

Cedar Creek

OFFERING MEMORANDUM

Todd Festa
(508) 579-4230
tmf1ae1@gmail.com

Cedar Creek

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tmftae1@gmail.com



01 Executive Summary
Investment Summary
Unit Mix Summary
Location Summary

CEDAR CREEK

OFFERING SUMMARY

COUNTY	Greater Austin Area
RENTABLE SQUARE FEET	9,160
LAND ACRES	1.00
NUMBER OF UNITS	83

FINANCIAL SUMMARY

OFFERING PRICE	\$325,000
PRICE PER UNIT	\$3,916
OCCUPANCY	100.00 %
NOI (2019)	\$14,644
CAP RATE (2019)	4.51 %
GRM (2019)	11.17
GRM (Stabilized)	11.17

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
2020 Population	12,669	51,032	125,198
2020 Median HH Income	\$80,509	\$69,252	\$65,169
2020 Average HH Income	\$100,891	\$89,558	\$84,169



Property Description:

- Four one-story self-storage buildings with rollup doors
- 285 ft of Highway Frontage
- Security Fence
- Good Population Density
- Surrounded by Multiple Developments
- Numerous fairly new subdivisions near the property and more being developed
- Area Development: Tesla announced it would build a massive Gigafactory; approximately 16 miles and 22 minutes away. The facility is projected to bring 5000 new jobs to the area. There is already talk about a battery factory being built as well. The Tesla site is expected to spur development from State Highway 130 to Bastrop.

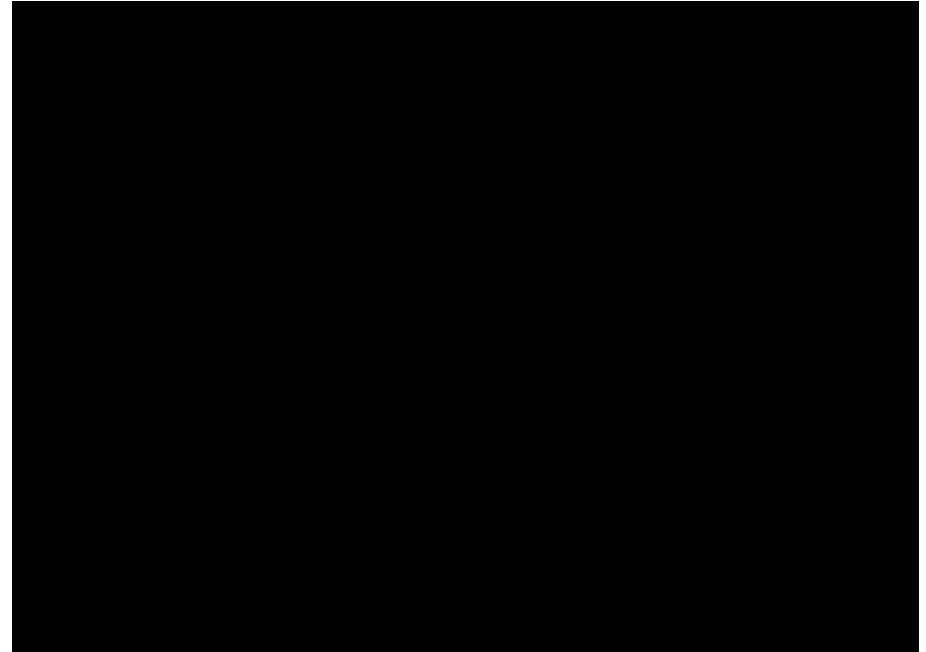
Unit Type	SF	Monthly Rent	Total Units	Total Rent	Units Occupied	Units Vacant	% of Property	Rent/SF	Total SF	Notes
5x12		\$25	2	\$50	1	1	2.4%	\$0	0	
6x12		\$45	2	\$90	1	1	2.4%	\$0	0	
10x10		\$40 - \$100	34	\$2,380	28	6	41.0%	\$0	0	
10x12		\$40 - \$90	30	\$1,950	21	9	36.1%	\$0	0	
10x20		\$40 - \$110	14	\$1,050	7	7	16.9%	\$0	0	
office		\$250	1	\$250	0	1	1.2%	\$0	0	
Totals/Avg	0	\$88	83	\$5,770	58	25		\$0	0	



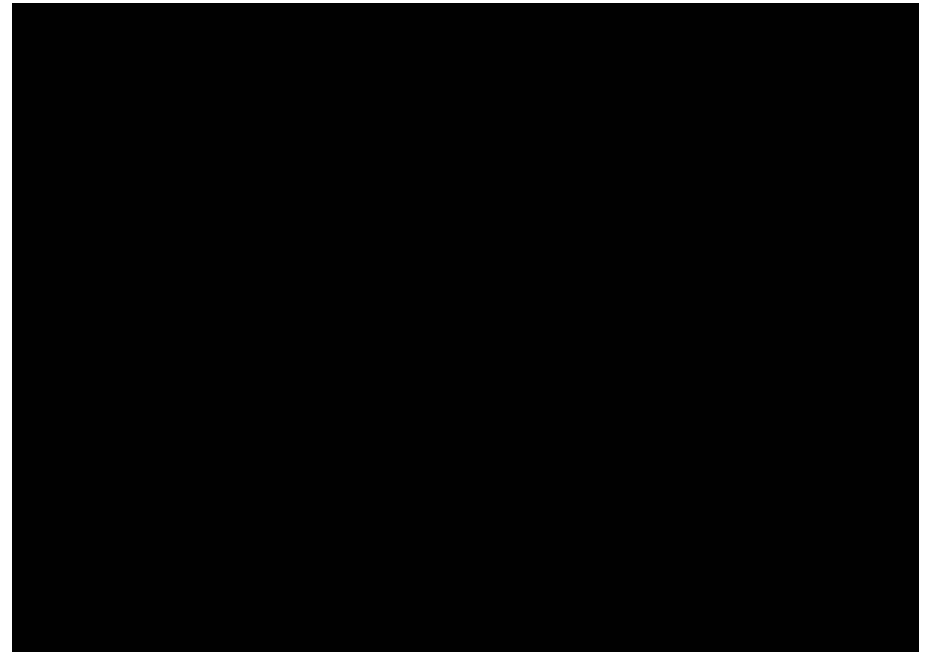
Location Summary

- The property is located on Highway 21, approximately 25 miles southeast of Austin. Cedar Creek, Austin MSA, is an unincorporated community in Bastrop County, Texas, located 10 miles west of Bastrop at the intersection of State Highway 21 and Farm to Market Road 535.

Regional Map



Locator Map





02

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- Property Description
- Property Features
- Aerial Map
- Parcel Map
- Additional Maps
- Pictures with Captions

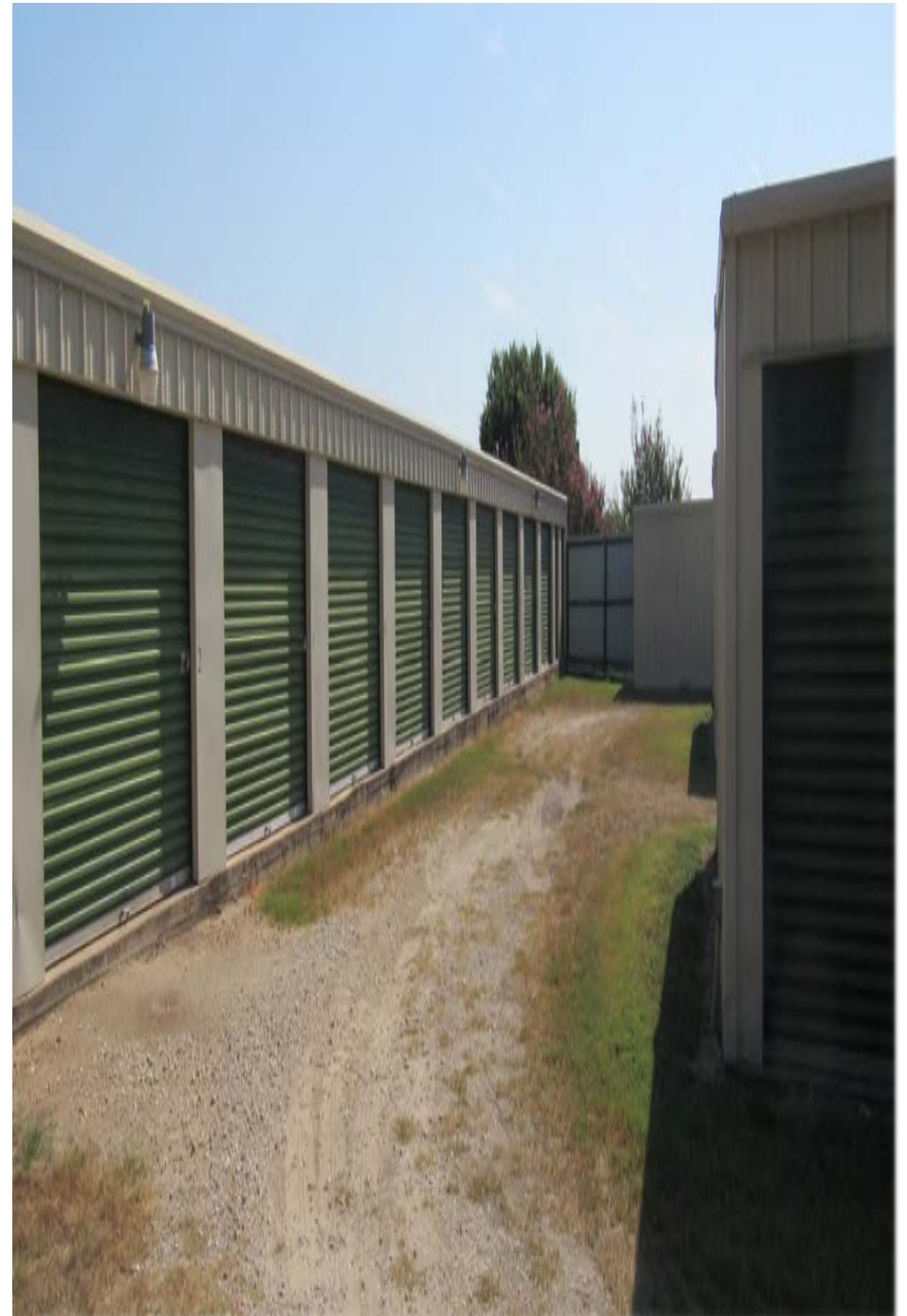
CEDAR CREEK

PROPERTY FEATURES

NUMBER OF UNITS	83
NUMBER OF BUILDINGS	4
RENTABLE SQUARE FEET	9,160
LAND ACRES	1
STREET FRONTAGE	285
NUMBER OF PARKING SPACES	10

CONSTRUCTION

YEAR BUILT	2001
FENCING	yes
CONTROLLED ACCESS	yes





03

Demographics

Demographic Details

Demographic Charts

CEDAR CREEK

POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	7,148	25,008	64,500
2010 Population	10,331	39,076	93,097
2020 Population	12,669	51,032	125,198
2025 Population	14,500	59,364	148,867
2020 African American	661	3,395	11,474
2020 American Indian	184	589	1,396
2020 Asian	112	698	1,394
2020 Hispanic	6,052	27,827	67,067
2020 Other Race	2,569	10,716	24,695
2020 White	8,636	33,842	81,885
2020 Multiracial	496	1,763	4,248
2020-2025: Population: Growth Rate	13.70 %	15.35 %	17.60 %

2020 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	328	1,490	3,569
\$15,000-\$24,999	163	1,092	2,838
\$25,000-\$34,999	269	965	2,831
\$35,000-\$49,999	541	2,078	5,028
\$50,000-\$74,999	646	2,889	7,227
\$75,000-\$99,999	576	2,275	5,917
\$100,000-\$149,999	677	2,640	6,212
\$150,000-\$199,999	728	1,682	2,954
\$200,000 or greater	282	924	1,968
Median HH Income	\$80,509	\$69,252	\$65,169
Average HH Income	\$100,891	\$89,558	\$84,169

HOUSEHOLDS	5 MILE	10 MILE	15 MILE
2000 Total Housing	2,594	9,044	22,204
2010 Total Households	3,447	12,442	28,724
2020 Total Households	4,211	16,035	38,543
2025 Total Households	4,793	18,498	46,065
2020 Average Household Size	3.01	3.18	3.15
2000 Owner Occupied Housing	2,073	6,955	16,434
2000 Renter Occupied Housing	365	1,332	4,077
2020 Owner Occupied Housing	3,378	12,865	30,599
2020 Renter Occupied Housing	833	3,170	7,944
2020 Vacant Housing	313	1,180	2,847
2020 Total Housing	4,524	17,215	41,390
2025 Owner Occupied Housing	3,923	15,133	37,287
2025 Renter Occupied Housing	870	3,365	8,778
2025 Vacant Housing	403	1,422	3,273
2025 Total Housing	5,196	19,920	49,338
2020-2025: Households: Growth Rate	13.10 %	14.50 %	18.15 %



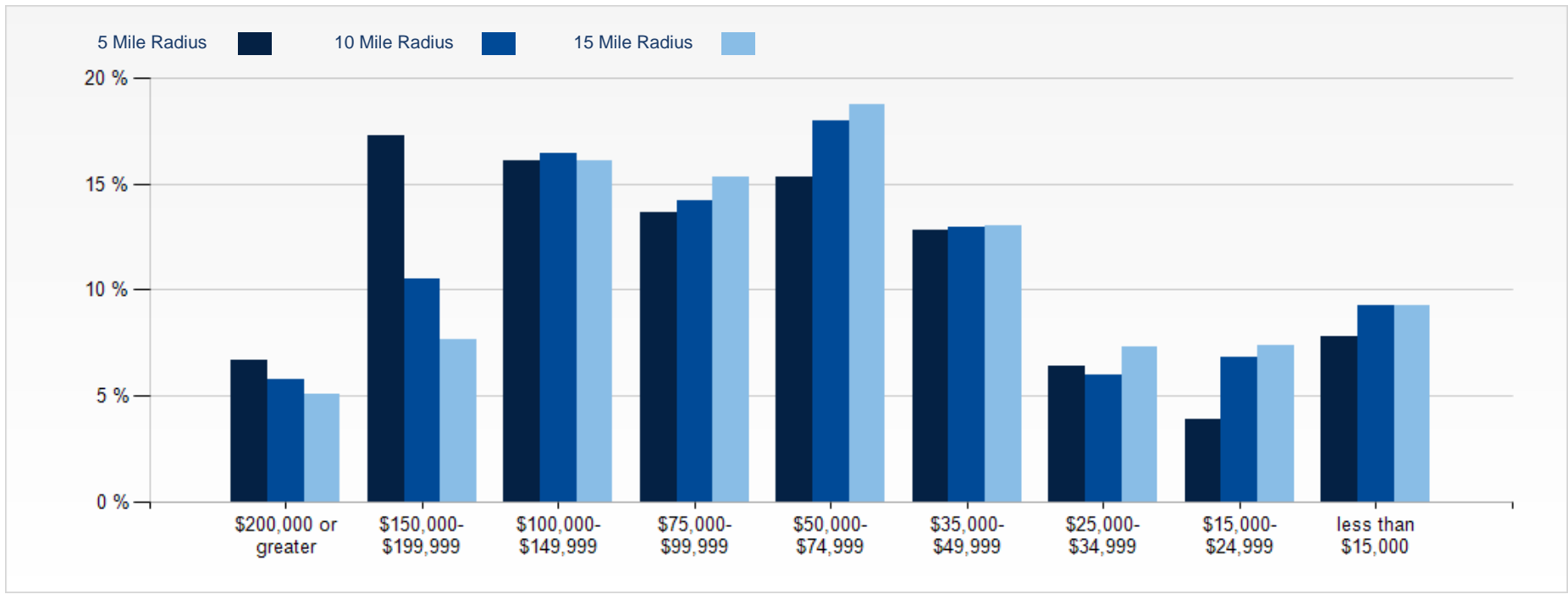
2020 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2020 Population Age 30-34	716	3,260	8,812
2020 Population Age 35-39	720	3,112	8,339
2020 Population Age 40-44	781	3,324	8,358
2020 Population Age 45-49	860	3,422	8,127
2020 Population Age 50-54	789	3,090	7,411
2020 Population Age 55-59	938	3,359	7,774
2020 Population Age 60-64	910	3,119	7,337
2020 Population Age 65-69	727	2,488	5,894
2020 Population Age 70-74	542	1,833	4,282
2020 Population Age 75-79	297	1,005	2,328
2020 Population Age 80-84	144	516	1,261
2020 Population Age 85+	101	403	1,083
2020 Population Age 18+	9,575	37,411	92,451
2020 Median Age	38	35	35

2020 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$80,224	\$69,189	\$64,926
Average Household Income 25-34	\$101,484	\$86,427	\$80,740
Median Household Income 35-44	\$97,565	\$81,620	\$77,419
Average Household Income 35-44	\$108,041	\$98,732	\$92,557
Median Household Income 45-54	\$90,172	\$78,749	\$76,324
Average Household Income 45-54	\$104,805	\$97,000	\$94,037
Median Household Income 55-64	\$83,810	\$71,191	\$67,159
Average Household Income 55-64	\$104,410	\$92,168	\$86,905
Median Household Income 65-74	\$74,181	\$60,054	\$55,941
Average Household Income 65-74	\$100,198	\$84,683	\$75,707
Average Household Income 75+	\$75,371	\$63,113	\$62,458

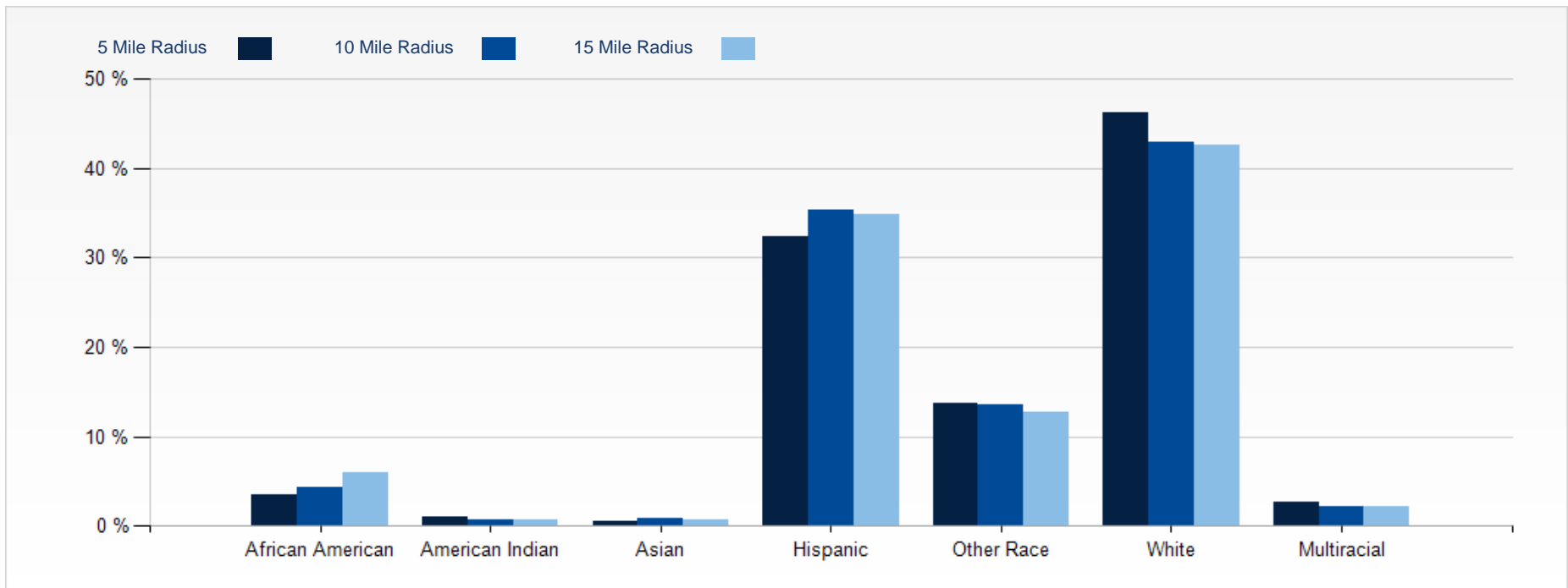
2025 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2025 Population Age 30-34	1,026	4,541	11,693
2025 Population Age 35-39	846	3,877	10,372
2025 Population Age 40-44	833	3,504	9,344
2025 Population Age 45-49	880	3,619	9,169
2025 Population Age 50-54	942	3,648	8,741
2025 Population Age 55-59	870	3,337	8,114
2025 Population Age 60-64	1,003	3,544	8,412
2025 Population Age 65-69	937	3,188	7,701
2025 Population Age 70-74	701	2,385	5,857
2025 Population Age 75-79	500	1,682	4,018
2025 Population Age 80-84	248	849	2,057
2025 Population Age 85+	140	531	1,427
2025 Population Age 18+	10,956	43,520	110,013
2025 Median Age	39	36	35

2025 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$84,387	\$76,216	\$71,120
Average Household Income 25-34	\$109,464	\$96,228	\$88,828
Median Household Income 35-44	\$103,787	\$88,918	\$83,413
Average Household Income 35-44	\$117,867	\$109,283	\$102,338
Median Household Income 45-54	\$97,745	\$85,149	\$82,188
Average Household Income 45-54	\$114,482	\$107,674	\$104,731
Median Household Income 55-64	\$89,277	\$77,228	\$74,152
Average Household Income 55-64	\$113,374	\$102,484	\$97,215
Median Household Income 65-74	\$79,314	\$65,213	\$60,973
Average Household Income 65-74	\$110,078	\$94,748	\$85,123
Average Household Income 75+	\$86,070	\$72,707	\$71,351

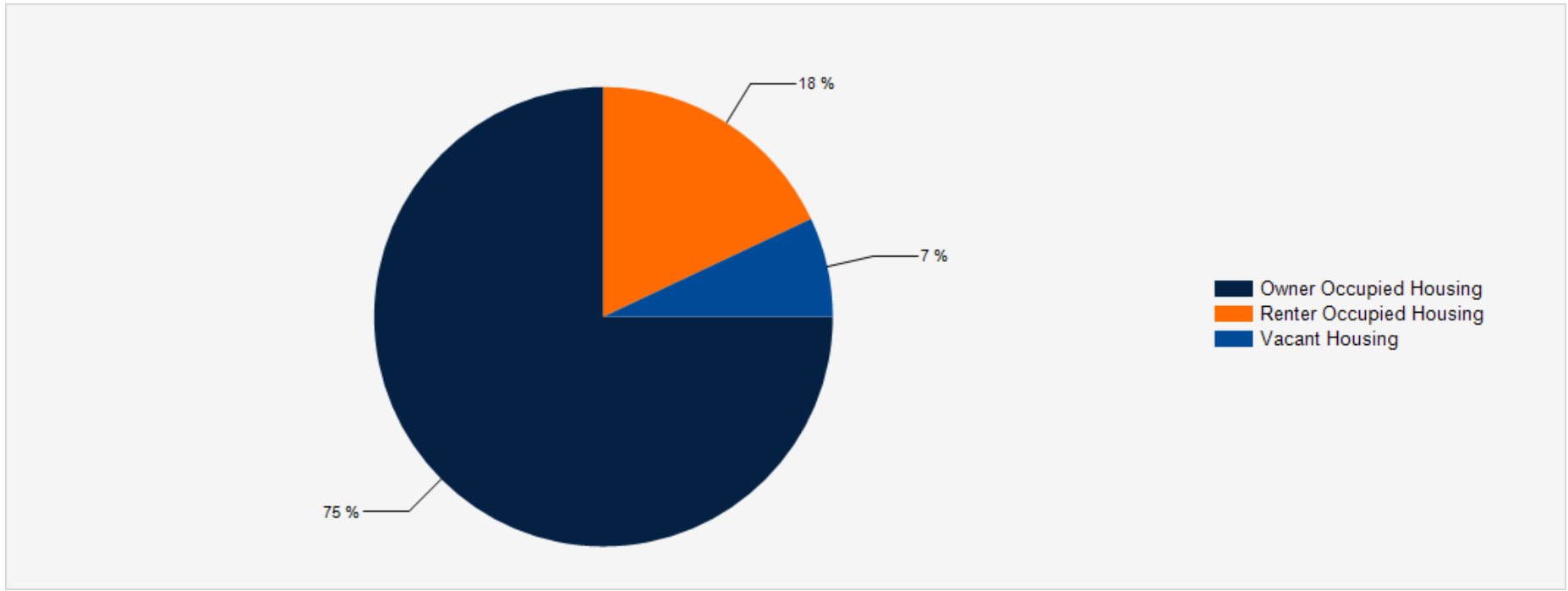
2020 Household Income



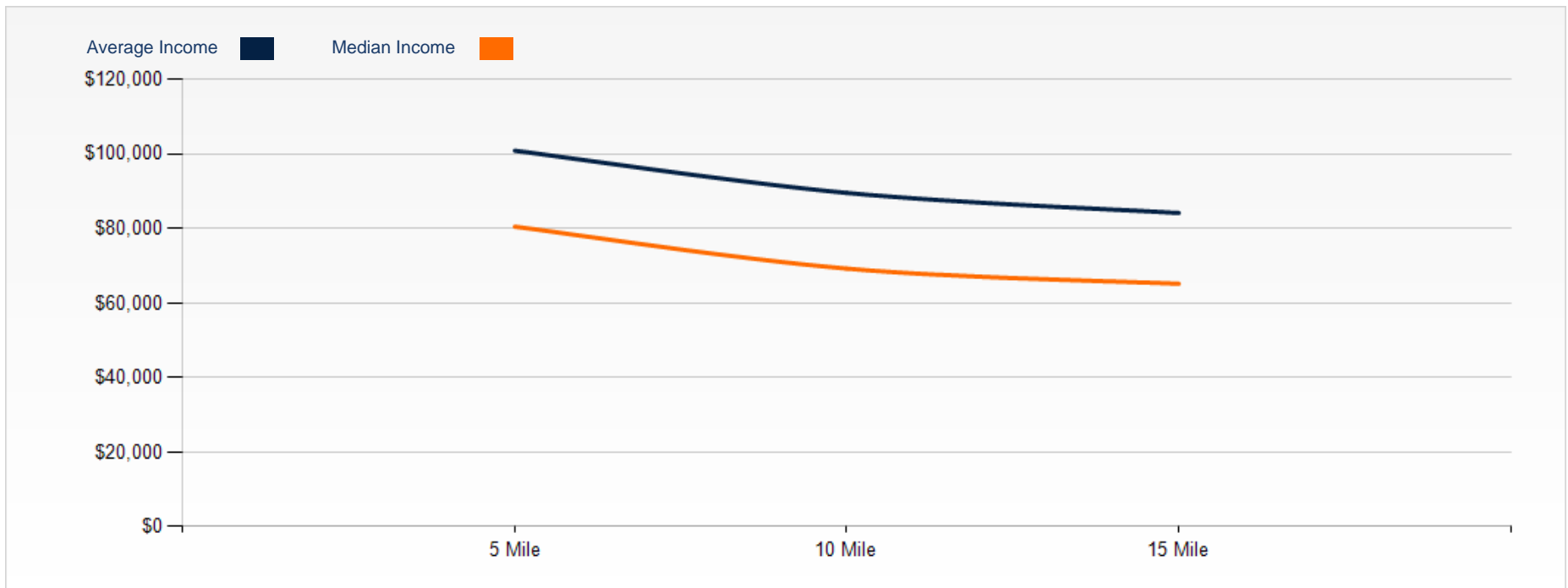
2020 Population by Race



2020 Household Occupancy - 5 Mile Radius



2020 Household Income Average and Median



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