

THE SALES COMPARISON APPROACH**LAND SALE NO. 2****Property Identification**

Record ID 1052
Property Type Commercial
Address 1200 Guadalupe Street, Austin, Travis County, Texas 78701
Tax ID NWC of Guadalupe Street and 12th Street, Austin
Map Page/Grid 02-0801-1007

Sale Data

Grantor Texas Oil and Gas Association
Grantee Faulkner Acquisitions, LP
Sale Date June 4, 2007
Deed Book/Page 2007102207
Marketing Time < 12 months
Financing Cash to seller
Deed Reviewed 1/26/09, DLS; Inspected 1/16/09 DLS/LRJ
Verification Skip Reisig (512) 767-7420, February 3, 2009; Confirmed by DLS

Sale Price \$1,500,000

Land Data

Zoning DMU, Downtown Mixed Use
Topography Basically level to gently sloping
Utilities All available
Shape Rectangular
Flood Info None
Easements None adverse noted
Improvements No buildings; pavement
Intended/Current Use Office/vacant and parking lot

Land Size Information

Gross Land Size 0.316 Acres or 13,760 SF
Front Footage 160 ft Guadalupe Street; 80 ft West 12th Street

Indicators

Sale Price/Gross Acre \$4,748,488
Sale Price/Gross SF \$109.01

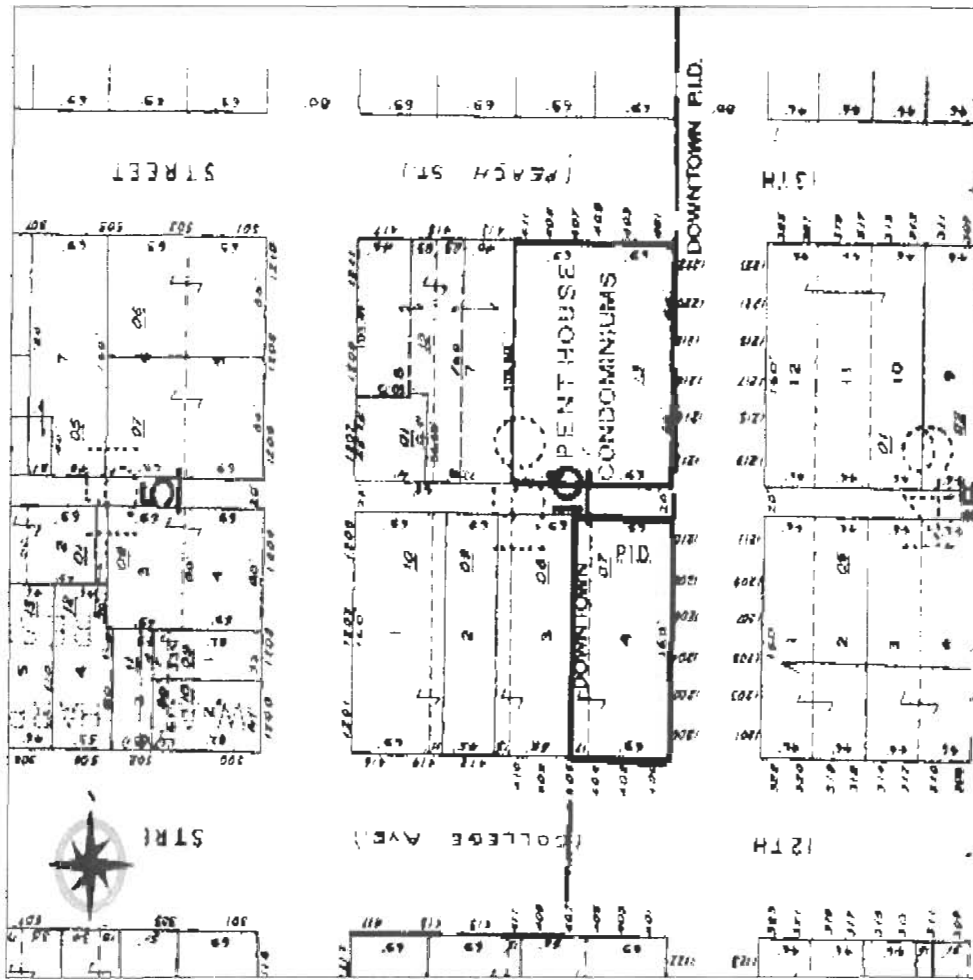
Legal Description

Lot 4 and the East 17 Feet of Lot 3, Block 150, Original City of Austin, Austin, Travis County, Texas.

Remarks

The buyer purchased this property on behalf of another agency as part of a another development deal he was working on. The original agency had contracted this site contingent upon the sale of their property. The contract period on this parcel was about to run out and the current owner purchased the tract at the original contract price of \$1,500,000. The secondary deal with the original agency fell through and the buyer retained ownership of this parcel. He is currently marketing the property for \$1,720,00, or \$125.00/SF.

LAND SALE NO. 2



TaxNetUSA: Travis County Property Information

Property ID Number: 196766 Ref ID2 Number: 02080110070000

Owner's Name **FAULKNER ACQUISITIONS LP**

Mailing Address **535 E 5TH ST
AUSTIN, TX 78701-3725**

Location **1200 GUADALUPE ST 78701**

Legal **LOT 4 * & E 17 FT OF LOT 3 BLOCK 150 ORIGINAL CITY**

Property Details

Deed Date 06042007
 Deed Volume
 Deed Page
 Exemptions
 Freeze Exempt F
 ARB Protest F
 Agent Code 0
 Land Acres 0.3159
 Block
 Tract or Lot 4, 3
 Docket No
 Abstract Code S01471
 Neighborhood Code 4CBDL

Value Information

2009 Preliminary

Land Value 619,200.00
 Improvement Value 0.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 619,200.00
 10% Cap Value 0.00
 Total Value 619,200.00

Data up to date as of 2009-04-20

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

Value By Jurisdiction

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		619,200.00	619,200.00	619,200.00	619,200.00
01	AUSTIN ISD	1.202000	619,200.00	619,200.00	619,200.00	619,200.00
02	CITY OF AUSTIN	0.401200	619,200.00	619,200.00	619,200.00	619,200.00
03	TRAVIS COUNTY	0.412200	619,200.00	619,200.00	619,200.00	619,200.00
2C	DOWNTOWN PUB IMP DIST		619,200.00	619,200.00	619,200.00	619,200.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	619,200.00	619,200.00	619,200.00	619,200.00
68	AUSTIN COMM COLL DIST	0.095400	619,200.00	619,200.00	619,200.00	619,200.00

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
 194780 LAND C1 F 0.316 0 0 13,760

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				
2008	0A	TRAVIS CENTRAL APP DIST	619,200.00	619,200.00
2008	01	AUSTIN ISD	619,200.00	619,200.00
2008	02	CITY OF AUSTIN	619,200.00	619,200.00
2008	03	TRAVIS COUNTY	619,200.00	619,200.00
2008	2C	DOWNTOWN PUB IMP DIST	619,200.00	619,200.00
2008	2J	TRAVIS CO HEALTHCARE DIST	619,200.00	619,200.00
2008	68	AUSTIN COMM COLL DIST	619,200.00	619,200.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	619,200.00	619,200.00
2007	01	AUSTIN ISD	619,200.00	619,200.00
2007	02	CITY OF AUSTIN	619,200.00	619,200.00
2007	03	TRAVIS COUNTY	619,200.00	619,200.00
2007	2C	DOWNTOWN PUB IMP DIST	619,200.00	619,200.00

2007	2J	TRAVIS CO HEALTHCARE DIST	619,200.00	619,200.00
2007	68	AUSTIN COMM COLL DIST	619,200.00	619,200.00
2006				
2006	0A	TRAVIS CENTRAL APP DIST	619,200.00	619,200.00
2006	01	AUSTIN ISD	619,200.00	619,200.00
2006	02	CITY OF AUSTIN	619,200.00	619,200.00
2006	03	TRAVIS COUNTY	619,200.00	619,200.00
2006	2C	DOWNTOWN PUB IMP DIST	619,200.00	619,200.00
2006	2J	TRAVIS CO HEALTHCARE DIST	619,200.00	619,200.00
2006	68	AUSTIN COMM COLL DIST	619,200.00	619,200.00
2005				
2005	0A	TRAVIS CENTRAL APP DIST	412,800.00	412,800.00
2005	01	AUSTIN ISD	412,800.00	412,800.00
2005	02	CITY OF AUSTIN	412,800.00	412,800.00
2005	03	TRAVIS COUNTY	412,800.00	412,800.00
2005	2C	DOWNTOWN PUB IMP DIST	412,800.00	412,800.00
2005	2J	TRAVIS CO HEALTHCARE DIST	412,800.00	412,800.00
2005	68	AUSTIN COMM COLL DIST	412,800.00	412,800.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	412,800.00	412,800.00
2004	01	AUSTIN ISD	412,800.00	412,800.00
2004	02	CITY OF AUSTIN	412,800.00	412,800.00
2004	03	TRAVIS COUNTY	412,800.00	412,800.00
2004	2C	DOWNTOWN PUB IMP DIST	412,800.00	412,800.00
2004	2J	TRAVIS CO HOSPITAL DIST	412,800.00	412,800.00
2004	68	AUSTIN COMM COLL DIST	412,800.00	412,800.00
2003				
2003	0A		412,800.00	412,800.00
2003	01		412,800.00	412,800.00
2003	02		412,800.00	412,800.00
2003	03		412,800.00	412,800.00
2003	2C		412,800.00	0.00
2003	68		412,800.00	412,800.00
2002				
2002	0A		412,800.00	412,800.00
2002	01		412,800.00	412,800.00
2002	02		412,800.00	412,800.00
2002	03		412,800.00	412,800.00
2002	2C		412,800.00	0.00
2002	68		412,800.00	412,800.00
2001				
2001	0A		412,800.00	412,800.00
2001	01		412,800.00	412,800.00
2001	02		412,800.00	412,800.00
2001	03		412,800.00	412,800.00
2001	2C		412,800.00	0.00
2001	68		412,800.00	412,800.00
2000				
2000	01		412,800.00	412,800.00
2000	02		412,800.00	412,800.00
2000	03		412,800.00	412,800.00
2000	2C		412,800.00	0.00
2000	68		412,800.00	412,800.00