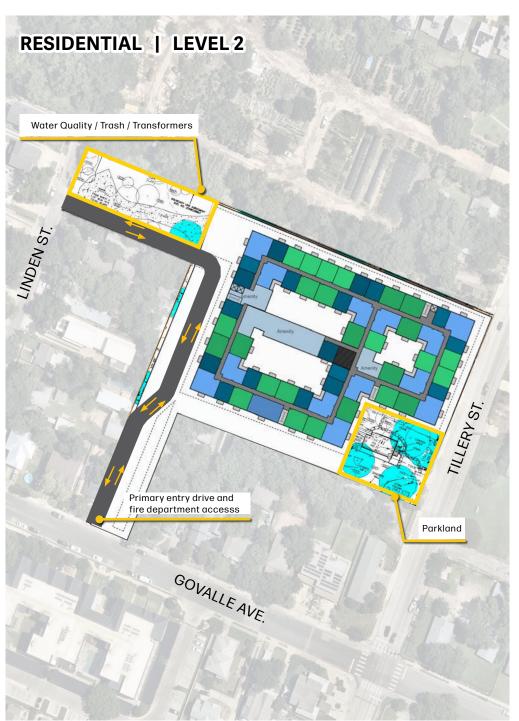


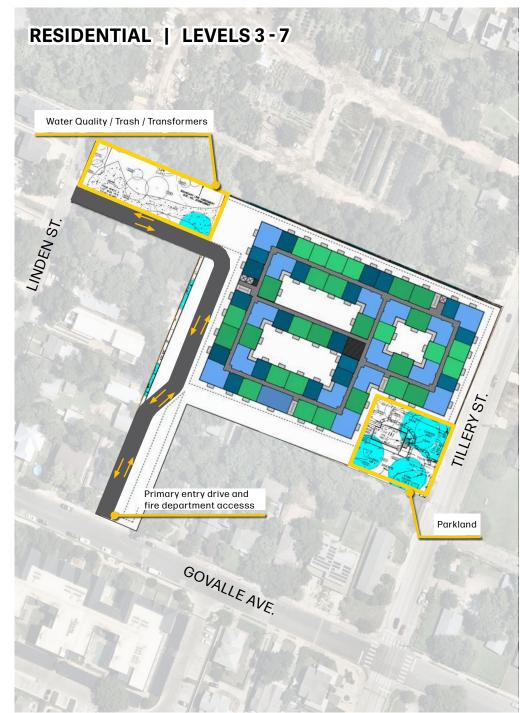
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7 STORY PODIUM MULTIFAMILY

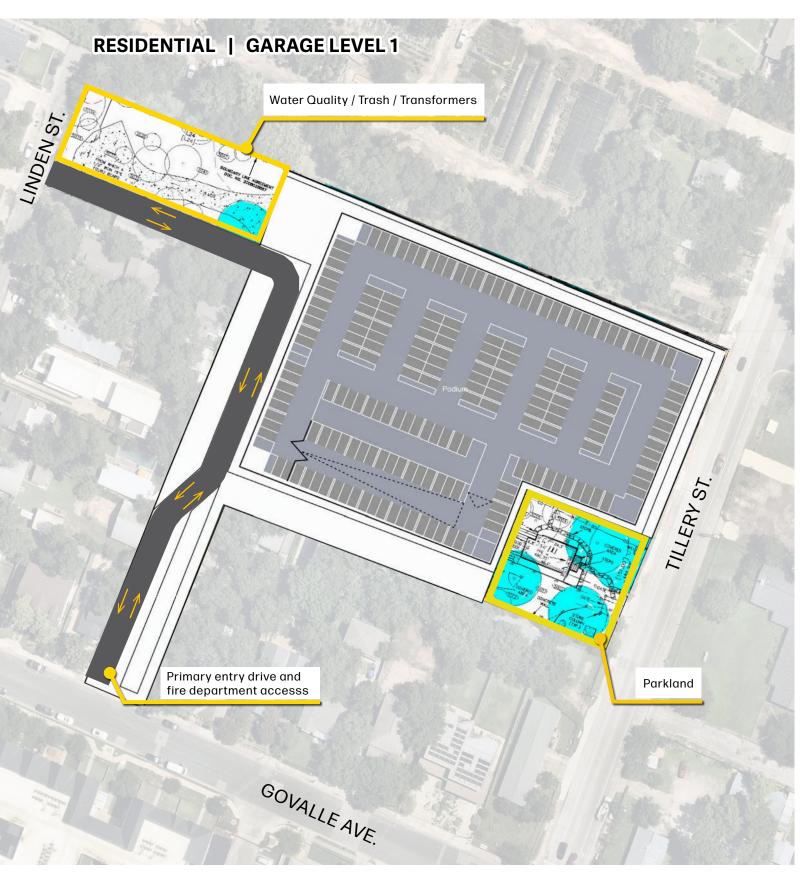


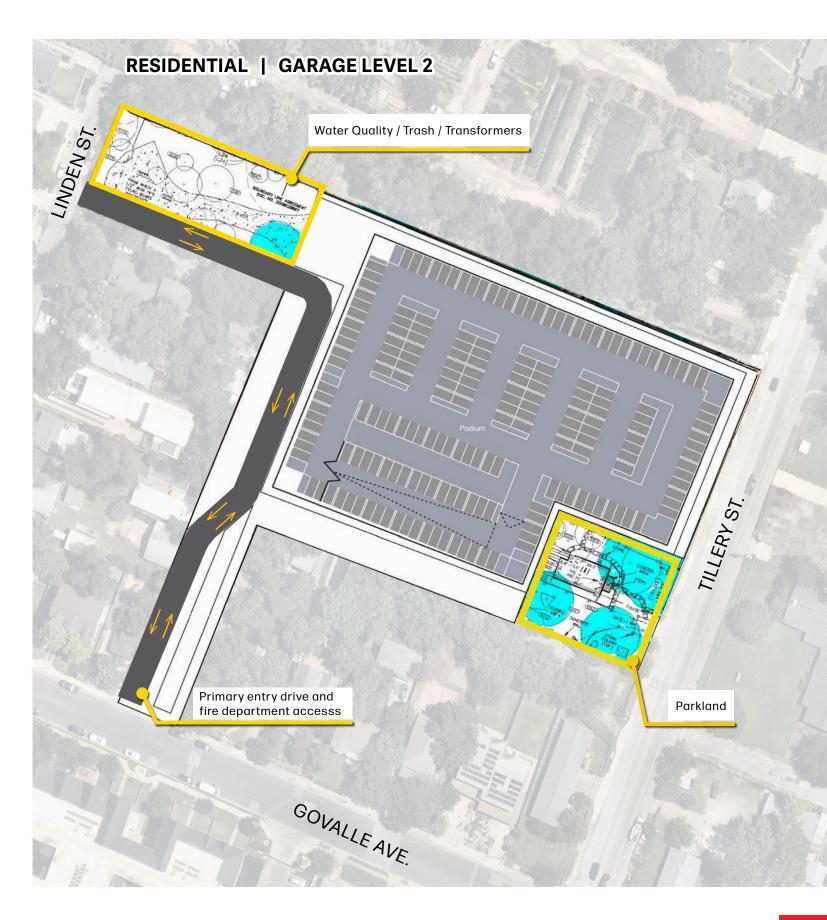






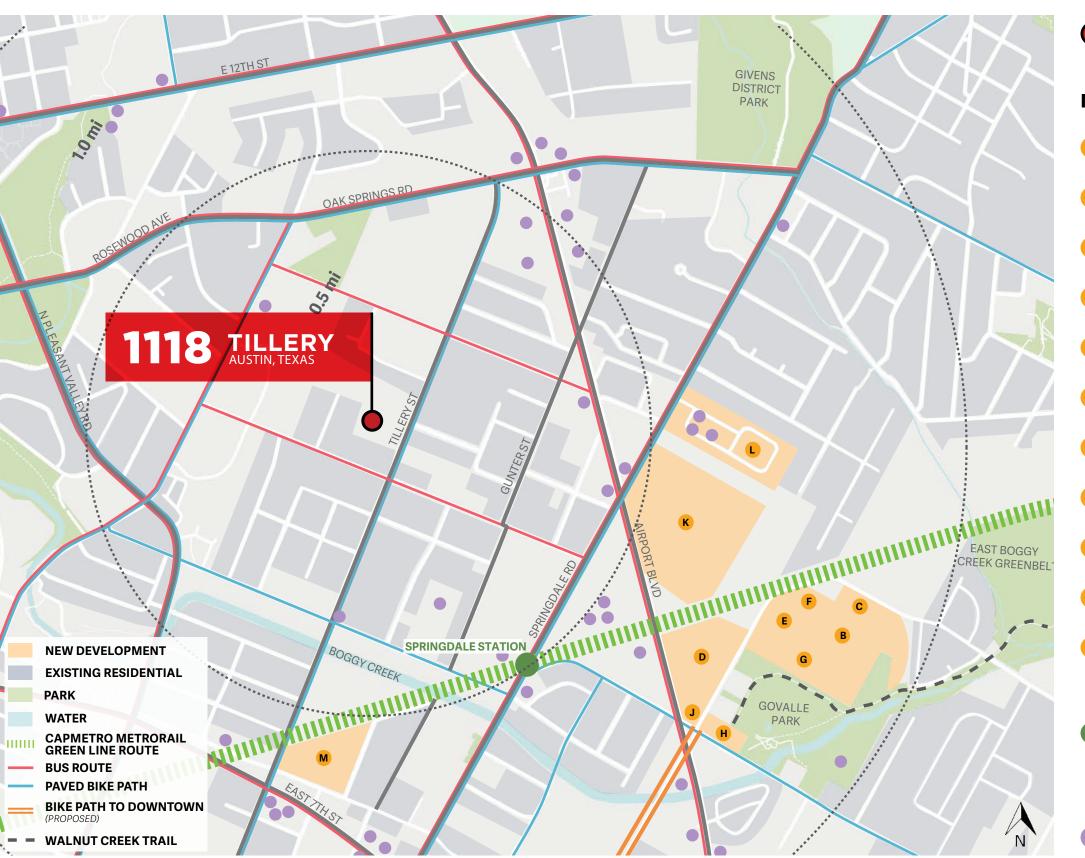
7 STORY PODIUM MULTIFAMILY







THE GOVALLE NEIGHBORHOOD





NEW DEVELOPMENT

- THE STUDIO AT THINKEAST
 - **MULTIFAMILY DEVELOPMENT: 182 UNITS**
- **GOVALLE TERRACE**
 - MULTIFAMILY DEVELOPMENT: 97 UNITS (PLANNED)
- ALTA TRAILHEAD
 - **MULTIFAMILY DEVELOPMENT: 308 UNITS**
- 1141 SHADY LANE
 - MIXED-USE DEVELOPMENT: 56,000 SF
- PECAN GROVE
 - **HOUSING DEVELOPMENT:** 6 UNITS
- FLATS ON SHADY
- MULTIFAMILY DEVELOPMENT: 290 UNITS (PLANNED)
- SHADY & BOLM
 - MIXED-USE DEVELOPMENT: 40,000 SF (PLANNED)
- TRAILHEAD SOCIAL
 - MIXED-USE DEVELOPMENT: FOOD & ENTERTAINMENT HUB
- SPRINGDALE GREEN
 - **CREATIVE OFFICE CAMPUS: 30 ACRES**
- SPRINGDALE GENERAL
 - MIXED-USE DEVELOPMENT: CREATIVE OFFICE & EATERIES
- THE GUTHRIE
 - **MULTIFAMILY DEVELOPMENT: 322 UNITS**
- CAPMETRO METRORAIL GREEN LINE
 - SPRINGDALE STATION FOR THE PROPOSED COMMUTER RAIL (RUNNING FROM DOWNTOWN AUSTIN TO ELGIN) WITH THIS STOP LOCATED LESS THAN ¼ MILE FROM THE SUBJECT PROPERTY
- FOOD / DRINK / AMENITIES
 - RESTAURANTS / BARS / LIFESTYLE / NEIGHBORHOOD FIXTURES







Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

Regulated by the Texas Real Estate Commission

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- . Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- · The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage,	591725	Renda.Hampton@jll.com	+1 (214) 438-6100	N/A	N/A	N/A	N/A
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Daniel Glyn Bellow	183794	Dan.Bellow@jll.com	+1 (713) 888-4000	Graham Schmergel	672378	Graham.Schmergel@jll.com	+1 (512) 861-3423
Designated Broker of Firm	License No.	Email	Phone	Sales Agenct / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials



CONTACT

GRAHAM SCHMERGEL

Managing Director

\(\subset +1 (512) 861-3423





