



# **HYDE PARK COLLECTION**

**FOUR PROPERTIES | 143 UNITS**

- Century Plaza (72 Units)** 4210 Red River St, Austin, TX 78751
- Park Plaza (30 Units)** 915 E 41 St, Austin, TX 78751
- Plaza Court (24 Units)** 923 E 41 St, Austin, TX 78751
- VIP Apartments (17 Units)** 101 E 33 St, Austin, TX 78705



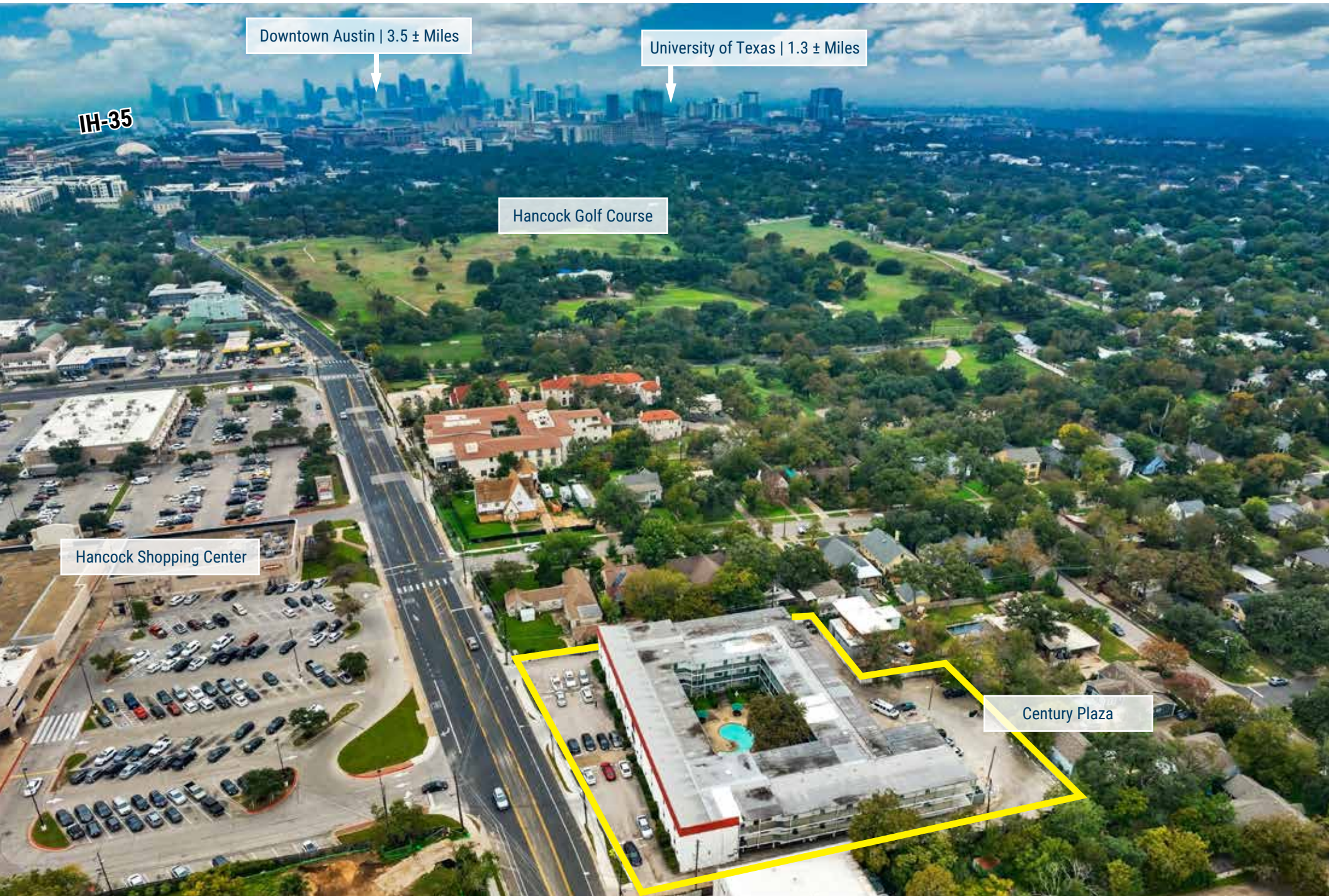
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Downtown Austin | 3.5 ± Miles

University of Texas | 1.3 ± Miles

IH-35

Hancock Golf Course

Hancock Shopping Center

Century Plaza

# Property Overview

## Unique Four Property Portfolio in Austin's Historic Hyde Park Neighborhood

**The Hyde Park Collection** (143 units total) is located in one of Austin's most cherished and historic neighborhoods, which offers a truly distinctive and vibrant living experience. First developed in 1891, Hyde Park has become one of the most densely-populated areas in the city with two historic districts (Hyde Park and Aldridge Place).

Consisting of **Century Plaza**, **Park Plaza**, **Plaza Court**, and **VIP Apartments**, this portfolio is an extremely rare opportunity as the properties have been developed and **continuously owned by the same family for over 40 years**. Three properties are located directly across the street from the Hancock Shopping Center, and are situated around the corner from Hancock Golf Course and Recreation Center. Many hiking and running trails surround the neighborhood.

**VIP Apartments** is 0.5 miles +/- from the University of Texas campus.

**Park Plaza** and **Plaza Court** are 1.2 miles +/- from campus.

**Century Plaza** is 1.3 miles +/- from campus.

Hyde Park's grid-planned street system is accentuated by churches, small groceries and local eclectic businesses enhancing its very WALKABLE and BIKEABLE community traditions. The location of these assets create an ideal urban living environment for anyone looking to take advantage of Austin's core location with prime access to many of the city's medical offices and hospitals, The Triangle mixed-use development, the newly developed The Grove mixed-use community, major educational facilities (University of Texas and Austin Community College Highland Campus), government institutions (State Capitol and multiple state agencies), as well as vibrant retail and entertainment options.



Plaza Court



Park Plaza

Austin Metro Area Ranks  
**#2 In Job Growth**  
 In the Nation

**+15.3%**  
 since February 2020



**Bureau of Labor Statistics, U.S. Department of Labor**  
 Metropolitan Statistical Area Job Loss  
 and Recovery Metrics - as of August 2023

INVESTMENT HIGHLIGHTS

- **RARE Opportunity** to own 4 Properties in the Historic Community of Hyde Park
- All Properties have been **Developed and Continuously Owned by the same family for over 40 years**
- **Located near The University of Texas at Austin.** UT Ranks #9 among Public Universities in the Nation and #1 in Texas, according to The U.S. News and World Report Rankings
- **Close to Desirable Retail** (Hancock, Triangle, Grove, Domain, Downtown) with **High Walkability**
- Many below Market Rents currently being offered to “Friends and Family”
- Large average units sizes (718 sf +/-) and unique floorplans
- **Abundant Value-Add Opportunities** and potential covered land play for future redevelopment



Central Austin / UT Submarket

**\$1,847** Average Monthly Rent

**94.1%** Average Occupancy Rate

**7.1%** Rent Growth for Last 24 Months



Austin Investor Interests  
4th Quarter 2023 Trend Report

Property Characteristics

Located on Four Separate Tax Parcels

**Century Plaza** offers the ultimate sense of community, with 72 units centered around a lush courtyard with a swimming pool. It is located right across the street from the Hancock Shopping Center and very accessible by foot, bus or bike. These one of a kind units are prime for a makeover with multiple entrances and split levels in select townhome style units.

**Park Plaza** - located a quarter mile around the corner from Century Plaza, this 30-unit property is adjacent to Plaza Court. All properties were originally built with a manager’s unit in mind and have been modified over the years. Downstairs are one bedroom units and on the second floor, they are two bedroom units that have interior staircases to extend to the third story. There is an opportunity for some extended yards and the central courtyard has running water in what now is an underutilized gazebo area.

**Plaza Court** is a 24-unit community with a private gated entrance and covered parking. The exterior is stucco creating a unique southwestern feeling. This property, along with Park Plaza, particularly seem like a blank slate where a splash of color to the exterior could go a long way. There is a pool and palm trees in the courtyard. Average unit sizes equal 768 sf +/- with 14 of the units being 2 bedrooms.

**VIP Apartments** is nestled more in the North Campus neighborhood and is also across the street from the Historic Aldridge Place. This 17-unit property also has a pool and covered parking. These are very large units (averaging 1,074 sf +/-) with the majority being 3-bedroom units. They are currently leasing some of those units by the bed. The property embodies an ultimate sense of community centered around the courtyard. There is also a laundry room, bike rack, and an old office space that is currently being used for storage.

Century Plaza



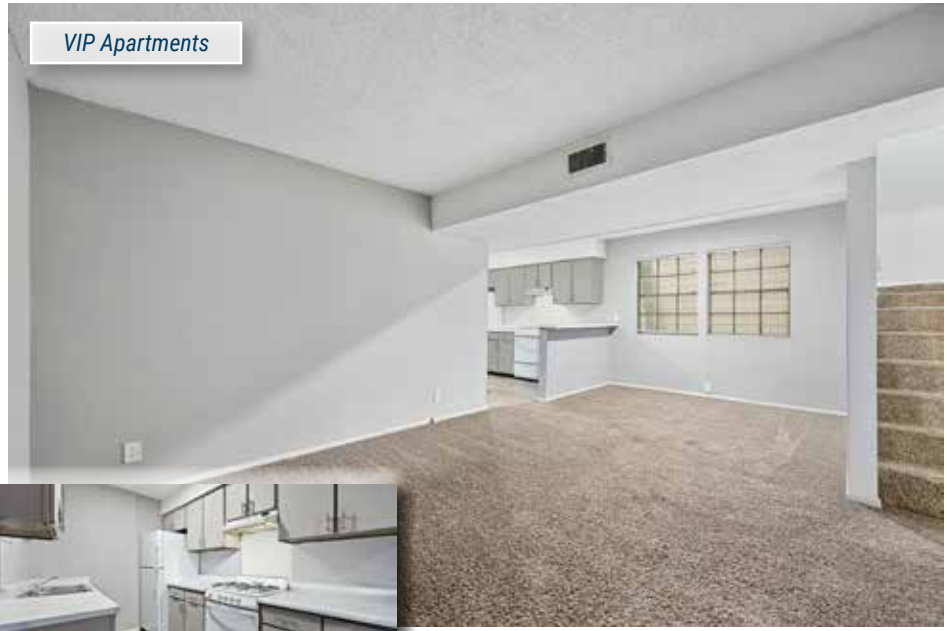
Park Plaza



Plaza Court



VIP Apartments



# HYDE PARK COLLECTION

## SALIENT FACTS



### CENTURY PLAZA

# of Units:	<b>72 Units</b>
# of Buildings:	<b>One</b>
# of Floors:	<b>Three Story</b>
Year Built:	<b>1970</b>
Total NRSF:	<b>47,850 ± SF</b> (53,242 ± SF per TCAD)
Land Area:	<b>1.4700 Acres</b> (64,033 ± SF per TCAD)
Zoning:	<b>LO-MU-NP, MF-3-NP</b>
Exterior:	<b>Brick and Stucco</b>
Roofs:	<b>Flat</b>
HVAC:	<b>Chiller</b>
Water Heater:	<b>Two Boilers</b>
Laundry Room:	<b>Two On-Site</b> (5 Washer / 6 Dryer Each)
Parking:	<b>75 Total Spaces</b> (61 Uncovered, 14 Covered)



### PARK PLAZA

# of Units:	<b>30 Units</b>
# of Buildings:	<b>Two</b>
# of Floors:	<b>Two &amp; Three Story</b>
Year Built:	<b>1980</b>
Total NRSF:	<b>19,200 ± SF</b> (18,810 ± SF per TCAD)
Land Area:	<b>0.6943 Acres</b> (30,245 ± SF per TCAD)
Zoning:	<b>GR-MU-V-CO-NP</b>
Exterior:	<b>Brick and Wood</b>
Roofs:	<b>Pitched Composition Shingle</b>
HVAC:	<b>Individual</b> (Electric)
Water Heater:	<b>Two 100 gal.</b>
Laundry Room:	<b>One On-Site</b> (3 Washer / 4 Dryer)
Parking:	<b>40 Surface Spaces</b>



### PLAZA COURT

# of Units:	<b>24 Units</b>
# of Buildings:	<b>One</b>
# of Floors:	<b>Three Story</b>
Year Built:	<b>1984</b>
Total NRSF:	<b>18,434 ± SF</b> (18,578 ± SF per TCAD)
Land Area:	<b>0.5748 Acres</b> (25,040 ± SF per TCAD)
Zoning:	<b>GR-MU-V-CO-NP</b>
Exterior:	<b>Stucco</b>
Roofs:	<b>Pitched Composition Shingle</b>
HVAC:	<b>Individual</b> (Electric)
Water Heater:	<b>Individual</b>
Laundry Room:	<b>One On-Site</b> (2 Washer / 2 Dryer)
Parking:	<b>40 Total Spaces</b> (30 Uncovered, 10 Covered)



### VIP APARTMENTS

# of Units:	<b>17 Units</b>
# of Buildings:	<b>One</b>
# of Floors:	<b>Three Story</b>
Year Built:	<b>1968</b>
Total NRSF:	<b>18,992 ± SF</b> (19,632 ± SF per TCAD)
Land Area:	<b>0.3909 Acres</b> (17,028 ± SF per TCAD)
Zoning:	<b>MF-4-NCCD-NP</b>
Exterior:	<b>Brick and Stucco</b>
Roofs:	<b>Flat</b>
HVAC:	<b>Individual</b> (Electric)
Water Heater:	<b>One 75 gal.</b>
Laundry Room:	<b>One On-Site</b> (2 Washer / 2 Dryer)
Parking:	<b>34 Total Spaces</b> (23 Uncovered, 11 Covered)

Units	Type	Unit SF±	Total SF±	Market Rent	Monthly Mkt. Rent	Annual Mkt. Rent	Rent/SF±
<b>Century Plaza - 4210 Red River St. 78751</b>							
18	E1 - Efficiency	400	7,200	\$1,050	\$18,900	\$226,800	\$2.63
23	A1 - 1 Bed / 1 Bath	600	13,800	\$1,425	\$32,775	\$393,300	\$2.38
10	A2 - 1 Bed / 1 Bath	700	7,000	\$1,450	\$14,500	\$174,000	\$2.07
6	A3 - 1 Bed / 1 Bath	750	4,500	\$1,475	\$8,850	\$106,200	\$1.97
5	B1 - 2 Bed / 1 Bath	850	4,250	\$1,550	\$7,750	\$93,000	\$1.82
3	B2 - 2 Bed / 1 Bath	900	2,700	\$1,600	\$4,800	\$57,600	\$1.78
1	B3 - 2 Bed / 1.5 Bath	1,000	1,000	\$1,900	\$1,900	\$22,800	\$1.90
3	B4 - 2 Bed / 2 Bath	1,000	3,000	\$1,950	\$5,850	\$70,200	\$1.95
2	C1 - 3 Bed / 2 Bath	1,200	2,400	\$2,400	\$4,800	\$57,600	\$2.00
1	C2 - 3 Bed / 2 Bath	1,400	1,400	\$2,400	\$2,400	\$28,800	\$1.71
<b>72</b>		<b>656</b>	<b>47,250</b>	<b>\$1,424</b>	<b>\$102,525</b>	<b>\$1,230,300</b>	<b>\$2.17</b>
<b>Park Plaza - 915 E. 41st St. 78751</b>							
13	A - 1 Bed / 1 Bath	400	5,200	\$995	\$12,935	\$155,220	\$2.49
17	B - 2 Bed / 1 Bath	800	13,600	\$1,299	\$22,083	\$264,996	\$1.62
<b>30</b>		<b>627</b>	<b>18,800</b>	<b>\$1,167</b>	<b>\$35,018</b>	<b>\$420,216</b>	<b>\$1.86</b>
<b>Plaza Court - 923 E. 41st St. 78751</b>							
10	A - 1 Bed / 1 Bath	450	4,500	\$1,050	\$10,500	\$126,000	\$2.33
6	B - 2 Bed / 1 Bath	900	5,400	\$1,600	\$9,600	\$115,200	\$1.78
3	B1 - 2 Bed / 2 Bath	860	2,580	\$1,550	\$4,650	\$55,800	\$1.80
3	B2 - 2 Bed / 2 Bath	1,300	3,900	\$2,400	\$7,200	\$86,400	\$1.85
2	B3 - 2 Bed / 2 Bath	1,027	2,054	\$2,100	\$4,200	\$50,400	\$2.04
<b>24</b>		<b>768</b>	<b>18,434</b>	<b>\$1,506</b>	<b>\$36,150</b>	<b>\$433,800</b>	<b>\$1.96</b>
<b>VIP Apartments - 101 33rd St. 78705</b>							
6	A - 1 Bed / 1 Bath	736	4,416	\$1,199	\$7,194	\$86,328	\$1.63
7	B - 3 Bed / 2 Bath	1,240	8,680	\$2,099	\$14,693	\$176,316	\$1.69
3	B1 - 3 Bed / 2 Bath	1,340	4,020	\$2,500	\$7,500	\$90,000	\$1.87
1	B2 - 3 Bed / 2 Bath	1,140	1,140	\$2,400	\$2,400	\$28,800	\$2.11
<b>17</b>		<b>1,074</b>	<b>18,256</b>	<b>\$1,870</b>	<b>\$31,787</b>	<b>\$381,444</b>	<b>\$1.74</b>
<b>COMBINED TOTALS</b>		<b>Unit SF±</b>	<b>Total SF±</b>	<b>Market Rent</b>	<b>Monthly Mkt. Rent</b>	<b>Annual Mkt. Rent</b>	<b>Rent/SF±</b>
<b>143</b>		<b>718</b>	<b>102,740</b>	<b>\$1,437</b>	<b>\$205,480</b>	<b>\$2,465,760</b>	<b>\$2.00</b>

Market Rent Based on in-place Market Rent shown on the 03/19/2024 Rent Roll + \$100

INCOME		Stabilized Underwriting	Trailing 12 from February '24
Scheduled Market Rent		\$2,465,760	\$2,453,991
Less: Loss to Lease	2.00%	(\$49,315)	(\$208,117)
Less: Vacancy	7.00%	(\$172,603)	(\$345,336)
Less: Concessions	1.00%	(\$24,658)	(\$25,535)
Less: Non-Revenue Units & Bad Debt	0.50%	(\$12,329)	(\$126,034)
<b>Net Rental Income</b>		<b>\$2,206,855</b>	<b>\$1,748,969</b>
Plus: Fee Income		\$55,000	\$55,308
Plus: Laundry Income		\$15,000	\$12,243
Plus: RUBS Income		\$60,000	\$41,208
Plus: Other Income		\$15,000	\$19,722
<b>Total Operating Income (EGI)</b>		<b>\$2,351,855</b>	<b>\$1,877,449</b>











EXPENSES		Per Unit		
Administrative		\$200	\$28,600	\$54,628
Advertising & Promotion		\$150	\$21,450	\$21,563
Payroll		\$1,100	\$157,300	\$187,016
Repairs & Maintenance		\$500	\$71,500	\$78,191
Management Fee	3.50%	\$576	\$82,315	\$89,766
Utilities		\$1,573	\$225,000	\$223,154
Contracted Services		\$210	\$30,000	\$39,038
Real Estate Taxes - 90% of Ask	1.809247%	\$2,733	\$390,797	\$345,356
Insurance		\$800	\$114,400	\$121,962
<b>Total Expenses</b>			<b>\$1,121,362</b>	<b>\$1,160,676</b>
		Per Unit:	\$7,842	\$8,117
		Per SF:	\$10.91	\$11.30
<b>Net Operating Income</b>			<b>\$1,230,493</b>	<b>\$716,774</b>








Insurance Expenses provided from Annual Invoice

Combined 2023 TCAD Assessed Value = \$19,082,070 (As of 4/12/2024, Combined 2024 TACD Assessed Value = \$26,541,086)

Yearend 2023 Real Estate Taxes based on 1.809247% = \$345,356.05



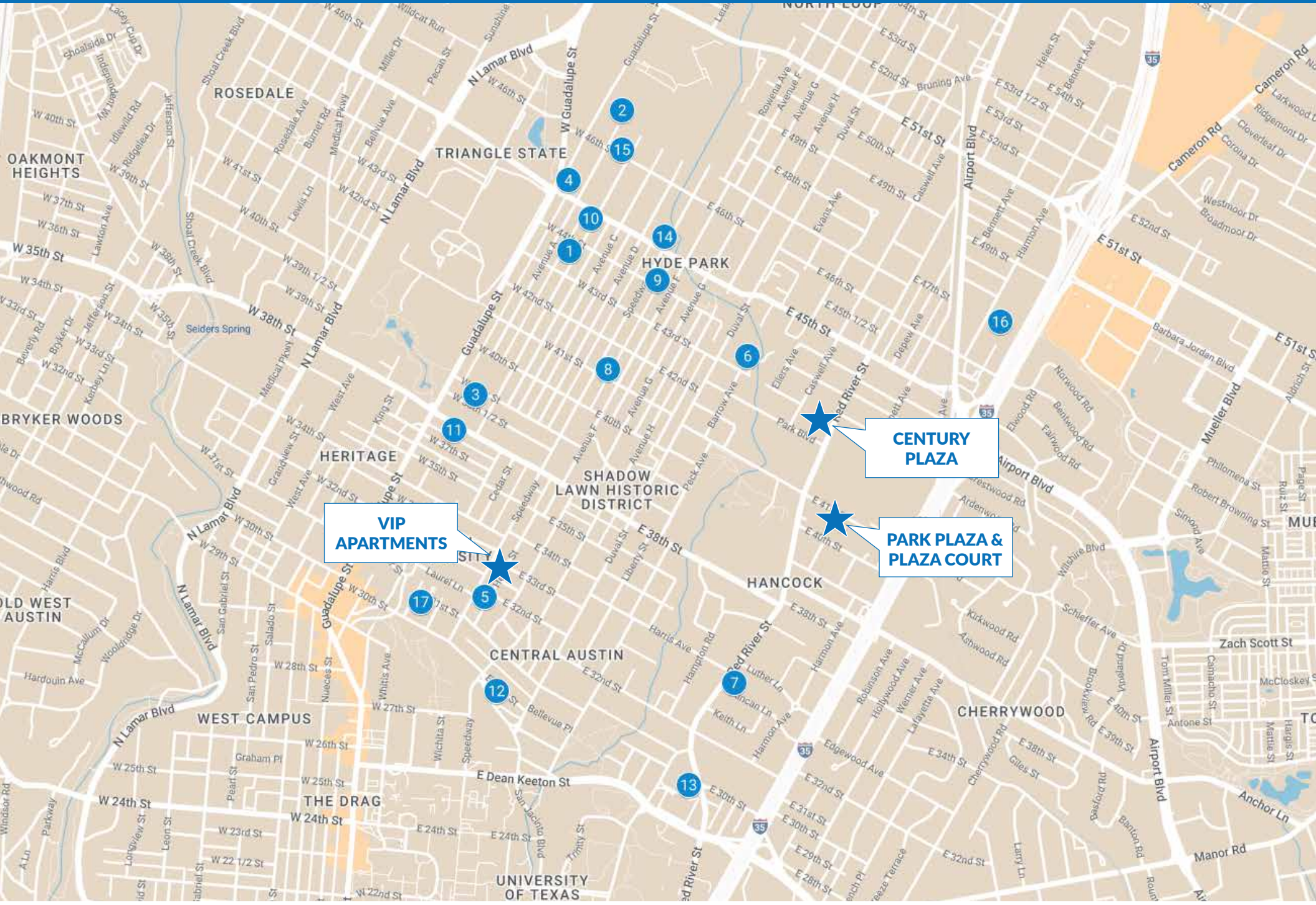
MAP ID		PROPERTY NAME	YEAR BUILT	NUMBER OF UNITS	AVERAGE SF ±	AVERAGE RENT	AVERAGE RENT / SF
1		<b>43 HYDE</b> 4310 Avenue B Austin, TX 78751	1972	29	603	\$1,590	\$2.64
2		<b>45 FLATS</b> 4558 Avenue A Austin, TX 78751	1969	59	353	\$1,016	\$2.88
3		<b>ANDREWS PLACE</b> 415 39th Street West Austin, TX 78751	1972	51	595	\$1,162	\$1.95
4		<b>ASPENWOOD</b> 4539 Guadalupe Street Austin, TX 78751	1969	84	671	\$1,239	\$1.85
5		<b>CASTLE ARMS</b> 3121 Speedway Street Austin, TX 78705	1971	32	661	\$1,247	\$1.89
6		<b>DUVAL VILLA</b> 4305 Duval Street Austin, TX 78751	1968	111	953	\$1,633	\$1.71
7		<b>THE HIVE RED RIVER</b> 3401 Red River Street Austin, TX 78705	1971	138	627	\$1,476	\$2.36
8		<b>HYDE PARK GARDENS</b> 4103 & 4105 Speedway Street Austin, TX 78705	1972	20	403	\$1,300	\$3.23
9		<b>HYDE PARK I &amp; II</b> 4413 Speedway Street Austin, TX 78751	1968	54	465	\$1,044	\$2.24
10		<b>HYDE PARK PLACE</b> 4400 Avenue B Austin, TX 78751	1971	40	607	\$1,545	\$2.55

MAP ID	PROPERTY NAME	YEAR BUILT	NUMBER OF UNITS	AVERAGE SF ±	AVERAGE RENT	AVERAGE RENT / SF
11	 <b>THE KINGSTON</b> 409 West 38th Street Austin, TX 78705	1977	28	457	\$1,209	\$2.65
12	 <b>PALISADES</b> 311 East 30th Street Austin, TX 78705	1964	45	758	\$1,348	\$1.78
13	 <b>RIVER OAKS</b> 3001 Medical Arts Street Austin, TX 78705	1962	66	932	\$1,688	\$1.81
14	 <b>STUDIO 45</b> 4504 Speedway Street Austin, TX 78705	1972	23	361	\$1,300	\$3.60
15	 <b>THE SIDNEY</b> 4605 Avenue A Austin, TX 78751	1972	40	677	\$1,341	\$1.98
16	 <b>VILLAGE AT 47TH STREET</b> 4709 Harmon Avenue Austin, TX 78751	1967	67	484	\$941	\$1.94
17	 <b>WHITIS LOFTS</b> 3011 Whitis Avenue Austin, TX 78705	1961	14	694	\$1,390	\$2.00

AVERAGES:

**606±**    **\$1,322**    **\$2.30**

★	 <b>CENTURY PLAZA</b> 4210 Red River St. Austin, TX 78751	 <b>PARK PLAZA</b> 915 E. 41st St. Austin, TX 78751	<b>NUMBER OF UNITS</b>	<b>AVERAGE SF ±</b>	<b>MARKET RENTS</b>	
	 <b>PLAZA COURT</b> 923 E. 41st St. Austin, TX 78751	 <b>VIP APARTMENTS</b> 101 E. 33rd St. Austin, TX 78705			143	718±
					<b>IN-PLACE RENTS</b>	
					\$1,192	\$1.66



VIP APARTMENTS

CENTURY PLAZA

PARK PLAZA & PLAZA COURT

# Hyde Park Collection Proximity Map

**Downtown/CBD**  
Tech Employers

- indeed
- SILICON LABS
- Main Street Hub
- ATLASSIAN
- Dropbox
- box
- Google
- CIRRUS LOGIC

**The Triangle**

- Academy Sports & Outdoors
- CHASE
- BEAUTY STORE
- MANDOLAS
- MezzeMe
- hopdoddy
- CentralMarket
- Orangetheory FITNESS
- WILLIAMS SONOMA
- GAP

**Mueller Community**

- thinkery
- ALAMO
- H-E-B
- Orangetheory FITNESS
- B.D. RILEY'S
- MARRIOTT
- BEST BUY
- BED BATH & BEYOND
- THE CHILDREN'S PLACE
- CRIPOTE
- THE HOME DEPOT
- LANE BRYANT
- Marshall's
- Starbucks
- OLD NAVY
- SUBWAY
- five BELOW



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# Central Austin Amenities

## NOTABLE AREA EMPLOYERS

*University of Texas at Austin • U.T. Dell Medical School • Austin Heart Hospital • Ascension Seton Hospital • St. David's Medical Center • Bailey Square Surgical Center • Dell Children's Medical Center • Ascension Seton Shoal Creek Hospital • Texas State Capitol • various and related Government Agencies and Offices • Texas School for the Blind • TX Dept. of State Health Services • TX Dept. of Public Safety • St. Andrews private school (grades K-8) • Central Market (aka H-E-B's gourmet grocery store) • Central Park Shopping Center • Bank of America Financial Center • mid-sized to large retailers • medical offices • business offices • local neighborhood hotspots*

## ENTERTAINMENT

- Darrell K. Royal Memorial Stadium
- Elisabet Ney Museum
- Harry Ransom Center
- Bass Concert Hall
- LBJ Presidential Library
- Bob Bullock History Museum
- Frank Erwin Center
- Blanton Museum
- Paramount Theater
- Mexic-Arte Museum
- ZACH Theatre
- Palmer Events Center

## OUTDOORS

- Central Park
- Shipe Neighborhood Park
- Sparky Pocket Park
- Hancock Golf Course & Rec Center
- Eastwoods Neighborhood Park
- Shoal Creek Greenbelt Trail
- Pease District Park
- Charles Alan Wright Fields

## FOOD / RESTAURANTS

- Central Market Grocery Store
- H-E-B Grocery Store
- Hyde Park Bar & Grill - Central
- Julio's Restaurant
- Quack's 43rd Street Bakery
- ASTI Trattoria
- FoodHeads
- Snooze, A.M. Eatery
- Rudy's Barbecue
- Thrive Craft House
- Uchiko
- Mandola's Italian

## EASY ACCESS

- MoPac Expwy (Loop One)
- Interstate Highway 35
- E. 38th Street
- E. 45th Street
- Duval Street
- Guadalupe Street ("The Drag")
- Red River Street
- N. Lamar Boulevard

## NIGHTLIFE

- Draught House Pub & Brewery
- Workhorse Bar
- The Hole in the Wall
- Cain & Abel's
- Crown & Anchor Pub
- Guadalupe St. ("The Drag")

## SCHOOLS

- Lee Elementary School (AISD)
- Kealing Middle School (AISD)
- McCallum High School (AISD)

## RETAIL / SHOPPING

- The Triangle
- Central Park Shopping Center
- Hancock Shopping Center
- Guadalupe Street ("The Drag")
- Kerbey Lane Shops
- Mueller District
- The Linc at Highland
- Burnet Road Shops



### Fastest Growing Large Metro Since 2010

— U.S. Census Bureau —



### Best Place To Live In Texas

— U.S. News & World Report —

— ApartmentList —

— Bankrate —



### No. 1 Destination City for Relocating Households

— Allied Van Lines —



### Best State Capital to Live In

— WalletHub —



### Top Metro for Tech Professionals and Businesses

— CompTIA —

## Local Amenities and Attractions

### PEASE PARK

Founded in 1875, and recently renovated, Pease Park is a popular 42-acre greenspace in central Austin. Officially the city's first public park, it's popular for its yearly outdoor events, trails, volleyball and basketball courts.

### SHOAL CREEK TRAIL

The 3.9-mile Shoal Creek Hike and Bike Trail runs from 38th St. south to Lady Bird Lake. Having recently undergone improvements, future plans for the trail include a nine-mile extension to the north.

### URBAN GOLF

The Hancock Golf Course, one of the oldest golf courses in the state, is a well-manicured, 9-hole, 35-par public course, which carries up and down hills over beautiful Waller Creek in Central Austin.

### THE TRIANGLE

The Triangle is a 22-acre urban complex that includes modern-style multifamily residences, commercial, restaurant, and retail spaces, and Triangle Commons Park with walking and jogging trails.

### MUSEUMS

The Bob Bullock Texas State History Museum, LBJ Library, Blanton Museum of Art, Ransom Center, and Elisabet Museum can all be found in the Central Austin area.

### EASY ACCESS

Major thoroughfares North Lamar Boulevard and Guadalupe Street run parallel through Central Austin and contain popular restaurants, nightlife activities, and eclectic shops and businesses.

## First Class Education Opportunities



Less than a mile south of the Hyde Park Collection is The University of Texas main campus. With current enrollment of 51,000 ± students and 24,000 ± faculty/staff, U.T. is consistently ranked one of the best public universities in the country, featuring top ranked programs in Business, Engineering, Law, Medicine, and Computer Science.

Within the UT Campus is the Health and Life Sciences Innovation District, which includes the Dell Seton Medical Center, the Dell Medical School at the University of Texas, UT School of Nursing, and the Health Discovery building.



Only 1.9 ± miles from The Hyde Park Collection is Highland — a sustainable mixed-use development transforming the former Highland Mall into a new 3.29M ± SF community featuring a public plaza, a common area, ground-floor retail, office and commercial space, and residential space.

Anchoring Highland is the new 1.3M ± SF high-tech campus for the Austin Community College (ACC). This campus features the ACCelerator learning lab, VA Resource Center, Bioscience Incubator, and the Texas A&M Chevron Engineering Academy.



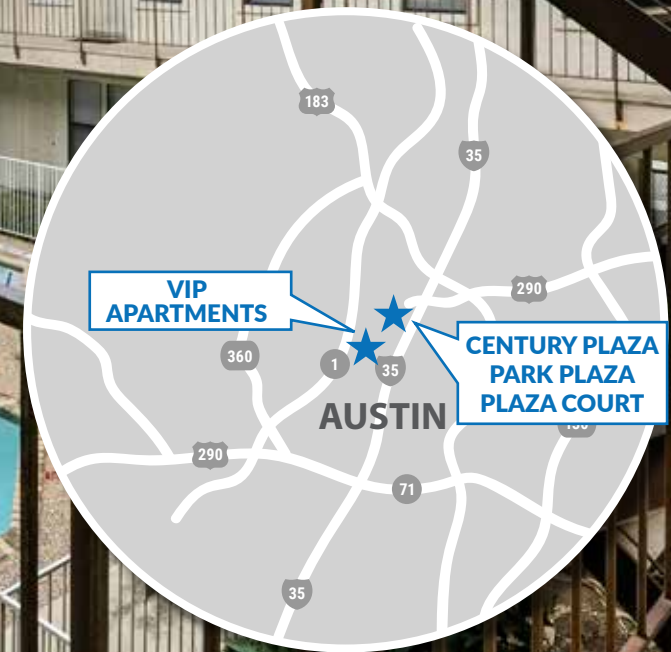
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