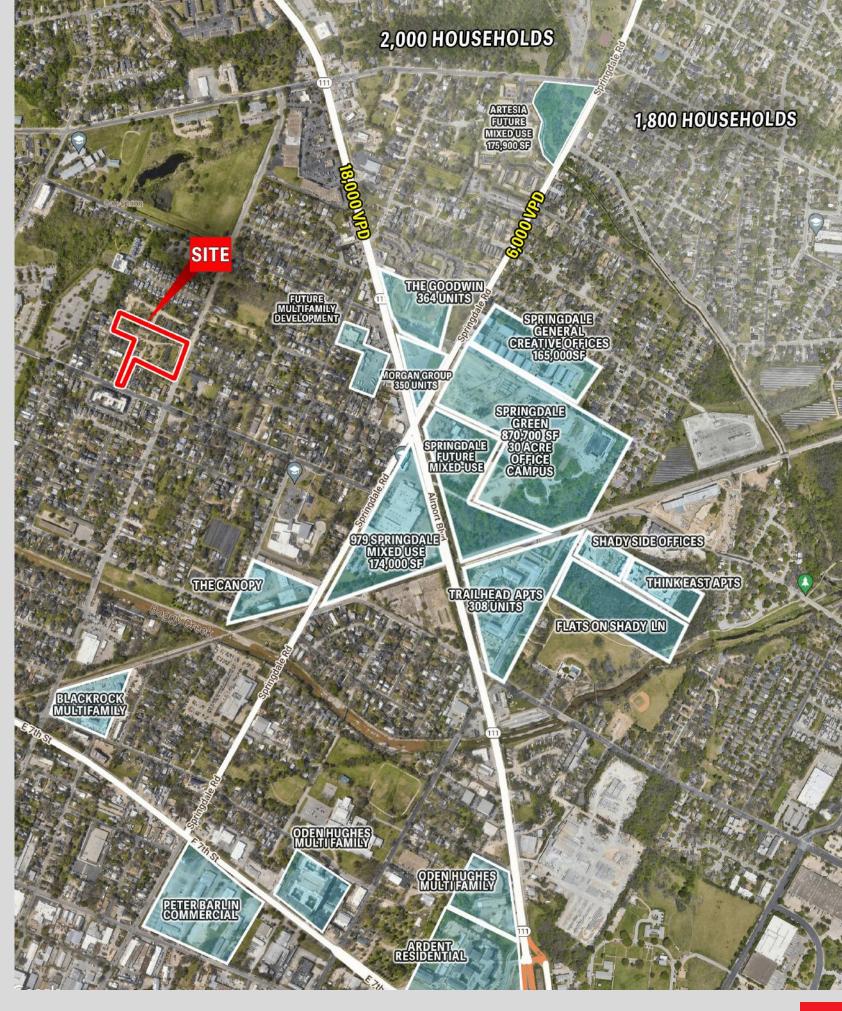


THE OFFERING

Jones Lang LaSalle ("JLL") has been exclusively retained by the owners to offer potential investors the opportunity to purchase 1118 Tillery (the "Property" or the "Site"), a 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



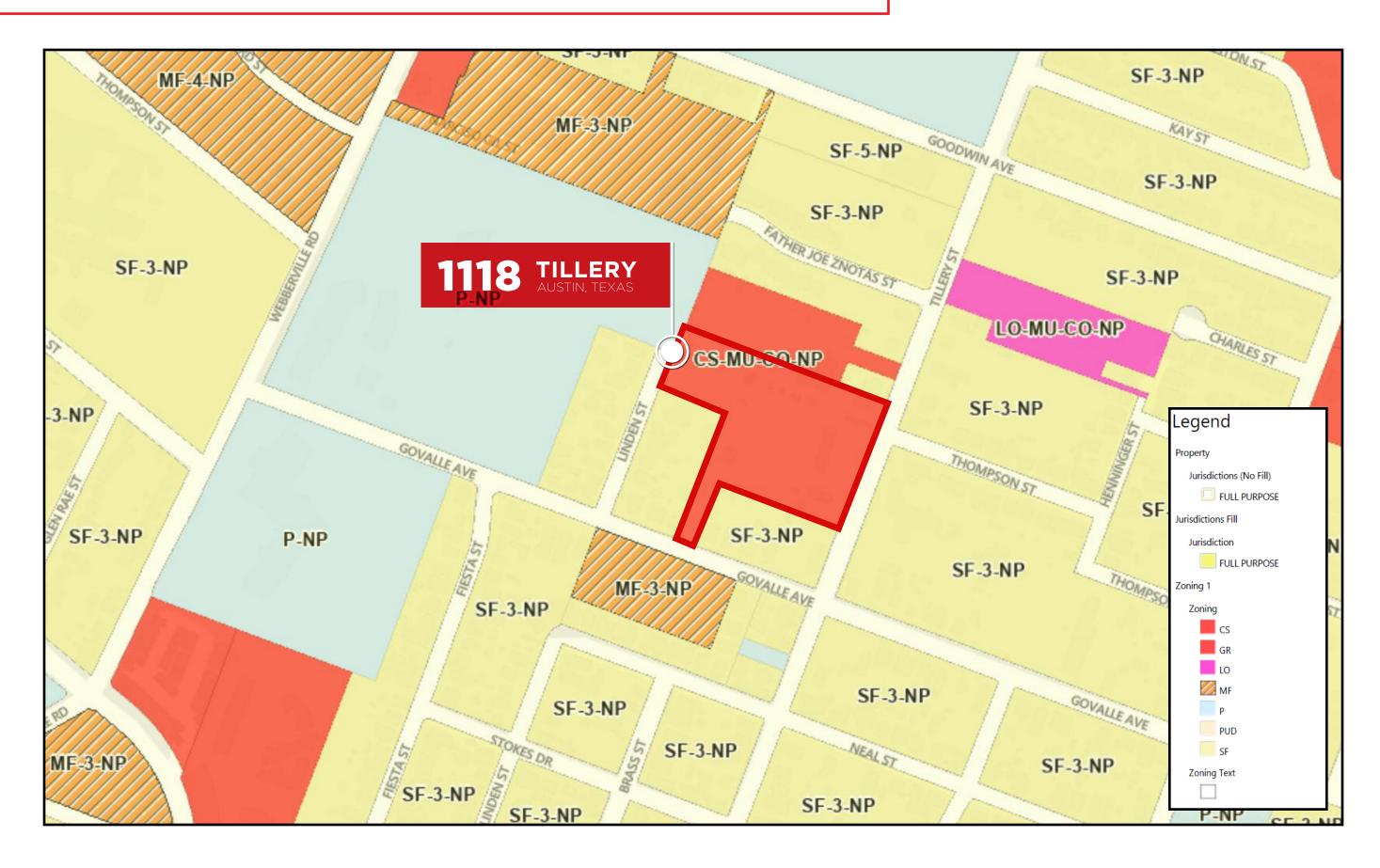








LOT ANALYSIS: CS-MU-CO-NP ZONING





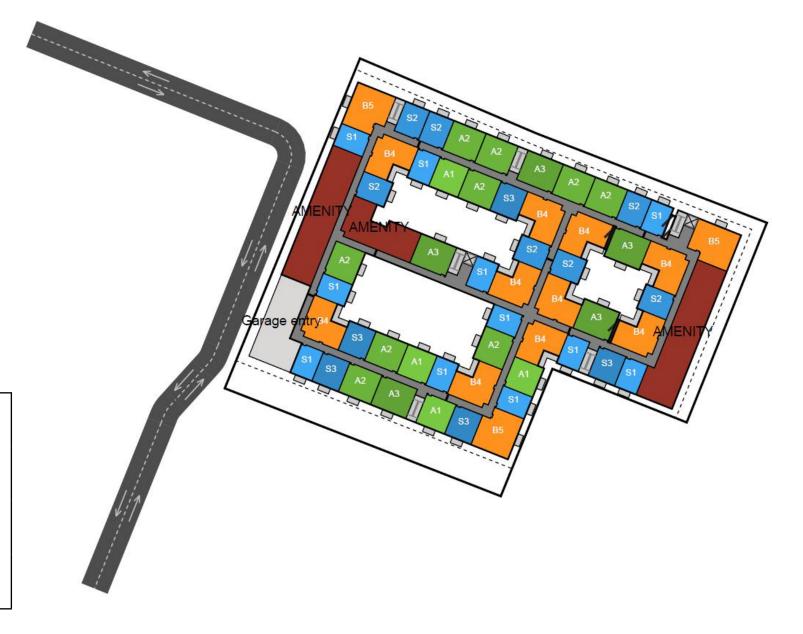
*ASSUMES THE AUSTIN AFFORADABILITY UNLOCKED DEVELOPMENT PROGRAM

SITE

ACREAGE	2.28
FAR	3.16
DU/AC	139.7

MULTIFAMILY

UNITS	318	1 BED	114	36%
BEDS	395	2 BEDS	77	24%
BATHS	395.0	STUDIOS	127	40%
STALLS REQ.	0			



PARKING

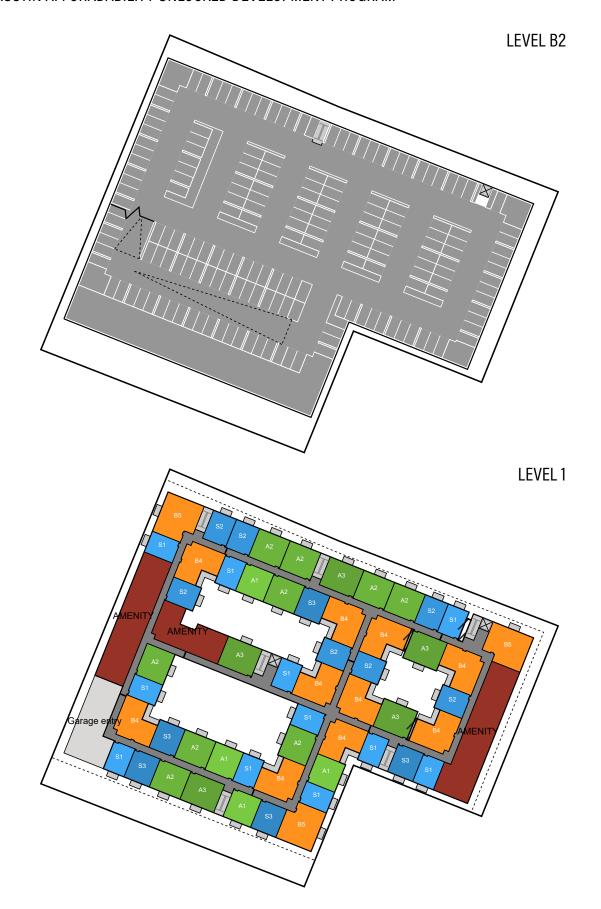
STALLS	331
AVERAGE	435
RATIO	1.04

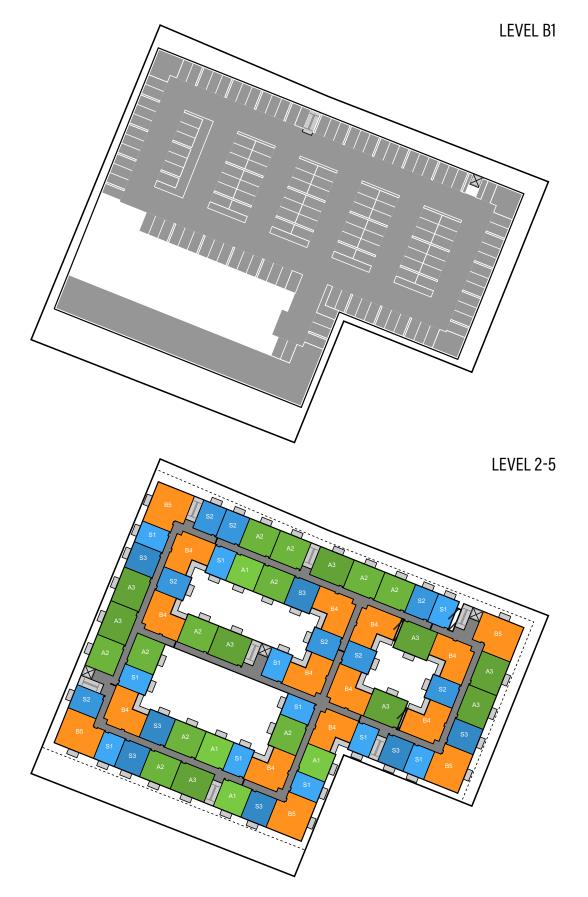
MASTER PLAN

STALLS	331
RATIO	1.04
PARKING REQ.	0



CONCEPTUAL FLOOR PLAN V1











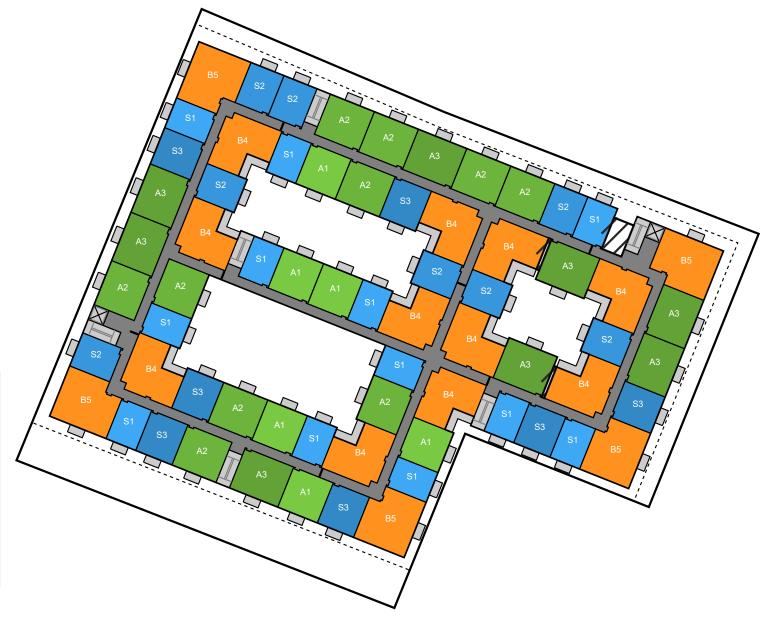
*ASSUMES THE AUSTIN AFFORADABILITY UNLOCKED DEVELOPMENT PROGRAM

SITE

ACREAGE	2.28
FAR	2.59
DU/AC	114.2

MULTIFAMILY

UNITS	260	1 BED	93	36%
BEDS	323	2 BEDS	63	24%
BATHS	323.0	STUDIOS	104	40%
STALLS REQ.	0			



PARKING

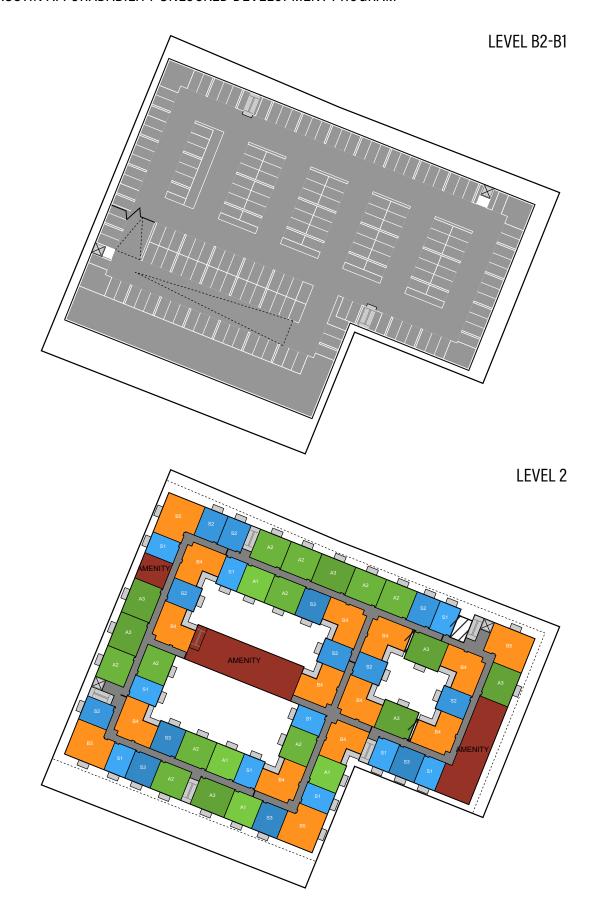
STALLS	495
AVERAGE	440
RATIO	1.90

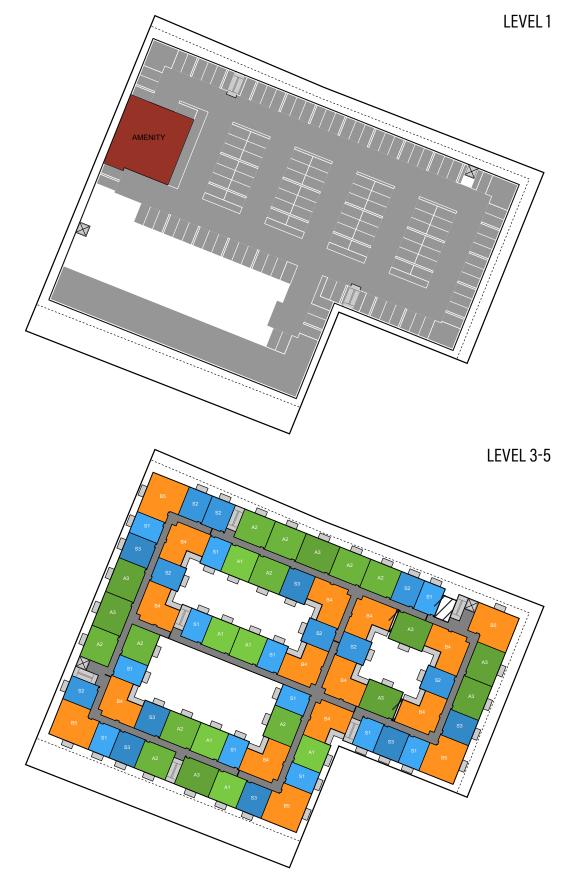
MASTER PLAN

STALLS	495
RATIO	1.90
PARKING REQ.	0



CONCEPTUAL FLOOR PLAN V2



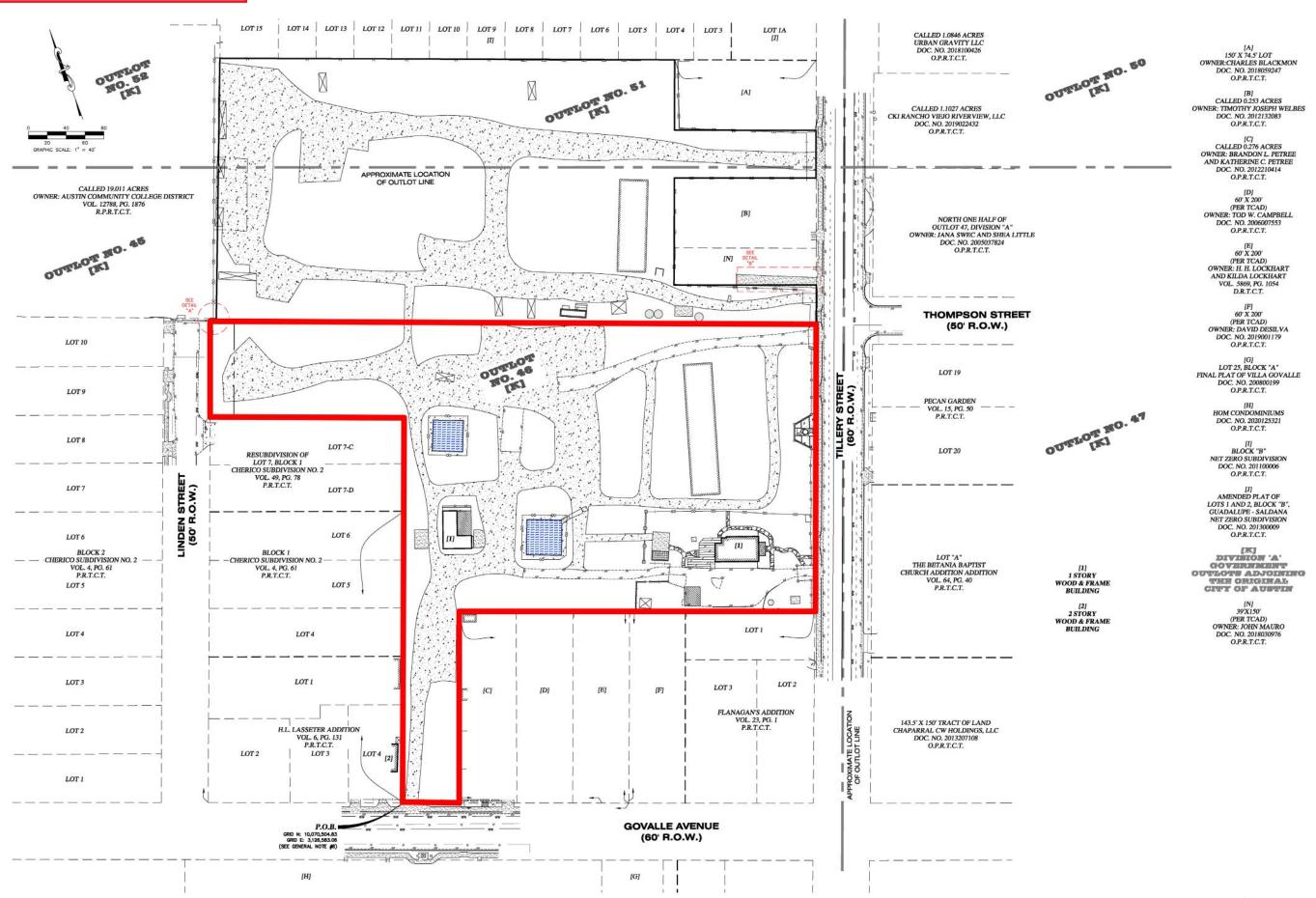






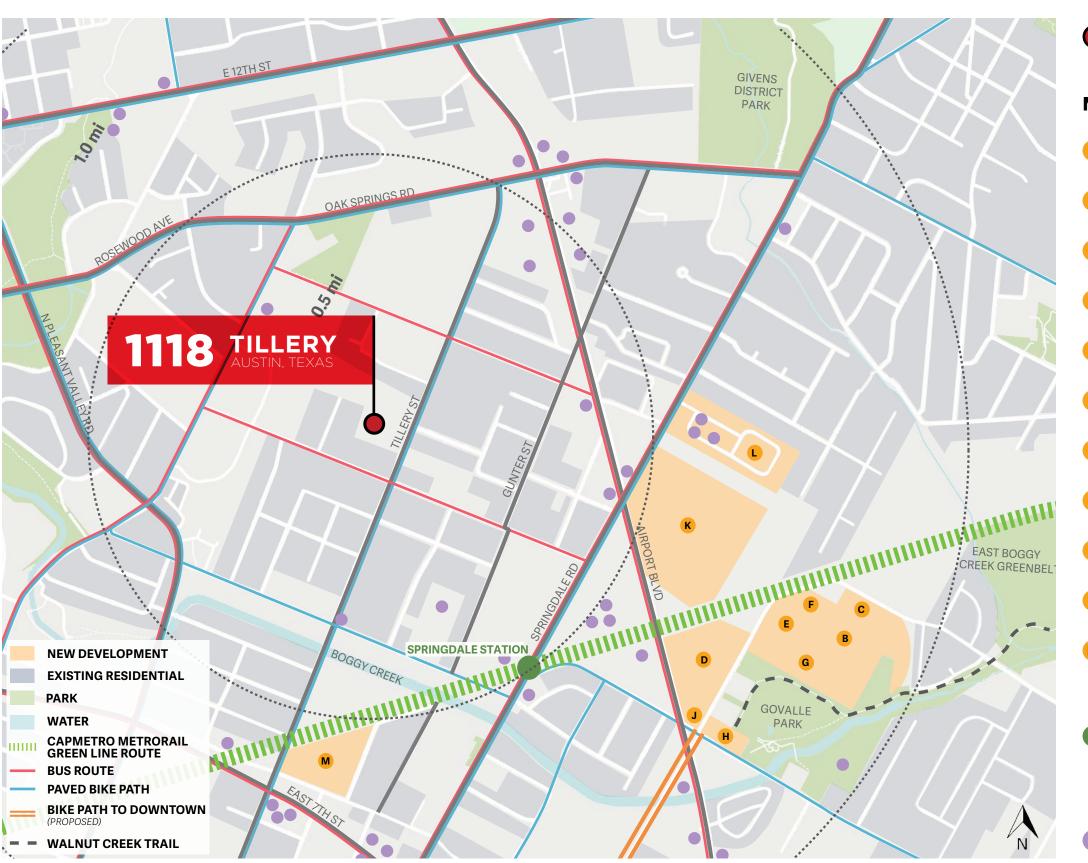


SITE SURVEY





THE GOVALLE NEIGHBORHOOD





NEW DEVELOPMENT

- THE STUDIO AT THINKEAST
 - **MULTIFAMILY DEVELOPMENT: 182 UNITS**
- **C** 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



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