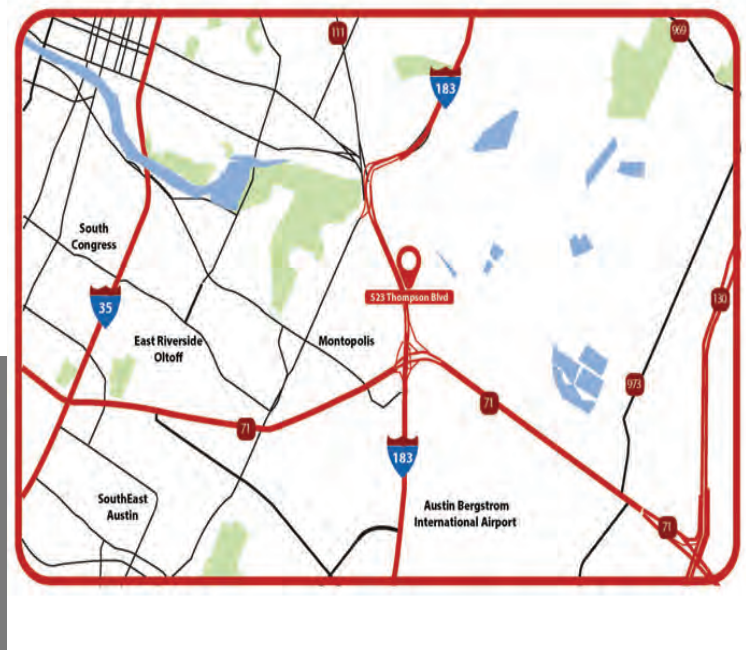




Highlights

- Price: \$1,200,000
- 2016 Fully Renovated 4,000 SF Building
- CS-1 Zoning
- 100% Leased
- 12,636 SF Fenced Yard
- 2 New Developments Planned in Walking distance



DeLea Becker
Commercial Real Estate Broker
512.472.8833
delea@beckreit.com

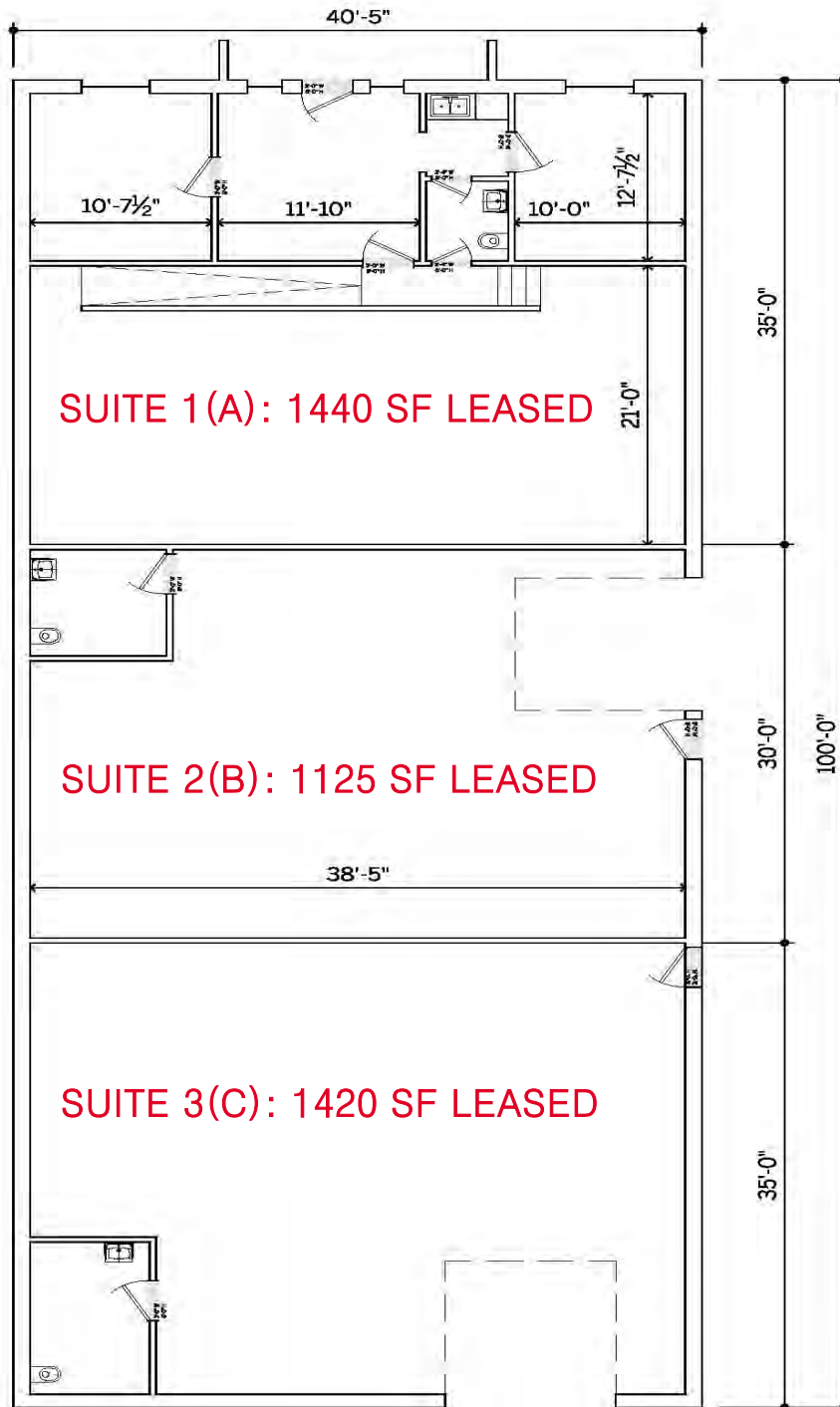
Property Details

- Suite 1 has "Food Services Use"
- Board Foam Exposed Retaining Wall in Front
- New Xeriscape Landscaping
- CS-1 Zoning
- New Hand Painted Lettering & Logo
- TPO Roof Installed 2016
- New LED Lights Throughout
- New 2016 4 Ton HVAC Systems in Each Suite
- Each Unit has Custom Coiling Doors1
- 156 ft by 81 ft – 12,636 fenced yard

Possible Uses:

- Administrative and Business Offices
- Wood Working Shop
- Commissary/ Commercial Kitchen
- Custom Manufacturing/ Fabrication
- Print Shop
- General Retail Sales
- Car/Motorcycle Shop
- Craft Beer/ Wine Shop
- Show Room
- Microbrewery
- Software Development
- Gallery/ Artist Studio

Floor Plans: (Measured)

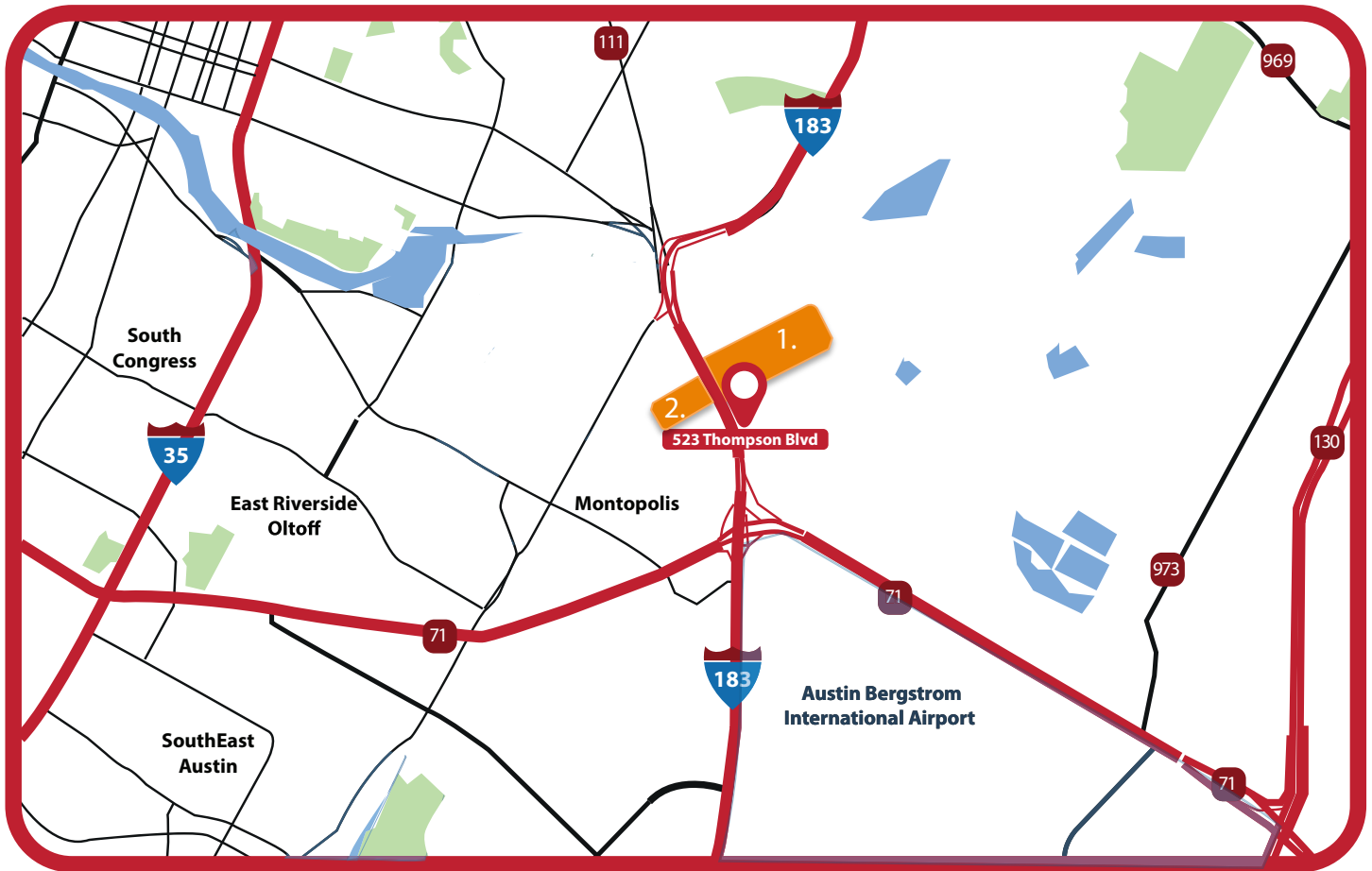


523 Thompson Lane
3 units
3/32" = 1'-0"
Dimensions shown are estimated
and accuracy is not guaranteed.



- 1. Norwood Estate Dog Park
- 2. Roy G. Guerrero Disc Golf Course
- 3. Colorado River Metropolitan Park
- 4. Colorado River Wildlife Sanctuary
- 5. Riverside Golf Course
- 6. Civitan Park

- 7. Allison Elementary School
- 8. Montopolis Recreation Center
- 9. Austin–Bergstrom International Airport
- 10. VA Outpatient Clinic
- 11. McKinney Falls State Park
- 12. Roy Kizer Golf Course



1. Planned Development 319,033 SF Office | Warehouse
2. Trailer Park Redevelopment

DeLea Becker

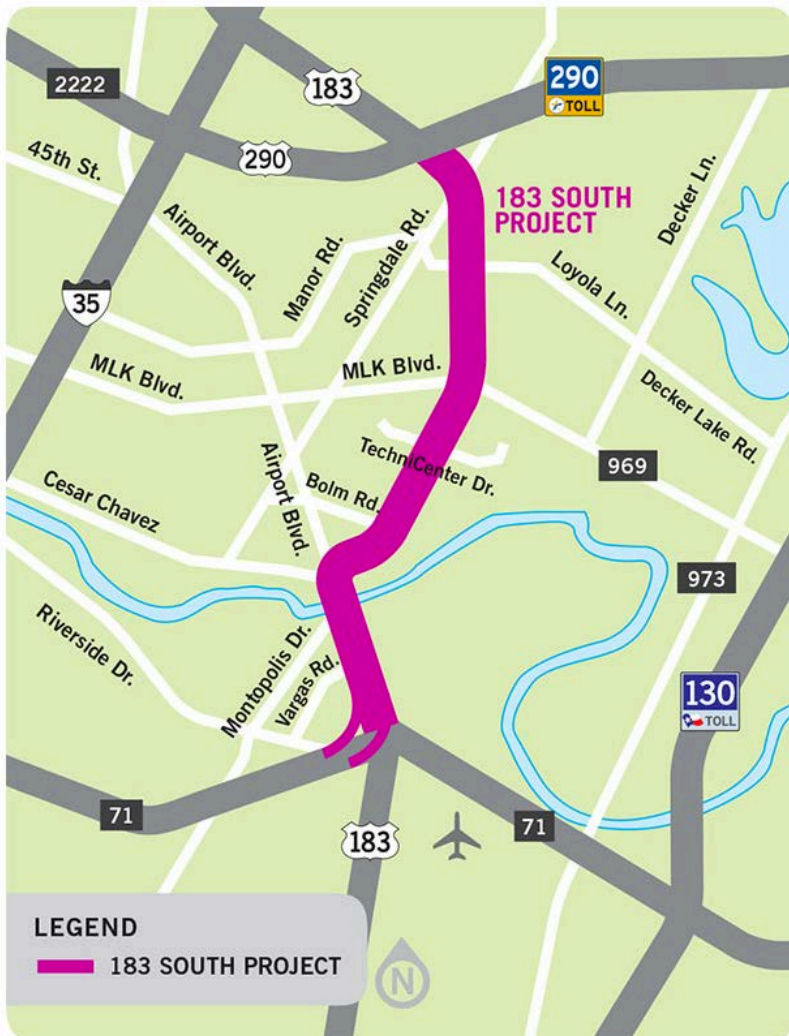
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183 South Project:

Get to know more about what we're building for the 183 South Project



The 183 South Project will offer Central Texas drivers a non-stop, signal free route to get to their destination without delay. This key north-south alternative to IH-35 will provide significant improvements to the corridor including enhanced non-tolled general purpose lanes and new multi-modal transportation options in the form of bicycle and pedestrian improvements.



APPROVED DESIGN SCHEMATICS



Website:
www.183south.com/

Virtual Test Drive:
www.183south.com/multimedia/video/

Lease Rent Roll:

Suite	Tenant	Start Date	Expire Date	RSF	\$/RSF	Annualized Rent	Tenant Improvements	Commissions	Renewal Term	Renewal Increase	Notes
Suite A	Global Lux	07/01/2016	06/30/2021	1,440	\$16.33	\$23,520	\$0.00	\$0.00	1 year	\$720.00	
Suite B	Texas Shoe Exchange	09/01/2016	08/31/2018	1,125	\$15.00	\$16,875	\$0.00	\$0.00	1 year	\$0.00	
Suite C	Gigantic Moving	05/10/2016	05/09/2019	1,420	\$17.75	\$25,205	\$0.00	\$0.00	1 year	\$1,420.00	

Real Estate Investment Details:

Analysis

Analysis Date March 2017

Property

Property 523 Thompson
 Property Address 523 Thompson Lane
 Austin, TX 78742
 Year Built 2016



Purchase Information

Property Type Commercial
 Purchase Price \$1,200,000
 Fair Market Value \$1,200,000
 Tenants 3
 Total Rentable Sq. Ft. 4,000
 Resale Valuation 4.0% (annual appreciation)
 Resale Expenses 5.0%

Financial Information

Down Payment \$300,000

Loans

Type	Debt	Term	Amortization	Rate	Payment	LO Costs
Fixed	\$900,000	25 years	25 years	4.0%	\$4,751	

Income & Expenses

Gross Operating Income \$91,373
 Monthly GOI \$7,614
 Total Annual Expenses (\$19,773)
 Monthly Expenses (\$1,648)

Contact Information

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 delea@beckreit.com

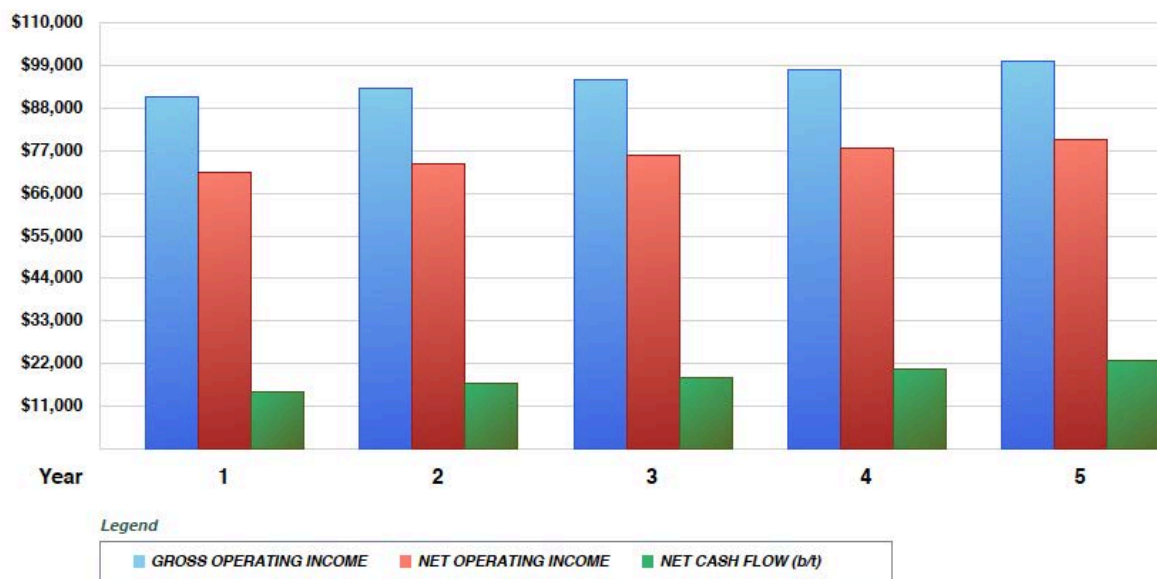
Investment Return Analysis:

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Flow - To Date	\$14,594	\$31,327	\$50,201	\$71,214	\$94,368
Net Resale Proceeds	\$303,225	\$361,624	\$426,428	\$494,149	\$565,225
Invested Capital	(\$300,000)	(\$300,000)	(\$300,000)	(\$300,000)	(\$300,000)
Net Return on Investment	\$17,818	\$92,952	\$176,629	\$265,363	\$359,593
Internal Rate of Return	5.94%	14.76%	17.37%	18.17%	18.33%
Modified IRR	5.94%	14.45%	16.69%	17.17%	17.07%
NPV (cash flow + reversion)	\$21,589	\$108,015	\$199,384	\$295,810	\$397,411
PV (NOI + reversion)	\$1,257,200	\$1,378,364	\$1,503,565	\$1,632,879	\$1,766,384

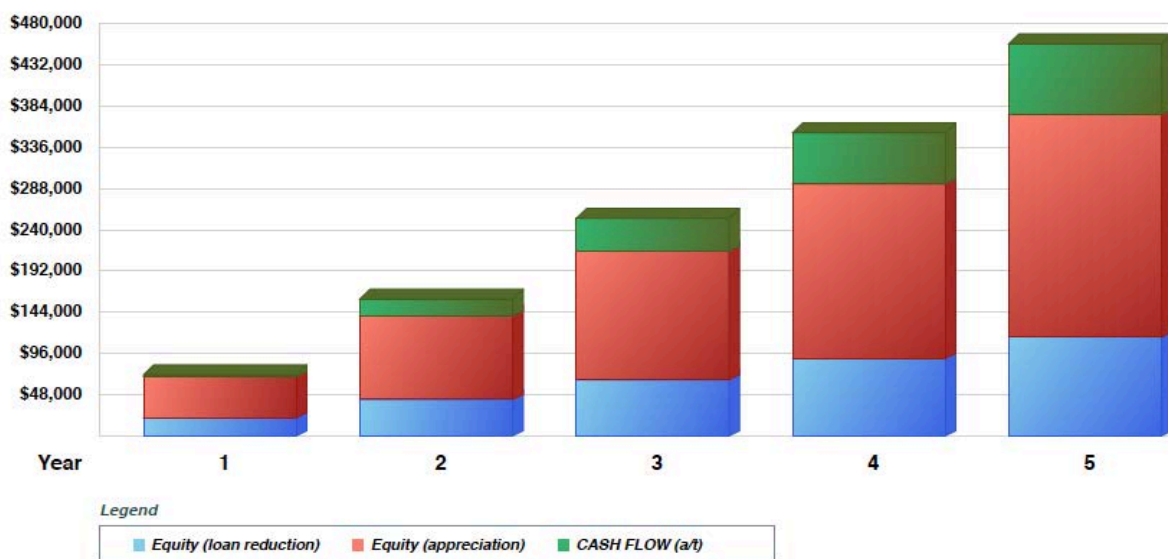
Annual Property Operating Data:

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Rental Income	\$65,600	\$67,740	\$69,880	\$72,020	\$74,160
Expense Reimbursements	\$19,773	\$19,902	\$20,030	\$20,159	\$20,287
Texas Shoe Exchange Yard	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
GROSS SCHEDULED INCOME	\$91,373	\$93,642	\$95,910	\$98,179	\$100,447
GROSS OPERATING INCOME	\$91,373	\$93,642	\$95,910	\$98,179	\$100,447
Expenses					
Property Management Fee	(\$5,172)	(\$5,300)	(\$5,429)	(\$5,557)	(\$5,686)
Building Insurance	(\$1,900)	(\$1,900)	(\$1,900)	(\$1,900)	(\$1,900)
Maintenance	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)
Taxes - Real Estate	(\$6,701)	(\$6,701)	(\$6,701)	(\$6,701)	(\$6,701)
Trash Removal	(\$2,400)	(\$2,400)	(\$2,400)	(\$2,400)	(\$2,400)
Utility - Electricity	(\$2,400)	(\$2,400)	(\$2,400)	(\$2,400)	(\$2,400)
TOTAL OPERATING EXPENSES	(\$19,773)	(\$19,902)	(\$20,030)	(\$20,159)	(\$20,287)
NET OPERATING INCOME	\$71,600	\$73,740	\$75,880	\$78,020	\$80,160

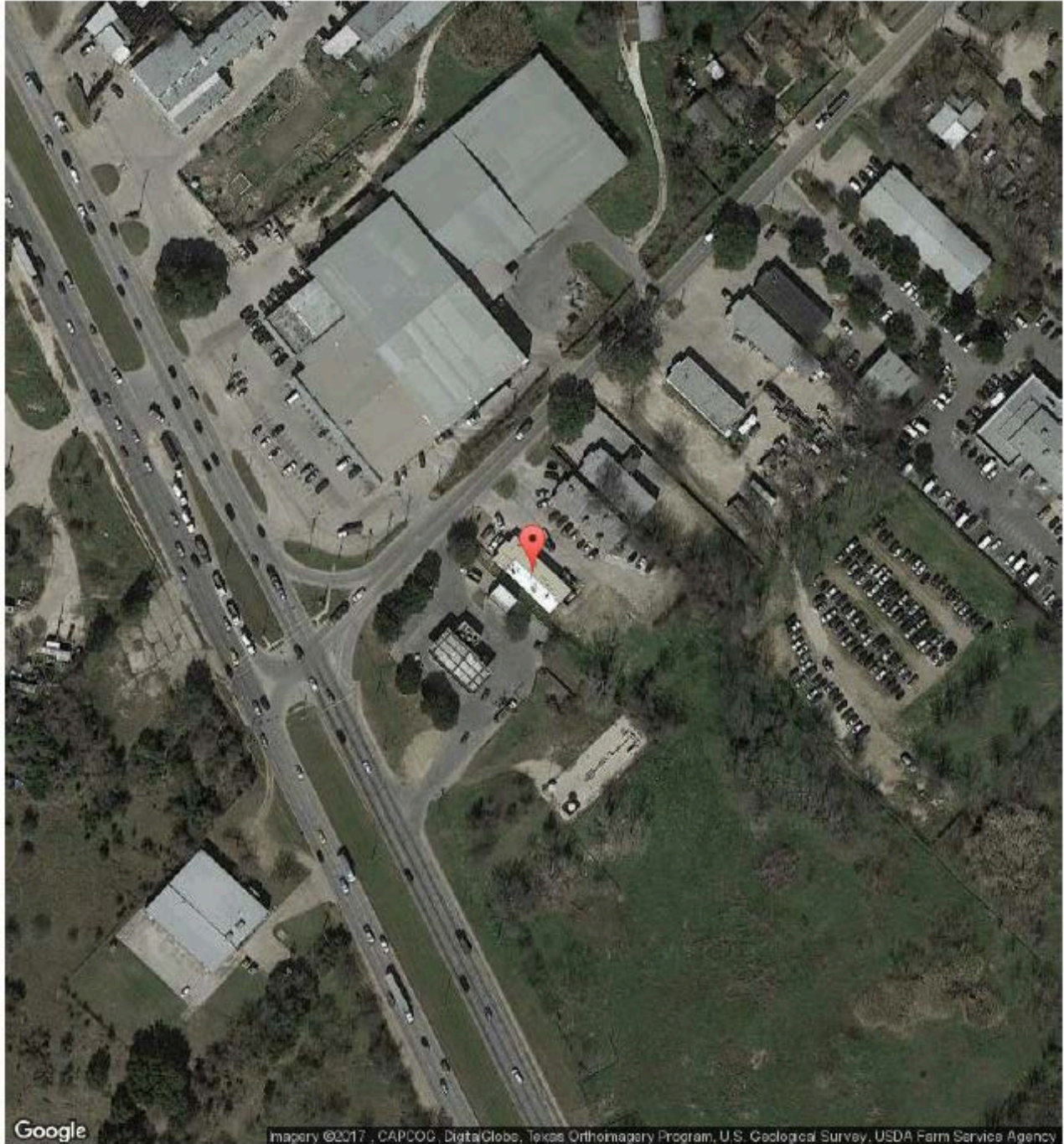
Operating Income Analysis:



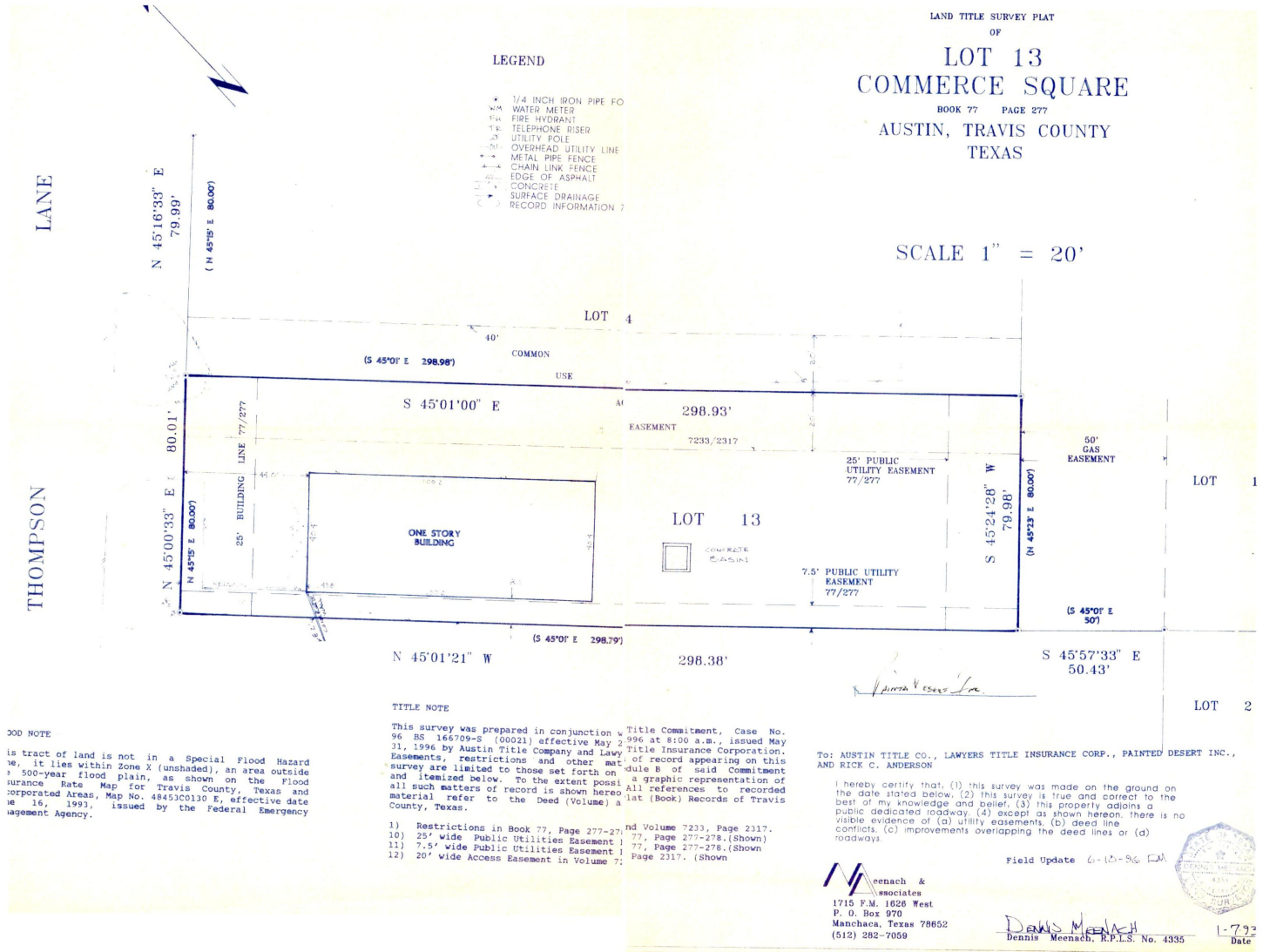
Cumulative Wealth Analysis:



Aerial Map:



Survey:



Property Photos

