

BANKRUPTCY AUCTION

(Subject to Bankruptcy Court Approval)

Investment and Value-Add Office Portfolio Austin, TX | One of the Fastest Growing Major Metro

Bid Deadline: 2/7/2023 | Auction Date: 2/14/2023
Stalking Horse Contract: \$75,461,418 | Minimum Bid: \$75,836,418

Bids will be considered for Entire Portfolio, the Office Portfolio or the Retail Center

Portfolio of 13 Single-Story Office Buildings & 1 Retail Strip Center



| Office Property | Address | Built/Reno | % Leased | Sq Ft | Acres |
|-----------------|---|-------------|----------|---------|-------|
| Braker One | 2100 Kramer Lane | 1982 / 2019 | 47.23% | 102,454 | 5.78 |
| Braker A | 1836 Kramer Lane (aka 1826 Kramer Lane) | 1984 / 2019 | 47.59% | 45,242 | 4.39 |
| Braker B | 1908 Kramer Lane | 1984 / 2019 | 41.48% | 58,668 | 4.35 |
| Braker D | 1901 W Braker Lane | 1985 / 2019 | 100.00% | 30,825 | 2.82 |
| Braker E | 1909 W Braker Lane | 1985 / 2019 | 14.61% | 41,550 | 2.98 |
| Braker F | 1817 W Braker Lane (1817 Kramer Lane) | 1985 / 2019 | 100.00% | 41,550 | 2.99 |
| Braker G | 11109 Metric Blvd | 1985 / 2019 | 73.88% | 28,210 | 2.78 |
| Braker I | 11101 Metric Blvd | 1989 / 2019 | 100.00% | 56,995 | 4.28 |
| Braker J | 11009 Metric Blvd | 1989 / 2019 | 100.00% | 42,787 | 4.15 |
| Braker M1 | 11500 Metric Blvd | 1986 / 2019 | 0.00% | 24,624 | 1.89 |
| Braker M2 | 11500 Metric Blvd | 1986 / 2019 | 49.33% | 22,344 | 1.72 |
| Braker M3 | 11500 Metric Blvd | 1986 / 2019 | 22.71% | 22,344 | 1.76 |
| Braker M4 | 11500 Metric Blvd | 1986 / 2019 | 71.08% | 26,904 | 2.07 |

| Retail Property | Address | Built/Reno | % Leased | Sq Ft | Acres |
|-----------------|--------------------|------------|----------|--------|-------|
| Lonestar Center | 1910 W Braker Lane | 2000 | 100% | 15,302 | 1.68 |

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Opportunity Website – www.AustinTX-OfficePortfolio-BankruptcySale.com



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