

CougarPlaza.Com

FREQUENTLY ASKED QUESTIONS

<i>What is the lease rate?</i>	Depending on space needs, the gross rate for the first year is \$6 to \$9/sf/yr.
<i>Is there a NNN charge?</i>	The \$2.25/sf fee covers water/sewer, security systems, property taxes, hazard insurance, pylon signage, exterior lighting, central music system and grounds maintenance.
<i>Who pays for finish out?</i>	The low introductory lease rates are designed to facilitate the tenant making these improvements according to their particular needs.
<i>Loans available?</i>	Wells Fargo Bank offers an attractive Small Business loan program with 10% down for experienced business people.
<i>Other tenants expected?</i>	Bank, Mexican restaurant, auto parts, video rental, pizza parlor, dollar store and office suites.
<i>Accessibility?</i>	Cougar Plaza is located on the gateway boulevard to the Sonterra master planned community with IH 35 access, just north of the SH 130 Austin by-pass.
<i>Growth of Sonterra?</i>	This 1700 acre planned community is expected to encompass over 5,000 attractively priced homes for first time buyers. Seven national and regional home builders offer houses from \$70,000 to \$140,000 with a variety of amenities.
<i>Location?</i>	Located north of the Austin metroplex on IH 35, within easy commuting to employed centers in Austin, Round Rock and Killeen-Temple-Belton.
<i>Community facilities?</i>	The developer has incorporated open space, recreational facilities, schools and fire/EMS into the master plan.