



The Phoenix & Dragon

08.22.2022

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2004 E 14th St

Austin, TX 78702

Overview

We are proposing a mixed use real estate development with medical offices and event space on the ground floor and luxury corporate rental units on the top floor. The project will provide rental income from both the ground floor clinic and high demand furnished corporate rental units on the top floor.

Goals

1. Create a serene wellness environment that fills a need for independent healthcare practitioners looking for medical office space that is centrally located with easy access to downtown and I-35. Provide a clinic and yoga/event space with easy access for those in East Central Austin, University of Texas area, and Downtown.
2. Supply high demand corporate housing in East Central Austin with proximity to the University of Texas, the Arts & Entertainment District, and the Central Business District of Downtown Austin, while creating cash flow to owners & investors.

Specifications

The building design is complete and provides a total of 4,629 square feet of habitable space. The site is designed with a Zen Meditation Garden, 7 covered parking spaces including a designated handicap parking space, landscaping, bike rack, and sidewalks.

The Ground Floor Wellness Center

The Wellness Center floor plan is 1580 square feet and includes 6 treatment rooms, an herb room, employee break room, a yoga/events rental space, lobby and 3 toilets.

The Second Floor Living Units

The Living Units comprise 3049 square feet of habitable space. The design includes 3 - Studio apartments, 1- One Bedroom apartment, and 1- Two Bedroom apartment. Three of the units (the Two Bedroom, One Bedroom, and 1 Studio) will have balconies. All units will have views of the Capitol, some with partial skyline views.

Milestones

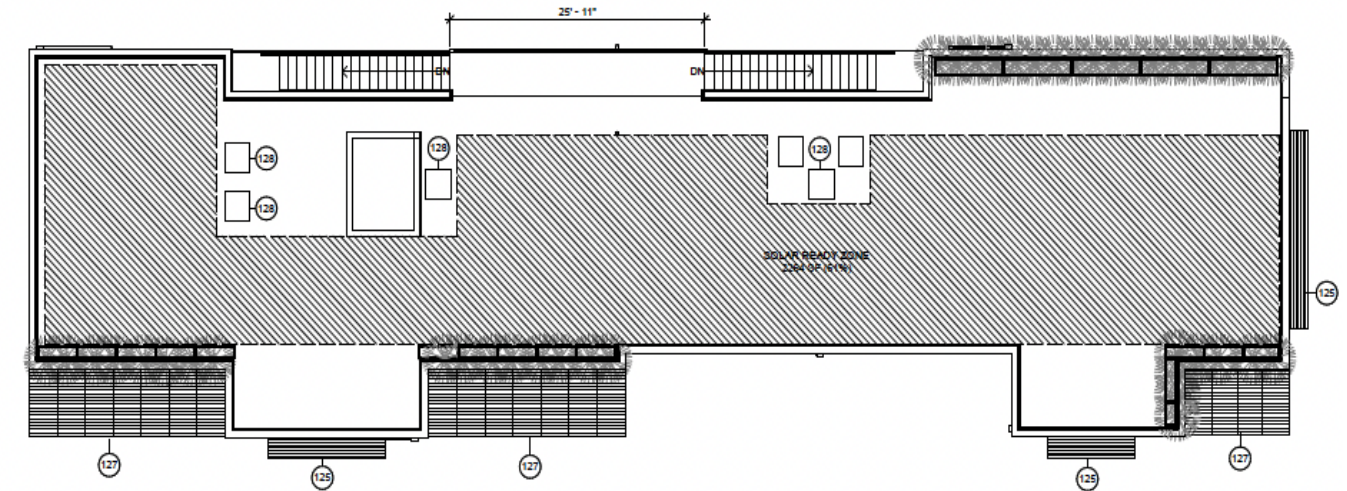
I. Site Plan

Our Site Plan is complete and has full City of Austin approval. This includes fees paid in lieu of water containment systems.

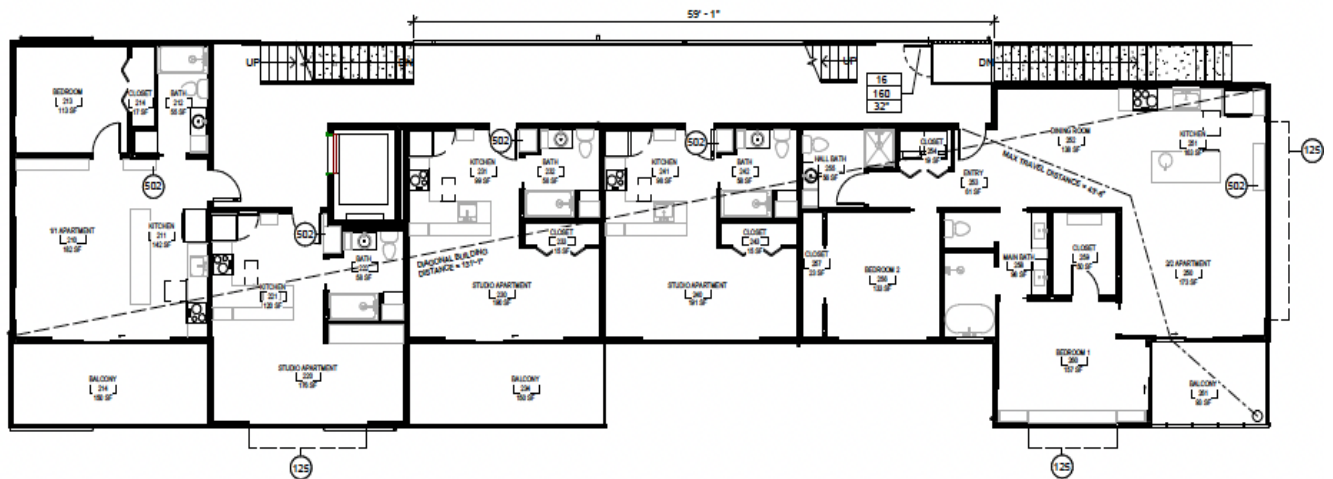
II. Building Design/Permits

Our building designs and construction documents are complete, and have been approved by the City of Austin. We have building permits in hand and are ready to break ground

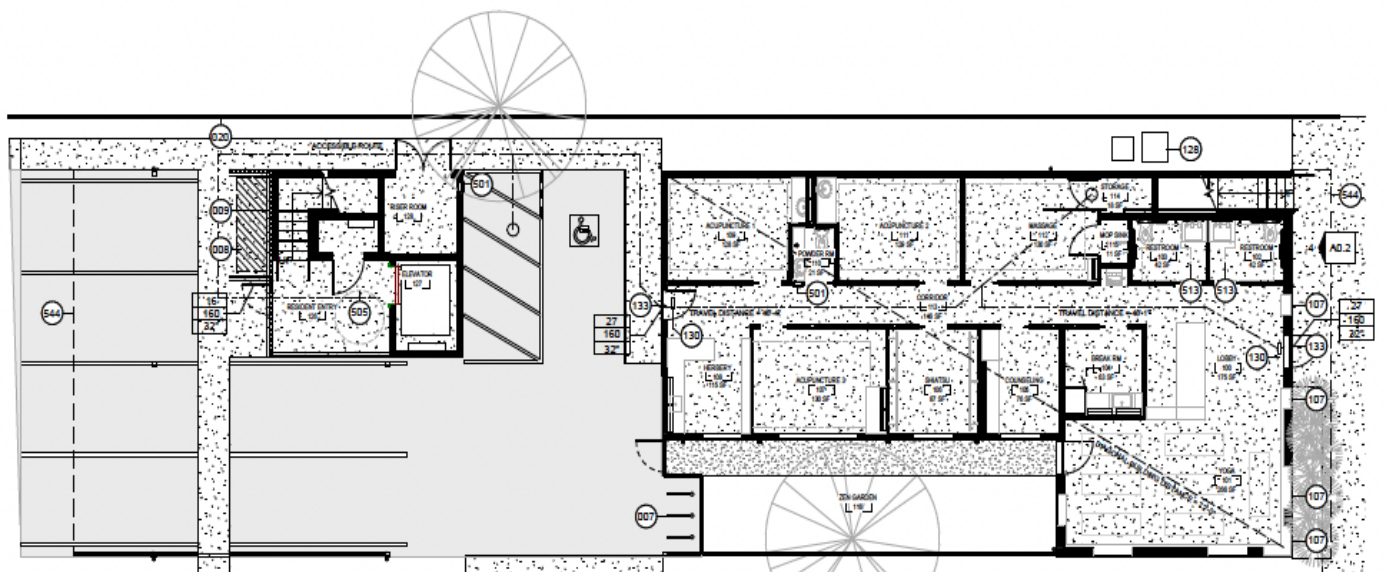




3 LIFE SAFETY - ROOF
SCALE: 1/8" = 1'-0"



2 LIFE SAFETY - 2ND FLOOR
SCALE: 1/8" = 1'-0"



KEYNOTE LEGEND	
007	BICYCLE PARKING
008	WASTE REMOVAL AREA WITHIN PARKING STRUCTURE; INDIVIDUAL CONTAINERS TO BE LESS THAN 1.5 CUBIC YARDS
009	METAL SECURITY FENCE AND GATE
020	EXISTING FENCE TO REMAIN
107	WINDOW WITH VISIBLE TRANSMITTANCE 0.6 OR HIGHER
125	ROOF OVERHANG EXCEPTION - MAXIMUM OF 2'-0" BEYOND SETBACK LINE
127	METAL TRELLIS
128	MECHANICAL UNIT, REF CONSULTANT DWGS
130	EXIT SIGN
133	DOOR TO BE PROVIDED WITH A VISIBLE, DURABLE SIGN: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". LETTERS TO 1" HIGH ON A CONTRASTING BACKGROUND. REF. 2015 IBC SECTION 1010.1.9.3-2
501	SEMI-RECESSED FIRE EXTINGUISHER CABINET, 1/2" ROLLED EDGE TRIM, WITH LARSON MP5 MULTIPURPOSE DRY CHEMICAL EXTINGUISHER
502	PORTABLE FIRE EXTINGUISHER, 1-A:10-B:C MINIMUM
505	50" CLEAR TURNING RADIUS
513	T-SHAPED TURNING SPACE PER TAB 304.3.2
544	BUILDING LINE ABOVE

BUILDING CODES	
1.	2015 INTERNATIONAL BUILDING CODE - LOCAL AMENDMENTS
2.	2015 INTERNATIONAL ENERGY CODE - LOCAL AMENDMENTS
3.	2015 UNIFORM MECHANICAL CODE - LOCAL AMENDMENTS
4.	2015 UNIFORM PLUMBING CODE - LOCAL AMENDMENTS
5.	2017 NATIONAL ELECTRICAL CODE - LOCAL AMENDMENTS
6.	2012 TEXAS ACCESSIBILITY STANDARDS (B & S OCCUPANCY)
7.	FAIR HOUSING DESIGN MANUAL (R-2 OCCUPANCY)

OCCUPANCY SCHEDULE				
#	NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
100	LOBBY	175 SF	100 SF	2
101	YOGA	266 SF	35 SF	8
102	RESTROOM	42 SF	50 SF	1
103	RESTROOM	42 SF	50 SF	1
104	BREAK ROOM	63 SF	100 SF	1
105	COUNSELING	76 SF	100 SF	1
106	SHIATSU	87 SF	100 SF	1
107	ACUPUNCTURE	130 SF	100 SF	2
108	HERBARY	115 SF	100 SF	2
109	ACUPUNCTURE	128 SF	100 SF	2
110	POWDER ROOM	21 SF	50 SF	1
111	ACUPUNCTURE	129 SF	100 SF	2
112	MASSAGE	130 SF	100 SF	2
113	CORRIDOR	146 SF	100 SF	1
114	MECH	18 SF	300 SF	0
115	MOP SINK	11 SF	300 SF	0
1	1ST FLOOR	1,580 SF		27
2	2ND FLOOR			
3	3RD FLOOR			
4	4TH FLOOR			
5	5TH FLOOR			
6	6TH FLOOR			
7	7TH FLOOR			
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99	99TH FLOOR			
100	100TH FLOOR			

SITE PLAN PERMIT: SP-2020-0020C

PARKING (9 required, 10 provided)
 Regular 6 spaces
 On-street 3 spaces
 Accessible 1 space

ZONING (Subchapter E)

LO-MU-V-NP
 Limited to TWO STORIES and 33 FEET in height
 Front yard setback variance = 15ft
 (per BOA decision C15-2018-0046)

ARTICLE 2: Site Development Standards

Fully shielded exterior lighting provided (ref. Electrical drawings for spec.)

ARTICLE 4.3: Vertical Mixed Use

Facade that complies with Section 3.2.2 glazing and facade relief (MLK)
 Windows facing SF-1 and principal street to have Visible Transmittance of 0.6 or higher
 or Projection Factor of > 0.5
 12ft minimum to underside of structure (ground floor)

UPPER BOGGY CREEK NEIGHBORHOOD PLAN: Blackland

Design guidelines (voluntarily incorporated elements)
 - Pedestrian-friendly commercial development along MLK Corridor
 - Strong horizontal division between first and second floor
 - Horizontal wood siding
 - Tall, relatively narrow windows



4 VMU (PRINCIPLE STREET) SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

CHAPTER 5: Use and Occupancy Classification

B Business (outpatient clinic)
 R-2 Apartments (5 dwelling units)
 S-2 Parking (open)

CHAPTER 6: General Building Height and Area

GROSS SQUARE FEET = 4,643 SF
 TABLE 504.3: Allowable Building Height: 60' (restricted to 33' by zoning)
 TABLE 504.4: Max allowable stories above grade: 2 story (B occupancy most restrictive)
 TABLE 506.2: Max allowable area 21000 SF (R-2 most restrictive)
 TABLE 508.3: Nonseparated Occupancy: Most restrictive occupancy used for building areas and heights

CHAPTER 8: Types of Construction

Building Construction: Type VB, Sprinkled
 TABLE 601: Fire Resistance Rating Requirements
 Primary Structural Frame 0 hours
 Bearing Walls Exterior 0 hours
 Bearing Walls Interior 0 hours
 Nonbearing Walls Interior 0 hours
 Floor Construction 0 hours
 Roof Construction 0 hours

CHAPTER 9: Fire Protection Systems

Automatic sprinklers complying with NFPA 13 provided on 1st and 2nd floors
 Section 906.1: Portable Fire Extinguishers required at B, B-2, & R-2
 Maximum floor area 11,250 SF per Extinguisher and Maximum 75 Feet Travel Distance to Extinguisher
 (1) Fire Extinguisher provided at B occupancy
 (1) Fire Extinguisher provided at B-2 occupancy
 (5) Portable Fire Extinguishers provided at R-2 occupancy (one per dwelling unit)

CHAPTER 10: Means of Egress

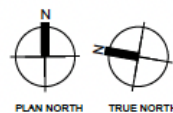
1 Exit required, 2 are accessible
 Maximum travel distance allowed: 200 feet per 1016.2
 1006.3.2: Only one exit required from building spaces

CHAPTER 28: Plumbing Systems

TABLE 2902.1 Minimum Number of required Plumbing Fixtures
 B Occupancy: (27 occupants)
 Water Closets: 1 per 25 for the first 50, then 1 per 50 - 2 Water Closets required (3 provided)
 Lavatories: 1 per 40 for the first 80 - 1 Lavatories required (3 provided)
 Drinking Fountain: 1 per 100 - 1 Drinking Fountain required (1 provided)
 Service Sink: 1 service sink required (1 provided)

R-2 Occupancy: (5 dwelling units)

Water Closet: 1 per dwelling - 5 Water Closets required (6 provided)
 Lavatory: 1 per dwelling - 5 Lavatories required (6 provided)
 Shower/Bath: 1 per dwelling - 5 Shower/Baths required (6 provided)
 Kitchen Sink: 1 per dwelling - 5 Kitchen Sinks required (5 provided)
 Washer: 1 per 20 dwelling units - 1 Washer required (5 provided)



PLAN NORTH TRUE NORTH



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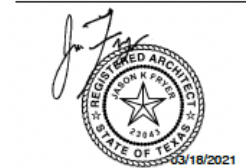
CONSULTANTS

LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE




MLK WELLNESS CENTER

1800 E MLK BLVD
 AUSTIN, TX 78722

CODE SHEET

SHEET **A0.2**
 SCALE (FOR 24" X 36") As Indicated
 SCALE (FOR 11" X 17") HALF INDICATED
 ISSUE DATE 03/17/2021
 JOB # 1901
 DRAWN BY EF



Buying a small apartment building is a great investment option, especially for new real estate investors. The rental income you can earn from apartment investing can provide you with a solid and consistent cash flow that allows you to re-invest and grow your wealth. Oct 9, 2021

Investing in Small Apartment Buildings: A Good Idea? | Mashvisor

Corporate rentals can generate high profits through monthly rental income. Executives and other professionals are in need of corporate housing, which results in inherently high-quality tenants. Corporate short-term rentals typically require less maintenance than other rental properties.

Should I Invest In Corporate Rentals? - FortuneBuilders

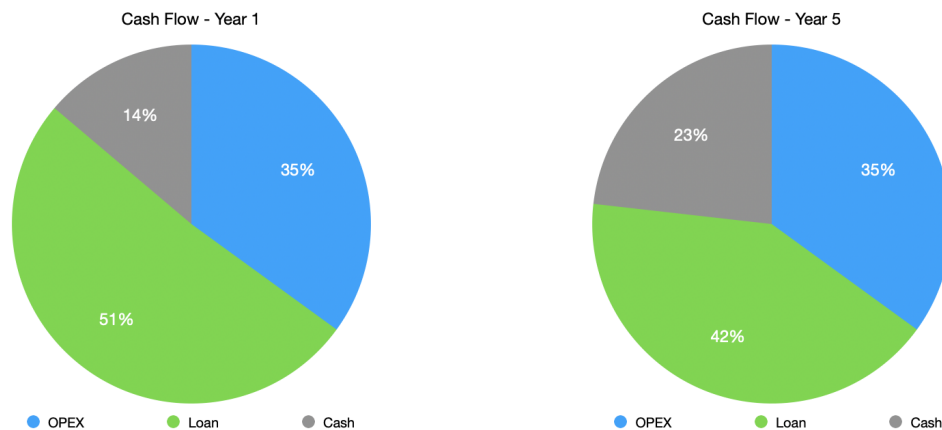
<https://www.fortunebuilders.com/corporate-rentals-investing/>

They have unparalleled value over other real estate options; it pays you every month and appreciates over time. Focus on becoming a real estate investor. You can create phenomenal wealth for you and your family. The key is to invest in apartment buildings. Jun 10, 2021

Why You Should Invest in Apartments - Grant Cardone Blog Post

Cash Flow Projections

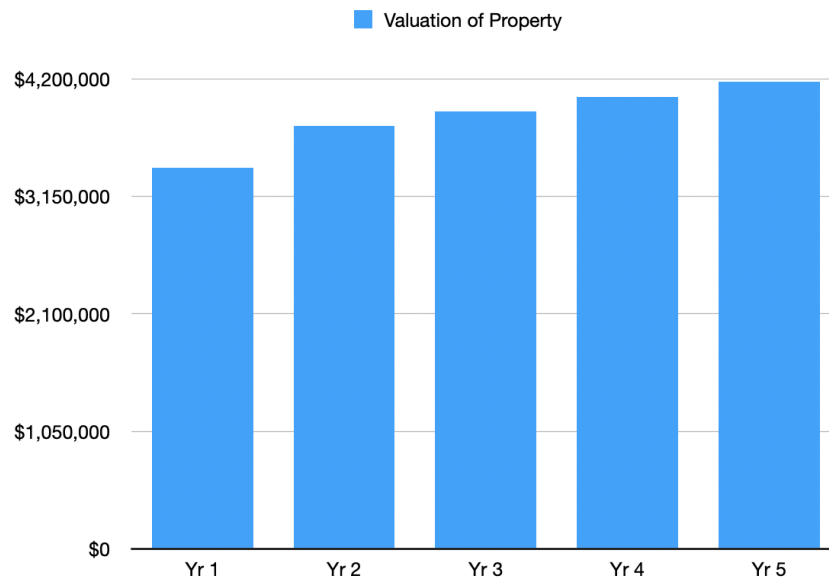
1. Based on comps in the area, we found the estimated gross income (EGI) from the project to be \$314,658 in the first full year of operations. This is based on a 65% occupancy rate in the corporate apartments, 50% rental of the yoga/event space, and 100% in the medical space. With increased occupancy of the corporate rentals, and a 3% annual increase in rents, by year five, we anticipate an EGI of \$385,295.
2. Factoring in operating expenses and loan repayments, we forecast a positive cash flow of \$43,482 in the first year and, by year 5, \$89,396.



Estimated Cost/Expenditures/Revenues						
	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	
Estimated Gross Income (EGI)	\$ 314,658	\$ 348,960	\$ 360,914	\$ 373,024	\$ 385,295	
Operating Expenses (OPEX)	\$ (110,130)	\$ (122,136)	\$ (126,320)	\$ (130,558)	\$ (134,853)	
Annual Profit (NOI)	\$ 204,528	\$ 226,824	\$ 234,594	\$ 242,466	\$ 250,442	
Cap Rate Based on Comps	6	6	6	6	6	
Valuation of Property	\$ 3,408,795	\$ 3,780,403	\$ 3,909,902	\$ 4,041,093	\$ 4,174,026	
Loan Repayment	\$ (161,046)	\$ (161,046)	\$ (161,046)	\$ (161,046)	\$ (161,046)	
Cash	\$ 43,482	\$ 65,778	\$ 73,548	\$ 81,420	\$ 89,396	

Property Value Projections

1. Using comparable building sales in the central Austin area, we calculated our capitalization rate to be 6. With this cap rate, we expect a property valuation of \$3,408,795 by the end of year one, and \$4,174,026 by the end of year five.
2. By the end of year two, the property value will have increased by 7.4%, and by the end of year five we expect an increase of 16.1%.



Property Value w/Percentage Increase

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Valuation of Property	\$ 3,408,795	\$ 3,780,403	\$ 3,909,902	\$ 4,041,093	\$ 4,174,026
Project Cost	\$ (3,501,948)	\$ (3,501,948)	\$ (3,501,948)	\$ (3,501,948)	\$ (3,501,948)
	\$ (93,153)	\$ 278,455	\$ 407,954	\$ 539,145	\$ 672,078
Increase in Property Value	-2.7%	7.4%	10.4%	13.3%	16.1%