



INVESTORS ALLIANCE, INC.

918 W. Third St. • Austin, Texas • 78703 • (512) 480-8100 • FAX: (512) 480-9100

FAX COVERSHEET

DATE:

9/26/00

FROM: Jackie Marcinak

TO:

George Richards

FAX #

338-1103

Transmission includes 9 pages (including this sheet)

MESSAGE

*Here's a quick survey of new apartments
in San Marcos for your review -*

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Country Oaks

1951 Aquarena Springs Dr.
San Marcos, TX 78666
Phone: (512) 754-8911
Fax: (512) 754-8962

PROPERTY INFORMATION

County:	Hays	School District:	HISD
Submarket:	SM	Tax ID:	R62652
Map/Grid:	SAN MA	Total Tax Value:	\$ 5,460,910
Total Units:	160	Locator Fees:	50% Escort
Total Buildings:	12	Lease Terms:	6-9-12
Year Built:	1996	Application Fee:	\$ 40.00
Rentable Area:	0	Pets:	Yes <25lb
Land Area (ac):		Pet Deposit:	\$300/\$150NR

UTILITIES

Electric Paid:	N
Water Paid:	Y
Gas Paid:	N
Cable Paid:	N
CACH:	B
Water Heater:	IG
Ind. Elec. Meter:	Y
Heat:	E

PROPERTY AMENITIES

Pool(s):	Y	Playground:	Y
Hot Tub/Spa:	0	Clubhouse:	N
Fitness Center:	N	Business Center:	N
Tennis Court:	N	BBQ Grill:	Y
Racquetball Court:	N	Laundry Room:	0
Sports Court:	B	Social Activities:	Y
Volleyball Court:	Y	Access Gates:	Y
Water Volleyball:	N	Garages:	N
Jogging Trail:	N	Covered Parking:	0
Golf/Putting Green:	N	Corporate Suites:	N

UNIT AMENITIES

Refrigerator:	Y	Intrusion Alarms:	N
Stove:	Y	Ceiling Fans:	Y
Dishwasher:	Y	Walk-in Closet:	Y
Microwave:	Y	Patio/Balcony:	N
Disposal:	Y	Outside Storage:	N
Ice Maker:	N	Mini Blinds:	Y
Pantry:	Y	Vaulted Ceilings:	N
Bookshelves:	N	9' Ceilings:	N
Wet/Dry Bar:	N	Furnished:	N

PRINCIPALS

MANAGEMENT

AIMCO
Carolyn Sampson
5608 Parkcrest Drive, #350
Austin, TX 78731-
Phone: (512) 419-7009 Fax: (512) 419-1086
Management On-Site: Y Contact: Megan Herrington
Site Phone: (512) 754-8911 Site Fax: (512) 754-8962

OWNERSHIP

Ocwen Financial & Chrysler
Glen Daniels
1675 Palm Beach Lakes
West Palm Beach, FL
Phone: (407) 681-8500 Fax: (407) 681-8183

UNIT MIX

Unit Description	Total Units	Sq. Ft.	W/D	FP	Deposit	Rent - Low	Rent - High
1 - 1	48	700	F		\$150	\$545 550	\$545
2 - 2	80	950	F		\$250	\$669 675	\$669
3 - 2	32	1,075	F		\$350	\$809 815	\$809

AFFORDABLE HOUSING; $\approx 70\%$ students

Avg Rent/Month: 665.50

Avg SF: 900

Avg Rent/SF: .74

Avg Occupancy: 100%



Hillside Ranch Ph. I & II

1260 LBJ Dr. N.

San Marcos, TX 78666

Phone: (512) 393-3222

Fax: (512) 392-5564

PROPERTY INFORMATION

County:	Hays	School District:	SMISD
Submarket:	SM	Tax ID:	
Map/Grid:	SAN MA	Total Tax Value:	
Total Units:	258	Locator Fees:	50% Escort or Send
Total Buildings:	11	Lease Terms:	9-12
Year Built:	1997/1999	Application Fee:	\$ 50.00
Rentable Area:	203,538	Pets:	Yes <20 Lbs
Land Area (ac):		Pet Deposit:	\$500

UTILITIES

Electric Paid:	N
Water Paid:	N
Gas Paid:	N/A
Cable Paid:	N
CACH:	B
Water Heater:	IE
Ind. Elec. Meter:	Y
Heat:	E

PROPERTY AMENITIES

Pool(s):	Y	Playground:	N
Hot Tub/Spa:	0	Clubhouse:	Y
Fitness Center:	Y	Business Center:	Y
Tennis Court:	N	BBQ Grill:	N
Racquetball Court:	N	Laundry Room:	2
Sports Court:	B	Social Activities:	Y
Volleyball Court:	Y	Access Gates:	Y
Water Volleyball:	N	Garages:	N
Jogging Trail:	N	Covered Parking:	0
Golf/Putting Green:	N	Corporate Suites:	N

UNIT AMENITIES

Refrigerator:	Y	Intrusion Alarms:	N
Stove:	Y	Ceiling Fans:	Y
Dishwasher:	Y	Walk-in Closet:	Y
Microwave:	N	Patio/Balcony:	Y
Disposal:	Y	Outside Storage:	N
Ice Maker:	Y	Mini Blinds:	Y
Pantry:	Y	Vaulted Ceilings:	N
Bookshelves:	S	9' Ceilings:	Y
Wet/Dry Bar:		Furnished:	N

PRINCIPALS

MANAGEMENT

United Apartment Group

Tim Settles

14679 Midway Rd., Ste. #100

Addison, TX 75001-

Phone: (972) 720-9440 Fax: (972) 720-9441

Management On-Site: Y Contact: Donna Anders

Site Phone: (512) 393-3222 Site Fax: (512) 392-5564

OWNERSHIP

Baxter Southwest

Steve Cottingham

200 Concord Plaza #710

San Antonio, TX 78216

Phone: (210) 829-8999 Fax: (210) 829-8998

UNIT MIX

Unit Description	Total Units	Sq. Ft.	W/D	FP	Deposit	Rent - Low	Rent - High
1 - 1	60	501	FC		\$300	\$625	\$625
1 - 1	48	755	FC		\$300	\$750	\$750
2 - 1	18	886	FC		\$400	\$855	\$855
2 - 2	132	933	FC		\$400	\$945	\$945

1.25
.99
.97
1.01

#828

Avg Rent/Month: \$827

Avg SF: 795

Avg Rent/SF: \$ 1.04

Avg Occupancy: 98.8%



Jefferson Commons - San Marc

1740 RR 12
San Marcos, TX 78666
Phone: (512) 393-6072
Fax: (512) 393-6078

PROPERTY INFORMATION

County:	Hays	School District:	SMISD
Submarket:	SM	Tax ID:	
Map/Grid:	SAN MA	Total Tax Value:	
Total Units:	173	Locator Fees:	50% Escort
Total Buildings:		Lease Terms:	12
Year Built:	1999	Application Fee:	\$ 30.00
Rentable Area:	199,607	Pets:	NO
Land Area (ac):		Pet Deposit:	

UTILITIES

Electric Paid:	N
Water Paid:	Y
Gas Paid:	N/A
Cable Paid:	Y
CACH:	B
Water Heater:	IE
Ind. Elec. Meter:	Y
Heat:	E

PROPERTY AMENITIES

Pool(s):	Y	Playground:	N
Hot Tub/Spa:	1	Clubhouse:	Y
Fitness Center:	Y	Business Center:	Y
Tennis Court:	N	BBQ Grill:	Y
Racquetball Court:	N	Laundry Room:	0
Sports Court:	Y	Social Activities:	N
Volleyball Court:	Y	Access Gates:	Y
Water Volleyball:	Y	Garages:	
Jogging Trail:	N	Covered Parking:	150
Golf/Putting Green:	N	Corporate Suites:	N

UNIT AMENITIES

Refrigerator:	Y	Intrusion Alarms:	Y
Stove:	Y	Ceiling Fans:	Y
Dishwasher:	Y	Walk-in Closet:	N
Microwave:	Y	Patio/Balcony:	Y
Disposal:	Y	Outside Storage:	N
Ice Maker:	Y	Mini Blinds:	Y
Pantry:	Y	Vaulted Ceilings:	Y
Bookshelves:	N	9' Ceilings:	Y
Wet/Dry Bar:	N	Furnished:	S

PRINCIPALS

MANAGEMENT

JPI Apt. Management, LP
Kay Course
600 E. Los Colinas Blvd. 18th Flr.
Irving, TX 75039
Phone: (972) 556-6937 Fax: (972) 556-6952
Management On-Site: Y Contact: Amy Watkins
Site Phone: (512) 393-6072 Site Fax: (512) 393-6078

OWNERSHIP

JPI
Richard Furr/Jim Truitt
600 E. Los Colinas Blvd. 18th Flr.
Irving, TX 75039
Phone: (972) 556-6937 Fax: (972) 556-6952

UNIT MIX

Unit Description	Total Units	Sq. Ft.	W/D	FP	Deposit	Rent - Low	Rent - High
1 - 1	12	496	FP		\$200	\$652	\$657
2 - 2	12	747	FP		\$200	\$960	\$1,020
2 - 2	12	756	FP		\$200	\$960	\$1,020
2 - 2	10	762	FP		\$200	\$960	\$1,020
3 - 3	36	1,157	FP		\$200	\$1,404	\$1,494
4 - 2	42	1,360	FP		\$200	\$1,644	\$1,704
4 - 4	48	1,400	FP		\$200	\$1,664	\$1,724
5 - 4	1	2,027	FP		\$200	\$2,325	\$2,375

STUDENT PROP.

Avg Rent/Month: \$ 1,431

Avg SF: 1,153

Avg Rent/SF: \$ 1.24

Avg Occupancy: 88.2% 100%

**Palazzo, The**

1011 Wonder World Dr.

San Marcos, TX 78666

Phone: (512) 353-1001

Fax: (512) 353-1344

PROPERTY INFORMATION

County:	Hays	School District:	HISD
Submarket:	SM	Tax ID:	R71499 & R71498
Map/Grid:	SAN MA	Total Tax Value:	\$ 2,041,340
Total Units:	152	Locator Fees:	50% Escort or Send
Total Buildings:	11	Lease Terms:	6-9-12
Year Built:	1997	Application Fee:	\$ 25.00
Rentable Area:	132,968	Pets:	Yes <20LB
Land Area (ac):		Pet Deposit:	\$300/\$150 NR

UTILITIES

Electric Paid:	N
Water Paid:	Y
Gas Paid:	N/A
Cable Paid:	N
CACH:	B
Water Heater:	IE
Ind. Elec. Meter:	Y
Heat:	E

PROPERTY AMENITIES

Pool(s):	Y	Playground:	Y
Hot Tub/Spa:	0	Clubhouse:	Y
Fitness Center:	Y	Business Center:	Y
Tennis Court:	N	BBQ Grill:	N
Racquetball Court:	N	Laundry Room:	0
Sports Court:	B	Social Activities:	Y
Volleyball Court:	Y	Access Gates:	Y
Water Volleyball:	N	Garages:	Y
Jogging Trail:	N	Covered Parking:	152
Golf/Putting Green:	N	Corporate Suites:	N

UNIT AMENITIES

Refrigerator:	Y	Intrusion Alarms:	N
Stove:	Y	Ceiling Fans:	Y
Dishwasher:	Y	Walk-in Closet:	Y
Microwave:	Y	Patio/Balcony:	Y
Disposal:	Y	Outside Storage:	Y
Ice Maker:	Y	Mini Blinds:	Y
Pantry:	Y	Vaulted Ceilings:	S
Bookshelves:	Y	9' Ceilings:	N
Wet/Dry Bar:	N	Furnished:	N

PRINCIPALS**MANAGEMENT**

BMI Management, Inc.

Debbie Blake

699 S. Friendswood Dr., #100

Friendswood, TX 77546

Phone: (800) 557-5766 Fax: (281) 482-7547

Management On-Site: Y Contact: Marsha Clayton

Site Phone: (512) 353-1001 Site Fax: (512) 353-1344

OWNERSHIP

BMI Management Inc.

Tony Banfield, Jr.

699 S. Friendswood Dr. #100

Friendswood, TX 77546

Phone: (800) 557-5766 Fax: (281) 482-7547

UNIT MIX

Unit Description	Total Units	Sq. Ft.	W/D	FP	Deposit	Rent - Low	Rent - High
1 - 1	32	689	F		\$200	\$700	\$700
1 - 1	64	806	F		\$200	\$755	\$755
2 - 2	32	988	F		\$300	\$910	\$910
2 - 2	16	1,105	F		\$300	\$1,025	\$1,025
3 - 2	8	1,255	F		\$350	\$1,210	\$1,210

1.02
 .94
 .92
 .93
 1.02

\approx 50% students

Avg Rent/Month: \$ 828

Avg SF: 874

Avg Rent/SF: \$ 0.95

Avg Occupancy: 94.2% 99%



Post Road II

1625 Post Rd.
San Marcos, TX 78666-
Phone: (512) 353-6691
Fax:

PROPERTY INFORMATION

County:	Hays	School District:
Submarket:	SM	Tax ID:
Map/Grid:		Total Tax Value:
Total Units:	78	Locator Fees:
Total Buildings:		Lease Terms:
Year Built:	2000	Application Fee:
Rentable Area:	89,700	Pets:
Land Area (ac):		Pet Deposit:

UTILITIES

Electric Paid:	<i>Y</i>
Water Paid:	<i>Y</i>
Gas Paid:	<i>N</i>
Cable Paid:	<i>N</i>
CACH:	
Water Heater:	
Ind. Elec. Meter:	
Heat:	
Telephone w/vm:	<i>Y</i>

PROPERTY AMENITIES

Pool(s):	<i>Y</i>	Playground:	
Hot Tub/Spa:		Clubhouse:	
Fitness Center:	<i>Y</i>	Business Center:	
Tennis Court:		BBQ Grill:	
Racquetball Court:		Laundry Room:	0
Sports Court:		Social Activities:	
Volleyball Court:		Access Gates:	<i>N</i>
Water Volleyball:		Garages:	<i>N</i>
Jogging Trail:		Covered Parking:	0
Golf/Putting Green:		Corporate Suites:	<i>N</i>

UNIT AMENITIES

Refrigerator:	<i>Y</i>	Intrusion Alarms:	
Stove:	<i>Y</i>	Ceiling Fans:	<i>Y</i>
Dishwasher:	<i>Y</i>	Walk-in Closet:	
Microwave:	<i>Y</i>	Patio/Balcony:	
Disposal:	<i>Y</i>	Outside Storage:	
Ice Maker:	<i>Y</i>	Mini Blinds:	<i>Y</i>
Pantry:		Vaulted Ceilings:	
Bookshelves:		9' Ceilings:	
Wet/Dry Bar:		Furnished:	

w/d in units

PRINCIPALS

MANAGEMENT

Carlisle Apartments, Inc.
Aurora Nobles
6303 Beverly Hill, #160
Houston, TX 77057-
Phone: (713) 622-1460 Fax: (713) 622-0271
Management On-Site: *Y* Contact: Mary
Site Phone: (512) 353-6691 Site Fax:

OWNERSHIP

Carlisle Apartments, Inc.
David Phillips
6303 Beverly Hill, #160
Houston, TX 77057-
Phone: (713) 622-1460 Fax: (713) 622-0271

UNIT MIX

Unit Description	Total Units	Sq. Ft.	W/D	FP	Deposit	Rent - Low	Rent - High
3 - 3	78	1,150			\$0	\$1,299	\$1,299

SOME STUDENTS

Avg Rent/Month: \$ 1,299

Avg SF: 1,150

Avg Rent/SF: \$ 1.13

Avg Occupancy: *91%*



River Oaks Villa

1950 Aquarena Springs Dr.
San Marcos, TX 78666
Phone: (512) 392-6955
Fax: (512) 392-6511

PROPERTY INFORMATION

County:	Hays	School District:	HISD
Submarket:	SM	Tax ID:	R63204
Map/Grid:	SAN MA	Total Tax Value:	\$ 7,781,370
Total Units:	200	Locator Fees:	n/a
Total Buildings:	14	Lease Terms:	12
Year Built:	1996	Application Fee:	\$ 30.00
Rentable Area:	0	Pets:	Yes<20Lbs
Land Area (ac):		Pet Deposit:	\$300

UTILITIES

Electric Paid:	N
Water Paid:	Y
Gas Paid:	N
Cable Paid:	N
CACH:	B
Water Heater:	IG
Ind. Elec. Meter:	Y
Heat:	G

PROPERTY AMENITIES

Pool(s):	Y	Playground:	Y
Hot Tub/Spa:	0	Clubhouse:	Y
Fitness Center:	Y	Business Center:	N
Tennis Court:	N	BBQ Grill:	Y
Racquetball Court:	N	Laundry Room:	1
Sports Court:	B	Social Activities:	Y
Volleyball Court:	N	Access Gates:	N
Water Volleyball:	N	Garages:	N
Jogging Trail:	N	Covered Parking:	68
Golf/Putting Green:		Corporate Suites:	N

UNIT AMENITIES

Refrigerator:	Y	Intrusion Alarms:	N
Stove:	Y	Ceiling Fans:	Y
Dishwasher:	Y	Walk-in Closet:	Y
Microwave:	N	Patio/Balcony:	Y
Disposal:	Y	Outside Storage:	Y
Ice Maker:	Y	Mini Blinds:	Y
Pantry:	Y	Vaulted Ceilings:	S
Bookshelves:		9' Ceilings:	
Wet/Dry Bar:		Furnished:	N

PRINCIPALS

MANAGEMENT

ARV
Bobbi Yaeger
10999 Reedhartman Hwy., #201
Cincinnati, OH 45242
Phone: (513) 791-5142 Fax: (513) 791-5427
Management On-Site: Y Contact: Kelly Dorsett
Site Phone: (512) 392-6955 Site Fax: (512) 392-6511

OWNERSHIP

ARV
Scott Reed
245 Fischer Ave.
Costa Mesa, CA 92626
Phone: (800) 624-0236 Fax:

UNIT MIX

Unit Description	Total Units	Sq. Ft.	W/D	FP	Deposit	Rent - Low	Rent - High
1 - 1	15	694			\$300	\$540	\$540
2 - 2	80	982	FC		\$300	\$695	\$695
3 - 2	105	1,114	FC		\$300	\$822	\$822

AFFORDABLE HOUSING - TAX CREDIT SEC 42

Avg Rent/Month: 750.⁰⁰ Avg SF: 1030 Avg Rent/SF: .73 Avg Occupancy: 100%?



Sterling University Springs

109 West Ave.

San Marcos, TX 78666

Phone: (512) 558-5100

Fax: (512) 558-5105

PROPERTY INFORMATION

County:	Hays	School District:	SMISD
Submarket:	SM	Tax ID:	R473967
Map/Grid:	SAN MA	Total Tax Value:	
Total Units:	152	Locator Fees:	50% Escort or Send
Total Buildings:	9	Lease Terms:	12
Year Built:	1998	Application Fee:	\$ 35.00
Rentable Area:	175,873	Pets:	nO
Land Area (ac):		Pet Deposit:	

UTILITIES

Electric Paid:	N
Water Paid:	N
Gas Paid:	N/A
Cable Paid:	N
CACH:	B
Water Heater:	IE
Ind. Elec. Meter:	Y
Heat:	E

PROPERTY AMENITIES

Pool(s):	Y	Playground:	N
Hot Tub/Spa:	1	Clubhouse:	Y
Fitness Center:	Y	Business Center:	Y
Tennis Court:	N	BBQ Grill:	Y
Racquetball Court:	N	Laundry Room:	0
Sports Court:	B	Social Activities:	Y
Volleyball Court:	Y	Access Gates:	N
Water Volleyball:	N	Garages:	N
Jogging Trail:	N	Covered Parking:	0
Golf/Putting Green:	N	Corporate Suites:	N

UNIT AMENITIES

Refrigerator:	Y	Intrusion Alarms:	Y
Stove:	Y	Ceiling Fans:	Y
Dishwasher:	Y	Walk-in Closet:	Y
Microwave:	Y	Patio/Balcony:	Y
Disposal:	Y	Outside Storage:	Y
Ice Maker:	Y	Mini Blinds:	Y
Pantry:	Y	Vaulted Ceilings:	N
Bookshelves:	N	9' Ceilings:	Y
Wet/Dry Bar:	S	Furnished:	S

PRINCIPALS

MANAGEMENT

DMC Management

Jackie Rhone

6363 Woodway, #1000

Houston, TX 77057

Phone: (713) 977-4844 Fax: (713) 260-7826

Management On-Site: Y Contact: Pam West

Site Phone: (512) 558-5100 Site Fax: (512) 558-5105

OWNERSHIP

Dinerstein Company

Jack Dinerstein

6363 Woodway, Suite #1000

Houston, TX 77057

Phone: (713) 977-4844 Fax: (713) 260-7826

UNIT MIX

Unit Description	Total Units	Sq. Ft.	W/D	FP	Deposit	Rent - Low	Rent - High
3 - 3	24	1,000	FP		\$450	\$1,281 1311	\$1,344
2 - 2	48	1,059	FP		\$300	\$978 986	\$986
4 - 2	80	1,279	FP		\$600	\$1,520 1560	\$1,600

1.31
.93
1.22

STUDENT PROP.

Avg Rent/Month: ~~\$1,037~~ 1339.42 Avg SF: 1,184

Avg Rent/SF: \$ 1.15

Avg Occupancy: 84.7% 100%



Post Oak Villa

1617 Post Rd.
San Marcos, TX 78666
Phone: (512) 754-6701
Fax: (512) 395-8300

PROPERTY INFORMATION

County:	Hays	School District:	SMISD
Submarket:	SM	Tax ID:	
Map/Grid:	SAN MA	Total Tax Value:	
Total Units:	58	Locator Fees:	No
Total Buildings:	5	Lease Terms:	9-12
Year Built:	1997	Application Fee:	\$ 35.00
Rentable Area:	32,850	Pets:	Yes <20LB
Land Area (ac):		Pet Deposit:	\$400/\$200 NR

UTILITIES

Electric Paid:	N
Water Paid:	Y
Gas Paid:	N/A
Cable Paid:	N
CACH:	B
Water Heater:	IE
Ind. Elec. Meter:	Y
Heat:	E

PROPERTY AMENITIES

Pool(s):	Y	Playground:	N
Hot Tub/Spa:	0	Clubhouse:	N
Fitness Center:	N	Business Center:	N
Tennis Court:	N	BBQ Grill:	Y
Racquetball Court:	N	Laundry Room:	1
Sports Court:	N	Social Activities:	N
Volleyball Court:	N	Access Gates:	N
Water Volleyball:	Y	Garages:	N
Jogging Trail:	N	Covered Parking:	0
Golf/Putting Green:		Corporate Suites:	N

UNIT AMENITIES

Refrigerator:	Y	Intrusion Alarms:	N
Stove:	Y	Ceiling Fans:	Y
Dishwasher:	Y	Walk-in Closet:	Y
Microwave:	N	Patio/Balcony:	Y
Disposal:	Y	Outside Storage:	N
Ice Maker:	Y	Mini Blinds:	Y
Pantry:	Y	Vaulted Ceilings:	N
Bookshelves:		9' Ceilings:	Y
Wet/Dry Bar:		Furnished:	N

PRINCIPALS

MANAGEMENT

Independent

, TX

Phone:

Fax:

Management On-Site: Y Contact: Jill Swannie

Site Phone: (512) 754-6701 Site Fax: (512) 395-8300

OWNERSHIP

Fischer, Phil D.

Phil D. Fischer, Inc.

3200 Edwards Hollow Cove

Austin, TX 78739

Phone: (512) 282-8231 Fax:

UNIT MIX

Unit Description	Total Units	Sq. Ft.	W/D	FP	Deposit	Rent - Low	Rent - High
0 - 1	48	400			\$200	\$490	\$490
4 - 2	10	1,365	F		\$600	\$1,300	\$1,300

Avg Rent/Month: \$ 629

Avg SF: 566

Avg Rent/SF: \$ 1.11

Avg Occupancy: 98.2% 100%