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AIRPORT BLVD DEVELOPMENT SITE

Clinton Sayers II, CCIM
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853 Airport Blvd is a redevelopment opportunity with the by-right potential to develop over 160,000 SF. Located in east Austin along a primary transportation corridors in a Qualified Opportunity Zone (QOZ).



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PROPERTY DESCRIPTION

853 Airport Blvd is a redevelopment opportunity with the by-right potential to develop over 160,000 SF. Located in east Austin along a primary transportation corridors in a Qualified Opportunity Zone (QOZ).

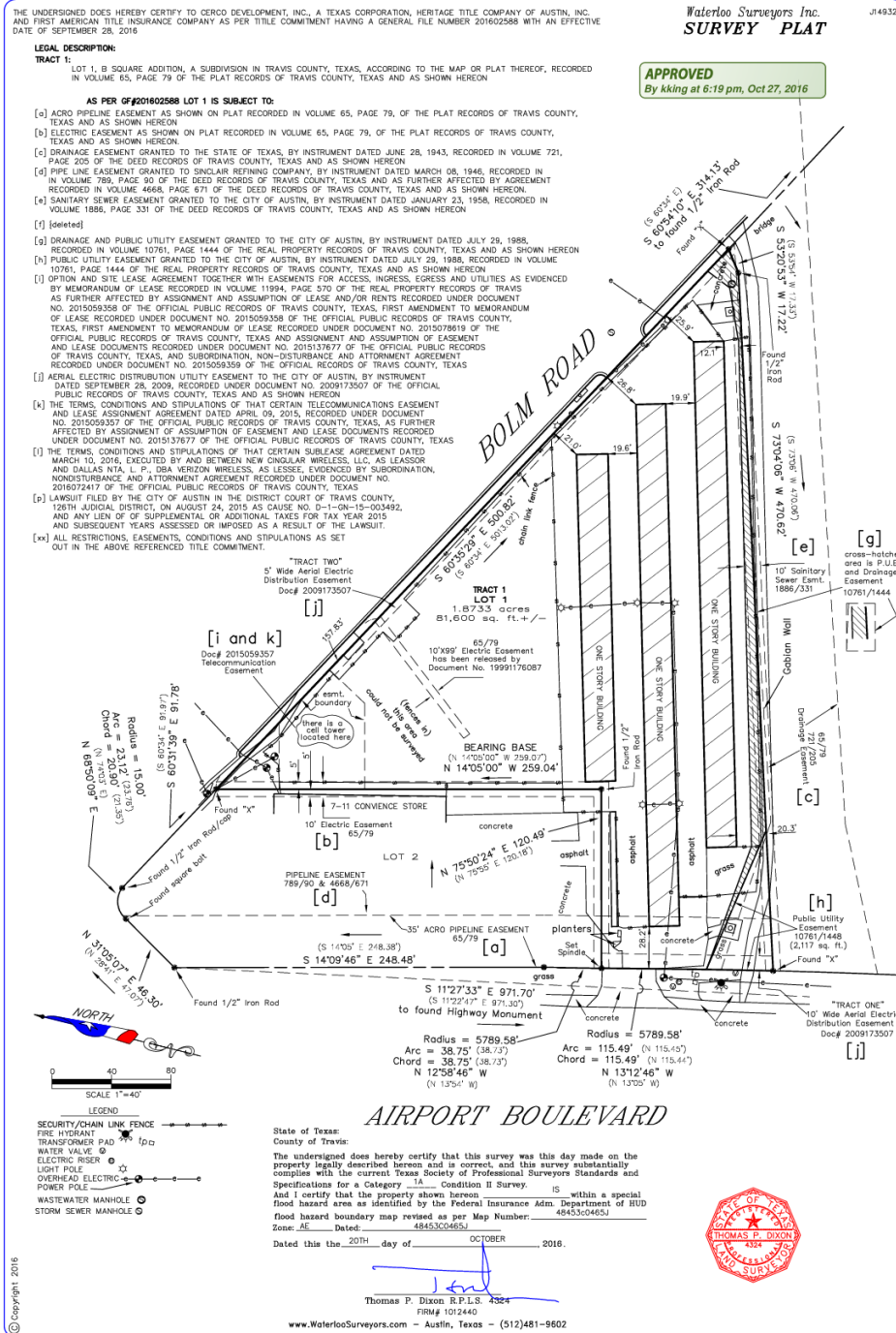
PROPERTY HIGHLIGHTS

- List Price \$3,500,000
- 1.76 acres
- Zoned: CS-CO-NP
- FAR 2:1
- Cash Flow from existing self-storage facility
- Qualified Opportunity Zone
- 853 Airport Blvd, Austin, Texas 78702



This information has been secured from sources believed to be reliable. No representations or warranties, expressed or implied, as to the accuracy of the information has been made by the provider, this firm or its representatives. All references to property age, size, rental rates, income and expenses are approximate. Users of this information should conduct their own independent investigations and rely only on those results.

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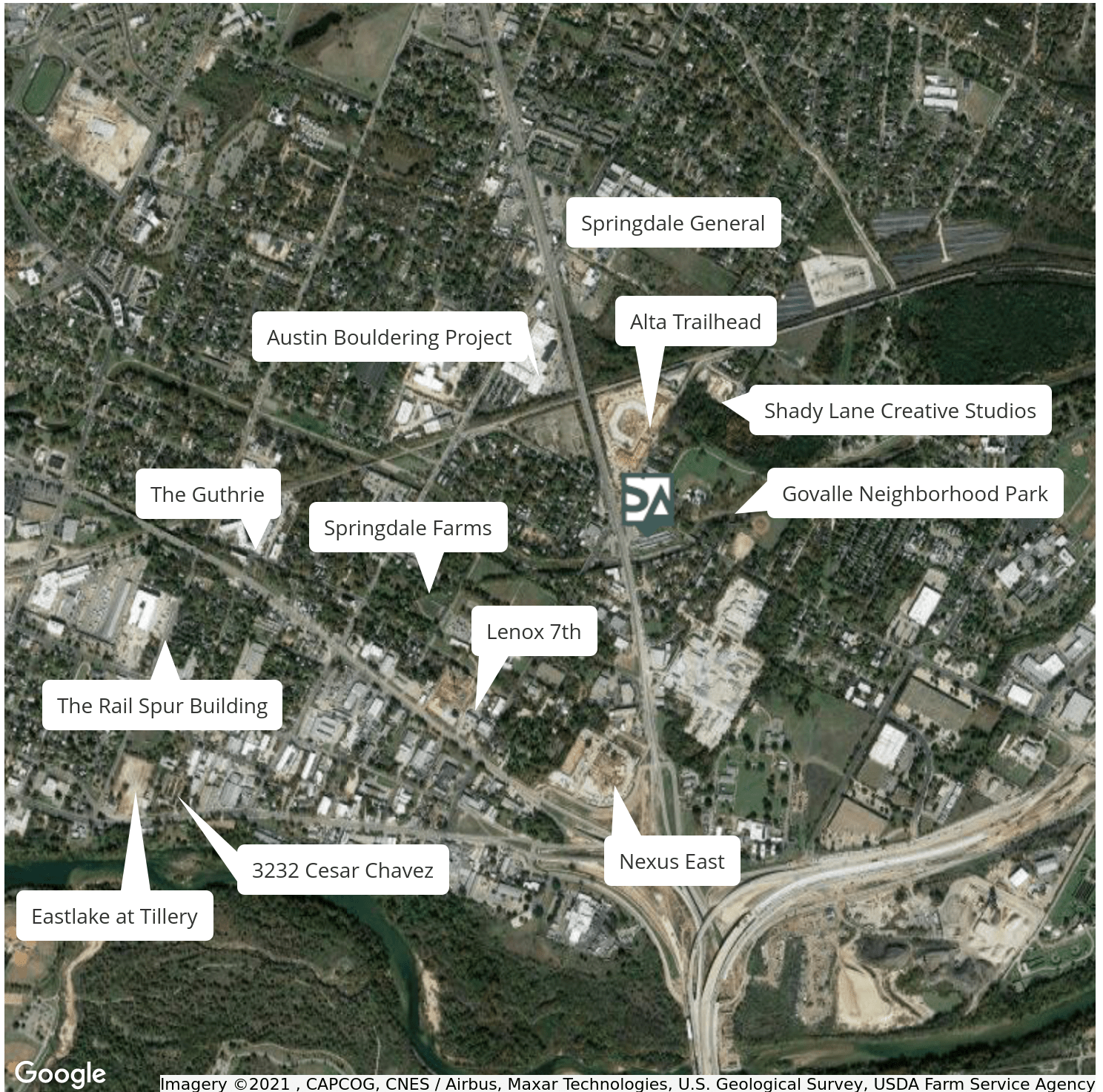
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EMERGING PROJECTS

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Airport Blvd (2002)

Income Statement

Period = Jan 2019-Dec 2019

Book = Cash

	Period to Date	%	Year to Date	%
4000000	INCOME			
40500000	REVENUE			
41100000	RENTAL INCOME			
41100001	Rental Charges	196,362.64	99.52	196,362.64
41100010	OTHER RENTAL INCOME			
41100014	Plus: Prepaid Income	-160.00	-0.08	-160.00
41100098	TOTAL OTHER RENTAL INCOME	-160.00	-0.08	-160.00
41100099	TOTAL RENTAL INCOME	196,202.64	99.43	196,202.64
41110000	ASSESSMENT INCOME			
41110004	Late Fees	1,100.65	0.56	1,100.65
41111009	TOTAL ASSESSMENT INCOME	1,100.65	0.56	1,100.65
41200000	OTHER INCOME			
41200012	Locks / Keys / Fob Replacement	15.00	0.01	15.00
44100010	Miscellaneous Income	0.14	0.00	0.14
44199999	TOTAL OTHER INCOME	15.14	0.01	15.14
49999998	TOTAL REVENUE	197,318.43	100.00	197,318.43
49999999	TOTAL INCOME	197,318.43	100.00	197,318.43
60000000	EXPENSES			
61000000	OPERATING EXPENSES			
61200000	ADVERTISING AND MARKETING			
61200013	Search Engine Marketing	130.00	0.07	130.00
61299999	TOTAL ADVERTISING AND MARKETING	130.00	0.07	130.00
61400000	REPAIRS AND MAINTENANCE			
61400006	Electrical Supplies	32.51	0.02	32.51
61400009	General Maintenance Repairs	575.45	0.29	575.45
61400012	Locks / Keys / Fobs	161.37	0.08	161.37
61400017	Roof Repairs	2,976.88	1.51	2,976.88
61400024	General Maintenance Supplies	545.16	0.28	545.16
61499999	TOTAL REPAIRS AND MAINTENANCE	4,291.37	2.17	4,291.37
61500000	PROFESSIONAL / CONTRACT SERVICES			
61500001	Landscaping	6,696.00	3.39	6,696.00
61500004	Legal and Accounting	1,828.92	0.93	1,828.92
61500006	Pest Control	811.86	0.41	811.86
61500009	Other Contract Services	2,333.82	1.18	2,333.82
61500010	Software	4,158.29	2.11	4,158.29
61500015	Other Professional Services	187.00	0.09	187.00
61599999	TOTAL PROFESSIONAL / CONTRACT SERVI	16,015.89	8.12	16,015.89
61600000	GENERAL AND ADMINISTRATIVE			
61600004	Dues Books and Subscriptions	140.00	0.07	140.00
61600006	Licenses and Permits	1,401.71	0.71	1,401.71
61600009	Office Supplies	86.87	0.04	86.87
61600011	Postage and Courier	20.55	0.01	20.55
61600018	Misc Expense	360.00	0.18	360.00
61699999	TOTAL GENERAL AND ADMINISTRATIVE	2,009.13	1.02	2,009.13
61700000	UTILITIES			
61700007	Telephone - Landlines	1,643.78	0.83	1,643.78
61700014	Other Utilities	5,416.91	2.75	5,416.91
61799999	TOTAL UTILITIES	7,060.69	3.58	7,060.69
61800000	TAXES AND INSURANCE			
61800004	Property Insurance	4,783.23	2.42	4,783.23
61800005	Real Estate Taxes	22,344.75	11.32	22,344.75
61899999	TOTAL TAXES AND INSURANCE	27,127.98	13.75	27,127.98
61999999	TOTAL OPERATING EXPENSES	56,635.06	28.70	56,635.06
62000000	NET OPERATING INCOME	140,683.37	71.30	140,683.37
70000000	NON OPERATING EXPENSES			
71100000	DEBT SERVICE			
71100020	Interest	86,833.10	44.01	86,833.10
71199999	TOTAL DEBT SERVICE	86,833.10	44.01	86,833.10
79999999	TOTAL NON OPERATING EXPENSES	86,833.10	44.01	86,833.10
80000000	CAPITAL EXPENDITURES - HOA			
80000001	CAPITALIZED COSTS			
89999999	TOTAL NON OPEX EXPENSES	86,833.10	44.01	86,833.10
90000010	NET INCOME	53,850.27	27.29	53,850.27

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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:

- **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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Sayers Real Estate Advisors	448879	Clint@SayersAdvisors.com	512-472-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clint Sayers	170423	Clint@SayersAdvisors.com	512-472-6100
Designated Broker of Firm	License No.	Email	Phone
Clint Sayers	170423	Clint@SayersAdvisors.com	512-472-6100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Clinton Sayers II; Paul Byars	598862; 627563	Paul@SayersAdvisors.com Clinton@SayersAdvisors.com	512-472-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date