

TheAnalyst®
PRO



HEB Whitestone Lease (Example only)

*2800 E Whitestone Blvd
Cedar Park, TX 78613*

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PROPERTY INFO:

— ANNUAL RENT:

\$24.50 PER SQ. FT.

— PROPERTY ADDRESS:

*SUITE 101
2800 E WHITESTONE BLVD
CEDAR PARK, TX 78613*

— YEAR BUILT:

2003

— RENTABLE AREA:

46,000 SQ. FT.

HEB WHITESTONE LEASE (EXAMPLE ONLY)

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

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PROPERTY DESCRIPTION

Popular retail center at corner of FM 1431 and Parmer Lane. Built in 2003, this retail center is anchored by a regional grocery store.

H-E-B is an American privately held supermarket chain based in San Antonio, Texas, with more than 350 stores throughout the U.S. state of Texas, as well as in northeast Mexico.

As of 2017, the company has a total revenue surpassing US\$25 billion. H-E-B ranked No. 15 on Forbes' 2014 list of "America's Largest Private Companies".

HEB Whitestone Lease (Example only) *Cedar Park TX 78613*



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



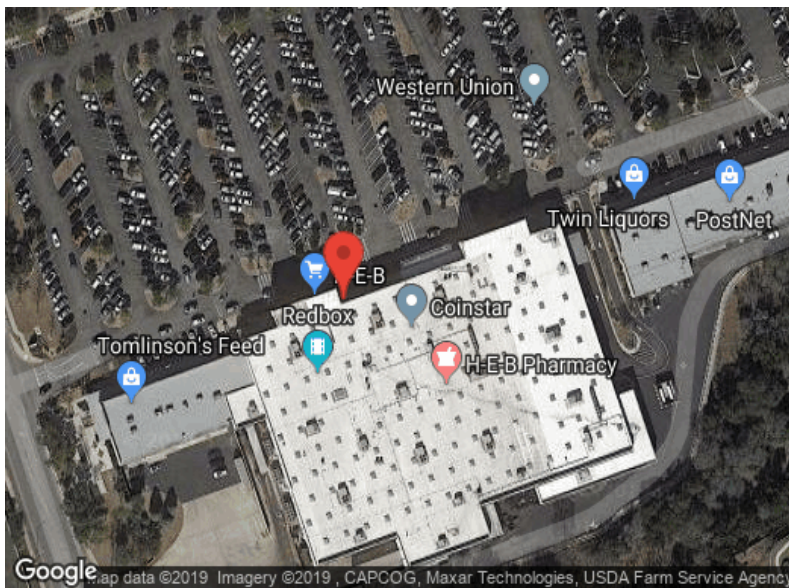
HEB Whitestone Lease (Example only)

2800 E Whitestone Blvd, Cedar Park, TX, 78613

AERIAL ANNOTATION MAP

HEB Whitestone Lease

2800 E Whitestone Blvd, Cedar Park, TX, 78613



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STREET VIEW MAP

HEB Whitestone Lease

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HEB Whitestone Lease (Example only)

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AREA LOCATION MAP

HEB Whitestone Lease

2800 E Whitestone Blvd, Cedar Park, TX, 78613



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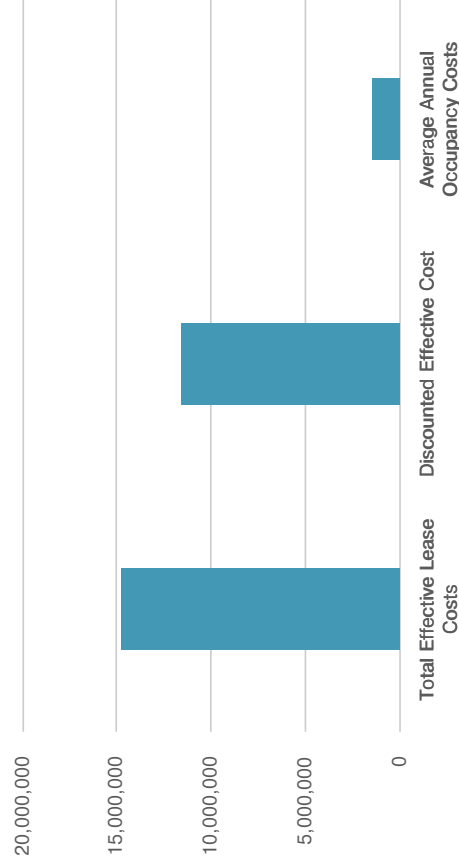
Lease Assumptions

Lease Term (Months)	120
Rent Concessions	0 Month
Rentable Square Feet	46,000
Usable Square Feet	46,000
Load Factor %	0.00%

Occupancy Cost Measures

Total Effective Lease Costs	\$14,791,268.76
Average Annual Occupancy Cost	\$1,479,126.88
Average Monthly Occupancy Cost	\$123,260.57
Total Effective Rate - Rentable	\$321.55
Total Effective Rate - Usable	\$321.55
Average Annual Effective Rate - Rentable	\$32.15
Average Annual Effective Rate - Usable	\$32.15

Occupancy Cost



Rate Assumptions

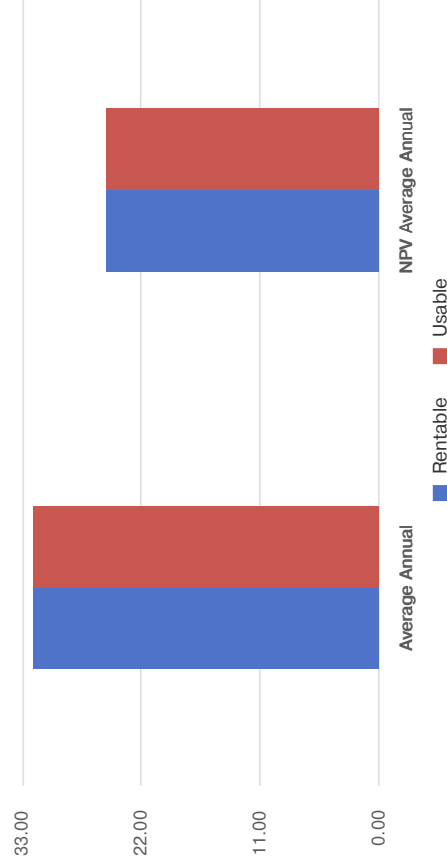
Initial Annual Rent Per Square Feet	\$24.50
Initial Tenant Expense/REIMB Per Square Feet	\$6.43
Total TI's Required Per Square Feet	\$0.00
TI Allowance by Landlord Per Square Feet	\$0.00
Additional Non-refundable Move-In Costs (not in TI)	\$0.00

Discount Cost Measures

Tenant Discount Rate	5.00%
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NPV Total Effective Lease Costs	\$11,621,308.67
NPV Total Effective Rate - Rentable	\$252.64
NPV Total Effective Rate - Usable	\$252.64
NPV Average Annual Effective Rate - Rentable	\$25.26
NPV Average Annual Effective Rate - Usable	\$25.26

Occupancy Rate



Move In / Occupancy Expense

Total Tenant Improvements	-	Landlord TI Allowance	+	Tenant Non-Refundable Move-In Costs	=	Tenant Total Move-in-Costs
\$0.00		\$0.00		\$0.00		\$0.00

Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Rent Concessions	=	Monthly Occupancy Cost
1 - Jan 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	=	\$118,571.17
2 - Feb 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	=	\$118,571.17
3 - Mar 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	=	\$118,571.17
4 - Apr 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	=	\$118,571.17
5 - May 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	=	\$118,571.17
6 - Jun 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	=	\$118,571.17
7 - Jul 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	=	\$118,571.17
8 - Aug 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	=	\$118,571.17
9 - Sep 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	=	\$118,571.17
10 - Oct 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	=	\$118,571.17
11 - Nov 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	=	\$118,571.17
12 - Dec 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	=	\$118,571.17
13 - Jan 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	=	\$119,064.26
14 - Feb 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	=	\$119,064.26
15 - Mar 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	=	\$119,064.26
16 - Apr 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	=	\$119,064.26
17 - May 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	=	\$119,064.26
18 - Jun 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	=	\$119,064.26
19 - Jul 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	=	\$119,064.26
20 - Aug 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	=	\$119,064.26



Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Rent Concessions	=	Monthly Occupancy Cost
21 - Sep 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	=	\$119,064.26
22 - Oct 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	=	\$119,064.26
23 - Nov 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	=	\$119,064.26
24 - Dec 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	=	\$119,064.26
25 - Jan 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	=	\$119,567.21
26 - Feb 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	=	\$119,567.21
27 - Mar 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	=	\$119,567.21
28 - Apr 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	=	\$119,567.21
29 - May 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	=	\$119,567.21
30 - Jun 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	=	\$119,567.21
31 - Jul 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	=	\$119,567.21
32 - Aug 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	=	\$119,567.21
33 - Sep 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	=	\$119,567.21
34 - Oct 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	=	\$119,567.21
35 - Nov 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	=	\$119,567.21
36 - Dec 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	=	\$119,567.21
37 - Jan 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	=	\$120,080.22
38 - Feb 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	=	\$120,080.22
39 - Mar 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	=	\$120,080.22
40 - Apr 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	=	\$120,080.22
41 - May 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	=	\$120,080.22
42 - Jun 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	=	\$120,080.22
43 - Jul 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	=	\$120,080.22
44 - Aug 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	=	\$120,080.22



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Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Rent Concessions	=	Monthly Occupancy Cost
45 - Sep 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	=	\$120,080.22
46 - Oct 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	=	\$120,080.22
47 - Nov 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	=	\$120,080.22
48 - Dec 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	=	\$120,080.22
49 - Jan 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	=	\$120,603.49
50 - Feb 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	=	\$120,603.49
51 - Mar 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	=	\$120,603.49
52 - Apr 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	=	\$120,603.49
53 - May 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	=	\$120,603.49
54 - Jun 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	=	\$120,603.49
55 - Jul 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	=	\$120,603.49
56 - Aug 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	=	\$120,603.49
57 - Sep 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	=	\$120,603.49
58 - Oct 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	=	\$120,603.49
59 - Nov 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	=	\$120,603.49
60 - Dec 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	=	\$120,603.49
61 - Jan 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	=	\$125,833.06
62 - Feb 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	=	\$125,833.06
63 - Mar 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	=	\$125,833.06
64 - Apr 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	=	\$125,833.06
65 - May 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	=	\$125,833.06
66 - Jun 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	=	\$125,833.06
67 - Jul 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	=	\$125,833.06
68 - Aug 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	=	\$125,833.06



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Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Rent Concessions	=	Monthly Occupancy Cost
69 - Sep 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	=	\$125,833.06
70 - Oct 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	=	\$125,833.06
71 - Nov 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	=	\$125,833.06
72 - Dec 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	=	\$125,833.06
73 - Jan 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	=	\$126,377.47
74 - Feb 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	=	\$126,377.47
75 - Mar 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	=	\$126,377.47
76 - Apr 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	=	\$126,377.47
77 - May 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	=	\$126,377.47
78 - Jun 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	=	\$126,377.47
79 - Jul 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	=	\$126,377.47
80 - Aug 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	=	\$126,377.47
81 - Sep 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	=	\$126,377.47
82 - Oct 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	=	\$126,377.47
83 - Nov 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	=	\$126,377.47
84 - Dec 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	=	\$126,377.47
85 - Jan 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	=	\$126,932.77
86 - Feb 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	=	\$126,932.77
87 - Mar 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	=	\$126,932.77
88 - Apr 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	=	\$126,932.77
89 - May 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	=	\$126,932.77
90 - Jun 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	=	\$126,932.77
91 - Jul 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	=	\$126,932.77
92 - Aug 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	=	\$126,932.77



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Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Rent Concessions	=	Monthly Occupancy Cost
93 - Sep 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	=	\$126,932.77
94 - Oct 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	=	\$126,932.77
95 - Nov 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	=	\$126,932.77
96 - Dec 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	=	\$126,932.77
97 - Jan 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	=	\$127,499.18
98 - Feb 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	=	\$127,499.18
99 - Mar 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	=	\$127,499.18
100 - Apr 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	=	\$127,499.18
101 - May 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	=	\$127,499.18
102 - Jun 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	=	\$127,499.18
103 - Jul 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	=	\$127,499.18
104 - Aug 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	=	\$127,499.18
105 - Sep 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	=	\$127,499.18
106 - Oct 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	=	\$127,499.18
107 - Nov 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	=	\$127,499.18
108 - Dec 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	=	\$127,499.18
109 - Jan 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	=	\$128,076.91
110 - Feb 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	=	\$128,076.91
111 - Mar 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	=	\$128,076.91
112 - Apr 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	=	\$128,076.91
113 - May 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	=	\$128,076.91
114 - Jun 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	=	\$128,076.91
115 - Jul 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	=	\$128,076.91
116 - Aug 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	=	\$128,076.91



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Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Rent Concessions	=	Monthly Occupancy Cost
117 - Sep 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	=	\$128,076.91
118 - Oct 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	=	\$128,076.91
119 - Nov 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	=	\$128,076.91
120 - Dec 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	=	\$128,076.91



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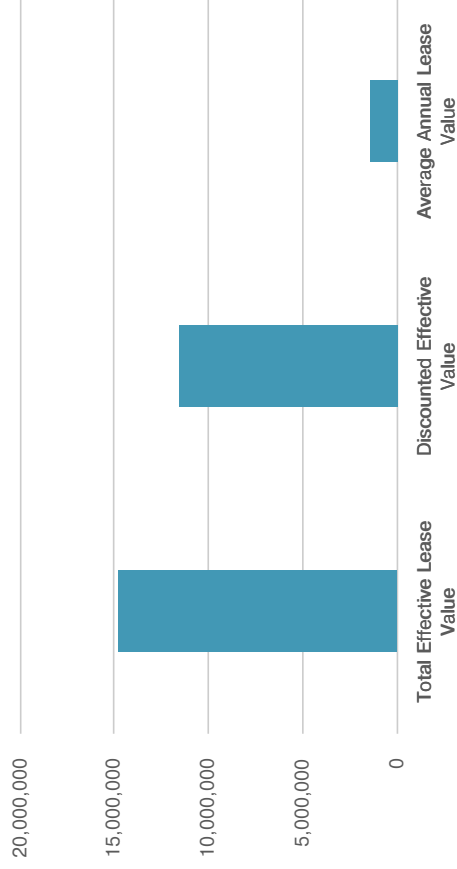
Lease Assumptions

Lease Term (Months)	120
Rent Concessions	0 Month
Rentable Square Feet	46,000
Usable Square Feet	46,000
Load Factor %	0.00%

Lease Value Measures

Total Effective Lease Value	\$14,791,268.76
Average Annual Lease Value	\$1,479,126.88
Average Monthly Lease Value	\$123,260.57
Total Effective Rate - Rentable	\$321.55
Total Effective Rate - Usable	\$321.55
Average Annual Effective Rate - Rentable	\$32.15
Average Annual Effective Rate - Usable	\$32.15

Lease Value



Rate Assumptions

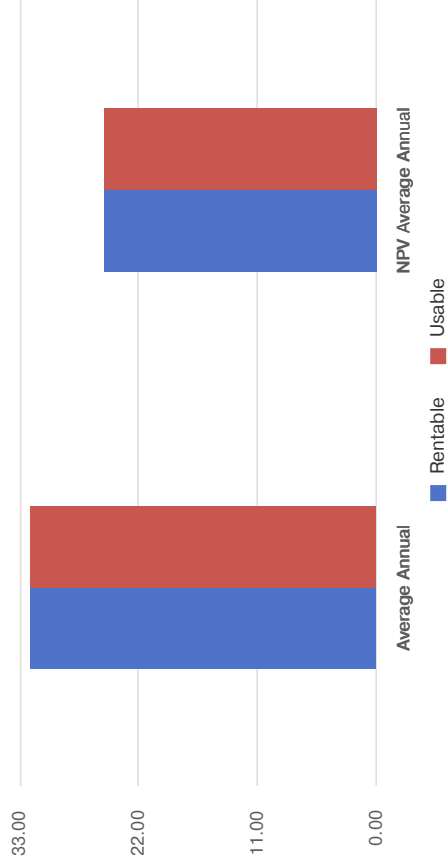
Initial Annual Rent Per Square Feet	\$24.50
Initial Tenant Expense/REIMB Per Square Feet	\$6.43
Initial Landlord Expense Per Square Feet	\$0.00
Total TI's Required Per Square Feet	\$0.00
TI Allowance by Landlord Per Square Feet	\$0.00

Discount Cost Measures

Landlord Discount Rate	5.00%
------------------------	-------

NPV Total Effective Lease Value	\$11,621,308.67
NPV Total Effective Rate - Rentable	\$252.64
NPV Total Effective Rate - Usable	\$252.64
NPV Average Annual Effective Rate - Rentable	\$25.26
NPV Average Annual Effective Rate - Usable	\$25.26

Lease Rate



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Landlord Cost of Lease

Landlord TI Allowance \$0.00	+	Leasing Commissions (LC) \$0.00	=	Landlord TI & LC Costs \$0.00
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Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
1 - Jan 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	-	\$0.00	=	\$118,571.17
2 - Feb 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	-	\$0.00	=	\$118,571.17
3 - Mar 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	-	\$0.00	=	\$118,571.17
4 - Apr 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	-	\$0.00	=	\$118,571.17
5 - May 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	-	\$0.00	=	\$118,571.17
6 - Jun 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	-	\$0.00	=	\$118,571.17
7 - Jul 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	-	\$0.00	=	\$118,571.17
8 - Aug 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	-	\$0.00	=	\$118,571.17
9 - Sep 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	-	\$0.00	=	\$118,571.17
10 - Oct 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	-	\$0.00	=	\$118,571.17
11 - Nov 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	-	\$0.00	=	\$118,571.17
12 - Dec 2013	\$93,916.67	+	\$24,654.50	-	\$0.00	-	\$0.00	=	\$118,571.17
13 - Jan 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	-	\$0.00	=	\$119,064.26
14 - Feb 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	-	\$0.00	=	\$119,064.26
15 - Mar 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	-	\$0.00	=	\$119,064.26
16 - Apr 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	-	\$0.00	=	\$119,064.26
17 - May 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	-	\$0.00	=	\$119,064.26
18 - Jun 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	-	\$0.00	=	\$119,064.26
19 - Jul 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	-	\$0.00	=	\$119,064.26
20 - Aug 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	-	\$0.00	=	\$119,064.26



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Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
21 - Sep 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	-	\$0.00	=	\$119,064.26
22 - Oct 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	-	\$0.00	=	\$119,064.26
23 - Nov 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	-	\$0.00	=	\$119,064.26
24 - Dec 2014	\$93,916.67	+	\$25,147.59	-	\$0.00	-	\$0.00	=	\$119,064.26
25 - Jan 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	-	\$0.00	=	\$119,567.21
26 - Feb 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	-	\$0.00	=	\$119,567.21
27 - Mar 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	-	\$0.00	=	\$119,567.21
28 - Apr 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	-	\$0.00	=	\$119,567.21
29 - May 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	-	\$0.00	=	\$119,567.21
30 - Jun 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	-	\$0.00	=	\$119,567.21
31 - Jul 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	-	\$0.00	=	\$119,567.21
32 - Aug 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	-	\$0.00	=	\$119,567.21
33 - Sep 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	-	\$0.00	=	\$119,567.21
34 - Oct 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	-	\$0.00	=	\$119,567.21
35 - Nov 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	-	\$0.00	=	\$119,567.21
36 - Dec 2015	\$93,916.67	+	\$25,650.54	-	\$0.00	-	\$0.00	=	\$119,567.21
37 - Jan 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	-	\$0.00	=	\$120,080.22
38 - Feb 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	-	\$0.00	=	\$120,080.22
39 - Mar 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	-	\$0.00	=	\$120,080.22
40 - Apr 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	-	\$0.00	=	\$120,080.22
41 - May 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	-	\$0.00	=	\$120,080.22
42 - Jun 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	-	\$0.00	=	\$120,080.22
43 - Jul 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	-	\$0.00	=	\$120,080.22
44 - Aug 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	-	\$0.00	=	\$120,080.22



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Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
45 - Sep 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	-	\$0.00	=	\$120,080.22
46 - Oct 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	-	\$0.00	=	\$120,080.22
47 - Nov 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	-	\$0.00	=	\$120,080.22
48 - Dec 2016	\$93,916.67	+	\$26,163.55	-	\$0.00	-	\$0.00	=	\$120,080.22
49 - Jan 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	-	\$0.00	=	\$120,603.49
50 - Feb 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	-	\$0.00	=	\$120,603.49
51 - Mar 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	-	\$0.00	=	\$120,603.49
52 - Apr 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	-	\$0.00	=	\$120,603.49
53 - May 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	-	\$0.00	=	\$120,603.49
54 - Jun 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	-	\$0.00	=	\$120,603.49
55 - Jul 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	-	\$0.00	=	\$120,603.49
56 - Aug 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	-	\$0.00	=	\$120,603.49
57 - Sep 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	-	\$0.00	=	\$120,603.49
58 - Oct 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	-	\$0.00	=	\$120,603.49
59 - Nov 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	-	\$0.00	=	\$120,603.49
60 - Dec 2017	\$93,916.67	+	\$26,686.82	-	\$0.00	-	\$0.00	=	\$120,603.49
61 - Jan 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	-	\$0.00	=	\$125,833.06
62 - Feb 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	-	\$0.00	=	\$125,833.06
63 - Mar 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	-	\$0.00	=	\$125,833.06
64 - Apr 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	-	\$0.00	=	\$125,833.06
65 - May 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	-	\$0.00	=	\$125,833.06
66 - Jun 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	-	\$0.00	=	\$125,833.06
67 - Jul 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	-	\$0.00	=	\$125,833.06
68 - Aug 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	-	\$0.00	=	\$125,833.06



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Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
69 - Sep 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	-	\$0.00	=	\$125,833.06
70 - Oct 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	-	\$0.00	=	\$125,833.06
71 - Nov 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	-	\$0.00	=	\$125,833.06
72 - Dec 2018	\$98,612.50	+	\$27,220.56	-	\$0.00	-	\$0.00	=	\$125,833.06
73 - Jan 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	-	\$0.00	=	\$126,377.47
74 - Feb 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	-	\$0.00	=	\$126,377.47
75 - Mar 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	-	\$0.00	=	\$126,377.47
76 - Apr 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	-	\$0.00	=	\$126,377.47
77 - May 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	-	\$0.00	=	\$126,377.47
78 - Jun 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	-	\$0.00	=	\$126,377.47
79 - Jul 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	-	\$0.00	=	\$126,377.47
80 - Aug 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	-	\$0.00	=	\$126,377.47
81 - Sep 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	-	\$0.00	=	\$126,377.47
82 - Oct 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	-	\$0.00	=	\$126,377.47
83 - Nov 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	-	\$0.00	=	\$126,377.47
84 - Dec 2019	\$98,612.50	+	\$27,764.97	-	\$0.00	-	\$0.00	=	\$126,377.47
85 - Jan 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	-	\$0.00	=	\$126,932.77
86 - Feb 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	-	\$0.00	=	\$126,932.77
87 - Mar 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	-	\$0.00	=	\$126,932.77
88 - Apr 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	-	\$0.00	=	\$126,932.77
89 - May 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	-	\$0.00	=	\$126,932.77
90 - Jun 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	-	\$0.00	=	\$126,932.77
91 - Jul 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	-	\$0.00	=	\$126,932.77
92 - Aug 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	-	\$0.00	=	\$126,932.77



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Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
93 - Sep 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	-	\$0.00	=	\$126,932.77
94 - Oct 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	-	\$0.00	=	\$126,932.77
95 - Nov 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	-	\$0.00	=	\$126,932.77
96 - Dec 2020	\$98,612.50	+	\$28,320.27	-	\$0.00	-	\$0.00	=	\$126,932.77
97 - Jan 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	-	\$0.00	=	\$127,499.18
98 - Feb 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	-	\$0.00	=	\$127,499.18
99 - Mar 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	-	\$0.00	=	\$127,499.18
100 - Apr 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	-	\$0.00	=	\$127,499.18
101 - May 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	-	\$0.00	=	\$127,499.18
102 - Jun 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	-	\$0.00	=	\$127,499.18
103 - Jul 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	-	\$0.00	=	\$127,499.18
104 - Aug 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	-	\$0.00	=	\$127,499.18
105 - Sep 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	-	\$0.00	=	\$127,499.18
106 - Oct 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	-	\$0.00	=	\$127,499.18
107 - Nov 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	-	\$0.00	=	\$127,499.18
108 - Dec 2021	\$98,612.50	+	\$28,886.68	-	\$0.00	-	\$0.00	=	\$127,499.18
109 - Jan 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	-	\$0.00	=	\$128,076.91
110 - Feb 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	-	\$0.00	=	\$128,076.91
111 - Mar 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	-	\$0.00	=	\$128,076.91
112 - Apr 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	-	\$0.00	=	\$128,076.91
113 - May 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	-	\$0.00	=	\$128,076.91
114 - Jun 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	-	\$0.00	=	\$128,076.91
115 - Jul 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	-	\$0.00	=	\$128,076.91
116 - Aug 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	-	\$0.00	=	\$128,076.91



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Lease Cash Flow Detail

Beginning of Month	Base Rent	+	Tenant Expense / Reimbursements	-	Landlord Expense	-	Rent Concessions	=	Monthly Lease Cash Flow
117 - Sep 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	-	\$0.00	=	\$128,076.91
118 - Oct 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	-	\$0.00	=	\$128,076.91
119 - Nov 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	-	\$0.00	=	\$128,076.91
120 - Dec 2022	\$98,612.50	+	\$29,464.41	-	\$0.00	-	\$0.00	=	\$128,076.91

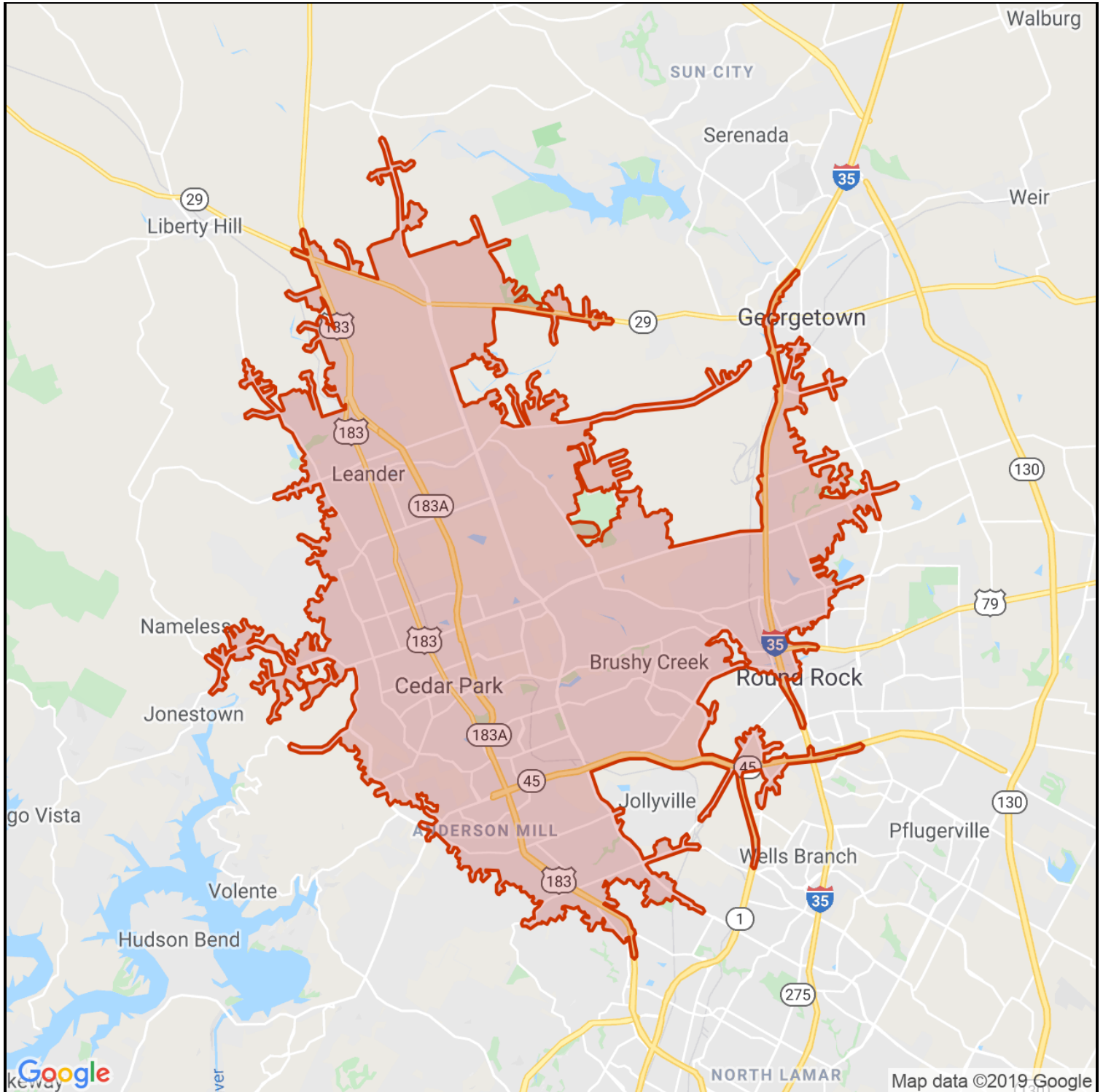


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HEB Whitestone Lease (Example only)

2800 E Whitestone Blvd, Cedar Park, TX, 78613

LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



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0 - 15 drive time minute

Population

2000 Population	133,347
2010 Population	223,712
2019 Population	293,685
2024 Population	336,642
2000-2010 Annual Rate	5.31%
2010-2019 Annual Rate	2.99%
2019-2024 Annual Rate	2.77%
2019 Male Population	49.2%
2019 Female Population	50.8%
2019 Median Age	35.1

In the identified area, the current year population is 293,685. In 2010, the Census count in the area was 223,712. The rate of change since 2010 was 2.99% annually. The five-year projection for the population in the area is 336,642 representing a change of 2.77% annually from 2019 to 2024. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	68.9%
2019 Black Alone	6.4%
2019 American Indian/Alaska Native Alone	0.6%
2019 Asian Alone	12.9%
2019 Pacific Islander Alone	0.1%
2019 Other Race	6.5%
2019 Two or More Races	4.5%
2019 Hispanic Origin (Any Race)	23.1%

Persons of Hispanic origin represent 23.1% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	121
2000 Households	47,327
2010 Households	82,857
2019 Total Households	109,416
2024 Total Households	125,429
2000-2010 Annual Rate	5.76%
2010-2019 Annual Rate	3.05%
2019-2024 Annual Rate	2.77%
2019 Average Household Size	2.68

The household count in this area has changed from 82,857 in 2010 to 109,416 in the current year, a change of 3.05% annually. The five-year projection of households is 125,429, a change of 2.77% annually from the current year total. Average household size is currently 2.68, compared to 2.69 in the year 2010. The number of families in the current year is 76,265 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



HEB Whitestone Lease (Example only)

2800 E Whitestone Blvd, Cedar Park, TX, 78613

EXECUTIVE SUMMARY (DRIVE TIME: 15 MINUTES)



0 - 15 drive time minute

Mortgage Income

2019 Percent of Income for Mortgage	15.0%
-------------------------------------	-------

Median Household Income

2019 Median Household Income	\$87,827
2024 Median Household Income	\$96,770
2019-2024 Annual Rate	1.96%

Average Household Income

2019 Average Household Income	\$112,027
2024 Average Household Income	\$123,435
2019-2024 Annual Rate	1.96%

Per Capita Income

2019 Per Capita Income	\$41,871
2024 Per Capita Income	\$46,145
2019-2024 Annual Rate	1.96%

Households by Income

Current median household income is \$87,827 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$96,770 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$112,027 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$123,435 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$41,871 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$46,145 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	130
2000 Total Housing Units	48,674
2000 Owner Occupied Housing Units	34,397
2000 Renter Occupied Housing Units	12,930
2000 Vacant Housing Units	1,347
2010 Total Housing Units	87,656
2010 Owner Occupied Housing Units	54,177
2010 Renter Occupied Housing Units	28,680
2010 Vacant Housing Units	4,799
2019 Total Housing Units	115,973
2019 Owner Occupied Housing Units	71,563
2019 Renter Occupied Housing Units	37,853
2019 Vacant Housing Units	6,557
2024 Total Housing Units	132,756
2024 Owner Occupied Housing Units	82,803
2024 Renter Occupied Housing Units	42,626
2024 Vacant Housing Units	7,327

Currently, 61.7% of the 115,973 housing units in the area are owner occupied; 32.6%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 87,656 housing units in the area - 61.8% owner occupied, 32.7% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 13.25%. Median home value in the area is \$269,339, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.70% annually to \$293,044.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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HEB Whitestone Lease (Example only)

2800 E Whitestone Blvd, Cedar Park, TX, 78613

DEMOGRAPHIC AND INCOME (DRIVE TIME BAND: 0 - 15 DRIVE TIME MINUTE RADIUS)



Summary		Census 2010		2019		2024	
Population		223,712		293,685		336,642	
Households		82,857		109,416		125,429	
Families		58,364		76,265		87,166	
Average Household Size		2.69		2.68		2.68	
Owner Occupied Housing Units		54,177		71,563		82,803	
Renter Occupied Housing Units		28,680		37,853		42,626	
Median Age		33.5		35.1		35.1	
Trends: 2019 - 2024 Annual Rate		Area		State		National	
Population		2.77%		1.59%		0.77%	
Households		2.77%		1.55%		0.75%	
Families		2.71%		1.53%		0.68%	
Owner HHs		2.96%		1.63%		0.92%	
Median Household Income		1.96%		2.50%		2.70%	
				2019		2024	
Households by income				Number	Percent	Number	Percent
<\$15,000				3,927	3.6%	3,688	2.9%
\$15,000 - \$24,999				4,489	4.1%	4,230	3.4%
\$25,000 - \$34,999				6,408	5.9%	6,187	4.9%
\$35,000 - \$49,999				11,165	10.2%	11,319	9.0%
\$50,000 - \$74,999				19,521	17.8%	21,318	17.0%
\$75,000 - \$99,999				15,759	14.4%	17,779	14.2%
\$100,000 - \$149,999				24,164	22.1%	29,701	23.7%
\$150,000 - \$199,999				11,756	10.7%	15,626	12.5%
\$200,000+				12,226	11.2%	15,581	12.4%
Median Household Income				\$87,827		\$96,770	
Average Household Income				\$112,027		\$123,435	
Per Capita Income				\$41,871		\$46,145	
		Census 2010		2019		2024	
Population by Age		Number	Percent	Number	Percent	Number	Percent
0 - 4		18,448	8.2%	21,416	7.3%	24,798	7.4%
5 - 9		19,410	8.7%	23,004	7.8%	25,522	7.6%
10 - 14		17,928	8.0%	22,603	7.7%	24,985	7.4%
15 - 19		14,474	6.5%	18,193	6.2%	20,643	6.1%
20 - 24		11,317	5.1%	16,576	5.6%	18,176	5.4%
25 - 34		36,154	16.2%	44,287	15.1%	53,790	16.0%
35 - 44		40,818	18.2%	49,326	16.8%	55,402	16.5%
45 - 54		31,870	14.2%	40,129	13.7%	42,805	12.7%
55 - 64		19,496	8.7%	31,064	10.6%	34,390	10.2%
65 - 74		8,514	3.8%	18,292	6.2%	23,503	7.0%
75 - 84		3,709	1.7%	6,534	2.2%	9,916	2.9%
85+		1,574	0.7%	2,262	0.8%	2,711	0.8%
		Census 2010		2019		2024	
Race and Ethnicity		Number	Percent	Number	Percent	Number	Percent
White Alone		174,270	77.9%	202,318	68.9%	219,319	65.1%
Black Alone		11,591	5.2%	18,759	6.4%	24,656	7.3%
American Indian Alone		1,267	0.6%	1,802	0.6%	2,113	0.6%
Asian Alone		17,092	7.6%	37,987	12.9%	49,110	14.6%
Pacific Islander Alone		225	0.1%	412	0.1%	515	0.2%
Some Other Race Alone		11,702	5.2%	19,139	6.5%	24,638	7.3%
Two or More Races		7,563	3.4%	13,268	4.5%	16,290	4.8%
Hispanic Origin (Any Race)		42,711	19.1%	67,979	23.1%	86,578	25.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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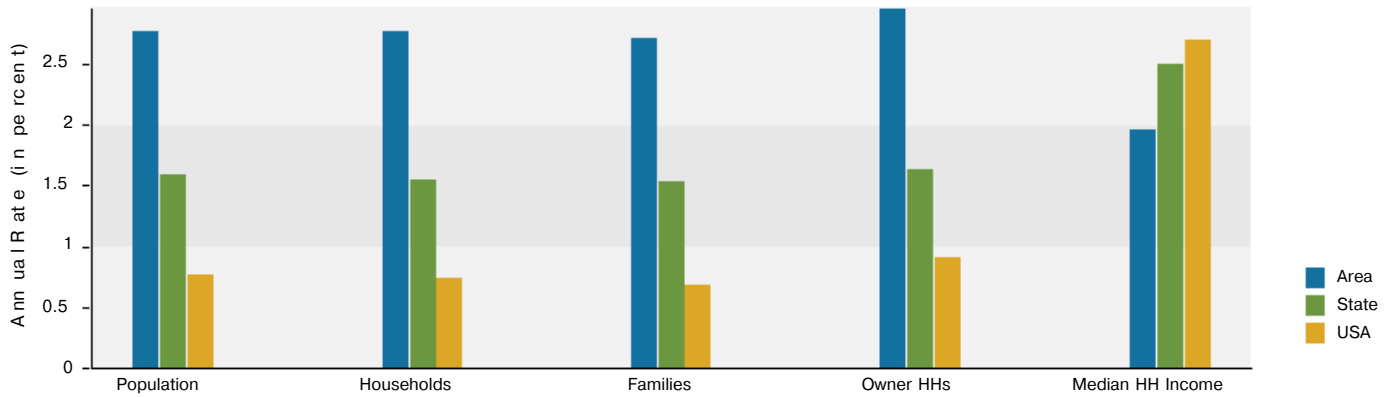


HEB Whitestone Lease (Example only)

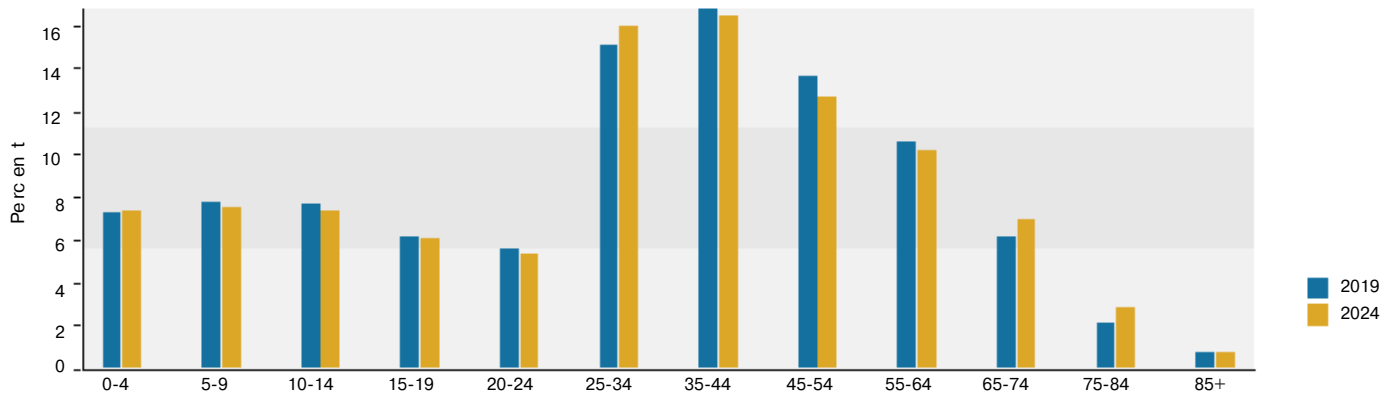
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DEMOGRAPHIC AND INCOME (DRIVE TIME BAND: 0 - 15 DRIVE TIME MINUTE RADIUS)

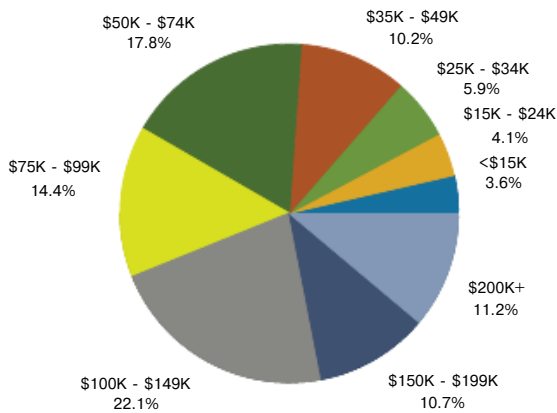
Trends 2019-2024



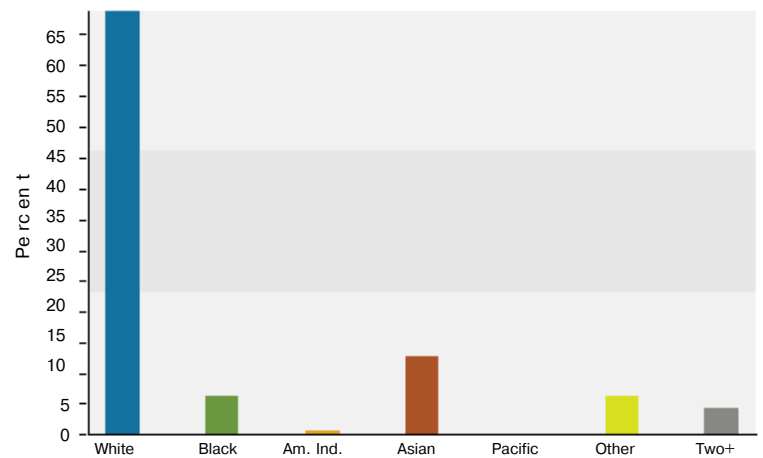
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 23.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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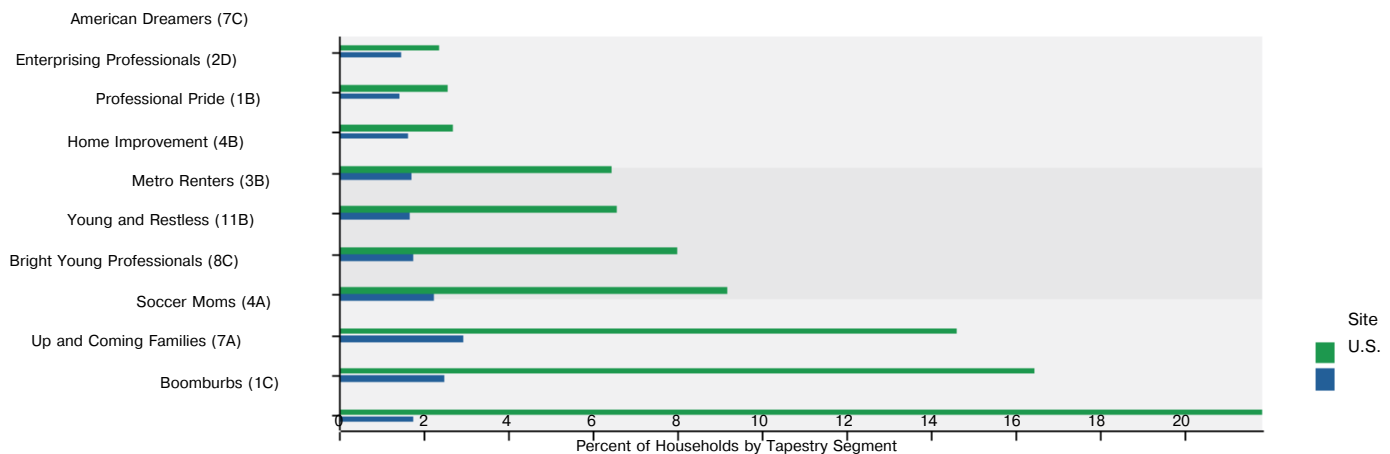
TAPESTRY SEGMENTATION PROFILE (DRIVE TIME BAND: 0 - 15 DRIVE TIME MINUTE RADIUS)



Top Twenty Tapestry Segments

Rank	Tapestry Segment	2019 Households		2019 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Boomburbs (1C)	21.8%	21.8%	1.7%	1.7%	1263
2	Up and Coming Families (7A)	16.4%	38.2%	2.5%	4.2%	661
3	Soccer Moms (4A)	14.6%	52.8%	2.9%	7.1%	500
4	Bright Young Professionals (8C)	9.2%	62.0%	2.2%	9.4%	408
5	Young and Restless (11B)	8.0%	70.0%	1.7%	11.1%	461
Subtotal		70.0%		11.1%		
6	Metro Renters (3B)	6.6%	76.6%	1.7%	12.8%	393
7	Home Improvement (4B)	6.4%	83.0%	1.7%	14.5%	376
8	Professional Pride (1B)	2.7%	85.7%	1.6%	16.1%	166
9	Enterprising Professionals (2D)	2.6%	88.3%	1.4%	17.5%	181
10	American Dreamers (7C)	2.4%	90.7%	1.5%	19.0%	162
Subtotal		20.7%		7.9%		
11	Savvy Suburbanites (1D)	2.4%	93.1%	3.0%	22.0%	79
12	The Great Outdoors (6C)	1.1%	94.2%	1.6%	23.6%	72
13	Exurbanites (1E)	1.1%	95.3%	1.9%	25.5%	57
14	Emerald City (8B)	1.0%	96.3%	1.4%	26.9%	73
15	Green Acres (6A)	0.8%	97.1%	3.2%	30.1%	24
Subtotal		6.4%		11.1%		
16	Comfortable Empty Nesters (5A)	0.7%	97.8%	2.4%	32.5%	29
17	Metro Fusion (11C)	0.6%	98.4%	1.4%	33.9%	42
18	Urban Chic (2A)	0.5%	98.9%	1.3%	35.2%	40
19	Middleburg (4C)	0.3%	99.2%	2.9%	38.1%	10
20	In Style (5B)	0.3%	99.5%	2.2%	40.3%	13
Subtotal		2.4%		10.2%		
Total		99.6%		40.5%		246

Top Ten Tapestry Segments Site vs. U.S.



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



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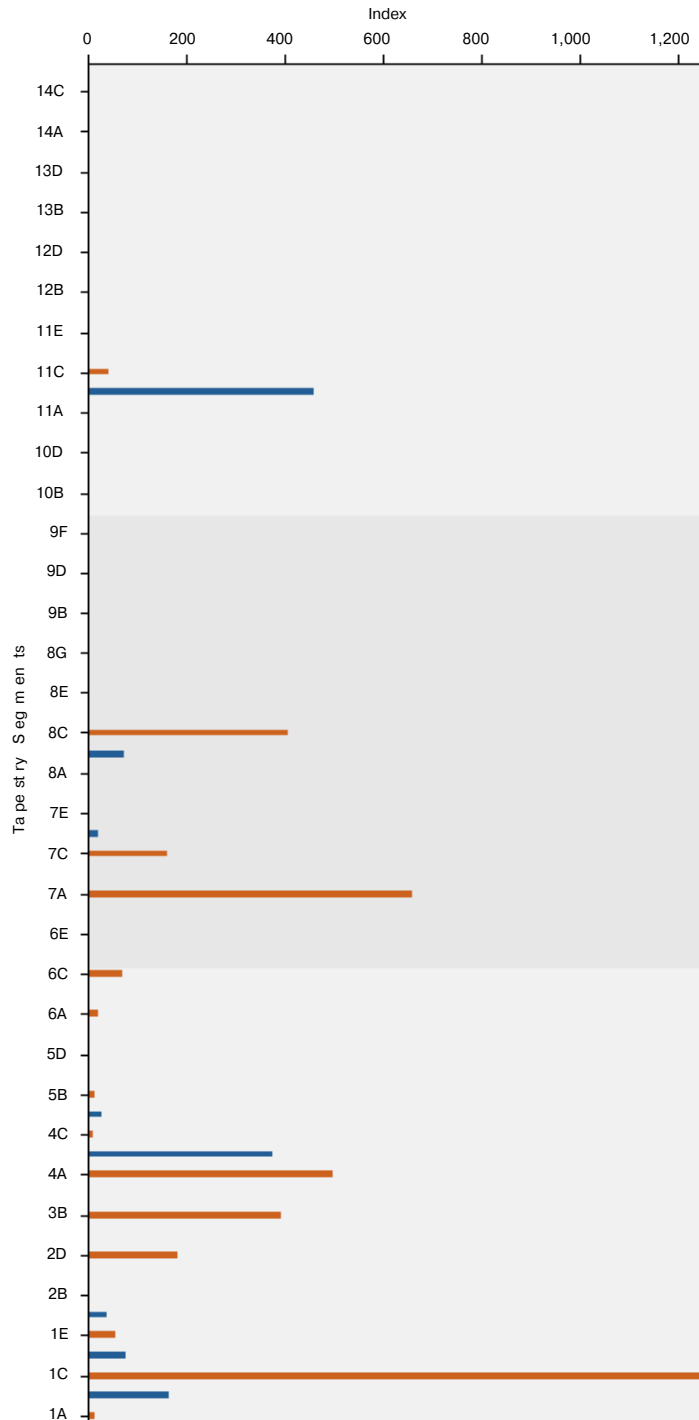


HEB Whitestone Lease (Example only)

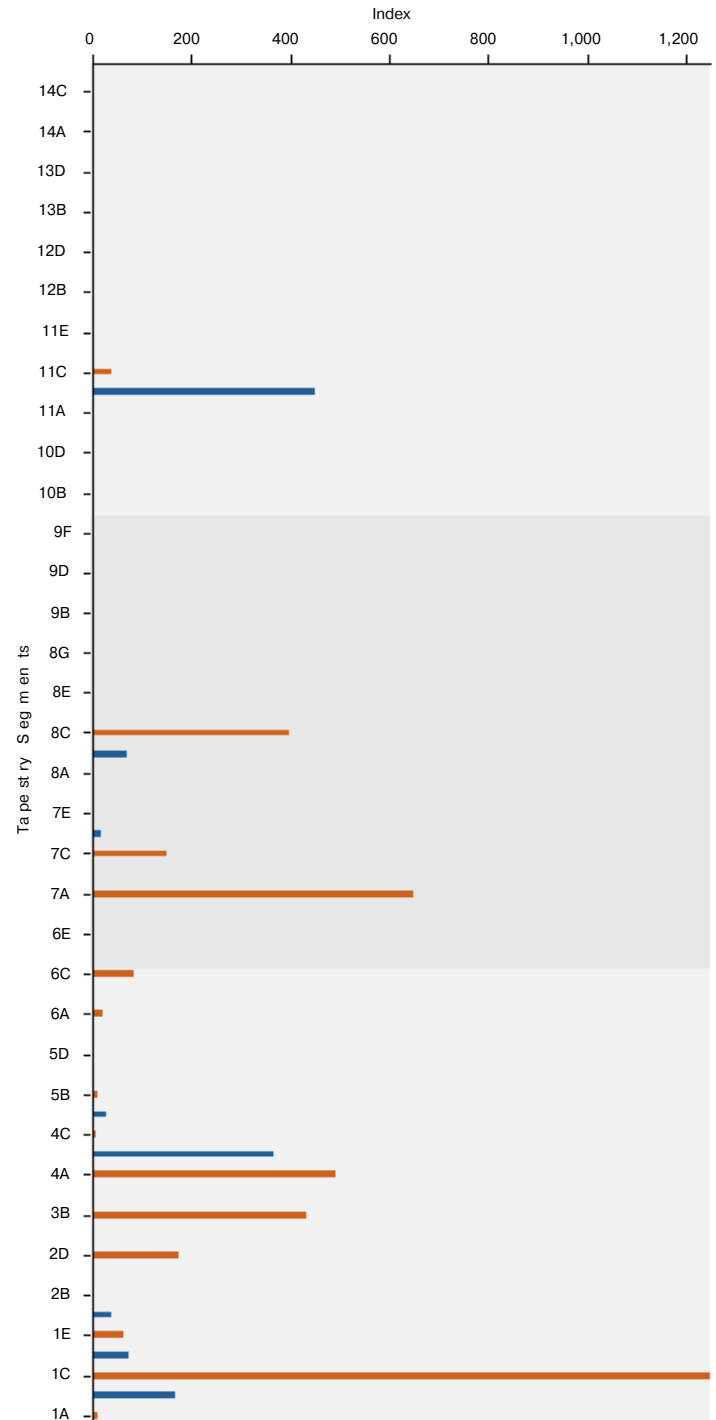
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TAPESTRY SEGMENTATION PROFILE (DRIVE TIME BAND: 0 - 15 DRIVE TIME MINUTE RADIUS)

2019 Tapestry Indexes by Households



2019 Tapestry Indexes by Total Population 18+



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



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HEB Whitestone Lease (Example only)

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TAPESTRY SEGMENTATION PROFILE (DRIVE TIME BAND: 0 - 15 DRIVE TIME MINUTE RADIUS)



Tapestry LifeMode Groups	2019 Households			2019 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	109,415	100.0%		215,058	100.0%	
1. Affluent Estates	30,904	28.2%	284	64,637	30.1%	283
Top Tier (1A)	247	0.2%	13	509	0.2%	13
Professional Pride (1B)	2,961	2.7%	166	6,714	3.1%	171
Boomburbs (1C)	23,902	21.8%	1263	49,384	23.0%	1251
Savvy Suburbanites (1D)	2,572	2.4%	79	5,360	2.5%	78
Exurbanites (1E)	1,222	1.1%	57	2,670	1.2%	64
2. Upscale Avenues	3,406	3.1%	55	6,149	2.9%	49
Urban Chic (2A)	568	0.5%	40	1,050	0.5%	39
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	2,838	2.6%	181	5,099	2.4%	178
3. Uptown Individuals	7,172	6.6%	172	12,131	5.6%	180
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	7,172	6.6%	393	12,131	5.6%	435
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
4. Family Landscapes	23,363	21.4%	283	48,541	22.6%	287
Soccer Moms (4A)	16,001	14.6%	500	33,238	15.5%	494
Home Improvement (4B)	7,035	6.4%	376	14,631	6.8%	369
Middleburg (4C)	327	0.3%	10	672	0.3%	11
5. GenXurban	1,090	1.0%	9	2,157	1.0%	9
Comfortable Empty Nesters (5A)	770	0.7%	29	1,591	0.7%	30
In Style (5B)	320	0.3%	13	566	0.3%	13
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
6. Cozy Country Living	2,091	1.9%	16	4,712	2.2%	18
Green Acres (6A)	849	0.8%	24	1,806	0.8%	25
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	1,242	1.1%	72	2,906	1.4%	88
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
7. Ethnic Enclaves	20,825	19.0%	267	42,760	19.9%	241
Up and Coming Families (7A)	17,978	16.4%	661	36,725	17.1%	650
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
American Dreamers (7C)	2,616	2.4%	162	5,472	2.5%	152
Barrios Urbanos (7D)	231	0.2%	20	563	0.3%	21
Valley Growers (7E)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



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HEB Whitestone Lease (Example only)

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TAPESTRY SEGMENTATION PROFILE (DRIVE TIME BAND: 0 - 15 DRIVE TIME MINUTE RADIUS)



Tapestry LifeMode Groups	2019 Households			2019 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	109,415	100.0%		215,058	100.0%	
8. Middle Ground	11,166	10.2%	94	19,288	9.0%	89
City Lights (8A)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	1,132	1.0%	73	1,913	0.9%	73
Bright Young Professionals (8C)	10,034	9.2%	408	17,375	8.1%	399
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	0	0.0%	0	0	0.0%	0
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hardscrabble Road (8G)	0	0.0%	0	0	0.0%	0
9. Senior Styles	0	0.0%	0	0	0.0%	0
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
10. Rustic Outposts	0	0.0%	0	0	0.0%	0
Southern Satellites (10A)	0	0.0%	0	0	0.0%	0
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Diners & Miners (10C)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
11. Midtown Singles	9,398	8.6%	139	14,683	6.8%	125
City Strivers (11A)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	8,755	8.0%	461	13,466	6.3%	451
Metro Fusion (11C)	643	0.6%	42	1,217	0.6%	43
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
12. Hometown	0	0.0%	0	0	0.0%	0
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
13. Next Wave	0	0.0%	0	0	0.0%	0
International Marketplace (13A)	0	0.0%	0	0	0.0%	0
Las Casas (13B)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
14. Scholars and Patriots	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



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HEB Whitestone Lease (Example only)

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TAPESTRY SEGMENTATION PROFILE (DRIVE TIME BAND: 0 - 15 DRIVE TIME MINUTE RADIUS)



Tapestry Urbanization Groups	2019 Households			2019 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	109,415	100.0%		215,058	100.0%	
1. Principal Urban Center	7,172	6.6%	92	12,131	5.6%	84
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	7,172	6.6%	393	12,131	5.6%	435
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
2. Urban Periphery	13,524	12.4%	74	24,627	11.5%	65
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
American Dreamers (7C)	2,616	2.4%	162	5,472	2.5%	152
Barrios Urbanos (7D)	231	0.2%	20	563	0.3%	21
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0
City Lights (8A)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	10,034	9.2%	408	17,375	8.1%	399
Metro Fusion (11C)	643	0.6%	42	1,217	0.6%	43
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
International Marketplace (13A)	0	0.0%	0	0	0.0%	0
Las Casas (13B)	0	0.0%	0	0	0.0%	0
3. Metro Cities	10,207	9.3%	51	15,945	7.4%	44
In Style (5B)	320	0.3%	13	566	0.3%	13
Emerald City (8B)	1,132	1.0%	73	1,913	0.9%	73
Front Porches (8E)	0	0.0%	0	0	0.0%	0
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hardscrabble Road (8G)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	8,755	8.0%	461	13,466	6.3%	451
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



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TAPESTRY SEGMENTATION PROFILE (DRIVE TIME BAND: 0 - 15 DRIVE TIME MINUTE RADIUS)



Tapestry Urbanization Groups	2019 Households			2019 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	109,415	100.0%		215,058	100.0%	
4. Suburban Periphery	76,094	69.5%	218	156,971	73.0%	223
Top Tier (1A)	247	0.2%	13	509	0.2%	13
Professional Pride (1B)	2,961	2.7%	166	6,714	3.1%	171
Boomburbs (1C)	23,902	21.8%	1,263	49,384	23.0%	1,251
Savvy Suburbanites (1D)	2,572	2.4%	79	5,360	2.5%	78
Exurbanites (1E)	1,222	1.1%	57	2,670	1.2%	64
Urban Chic (2A)	568	0.5%	40	1,050	0.5%	39
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	2,838	2.6%	181	5,099	2.4%	178
Soccer Moms (4A)	16,001	14.6%	500	33,238	15.5%	494
Home Improvement (4B)	7,035	6.4%	376	14,631	6.8%	369
Comfortable Empty Nesters (5A)	770	0.7%	29	1,591	0.7%	30
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
Up and Coming Families (7A)	17,978	16.4%	661	36,725	17.1%	650
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
5. Semirural	327	0.3%	3	672	0.3%	3
Middleburg (4C)	327	0.3%	10	672	0.3%	11
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
Valley Growers (7E)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	0	0.0%	0	0	0.0%	0
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
6. Rural	2,091	1.9%	11	4,712	2.2%	13
Green Acres (6A)	849	0.8%	24	1,806	0.8%	25
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	1,242	1.1%	72	2,906	1.4%	88
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Southern Satellites (10A)	0	0.0%	0	0	0.0%	0
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Diners & Miners (10C)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

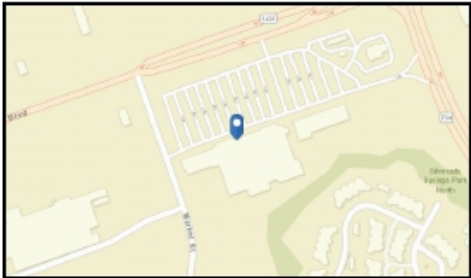
Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



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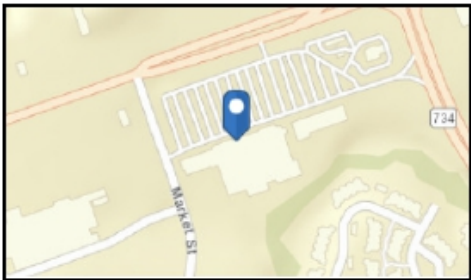
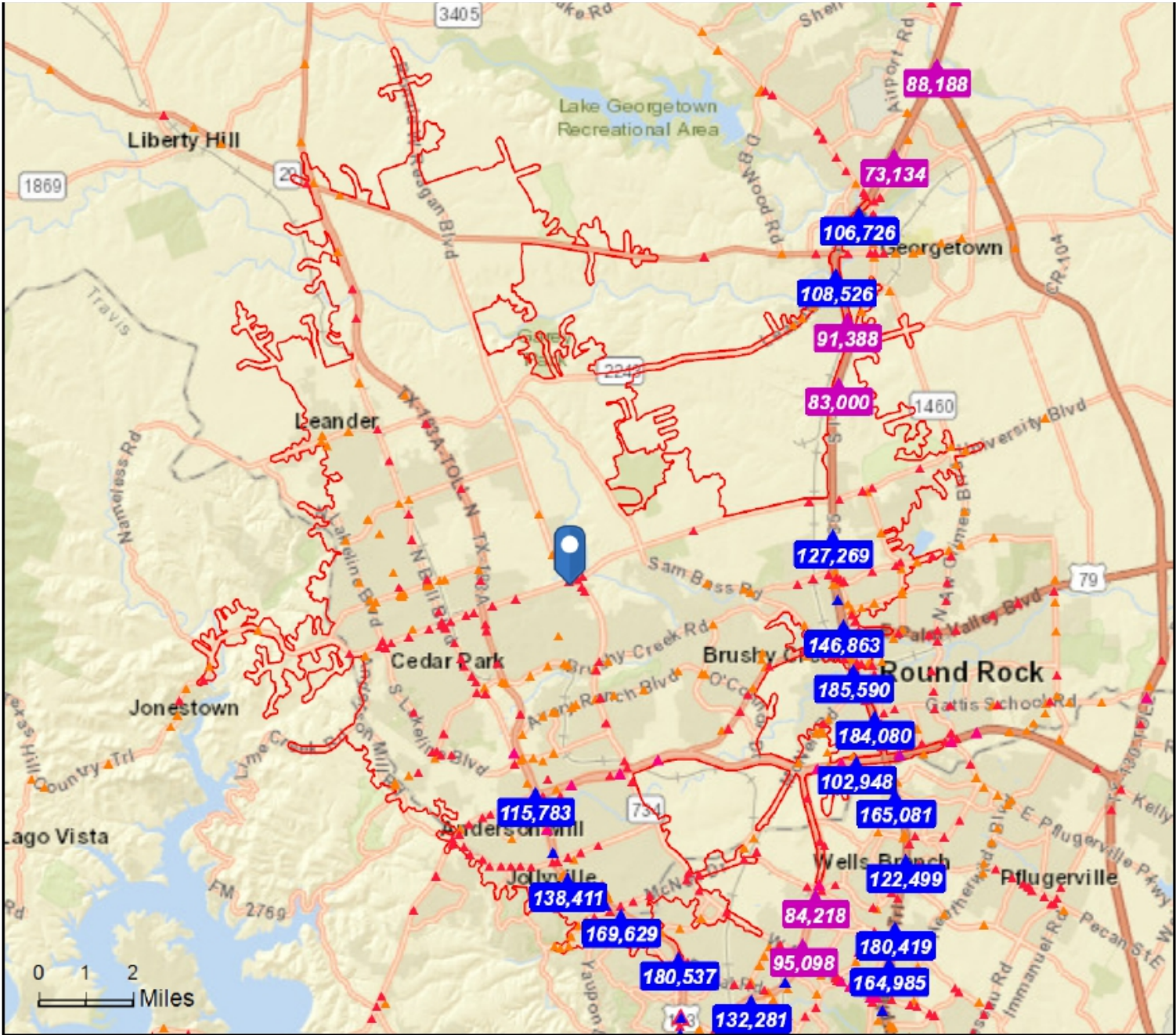
Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



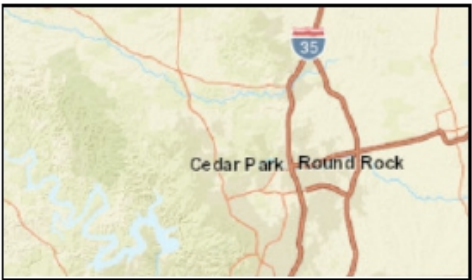
Source: ©2019 Kalibrate Technologies (Q2 2019).



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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
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 - ▲ 30,001 - 50,000
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Source: ©2019 Kalibrate Technologies (Q2 2019).



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