

# Google Aerial View



# Survey



# Improvements per Travis CAD

Type	Description	<u>Class CD</u>	Year Built	SQFT
1ST	1st Floor	WP - 7+	2001	4,457
2ND	2nd Floor	WP - 7+	2001	3,196
11	PORCH OPEN 1ST F	* - 7+	2001	344
11	PORCH OPEN 1ST F	* - 7+	2001	96
31	GARAGE DET 1ST F	WP - 7+	2001	978
61	CARPORT ATT 1ST	* - 7+	2001	440
95	HVAC RESIDENTIAL	* - 7+	2001	7,653
251	BATHROOM	* - 7+	2001	6
414	FOUNTAIN OUTDOOR	S - 7+	2001	1
435	FENCE IRON LF	S - 7+	2001	450
447	SPA CONCRETE	* - 7+	2001	1
522	FIREPLACE	* - 7+	2001	1
604	POOL RES CONC	* - 7+	2001	1
612	TERRACE UNCOVERD	* - 7+	2001	128
613	TERRACE COVERED	* - 7+	2001	156
613	TERRACE COVERED	* - 7+	2001	156
299	ALL FLAT VALUE	* - 7+	0	1

## ANNUAL POPULATION GROWTH

Costa Bella  
4% HIGHER  
than Austin



## % HOME VALUES \$500,000+

Costa Bella  
196% HIGHER  
than Austin



## % HOUSEHOLD INCOMES \$100,000+

Costa Bella  
62% HIGHER  
than Austin



## % HOUSEHOLD NET WORTH \$500,000+

Costa Bella  
157% HIGHER  
than Austin



## CRIME INDEX

Costa Bella  
80% LOWER  
than Austin



## % ADULTS AT LEAST BACHELOR'S DEGREE

Costa Bella  
11% HIGHER  
than Austin



## % HOMES WITH CHILDREN

Costa Bella  
10% LOWER  
than Austin

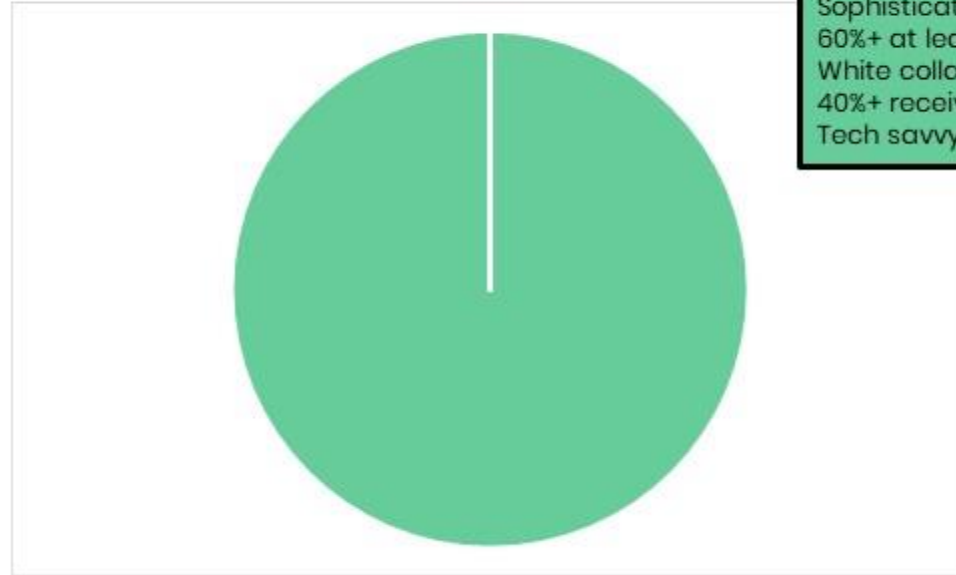


## % HOMES OWNER OCCUPIED

Costa Bella  
80% HIGHER  
than Austin



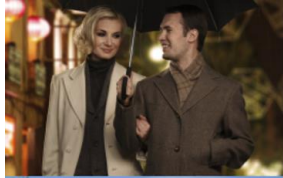
# Costa Bella | 100% URBAN CHIC Lifestyles & Choices Households



## 100% Urban Chic

24 avg. household size  
43 median age  
Sophisticated and exclusive lifestyle  
60%+ at least bachelor's degrees  
White collar jobs  
40%+ receive investment income  
Tech savvy "Apple" consumers

# URBAN CHIC Lifestyles & Choices Summary



LifeMode Group: Upscale Avenues

## Urban Chic

2A

### WHO ARE WE?

*Urban Chic* residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of almost 43 years, and growing slowly, but steadily.

### OUR NEIGHBORHOOD

- More than half of *Urban Chic* households include married couples; 30% are singles.
- Average household size is slightly lower at 2.37.
- Homes range from prewar to recent construction, high-rise to single family. Over 60% of householders live in single-family homes; more than one in four live in multiunit structures.
- Two-thirds of homes are owner occupied.
- Major concentrations of these neighborhoods are found in the suburban periphery of large metropolitan areas on the California coast and along the East Coast.
- Most households have two vehicles available. Commuting time is slightly longer, but commuting by bicycle is common (Index 236).

### SOCIOECONOMIC TRAITS

- Well educated, more than 60% of residents hold a bachelor's degree or higher (Index 223).
- Unemployment rate is well below average at 5% (Index 62); labor force participation is higher at 69%.
- Residents are employed in white collar occupations—in managerial, technical, and legal positions.
- Over 40% of households receive income from investments.
- Environmentally aware, residents actively recycle and maintain a “green” lifestyle.
- These busy, tech-savvy residents use PCs extensively for an array of activities such as shopping, banking, and staying current—a top market for Apple computers.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfR, MRI.

## ASSIGNED SCHOOL



It looks like this is your assigned Elementary school, but we recommend double-checking with the district or school\*

**Lake Travis Elementary School**

3322 Ranch Road 620 South, Austin, TX 78738

★★★★★ 24 reviews | Public district

3.96 miles

8

GreatSchools  
Rating

✓ Compare

🏠 Homes for sale

## ASSIGNED SCHOOL



It looks like this is your assigned Middle school, but we recommend double-checking with the district or school\*

**Hudson Bend Middle School**

3322 Ranch Road 620 South, Austin, TX 78738

★★★★★ 23 reviews | Public district

3.96 miles

9

GreatSchools  
Rating

✓ Compare

🏠 Homes for sale

## ASSIGNED SCHOOL



It looks like this is your assigned High school, but we recommend double-checking with the district or school\*

**Lake Travis High School**

3324 Ranch Road 620 South, Austin, TX 78738

★★★★★ 110 reviews | Public district

3.99 miles

7

GreatSchools  
Rating

✓ Compare

🏠 Homes for sale



Type an address, neighborhood or city

Go

## 112 Bella Cima Drive

Austin, Texas, 78734

Commute to **Downtown Cedar Park**



60+ min



60+ min



60+ min

[View Routes](#)



Favorite



Map



Nearby Apartments

[More about 112 Bella Cima Drive](#)



### Car-Dependent

Almost all errands require a car.

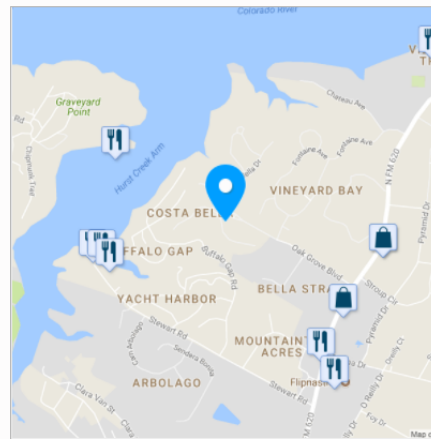


### Minimal Transit

It is possible to get on a bus.

[About your score](#)

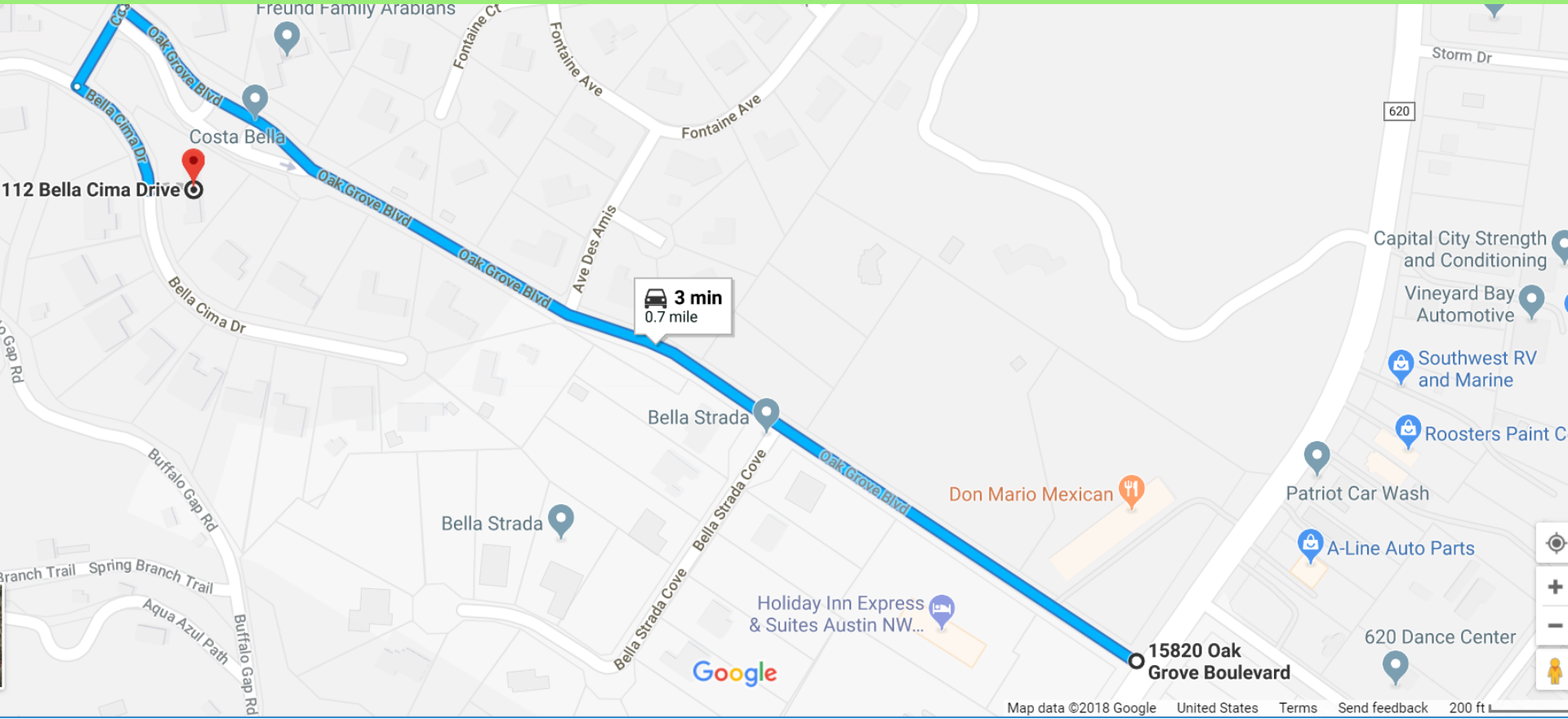
[Add scores to your site](#)



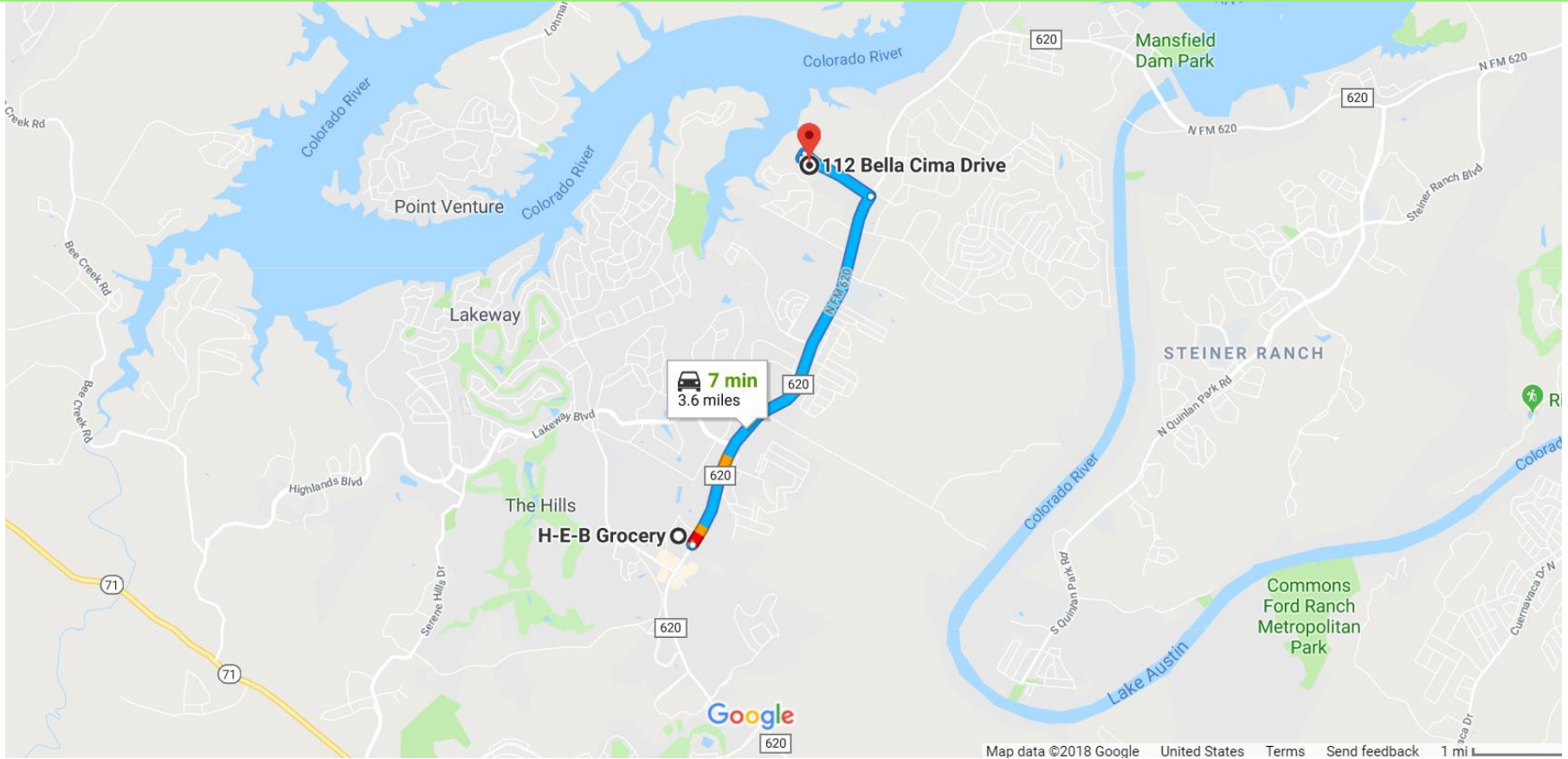
# Investor Model | Furnished Executive Rental

Category	Description	#/%	Totals
LIST PRICE			\$ 1,895,000
Furnishings to make ready for furnished corporate rental			\$ 250,000
TOTAL INVESTMENT			\$ 2,145,000
REVENUES			
Actual Monthly Rent		\$ 15,000	
Annualized	Annualized	\$ 180,000	
Vacancy %	Actual	0%	
ANNUAL RENTAL REVENUES			\$ 180,000
EXPENSES			
Taxes	2017 Actual	\$ 24,059	
Insurance	2018 Estimated	\$ 6,500	
Repairs & Maintenance	2018 Etimated at \$1,000 per month	\$ 18,000	
HOA	2017 Actual - Mandatory Paid Annually	\$ 2,970	
ANNUAL OPERATING EXPENSES			\$ 51,529
PERFORMANCE INDICATORS			
Net Operating Income	Annual Rental Revenues - Annual Operating Expenses		\$ 128,471
Annual Debt Service	EST Monthly P*I 80% LTV		\$ 110,542
Net Cash Flow	Net Operating Income - *Annual Debt Service		\$ 17,929
1st year Cash on Cash	1st Year Net Cash Flow / (Down Payment + 1% Closing Cost)		3.80%
Cap Rate	Net Operating Income / Sale Price		6.78%
* \$9,212.86 EST monthly P&I. 80% LTV. 5% APR. 30-year amortization. 5 year lock. 1% closing cost. Calculator: <a href="http://www.calculator.net/">http://www.calculator.net/</a>			

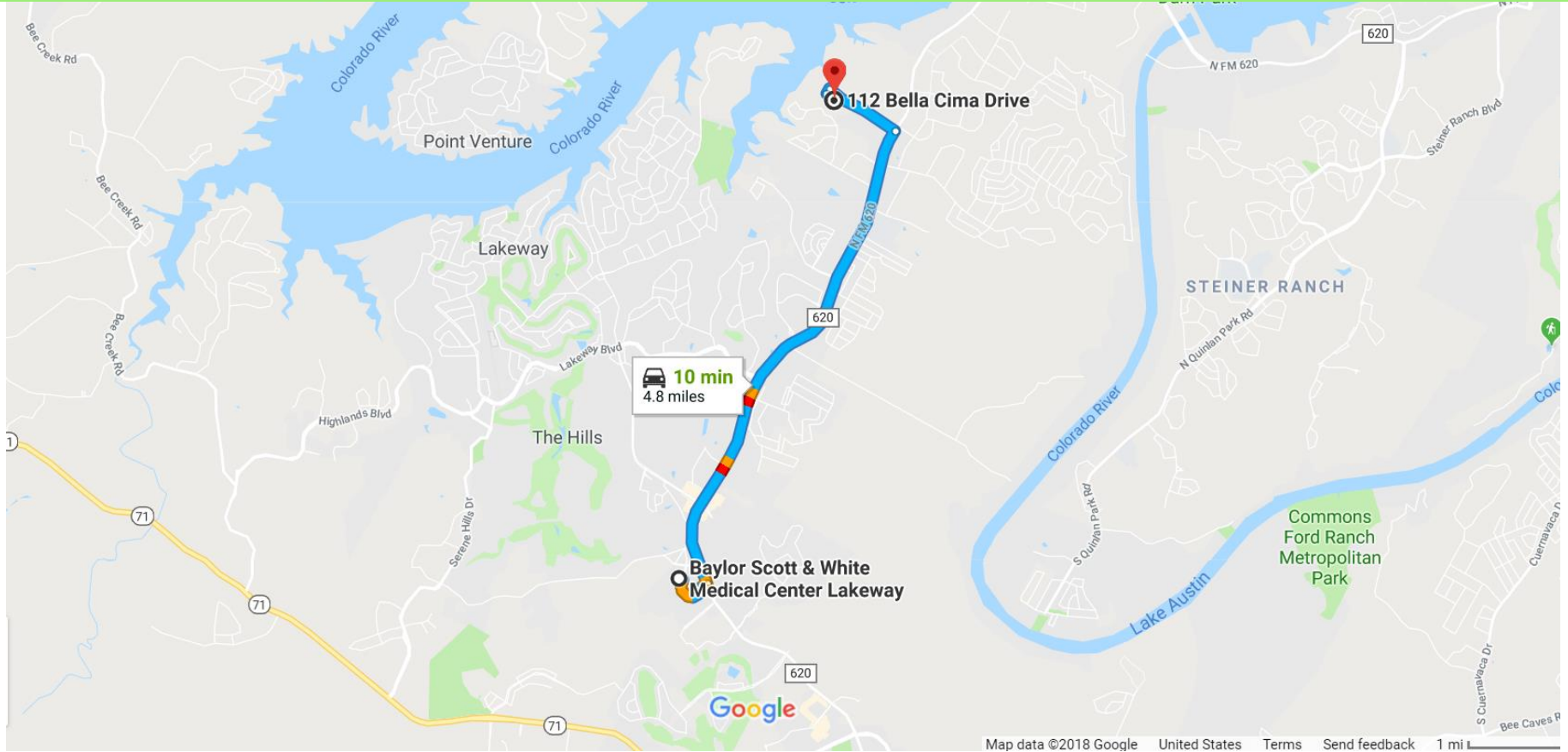
# 0.7 MI from RR-620



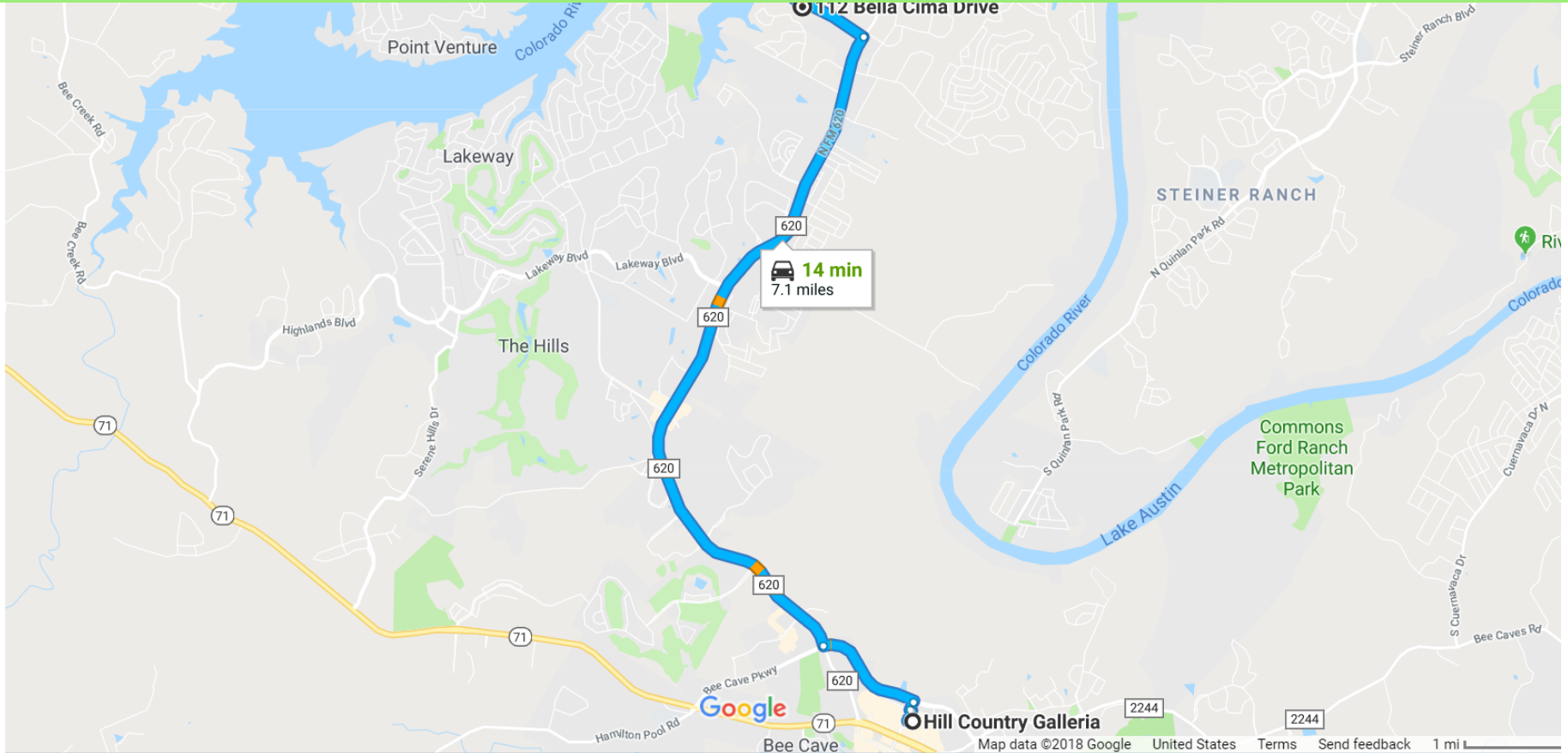
# 3.6 Miles to The Hills at Lakeway Shopping Center



# 4.8 Miles to Baylor Scott & White Lakeway



# 7.1 Miles to Hill Country Galleria



# 5-10-15 Mile Radii

