TOWNHOMES AT GATTIS

26-UNIT NEW CONSTRUCTION INVESTMENT OPPORTUNITY

2600 Gattis School Road | Round Rock, Texas 78664

OFFERING OVERVIEW

Flexible acquisition options ranging from complete 4-unit and 6-unit buildings to an all-26-unit portfolio. The offering consists of separately platted condominium units and is intended for investors seeking new-construction rental inventory, phased acquisitions, 1031 exchange opportunities, or future unit-by-unit disposition flexibility.

Presented by the Robert J. Fischer Team

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Executive Summary

Townhomes at Gattis is a new-construction condominium community in Round Rock, Texas, developed by **Green Abode Developers, LLC / Wellcraft Builders**. The current investor opportunity encompasses 26 units across Buildings 3, 5, 6, 8 and 10. The portfolio can be purchased by complete building, as a combined 8-unit package for Buildings 3 and 5, or as a full 26-unit acquisition.

IMPORTANT OWNERSHIP STRUCTURE
The offering is not one legally platted apartment complex. It consists of separately platted condominium units conveyed together in one or more coordinated transactions. Separate legal descriptions, taxes, HOA obligations, title policies, insurance requirements and closing documents may apply to each unit.

Investment Highlights

- 26 total new-construction condominium residences across five complete buildings.
- Flexible package sizes: 4 units, 6 units, 8 units or all 26 units.
- Three-bedroom floor plans of approximately 1,478 to 1,581 square feet, subject to unit-by-unit confirmation.
- Attached 2-car garages and private outdoor areas; rear-yard arrangements vary by building and unit.
- Modern finishes, energy-efficient construction and builder warranty coverage.
- HOA-maintained common areas and rear yards per condominium documents, helping simplify exterior maintenance.
- Convenient access to SH-45, SH-130, I-35, AW Grimes Boulevard and major Central Texas employment corridors.
- Recent community leasing activity has reportedly been approximately $2,150 to $2,250 per month for comparable units; buyer must independently verify rents and leasing assumptions.
- Potential long-term flexibility to hold as a portfolio or sell individual condominium units later, subject to HOA documents, financing and applicable restrictions.

Current Portfolio Pricing — Working Retail Values

Building	Units	Assumed Unit Mix	Retail Value	Timing / Status
3	4	2 interior @ $335K 2 end @ $350K	$1,370,000	Seller indicated close to completion; working estimate early Aug. 2026
5	4	2 interior @ $335K 2 end @ $350K	$1,370,000	Working estimate Oct. 2026 completion
6	6	4 interior @ $335K 2 end @ $350K	$2,040,000	Completion timing to be confirmed
8	6	4 interior @ $335K 2 end @ $350K	$2,040,000	Completion timing to be confirmed
10	6	4 interior @ $335K 2 end @ $350K	$2,040,000	Ready
ALL	**26**	**18 interior + 8 end units**	**$8,860,000**	**May require phased closings**

Pricing assumptions are based on $335,000 for interior units and $350,000 for larger/end units. Exact floor-plan mix, square footage, package pricing, construction status and any bulk discount must be confirmed by the seller before contract execution.

Available Acquisition Structures

Building 3 — Four-Unit Package

Units 301–304

Four separately platted condominium units sold together as one complete building. Working retail value: $1,370,000.

Building 5 — Four-Unit Package

Units 501–504

Four separately platted condominium units sold together as one complete building. Working retail value: $1,370,000.

Buildings 3 + 5 — Eight-Unit Package

Units 301–304 and 501–504

Two complete four-unit buildings sold together. Working retail value: $2,740,000.

Building 6 — Six-Unit Package

Units 601–606

Complete six-unit building. Working retail value: $2,040,000.

Building 8 — Six-Unit Package

Units 801–806

Complete six-unit building. Working retail value: $2,040,000.

Building 10 — Six-Unit Package

Units 1001–1006

Complete six-unit building in one of the seller-identified premium sections. Working retail value: $2,040,000.

Full Portfolio — 26 Units

Buildings 3, 5, 6, 8 and 10

All five buildings, totaling 26 separately platted condominium units.

Preliminary Unit Schedule

Bldg.	Units	Count	Assumed Mix
3	301–304	4	2 end / 2 interior
5	501–504	4	2 end / 2 interior
6	601–606	6	2 end / 4 interior
8	801–806	6	2 end / 4 interior
10	1001–1006	6	2 end / 4 interior

Indicative Rental Scenarios

The following calculations are gross scheduled rent illustrations only. They are not a forecast, appraisal or representation of achievable income. Recent comparable leasing activity in the community has been reported in the approximate $2,150–$2,250 per month range, but executed leases and current market rent must be verified.

Monthly Rent / Unit	4 Units — Monthly	4 Units — Annual	26 Units — Monthly	26 Units — Annual
$2,100	$8,400	$100,800	$54,600	$655,200
$2,200	$8,800	$105,600	$57,200	$686,400
$2,250	$9,000	$108,000	$58,500	$702,000

Residence and Construction Features

Typical residence: 3 bedrooms; approximately 2.5 bathrooms; approximately 1,478–1,581 square feet; two-story plans; attached 2-car garage; private outdoor area varies by unit.

Kitchen: Quartz countertops, 42-inch upper cabinets, ceramic tile backsplash, built-in pantry, stainless electric range, microwave and dishwasher, stainless sink and garbage disposal.

Interior: 9-foot ceilings per plan, LVP flooring in primary living areas per plan, ceramic tile in baths and utility, carpet in bedrooms / upstairs hallways, recessed lighting per plan, ceiling fans in living room and primary bedroom, matte-black interior hardware.

Energy and systems: Low-E vinyl windows, 14 SEER HVAC, programmable thermostat, radiant-barrier roof sheathing, R-38 attic insulation per plan, R-13 exterior wall insulation, water-saving plumbing fixtures and 40-gallon electric water heater.

Construction: Post-tension foundation, engineered floor truss system, 3,000 PSI concrete, sound-absorbing and fire-retardant common-wall construction, interior fire sprinkler system, fiber-cement / stone front elevation per plan and 30-year limited-warranty shingles.

Warranty: 1-2-10 builder warranty structure referenced in seller materials; purchaser must review the actual limited warranty and required claim procedures.

Community, HOA and Insurance Overview

- Condominium community located at 2600 Gattis School Road, Round Rock, Williamson County, Texas.
- Association: Townhomes at Gattis Condominium Community, Inc.; managed by Preferred Association Management Company (PAMco).
- Community amenities and common features include a dog park, BBQ / bench area, landscaped common areas and irrigation.
- HOA-maintained common areas, yards are referenced in seller materials outside building, outside water; exact maintenance responsibilities must be confirmed in the current condominium documents.
- Owners should obtain separate coverage for personal property, owner-installed improvements / betterments and liability within each unit, according to the condominium disclosure.

INSURANCE DUE-DILIGENCE ITEM
The June 26, 2026 master certificate specifically schedules Buildings 1, 2, 4, 7, 9, 10, 11, 12, 13, 14 and 15. Written confirmation should be obtained that Buildings 3, 5, 6 and 8 will be added to the master policy before their respective closings.

Location and Demand Drivers

Townhomes at Gattis is positioned in southeast Round Rock with access to major transportation and employment corridors. The location supports both resident convenience and a broad tenant-employment base.

- Quick access to SH-45, SH-130, I-35 and AW Grimes Boulevard.
- Convenient to Dell Technologies and major employment centers throughout Round Rock, North Austin and the SH-130 corridor.
- Regional access to Samsung, Tesla, Amazon and Austin-Bergstrom International Airport.
- Near grocery, restaurants, retail, entertainment, Kalahari Resort, Dell Diamond and Round Rock Premium Outlets.
- Located within Round Rock ISD and near Cedar Ridge High School; investor and residents should verify current attendance boundaries.

Documents Available / Data Room Checklist

Category	Required Documents / Information
Project and legal	Condominium Information Statement; recorded Declaration; Community Manual; amendments adding units/buildings; recorded plats and plans; certificate of formation; unit legal descriptions.
Association	Current budget; year-to-date financials; balance sheet; reserve balance; assessment schedule; delinquency report; rules; rental restrictions; transfer / reserve / working-capital fees.
Insurance	Current master certificate; full master policy; building schedule; property deductible; wind/hail deductible; general liability; D&O; fidelity/crime; claims history; sample landlord / HO-6 quote.
Construction	Building permits; Certificates of Occupancy / TCOs; construction schedule; unit plans; finish schedules; appliance schedules; punch lists; warranty documents; final inspections.
Title and tax	Title commitments for all units; Schedule B exceptions; tax certificates; seller entity authority; proposed deed forms; price allocation by unit.
Operations	Actual or redacted leases; leasing history; current rent comps; management proposal; utility responsibility; market-rent analysis; estimated operating expenses.
Financing	Project eligibility / warrantability materials; lender project review; concentration analysis; reserve requirements; proposed portfolio loan terms.

Important Disclosures

This package is a preliminary marketing summary prepared from seller-provided documents, uploaded project materials and working discussions. It is not an appraisal, offering memorandum, securities offering, legal opinion, tax opinion, engineering report or representation of future investment performance. All pricing, rents, dimensions, square footage, completion dates, HOA obligations, insurance coverage, taxes, financing availability and project details are subject to change and independent verification.

Prospective purchasers should conduct their own due diligence and consult legal, tax, insurance, lending, construction and property-management professionals. The recorded condominium documents and final contracts will control in the event of any inconsistency with this summary.

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