

MARCH 2020 BEE CAVE POPULATION ESTIMATES

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|------------------------------|---------------|
| Bee Cave City Limits: | 8,618 |
| Bee Cave ETJ: | 5,388 |
| TOTAL | 14,006 |

Methodology: Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.

Data: Unit count derived from evaluation of January 2019 and 2020 aerial photography, TCAD data, City of Bee Cave building permits factoring in projected completion, field checks and interviews of senior housing and multi-family complexes on 1/13/20. Occupancy Rate obtained from 2010 United States Census numbers for City of Bee Cave, TX, Table DP-1. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.

RESIDENTIAL PROJECTS IN THE DEVELOPMENT PIPELINE AS OF MARCH 2020

| Development Name | # of Units at Build Out | Phase | Total Projected Population* | Location |
|-----------------------------|--------------------------------------|--|-----------------------------|-------------|
| Creeks Edge | 30 | Sitework substantially complete. | ~95 | City Limits |
| East Village** | 71 | Sitework substantially complete. (50 % complete) | ~224 | City Limits |
| Galleria Walk Townhouses** | 41 | Under Construction (50% complete) | ~130 | City Limits |
| Longleaf Senior Living | 88 | Sitework under construction. | ~88 | City Limits |
| Signal Hill | 61 | Site work complete. Houses under construction. (13 % complete) | ~193 | City Limits |
| Spillman Section X | 44 | Site work complete. Houses under construction. (25% complete) | ~139 | City Limits |
| Spillman Towns Townhouses | 126 | Site under construction. Building permits issued. | ~397 | City Limits |
| Village at Spanish Oaks | ~315 SF Max 600 MF ~225 senior | Zoning approved. | ~2,300 | City Limits |
| Terraces at Bee Cave | 57 | Zoning approved | ~180 | City Limits |
| City Limits Subtotal | 1,658 | | 3,746 | |
| Hillside Condos & SF | 77 | Plats, Site Plan approved. | ~243 | ETJ |
| ETJ Subtotal | 77 | | 243 | |
| TOTAL | 1,735 | | 3,989 | |

* Does not apply vacancy rate.

**Population attributable to completed houses also included in March 2020 estimate.

MARCH 2019 BEE CAVE POPULATION ESTIMATES

| | |
|------------------------------|---------------|
| Bee Cave City Limits: | 8,243 |
| Bee Cave ETJ: | 5,112 |
| TOTAL | 13,355 |

Methodology: Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.

Data: Unit count derived from evaluation of January 2018 aerial photography, TCAD data, City of Bee Cave building permits factoring in projected completion, field checks and interviews of senior housing and multi-family complexes on 3/1/19. Occupancy Rate obtained from 2010 United States Census numbers for City of Bee Cave, TX, Table DP-1. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.

RESIDENTIAL PROJECTS IN THE DEVELOPMENT PIPELINE AS OF MARCH 2019

| Development Name | # of Units at Build Out | Phase | Total Projected Population* | Location |
|-----------------------------|--------------------------------------|--|-----------------------------|-------------|
| Creeks Edge | 30 | Sitework substantially complete. | ~95 | City Limits |
| East Village** | 71 | Sitework substantially complete. (13 % complete) | ~224 | City Limits |
| Galleria Walk Townhouses** | 41 | Under Construction (40% complete) | ~130 | City Limits |
| Lakes Edge** | 118 | Under Construction (32% complete) | ~416 | City Limits |
| Longleaf Senior Living | 88 | Conditional Use Permit issued. | ~88 | City Limits |
| Signal Hill | 61 | Site work substantially complete. Initial houses under construction. | ~193 | City Limits |
| Spillman Section X | 44 | Site work substantially complete. Initial houses under construction. | ~139 | City Limits |
| Spillman Towns Townhouses | 126 | Preliminary Plat approved | ~397 | City Limits |
| Village at Spanish Oaks | ~315 SF Max 600 MF ~225 senior | Zoning approved | ~2,300 | City Limits |
| Terraces at Bee Cave | 57 | Zoning approved | ~180 | City Limits |
| City Limits Subtotal | 1,608 | | ~4,162 | |
| Bella Colinas** | 292 | Houses under construction. (~ 85% complete) | ~920 | ETJ |
| Terra Colinas** | 188 | Houses under construction. (~80% complete) | ~593 | ETJ |
| Hillside Condos & SF | 77 | Plats, Site Plan approved. | ~243 | ETJ |
| ETJ Subtotal | 557 | | ~1,756 | |
| TOTAL | 2,165 | | ~5,918 | |

* Does not apply vacancy rate.

**Population attributable to completed houses also included in March 2019 estimate.

MARCH 2018 BEE CAVE POPULATION ESTIMATES

| | |
|------------------------------|---------------|
| Bee Cave City Limits: | 8,187 |
| Bee Cave ETJ: | 4,907 |
| TOTAL | 13,094 |

Methodology: Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.

Data: Unit count derived from evaluation of January 2017 aerial photography, TCAD data, City of Bee Cave building permits factoring in projected completion, field checks and interviews of senior housing and multi-family complexes on 3/1/18. Occupancy Rate obtained from 2010 United States Census numbers for City of Bee Cave, TX, Table DP-1. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.

RESIDENTIAL PROJECTS IN THE DEVELOPMENT PIPELINE AS OF MARCH 2018

| Development Name | # of Units at Build Out | Phase | Total Projected Population* | Location |
|-----------------------------|-------------------------|---|-----------------------------|-------------|
| Canyonside** | 66 | Houses under construction. (~91% complete) | ~208 | City Limits |
| Creeks Edge | 30 | Under construction. | ~95 | City Limits |
| East Village | 71 | Site work and building under construction. No houses occupied as of 3/2018. | ~224 | City Limits |
| Galleria Walk Townhouses** | 41 | Under Construction (60% complete) | ~130 | City Limits |
| Lakes Edge | 132 | Site work and building under construction. No houses occupied as of 3/2018. | ~416 | City Limits |
| Signal Hill | 61 | Site Plan and plat approved. | ~193 | City Limits |
| Spillman Phase X | 44 | Site work under construction. | ~139 | City Limits |
| Terraces at Bee Cave | 57 | Zoning approved | ~180 | City Limits |
| City Limits Subtotal | 502 | | ~1,585 | |
| Bella Colinas** | 292 | Houses under construction. (~ 77% complete) | ~920 | ETJ |
| Terra Colinas** | 188 | Houses under construction. (~66% complete) | ~593 | ETJ |
| Hillside Condos & SF | 77 | Plats, Site Plan approved. | ~243 | ETJ |
| ETJ Subtotal | 557 | | ~1,756 | |
| TOTAL | 1,059 | | ~3,341 | |

* Does not apply vacancy rate.

**Population attributable to completed houses also included in March 2018 estimate.

MARCH 2017 BEE CAVE POPULATION ESTIMATES

| | |
|------------------------------|---------------|
| Bee Cave City Limits: | 7,123 |
| Bee Cave ETJ: | 5,377 |
| TOTAL | 12,500 |

Methodology: Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.

Data: Unit count derived from evaluation of January 2016 aerial photography, TCAD data, City of Bee Cave building permits factoring in projected completion, field checks and interviews of senior housing and multi-family complexes on 3/16/17. Occupancy Rate obtained from 2010 United States Census numbers for City of Bee Cave, TX, Table DP-1. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.

RESIDENTIAL PROJECTS IN THE DEVELOPMENT PIPELINE AS OF MARCH 2017

| Development Name | # of Units at Build Out | Phase | Tot. Proj. Pop* | Location |
|-----------------------------|-------------------------|---|-----------------------|-------------|
| Terraces at Bee Cave | 120 (63) | Zoning approved (proposed # units under review) | ~215 (113) | City Limits |
| Canyonside** | 66 | Site work substantially completed. Houses under construction. | ~208 | City Limits |
| Galleria Walk Townhouses** | 41 | Under Construction (~20% complete) | ~129 | City Limits |
| Lakes Edge | 132 | Site work under construction | ~416 | City Limits |
| Spillman Phase X | 44 | Site plan approved. | ~139 | City Limits |
| East Village | 71 | Site work under construction. | ~224 | City Limits |
| Creeks Edge | 30 | Preliminary Plat approved | ~95 | City Limits |
| <i>City Limits Subtotal</i> | <i>504 (447)</i> | | <i>~1,425 (1,323)</i> | |
| Bella Colinas** | 292 | Under Construction (~ 62% complete) | ~920 | ETJ |
| Terra Colinas** | 124 | Site work substantially completed. Houses under construction. (~35% complete) | ~391 | ETJ |
| Hillside Condos & SF | 80 | Plats, Site Plan under review | ~252 | ETJ |
| <i>ETJ Subtotal</i> | <i>496</i> | | <i>~1,563</i> | |
| TOTAL | 1,000 (943) | | ~2,987 (2,885) | |

* Does not apply vacancy rate

**Population attributable to completed houses also included in March 2017 estimate.

MARCH 2016 BEE CAVE POPULATION ESTIMATES

| | |
|------------------------------|---------------|
| Bee Cave City Limits: | 6,985 |
| Bee Cave ETJ: | 5,233 |
| TOTAL | 12,218 |

Methodology: Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.

Data: Unit count derived from evaluation of Fall 2015 aerial photography, TCAD data, City of Bee Cave building permits factoring in projected completion, and interviews of senior housing and multi-family complexes 1/21/16-1/27/16. Occupancy Rate obtained from 2010 United States Census numbers for City of Bee Cave, TX, Table DP-1. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.

MARCH 2015 BEE CAVE POPULATION ESTIMATES

| | |
|------------------------------|---------------|
| Bee Cave City Limits: | 6,515 |
| Bee Cave ETJ: | 4,533 |
| TOTAL | 11,048 |

Methodology: Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.

Data: Unit count derived from evaluation of Fall 2014 aerial photography, TCAD data, City of Bee Cave building permits, and interviews of senior housing and multi-family complexes on 3/6/15. Occupancy Rate obtained from 2010 United States Census numbers for City of Bee Cave, TX, Table DP-1 and interviews of multi-family and senior facilities on 3/6/15 and 3/9/15. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.

FEBRUARY 2013 BEE CAVE POPULATION ESTIMATE

| | |
|------------------------------|--------------|
| Bee Cave City Limits: | 5,371 |
|------------------------------|--------------|

Population of ETJ not calculated in February 2013

Methodology: Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.

Data: Unit count derived from evaluation July 2012 internal population estimates, late 2012 CAPCOG aerial photography, City of Bee Cave building permit data, Travis Central Appraisal District "Improvement" data dated 1/15/13, site visits conducted 2/14/13, and conversations with all multi-family complexes and developers of Ladera, The Grove, and Cottages at Spillman Ranch between 2/13/13 and 2/15/13. Occupancy Rate obtained from 2010 United States Census numbers for City of Bee Cave, TX, Table DP-1 and survey of Avanti Hills, Paseo at Bee Cave and Falconhead Apartments conducted between 2/13/13 and 2/15/13. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.

JULY 2012 BEE CAVE POPULATION ESTIMATES

| | |
|------------------------------|--------------|
| Bee Cave City Limits: | 5,163 |
| Bee Cave ETJ: | 3,252 |
| TOTAL | 8,415 |

Methodology: Number of residential units x occupancy rate x average household size. For senior facilities, the maximum patient occupancy load was used in lieu of the number of units.

Data: Unit count derived from evaluation preliminary CAMPO 2010 Base Year Population and Housing Estimates, 2012 CAPCOG aerial photography, City of Bee Cave building permits, and site visits conducted between week of 6/11/12 and 6/22/12 and apartment survey conducted 6/25/12 & 7/3/12. Occupancy Rate obtained from 2 U.S. Census Bureau, 2006-2010 American Community Survey, Table B25002 and interviews of multi-family facilities on 6/25/12 & 7/3/12. Average Household Size obtained from 2010 United States Census numbers for City of Bee Cave, TX Table H12, Owner and Renter Occupied.