ASCENT AT NORTHGATE

111-Unit Distressed Asset Opportunity in North Central Austin

9315 Northgate Blvd, Austin, TX 78758 I 111 Units

Multifamily | Executive Summary

CBRE

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Investment Highlights

TERMS
Property is Available Free & Clear

ADDRESS
9315 Northgate Blvd, Austin, TX 78758

WEBSITE
https://ascentnorthgate.com

YEAR COMPLETED
1972

NUMBER OF UNITS
111 Units + 1 Converted Leasing Office

NET RENTABLE AREA
69,150 SF

AVERAGE UNIT SIZE
623 SF

LAND AREA
2.98 Acres

BUILDINGS
10 Two-Story Residential Buildings
2 Laundry Rooms

PARKING
+/- 24 carports
+/- 28 reserved spaces
+/- 112 open surface spaces
+/- 164 total spaces (1.5 Spaces/Home)

Located 10 Minutes From The Domain

The Domain

AUSTIN'S FINEST SHOPPING DESTINATION

The Domain's retail offerings span 1.8 million square feet of space with over 100 stores that are home to the city's highest end retailers. From luxury brands like Nordstrom, Reformation, Neiman Marcus, Chanel, and Restoration Hardware, to local favorites like Tecovas and Yeti – The Domain is a destination retail experience that offers something for everyone. The mix of built-in residential demand, convenient location off MoPac expressway, and accessible parking will allow The Domain to retain and attract top retail tenants.

WHOLE FOODS MARKET

YETI® COOLERS

CHANEL

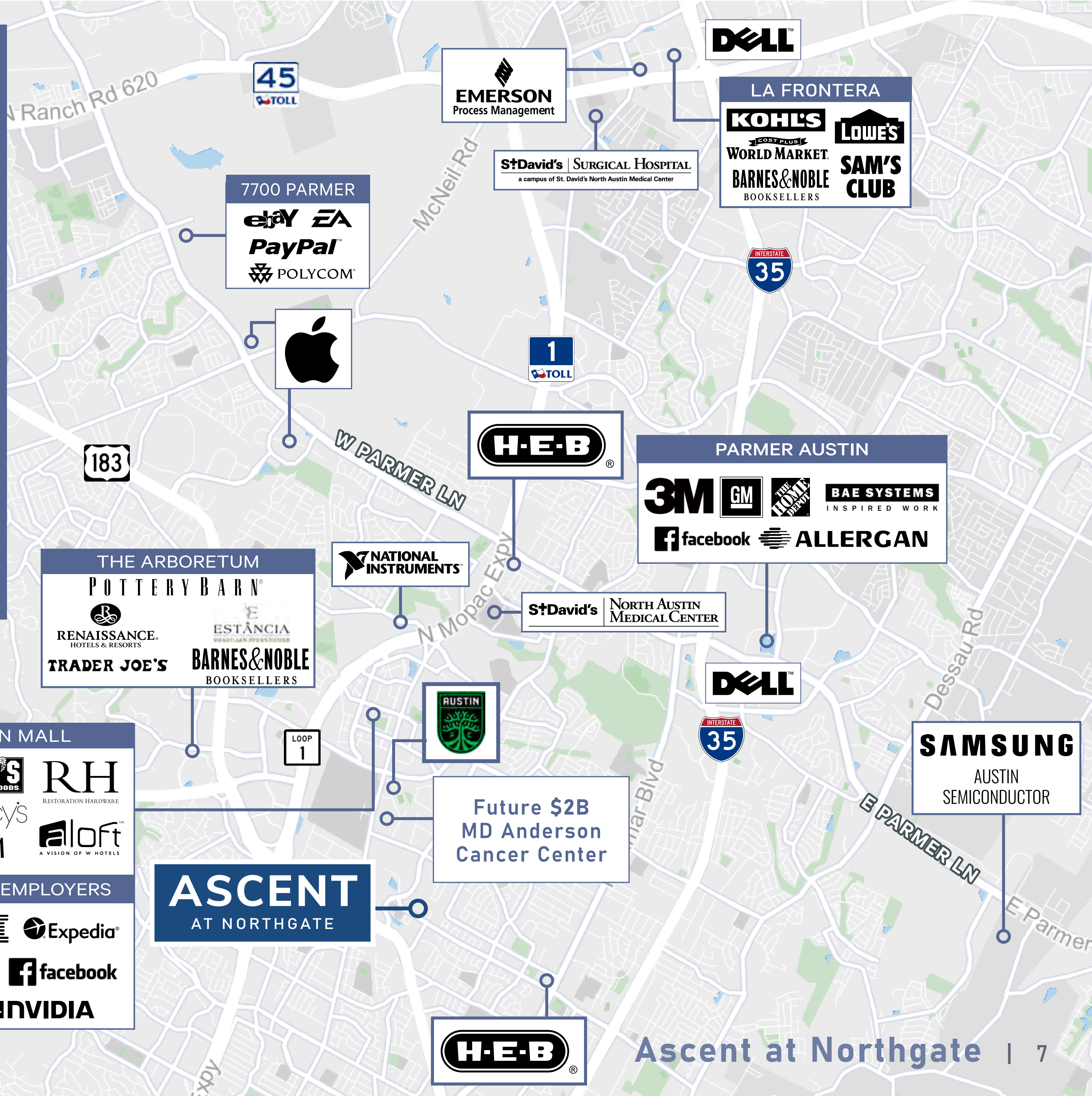
RH RESTORATION HARDWARE

Location Highlights

THE PARMER TECH CORRIDOR

The Parmer Corridor serves as a prominent hub for fortune 500 companies and large-scale tech campuses in Austin. Since Dell's founding in the 1980s, North Austin has transformed into a booming tech pocket with major names including Apple, GM, eBay/Paypal, Oracle, HP, and Amazon.

Nearby developments include Parmer Austin, a 300-acre mixed use development, and Parmer Business Park, home to major tenants including GM's IT Innovation Center, Facebook, The Home Depot, HID, Allergan Pharmaceuticals, and 3M's 800 employee Austin campus. Dell's South Campus is just 10 minutes away. Samsung is within 20 minutes of the property.



Community Amenities

- Courtyard with BBQ Grill and Lounge Seating
- Leasing Office
- Onsite Laundry Facilities
- Mail Center
- Gated Community

Leasing Office

Courtyard with Seating Area and Grill Station


BUILDING
2
105 - 108
205 - 208

Unit Features

CLASSIC UNIT FEATURES

- 8' Ceilings
- Stainless Steel, Black, Mixed, or White Appliances
- Faux Wood Flooring in Living Areas and Wet Areas in 1st Floor Units; In Wet Areas Only in Upper Floor Units
- Plush Carpet in Bedrooms
- Laminate Countertops, Resurfaced in Select Units
- Flat-Front Cabinetry
- Pantries
- Garden Tubs with Tile Surrounds
- Walk-In Closets
- Solar Screens on All Windows

RENOVATED UNIT FEATURES

- Updated Faux Wood Flooring Throughout; Carpet in Select Bedrooms
- Stainless Steel, Black, Mixed, or White Appliances
- Quartz Countertops with Undermount Sink
- Tile Backsplash in Select Units
- Shaker-Style Cabinet Fronts with Chrome Bar Pulls
- Modern Paint Scheme
- Updated Lighting and Fixtures
- Curved Shower Rods

Disclaimer: Renovation details are sourced from 2023 marketing materials and are subject to change.

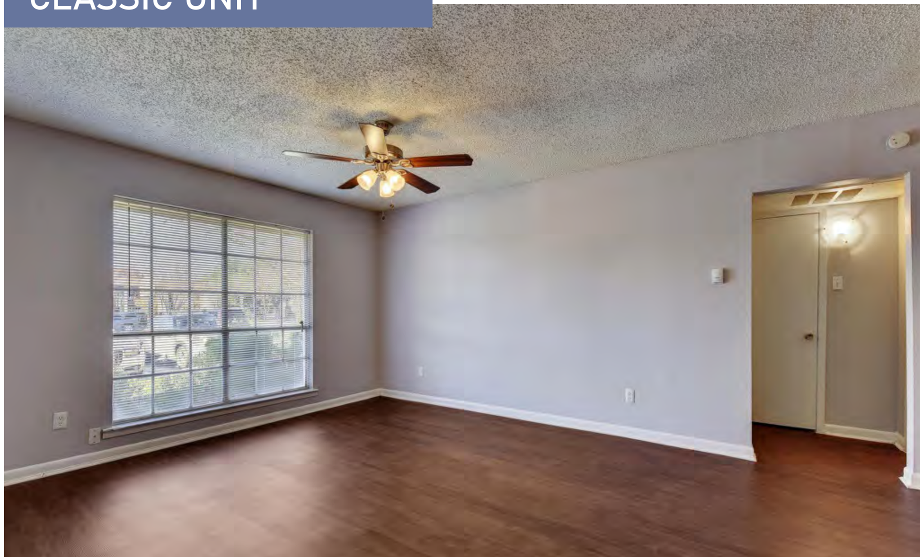
RENOVATED UNITS

80 Units, 72% of Units

CLASSIC UNITS

31 Units, 28% of Units

CLASSIC UNIT



RENOVATED UNIT

Property Details

Construction

Exterior	Brick, wood, and select buildings with Hardi siding
Roof	Flat roofs
Foundation	Post tension slabs
Heating/Air Conditioning	Individual electric - roof mounted
Water Heater	Boiler - +/- 4
Cabinets	Flat front or shaker-style with bar pulls
Countertops	Quartz or laminate
Flooring	Faux wood plank flooring or carpet
Appliances	Black, white, or stainless steel appliances
Washer/Dryer	No washer/dryer connections

Utilities

Utility	Provider	Paid By
Electricity	City of Austin	Resident
Gas	Texas Gas	Resident
Water/Wastewater	City of Austin	Resident
Trash	Waste Management	Resident
Pest	Eco Team	Resident - $10/month
Cable/WiFi	No Contract	

Disclaimer: Construction and utilities are sourced from 2023 marketing materials and are subject to change.

Deposits/Fees

Administrative Fee	$100
Application Fee	$50 per person
Deposit	$450
Pet Deposit	$250
Pet Rent	$25 per pet per month

TAXES

County	Travis
Parcel ID	250110
2025 Tax Rate	2.046485%
2026 Preliminary Taxes	$151,440
2026 Preliminary Valuation	$7,400,000

Schools

School District	Austin I.S.D.
Elementary School	Padron
Middle School	Burnet
High School	Navarro

Staff

Management	Metric Property Management
Staffing	No staff members onsite, management team utilizes a central office and dispatches team members as needed

Flood Hazard

Panel Number	48453C0455J
Date	January 06, 2016
Flood Zone	X
Insurance Required	No

Unit Mix

Type	Units	Size	Total SF	Market Rent	Market Rent/SF	Monthly Rent
Studio	18	450	8,100	$ 822	$1.83	$14,802
1-1	87	650	56,550	$ 872	$1.34	$75,898
2-1	6	750	4,500	$ 1,416	$1.89	$8,498
	111	623	69,150	$894	$1.43	$99,198

*Unit 6-104 is the leasing office (550 SF) and is not reflected in the unit mix

Floor Plans

STUDIO

Studio
450 SF

1X1

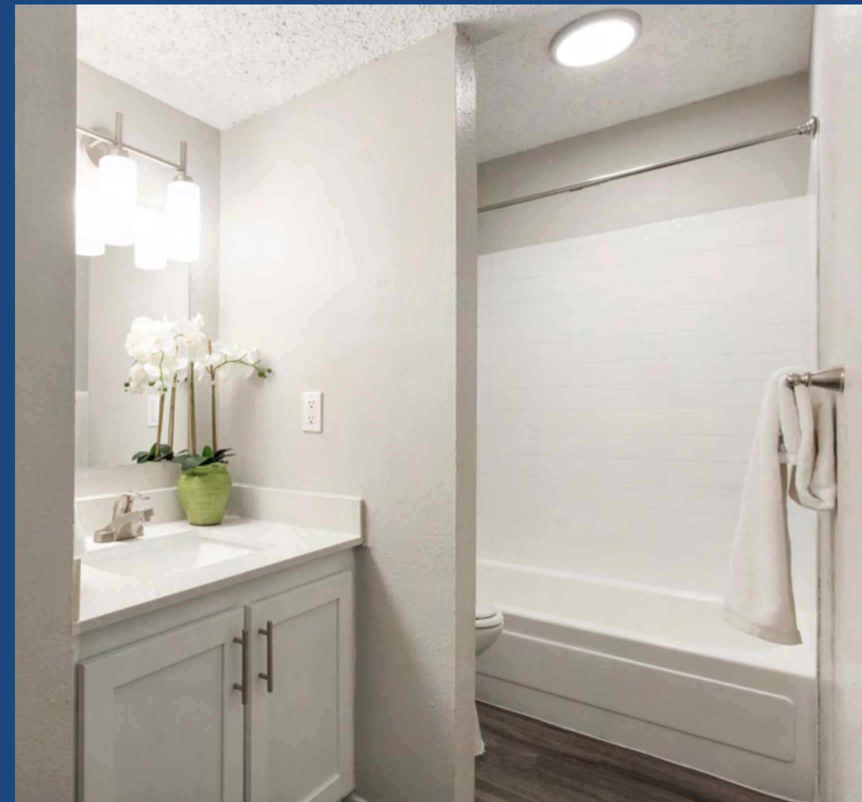
1 Bedroom I 1 Bath
650 SF

2X1

2 Bedroom I 1 Bath
750 SF

Site Plan

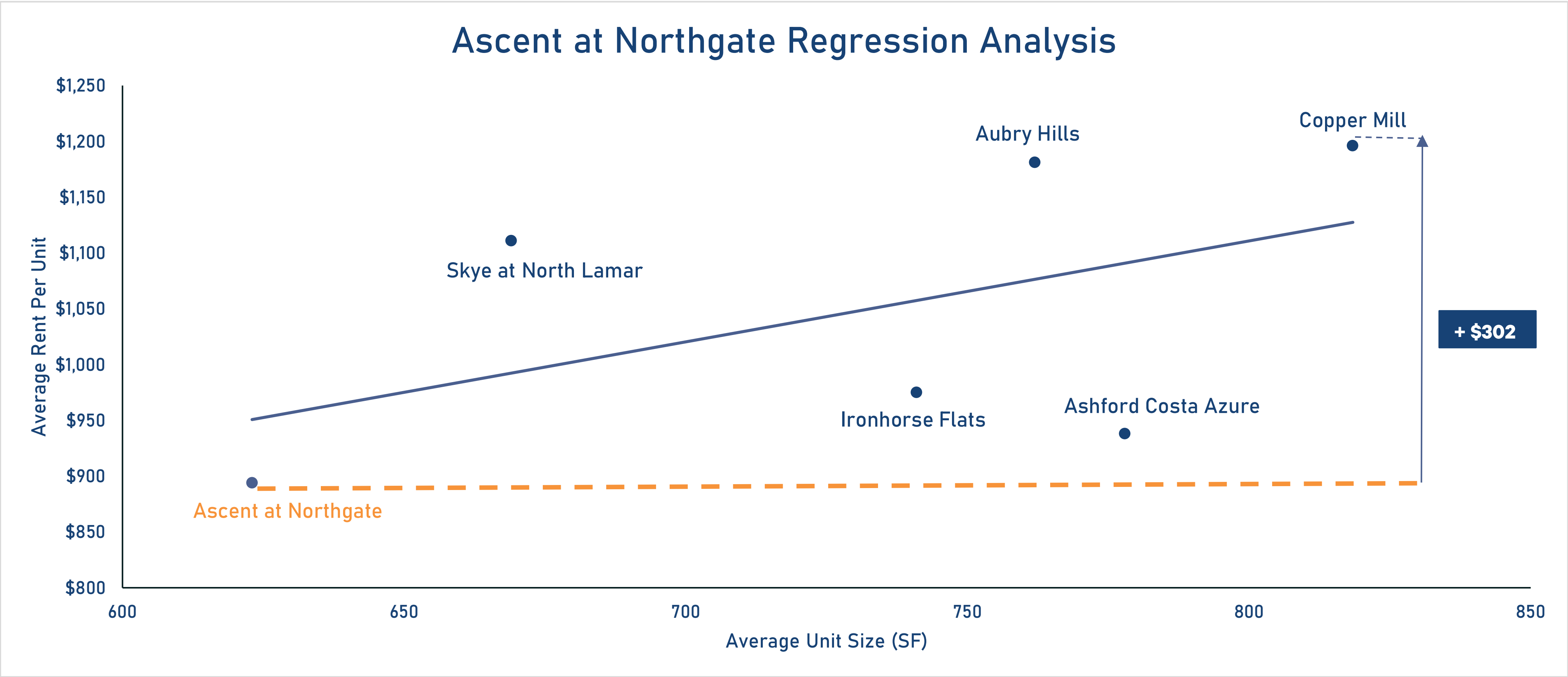
CARPORT SPACES | A TO ADDITIONAL AMENITIES | LR LAUNDRY ROOM | CB CALL BOX | T TRASH



Rental Comparables

	Property	Units	Year Built	Avg. SF	Rent	Rent PSF
	**Copper Mill** 10000 N Lamar Boulevard Austin, TX 78753	320	1984	818	$1,196	$1.46
	**Aubry Hills** 8926 N Lamar Blvd Austin, TX 78753	192	1978	762	$1,181	$1.55
	**Skye at North Lamar** 1804 W Rundberg Ln Austin, TX 78753	130	1984	669	$1,111	$1.66
	**Ironhorse Flats** 1930 W Rundberg Lane Austin, TX 78758	200	1985	741	$975	$1.32
	**Ashford Costa Azure** 1630 Rutland Drive Austin, TX 78753	240	1972	778	$938	$1.21
	**Ascent at Northgate** 9315 Northgate Blvd Austin, TX 78758	111	1972	623	$894	$1.43

Rental Comparables



AUSTIN MARKET OVERVIEW

The Austin MSA, which includes Travis, Williamson, Hays, Bastrop and Caldwell Counties, is home to over 2.6 million people and is one of the fastest growing in the country. A booming economy, growing job market, high quality of life and competitive cost of living make Austin a sought-after city for all ages.

2,620,945 Population	**49%** Population Growth (2010-2024)
$134,400 Median Household Income	**50%** Employment Growth (2013-2023)
35.5 Median Age	**#12** Largest U.S. City

#1 Best Performing City (*Milken Institute, 2024*)

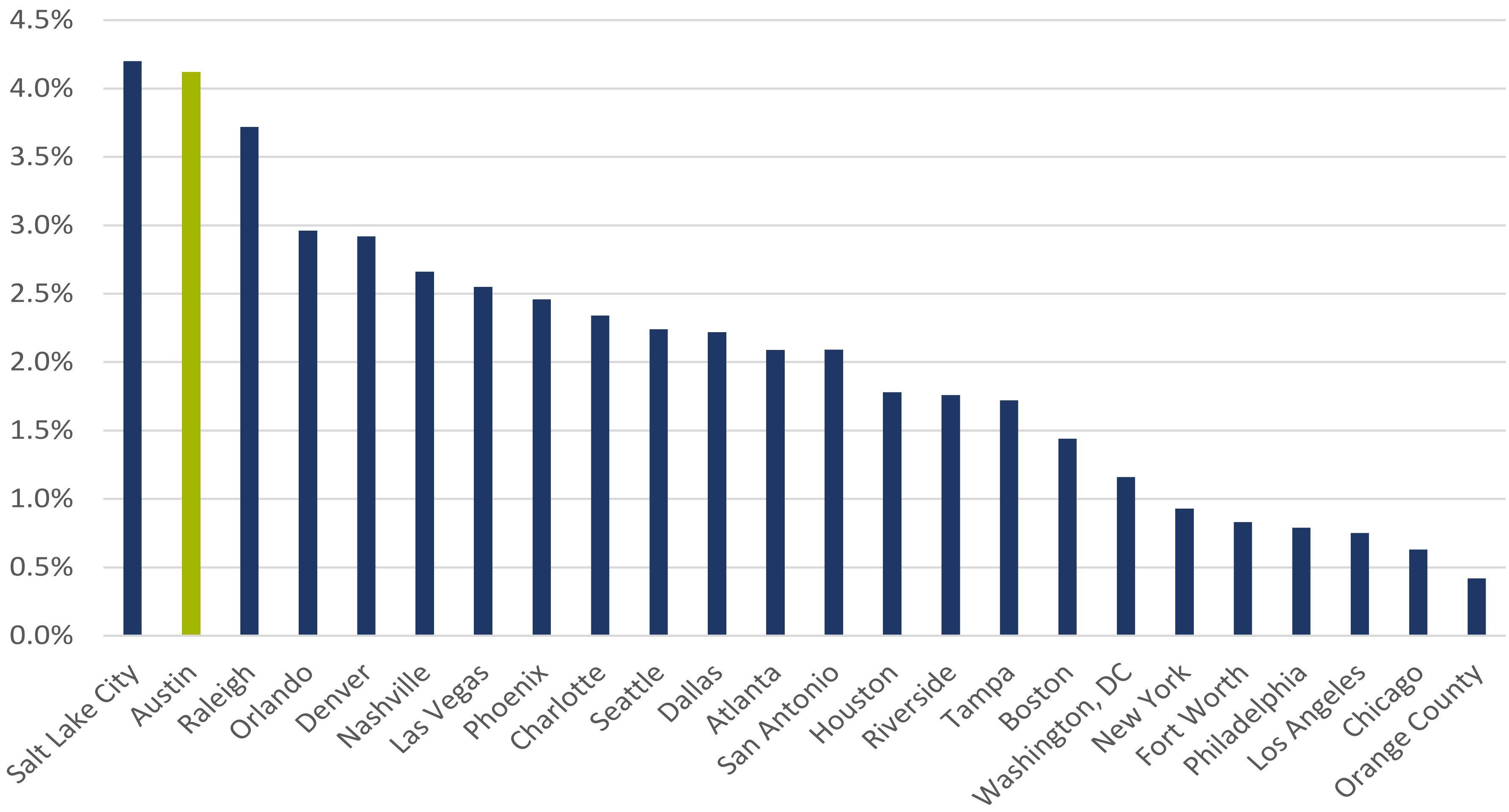
#2 Most New Corporate Headquarters (*Visual Capitalist, 2025*)

#5 Startup Ecosystem (*Carta Data, 2025*)
Market for Tech Talent (*CBRE Econometric Advisors, 2024*)

JOB GROWTH

Austin ranks #2 among the top U.S. markets in projected job growth relative to population, adding an estimated 107,900 jobs over the next five years. Markets like Dallas and New York add far more jobs in absolute terms but are dwarfed by Austin's growth intensity relative to its size.

Projected Job Growth as a Share of MSA Population — Top U.S. Markets



CORPORATE HQ'S & REGIONAL OFFICES

- AMD
- Accenture
- **APPLE**
- Applied Materials
- Babson Diagnostics
- BAE Systems
- Bazaarvoice
- CellLink
- **CHARLES SCHWAB**
- Cirrus Logic
- Cognizant
- **DELL TECHNOLOGIES**
- Dimensional Fund Advisors
- Deloitte
- eBay
- GAF Energy
- General Motors
- **GOOGLE**
- Hanger
- Home Depot
- IBM
- ICU Medical
- Indeed
- **INTEL**
- Kendra Scott
- LegalZoom
- **META (FACEBOOK)**
- **NATIONAL INSTRUMENTS**
- Neuralink
- **NVIDIA**
- NXP Semiconductors
- Oracle
- Resideo
- Roku
- RWE Renewables Americas
- **SAMSUNG**
- Silicon Laboratories
- SolarWinds
- SpaceX
- TCS Mechanical
- **TESLA**
- **THE BORING COMPANY**
- TikTok
- VISA
- Vrbo
- **WHOLE FOODS MARKET**
- Wise
- Yeti
- ZT Systems

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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