



ASTERRATM

P R O P E R T I E S

OFFERING SUMMARY



**4103 Marathon Blvd.
Austin, TX 78756**



ASTERRA PROPERTIES

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Location:	Central Medical Area. Easily accessible by N. Lamar, 38th 45th, Burnet Rd., Mopac and walking distance to parks, Central Market, doctors, and shops.
Physical Address:	4103 Marathon Blvd., Austin, TX 78756
Current Occupancy:	100%
Year Built:	1997
Proposed Sale Price:	\$1,675,000
Gross Area:	11,400 SF
Net Rentable Area:	3,720 SF
Stories:	2
Legal Description:	LOT18-20 BLK 3*PLUS VAC ST LEES HILL ADDN
Zoning:	Light Office (LO)
Parking:	14 Spaces
Energy:	City of Austin
Water/Sewer:	City of Austin

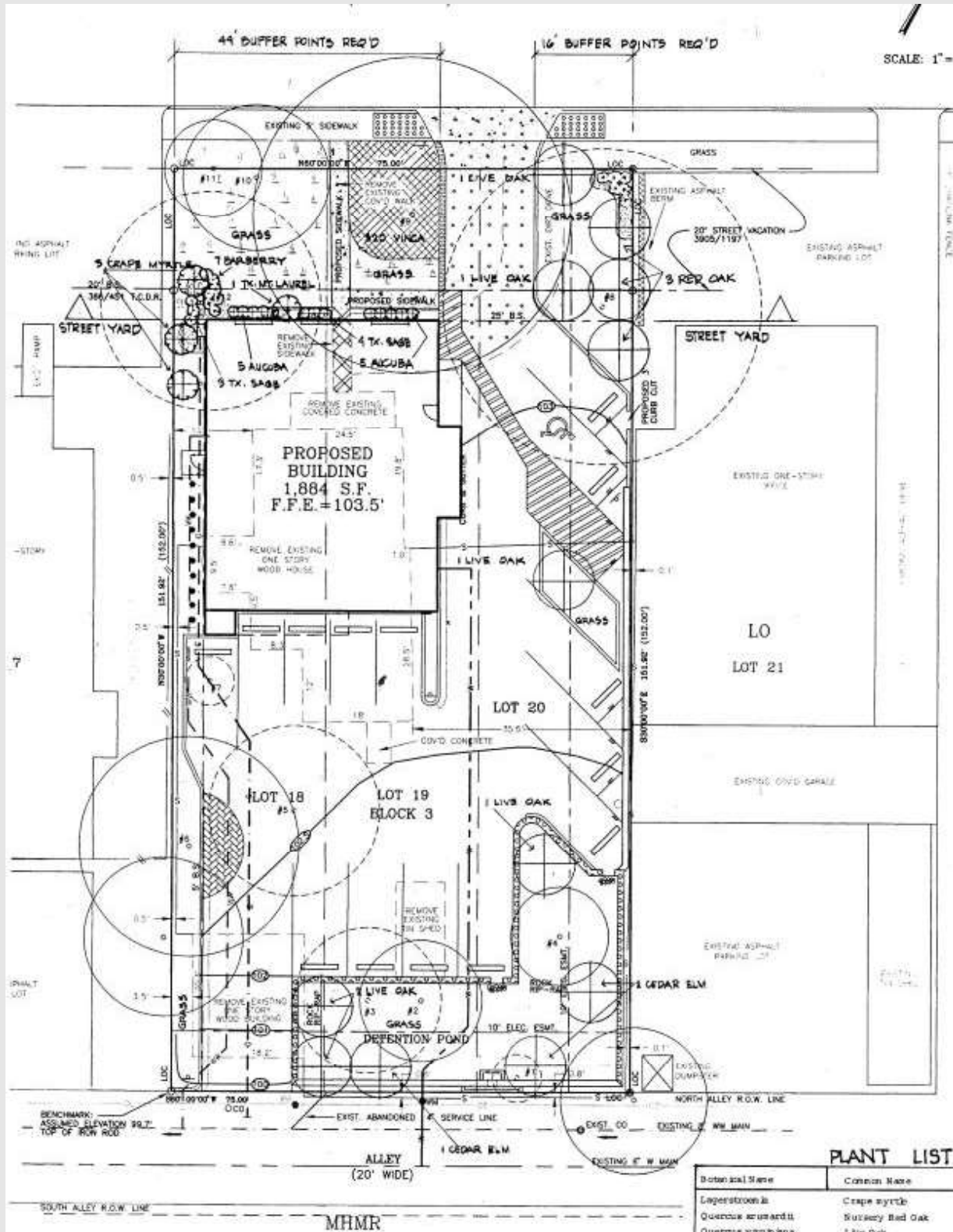
**4103 Marathon
Blvd.**

PROPERTY OVERVIEW

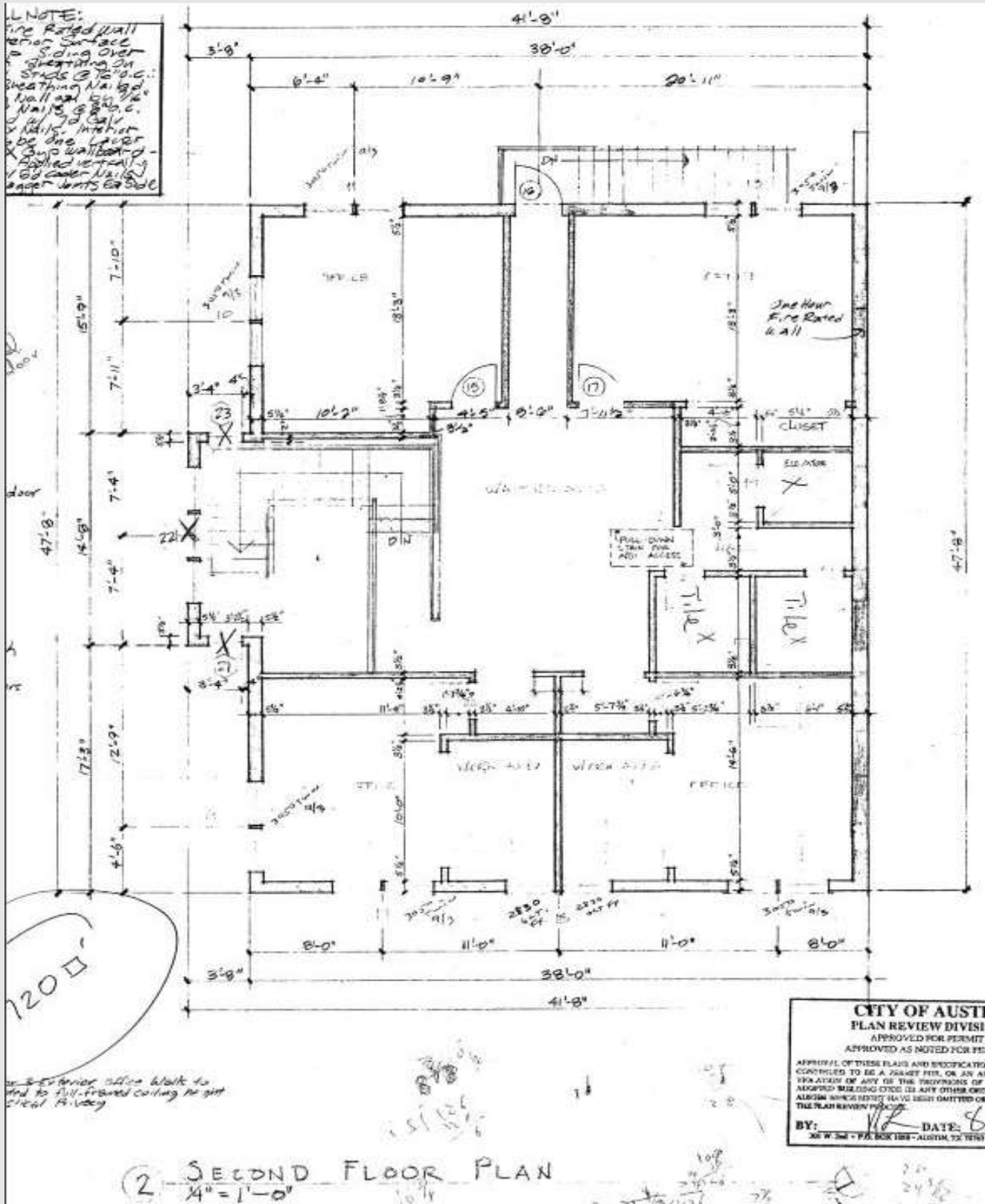
PROPERTY PHOTOS



PROPERTY LAYOUT



SECOND FLOOR



Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	13,324	124,245	317,989	14,745	140,170	357,365
Total Census 2010 Population	14,217	123,137	306,873	14,217	123,137	306,873
Population Change %	-7.3%	-1.3%	.8%	2.6%	9.8%	11.9%
Population Density (People/SQ Mile)	5,177	6,285	5,916	5,768	7,209	6,717
Median Age	38	38	39	43	42	41
Total Males	6,961	64,930	166,021	7,737	73,317	186,580
Total Females	6,363	59,315	151,968	7,008	66,853	170,785

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	7,507	54,865	136,473	8,382	61,798	153,391
Total Census 2010 Households	7,917	54,955	129,446	7,917	54,955	129,446
Average Household Size	1.7	1.9	2.2	.1	.9	.5
Total Housing Units	8,407	59,953	145,995	8,489	60,533	147,887
Owner	2,747	21,749	55,619	2,787	21,971	56,395
Renter	5,385	35,905	84,668	5,424	36,244	85,709
Vacant Housing Units	276	2,308	5,724	279	2,326	5,798

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Median Household Income	\$38,662	\$41,144	\$45,180	\$38,599	\$41,069	\$45,131
Aggregate Household Income	\$395,406,554	\$2,876,946,186	\$7,450,065,667	\$437,417,287	\$3,169,364,797	\$8,230,806,100
Average Household Income	\$55,087	\$55,748	\$58,463	\$55,007	\$55,608	\$58,374
Per Capita Household Income	\$31,354	\$27,704	\$27,003	\$31,393	\$27,712	\$27,028

4103 Marathon Blvd., Austin, TX 78756
Current Leases

First Floor
Leases Expire November 2017

Bryant Lease

Lease Ends: 11-30-2017

Current Rent:

12-01-2016 to 11-30-2017 - \$795 mo.

Edwards Lease

Lease Ends: 11-30-2017

Current Rent:

12-01-2016 to 11-30-2017 - \$1012 mo.

Sylvester Lease

Lease Ends: 11-30-2017

Current Rent:

12-01-2016 to 11-30-2017 - \$983 mo.

Vance Lease

Lease Ends: 11-30-2017

Current Rent:

12-01-2016 to 10-31-2017 - \$983 mo.

Second Floor
Leases Expire October 2018

Burnett Lease

Lease Ends: 10-31-2018

Current Rent:

12-01-2016 to 10-31-2017 - \$1025 mo.

11-01-2017 to 10-31-2018 - \$1060 mo.

Griffin Lease

Lease Ends: 10-31-2018

Current Rent:

12-01-2016 to 10-31-2017 - \$1025 mo.

11-01-2017 to 10-31-2018 - \$1060 mo.

Hern Lease

Lease Ends: 10-31-2018

Current Rent:

12-01-2016 to 10-31-2017 - \$1025 mo.

11-01-2017 to 10-31-2018 - \$1060 mo.

Stone Lease

Lease Ends: 10-31-2018

Current Rent:

12-01-2016 to 10-31-2017 - \$1025 mo.

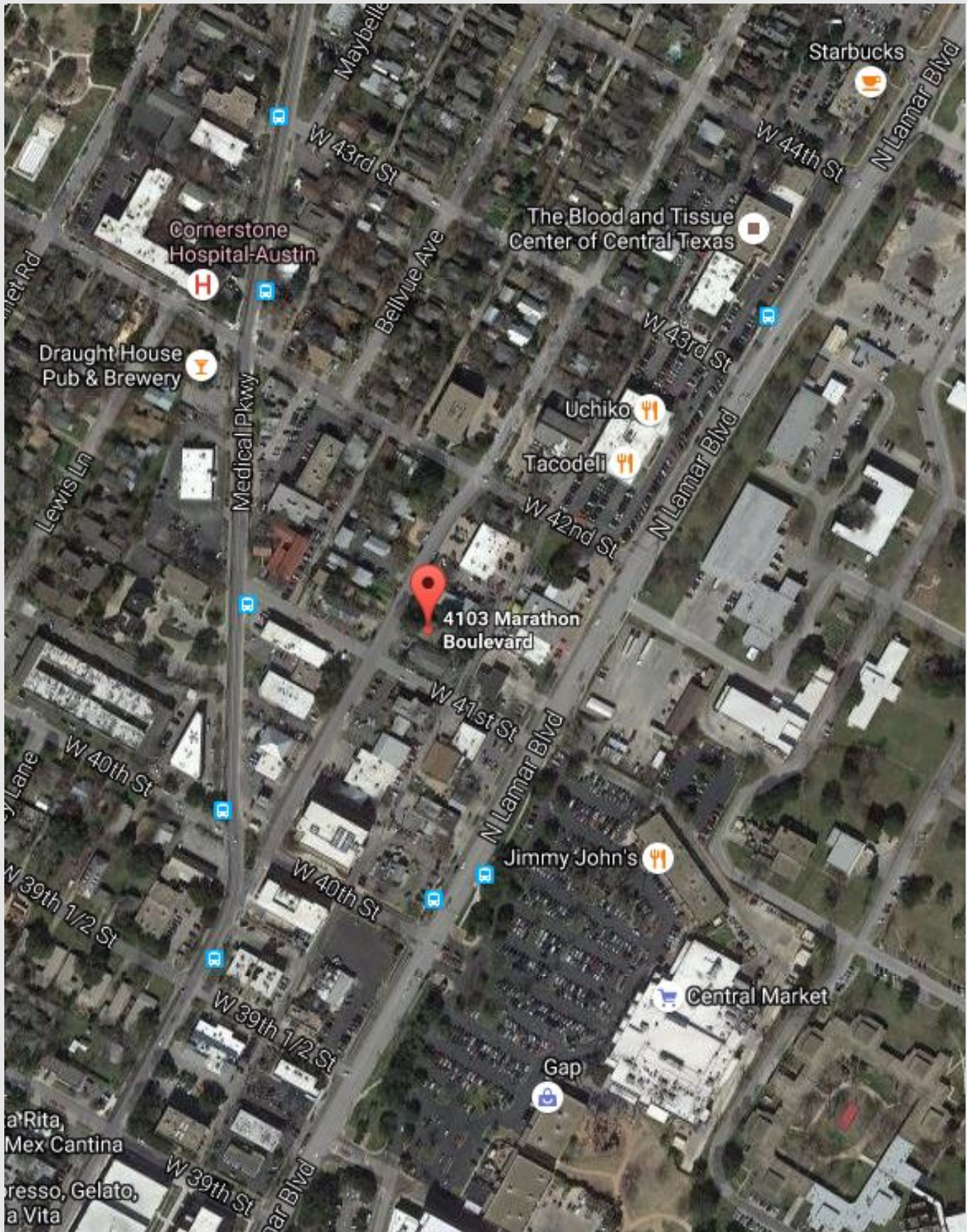
11-01-2017 to 10-31-2018 - \$1060 mo.

Current Monthly Income
As of 11-30-2016
\$7,873

4103 Marathon Blvd.

LOCATION

NEIGHBORHOOD AERIAL





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date