

INVESTORS ALLIANCE, INC.

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

<u> </u>	FAX COVERSHEET
DATE:	FROM: Jackie Marcinak
TO:	Leorge / cichards 338-1103
	Transmission includes pages (including this sheet)
MESSA	res a quick survey of new apartments
NO	
	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

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

UTILITIES

Electric Paid: Ν Y Water Paid: Gas Paid: N Cable Paid: N CACH: В Water Heater: ĬĠ Ind. Elec. Meter: Y E Heat:

PROPERTY AMENITIES

Playground: Y Pool(s): ٧ Hot Tub/Spa. Clubhouse: Ν 0 Business Center: Ν Fitness Center: N **BBQ** Grill: Y Tennis Court: N Laundry Room: 0 Racquetball Court: N Y Social Activities: Sports Court: В Volleyball Court: Y Access Gates: Y N Water Volleyball: N Garages: N Covered Parking: 0 Jogging Trail: Golf/Putting Green: N Corporate Suites:

UNIT AMENITIES.

Intrusion Alarms: N Refrigerator: Ceiling Fans: Ÿ Y Stove: Y Y Waik-in Closet: Dishwasher: Microwave: Y Patio/Balcony: Ň Disposal: Υ Outside Storage: Ν Mini Blinds: Y Ice Maker: Ν Y Vaulted Ceilings: N Pantry: 9' Ceilings: N Bookshelves: N Furnished: N Wet/Dry Bar: 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						
ſ	Unit Description	Total Units	Sq. Ft.	W/D	FP	Deposit	Rent - Low Rent - High
ļ	1 - 1	48	700	F		\$150	\$ 545 3 5 0 \$545
l	2 - 2	80	950	F		\$250	\$ 609
١	3 - 2	32	1,075	F		\$350	\$ 800 월 1 뜻 \$ 900 >

AFFORDABLE HOUSING; = 70% students

Avg Rent/Month: しゅう、ちゅ

Avg SF: 400

Avg Rent/SF: .

Avg Occupancy: (OO°7o

71



Hillside Ranch Ph. I & II

1260 LBJ Dr. N. San Marcos, TX 78666

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

PROPERTY INFORMATION

County: Submarket:

Map/Grid:

Total Units:

Year Built:

Rentable Area:

School District: Hays SM Tax ID:

5124809100

SAN MA

Total Buildings: 11 1997 /1999

258

Locator Fees: Lease Terms: Application Fee:

Pets:

Total Tax Value:

\$ 50.00 Yes <20 Lbs \$500

SMISD

9-12

50% Escort or Send

203,538 Pet Deposit: Land Area (ac):

UTILITIES

Electric Paid: N Ν Water Paid: Gas Paid: N/A Cable Paid: N CACH: В Water Heater: Œ Ind. Elec. Meter: Y Heat: \mathbf{E}

PROPERTY AMENITIES

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

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

PRINCIPALS.

MANAGEMENT

United Apartment Group

Tim Settles

14679 Midway Rd., Ste. #100

Addison, TX 75001-

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

Contact: Donna Anders Management On-Site: Y 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

- UNII IIIIA ———								
Ī	Unit Description	Total Units	Sq. Ft.	W/D	FP	Deposit	Rent - Low	Rent - High
ļ	1 - 1	60	501	FC		\$300	\$6 25	\$625
l	1 - 1	48	755	FC		\$300	\$750	\$750
l	2 - 1	18	886	FC		\$400	\$855	\$855
ı	2 - 2	132	933	FC		\$400	\$945	\$945

.25 .99 .97 1,01

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: Ν Y Water Paid: Gas Paid: N/A. Cable Paid: Y CACH: В Water Heater: ΙE Ind. Elec. Meter: Y Е Heat:

PROPERTY AMENITIES

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

UNIT AMENITIES.

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

PRINCIPALS.

MANAGEMENT

JPI Apt. Management, LP

Kay Course

600 E. Los Colinas Blvd. 18th Fir.

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	F₽		\$200	\$2,325	\$2,375

1.32 1.33 1.50 1.25 1.21

1.16

STUDENT PROP.

Avg Rent/Month: \$ 1,431 Avg

Avg SF: 1,153

Avg Rent/SF: \$ 1.24

Avg Occupancy - 08.2% 100°

Year Built:

Rentable Area:

Land Area (ac):



Palazzo, The

1011 Wonder World Dr. San Marcos, TX 78666 Phone: (512) 353-1001 (512) 353-1344

PROPERTY INFORMATION

School District: Havs County: Tax ID: SM Submarket: SAN MA Map/Grid: 152 Total Units:

Total Buildings: 11 1997 132,968

Locator Fees: Lease Terms: Application Fee: Pets: Pet Deposit:

Total Tax Value: \$ 2,041,340 50% Escort or Send 6-9-12 \$ 25.00

R71499 & R71498

HISD

Yes <20LB \$300/\$150 NR UTILITIES

N Electric Paid: Y Water Paid: Gas Paid: N/A Cable Paid: Ν CACH: В Water Heater: ΙE Ind. Elec. Meter: Y Heat: \mathbf{E}

PROPERTY AMENITIES

Y Playground: Pool(s): Υ Clubhouse: Y Hot Tub/Spa: 0 **Business Center:** Y Fitness Center: \mathbf{Y} BBQ Grill: N Tennis Court: Ν Laundry Room: 0 Racquetball Court: N В Social Activities: Υ Sports Court: Y Access Gates: Y Volleyball Court: Garages: ٧ Water Volleyball: Ν 152 Covered Parking: Jogging Trail: N Corporate Suites: Golf/Putting Green: N

UNIT AMENITIES

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

PRINCIPALS.

MANAGEMENT

BMI Management, Inc.

Debbie Blake

699 S. Friendswood Dr., #100

Friendswood, TX 77546

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

Contact: Marsha Clayton Management On-Site: Y 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	\$7 0 0
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

02 .94 .9Z .43 1.00

= 50 % students

Avg Rent/Month: \$828

Avg SF: 874

Avg Rent/SF: \$ 0.95

Avg Occupancy: 44.7%



Post Road II

1625 Post Rd.

San Marcos, TX 78666-Phone: (512) 353-6691

Fax:

PROPERTY INFORMATION

County: Submarket: Hays SM

89,700

School District: Tax ID: Total Tax Value:

Map/Grid: **Total Units:** 78 Total Buildings: Year Built:

Locator Fees: 2000

Rentable Area: Land Area (ac): Lease Terms: Application Fee:

Pets: Pet Deposit: UTILITIES

Electric Paid: Water Paid: Gas Paid: Cable Paid:

CACH: Water Heater: Ind. Elec. Meter:

Heat: relephone W/VM

PROPERTY AMENITIES

Pool(s): Hot Tub/Spa: Fitness Center: Tennis Court: Racquetball Court:

Sports Court: Volleyball Court: Water Volleyball: Jogging Trail: Golf/Putting Green: Playground: Clubhouse: Business Center: BBQ Grill: Laundry Room: Social Activities: Access Gates:

Garages: Covered Parking: Corporate Suites:

UNIT AMENITIES

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

ild in units

PRINCIPALS

MANAGEMENT

Carlisle Apartments, Inc.

Aurora Nobles

6303 Beverly Hill, #160 Houston, TX 77057-

Phone: (713) 622-1460 Fax: (713) 622-0271 Contact: Mary Management On-Site: Y 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

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

SOME STUDENTS

Avg Rent/Month: \$1,299

Avg SF: 1,150

Avg Rent/SF: \$ 1.13

Avg Occupancy: Copyright 1999

1.13

6



River Oaks Villa

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

PROPERTY INFORMATION

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

Electric Paid: Water Paid: Gas Paid:

UTILITIES .

CACH:

Y N N Cable Paid: В Water Heater: ſG

N

Ind. Elec. Meter: Y G Heat:

PROPERTY AMENITIES

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

UNIT AMENITIES

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

PRINCIPALS

MANAGEMENT

ARV Bobbi Yauger

10999 Reedhartman Hwy., #201

Cincinnati, OH 45242

Fax: (513) 791-5427 Phone: (513) 791-5142

Contact: Kelly Dorsett Management On-Site: Y 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	594			\$300	\$540	\$540
2 - 2	80	982	FC		\$300	\$695	\$695
3 - 2	105	1,114	F¢		\$300	\$822	\$822

78 7-1 .74

- TAX CREDIT SEC 42 AFFORDABLED HOUSING

Avg Rent/Month: キャロ

00

Avg SF: しゅうひ

Avg Rent/SF:

Avg Occupancy: (00 67,



Sterling University Springs

109 West Ave.

San Marcos, TX 78666 Phone: (512) 558-5100 Fax: (512) 558-5105

PROPERTY INFORMATION

School District: **SMISD** County: Hays R47396? Tax ID: Submarket: SM

Total Tax Value: Map/Grid: SAN MA

50% Escort or Send Locator Fees: Total Units: 152

9 Lease Terms: 12 Total Buildings: \$ 35.00 Application Fee: Year Built: 1998 Oα Rentable Area: 175,873 Pets:

Pet Deposit: Land Area (ac):

UTILITIES .

Electric Paid: N Water Paid: N N/A Gas Paid: Ν Cable Paid: CACH: В Water Heater: ΙE Ind. Elec. Meter: Y Heat: E

PROPERTY AMENITIES

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

UNIT AMENITIES

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

PRINCIPALS.

MANAGEMENT DMC Management

Jackie Rhone

6363 Woodway, #1000

Houston, TX 77057

Phone: (713) 977-4844 Management On-Site: Y

Fax: (713) 260-7826 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

- UNII MIA						
Unit Description	Total Units	Sq. Ft.	W/D	FP	Deposit	Rent - Low Rent - High
3 - 3	24	1,000	FP		\$450	\$1,281 1311 \$1,341
<u>2</u> - 2	48	1,059	FP	-war-	\$300	\$976
4 - 2	80	1,279	FP		\$600	\$1,620 ነ <u></u> ኇራው \$1,600

1.51 .93 1.22

STUDENT PROP.

Avg Rent/Month: \$-1,837/3-39,42- Avg SF: 1,164

Avg Rent/SF: \$ 1.15

Avg Occupancy: 84.7% 100°



Post Oak Villa

1617 Post Rd.

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

PROPERTY INFORMATION

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

Pet Deposit:

UTILITIES .

Electric Paid: N Y Water Paid: N/A Gas Paid: Ν Cable Paid: В CACH: ΙE Water Heater: Ind. Elec. Meter: Y E Heat:

PROPERTY AMENITIES

Land Area (ac):

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

Fax:

UNIT AMENITIES

Intrusion Alarms: N Ϋ Refrigerator: Y Ceiling Fans: Ÿ Stove: Y Walk-in Closet: Y Dishwasher: Patio/Balcony: X N Microwave: Ν Outside Storage: \mathbf{Y} Disposal: Υ Mini Blinds: Ice Maker: Y Vaulted Ceilings: Ñ Pantry: 9' Ceilings: Y Bookshelves: Furnished: N Wet/Dry Bar:

PRINCIPALS

MANAGEMENT

Independent

Phone:

TX,

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

1.23

Avg Rent/Month: \$ 629

Avg Occupancy: -98.2% 100

Avg SF: 566

Avg Rent/SF: \$ 1.11