

# OFFERING MEMORANDUM.



## Southpark Meadows | Shops Building Austin, TX

The Maffia Team



**\$4,762,000**  
**5.75% CAP Rate**

- ◆ 100% Leased Retail Center with Drive Thru
  - ◆ Dunkin' Donuts, Pacific Dental and CareSpot
- ◆ Adjacent to the Largest Outdoor Shopping Center in Central Texas – Southpark Meadows
- ◆ Significant Barriers to Entry
- ◆ Nearby Anchors include Super Target, Walmart Supercenter, JCPenney, Sam's Club and Best Buy
- ◆ Infill, Hard-Corner Location
- ◆ Located in the Fast Growing South Austin Community

**Newmark  
Cornish & Carey**

This property is listed in conjunction with Texas-licensed real estate broker Delta Commercial.

[www.maffiateam.com](http://www.maffiateam.com)



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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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# Table of Contents

- ◆ Property Overview ..... 1
- ◆ Financial Analysis ..... 2
- ◆ Rent Roll ..... 5
- ◆ Tenant Profiles ..... 6
- ◆ About the Area ..... 7
- ◆ Site Plan ..... 8
- ◆ Ground Photos ..... 9
- ◆ Aerials ..... 10
- ◆ Location Maps ..... 14
- ◆ Demographics ..... 17



## Property Overview

**The Investment**      The Southpark Meadows Shops Building offers the unique opportunity for an investor to acquire a newly constructed, 100% leased retail building in Austin featuring long term leases to recognizable tenants like Dunkin' Donuts and Pacific Dental. The property is a part of one of Austin's premier shopping centers, Southpark Meadows. This is an infill retail location with significant barriers to entry. With excellent ingress-egress along Slaughter Lane, investors will capitalize on both real estate appreciation and scheduled increases in income.

**Property Highlights**

- ◆ Steady NOI growth
- ◆ 100% leased retail building in Austin
- ◆ Infill hard-corner location
- ◆ Free and clear of permanent financing
- ◆ Located adjacent to the largest outdoor shopping center in central Texas – Southpark Meadows

**Location**              The Southpark Meadows Shops Building is located at 401 West Slaughter Lane in Austin, Texas.

**Lot Size**                1.16 acres, or 50,530 square feet.

**Improvements**      An approximately 8,143 square foot retail building demised into three retail suites with a drive thru component.

**Parking**                There is ample parking on site with 48 spaces.



## Financial Analysis | Pricing

		<u>Year 1</u>	<u>Year 10</u>	
Projected Gross Revenue	Scheduled Base Rental Revenue	\$274,743	\$327,920	
	Total Reimbursement Revenue	53,272	69,017	
	Total Potential Gross Revenue		\$328,015	\$396,937
	Effective Gross Revenue	\$328,015	\$396,937	
Annual Expenses	Common Area Maintenance	\$24,429	\$31,874	
	Insurance	1,221	1,594	
	Real Estate Taxes	20,358	26,562	
	Management	8,200	9,923	
	Total Operating Expenses		<\$54,208>	<\$69,953>
Net Operating Income		\$273,807 (5.75%)	\$326,984 (6.87%)	
Price	<b>\$4,762,000 (5.75% Return)</b>			
Financing	The property will be delivered free and clear of permanent financing.			
Notes	The above net income is an estimate and does not provide for all potential costs and expenses (i.e., maintenance, repair, etc.) that may be required of the owner. Any reserves set forth herein are merely estimates and not based on any experience, physical inspection, or prior knowledge. All prospective purchasers are strongly advised to make an independent investigation to determine their estimate of costs and expenses prior to entering into an agreement to purchase.			



## Financial Analysis | General Assumptions & Lease Summaries

### General Assumptions

Analysis Date	August 1, 2014
Total Rentable Area	8,143 SF
Total Area for CAM Reimbursement	8,143 SF
General Inflation per Annum	3%
General Expense Growth per Annum	3%
Real Estate Tax Growth per Annum	2%
Management Fee	2.50%
General Vacancy Loss	None

### Lease Summaries

Dunkin' Donuts	NNN (Prorata CAM, Taxes, Insurance plus 15% Admin fee excluding Taxes, Insurance and Utilities. Plus prorata share of management fees); maintenance excludes roof and structure.
PDS Texas Dental Services	NNN (Prorata CAM, Taxes, Insurance plus 10% Admin fee excluding Taxes, Insurance and Utilities. No management fees); maintenance excludes roof and structure.
CareSpot of Austin	NNN (Prorata CAM, Taxes, Insurance plus 4% Admin fee excluding Taxes and Insurance. Plus prorata share of management fees); maintenance excludes roof and structure.



## Financial Analysis | Cash Flow Projection

Year:	1	2	3	4	5	6	7	8	9	10
Begins:	Aug-2014	Aug-2015	Aug-2016	Aug-2017	Aug-2018	Aug-2019	Aug-2020	Aug-2021	Aug-2022	Aug-2023
Ends:	Jul-2015	Jul-2016	Jul-2017	Jul-2018	Jul-2019	Jul-2020	Jul-2021	Jul-2022	Jul-2023	Jul-2024
<b>Potential Gross Revenue</b>										
Base Rental Revenue	\$274,743	\$277,312	\$279,881	\$282,450	\$285,018	\$302,339	\$307,296	\$311,121	\$315,061	\$327,920
Scheduled Base Rental Revenue	\$274,743	\$277,312	\$279,881	\$282,450	\$285,018	\$302,339	\$307,296	\$311,121	\$315,061	\$327,920
Expense Reimbursement Revenue	53,272	54,779	56,329	57,925	59,568	61,498	63,274	65,087	66,954	69,017
Total Potential Gross Revenue	\$328,015	\$332,091	\$336,210	\$340,375	\$344,586	\$363,837	\$370,570	\$376,208	\$382,015	\$396,937
General Vacancy	-	-	-	-	-	-	-	-	-	-
<b>Effective Gross Revenue</b>	<b>\$328,015</b>	<b>\$332,091</b>	<b>\$336,210</b>	<b>\$340,375</b>	<b>\$344,586</b>	<b>\$363,837</b>	<b>\$370,570</b>	<b>\$376,208</b>	<b>\$382,015</b>	<b>\$396,937</b>
<b>Operating Expenses</b>										
Taxes - \$2.50	\$20,358	\$20,968	\$21,597	\$22,245	\$22,913	\$23,600	\$24,308	\$25,037	\$25,788	\$26,562
Insurance - \$0.15	1,221	1,258	1,296	1,335	1,375	1,416	1,458	1,502	1,547	1,594
CAM - \$3.00	24,429	25,162	25,917	26,694	27,495	28,320	29,170	30,045	30,946	31,874
Management @ 2.5%	8,200	8,302	8,405	8,509	8,615	9,096	9,264	9,405	9,550	9,923
Total Operating Expenses	\$54,208	\$55,690	\$57,215	\$58,783	\$60,398	\$62,432	\$64,200	\$65,989	\$67,831	\$69,953
<b>NET OPERATING INCOME</b>	<b>\$273,807</b>	<b>\$276,401</b>	<b>\$278,995</b>	<b>\$281,592</b>	<b>\$284,188</b>	<b>\$301,405</b>	<b>\$306,370</b>	<b>\$310,219</b>	<b>\$314,184</b>	<b>\$326,984</b>
<b>Leasing &amp; Capital Costs</b>										
Tenant Improvements	-	-	-	-	-	-	-	-	-	-
Leasing Commissions	-	-	-	-	-	-	-	-	-	-
Total Leasing & Capital Costs	-	-	-	-	-	-	-	-	-	-
<b>CASH FLOW BEFORE DEBT SERVICE</b>	<b>\$273,807</b>	<b>\$276,401</b>	<b>\$278,995</b>	<b>\$281,592</b>	<b>\$284,188</b>	<b>\$301,405</b>	<b>\$306,370</b>	<b>\$310,219</b>	<b>\$314,184</b>	<b>\$326,984</b>



# Rent Roll

Unit	Tenant	Sq. Ft.	Monthly Rent PSF	Annual Rent PSF	Annual Rent	Term	Rent Commence. Date	Lease Expiration Date	Rental Increase Date(s)	Rental Increase Amount(s)	Options	End of Term Assumptions
100	<b>Dunkin' Donuts</b>	1,718	\$3.27	\$39.25	\$67,432	10 yrs.	08/17/14 (Opening late 2014)	08/17/24	08/17/19	\$74,183	2 @ 5 yrs. Opt. 1: \$81,605 Opt. 2: \$89,765	Option
200	<b>PDS Texas Dental Services</b>	3,000	\$2.67	\$32.00	\$96,000	10 yrs.	10/15/13	10/31/23	10/15/19	\$105,600	2 @ 5 yrs. Opt. 1: \$116,160 Opt. 2: \$127,770	Option
300	<b>CareSpot of Austin</b>	3,425	\$2.66	\$32.00	\$109,600	7 yrs. 3 mnths.	09/09/13	12/31/20	\$0.75 PSF per Year		1 @ 5 yrs. Opt. 1: FMV	Option
	Leased	8,143	100%									
	Vacant	0	0%									
	<b>TOTAL</b>	<b>8,143</b>	<b>100%</b>									





## Tenant Profiles



**Tenant Name:** Dunkin' Donuts  
**Lessee:** Round Rock Real Estate, LLC  
**Guarantor:** Coffee Action West, LLC  
**Tenant's Stock Symbol:** NYSE: "DNKN"  
**No. of Locations:** 10,083 stores worldwide  
**Website:** www.dunkindonuts.com  
**Use:** A "Dunkin' Donuts" store shall be used only for the purpose of the operation of a Dunkin' Donuts, including patio areas.



**Tenant Name:** Pacific Dental Services  
**Lessee:** PDS Texas Dental Services, LLC  
**Guarantor:** Pacific Dental Services, Inc.  
**No. of Locations:** Over 300 dental practices  
**Website:** www.pacificdentalservices.com  
**Use:** Pacific Dental Centers shall be used for the operation of a dental office providing any amount or combination of general dentistry and/or specialty dentistry.



**Tenant Name:** CareSpot Express Healthcare  
**Lessee:** CareSpot of Austin, LLC  
**Guarantor:** Solantic Corporation  
**No. of Locations:** 57 healthcare centers  
**Website:** www.carespot.com  
**Use:** CareSpot Centers shall be used for an urgent care clinic.



## About the Area

### Site Information

The property is located on the hard corner of West Slaughter Lane and Southpark Meadows Drive, just half a mile from Interstate 35. Slaughter Lane and Interstate 35 have a combined annual average daily traffic of over 170,000 vehicles. The property is part of the largest outdoor shopping center in central Texas the 1.6 million square foot Southpark Meadows shopping center. Just eight miles south of downtown, Southpark Meadows is the dominant shopping center providing the entire South Austin community with over 105 retailers, 35 restaurants, and various services and entertainment options. Southpark Meadows anchors include Super Target, Walmart Supercenter, JCPenney, Sam's Club, Bealls, Best Buy, Bed Bath & Beyond, and a 14 screen Cinemark Theater complex. Additional major retailers include Marshalls, Sports Authority, Hobby Lobby, Ross, Office Max, PetSmart, Taco Bell, Chick-fil-A, Sonic, Starbucks, TGI Fridays, Wells Fargo, Ashley Furniture, Chili's, LongHorn Steakhouse and Firestone.

Reserve at Southpark Meadows, a new planned community, is located at the intersection of Slaughter Lane and South First Street, directly behind the subject property. This planned community offers high quality, heavily featured single family homes. Schools in the immediate vicinity include Williams Elementary School, Americo Paredes Middle School and Akins High School. Additionally, within Southpark Meadows is "The Grove," a central gathering place for South Austin residents and visitors to enjoy live music, interactive fountains and a large play area for kids.

The property is ideally located in the fast growing South Austin community where the population is over 200,600 within a five mile radius and is just a short drive from Austin-Bergstrom International Airport, downtown Austin, and nearby cities including Buda, Kyle and San Marcos.

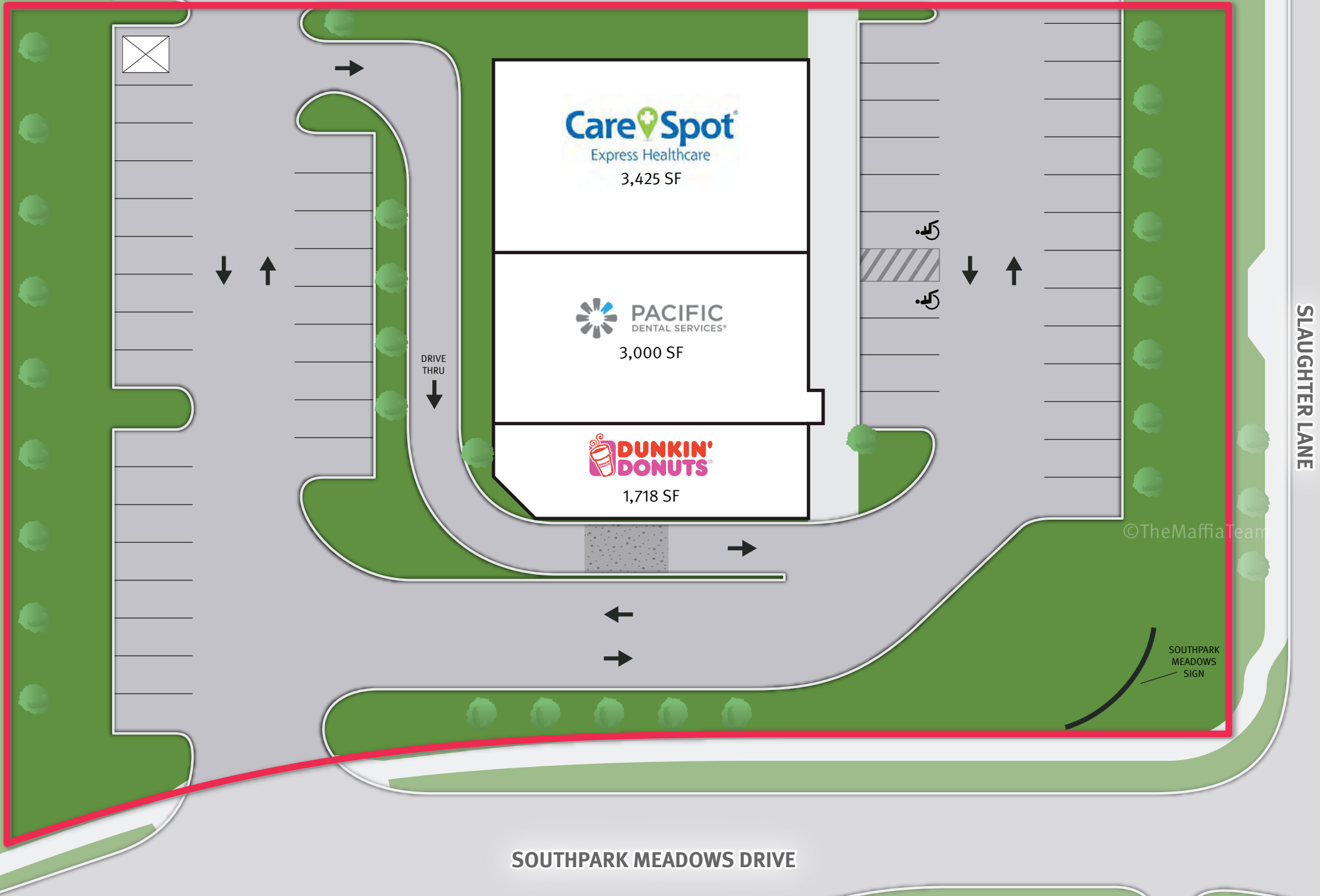
### General Overview

Austin is the capital of Texas and the seat of Travis County. Located in Central Texas, one of the fastest growing job markets and economies in the United States. Austin is the fourth-largest and the 13th-most-populous city in Texas. Austin proper has a population of 790,390, while the Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA) has a population of over 1,716,291, making it the 35th-largest metropolitan area in the United States (2010 US Census Bureau data). Austin was the third-fastest-growing large city in the nation from 2000 to 2006 and was one of five metropolitan areas in North America to rank amongst the top 70 fast-growing metropolitan economies worldwide. The city is served by a dense network of highways, including Interstates 10 and 35; US Highways 183 and 290; State Highway 71; Loops 1 and 360; and several tollways. Austin-Bergstrom International Airport is located five miles southeast of the city.

The Austin-Round Rock-San Marcos MSA had a Gross Domestic Product of \$98.6 billion in 2013. Austin is considered to be a major center for high tech businesses; in fact it is globally recognized for its high-tech economy and quality of life. Thousands of graduates each year from the engineering and computer science programs at The University of Texas at Austin provide a steady source of employees that help to fuel Austin's technology and defense industry sectors. Austin is home to many companies, high-tech and otherwise: Fortune 500 corporations Freescale Semiconductor, Forestar Group and Whole Foods Market are headquartered there; AMD, Apple, Broadcom, Google, IBM, Intel, Qualcomm, ShoreTel, Synopsys and Texas Instruments have prominent regional offices in Austin. Dell's Worldwide Headquarters is located in nearby Round Rock, a suburb of Austin. Austin's largest employers include the Austin Independent School District, the City of Austin, Dell, the federal government, Freescale Semiconductor, IBM, St. David's Healthcare Partnership, Seton Family of Hospitals, the State of Texas, Texas State University at San Marcos and The University of Texas.

Austin is home to The University of Texas, the flagship institution of The University of Texas System, with over 39,955 undergraduate students and 11,045 graduate students. In 2010, the university was ranked 52nd among "National Universities" (16th among public universities) by US News and World Report.

# Site Plan



©TheMaffiaTeam

SLAUGHTER LANE

SOUTHPARK MEADOWS DRIVE

SOUTHPARK MEADOWS SIGN



# Ground Photos





Aerial | Close-Up View

Southpark Meadows Dr

W Slaughter Ln

©TheMafiaTeam







S 1st St

W Slaughter Ln

INTERSTATE 35  
|| (150,000 AADT)

CareSpot Express Healthcare | DUNKIN' DONUTS | PACIFIC DENTAL SERVICES

H-E-B | DOLLAR TREE | FAMILY DOLLAR

Conn's | Payless | Applebee's | TACO BELL | RadioShack

Academy Sports & Outdoors | BIG LOTS | DOLLAR GENERAL | GOLD'S GYM

H-E-B | Burlington Coat Factory

Capital One | Wendy's | First Lockhart

JO-ANN Stores Inc. | MATTRESS FIRM | SONIC Drive-In | FRIDAYS

CHASE

Walgreens

H-E-B plus! (Future)

IHOP

THE HOME DEPOT

Chevron

CVS pharmacy

U-HAUL INTERNATIONAL

Reserve at Southpark Meadows

Target | jcpenny | BEALLS | dressbarn | ULTA | SHOE CARNIVAL | SUPER TARGET

Walmart Supercenter | GNC | PETSMART | Payless | SUPER CUTS | Starbucks | TEXAS | Sprint | Jack in the box | TACO BELL | SUBWAY

SPORTS AUTHORITY | Marshalls

Southpark Meadows

HOBBY LOBBY | ROSS DRESS FOR LESS | BED BATH & BEYOND | BEST BUY | OfficeMax | Sport Clips | LANE BRYANT | rue 21

CHUCK E CHEESE'S

©TheMaffiaTeam

SAM'S CLUB | CINEMARK The Best Seat In Town | Conn's | chili's GRILL & BAR | SPECT'S | Gatti Town | ASHLEY FURNITURE HomeStore | at&t | SHEPLERS | smart purvey | LA Z BOY | LONGHORN STEAKHOUSE



# Aerial | Southeast View



INTERSTATE 35 | (150,000 AADT)

**Walmart** Supercenter  
GNC  
**PET SMART** Payless  
STARBUCKS  
TEXAS SPRINT  
Jack in the box  
TACO BELL  
SUBWAY

**JO-ANN** stores inc  
**MATTRESS FIRM**  
FRIDAYS

**CINEMARK** The Best Seat In Town  
Sams CLUB  
CONN'S chili's  
SPEC'S  
at&t  
SHEPLERS  
LA Z BOY  
LONGHORN

HARLEY-DAVIDSON  
VW

Southpark Meadows

**HOBBY LOBBY** DRESS FOR LESS  
**ROSS** BED BATH & BEYOND  
OfficeMax  
Sport  
LANE BRYANT  
true21  
BEST BUY

**SPORTS AUTHORITY**  
Marshalls

Reserve at Southpark Meadows

Walgreens

CHASE

SONIC America's Drive-In

WELLS FARGO

Capital One

Wendy's

PANDA EXPRESS  
SWEET CHINESE FOOD

Target  
jcpenny  
BEALLS  
dressbarn  
ULTA  
SHOE CARNIVAL

Southpark Meadows Dr

FirstLockhart NATIONAL BANK

W Slaughter Ln

CareSpot Express Healthcare  
DUNKIN' DONUTS  
PACIFIC DENTAL SERVICES

©TheMainaTeam



# Aerial | West View

Sams CLUB  
CINEMARK The Best Seat In Town  
Conn's  
SPECK'S SHEPLERS  
ASHLEY HOMESTORE  
at&t LONGHORN LA BOY

Target JCPENNEY SPORTS AUTHORITY  
MARSHALLS WELLS FARGO ROSS DRESS FOR LESS  
HOBBY LOBBY BEALLS BEST BUY  
SUPER TARGET BED BATH & BEYOND OfficeMax LANE BRYANT  
SHOE CARNIVAL SONIC ULTA  
MATTRESS FIRM JO-ANN Message Emv JOYCE KRESS rue21

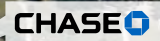
CareSpot Express Healthcare DUNKIN' DONUTS PACIFIC DENTAL SERVICES



Reserve at Southpark Meadows



Southpark Meadows



Walmart Supercenter  
GNC PETSMART Payless SHOESOURCE SUPERCUTS  
STARBUCKS WHATASBURGER  
Jack in the box TACO BELL Chick-fil-A SUBWAY

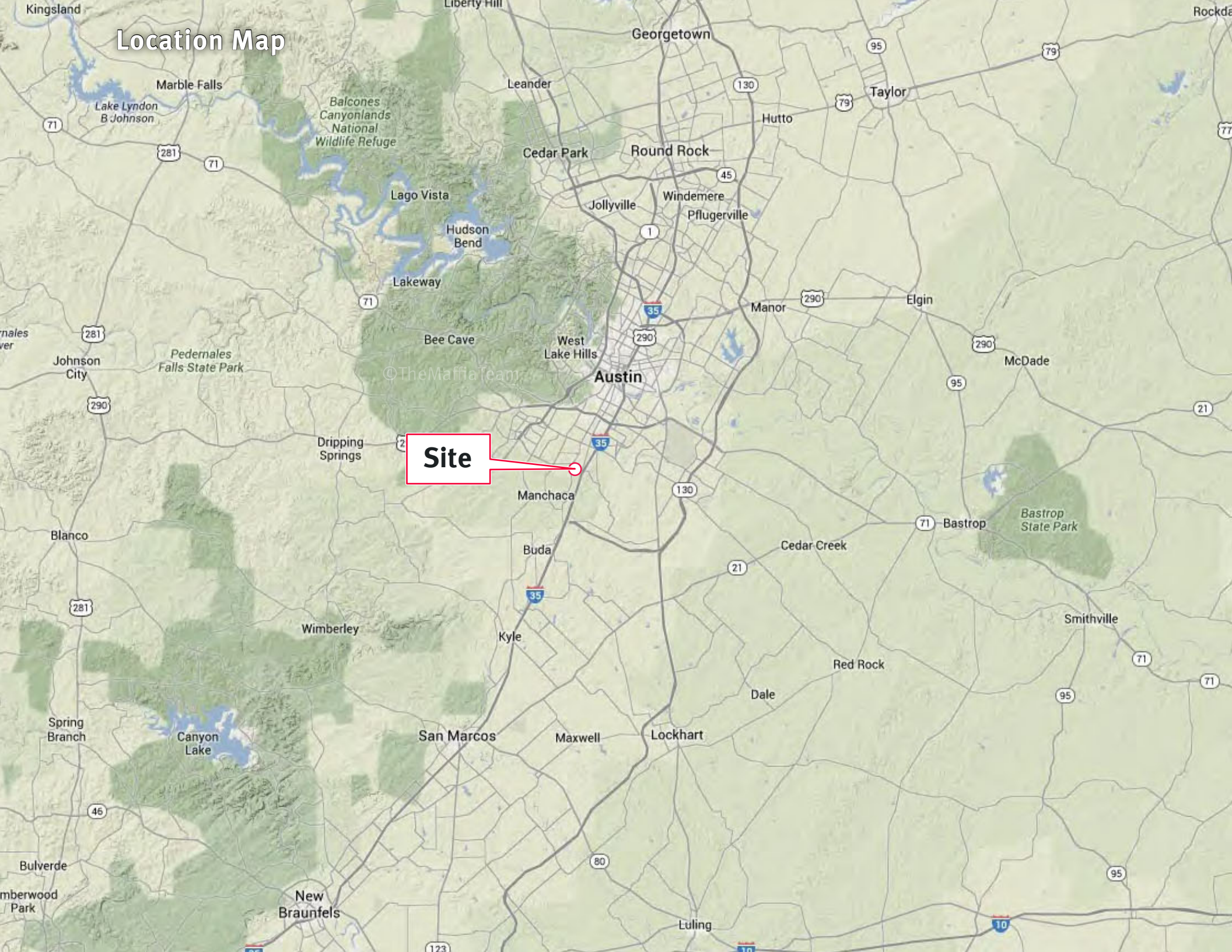
INTERSTATE 35 / (150,000 AADT)



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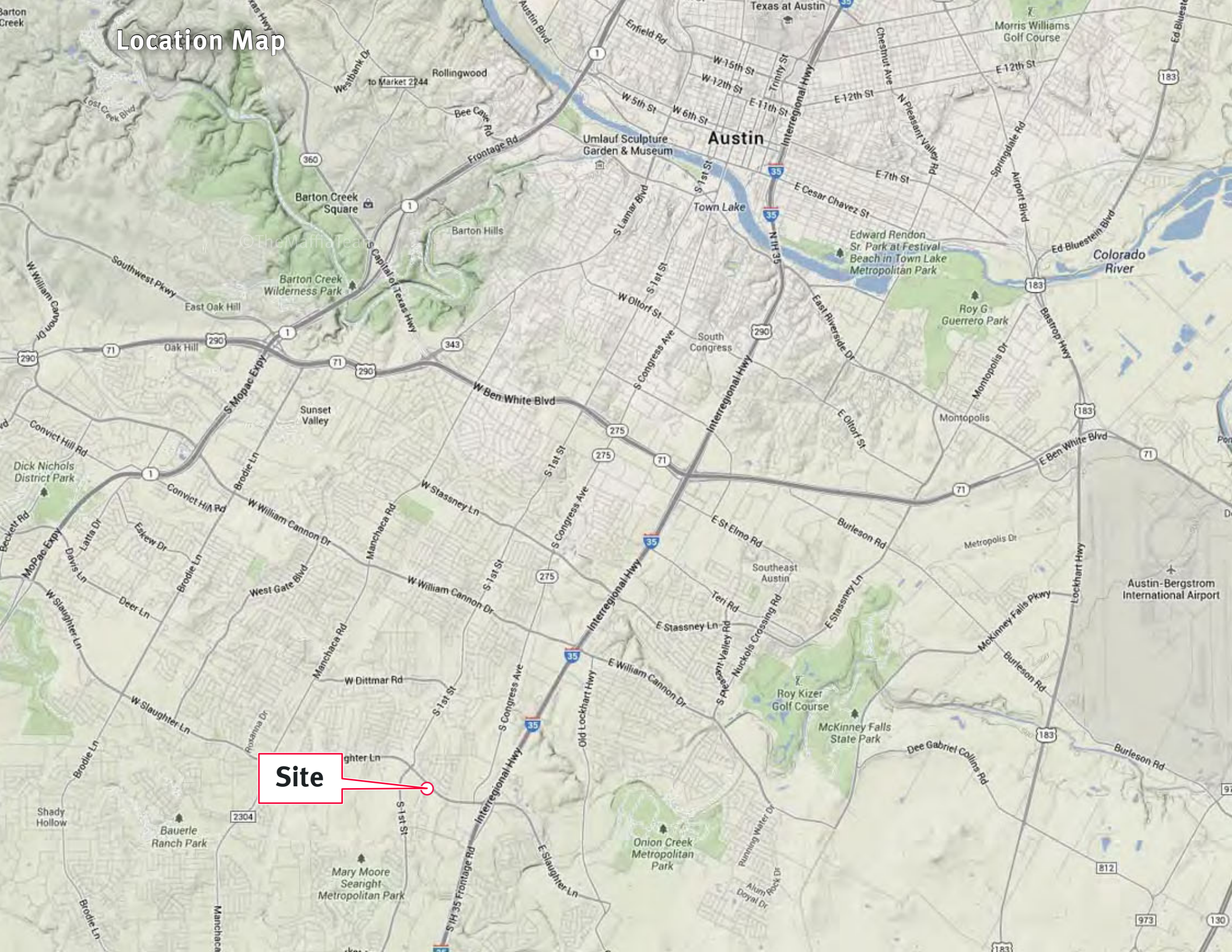


# Location Map





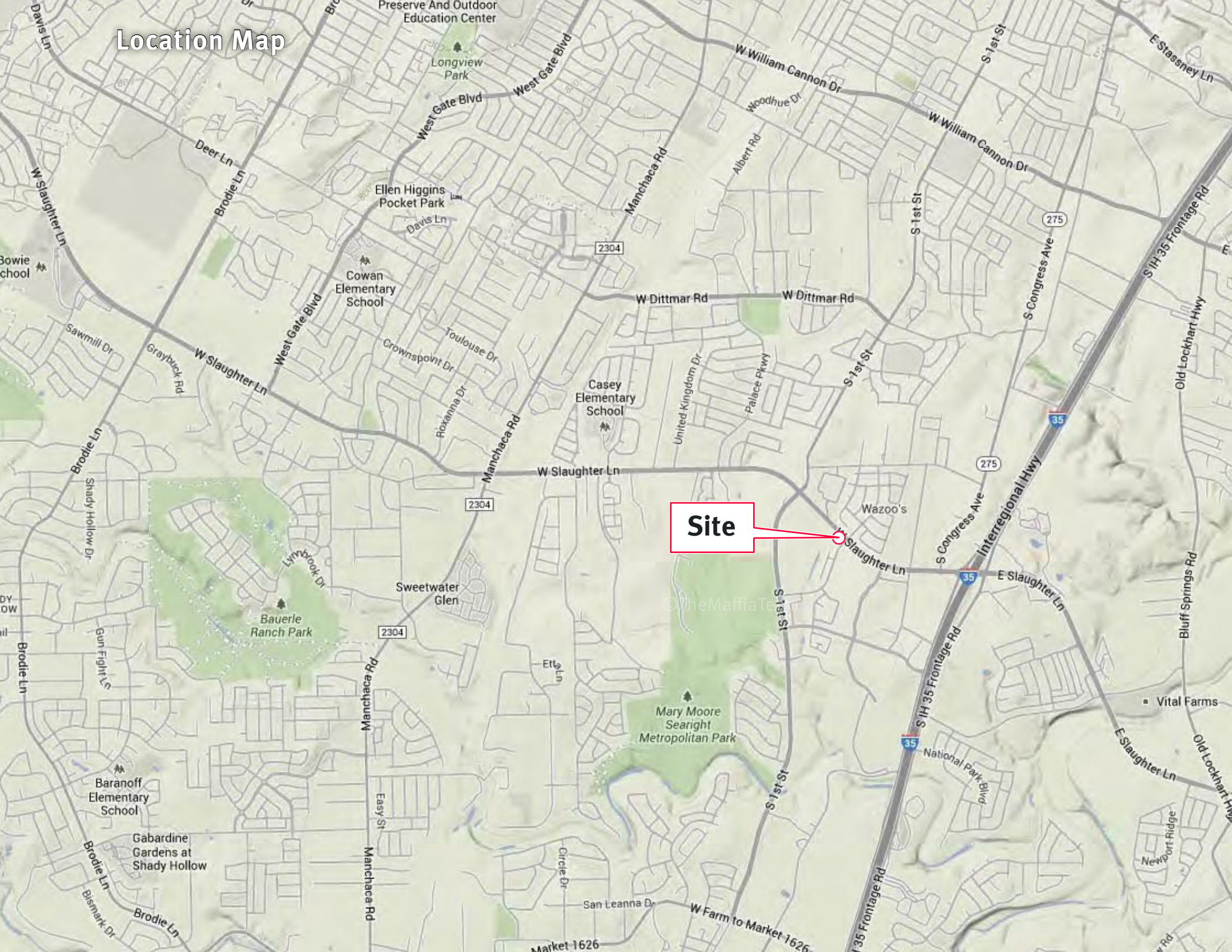
# Location Map



**Site**



# Location Map



**Site**



# Demographics

401 W Slaughter Ln  
Austin, TX 78748

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	6,072	70,014	151,693
2010 Total Population	9,855	93,975	192,259
2012 Total Population	10,443	99,443	200,634
2012 Group Quarters	12	291	1,601
2017 Total Population	12,075	113,275	226,201
2012-2017 Annual Rate	2.95%	2.64%	2.43%
<b>Household Summary</b>			
2000 Households	2,217	25,820	56,109
2000 Average Household Size	2.73	2.69	2.68
2010 Households	4,402	37,102	75,614
2010 Average Household Size	2.24	2.53	2.52
2012 Households	4,735	39,366	79,208
2012 Average Household Size	2.20	2.52	2.51
2017 Households	5,561	44,976	89,564
2017 Average Household Size	2.17	2.51	2.51
2012-2017 Annual Rate	3.27%	2.70%	2.49%
2010 Families	2,186	21,675	43,473
2010 Average Family Size	2.98	3.19	3.23
2012 Families	2,258	22,440	44,481
2012 Average Family Size	2.93	3.17	3.21
2017 Families	2,639	25,935	50,961
2017 Average Family Size	2.93	3.19	3.22
2012-2017 Annual Rate	3.16%	2.94%	2.76%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,256	26,682	58,210
Owner Occupied Housing Units	76.3%	57.5%	52.4%
Renter Occupied Housing Units	21.9%	39.2%	44.0%
Vacant Housing Units	1.7%	3.2%	3.6%
2010 Housing Units	4,814	39,551	80,452
Owner Occupied Housing Units	35.3%	48.8%	47.6%
Renter Occupied Housing Units	56.2%	45.0%	46.4%
Vacant Housing Units	8.6%	6.2%	6.0%
2012 Housing Units	5,139	41,827	84,113
Owner Occupied Housing Units	32.3%	47.7%	46.6%
Renter Occupied Housing Units	59.8%	46.4%	47.6%
Vacant Housing Units	7.9%	5.9%	5.8%
2017 Housing Units	6,037	47,324	94,123
Owner Occupied Housing Units	29.6%	48.9%	48.1%
Renter Occupied Housing Units	62.5%	46.1%	47.0%
Vacant Housing Units	7.9%	5.0%	4.8%
<b>Median Household Income</b>			
2012	\$50,011	\$50,686	\$50,256
2017	\$52,508	\$56,168	\$56,350
<b>Median Home Value</b>			
2012	\$161,674	\$170,047	\$176,584
2017	\$169,339	\$179,046	\$185,166
<b>Per Capita Income</b>			
2012	\$25,573	\$25,022	\$25,769
2017	\$27,538	\$27,783	\$28,842
<b>Median Age</b>			
2010	29.5	31.4	31.5
2012	29.3	31.4	31.5
2017	29.3	31.7	31.9



# Demographics

401 W Slaughter Ln  
Austin, TX 78748

	1 mile	3 miles	5 miles
<b>2012 Households by Income</b>			
Household Income Base	4,735	39,366	79,208
<\$15,000	11.8%	8.9%	9.6%
\$15,000 - \$24,999	6.7%	9.5%	10.3%
\$25,000 - \$34,999	10.0%	11.7%	11.8%
\$35,000 - \$49,999	21.5%	18.7%	18.0%
\$50,000 - \$74,999	27.8%	24.8%	22.5%
\$75,000 - \$99,999	14.0%	11.7%	11.5%
\$100,000 - \$149,999	5.9%	10.0%	10.8%
\$150,000 - \$199,999	0.9%	2.6%	2.9%
\$200,000+	1.4%	2.1%	2.7%
Average Household Income	\$57,195	\$63,131	\$64,767
<b>2017 Households by Income</b>			
Household Income Base	5,561	44,976	89,564
<\$15,000	11.1%	8.1%	8.8%
\$15,000 - \$24,999	4.7%	6.7%	7.5%
\$25,000 - \$34,999	8.4%	8.6%	8.6%
\$35,000 - \$49,999	20.5%	15.7%	14.9%
\$50,000 - \$74,999	31.0%	30.3%	28.1%
\$75,000 - \$99,999	15.6%	14.6%	14.3%
\$100,000 - \$149,999	6.2%	11.0%	11.5%
\$150,000 - \$199,999	1.0%	2.9%	3.3%
\$200,000+	1.3%	2.2%	2.9%
Average Household Income	\$60,725	\$69,943	\$72,412
<b>2012 Owner Occupied Housing Units by Value</b>			
Total	1,659	19,940	39,177
<\$50,000	0.6%	2.4%	1.7%
\$50,000 - \$99,999	3.0%	8.1%	8.0%
\$100,000 - \$149,999	34.5%	24.7%	23.0%
\$150,000 - \$199,999	50.8%	36.8%	32.6%
\$200,000 - \$249,999	9.2%	16.8%	18.3%
\$250,000 - \$299,999	1.3%	6.4%	8.7%
\$300,000 - \$399,999	0.5%	3.5%	5.6%
\$400,000 - \$499,999	0.1%	0.9%	1.5%
\$500,000 - \$749,999	0.0%	0.3%	0.6%
\$750,000 - \$999,999	0.1%	0.0%	0.0%
\$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$161,012	\$176,138	\$187,890
<b>2017 Owner Occupied Housing Units by Value</b>			
Total	1,788	23,141	45,314
<\$50,000	0.2%	1.2%	0.8%
\$50,000 - \$99,999	1.9%	5.5%	5.4%
\$100,000 - \$149,999	25.8%	19.9%	18.7%
\$150,000 - \$199,999	57.0%	40.1%	35.7%
\$200,000 - \$249,999	12.5%	21.0%	22.4%
\$250,000 - \$299,999	1.6%	7.2%	9.3%
\$300,000 - \$399,999	0.7%	3.8%	5.8%
\$400,000 - \$499,999	0.1%	0.8%	1.3%
\$500,000 - \$749,999	0.0%	0.4%	0.7%
\$750,000 - \$999,999	0.1%	0.0%	0.1%
\$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$169,589	\$186,306	\$196,532





# Demographics

401 W Slaughter Ln  
Austin, TX 78748

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	9,855	93,973	192,258
0 - 4	7.2%	7.8%	7.7%
5 - 9	6.2%	6.6%	6.7%
10 - 14	5.1%	6.0%	6.0%
15 - 24	17.6%	15.3%	15.3%
25 - 34	25.9%	21.5%	21.3%
35 - 44	14.8%	14.6%	14.9%
45 - 54	12.0%	12.3%	12.3%
55 - 64	7.1%	9.2%	9.0%
65 - 74	2.8%	4.2%	4.0%
75 - 84	1.0%	2.0%	2.0%
85 +	0.3%	0.6%	0.7%
18 +	78.2%	76.1%	76.0%
<b>2012 Population by Age</b>			
Total	10,442	99,443	200,633
0 - 4	7.3%	7.7%	7.7%
5 - 9	6.1%	6.6%	6.6%
10 - 14	5.0%	5.9%	5.9%
15 - 24	18.0%	15.3%	15.3%
25 - 34	26.7%	21.9%	21.7%
35 - 44	14.2%	14.1%	14.4%
45 - 54	11.3%	11.9%	12.0%
55 - 64	7.2%	9.5%	9.4%
65 - 74	2.9%	4.5%	4.2%
75 - 84	1.0%	2.0%	2.0%
85 +	0.3%	0.7%	0.8%
18 +	78.5%	76.5%	76.4%
<b>2017 Population by Age</b>			
Total	12,074	113,275	226,203
0 - 4	7.4%	7.7%	7.7%
5 - 9	6.2%	6.5%	6.6%
10 - 14	5.0%	6.0%	6.0%
15 - 24	17.4%	14.3%	14.3%
25 - 34	27.8%	22.3%	22.1%
35 - 44	13.9%	13.9%	14.3%
45 - 54	10.2%	11.0%	11.1%
55 - 64	7.4%	10.0%	9.9%
65 - 74	3.5%	5.4%	5.2%
75 - 84	1.1%	2.1%	2.1%
85 +	0.3%	0.7%	0.8%
18 +	78.5%	76.6%	76.5%
<b>2010 Population by Sex</b>			
Males	4,734	46,577	95,806
Females	5,121	47,398	96,453
<b>2012 Population by Sex</b>			
Males	5,025	49,377	100,160
Females	5,418	50,065	100,474
<b>2017 Population by Sex</b>			
Males	5,804	56,236	112,929
Females	6,270	57,039	113,272



# Demographics

401 W Slaughter Ln  
Austin, TX 78748

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	9,856	93,973	192,258
White Alone	72.2%	68.9%	69.1%
Black Alone	7.1%	6.0%	5.7%
American Indian Alone	1.0%	1.2%	1.2%
Asian Alone	3.0%	2.5%	2.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	12.6%	17.6%	17.2%
Two or More Races	4.1%	3.9%	3.8%
Hispanic Origin	43.7%	48.3%	46.3%
Diversity Index	73.2	76.1	75.8
<b>2012 Population by Race/Ethnicity</b>			
Total	10,445	99,442	200,632
White Alone	71.9%	68.7%	69.0%
Black Alone	7.1%	5.9%	5.6%
American Indian Alone	0.9%	1.1%	1.1%
Asian Alone	3.1%	2.6%	3.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	12.6%	17.7%	17.3%
Two or More Races	4.3%	3.9%	3.8%
Hispanic Origin	44.2%	48.8%	46.8%
Diversity Index	73.5	76.2	75.9
<b>2017 Population by Race/Ethnicity</b>			
Total	12,076	113,274	226,202
White Alone	71.1%	68.3%	68.6%
Black Alone	7.2%	5.8%	5.5%
American Indian Alone	0.9%	1.1%	1.1%
Asian Alone	3.2%	2.7%	3.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	12.9%	17.9%	17.6%
Two or More Races	4.6%	4.1%	4.0%
Hispanic Origin	47.2%	51.5%	49.4%
Diversity Index	74.4	76.5	76.3
<b>2010 Population by Relationship and Household Type</b>			
Total	9,855	93,975	192,259
In Households	99.9%	99.7%	99.2%
In Family Households	68.9%	76.7%	75.9%
Householder	21.9%	23.0%	22.6%
Spouse	13.1%	15.3%	15.4%
Child	26.7%	29.8%	29.6%
Other relative	4.4%	5.6%	5.4%
Nonrelative	2.9%	3.0%	2.9%
In Nonfamily Households	30.9%	23.0%	23.3%
In Group Quarters	0.1%	0.3%	0.8%
Institutionalized Population	0.0%	0.1%	0.2%
Noninstitutionalized Population	0.1%	0.2%	0.7%



# Demographics

401 W Slaughter Ln  
Austin, TX 78748

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	4,402	37,103	75,614
Households with 1 Person	33.7%	28.4%	29.5%
Households with 2+ People	66.3%	71.6%	70.5%
Family Households	49.7%	58.4%	57.5%
Husband-wife Families	29.8%	38.8%	39.2%
With Related Children	15.2%	19.1%	20.0%
Other Family (No Spouse Present)	19.9%	19.6%	18.3%
Other Family with Male Householder	5.0%	5.6%	5.3%
With Related Children	2.5%	3.1%	2.9%
Other Family with Female Householder	14.9%	14.0%	13.0%
With Related Children	10.4%	9.5%	8.8%
Nonfamily Households	16.6%	13.2%	13.0%
All Households with Children	28.4%	32.1%	32.1%
Multigenerational Households	3.2%	4.7%	4.4%
Unmarried Partner Households	11.8%	9.8%	9.4%
Male-female	10.1%	8.3%	8.0%
Same-sex	1.7%	1.5%	1.4%
<b>2010 Households by Size</b>			
Total	4,403	37,102	75,615
1 Person Household	33.7%	28.4%	29.5%
2 Person Household	33.9%	32.9%	32.0%
3 Person Household	15.6%	16.2%	15.8%
4 Person Household	9.6%	11.6%	11.6%
5 Person Household	4.4%	6.0%	6.1%
6 Person Household	1.7%	2.7%	2.8%
7 + Person Household	1.1%	2.2%	2.3%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	4,402	37,102	75,614
Owner Occupied	38.6%	52.0%	50.6%
Owned with a Mortgage/Loan	33.4%	42.0%	40.9%
Owned Free and Clear	5.2%	10.0%	9.7%
Renter Occupied	61.4%	48.0%	49.4%



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

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

