



# Balcones Club

9218 Balcones Club  
Austin, TX 78750

Phone: (512) 250-5064  
Fax: (512) 250-0441

## Property Information

County : Travis  
Submarket : NW  
Map/Grid : 434S  
Tax ID : 174383;565920  
Affordable Hsg : N  
School District : RRISD  
Elementary : Live Oak  
Middle : Canyon Vista  
High : Westwood  
Comments :

Total Units : 312  
Total Rentable : 311  
Rentable Area : 255,686  
Building Area : 256,664  
Total Buildings : 32  
Total Floors : 2  
Land Area : 13  
Year Built : 1983  
Date Renovated : 9/1/2007

## Leasing Information

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

Lease Terms : 6-12  
Application Fee : 50  
Redec/Admin Fee : 125-150  
Pets : Y  
Pet Deposit : \$400/\$200NR  
Pet Rent : 10  
Locator Fees : 100%  
Concessions : N

## Property Amenities

Pool(s) : 2  
Hot Tub/Spa : 1  
Sauna/Spa : N  
Fitness Center : N  
Club House : N  
Bus Center : N  
Laundry Room : 0  
Amenity Comments : \$4 trash fee, upper floor \$10, golf course view. On CM shuttle.

Access Gates : N  
Attached Garage : N  
Detached Garage : N  
Covered Parking : N  
BBQ Grills : N  
Sports Court : N  
Tennis Court : N  
V ball Court : N  
W.V.ball : N  
Play Ground : N  
Jogging Trail : N  
Billiards : N  
Theatre : N  
On Shuttle : Y

## Unit Amenities

Refrigerator : Y  
Stove : Y  
Dishwasher : Y  
Microwave : N  
Disposal : Y  
Ice Maker : N  
Pantry : N  
Fireplace : S  
Bookshelves : S  
Washer/Dryer : N  
W/D Connect : S  
Intrusion Alarm : N  
Ceiling Fan : N  
Walk-in Closet : S  
Patio/Balcony : Y  
Outside Storage : U  
Mini Blinds : Y  
Vaulted Ceiling : S  
9" Ceiling : N  
Internet Conn : N  
View : S

## Principals

### OWNERSHIP

M&A Real Estate Partners  
Richard Wilborn  
16610 N. Dallas Pkwy., #1000  
Dallas, TX 75248  
Phone: (972) 267-7222  
Fax: (972) 267-7010  
Email: rwilborn@mpi-wmc.com

### SITE MANAGER

Management On-Site : Y  
Christine Schnabl  
Phone : (512) 250-5064  
Fax : (512) 250-0441  
Email : balconesclubapts@att.net

### MANAGEMENT

Monarch Properties, Inc.  
C.J. Gipson  
16610 N. Dallas Pkwy., #1000  
Dallas, TX 75248  
Phone: (972) 267-7222  
Fax: (972) 267-7010  
Email: cgipson@mpi-wmc.com

## Sales Activity

Sale Date	Sales Price	Price/Unit	Price/SF	Grantor	Grantee
02/27/98	\$12,300,000	\$39,423	\$47.92	Balcones Club Assoc. 2714 Bee Caves Rd. Austin TX 78746	Equity Residential, Christine Akins Two N. Riverside Plaza, #600 Chicago IL 60606 Phone: (312) 928-1206
08/01/07	\$21,216,000	\$68,000	\$82.66	Equity Residential, Christine Akins/Jason Two North Riverside Plaza, #400 Chicago IL 60606 Phone: (312) 928-1256	M&A Real Estate Partners 16610 N. Dallas Pkwy., #1000 Dallas TX 75248 Phone: (972) 267-7222

## Property Statistics / Unit Mix

Updated : 9/10/2009

Unit Description	Total Units	Rentable Units	Sq. Ft.	W/D FP	Security Deposit	Rent - Low	Rent - High
1-1	32	32	464	SC	\$125	\$ 465	\$ 465
1-1	40	40	562	SC Y	\$125	\$ 504	\$ 504
1-1	88	88	735	FC Y	\$125	\$ 735	\$ 735
1-1 Den	32	32	904	FC Y	\$125	\$ 519	\$ 519
2-2	32	31	978	FC Y	\$150	\$ 719	\$ 719
2-1.5 TH	24	24	984	FC Y	\$150	\$ 801	\$ 801
1-1 Loft	32	32	1,063	FC Y	\$125	\$ 684	\$ 684
2-2.5	32	32	1,150	FC Y	\$150	\$ 801	\$ 801

Occ : 94.53%      Ttl Uts : 312      Rent Uts : 311      Avg SF : 822      Avg Rent/SF : \$0.80      Avg Rent : \$661

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