



Rare Investment Opportunity in East Austin

Offering Memorandum

1007 & 1021 E 7th St, Austin, TX 78702





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Investment Highlights

We are pleased to offer 1007 and 1021 E 7th Street for sale. The combined properties contain a total of 12,532 SF on 0.65 acres in one of the most desirable locations anywhere in the City of Austin. Buyers looking for a building to occupy will see the appeal of a renovated, creative office building in a great location. Developers will be attracted to the future potential of the site. The current owners have been able to secure variances allowing for an 8 story, 145 unit multi-family development.

Property Description	
Address	1007 & 1021 E 7th St
Types/use	Office, retail, multifamily
Building Area	12,532
Land Area	0.65 Acres
City, State	Austin, TX
Zoning	TOD-NP
ZIP	78702

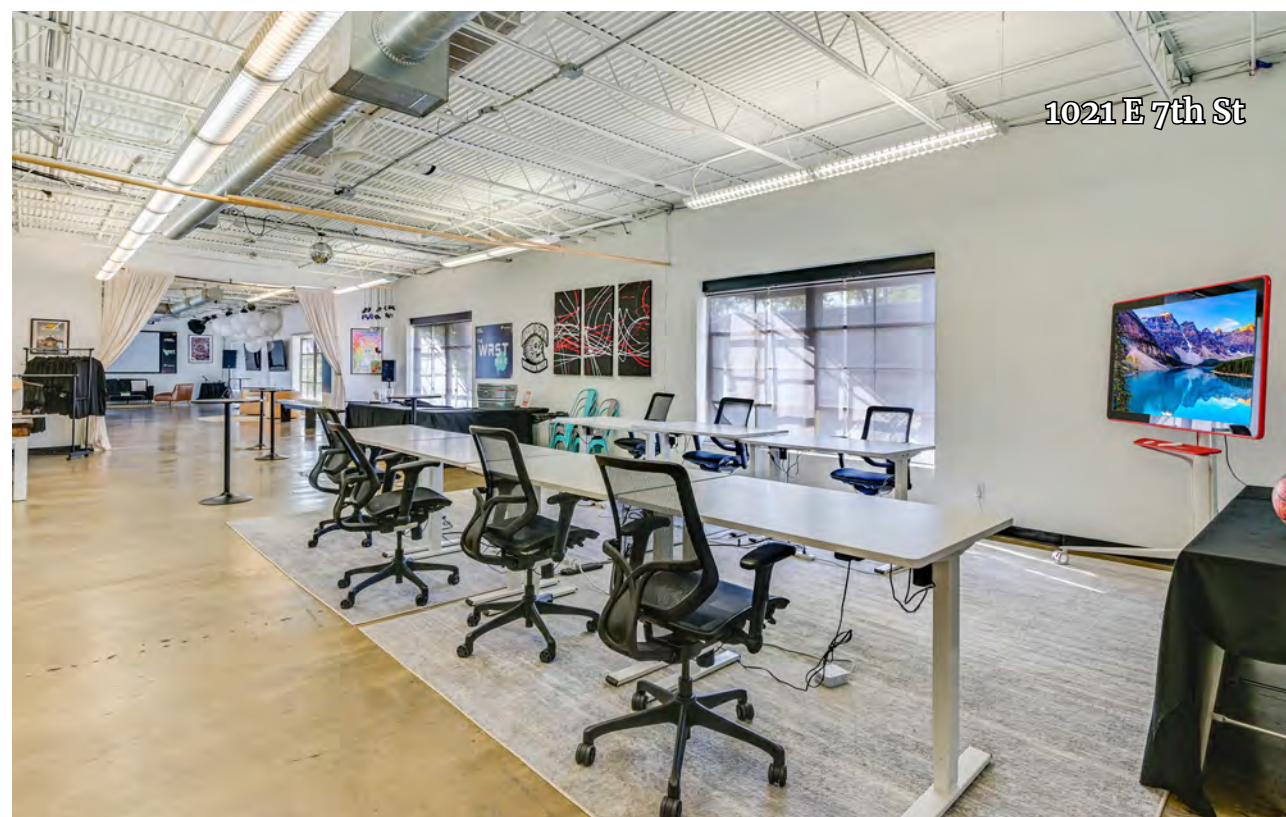
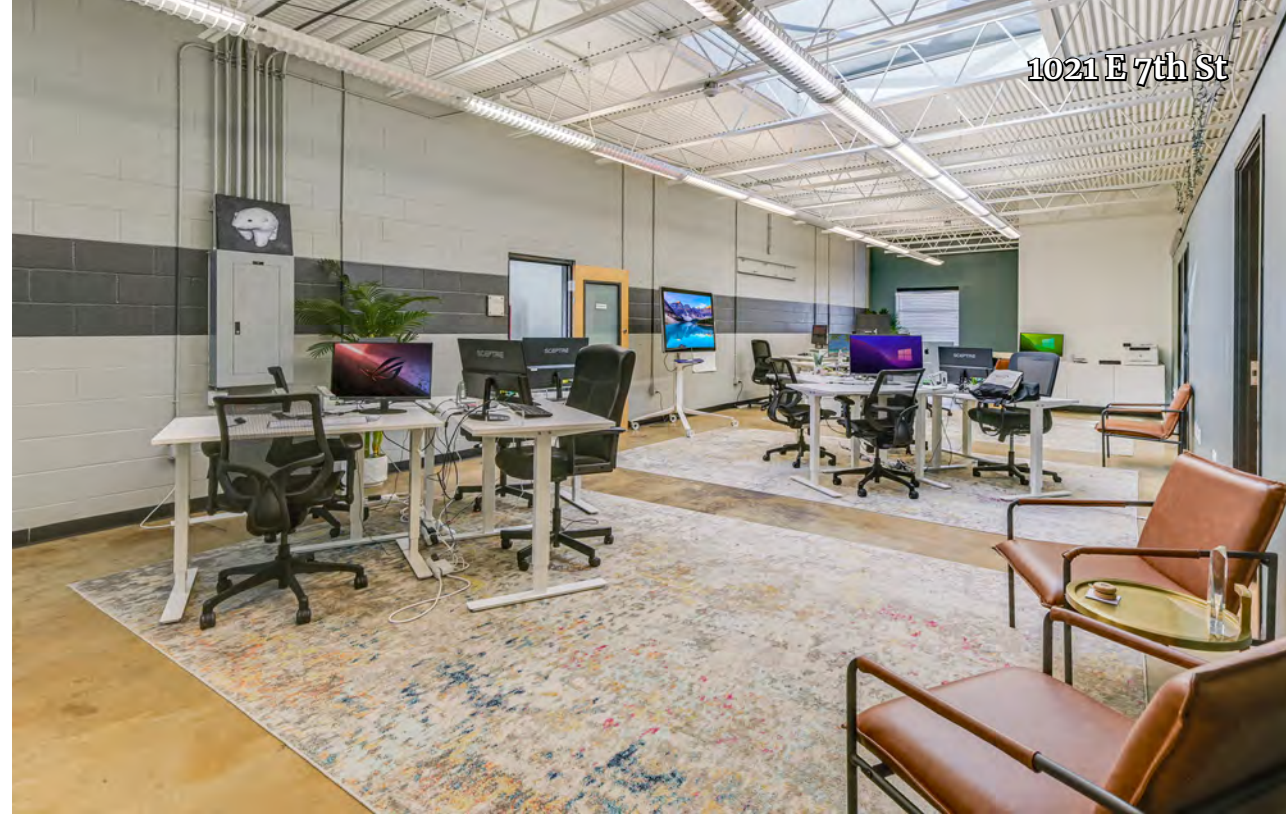
1007 & 1021 E 7th St offers the following advantages to tenants and investors:

- Located in east Austin, minutes from Austin CBD
- Amenity rich area with a plethora of restaurants, retail and entertainment options
- Ample transportation options including nearby train and bus stops
- Minutes away from the Lady Bird Lake trail-head at Fiesta Gardens, downtown Austin, and the Rainey St Historic District



Property Information

Offering Memorandum
1007 & 1021 E 7th St



1007 E 7th St.

Physical Description

1007 E 7th is a 1,352 SF building on 0.17 acres. The building is fully leased to Mola Cocktail bar. Landlord has the right to terminate the lease any time after 10/13/2026 with written notice.

While currently used as office, either property could easily support retail uses. Some of the best restaurants and bars in the entire City of Austin are within a few blocks of this location. The property benefits from East/West access along the East 7th Street corridor; and it sits just two blocks east of I-35, providing direct access to the North & South. The Plaza Saltillo Train Station is only 4 blocks away, making it an easy walk from 1021 E 7th. The combined 1007 & 1021 E 7th Street property, containing 0.65 acres, is an ideal development site or covered land play with existing leases in place.



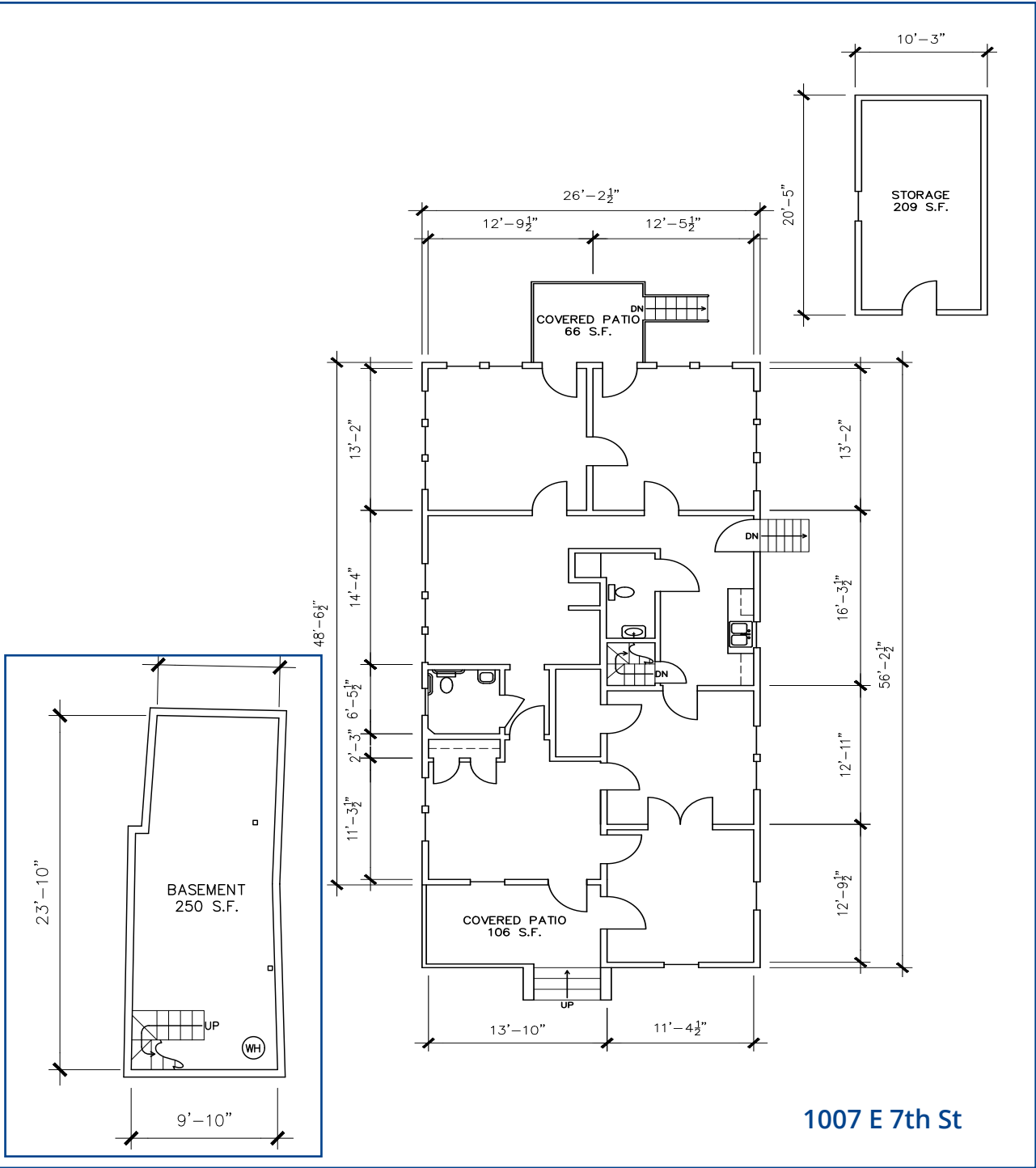
Floor Plan

1007 E 7th St.

Existing Building

Building Size	1,352 SF
Floors	1
Parking Ratio	2.39/1,000
Elevator	No
Sprinkler	No

- Landlord termination right with 9-month written notice after 10/13/2026



1021 E 7th St. Physical Description

1021 E 7th is a recently renovated 11,180 SF creative office building on 0.48 acres in the rapidly growing East Austin submarket. It is currently 100% leased to The Wursta Corporation until 12/31/2029. The landlord has the right to terminate the existing tenant's lease with 6-month notice allowing a future owner the flexibility to develop the site or occupy the building.



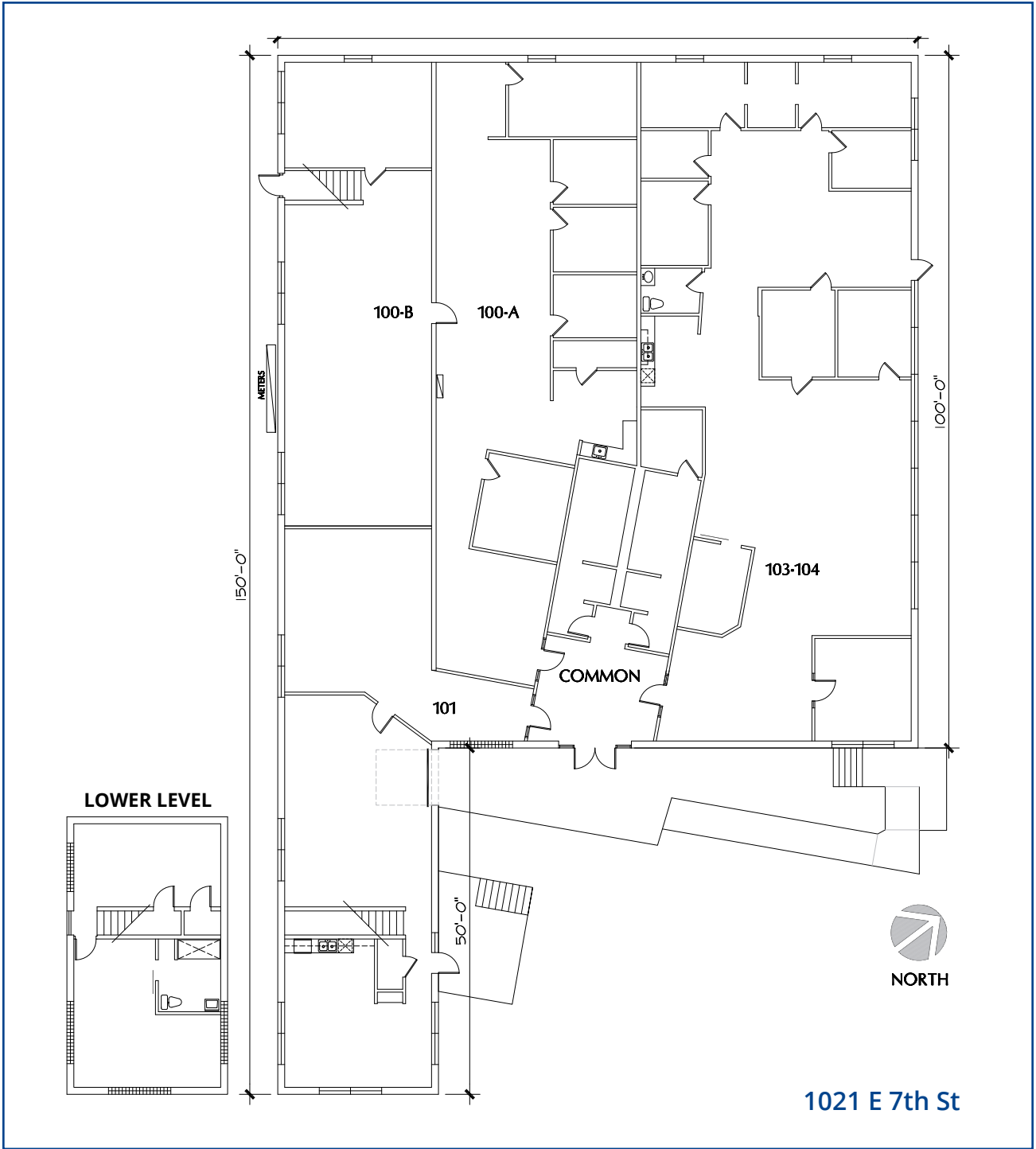
Floor Plan

1021 E 7th St.

Existing Building

Building Size	11,180 SF
Floors	1
Parking Ratio	2.39/1,000
Elevator	No
Sprinkler	No

- Leased through 12/31/2029
- Landlord right to terminate with 6 month notice



1007 E 7th St.



San Marcos Street

Alley

Found Nail in Conc.

N69°45'16"W 56.50'(55.2')

N20°23'12"E 134.79' (135')

N20°23'12"E 134.79' (135')

N69°45'16"E 159.79'(156')

41.0'

13.7'

0.493 Acres. 21495.1 Sq.ft.

ONE STORY CONCRETE BUILDING
Building Height = 13'

asphalt parking

concrete

45.9'

4.5'

4.87'

60.00'

S20°39'23"W 134.79' (135')

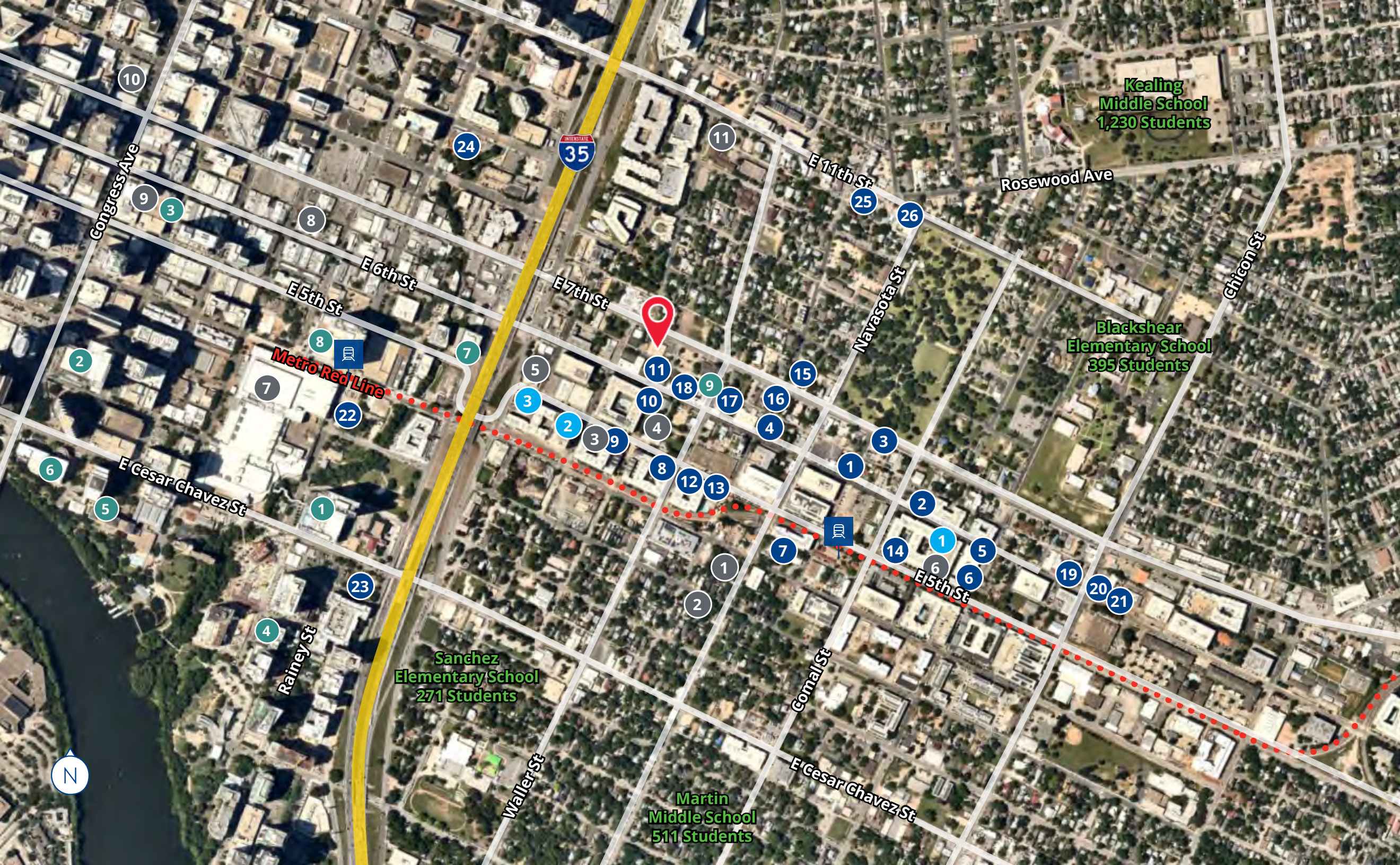
Encroachment Easement Doc#200011774

N69°41'54"W 69.74'(69.8')

N69°45'16"W 56.50'(55.2')

N69°45'16"W 159.15' (156')

4.93'



Area Map

Restaurants & Bars

1. Revelry Kitchen + Bar
2. Ramen Tatsu-Ya
3. Easy Tiger
4. The Lucky Duck
5. Zilker Brewing Company
6. Yellow Jacket Social Club
7. Texas Coffee Traders
8. Snooze A.M. Eatery
9. Hopdoddy Burger Bar
10. Shangi-La
11. Fukumoto
12. Gyu-KaKu Japanese BBQ
13. Industry
14. Ma'Coco
15. Wilder Wood
16. Angie's
17. Uptown Sports Club
18. Ah Sing Den
19. Whistlers
20. Lazarus Brewing Co
21. Canje
22. Moonshine Grill
23. IHOP
24. Stubb's Bar-B-Q
25. Nickel City
26. Paperboy

Retail

1. Royal Blue
2. Whole Foods
3. Target

Hotels

1. Fairmont Austin
2. JW Marriott Austin
3. The Westin Austin Downtown
4. Hotel Van Zandt
5. Four Seasons Hotel Austin
6. The LINE
7. Hilton Garden Inn
8. Hilton Austin
9. East Austin Hotel

Entertainment

1. Historic Scoot Inn
2. East Austin Comedy Club
3. Orange Theory Fitness
4. Fair Market
5. Haunted ATX
6. Gym Studios
7. Austin Convention Center
8. Museum of the Weird
9. Mexic-Arte Musim
10. The Contemporary Austin
11. Texas Music Museum

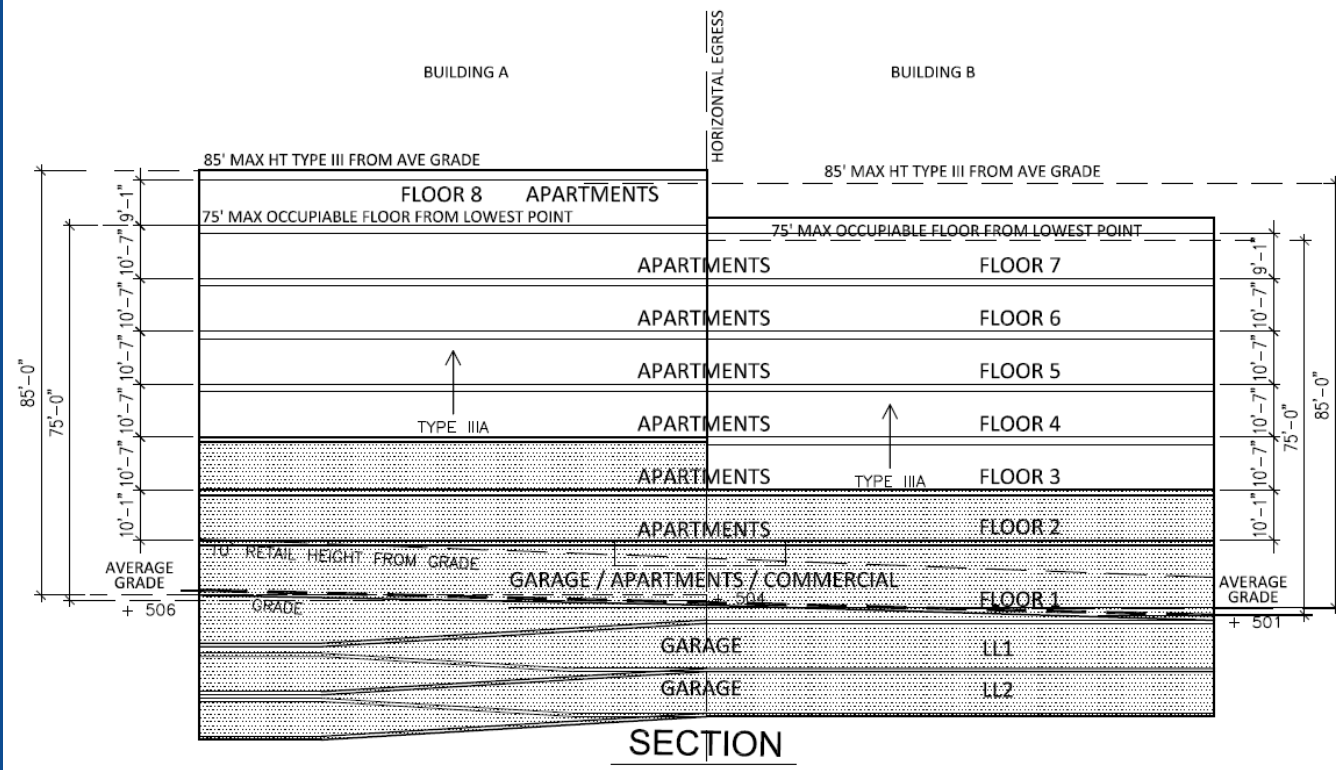
Train



Property	Lease	Area	% of Project	Lease Commencement	Lease Expiration	Term	Monthly Base Rent	Yearly Base Rent	Base Rent Per SF Per Year	Monthly Expense Reimbursement	Expense Reimbursement (/SF/Year)	Annual Total Per SF
1007 E 7th	Mola ATX Cocktail Bar	1,352	11%	10/13/2025	11/30/2030	61	\$2,816.67	\$33,800.00	\$25.00	\$2,477.54	\$21.99	\$46.99
1021 E 7th	Wursta Corporation	11,180	89%	5/1/2023	12/31/2029	54	\$38,850.50	\$466,206.00	\$41.70	\$18,556.16	\$19.92	\$61.62
Total		12,532	100%				\$41,667.17	\$500,006.00	\$39.90	\$21,033.70	\$20.14	\$60.04

Potential Development

Entitlements have been secured for an apartment project similar to the one presented here. No site development permit is underway and seller has not prepared any vertical construction drawings.

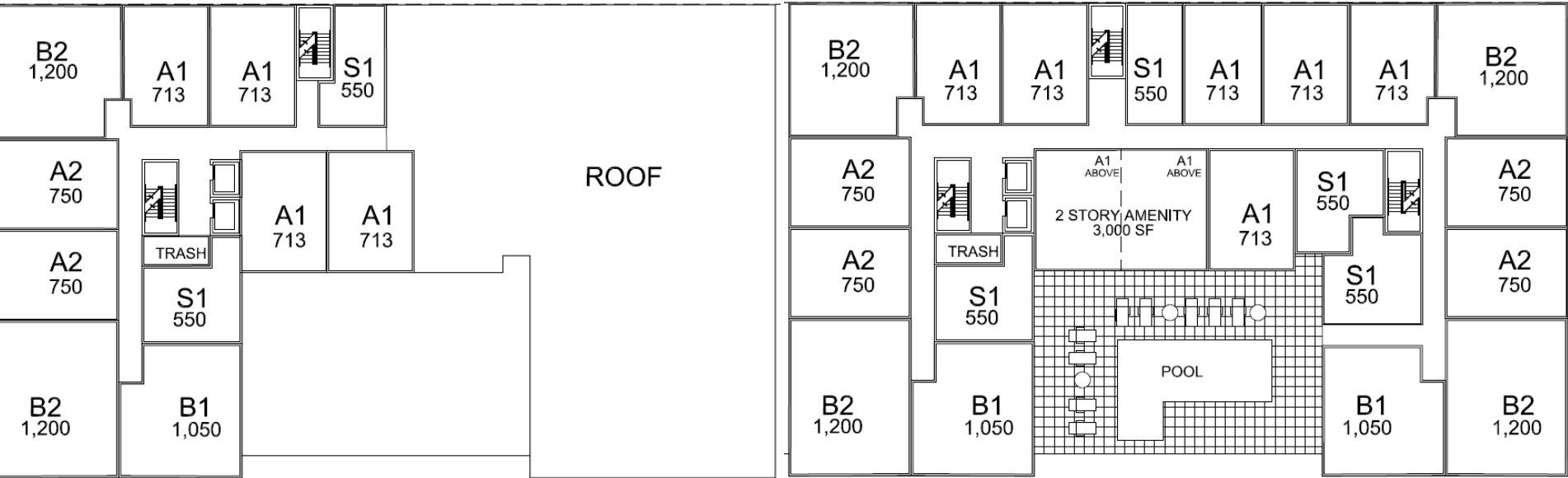


Totals

Total Units	145
Average Unit SF	809.06 SF
Typical Gross Floor	20,806 SF
Typical Floor Plate Efficiency	85.57%
Parking Provided at 2.5 tiers	179

Unit Type	Area	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Unit QTY	Beds Per Unit	Total Beds	Total Area	QTY
S1	550	2	4	4	4	4	4	4	2	28	1	28	15400	28
A1	713	3	6	6	8	8	8	8	4	51	1	51	36363	51
A2	750	0	4	4	4	4	4	4	2	26	1	26	19500	26
B1	1050	0	2	2	2	2	2	2	1	13	2	26	13650	13
B2	1200	1	4	4	4	4	4	4	2	27	2	54	32400	27

Total	6	20	20	22	22	22	22	22	11	145		185	117313	145
Total Net Area	4439	16378	16378	17804	17804	17804	17804	17804	18					



Floor 8

Floor 2 - 7

Market Overview

Offering Memorandum
1007 & 1021 E 7th St



Demographics

POPULATION

1 mile	23,402
3 mile	191,517
5 mile	351,277

MEDIAN HOUSEHOLD INCOME

1 mile	\$111,471
3 mile	\$76,391
5 mile	\$77,761

DAYTIME POPULATION

1 mile	110,905
3 mile	352,976
5 mile	561,235

TOTAL BUSINESSES

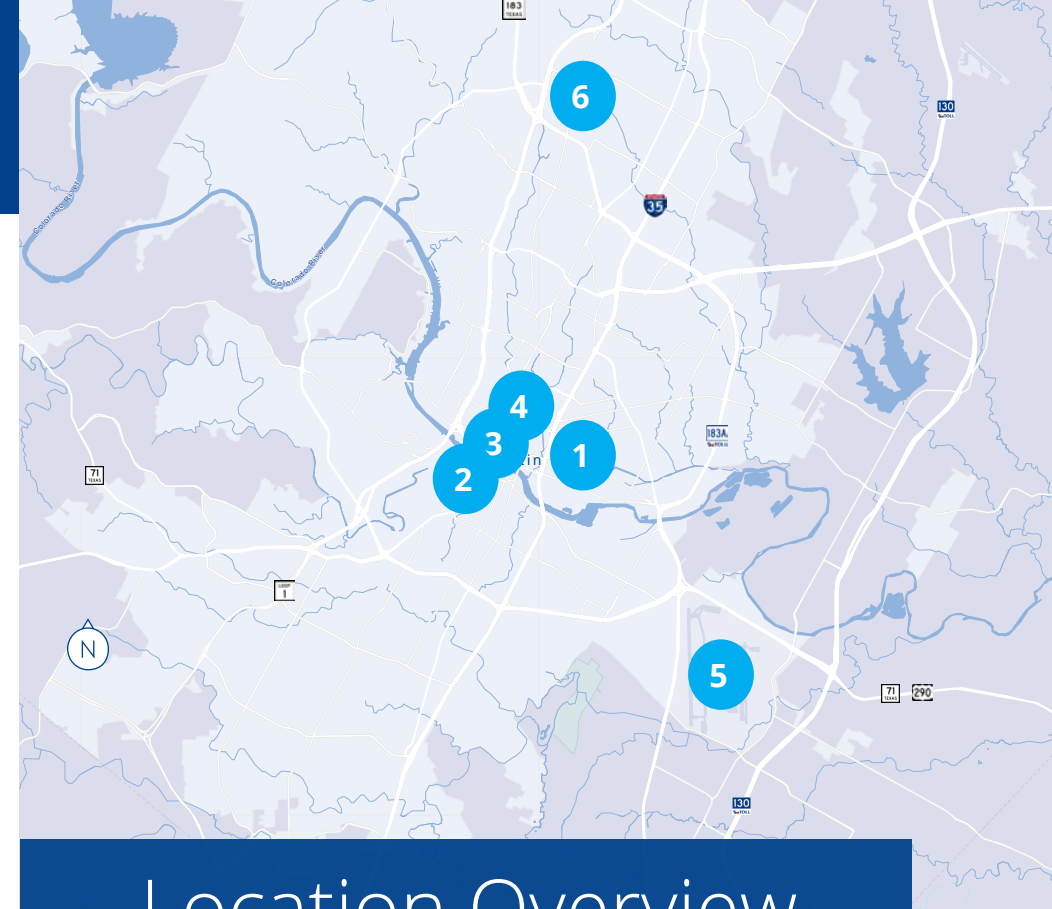
1 mile	5,766
3 mile	15,431
5 mile	24,896

TOTAL EMPLOYEES

1 mile	81,639
3 mile	235,821
5 mile	348,495

UNEMPLOYMENT RATE

1 mile	2.7%
3 mile	3.3%
5 mile	3.3%



Location Overview East Austin

East Austin has emerged as one of the most preferred submarkets in Austin. For years, East Austin has been the preferred area for the arts community. More recently it has undergone rapid development and now boasts some of the best restaurants and bars in the entire Austin area.







Drive Times

#	Place	Distance	Time
1	Plaza Satillo	.2 mi	1 min
2	Downtown Austin	.5 mi	3 min
3	Downtown Station	.5 mi	3 min
4	University of Texas	2 mi	10 min
5	Austin Bergstrom Intl Airport	9.1 mi	16 min

Following the arts and restaurant scene, thousands of new apartment units, homes and office buildings have been built. East Austin benefits from incredible connectivity. Highways, major arterial streets, bike lanes and Metro Rail offer easy access to all of Austin.

Sales Comparables



#	Photo	Submarket	Property	Address	City	State	Land Size (AC)	Land Size (SF)	Building Size (SF)	Sale Date	Price	Sales Price Per Building SF	Sales Price Per Land SF	Notes
1		East	Texas Society of Architects	500 Chicon	Austin	TX	0.59	25,700	9,457	5/1/2025	\$6,500,000	\$687.32	\$252.91	A very nicely remodeled, very well built building in the core of East Austin. Bloom Nutrition Drinks purchased the building for their HQ.
2		South	Willa	1600 S 1st	Austin	TX	N/A	N/A	24,354	11/14/2024	\$15,450,000	\$634.39	N/A	Multi-tenant with staggered rent roll. 6.2 WALT. 6.8% CAP Rate. 100% leased. The first floor commercial condo unit of a 3 story building. 8/1,000 parking. Built in 2021.
3		CBD	Rio	601 Rio Grande	Austin	TX	0.18	7,841	22,000	8/30/2024	\$11,200,000	\$509.09	\$1,428.43	Auction sale. Buyer is planning to renovate the building to its original restaurant use.
4		West Central	505 Oakland	505 Oakland	Austin	TX	0.17	7,405	6,351	6/21/2024	\$4,500,000	\$708.55	\$607.68	A location on West 6th Street. Newer building. Purchased by a law firm for their offices.
5		East	Cenote	1010 E Cesar Chavez	Austin	TX	0.29	12,632	2,484	4/19/2024	\$2,700,000	\$1,086.96	\$213.74	Older home converted to coffee shop use.
6		East	2134 and 2142 E 7th	2134 and 2142 E 7th	Austin	TX	0.54	23,522	6,720	1/2/2024	\$6,000,000	\$892.86	\$255.08	Sold for development.
						TOTAL	1.77	71,366			\$46,350,000	\$649.47	\$400.77	

Financial Overview

Offering Memorandum
1007 & 1021 E 7th St



Assumptions & Cash Flow

General Assumptions

Analysis Period	
Start Date	September 2025
End Date	August 2036
Hold Period	120 Months
Area Measures	
Building Area	12,532 SF

Market Leasing Profile: 1007 E 7th St

Term Length (Years/Months)	5
Renewal Probability	70.00%
Months Vacant	6.00
Months Vacant (Blended)	1.80
Market Base Rent (New, \$ / SF / Year)	25.00
Market Base Rent (Renew, \$ / SF / Year)	25.00
Market Base Rent (Blended, \$ / SF / Year)	25.00
Fixed Steps (% Increase)	3.00%
Free Rent (New, Months)	3.00
Free Rent (Renew, Months)	2.00
Free Rent (Blended, Months)	2.30
Recovery Type	Net
Tenant Improvements (New, \$ / Area)	20.00
Tenant Improvements (Renew, \$ / Area)	10.00
Tenant Improvements (Blended, \$ / Area)	13.00
Leasing Commissions (New, Fixed %)	6.00%
Leasing Commissions (Renew, Fixed %)	6.00%
Leasing Commissions (Blended, Fixed %)	6.00%

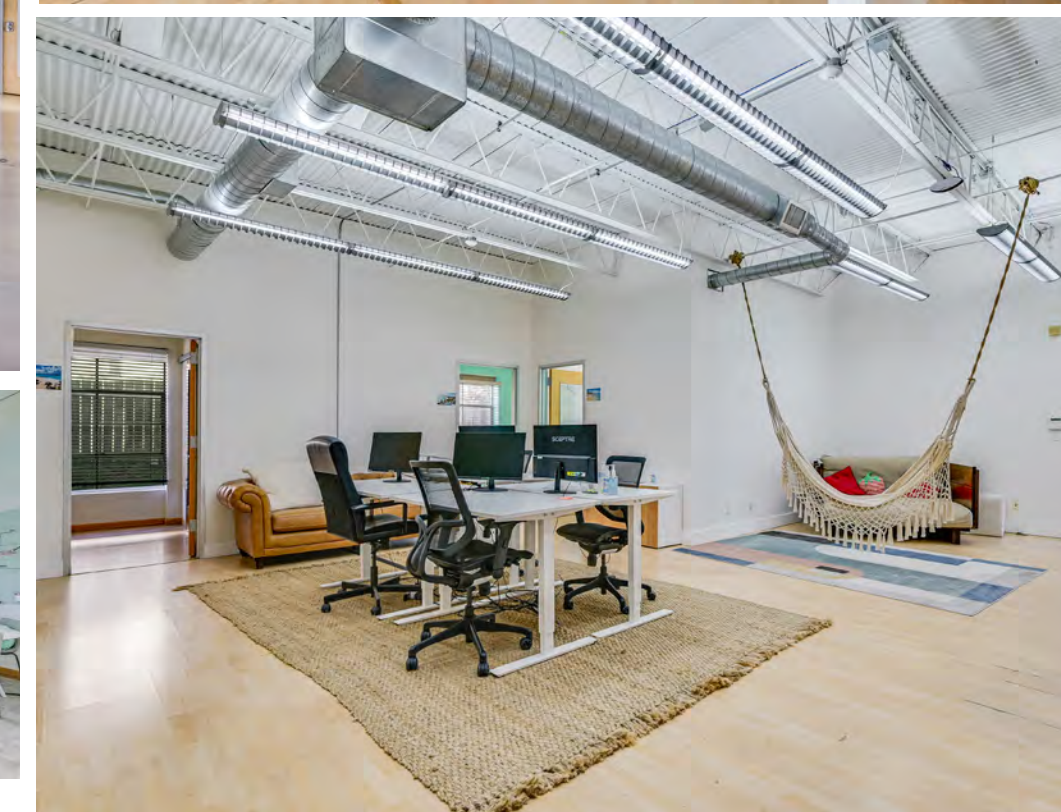
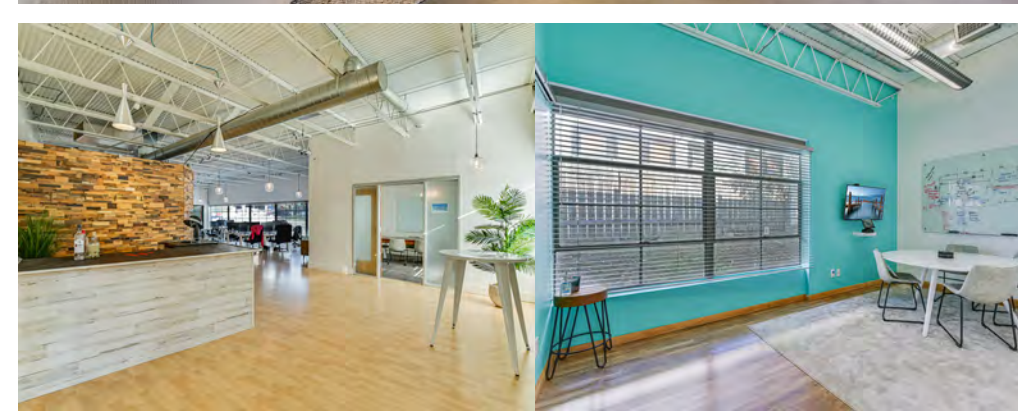
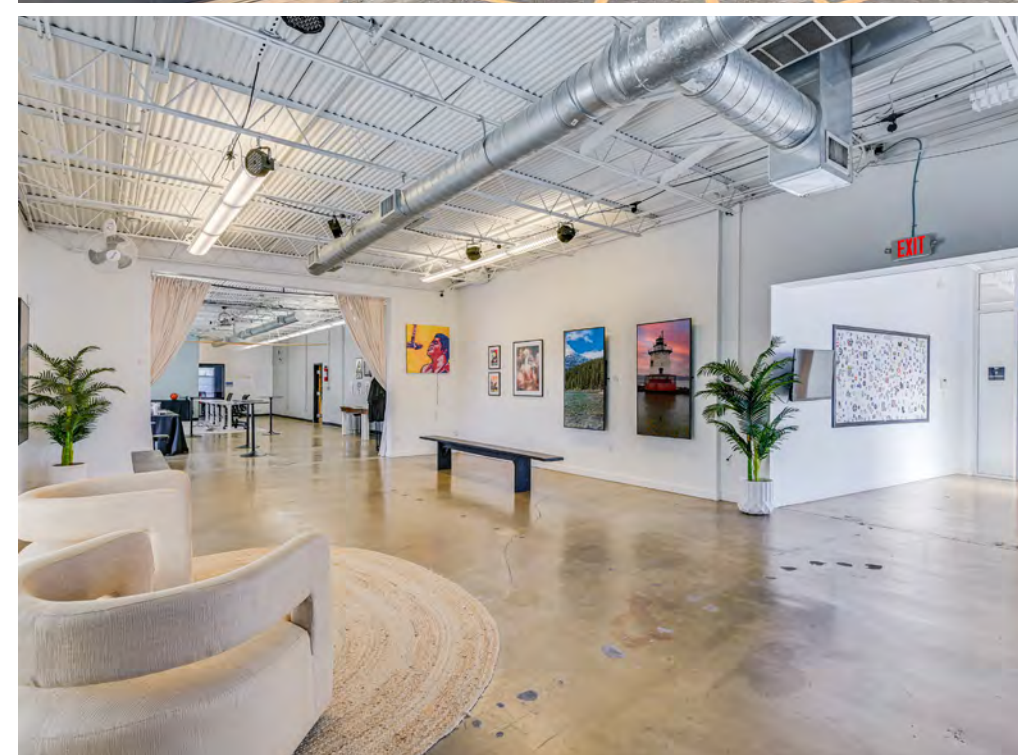
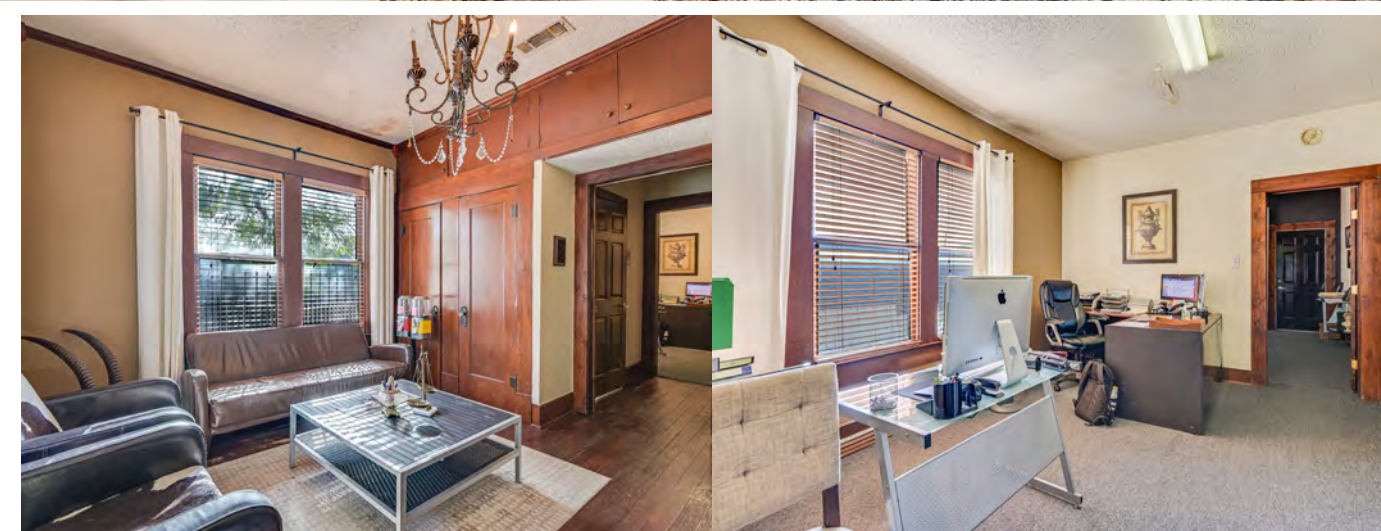
Property Market Assumptions

General Inflation	3.00%
Market Inflation	3.00%
Expense Inflation	3.00%
CPI Inflation	3.00%
Capital Expenditures (\$/SF)	0.20
General Vacancy (%)	5.00%
Credit Loss Reserve (%)	0.00%

Market Leasing Profile: 1021 E 7th St

Term Length (Years/Months)	5
Renewal Probability	70.00%
Months Vacant	6.00
Months Vacant (Blended)	1.80
Market Base Rent (New, \$ / SF / Year)	41.70
Market Base Rent (Renew, \$ / SF / Year)	41.70
Market Base Rent (Blended, \$ / SF / Year)	41.70
Fixed Steps (% Increase)	3.00%
Free Rent (New, Months)	3.00
Free Rent (Renew, Months)	2.00
Free Rent (Blended, Months)	2.30
Recovery Type	Net
Tenant Improvements (New, \$ / Area)	40.00
Tenant Improvements (Renew, \$ / Area)	20.00
Tenant Improvements (Blended, \$ / Area)	26.00
Leasing Commissions (New, Fixed %)	6.00%
Leasing Commissions (Renew, Fixed %)	6.00%
Leasing Commissions (Blended, Fixed %)	6.00%

11-Year Cash Flow											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
For the Years Ending	Aug-2026	Aug-2027	Aug-2028	Aug-2029	Aug-2030	Aug-2031	Aug-2032	Aug-2033	Aug-2034	Aug-2035	Aug-2036
Rental Revenue											
Potential Base Rent	\$520,206	\$538,713	\$554,875	\$571,521	\$581,782	\$571,773	\$588,926	\$606,594	\$624,792	\$643,536	\$659,800
Absorption & Turnover Vacancy	\$-	\$-	\$-	\$-	\$(93,794)	\$-	\$-	\$-	\$-	\$(101,382)	\$(7,571)
Free Rent	\$-	\$-	\$-	\$-	\$(100,571)	\$(7,510)	\$-	\$-	\$-	\$(116,590)	\$(8,706)
Scheduled Base Rent	\$520,206	\$538,713	\$554,875	\$571,521	\$387,418	\$564,263	\$588,926	\$606,594	\$624,792	\$425,564	\$643,523
Total Rental Revenue	\$520,206	\$538,713	\$554,875	\$571,521	\$387,418	\$564,263	\$588,926	\$606,594	\$624,792	\$425,564	\$643,523
Total Expense Recoveries	\$231,100	\$238,135	\$245,279	\$252,637	\$209,608	\$266,551	\$274,818	\$283,063	\$291,554	\$247,709	\$302,877
Total Vacancy & Credit Loss	\$(37,565)	\$(38,842)	\$(40,008)	\$(41,208)	\$(22,875)	\$(41,541)	\$(43,187)	\$(44,483)	\$(45,817)	\$(33,035)	\$(39,958)
Effective Gross Revenue	\$713,741	\$738,006	\$760,146	\$782,950	\$574,150	\$789,273	\$820,557	\$845,174	\$870,529	\$640,239	\$906,442
Operating Expenses											
Cleaning and Trash	\$9,648	\$9,937	\$10,236	\$10,543	\$9,954	\$11,185	\$11,520	\$11,866	\$12,222	\$11,653	\$12,850
Utilities	\$7,872	\$8,108	\$8,351	\$8,602	\$8,122	\$9,126	\$9,400	\$9,682	\$9,972	\$9,508	\$10,484
Repairs and Maintenance	\$14,976	\$15,425	\$15,888	\$16,365	\$16,856	\$17,361	\$17,882	\$18,419	\$18,971	\$19,540	\$20,126
Security & Grounds	\$9,450	\$9,734	\$10,026	\$10,326	\$10,636	\$10,955	\$11,284	\$11,622	\$11,971	\$12,330	\$12,700
Management Fee	\$18,207	\$18,855	\$19,421	\$20,003	\$13,560	\$19,749	\$20,612	\$21,231	\$21,868	\$14,895	\$22,523
Partial Property Manager Salary	\$40,000	\$41,200	\$42,436	\$43,709	\$45,020	\$46,371	\$47,762	\$49,195	\$50,671	\$52,191	\$53,757
Partial Engineer Salary	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510	\$23,185	\$23,881	\$24,597	\$25,335	\$26,095	\$26,878
Property Taxes	\$103,428	\$106,531	\$109,727	\$113,019	\$116,409	\$119,901	\$123,498	\$127,203	\$131,019	\$134,950	\$138,999
Insurance	\$7,519	\$7,745	\$7,977	\$8,216	\$8,463	\$8,717	\$8,978	\$9,248	\$9,525	\$9,811	\$10,105
Total Operating Expenses	\$231,100	\$238,135	\$245,279	\$252,637	\$251,530	\$266,551	\$274,818	\$283,063	\$291,554	\$290,973	\$308,422
Net Operating Income	\$482,641	\$499,871	\$514,867	\$530,313	\$322,621	\$522,722	\$545,739	\$562,111	\$578,975	\$349,266	\$598,020
Leasing Costs											
Tenant Improvements	\$-	\$-	\$-	\$-	\$327,163	\$20,375	\$-	\$-	\$-	\$379,271	\$23,621
Leasing Commissions	\$-	\$-	\$-	\$-	\$161,114	\$12,031	\$-	\$-	\$-	\$186,775	\$13,947
Total Leasing Costs	\$-	\$-	\$-	\$-	\$488,277	\$32,407	\$-	\$-	\$-	\$566,047	\$37,568
Capital Expenditures											
Capital Reserves	\$3,133	\$3,227	\$3,324	\$3,424	\$3,526	\$3,632	\$3,741	\$3,853	\$3,969	\$4,088	\$4,210
Total Leasing & Capital Costs	\$3,133	\$3,227	\$3,324	\$3,424	\$491,803	\$36,039	\$3,741	\$3,853	\$3,969	\$570,135	\$41,779
Cash Flow Before Debt Service	\$479,508	\$496,644	\$511,543	\$526,890	\$(169,182)	\$486,684	\$541,998	\$558,258	\$575,006	\$(220,869)	\$556,241



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Investment Opportunity | Offering Memorandum

1007 & 1021 E 7th St
Austin, TX



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