

MONTH	PROPERTY/OCCUPANCY	CAP RATE	PRICE	SQUARE FEET	PRICE PSF	BUYER/SELLER	COMMENTS
February	450 Cypress Creek Rd 450 Cypress Creek Rd Year of Completion: 2008 Occupancy: 0%	Unknown	\$4,950,000	52,000	Unknown	Buyer: City of Cedar Park Seller: Wilshire Bank	Foreclosed property bought by the City of Cedar Park. Combination of unfinished office, leased retail and vacant land
March	Jefferson Building 1601 West 38th Street Year of Completion 1972 Occupancy: 80%	8.00%	\$13,500,000	97,552	\$138.39	Buyer: Valeo Fund Seller: Kucera Co.	Building is located in the main medical area of Austin, an additional 39,000 sf of office can be built on the site with structured parking
March	Aspen on the Lake 13785 Research Boulevard Year of Completion: 2009 Occupancy: 0%	N/A	\$16,800,000	204,940	\$82.00	Buyer: Crimson Real Estate Fund L.P. & USAA Real Estate Company Seller: Wells Fargo Bank	Building was foreclosed by Wells Fargo Bank and had been tied up in bankruptcy for almost a year, equity partner was USAA
April	Barton Ridge 4454 South Lamar Blvd. Year of Completion: 1986 Occupancy: 87%	9.5%	\$14,730,000	140,551	\$100.00	Buyer: T. Stacy Value Fund I Seller: Barton Ridge Partners Ltd	75% occupied by AT&T, the largest independently owned wireless company in North America, with earnings of \$4.1 billion in second quarter of 2010
April	University Park 3200 East Avenue Year of Completion: 2009 Occupancy: 15.5%	N/A	\$22,000,000	204,297	\$107.00	Buyer: Spear Street Capital Seller: Texas Capital Bank and US Bank	Building had one tenant, Texas Monthly Magazine, and construction has not been completed
May	Plaza 35 12234 N. IH -35 Year of Completion: 1999 Occupancy: 0%	N/A	\$8,500,000	194,700	\$43.00	Buyer: Stream Realty Seller: Nomura Credit & Capital Inc.	Building vacated by Dell and foreclosed
May	Southpark One 1701 Directors Blvd. Year of Completion: 1984 Occupancy: 97.5%	Unknown	\$22,776,033	154,939	\$147.00	Buyer: City Public Service of San Antonio Texas Seller: Board of State Teachers	Well maintained Class A multi-tenant office building located at Ben White and IH35
May	Austin Oaks Executive Center Drive Last Renovated: 2006 Occupancy: 81%	8%	\$44,000,000	440,687	\$100.00	Buyer: Riverside Resources Seller: LNR (Special Servicer)	Recently renovated, Austin Oaks features 12 well-maintained low-rise buildings set on a rolling 29.6 acre campus.

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June	Frontera Vista 1100 Louis Henna Blvd. Year of Completion: 2009 Occupancy: 0%	N/A	\$36,430,864	267,874	\$136.00	Buyer: Emerson Electric Seller: US Bank	Transwestern contracted and Emerson closed as a user for the buildings
August	Colina West 8834 N. Capital of Texas Hwy Year of Completion: 1985 Occupancy: 87.4%	Unknown	Unknown	68,639	Unknown	Buyer: MM Value Investment Company Seller: Aspen Growth Properties, Inc.	First purchase by MM Value Investment Company. One of the largest deals this year in the local Austin market. ClearCube Technology, Inc. occupies 41,000 square feet.
August	North Lamar Office Campus 7620 Guadalupe St Year of Completion: 1987 Occupancy: 0%	Unknown	\$1,865,000	54,949	\$33.94	Buyer: Hearth Art Associates Seller: 7620 Guadalupe, LP	Bought as an investment property according to the seller.
September	Domain Gateway 2900 Esperanza Crossing Year of Completion: 2009 Occupancy: 100%	7.40%	\$48,000,000	173,962	\$275.92	Buyer: KBS Real Estate Investment Trust, Inc. Seller: Endeavor Real Estate Group	The subject property was 100% leased by OneWest Bank of Pasadena, CA at the time of sale. The motivation for the buyer was a private REIT looking for cash flow.
September	Tower of the Hills 13809 Research Blvd Year of Completion: 1986 Occupancy: 94.0%	Unknown	Unknown	178,000	Unknown	Buyer: Partinely Group, LLC Seller: Aspen Properties	Property was not listed on the market for sale. Sold as a good opportunity. Motivation for the buyer was like of the building and the area. Renovated in 2005.
October	Las Cimas IV 900 S Capital of Texas Year of Completion: 2008 Occupancy: 92.4%	7.00%	\$35,900,000	138,008	\$260.13	Buyer : KBS Realty Advisors Seller: Lincoln Property Company	The motivation for the seller was to sell it as a part of their development strategy. The motivation for the buyer was to add to their portfolio.
			\$264,501,897	2,371,098	\$129.40		
			TOTAL SALES	TOTAL SF	AVG. PRICE/PSF		

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