



# Alexan Star Ranch

150 Klattenhoff Ln.  
Hutto, TX 78634

Phone : (512) 215-9173  
Fax : (512) 215-9194

## Property Information

County : Williamson  
Submarket : WMS  
Map/Grid : 409E  
Tax ID :  
Affordable Hsg : N  
School District :  
Elementary :  
Middle :  
High :

Total Units : 396  
Total Rentable : 396  
Rentable Area : 409,392  
Building Area : 409,392  
Total Buildings : 17  
Total Floors : 3  
Land Area : 0  
Year Built : 2009  
Date Renovated :

## Leasing Information

Electric Paid : N  
Water Paid : N  
Gas Paid : N  
Cable Paid : N  
Central Air/Heat/Both : Y  
Wtr Heat - Boiler/Indiv : I  
Heat - Electric/Gas : E  
Individual Elec Meter : Y

Lease Terms : 12-15  
Application Fee : 50  
Redec/Admin Fee : 150  
Pets : Y  
Pet Deposit : \$250  
Pet Rent : 0  
Locator Fees : 100%  
Concessions : Y

Leasing comments : Reduced Rates: 2.5 mos. free

Comments : Outside of Hutto; Gattis School Rd, & Hwy. 130; Located on the 16th, 17th, & 18th Greens of golf course / NW corner of Gattis School Rd, & Hwy. 130.

## Property Amenities

Pool(s) : 1  
Hot Tub/Spa : 0  
Sauna/Spa :  
Fitness Center : Y  
Club House : Y  
Bus Center : Y  
Laundry Room : 1

Access Gates : Y  
Attached Garage : 110  
Detached Garage : 56  
Covered Parking : 140  
BBQ Grills : Y  
Sports Court : Y  
Tennis Court : N

V ball Court : Y  
W.V.ball :  
Play Ground : N  
Jogging Trail :  
Billiards : Y  
Theatre : Y  
On Shuttle :

Amenity Comments : Project is located on the 16th, 17th & 18th greens of the golf course; Putting green and sand volley ball onsite. 140 covered parking; 110 direct access garages (included in rent); and 56 detached garages. All units have attached storage closets. Rent range is based on garages, views, and floors.

## Unit Amenities

Refrigerator :  
Stove :  
Dishwasher : Y  
Microwave : Y  
Disposal : Y  
Ice Maker : Y  
Pantry :

Fireplace : N  
Bookshelves :  
Washer/Dryer : N  
W/D Connect : Y  
Intrusion Alarm : N  
Ceiling Fan :  
Walk-in Closet :

Patio/Balcony : Y  
Outside Storage : 0  
Mini Blinds :  
Vaulted Ceiling :  
9" Ceiling : Y  
Internet Conn :  
View : S

## Principals

### OWNERSHIP

Trammell Crow Residential  
Bob Buzbee  
4301 Westbank Dr. Bldg. B #230  
Austin, TX 78746  
Phone: (512) 477-9900  
Fax: (512) 306-8783  
Email: rbuzbee@tcresidential.com

### SITE MANAGER

Management On-Site : Y  
Farrah Carey  
Phone : (512) 215-9173  
Fax : (512) 215-9194  
Email : fcarey@riverstoneres.com

### MANAGEMENT

Riverstone Residential Group  
Stephani Park  
901 S. Mopac-Barton Oaks Plz 1, #300  
Austin, TX 78746  
Phone: (512) 732-0909  
Fax: (512) 732-0894  
Email: spark@riverstoneres.com

## Property Statistics / Unit Mix

Updated : 9/25/2009

| Unit Description | Total Units | Rentable Units | Sq. Ft. | W/D FP | Security Deposit | Rent - Low | Rent - High |
|------------------|-------------|----------------|---------|--------|------------------|------------|-------------|
| 1-1 A1           | 65          | 65             | 725     |        | \$150            | \$ 641     | \$ 709      |
| 1-1 A2           | 61          | 61             | 825     |        | \$150            | \$ 720     | \$ 788      |
| 1-1 A3           | 30          | 30             | 930     |        | \$150            | \$ 819     | \$ 887      |
| 1-1.5 A4 Den     | 46          | 46             | 1,025   |        | \$150            | \$ 835     | \$ 962      |
| 2-2 B1           | 40          | 40             | 1,086   |        | \$200            | \$ 903     | \$ 1,049    |
| 1-1.5 A5 Grg     | 14          | 14             | 1,125   |        | \$150            | \$ 938     | \$ 998      |
| 2-2 B2           | 54          | 54             | 1,156   |        | \$200            | \$ 938     | \$ 1,096    |
| 1-1.5 A6 Alt     | 8           | 8              | 1,191   |        | \$150            | \$ 835     | \$ 962      |
| 2-2 B3 Alt       | 16          | 16             | 1,213   |        | \$200            | \$ 903     | \$ 1,096    |
| 2-2 B4           | 16          | 16             | 1,244   |        | \$200            | \$ 903     | \$ 1,096    |
| 2-2 B5 Grg       | 14          | 14             | 1,353   |        | \$200            | \$ 903     | \$ 1,049    |
| 3-2 C1           | 8           | 8              | 1,406   |        | \$250            | \$ 903     | \$ 1,049    |
| 2-2 B6 Grg       | 8           | 8              | 1,424   |        | \$200            | \$ 903     | \$ 1,096    |
| 3-2 C2 Alt       | 8           | 8              | 1,525   |        | \$250            | \$ 903     | \$ 1,096    |
| 3-2 C3 Grg       | 8           | 8              | 1,582   |        | \$250            | \$ 1,049   | \$ 1,164    |

Occ : 32.58%

Ttl Uts : 396

Rent Uts : 396

Avg SF : 1,034

Avg Rent/SF : \$0.85

Avg Rent : \$884

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