

Sales Comp #25

Comparable Land Sales

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COMPARABLE LAND SALE NUMBER FOUR



Location:	Wraps the southeast corner of State Highway 71 and FM 973
Parcel Number:	A portion of 03-2331-02-02
Legal Description:	389.447 acres out of the Santiago Del Valle 10 League Grant, Travis County, Texas.
Date of Sale:	06/07/06
Recording Data:	Document #: 2006107114; Date: 06/07/06
Grantor:	Carr Family Partnership, Ltd.
Grantee:	Eastbourne Crossing Limited Partnership
Consideration:	\$28,500,000
Terms:	Cash to seller

*Comparable Land Sales**Page 10*

Price per Unit:	\$1.68/SF
Size:	389.447 acres
Shape:	Irregular
Topography:	Gently sloping
Frontage/Access:	Approximately 2,525 feet along FM 973 and 4,316 feet along State Highway 71. The east side of the property fronts proposed State Highway 130.
Utilities:	Available from the City of Austin
Zoning:	Approximately 500 feet located along FM 973 is zoned DR, the remainder is within the Austin ETJ.
Floodplain:	Approximately 118 acres, or 30% of the total acreage lies within the 100-year floodplain.
School District:	Austin ISD
Easements:	The property has an electric transmission line easement crossing the eastern side in a north/south direction. There is also a City of Austin trunk sewer line crossing the eastern side of the tract.
Surrounding Land Uses:	Convenience store, Dell Valle public school, vacant land, scattered commercial/indus trial
Intended Land Use:	Mixed-use development.
Confirmation:	Name: Grantor Appraiser: RPC Deed Reviewed: RPC

TaxNetUSA: Travis County Property Information

Property ID Number: 295798 Ref ID2 Number: 03233102020000

Owner's Name **EASTBOURNE CROSSING**
 Mailing Address **LIMITED PARTNERSHIP
 300 INTERNATIONAL DR STE 135
 WILLIAMSVILLE, NY 14221-5781**
 Location **E STATE HY 71 78617**
 Legal **ABS 24 DELVALLE S ACR 389.4470 (1-D-1)**

Property Details
 Deed Date 06072006
 Deed Volume
 Deed Page
 Exemptions
 Freeze Exempt F
 ARB Protest F
 Agent Code 0
 Land Acres 389.4470
 Block
 Tract or Lot
 Docket No
 Abstract Code A0024
 Neighborhood Code #71C

Value Information

	2009 Preliminary
Land Value	0.00
Improvement Value	0.00
AG Value	6,620,599.00
AG Productivity Value	89,806.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	6,620,599.00
10% Cap Value	0.00
Total Value	6,620,599.00

Data up to date as of 2009-04-20

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEPORT EXEMPTION
- HOMESTEAD EXEMPTION FORM (TIFF)
- HOMESTEAD EXEMPTION FORM (PDF)
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAY MAP
- PLAY MAP

Value By Jurisdiction

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		89,806.00	89,806.00	6,620,599.00	89,806.00
02	CITY OF AUSTIN	0.401200	6,286.00	6,286.00	463,442.00	6,286.00
03	TRAVIS COUNTY	0.412200	89,806.00	89,806.00	6,620,599.00	89,806.00
06	DEL VALLE ISD	1.480000	89,806.00	89,806.00	6,620,599.00	89,806.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	89,806.00	89,806.00	6,620,599.00	89,806.00
51	TRAVIS CO ESD NO 11	0.100000	83,520.00	83,520.00	6,157,157.00	83,520.00
68	AUSTIN COMM COLL DIST	0.095400	89,806.00	89,806.00	6,620,599.00	89,806.00

Improvement Information

Improvement ID State Category Description

Segment Information

Imp ID Seg ID Type Code Description Class Effective Year Built Area
 Total Living Area 0

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
352473	DLCP	D1	F	389.447	0	0	16,964,311

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				
2008	0A	TRAVIS CENTRAL APP DIST	89,923.00	89,923.00
2008	02	CITY OF AUSTIN	6,295.00	6,295.00
2008	03	TRAVIS COUNTY	89,923.00	89,923.00
2008	06	DEL VALLE ISD	89,923.00	89,923.00
2008	2J	TRAVIS CO HEALTHCARE DIST	89,923.00	89,923.00
2008	51	TRAVIS CO ESD NO 11	83,628.00	83,628.00
2008	68	AUSTIN COMM COLL DIST	89,923.00	89,923.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	87,474.00	87,474.00
2007	02	CITY OF AUSTIN	6,123.00	6,123.00
2007	03	TRAVIS COUNTY	87,474.00	87,474.00
2007	06	DEL VALLE ISD	87,474.00	87,474.00

6,620,599

6,487,916

2007	2J	TRAVIS CO HEALTHCARE DIST	87,474.00	87,474.00
2007	51	TRAVIS CO ESD NO 11	81,351.00	81,351.00
2007	68	AUSTIN COMM COLL DIST	87,474.00	87,474.00
		2006		
2006	0A	TRAVIS CENTRAL APP DIST	86,340.00	86,340.00
2006	02	CITY OF AUSTIN	6,044.00	6,044.00
2006	03	TRAVIS COUNTY	86,340.00	86,340.00
2006	06	DEL VALLE ISD	86,340.00	86,340.00
2006	2J	TRAVIS CO HEALTHCARE DIST	86,340.00	86,340.00
2006	51	TRAVIS CO ESD NO 11	80,296.00	80,296.00
2006	68	AUSTIN COMM COLL DIST	86,340.00	86,340.00
		2005		
2005	0A	TRAVIS CENTRAL APP DIST	101,128.00	101,128.00
2005	02	CITY OF AUSTIN	6,068.00	6,068.00
2005	03	TRAVIS COUNTY	101,128.00	101,128.00
2005	06	DEL VALLE ISD	101,128.00	101,128.00
2005	2J	TRAVIS CO HEALTHCARE DIST	101,128.00	101,128.00
2005	51	TRAVIS CO ESD NO 11	95,060.00	95,060.00
2005	68	AUSTIN COMM COLL DIST	101,128.00	101,128.00
		2004		
2004	0A	TRAVIS CENTRAL APP DIST	101,128.00	101,128.00
2004	02	CITY OF AUSTIN	6,068.00	6,068.00
2004	03	TRAVIS COUNTY	101,128.00	101,128.00
2004	06	DEL VALLE ISD	101,128.00	101,128.00
2004	2J	TRAVIS CO HOSPITAL DIST	101,128.00	101,128.00
2004	51	TRAVIS CO ESD NO 11	95,060.00	95,060.00
		2003		
2003	0A		7,625,550.00	101,128.00
2003	02		457,533.00	6,068.00
2003	03		7,625,550.00	101,128.00
2003	06		7,625,550.00	101,128.00
2003	51		7,168,017.00	95,060.00
		2002		
2002	0A		7,625,550.00	101,128.00
2002	02		457,533.00	6,068.00
2002	03		7,625,550.00	101,128.00
2002	06		7,625,550.00	101,128.00
2002	51		7,168,017.00	95,060.00
		2001		
2001	0A		4,575,330.00	92,792.00
2001	02		274,520.00	5,568.00
2001	03		4,575,330.00	92,792.00
2001	06		4,575,330.00	92,792.00
2001	51		4,300,810.00	87,224.00
		2000		
2000	02		274,520.00	5,542.00
2000	03		4,575,330.00	92,374.00
2000	06		4,575,330.00	92,374.00
2000	51		4,300,810.00	86,832.00

6,510,438

6,843,561

TaxNetUSA : Travis County Property Information

Account Number: 295798 **Geo No.:** 0323310202

Owner Name **EASTBOURNE CROSSING**

Mailing Address LIMITED PARTNERSHIP
300 INTERNATIONAL DR STE 135
WILLIAMSVILLE, NY 14221-5781

Location E STATE HY 71 78617

Legal ABS 24 DELVALLE S ACR 389.4470 (1-D-1)

Entity Code	Entity Name	Tax Rate 2008
0A		
02	City of Austin	0.401200
03	Travis Co	0.412200
06	Del Valle ISD	1.480000
2J	Travis Co Hospital Dist	0.067900
51	Travis Co EMSD #11	0.100000
68	Austin Community College Dist	0.095400
Total		2.5567

Data up to date as of Apr 20, 2009 including 2009 Preliminary values.

Document Images (index)

*Total Estimated Taxes **\$169,268.85**

Note: The Total Estimated Taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. *Tax amount does not include any abatements or exemptions.

Property Details

Deed Date	06/07/2006
Deed Volume	
Deed Page	
Docket No.	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	389.4470
Block	
Tract or Lot	
Abstract Code	A0024
Neighborhood Code	#71C

Value Information 2009 Preliminary

Land Value	\$0.00
Improvement Value	\$0.00
AG Value	\$6,620,599.00
AG Productivity Value	\$89,806.00
Timber Value	\$0.00
Timber Productivity Value	\$0.00
Assessed Value	\$6,620,599.00
Total Value	\$6,620,599.00
Previous Value	\$6,620,599.00
Percent Change	0.000%

Value By Jurisdiction

Entity Code	Entity Name	2004 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		\$89,806.00	\$89,806.00	\$6,620,599.00	\$89,806.00
02	CITY OF AUSTIN	0.401200	\$6,286.00	\$6,286.00	\$463,442.00	\$6,286.00
03	TRAVIS COUNTY	0.412200	\$89,806.00	\$89,806.00	\$6,620,599.00	\$89,806.00
06	DEL VALLE ISD	1.480000	\$89,806.00	\$89,806.00	\$6,620,599.00	\$89,806.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	\$89,806.00	\$89,806.00	\$6,620,599.00	\$89,806.00
51	TRAVIS CO ESD NO 11	0.100000	\$83,520.00	\$83,520.00	\$6,157,157.00	\$83,520.00
68	AUSTIN COMM COLL DIST	0.095400	\$89,806.00	\$89,806.00	\$6,620,599.00	\$89,806.00

Improvement Information

Improvement ID	State Category	Description
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Segment Information						
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
						Total Living Area 0

Land Information							
Land ID	Type Code	SPTB Code	Homestead	Size-Acres	Front	Depth	Size-SQFT
352473	DLCP	D1	F	389.447	0	0	16,964,311

Certified Value Information				2009 Preliminary	
Year	Jur	Entity Name	Market Value	Assessed Value	
2007					
2007	0A	TRAVIS CENTRAL APP DIST	\$87,474.00	\$87,474.00	
2007	02	CITY OF AUSTIN	\$6,123.00	\$6,123.00	
2007	03	TRAVIS COUNTY	\$87,474.00	\$87,474.00	
2007	06	DEL VALLE ISD	\$87,474.00	\$87,474.00	
2007	2J	TRAVIS CO HEALTHCARE DIST	\$87,474.00	\$87,474.00	
2007	51	TRAVIS CO ESD NO 11	\$81,351.00	\$81,351.00	
2007	68	AUSTIN COMM COLL DIST	\$87,474.00	\$87,474.00	
2006					
2006	0A	TRAVIS CENTRAL APP DIST	\$86,340.00	\$86,340.00	
2006	02	CITY OF AUSTIN	\$6,044.00	\$6,044.00	
2006	03	TRAVIS COUNTY	\$86,340.00	\$86,340.00	
2006	06	DEL VALLE ISD	\$86,340.00	\$86,340.00	
2006	2J	TRAVIS CO HEALTHCARE DIST	\$86,340.00	\$86,340.00	
2006	51	TRAVIS CO ESD NO 11	\$80,296.00	\$80,296.00	
2006	68	AUSTIN COMM COLL DIST	\$86,340.00	\$86,340.00	
2005					
2005	0A	TRAVIS CENTRAL APP DIST	\$101,128.00	\$101,128.00	
2005	02	CITY OF AUSTIN	\$6,068.00	\$6,068.00	
2005	03	TRAVIS COUNTY	\$101,128.00	\$101,128.00	
2005	06	DEL VALLE ISD	\$101,128.00	\$101,128.00	
2005	2J	TRAVIS CO HEALTHCARE DIST	\$101,128.00	\$101,128.00	
2005	51	TRAVIS CO ESD NO 11	\$95,060.00	\$95,060.00	
2005	68	AUSTIN COMM COLL DIST	\$101,128.00	\$101,128.00	
2004					
2004	0A	TRAVIS CENTRAL APP DIST	\$101,128.00	\$101,128.00	
2004	02	CITY OF AUSTIN	\$6,068.00	\$6,068.00	
2004	03	TRAVIS COUNTY	\$101,128.00	\$101,128.00	
2004	06	DEL VALLE ISD	\$101,128.00	\$101,128.00	
2004	2J	TRAVIS CO HOSPITAL DIST	\$101,128.00	\$101,128.00	
2004	51	TRAVIS CO ESD NO 11	\$95,060.00	\$95,060.00	
2003					
2003	0A		\$7,625,550.00	\$101,128.00	
2003	02		\$457,533.00	\$6,068.00	
2003	03		\$7,625,550.00	\$101,128.00	

2003	06	\$7,625,550.00	\$101,128.00
2003	51	\$7,168,017.00	\$95,060.00
2002			
2002	0A	\$7,625,550.00	\$101,128.00
2002	02	\$457,533.00	\$6,068.00
2002	03	\$7,625,550.00	\$101,128.00
2002	06	\$7,625,550.00	\$101,128.00
2002	51	\$7,168,017.00	\$95,060.00

Improvement Sketch

There is no sketch data available for this parcel.