

Ascent North Comps

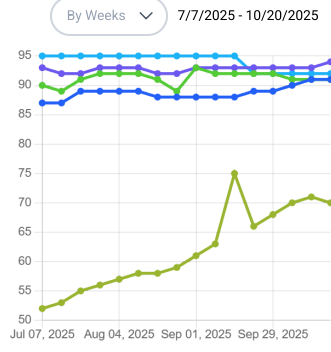
Last 7 days: 10/14/2025 - 10/20/2025

Property Overview

Property	Total Units	Units Listed	Availability	Year Built	Address
Ascent North	460	44	9.6%	2004	12001 Dessau Rd, Austin, TX 78754
Canyon Vistas	264	25	9.5%	2008	12000 Dessau Rd, Austin, TX 78754
Bristol Heights	351	27	7.7%	2003	12041 Dessau Rd, Austin, TX 78754
Davies Ranch	360	31	8.6%	2020	12113 Dessau Rd, Austin, TX 78754
Progress @ Tech Ridge	460	145	31.5%	2024	1601 Scottsdale Ln, Austin, TX 78754
Comp Average	359	57	14.3%		

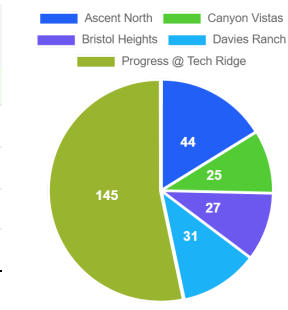
Occupancy Trends(Estimated)

Property	Current Value	Last 30 Days
Ascent North	90.7%	+ 2.3%
Canyon Vistas	91.4%	-0.3%
Bristol Heights	93.5%	+ 0.8%
Davies Ranch	92.2%	+ 0.1%
Progress @ Tec...	70.1%	+ 6.5%
Comp Average	86.8%	+ 1.4%



Units Listed

Property	Current Value	Last 30 Days
Ascent North	44	-25.4%
Canyon Vistas	25	+ 8.7%
Bristol Heights	27	-3.6%
Davies Ranch	31	+ 3.3%
Progress @ Tec...	145	-9.9%
Comp Average	57	-0.4%

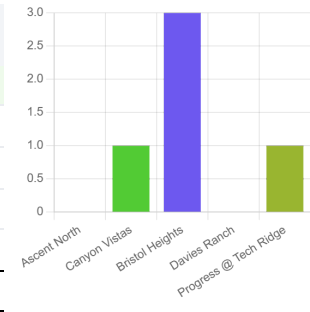


Leasing Overview

Property	Avg DOM (Active Units)	Avg DOM (Leased Units)	No. of Units > 45 DOM
Ascent North	64	-	26
Canyon Vistas	70	6	15
Bristol Heights	44	26	9
Davies Ranch	54	-	15
Progress @ Tech Ridge	63	28	61
Comp Average	58	15	25

Leases Per Week

Property	Current Week	Δ Last Week
Ascent North	0	-5
Canyon Vistas	1	-
Bristol Heights	3	-
Davies Ranch	0	-2
Progress @ Tec...	1	-4
Comp Average	1.25	-1.5



Rents Overview

Property	Size	Asking Rent	\$/F	Conc (Wks)	Eff Rent	Eff \$/F
Ascent North	1,000	\$1,521	\$1.29	-	\$1,521	\$1.29
Comp Average	990	\$1,467	\$1.48	6.0	\$1,273	\$1.28
Spread vs Comps	1.0%	4.0%	-13.0%	-	19.0%	1.0%

Property	Size	Asking Rent	\$/F	Conc (Wks)	Eff Rent	Eff \$/F
1 Canyon Vistas	923	\$1,315	\$1.44	-	\$1,315	\$1.44
2 Bristol Heights	1,097	\$1,436	\$1.31	4.0	\$1,316	\$1.20
3 Davies Ranch	981	\$1,436	\$1.40	8.0	\$1,197	\$1.17
4 Progress @ Tech Ridge	957	\$1,682	\$1.76	12.0	\$1,262	\$1.32
Comp Average	990	\$1,467	\$1.48	6.0	\$1,273	\$1.28
Spread vs Comps	1.0%	4.0%	-13.0%	-	19.0%	1.0%

Concession Trends



Concession Text

Property	Concession Text
S Ascent North	
1 Canyon Vistas	move-in specialget up to one month free on select apt homes! *must move in by 9/29. restrictions apply. specials, pricing and availability subject to change daily. contact the leasing office for details.
2 Bristol Heights	move-in specialfor a limited time, we're offering up to one month free on select apartment homes. don't miss out on this amazing deal - please contact our leasing office for more information. terms and conditions may apply.
3 Davies Ranch	move-in special?2 months free on select apartment homes with a waived admin fee for all! call today to learn more!
4 Progress @ Tech Ridge	move-in specialenjoy up to 12 weeks free + special offers! dont miss out! one-bedrooms starting at \$1,392. two-bedrooms starting at \$1,740. hurrylimited time only! restrictions apply! proration of special available!

Unit Type Comparison

Last 7 days: 10/14/2025 - 10/20/2025

Summary ViewBreakdown View

1 Bedroom2 Bedroom3 Bedroom

1 Bedroom

1BR Rent Trends

1BR Breakdowns

Property	Size	Rent	\$/F	Conc	Eff Rent	Eff \$/F
S Ascent North	832	\$1,120	\$1.35	-	\$1,120	\$1.35
1 Canyon Vistas	763	\$1,184	\$1.55	-	\$1,184	\$1.55
2 Bristol Heights	740	\$1,057	\$1.43	4.0	\$969	\$1.31
3 Davies Ranch	733	\$1,169	\$1.59	8.0	\$974	\$1.33
4 Progress @ Tech Rid...	795	\$1,463	\$1.84	12.0	\$1,098	\$1.38
Comp Average	758	\$1,218	\$1.60	8.0	\$1,056	\$1.39
Spread vs Comps	10.0%	-8.0%	-16.0%	-	6.0%	-3.0%

2 Bedroom

2BR Rent Trends

2BR Breakdowns

Property	Size	Rent	\$/F	Conc	Eff Rent	Eff \$/F
S Ascent North	1248	\$1,366	\$1.09	-	\$1,366	\$1.09
1 Canyon Vistas	1104	\$1,448	\$1.31	-	\$1,448	\$1.31
2 Bristol Heights	1178	\$1,451	\$1.23	4.0	\$1,330	\$1.13
3 Davies Ranch	1101	\$1,434	\$1.30	8.0	\$1,195	\$1.08
4 Progress @ Tech Rid...	1126	\$1,901	\$1.69	12.0	\$1,426	\$1.27
Comp Average	1127	\$1,559	\$1.38	8.0	\$1,350	\$1.20
Spread vs Comps	11.0%	-12.0%	-21.0%	-	1.0%	-9.0%

3 Bedroom

3BR Rent Trends

3BR Breakdowns

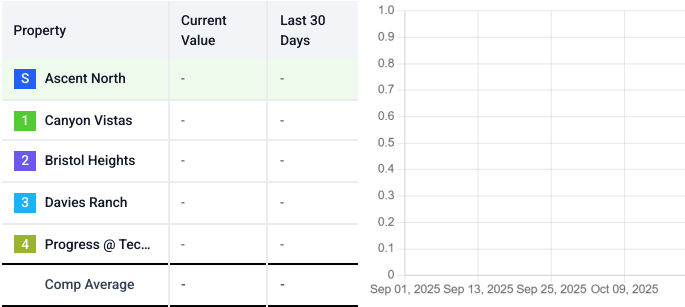
Property	Size	Rent	\$/F	Conc	Eff Rent	Eff \$/F
S Ascent North	1630	\$2,453	\$1.50	-	\$2,453	\$1.50
1 Canyon Vistas	-	-	-	-	-	-
2 Bristol Heights	1446	\$1,782	\$1.23	4.0	\$1,634	\$1.13
3 Davies Ranch	1311	\$1,706	\$1.30	8.0	\$1,422	\$1.08
4 Progress @ Tech Rid...	-	-	-	-	-	-
Comp Average	1379	\$1,744	\$1.27	6.0	\$1,528	\$1.10
Spread vs Comps	18.0%	41.0%	18.0%	-	61.0%	36.0%

Rent Trends

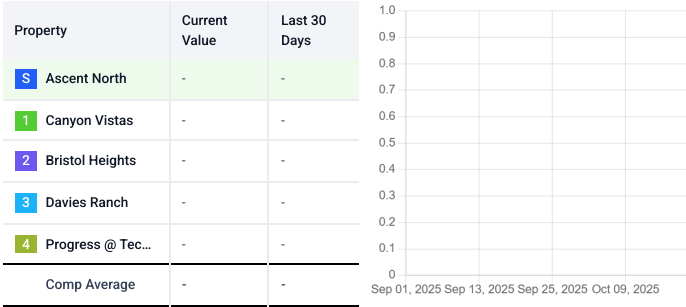
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

Studio

Average Rents Trend



Average \$/SF Trend

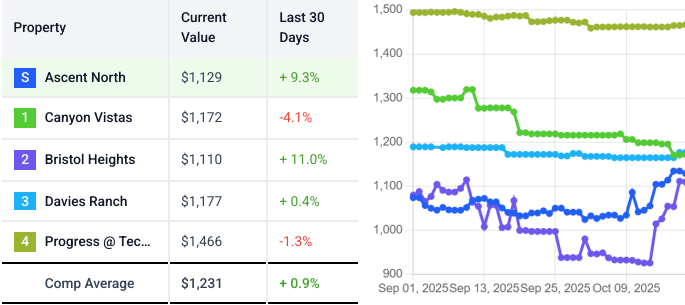


Studio Floor Plan Comparison

Studio Breakdowns

1 Bedroom

Average Rents Trend



Average \$/SF Trend

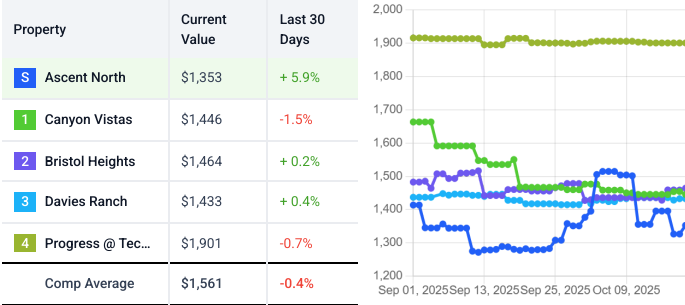


1 Bedroom Floor Plan Comparison

1 Bedroom Breakdowns

2 Bedroom

Average Rents Trend



Average \$/SF Trend

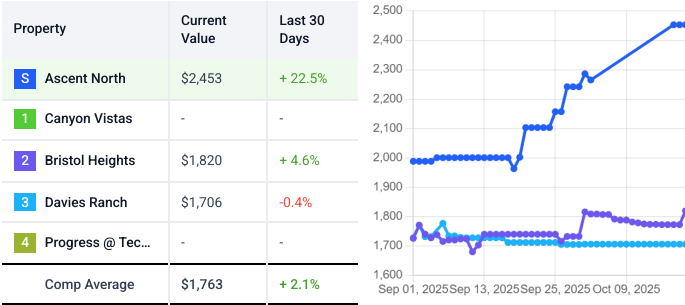


2 Bedroom Floor Plan Comparison

2 Bedroom Breakdowns

3 Bedroom

Average Rents Trend



Average \$/SF Trend



3 Bedroom Floor Plan Comparison

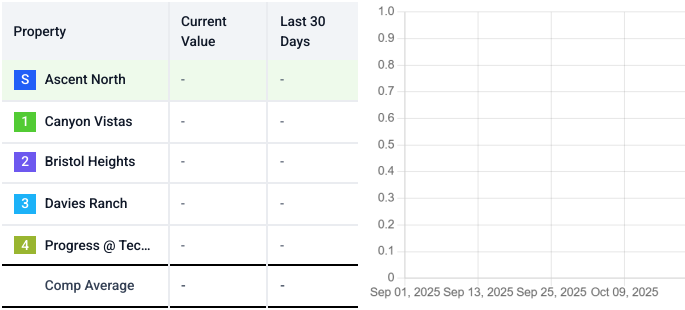
3 Bedroom Breakdowns

4 Bedroom

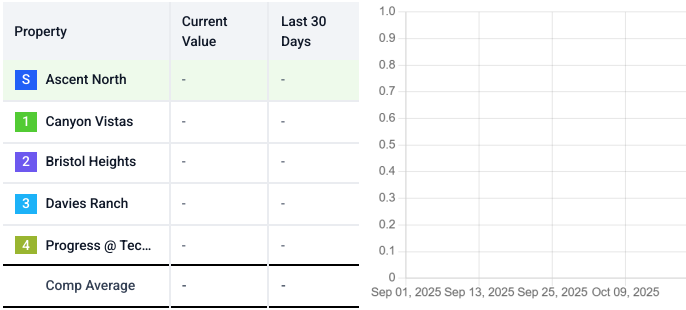
4 Bedroom Floor Plan Comparison

4 Bedroom Breakdowns

Average Rents Trend



Average \$/SF Trend



Units

0

Total

Rents

-

Average

-

Low

-

High

\$/SF

-

Average

-

Low

-

High

Size

0

Average

0

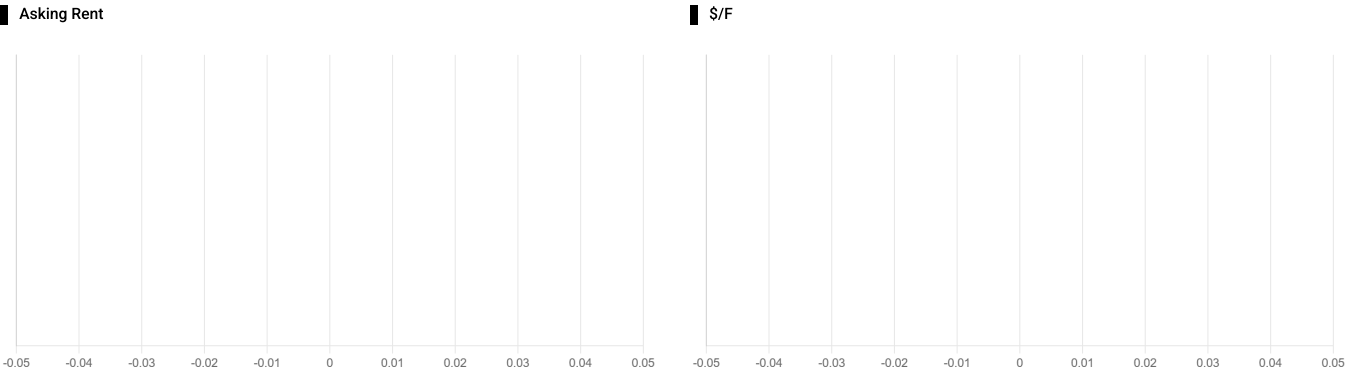
Low

0

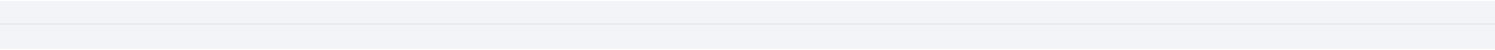
High

Units Listed

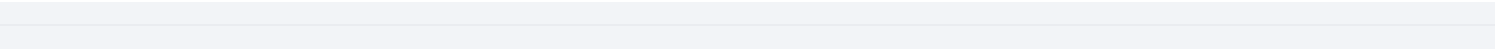
Asking Rents Breakdown



Asking Rents by Size Range



Effective Rents by Size Range



1 Bedroom

Units

139

Total

Rents

\$1,163

Average

\$933

Low

\$1,515

High

\$/SF

\$1.50

Average

\$1.18

Low

\$1.85

High

Size

779

Average

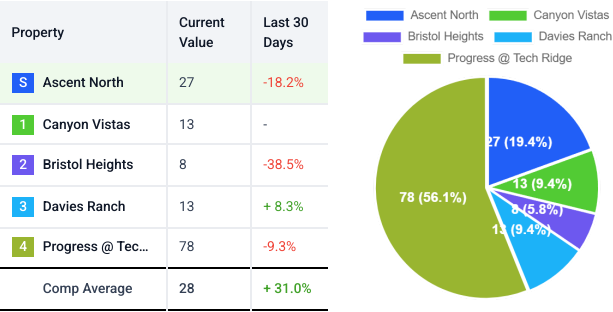
650

Low

1037

High

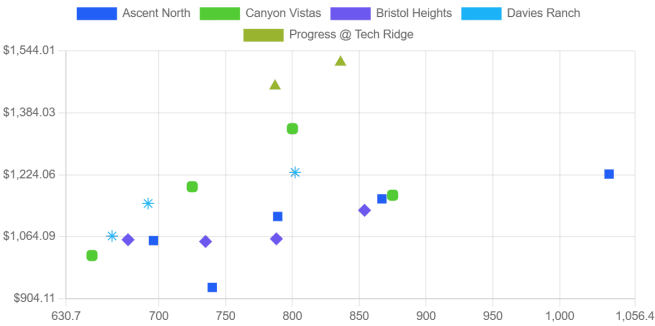
Units Listed



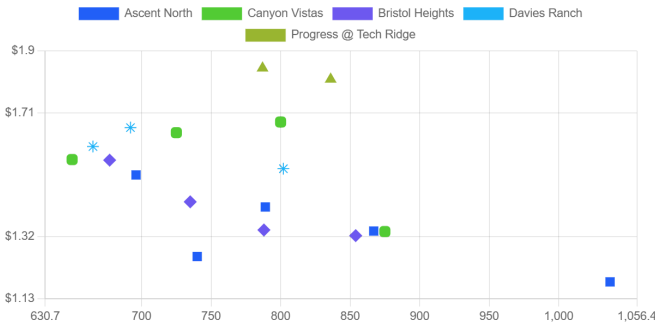
Asking Rents Breakdown

Ascent North			Canyon Vistas			Bristol Heights			Davies Ranch			Progress @ Tech Ridge		
Size	Rents	\$/SF	Size	Rents	\$/SF	Size	Rents	\$/SF	Size	Rents	\$/SF	Size	Rents	\$/SF
696	\$1,054	\$1.51	650	\$1,016	\$1.56	677	\$1,056	\$1.56	665	\$1,066	\$1.60	787	\$1,453	\$1.85
740	\$933	\$1.26	725	\$1,193	\$1.65	735	\$1,052	\$1.43	692	\$1,150	\$1.66	836	\$1,515	\$1.81
789	\$1,117	\$1.42	800	\$1,343	\$1.68	788	\$1,059	\$1.34	802	\$1,230	\$1.53			
867	\$1,162	\$1.34	875	\$1,171	\$1.34	854	\$1,132	\$1.33						
1037	\$1,226	\$1.18												

Asking Rent



\$/F



Asking Rents by Size Range

	600-700			700-800			800-900			1000-1100		
	Rent	\$/SF	Conc	Rent	\$/SF	Conc	Rent	\$/SF	Conc	Rent	\$/SF	Conc
Ascent North	\$1,054	\$1.51	-	\$1,073	\$1.38	-	\$1,162	\$1.34	-	\$1,226	\$1.18	-
Canyon Vistas	\$1,016	\$1.56	-	\$1,193	\$1.65	-	\$1,257	\$1.51	-	-	-	-
Bristol Heights	\$1,056	\$1.56	4.0	\$1,056	\$1.38	4.0	\$1,132	\$1.33	4.0	-	-	-
Davies Ranch	\$1,126	\$1.65	8.0	-	-	-	\$1,230	\$1.53	8.0	-	-	-
Progress @ Tech Ridge	-	-	-	\$1,453	\$1.85	12.0	\$1,515	\$1.81	12.0	-	-	-

Effective Rents by Size Range

		600-700			700-800			800-900			1000-1100		
		Rent	\$/SF	Conc	Rent	\$/SF	Conc	Rent	\$/SF	Conc	Rent	\$/SF	Conc
S	Ascent North	\$1,054	\$1.51	-	\$1,073	\$1.38	-	\$1,162	\$1.34	-	\$1,226	\$1.18	-
1	Canyon Vistas	\$1,016	\$1.56	-	\$1,193	\$1.65	-	\$1,257	\$1.51	-	-	-	-
2	Bristol Heights	\$968	\$1.43	4.0	\$968	\$1.27	4.0	\$1,038	\$1.22	4.0	-	-	-
3	Davies Ranch	\$938	\$1.37	8.0	-	-	-	\$1,025	\$1.28	8.0	-	-	-
4	Progress @ Tech Ridge	-	-	-	\$1,090	\$1.39	12.0	\$1,136	\$1.36	12.0	-	-	-

2 Bedroom

Units

122

Total

Rents

\$1,478

Average

\$1,222

Low

\$1,995

High

\$/SF

\$1.28

Average

\$0.94

Low

\$1.76

High

Size

1168

Average

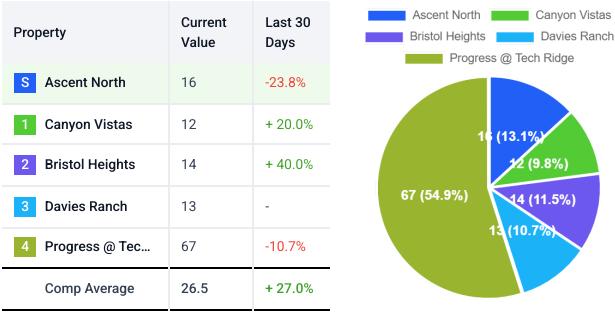
980

Low

1368

High

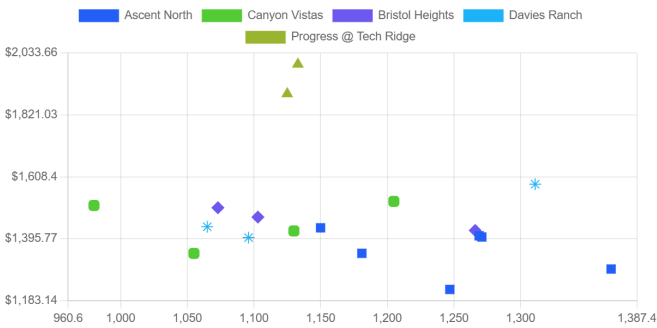
Units Listed



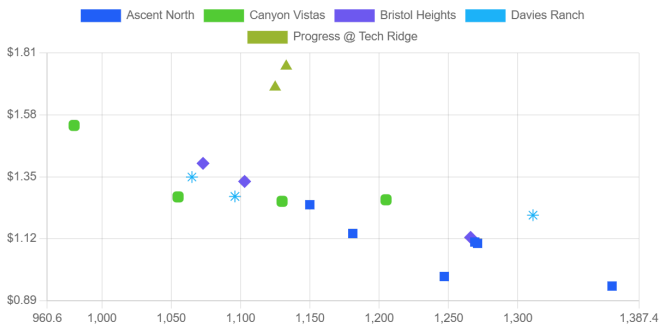
Asking Rents Breakdown

Ascent North			Canyon Vistas			Bristol Heights			Davies Ranch			Progress @ Tech Ridge		
Size	Rents	\$/SF	Size	Rents	\$/SF	Size	Rents	\$/SF	Size	Rents	\$/SF	Size	Rents	\$/SF
1150	\$1,433	\$1.25	980	\$1,510	\$1.54	1073	\$1,502	\$1.40	1065	\$1,437	\$1.35	1125	\$1,893	\$1.68
1181	\$1,346	\$1.14	1055	\$1,346	\$1.28	1103	\$1,470	\$1.33	1096	\$1,400	\$1.28	1133	\$1,995	\$1.76
1247	\$1,222	\$0.98	1130	\$1,423	\$1.26	1266	\$1,424	\$1.13	1311	\$1,583	\$1.21			
1269	\$1,406	\$1.11	1205	\$1,524	\$1.26									
1271	\$1,402	\$1.10												
1368	\$1,292	\$0.94												

Asking Rent



\$/F



Asking Rents by Size Range

	900-1000			1000-1100			1100-1200			1200-1300			1300-1400		
	Rent	\$/SF	Conc	Rent	\$/SF	Conc	Rent	\$/SF	Conc	Rent	\$/SF	Conc	Rent	\$/SF	Conc
Ascent North	-	-	-	-	-	-	\$1,381	\$1.18	-	\$1,363	\$1.08	-	\$1,292	\$0.94	-
Canyon Vistas	\$1,510	\$1.54	-	\$1,346	\$1.28	-	\$1,423	\$1.26	-	\$1,524	\$1.26	-	-	-	-
Bristol Heights	-	-	-	\$1,502	\$1.40	4.0	\$1,470	\$1.33	4.0	\$1,424	\$1.13	4.0	-	-	-
Davies Ranch	-	-	-	\$1,418	\$1.31	8.0	-	-	-	-	-	-	\$1,583	\$1.21	8.0
Progress @ Tech Ridge	-	-	-	-	-	-	\$1,901	\$1.69	12.0	-	-	-	-	-	-

Effective Rents by Size Range

		900-1000			1000-1100			1100-1200			1200-1300			1300-1400		
		Rent	\$/SF	Conc	Rent	\$/SF	Conc	Rent	\$/SF	Conc	Rent	\$/SF	Conc	Rent	\$/SF	Conc
S	Ascent North	-	-	-	-	-	-	\$1,381	\$1.18	-	\$1,363	\$1.08	-	\$1,292	\$0.94	-
1	Canyon Vistas	\$1,510	\$1.54	-	\$1,346	\$1.28	-	\$1,423	\$1.26	-	\$1,524	\$1.26	-	-	-	-
2	Bristol Heights	-	-	-	\$1,377	\$1.28	4.0	\$1,348	\$1.22	4.0	\$1,306	\$1.03	4.0	-	-	-
3	Davies Ranch	-	-	-	\$1,182	\$1.09	8.0	-	-	-	-	-	-	\$1,319	\$1.01	8.0
4	Progress @ Tech Ridge	-	-	-	-	-	-	\$1,426	\$1.27	12.0	-	-	-	-	-	-

4 Bedroom

Units

0

Total

Rents

-

Average

-

Low

-

High

\$/SF

-

Average

-

Low

-

High

Size

0

Average

0

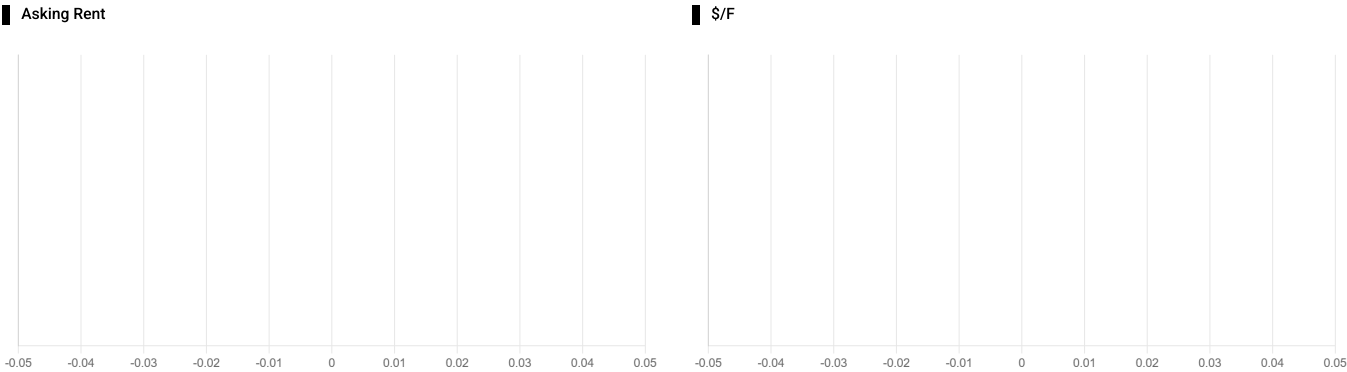
Low

0

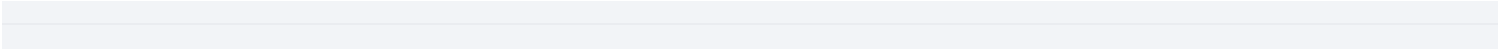
High

Units Listed

Asking Rents Breakdown



Asking Rents by Size Range



Effective Rents by Size Range

