



**A 290-UNIT VALUE-ADD OPPORTUNITY  
LOCATED IN THE SOUTHWEST SUBMARKET  
OF AUSTIN, TEXAS**

Capital Markets | Investment Properties

**CBRE**



**CBRE's Central Texas Multifamily Investment Team is pleased to announce the exclusive listing of River Oaks Apartments in Austin, Texas.**

## INVESTMENT HIGHLIGHTS

River Oaks, located on Brodie Lane in Southwest Austin, is a 290 unit asset constructed in 1997. The three story buildings at the property feature attractive stucco exteriors with stone accents and pitched composition roofs that were fully replaced in 2012. The spacious greenbelt site, backing to the South Hills Conservation Area, encompasses nearly 40 acres resulting in an extremely low density of only 7.3 units per acre. River Oaks' infill location, low density site characteristics and late 1990's vintage present a prime value-add opportunity.

### High Visibility Site with Impressive Traffic

Located on Brodie Lane just north of the intersection with William Cannon Drive, River Oaks benefits from an extremely visible site with a traffic count of over 31,000 vehicles per day. An HEB Grocery store located directly across Brodie Lane is a landmark site that is a major leasing driver for the property. River Oaks consistently totals over 100 pieces of traffic per month and has maintained strong occupancy levels while holding marketing expenses to less than \$50 per unit in 2013 and 2014.

### Attractive Assumable Loan

River Oaks is available on an all cash basis or via an assumable Freddie Mac loan. The loan features a 3.76% amortizing rate, an approximate current balance of \$26.2 million, and a January 2023 maturity. Concurrent with the loan assumption, there is potential to add significant supplemental financing to the property.



## INVESTMENT SUMMARY

<b>Address</b>	6607 Brodie Lane Austin, Texas 78745
<b>Price/Terms</b>	Price to be determined by the market. Property is available on an all cash basis or via an assumable Freddie Mac loan
<b>Website</b>	<a href="http://www.riveroaks-austin.com">www.riveroaks-austin.com</a>
<b>Year Completed</b>	1997
<b>Occupancy</b>	94%
<b>Number of Units</b>	290 units
<b>Net Rentable Area</b>	265,640 square feet
<b>Average Sq. Ft.</b>	916 square feet
<b>Land Area/Density</b>	+/- 39.7 acres; +/- 7.3 units/acre
<b>Buildings</b>	1 Leasing/Clubhouse/Business Center/ Fitness Center/Yoga Room 14 Residential Buildings
<b>Parking</b>	59 direct access garages 78 detached garages 39 tandem spaces 44 covered spaces 16 handicap spaces 305 surface spaces 541 total spaces (1.9 spaces per home)



## LOCATION HIGHLIGHTS

### **Strategic Access to Major Employment Centers**

River Oaks is within a 10 minute commute north to the +/- 9.3 million square foot Austin CBD and is located in the midst of the +/- 9.6 million square foot Southwest Austin office market. The Southwest office submarket has the strongest occupancy in the city at 93% and is home to major technology employers including the corporate campuses of AMD, Freescale Semiconductor, SolarWinds, and Intel. Residents also have convenient access to St. Edward's University, The University of Texas, and the Austin Community College South Austin Campus.

### **Unparalleled Retail Convenience**

Residents are within only one mile of the +/- 2 million square feet of Sunset Valley retail centers along Brodie Lane including anchor tenants such as Home Depot, Academy Sports, Target and Wal-Mart Supercenter. An HEB grocery store is located directly across Brodie Lane within walking distance of the property, and a Whole Foods was recently completed in the Costco anchored retail center at MoPac and William Cannon. Barton Creek Mall, anchored by Nordstrom, Macy's, and Dillard's, is within 10 minutes at the intersection of MoPac and Loop 360.

### **Barrier to Entry Location in the Strongest Suburban Submarket in the Austin MSA**

The Southwest submarket is consistently the top performing multifamily sector of the Austin MSA. Apartment home occupancy in the Southwest submarket during 3rd Quarter of 2014 was 95%. Rent growth for the submarket over the last year was 4.7%, while rent growth over the last five years was 35%. Although there is development currently occurring in Southwest Austin, nearly all of the new construction product is located in inferior locations further from the city's major employment and retail drivers. The serene and prestigious ambiance of this close-in, sheltered community will only become more valuable as Austin's dynamic growth continues to be directed by zoning restrictions toward less exclusive areas of the city.

## TREMENDOUS EMPLOYMENT GROWTH

Austin recently secured the top spot on Forbes' annual list of America's Fastest-Growing Cities for the fourth year in a row, and was cited by ULI as the second best market in the nation for commercial real estate investment. The city has consistently added new jobs over the last decade, with employment increasing by nearly 230,000 jobs during the last 10 years, an increase of 34%. The Austin MSA added 29,600 jobs during the last year, a 3.4% increase. Since April 2010, the population of the Austin MSA has expanded by over 210,000 people - an increase of over 12%. This consistent strong employment and population growth has led to booming demand for multi-housing.





## VALUE-ADD POTENTIAL

### **Proven Value-Add Program**

A limited value-add program has been implemented in approximately 83 residences (29% of the property) generating monthly rental premiums of approximately \$80. The upgrade package includes new cabinet faces, resurfaced counters in select units, copper tile backsplash, track lighting in kitchens and living rooms, gooseneck faucets and faux wood flooring in wet areas. All residences feature the original black GE appliance package.

### **Tremendous Remaining Potential**

Although the current upgrade program has been extremely successful, there is significant remaining upside at the asset. The current value-add program could be expanded to include faux wood vinyl flooring throughout, stainless steel appliances, new solid surface counters with deep single basin sinks, and updated fans/lighting packages in bedrooms and bathrooms. Fenced pet yards have been added to 3 residences resulting in \$100 premiums, and there is potential to add this revenue-generating feature to an additional 40 homes. Additionally, the asset features a spacious fitness center and clubhouse that could be upgraded into dynamic amenities for the property.



## APARTMENT FEATURES

### **Upgraded Units – 83 Units (29% of the Property)**

- New Dark Wood Cabinet Fronts and Brushed Nickel Hardware
- Copper Tile Backsplash
- Gooseneck Faucet
- Track Lighting – Kitchen & Living Room
- Faux Wood Vinyl Flooring on First Floor Units

### **Kitchens**

- Open Kitchen Floor Plans
- Black-on-Black GE Appliances
- Range Hood Microwaves
- Refrigerators with Ice Makers
- Double Stainless Steel Sink
- Laminate Counters
- White Cabinetry in Non-Upgrade Units
- Pantries
- Faux Wood Flooring

### **Bathrooms**

- Oval Garden Tubs with Ceramic Tile Surrounds
- Curved Shower Rods
- Laminate Counters
- Medicine Cabinets
- Faux Wood Flooring

### **Units**

- Nine and Ten Foot Ceilings
- Vaulted Ceilings on Third Floor Units\*
- Two-Inch Faux Wood Blinds
- Crown Molding in Living Room and Dining Room
- Ceiling Fans in Bedrooms
- Walk-In Closets
- Carpet in Bedrooms
- Tile Entries
- Patio or Balconies with Storage
- Intrusion Alarms
- Greenbelt Views\*
- Wood Burning Fireplaces with Travertine Mantles\*
- Fenced pet yards at 3 residences with potential to add to an additional 40 homes at \$100 premium\*
- Full Size Washer-Dryers in all but 11 units
- Smoke Alarms and Fire Sprinklers
- Direct Access & Breezeway Garages Available

\* In select units



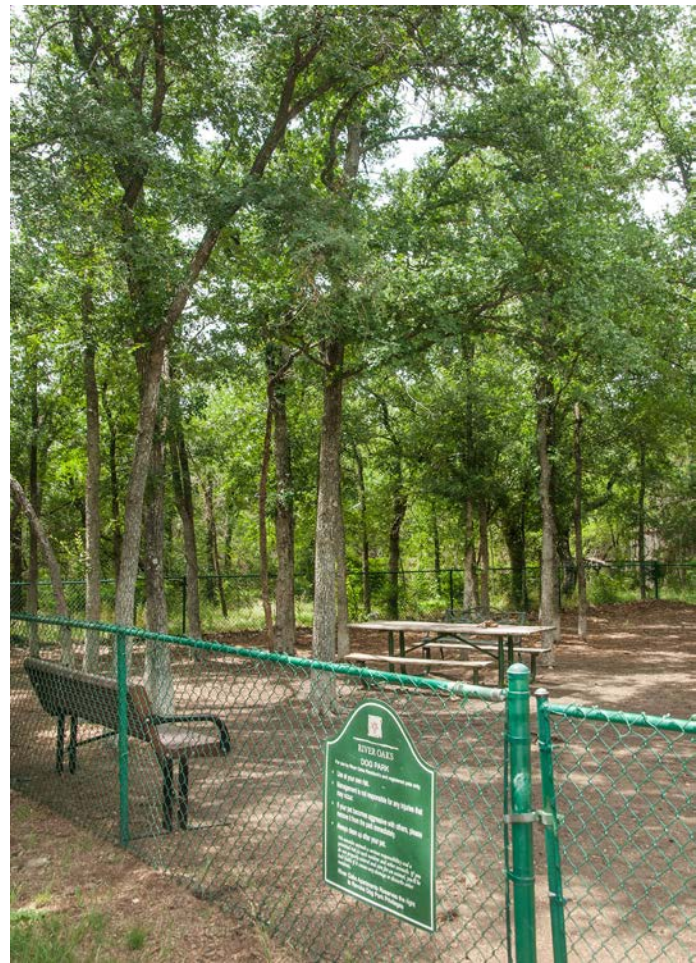
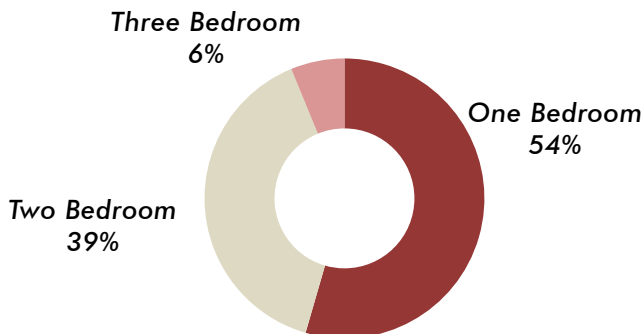
# UNIT MIX

Type	Code	Units	Size	Total SF	Market Rent	Rent/SF	Monthly Rent	Annual Rent
1-1	A1	55	655	36,025	\$899	\$1.37	\$49,445	\$593,340
1-1	A1*UM	9	655	5,895	\$1,029	\$1.57	\$9,261	\$111,132
1-1	A1-G	3	655	1,965	\$999	\$1.53	\$2,997	\$35,964
1-1	A1-G*UM	1	655	655	\$1,149	\$1.75	\$1,149	\$13,788
1-1	A2	37	796	29,452	\$969	\$1.22	\$35,853	\$430,236
1-1	A2*UM	13	796	10,348	\$1,229	\$1.54	\$15,977	\$191,724
1-1	A2-G	3	796	2,388	\$1,069	\$1.34	\$3,207	\$38,484
1-1	A2-G*UM	1	796	796	\$1,369	\$1.72	\$1,369	\$16,428
1-1	A3	20	857	17,140	\$1,049	\$1.22	\$20,980	\$251,760
1-1	A3*UM	5	857	4,285	\$1,299	\$1.52	\$6,495	\$77,940
1-1	A3*UMY	1	857	857	\$1,299	\$1.52	\$1,299	\$15,588
1-1	A3-G	6	857	5,142	\$1,149	\$1.34	\$6,894	\$82,728
1-1	A3-G*UM	3	857	2,571	\$1,379	\$1.61	\$4,137	\$49,644
1-1	A3-GY	1	857	857	\$1,149	\$1.34	\$1,149	\$13,788
2-2	B	3	932	2,796	\$1,069	\$1.15	\$3,207	\$38,484
2-2	B*UM	4	932	3,728	\$1,399	\$1.50	\$5,596	\$67,152
2-2	B-G	5	932	4,660	\$1,169	\$1.25	\$5,845	\$70,140
2-2	B-G*UM	6	932	5,592	\$1,499	\$1.61	\$8,994	\$107,928
2-2	B1	34	1,071	36,414	\$1,299	\$1.21	\$44,166	\$529,992
2-2	B1*UM	18	1,071	19,278	\$1,499	\$1.40	\$26,982	\$323,784
2-2	B1-G	10	1,071	10,710	\$1,399	\$1.31	\$13,990	\$167,880
2-2	B1-G*UM	3	1,071	3,213	\$1,629	\$1.52	\$4,887	\$58,644
2-2	B1-GY	1	1,071	1,071	\$1,399	\$1.31	\$1,399	\$16,788
2-2	B2	9	1,126	10,134	\$1,249	\$1.11	\$11,241	\$134,892
2-2	B2*UM	3	1,126	3,378	\$1,599	\$1.42	\$4,797	\$57,564
2-2	B2-G	2	1,126	2,252	\$1,369	\$1.22	\$2,738	\$32,856
2-2	B2-G*UM	4	1,126	4,504	\$1,699	\$1.51	\$6,796	\$81,552
2-2	B3	4	1,244	4,976	\$1,399	\$1.12	\$5,596	\$67,152
2-2	B3*UM	4	1,244	4,976	\$1,649	\$1.33	\$6,596	\$79,152
2-2	B3-G	3	1,244	3,732	\$1,399	\$1.12	\$4,197	\$50,364
2-2	B3-G*UM	1	1,244	1,244	\$1,799	\$1.45	\$1,799	\$21,588
3-2	C1	7	1,367	9,569	\$1,499	\$1.10	\$10,493	\$125,916
3-2	C1*UM	5	1,367	6,835	\$1,799	\$1.32	\$8,995	\$107,940
3-2	C1-G	4	1,367	5,468	\$1,599	\$1.17	\$6,396	\$76,752
3-2	C1-G*UM	2	1,367	2,734	\$1,899	\$1.39	\$3,798	\$45,576

**Ttl./ Avg.**                      **290   916   265,640   \$1,202   \$1.31   \$348,720   \$4,184,640**

## Legend

- UM Upgrade
- G Garage
- Y Yard
- 83 Upgrade Units
- 207 Basic Units





## COMMUNITY AMENITIES

- Covered Poolside Pavilion with Gas Fire Pit
- Pool with Fountain
- Outdoor Kitchen
- Business Center
- Spacious Fitness Center
- Yoga Room
- Playground
- Pet Park
- Basketball Court
- Sand Volleyball Court
- Charcoal Grills with Picnic Tables
- Covered Parking Available
  - Attached Garages
  - Detached Garages
  - Carports
- Gated Community
- Walking Distance to HEB Grocery







- **1997 Construction Southwest Austin Value-Add Property**
- **Institutional Grade Core Plus Asset**
- **Spacious 39.7 Acre Low Density Greenbelt Site**
- **Tremendous Retail Convenience Including an Adjacent HEB Grocery**
- **Strategic Access to Major Employment Centers**
- **Strongest Suburban Submarket in the Austin MSA**
- **Available All Cash or via a 3.76% Freddie Mac Loan Assumption**

River Oaks Apartments is being offered for sale on an exclusive basis by CBRE, Inc. All prospective purchasers who would like to receive a complete sales package should execute the Confidentiality/Registration Form which can be downloaded or signed online at [www.cbre.com/riveroaksaustin](http://www.cbre.com/riveroaksaustin) emailed or faxed to you by contacting Darcy Hammar at [darcy.hammar@cbre.com](mailto:darcy.hammar@cbre.com) or calling 512.499.4949.

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