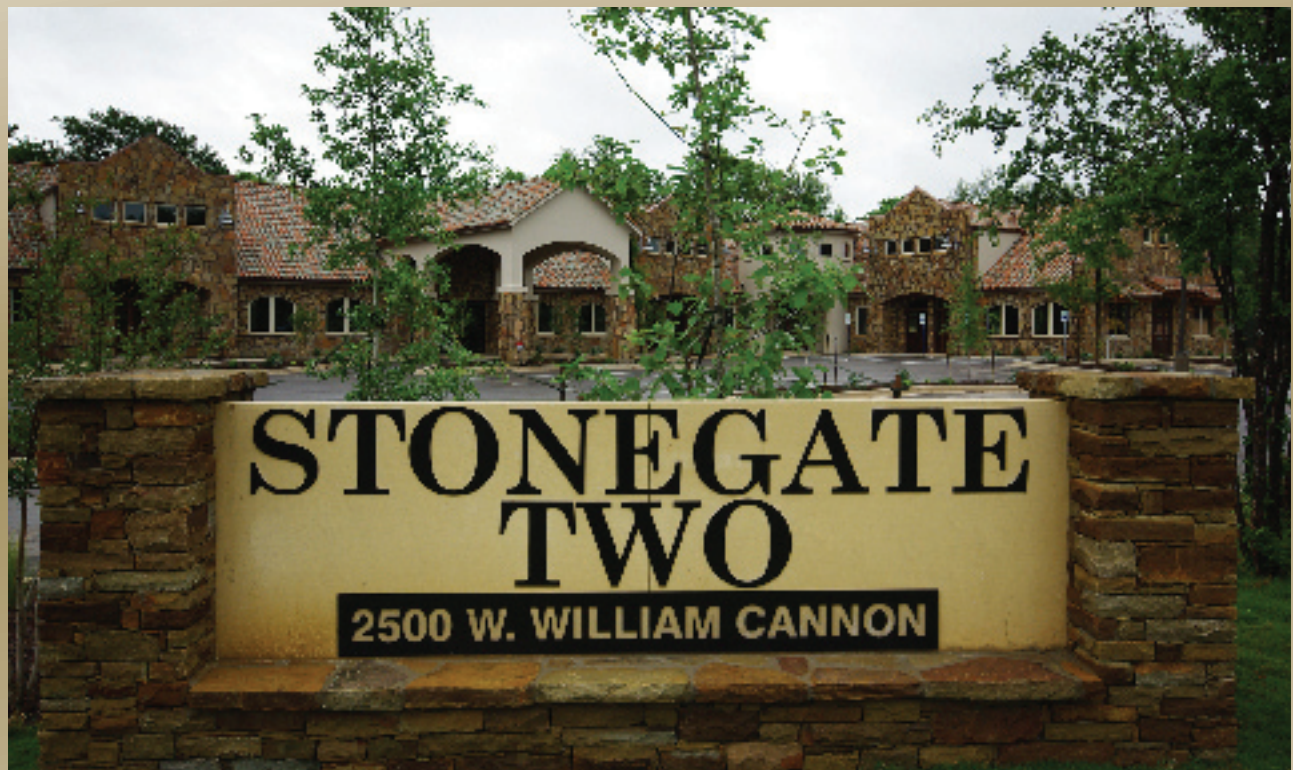




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This information package has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, Quest Realty Texas, INC and Seller have not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age or any other aspect of the property, including but not limited to any potential environmental problems that may exist and make no warranty or representation what so ever concerning these issues. The information contained in this information package has been obtained from sources w e believe to be reliable; however, Quest Realty Texas, INC and Seller have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any proformas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

Quest Realty and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors o n any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

All parties are advised that in any property the presence of certain kinds of molds, funguses, or other organisms may adversely affect the property and the health of some individuals. Quest Realty Texas, INC recommends, if prospective buyers have questions or concerns regarding this issue, that prospective buyers conduct further inspections by a qualified professional.

The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

STONEGATE TWO

BROCHURE OUTLINE

DISCLAIMER & PROPERTY INFORMATION

PROPERTY INFORMATION

LOCATION MAP

AERIAL PHOTO

SITE PLAN

BUILDINGS 1-8

ARTIST RENDERING

1 3 5 DEMOGRAPHICS

BROKER INFORMATION

STONEGATE TWO

PROPERTY INFORMATION:

Address- 2500 W. William Cannon Dr. Austin, Texas 78745

Space available- Buildings 1-8
800 sqft – 11,148 sqft
Grand Total: 74,565 sqft

Overview: StoneGate Two consists of eight architecturally unique one story office buildings ranging in size from 5,325 to 11,148 square feet, totaling approximately 74,565 square feet. Each building is designed to allow buyers the flexibility of purchasing offices ranging from 800 to 11,148 square feet.

Location: StoneGate Two is located at 2500 W. William Cannon Drive just a few hundred feet east of West Gate Boulevard on the north side of West William Cannon Drive in Austin, Texas. William Cannon Drive is a four lane paved connector street with turn lanes. Access to the development is through a shared curb cut off William Cannon.

Building Information: Ideally located for medical, dental or professional office users with its close proximity to the Austin Surgical Hospital, South Austin Hospital, Seton Southwest and many major south Austin employers. The Architectural design of the buildings is reminiscent of Tuscan-influenced architecture with masonry exterior and a natural clay tiled roof.

Finish-out: There are no costly building common areas to deal with at StoneGate. This provides each suite with its own private entrance/exit. The office suites are provided as unfinished “shell space” to allow each user to individually specify the appropriate level of finish-out for his or her use. Each unfinished office space is designed with a clear-span interior, which allows for an interior space plan with maximum flexibility. The first floor foundation is designed with “leave-out” areas to allow for any desired plumbing requirements.

Utilities: City of Austin electricity, water and wastewater.

Parking: 1:200 parking for all medical and dental space occupants

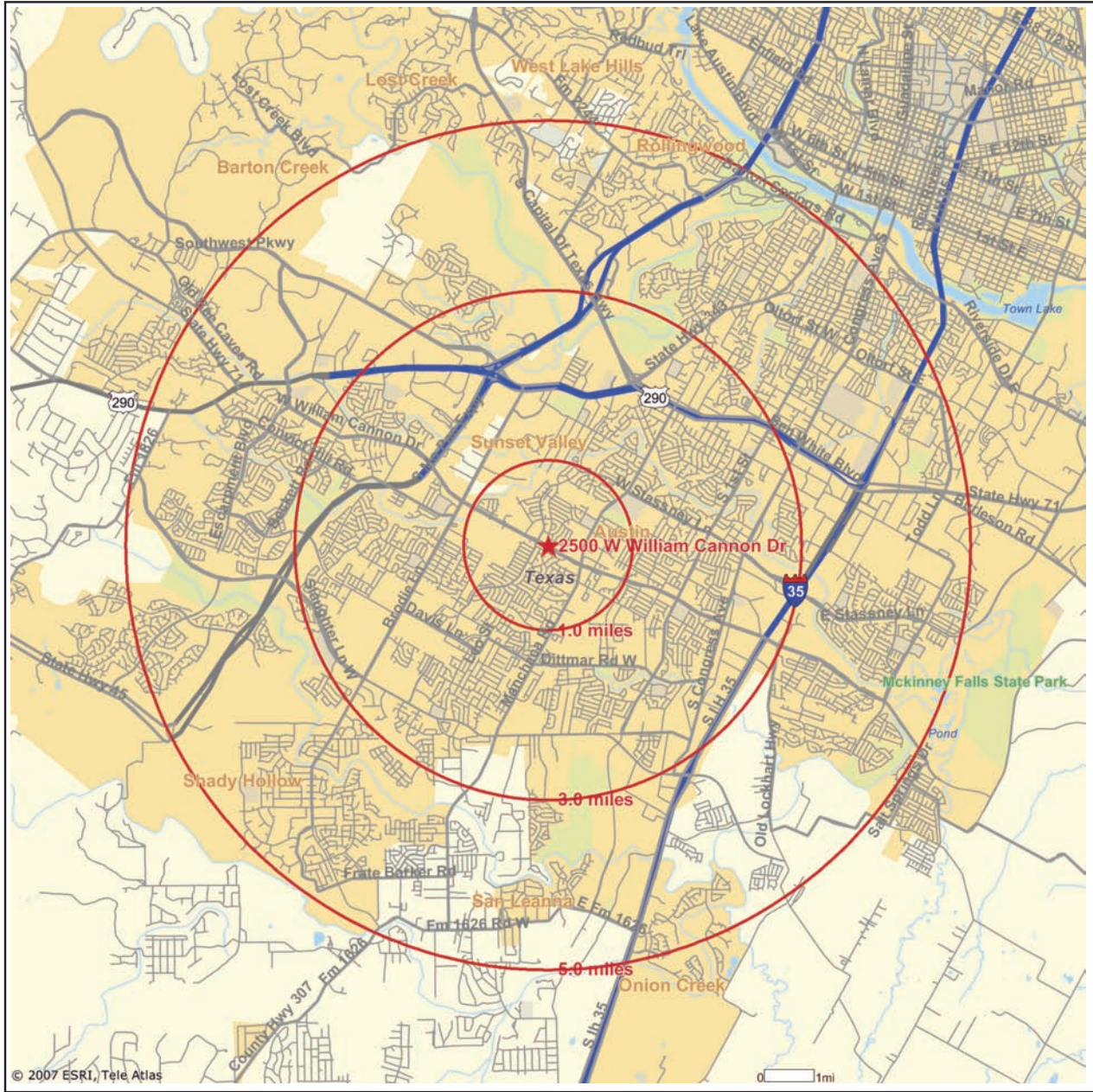
Zoning: “LO-CO”

Site Map

2500 W William Cannon Dr
Austin, TX 78744

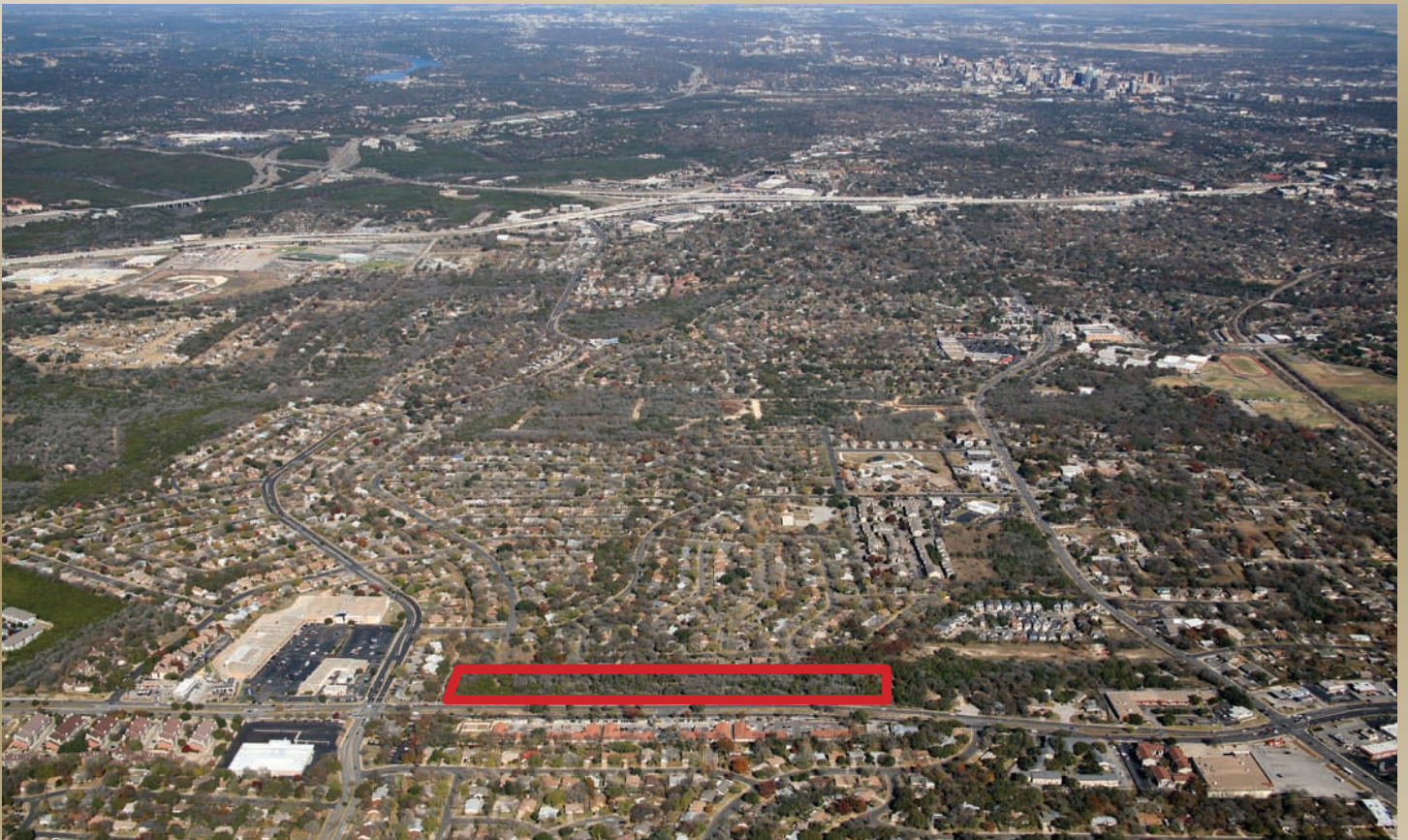
February 1, 2007

Latitude: 30.206308
Longitude: -97.813363



STONEGATE TWO

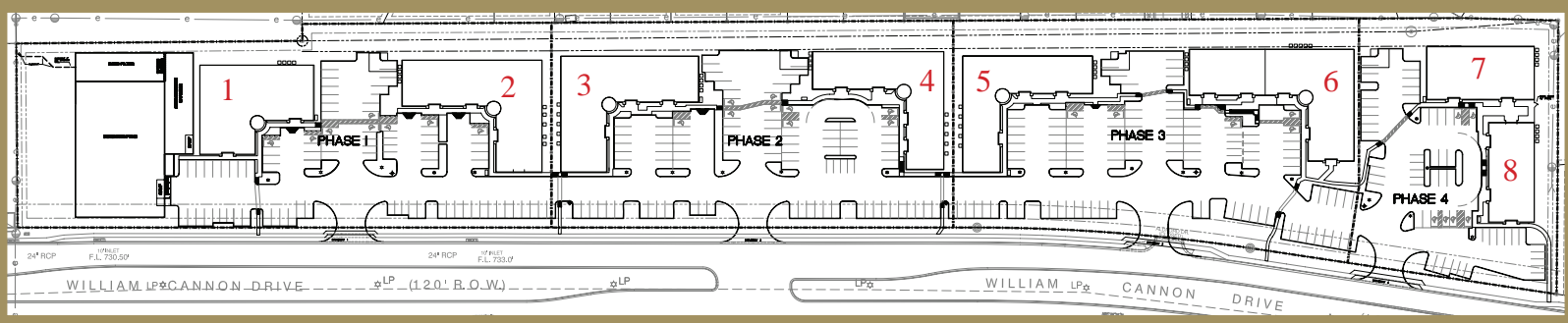
AERIAL



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STONEGATE TWO

SITE PLAN



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STONEGATE TWO

BUILDING 1



Building Areas *\$10/FT Discount For All Non-Medical

| | | |
|-----------|---------|--------------|
| Suite 101 | 2185 SF | \$180 per SF |
| Suite 102 | 3579 SF | \$155 per SF |
| Suite 103 | 3122 SF | \$175 per SF |

Grand Total 8886 SF

Stonegate Two Office Condos Building I

Construction Documents
2500 W. William Cannon Drive
Austin, Texas 78745

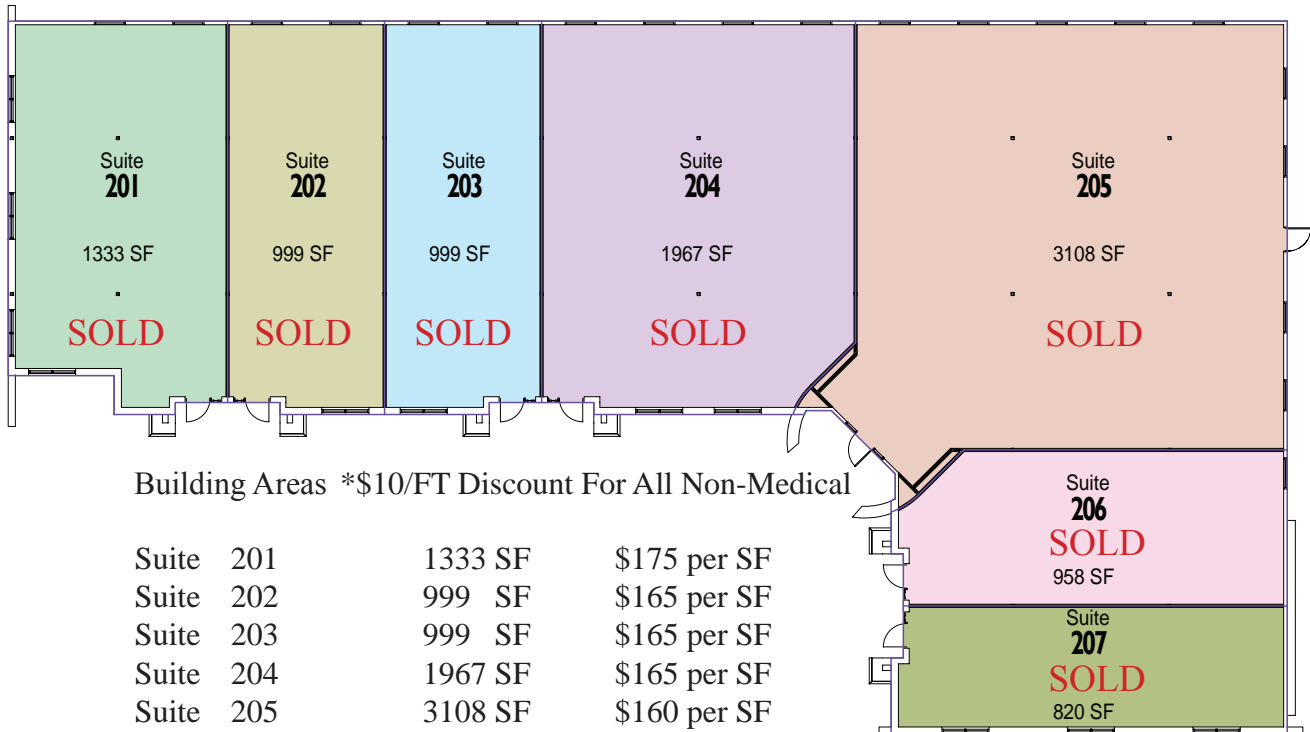
6 Nov 2008
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STONEGATE TWO

BUILDING 2



Building Areas *\$10/FT Discount For All Non-Medical

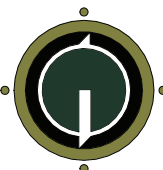
| | | |
|------------------------------|---------|--------------|
| Suite 201 | 1333 SF | \$175 per SF |
| Suite 202 | 999 SF | \$165 per SF |
| Suite 203 | 999 SF | \$165 per SF |
| Suite 204 | 1967 SF | \$165 per SF |
| Suite 205 | 3108 SF | \$160 per SF |
| Sold as One Unit { Suite 206 | 958 SF | \$180 per SF |
| 1778 SF { Suite 207 | 820 SF | \$180 per SF |

Grand Total 10184 SF

Arbors North at Stonegate Building 2

W. William Cannon Drive
Austin, Texas 78745

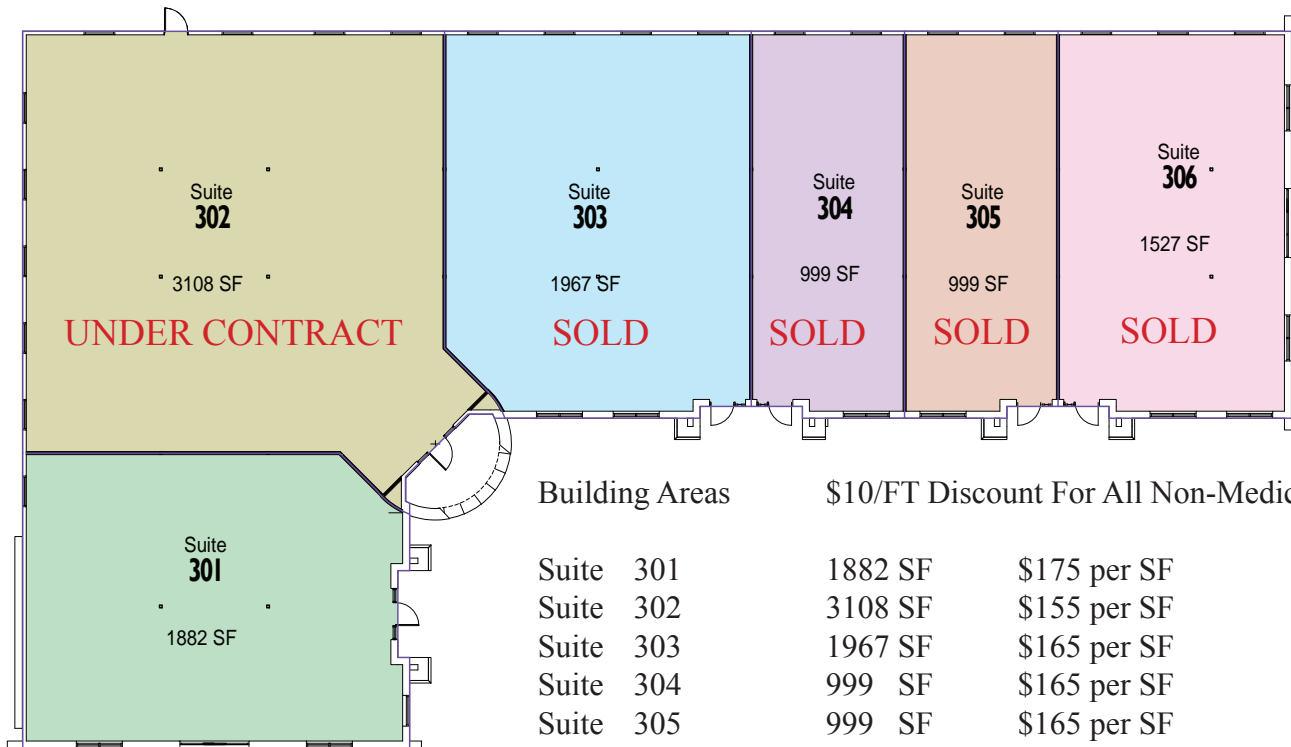
25 OCTOBER 2006
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STONEGATE TWO

BUILDING 3



| Building Areas | \$10/FT Discount For All Non-Medical | |
|----------------|--------------------------------------|--------------|
| Suite 301 | 1882 SF | \$175 per SF |
| Suite 302 | 3108 SF | \$155 per SF |
| Suite 303 | 1967 SF | \$165 per SF |
| Suite 304 | 999 SF | \$165 per SF |
| Suite 305 | 999 SF | \$165 per SF |
| Suite 306 | 1527 SF | \$180 per SF |
| Grand Total | 10481 SF | |

Stonegate Two Office Condos - Bldg 3

Construction Documents
2500 W. William Cannon Drive
Austin, Texas 78745



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STONEGATE TWO

BUILDING 4

Note- Building 4 To Be Sold To A Single User



Building Areas *\$10/FT Discount For All Non-Medical

| | | |
|-----------|---------|--------------|
| Suite 401 | 666 SF | \$180 per SF |
| Suite 402 | 811 SF | \$180 per SF |
| Suite 403 | 819 SF | \$180 per SF |
| Suite 404 | 819 SF | \$180 per SF |
| Suite 405 | 811 SF | \$180 per SF |
| Suite 406 | 802 SF | \$165 per SF |
| Suite 407 | 2433 SF | \$160 per SF |
| Suite 408 | 827 SF | \$165 per SF |
| Suite 409 | 1144 SF | \$180 per SF |

Grand Total 9134 SF

Arbors North at Stonegate Building 4

W. William Cannon Drive
Austin, Texas 78745

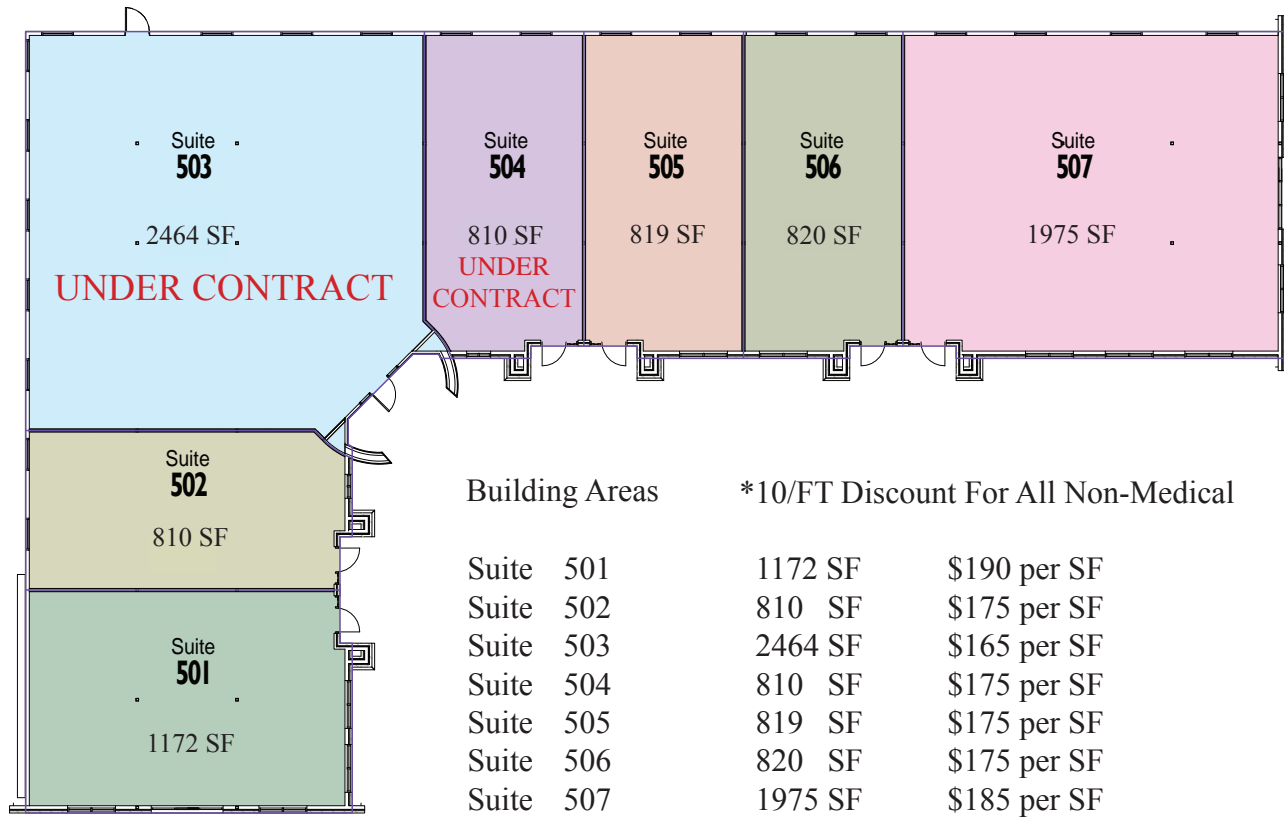
25 OCTOBER 2006
NOT TO SCALE
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STONEGATE TWO

BUILDING 5



Grand Total 8870 SF

Stonegate Two Office Condos - Bldg 5

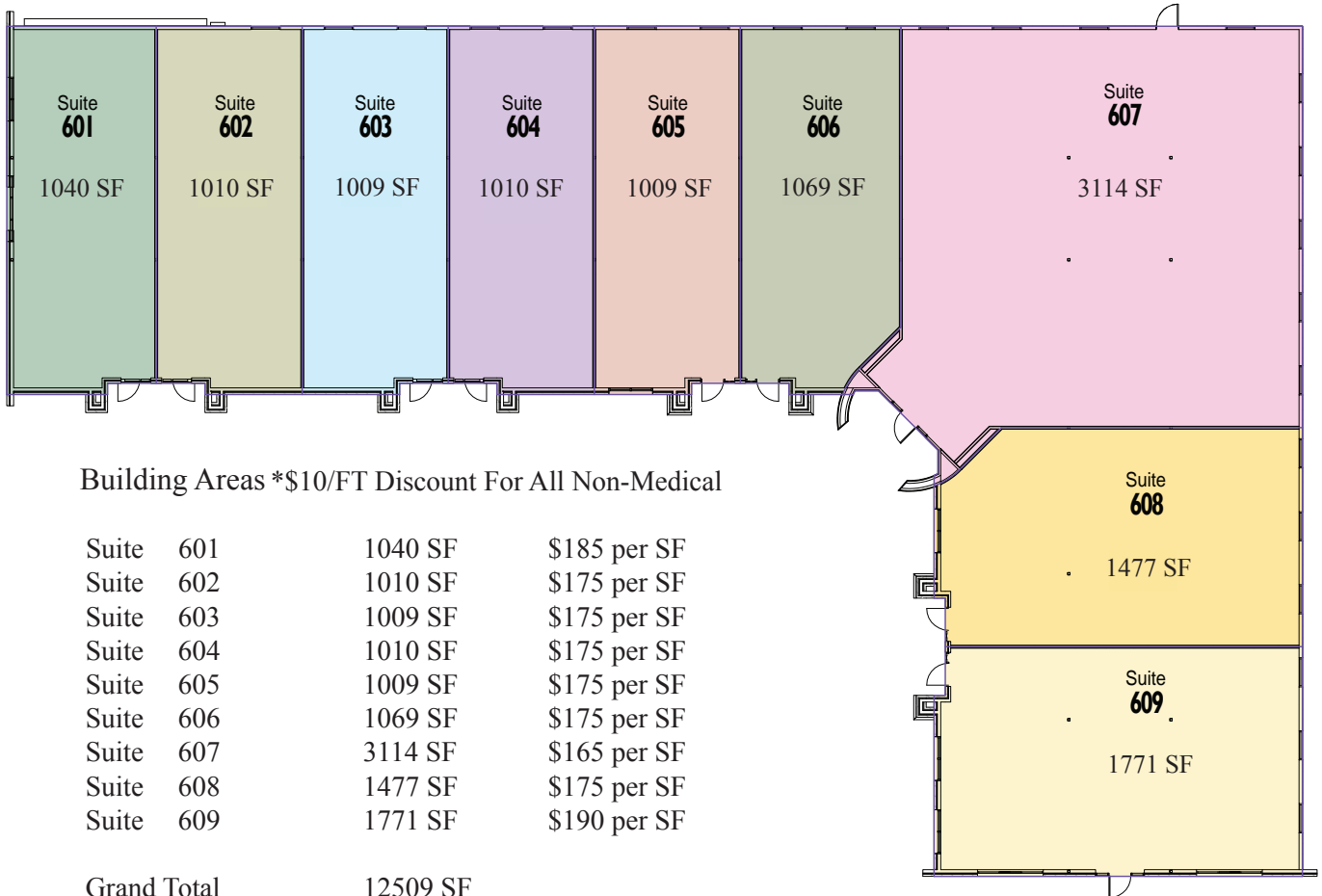
Construction Documents
 W. William Cannon Drive
 Austin, Texas 78745



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STONEGATE TWO

BUILDING 6



Building Areas *\$10/FT Discount For All Non-Medical

| | | |
|-----------|---------|--------------|
| Suite 601 | 1040 SF | \$185 per SF |
| Suite 602 | 1010 SF | \$175 per SF |
| Suite 603 | 1009 SF | \$175 per SF |
| Suite 604 | 1010 SF | \$175 per SF |
| Suite 605 | 1009 SF | \$175 per SF |
| Suite 606 | 1069 SF | \$175 per SF |
| Suite 607 | 3114 SF | \$165 per SF |
| Suite 608 | 1477 SF | \$175 per SF |
| Suite 609 | 1771 SF | \$190 per SF |

Grand Total 12509 SF

Stonegate Two Office Condos - Bldg 6

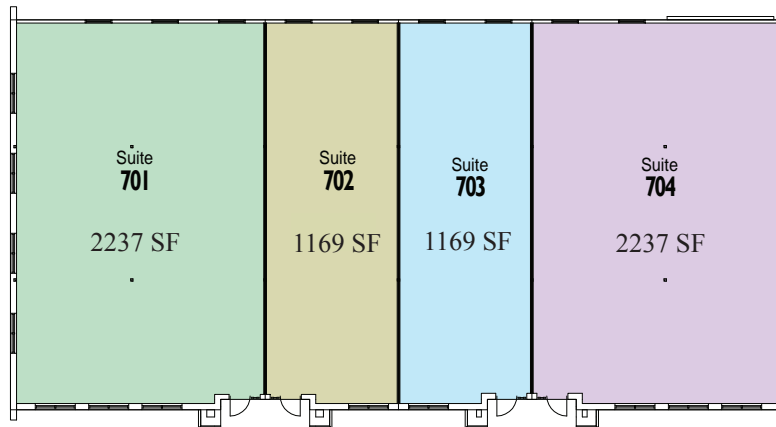
Construction Documents
2500 W. William Cannon Drive
Austin, Texas 78745



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STONEGATE TWO

BUILDING 7



Building Areas *10/FT Discount For All Non-Medical

| | | |
|-----------|---------|--------------|
| Suite 701 | 2237 SF | \$190 per SF |
| Suite 702 | 1169 SF | \$175 per SF |
| Suite 703 | 1169 SF | \$165 per SF |
| Suite 704 | 2237 SF | \$175 per SF |

Grand Total 6812 SF

Stonegate Two Office Condos - Bldg 7

Construction Documents
W. William Cannon Drive
Austin, Texas 78745

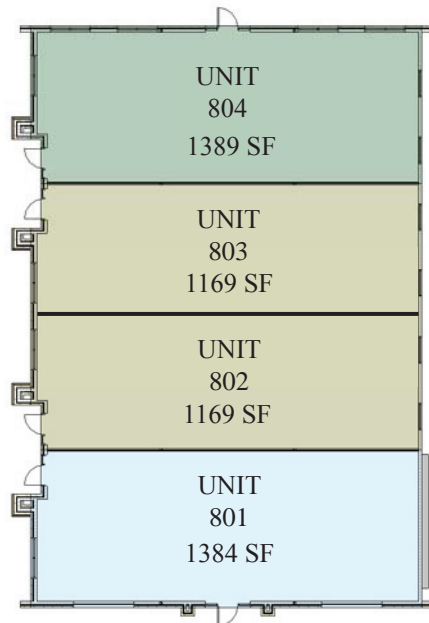
27 FEBRUARY 2009
NOT TO SCALE
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STONEGATE TWO

BUILDING 8



*10/FT Discount For All Non-Medical

Building Areas

| | | |
|-----------|---------|--------------|
| Suite 801 | 1384 SF | \$195 per SF |
| Suite 802 | 1169 SF | \$195 per SF |
| Suite 803 | 1169 SF | \$195 per SF |
| Suite 804 | 1389 SF | \$195 per SF |

Grand Total 5111 SF

BLDG 8 - AREA PLAN

Stonegate Two Office Condos - Bldg 8

Construction Documents
2500 W. William Cannon Drive
Austin, Texas 78745

26 December 2007
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A0660007



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Demographic and Income Profile

2500 W William Cannon Dr
Austin, TX 78744

Latitude: 30.206308
Longitude: -97.813363
Radius: 1.0 miles

Site Type: Radius

| Summary | 2000 | 2006 | 2011 |
|------------------------|--------|--------|--------|
| Population | 13,964 | 13,988 | 14,977 |
| Households | 5,605 | 5,671 | 6,082 |
| Families | 3,520 | 3,431 | 3,620 |
| Average Household Size | 2.47 | 2.44 | 2.44 |
| Owner Occupied HUs | 3,321 | 3,314 | 3,472 |
| Renter Occupied HUs | 2,284 | 2,357 | 2,610 |
| Median Age | 33.1 | 34.0 | 34.9 |

| Trends: 2006-2011 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 1.38% | 2.1% | 1.30% |
| Households | 1.41% | 2.05% | 1.33% |
| Families | 1.08% | 2.04% | 1.08% |
| Owner HHs | 0.94% | 2.2% | 1.41% |
| Median Household Income | 3.47% | 3.29% | 3.32% |

| Households by Income | 2000 | | 2006 | | 2011 | |
|--------------------------|----------|---------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| < \$15,000 | 378 | 6.8% | 321 | 5.7% | 284 | 4.7% |
| \$15,000 - \$24,999 | 480 | 8.6% | 340 | 6.0% | 260 | 4.3% |
| \$25,000 - \$34,999 | 688 | 12.3% | 430 | 7.6% | 344 | 5.7% |
| \$35,000 - \$49,999 | 959 | 17.2% | 962 | 17.0% | 841 | 13.8% |
| \$50,000 - \$74,999 | 1,583 | 28.3% | 1,310 | 23.1% | 1,203 | 19.8% |
| \$75,000 - \$99,999 | 861 | 15.4% | 1,064 | 18.8% | 1,215 | 20.0% |
| \$100,000 - \$149,999 | 502 | 9.0% | 934 | 16.5% | 1,362 | 22.4% |
| \$150,000 - \$199,000 | 64 | 1.1% | 198 | 3.5% | 333 | 5.5% |
| \$200,000+ | 74 | 1.3% | 112 | 2.0% | 240 | 3.9% |
| Median Household Income | \$53,491 | | \$64,574 | | \$76,576 | |
| Average Household Income | \$61,074 | | \$75,362 | | \$89,790 | |
| Per Capita Income | \$24,439 | | \$30,507 | | \$36,388 | |

| Population by Age | 2000 | | 2006 | | 2011 | |
|-------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 941 | 6.7% | 899 | 6.4% | 978 | 6.5% |
| 5 - 9 | 838 | 6.0% | 822 | 5.9% | 850 | 5.7% |
| 10 - 14 | 837 | 6.0% | 753 | 5.4% | 887 | 5.9% |
| 15 - 19 | 907 | 6.5% | 842 | 6.0% | 825 | 5.5% |
| 20 - 24 | 1,245 | 8.9% | 1,033 | 7.4% | 1,112 | 7.4% |
| 25 - 34 | 2,655 | 19.0% | 2,921 | 20.9% | 2,854 | 19.1% |
| 35 - 44 | 2,236 | 16.0% | 1,982 | 14.2% | 2,306 | 15.4% |
| 45 - 54 | 2,103 | 15.1% | 2,038 | 14.6% | 2,000 | 13.4% |
| 55 - 64 | 1,121 | 8.0% | 1,462 | 10.5% | 1,790 | 11.9% |
| 65 - 74 | 687 | 4.9% | 783 | 5.6% | 779 | 5.2% |
| 75 - 84 | 303 | 2.2% | 352 | 2.5% | 473 | 3.2% |
| 85+ | 87 | 0.6% | 103 | 0.7% | 126 | 0.8% |

| Race and Ethnicity | 2000 | | 2006 | | 2011 | |
|----------------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 10,343 | 74.1% | 9,573 | 68.4% | 9,614 | 64.2% |
| Black Alone | 773 | 5.5% | 832 | 5.9% | 925 | 6.2% |
| American Indian Alone | 83 | 0.6% | 90 | 0.6% | 99 | 0.7% |
| Asian Alone | 227 | 1.6% | 252 | 1.8% | 289 | 1.9% |
| Pacific Islander Alone | 9 | 0.1% | 9 | 0.1% | 9 | 0.1% |
| Some Other Race Alone | 2,042 | 14.6% | 2,669 | 19.1% | 3,383 | 22.6% |
| Two or More Races | 487 | 3.5% | 563 | 4.0% | 658 | 4.4% |
| Hispanic Origin (Any Race) | 4,099 | 29.4% | 5,222 | 37.3% | 6,523 | 43.6% |

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.



Demographic and Income Profile

2500 W William Cannon Dr
Austin, TX 78744

Site Type: Radius

Latitude: 30.206308
Longitude: -97.813363
Radius: 3.0 miles

| Summary | 2000 | 2006 | 2011 |
|------------------------|--------|---------|---------|
| Population | 98,091 | 107,963 | 118,597 |
| Households | 39,240 | 43,393 | 47,667 |
| Families | 23,659 | 25,459 | 27,618 |
| Average Household Size | 2.48 | 2.47 | 2.47 |
| Owner Occupied HUs | 20,299 | 22,372 | 24,562 |
| Renter Occupied HUs | 18,941 | 21,021 | 23,105 |
| Median Age | 31.1 | 32.5 | 33.5 |

| Trends: 2006-2011 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 1.9% | 2.1% | 1.30% |
| Households | 1.9% | 2.05% | 1.33% |
| Families | 1.64% | 2.04% | 1.08% |
| Owner HHs | 1.89% | 2.2% | 1.41% |
| Median Household Income | 3.36% | 3.29% | 3.32% |

| Households by Income | 2000 | | 2006 | | 2011 | |
|--------------------------|----------|---------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| < \$15,000 | 3,559 | 9.1% | 2,873 | 6.6% | 2,510 | 5.3% |
| \$15,000 - \$24,999 | 4,313 | 11.0% | 3,136 | 7.2% | 2,693 | 5.6% |
| \$25,000 - \$34,999 | 5,309 | 13.6% | 4,537 | 10.5% | 3,473 | 7.3% |
| \$35,000 - \$49,999 | 7,415 | 19.0% | 7,413 | 17.1% | 7,266 | 15.2% |
| \$50,000 - \$74,999 | 9,704 | 24.8% | 10,259 | 23.6% | 9,873 | 20.7% |
| \$75,000 - \$99,999 | 4,939 | 12.6% | 6,800 | 15.7% | 8,595 | 18.0% |
| \$100,000 - \$149,999 | 2,967 | 7.6% | 6,162 | 14.2% | 9,104 | 19.1% |
| \$150,000 - \$199,000 | 513 | 1.3% | 1,415 | 3.3% | 2,367 | 5.0% |
| \$200,000+ | 398 | 1.0% | 799 | 1.8% | 1,787 | 3.7% |
| Median Household Income | \$47,488 | | \$58,470 | | \$68,991 | |
| Average Household Income | \$55,022 | | \$69,542 | | \$83,535 | |
| Per Capita Income | \$22,063 | | \$27,897 | | \$33,484 | |

| Population by Age | 2000 | | 2006 | | 2011 | |
|-------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 7,312 | 7.5% | 7,881 | 7.3% | 8,644 | 7.3% |
| 5 - 9 | 6,583 | 6.7% | 7,034 | 6.5% | 7,475 | 6.3% |
| 10 - 14 | 6,238 | 6.4% | 6,557 | 6.1% | 7,569 | 6.4% |
| 15 - 19 | 6,628 | 6.8% | 6,668 | 6.2% | 6,951 | 5.9% |
| 20 - 24 | 9,230 | 9.4% | 8,750 | 8.1% | 9,257 | 7.8% |
| 25 - 34 | 20,202 | 20.6% | 22,462 | 20.8% | 22,982 | 19.4% |
| 35 - 44 | 17,146 | 17.5% | 17,054 | 15.8% | 18,765 | 15.8% |
| 45 - 54 | 12,719 | 13.0% | 15,265 | 14.1% | 16,357 | 13.8% |
| 55 - 64 | 5,884 | 6.0% | 9,034 | 8.4% | 12,076 | 10.2% |
| 65 - 74 | 3,441 | 3.5% | 4,014 | 3.7% | 4,739 | 4.0% |
| 75 - 84 | 2,003 | 2.0% | 2,383 | 2.2% | 2,633 | 2.2% |
| 85+ | 707 | 0.7% | 862 | 0.8% | 1,149 | 1.0% |

| Race and Ethnicity | 2000 | | 2006 | | 2011 | |
|----------------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 68,804 | 70.1% | 69,917 | 64.8% | 72,097 | 60.8% |
| Black Alone | 5,532 | 5.6% | 6,306 | 5.8% | 7,026 | 5.9% |
| American Indian Alone | 657 | 0.7% | 768 | 0.7% | 869 | 0.7% |
| Asian Alone | 2,423 | 2.5% | 2,977 | 2.8% | 3,527 | 3.0% |
| Pacific Islander Alone | 81 | 0.1% | 89 | 0.1% | 93 | 0.1% |
| Some Other Race Alone | 17,190 | 17.5% | 23,713 | 22.0% | 30,034 | 25.3% |
| Two or More Races | 3,404 | 3.5% | 4,193 | 3.9% | 4,952 | 4.2% |
| Hispanic Origin (Any Race) | 33,560 | 34.2% | 45,155 | 41.8% | 56,458 | 47.6% |

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.



Demographic and Income Profile

2500 W William Cannon Dr
Austin, TX 78744

Latitude: 30.206308
Longitude: -97.813363
Radius: 5.0 miles

Site Type: Radius

| Summary | 2000 | 2006 | 2011 |
|------------------------|---------|---------|---------|
| Population | 211,221 | 237,594 | 262,161 |
| Households | 82,888 | 93,179 | 102,633 |
| Families | 49,423 | 54,912 | 60,031 |
| Average Household Size | 2.52 | 2.52 | 2.53 |
| Owner Occupied HUs | 43,187 | 49,622 | 54,831 |
| Renter Occupied HUs | 39,701 | 43,557 | 47,801 |
| Median Age | 30.7 | 31.9 | 32.8 |

| Trends: 2006-2011 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 1.99% | 2.1% | 1.30% |
| Households | 1.95% | 2.05% | 1.33% |
| Families | 1.8% | 2.04% | 1.08% |
| Owner HHs | 2.02% | 2.2% | 1.41% |
| Median Household Income | 3.72% | 3.29% | 3.32% |

| Households by Income | 2000 | | 2006 | | 2011 | |
|--------------------------|----------|---------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| < \$15,000 | 8,536 | 10.3% | 6,984 | 7.5% | 6,135 | 6.0% |
| \$15,000 - \$24,999 | 9,116 | 11.0% | 6,567 | 7.0% | 5,688 | 5.5% |
| \$25,000 - \$34,999 | 11,122 | 13.4% | 9,465 | 10.2% | 6,943 | 6.8% |
| \$35,000 - \$49,999 | 14,767 | 17.8% | 14,976 | 16.1% | 14,849 | 14.5% |
| \$50,000 - \$74,999 | 18,194 | 21.9% | 19,596 | 21.0% | 19,468 | 19.0% |
| \$75,000 - \$99,999 | 10,222 | 12.3% | 13,090 | 14.0% | 16,147 | 15.7% |
| \$100,000 - \$149,999 | 7,441 | 9.0% | 13,885 | 14.9% | 18,450 | 18.0% |
| \$150,000 - \$199,000 | 1,832 | 2.2% | 4,783 | 5.1% | 7,080 | 6.9% |
| \$200,000+ | 1,783 | 2.1% | 3,830 | 4.1% | 7,871 | 7.7% |
| Median Household Income | \$47,632 | | \$60,098 | | \$72,129 | |
| Average Household Income | \$59,903 | | \$78,814 | | \$98,024 | |
| Per Capita Income | \$23,740 | | \$31,024 | | \$38,489 | |

| Population by Age | 2000 | | 2006 | | 2011 | |
|-------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 16,347 | 7.7% | 18,175 | 7.6% | 20,027 | 7.6% |
| 5 - 9 | 14,922 | 7.1% | 16,550 | 7.0% | 17,354 | 6.6% |
| 10 - 14 | 13,825 | 6.5% | 15,494 | 6.5% | 17,734 | 6.8% |
| 15 - 19 | 14,356 | 6.8% | 15,058 | 6.3% | 16,274 | 6.2% |
| 20 - 24 | 20,294 | 9.6% | 20,259 | 8.5% | 21,702 | 8.3% |
| 25 - 34 | 43,133 | 20.4% | 47,355 | 19.9% | 48,469 | 18.5% |
| 35 - 44 | 36,981 | 17.5% | 38,265 | 16.1% | 41,388 | 15.8% |
| 45 - 54 | 26,961 | 12.8% | 33,354 | 14.0% | 36,810 | 14.0% |
| 55 - 64 | 12,126 | 5.7% | 18,819 | 7.9% | 25,209 | 9.6% |
| 65 - 74 | 6,863 | 3.2% | 7,973 | 3.4% | 9,848 | 3.8% |
| 75 - 84 | 3,961 | 1.9% | 4,597 | 1.9% | 5,138 | 2.0% |
| 85+ | 1,449 | 0.7% | 1,696 | 0.7% | 2,205 | 0.8% |

| Race and Ethnicity | 2000 | | 2006 | | 2011 | |
|----------------------------|---------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 146,824 | 69.5% | 154,847 | 65.2% | 162,110 | 61.8% |
| Black Alone | 12,012 | 5.7% | 13,579 | 5.7% | 14,954 | 5.7% |
| American Indian Alone | 1,426 | 0.7% | 1,681 | 0.7% | 1,910 | 0.7% |
| Asian Alone | 5,737 | 2.7% | 7,458 | 3.1% | 9,077 | 3.5% |
| Pacific Islander Alone | 164 | 0.1% | 181 | 0.1% | 194 | 0.1% |
| Some Other Race Alone | 38,228 | 18.1% | 51,300 | 21.6% | 63,789 | 24.3% |
| Two or More Races | 6,829 | 3.2% | 8,548 | 3.6% | 10,128 | 3.9% |
| Hispanic Origin (Any Race) | 73,685 | 34.9% | 97,734 | 41.1% | 120,756 | 46.1% |

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.

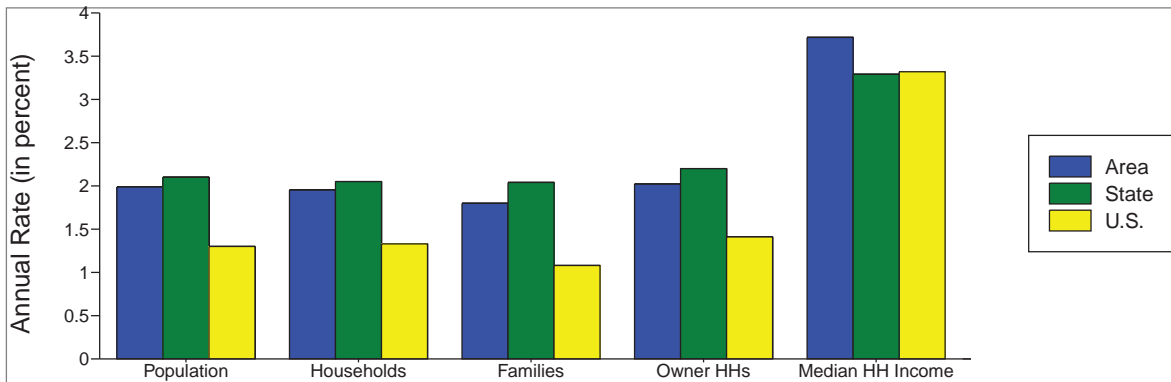


2500 W William Cannon Dr
Austin, TX 78744

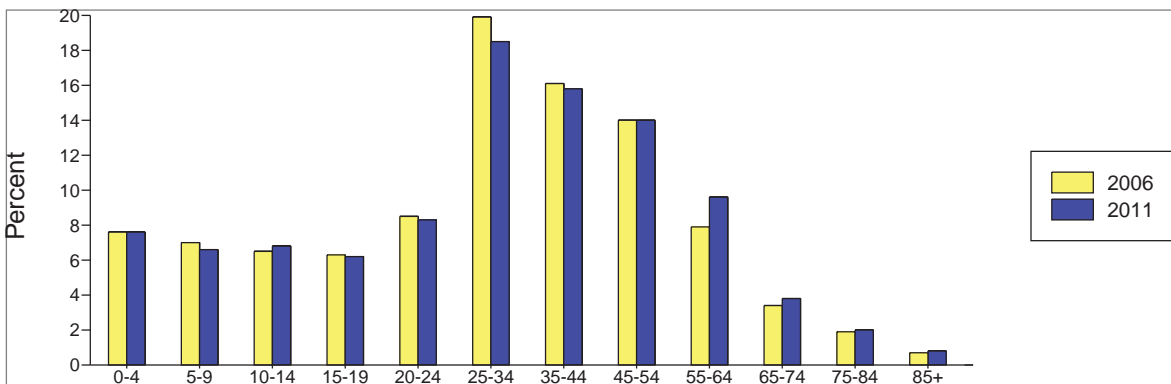
Site Type: Radius

Latitude: 30.206308
Longitude: -97.813363
Radius: 5.0 miles

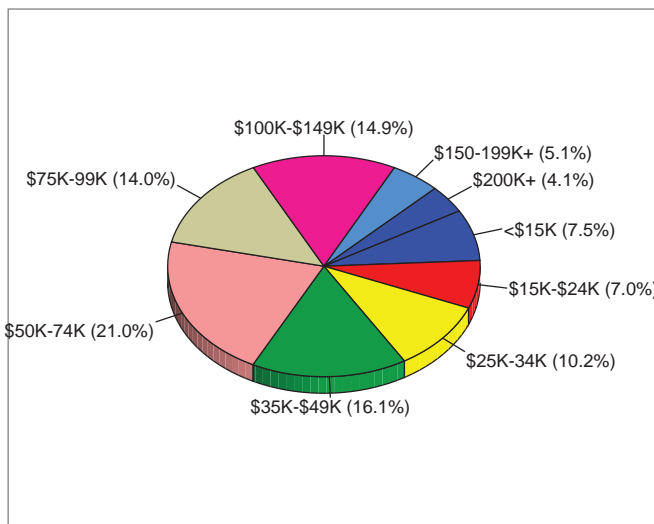
Trends 2006-2011



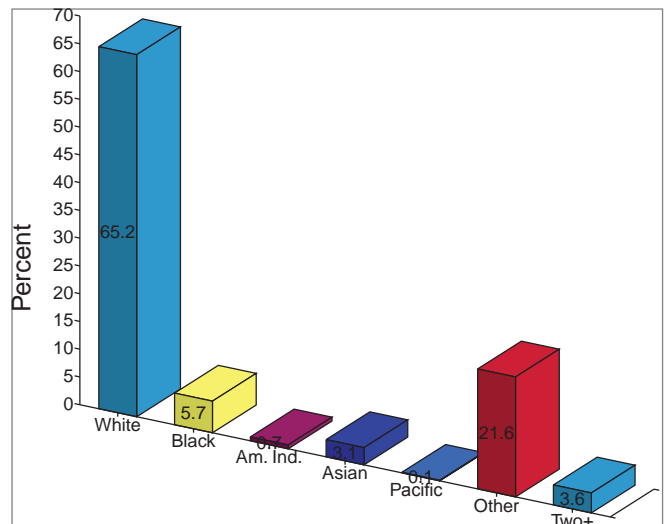
Population by Age



2006 Household Income



2006 Population by Race



2006 Percent Hispanic Origin: 41.1%

INFORMATION ON BROKERAGE RELATIONSHIPS

Before 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 of 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 sub agency 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 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.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information for Broker's records:

SELLER/LANDLORD:

BUYER/TENANT:

By:

By:

Title:

Title:

Dated:

Dated: