

THE INSIDE TRACT

Information for Koontz McCombs Employees and Clients

Winter 2010

CITYVISTA

Luxury Apartment Homes

KOONTZ • MCCOMBS
www.koontzmccombs.com

A look at the multi-family
properties developed

What's new in KM
Construction

Welcome to
The Broadway

THE INSIDE TRACT

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KOONTZ MCCOMBS, LTD.

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Bart C. Koontz

Chief Financial Officer

Troves Gilbert

Vice President / Legal

Cynthia Stevens

Vice President of Multi-family Development

Thomas Wells

KOONTZ MCCOMBS CONSTRUCTION, LTD.

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Sr. Vice President

Henry Serry

Vice President of Business Development

Richard Evers

Vice President of Multi-family Construction

Robert Grier

KOONTZ MCCOMBS REALTY SERVICES, INC.

Vice President

Alex Yount



A Message from the President

Welcome to The Inside Tract. This January our company will celebrate its 14th year in business! I am very proud of what we have accomplished in the past 14 years. We have created, starting from scratch, one of the finest development and construction companies in the Southwest United States. We have built a multitude of projects ranging from Class A office buildings, medical buildings, schools, and car dealerships, to large multi-unit luxury apartment projects. Our firm has showcased its abilities and expertise in a variety of ways and on a number of different property types. These are clearly accomplishments we can all be proud of.

Of course none of this could be achieved without the hard work and dedication of our employees. I don't think of our employees as employees, but rather as good friends and family. It is a special feeling to come to work and enjoy being around the people you work with and who really care about one another. We are blessed to have that environment here at Koontz McCombs. I want to personally thank our employees for their dedication, their friendship, and their superior contribution to our success.

We have faced a tough economy in the last couple of years in our company. So, naturally, we are looking forward to the excitement and hope that a New Year brings. Yet, we remain thankful for the many blessings that we enjoy not only in this great country, but this state, this city and in this office. Happy New Year to all and have a safe 2011!

Bart C. Koontz

President & CEO

ON THE COVER

CITYVISTA LUXURY APARTMENT HOMES

DEVELOPMENT HIGHLIGHTS

MULTIFAMILY DEVELOPMENTS—3-4

CONSTRUCTION HIGHLIGHTS

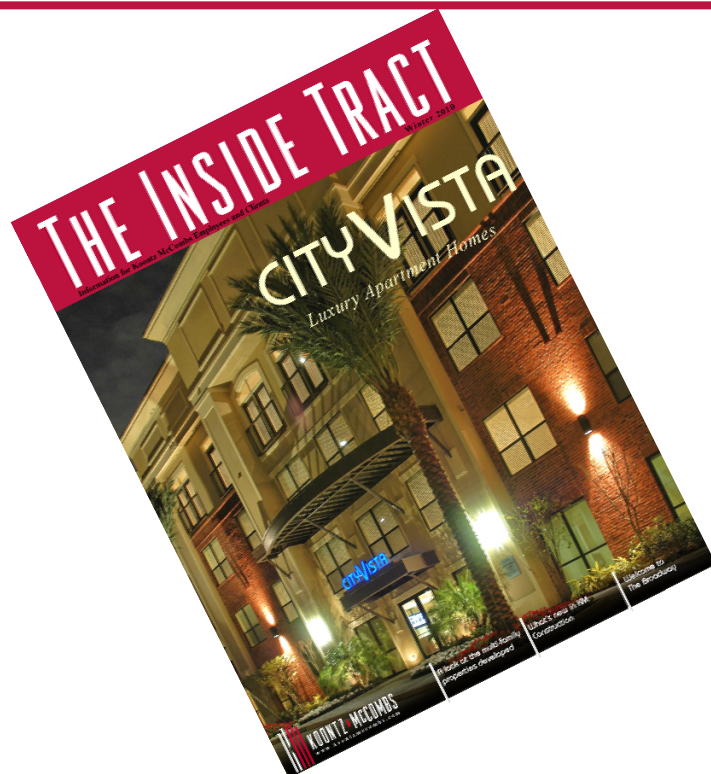
COMPLETED & IN-PROGRESS PROJECTS—5-6

THE WAIT IS OVER

THE BROADWAY SAN ANTONIO—7

MCCOMBS HIGHLIGHTS

RED MCCOMBS IN THE NEWS



THE INSIDE TRACT is a semi-annual publication intended for employees and clients of Koontz McCombs.

DEVELOPMENT HIGHLIGHTS



PALOMINO Apartment Homes was built on 19 acres and is located in San Antonio. The project consists of 348, Class “A” units in a gated community. Conveniently located near the South Texas Medical Center, USAA, UTSA, Valero, and world class shopping, the property draws from a diverse and growing market. Enjoy community amenities including a state-of-the-art fitness facility, tanning beds, resident business center and entertainment room with billiards table and multiple flat-screen televisions. Outside, relax in our resort-style pool, or enjoy the dual-sided grand outdoor fireplace with multiple flat-screen televisions. Unit features include granite counter tops, island kitchens, designer black appliances, pantries, full-size washer and dryer, garden-style bath tubs, oversized walk-in closets, and nine-foot ceilings. This project was completed in December 2009.

CITYVISTA Apartment Homes is a high end, 404-unit, Class “A” apartment community on West Dallas Street in Houston, just west of downtown. Located in the River Oaks area of Houston, the site has spectacular views of the downtown skyline. Common area amenities include a six-level parking garage, luxury clubhouse with game room, billiard and poker room, massage & relaxation room, tanning bed, state-of-the-art fitness center, internet café with coffee bar, and two swimming pools with large sundecks. Unit features include stainless-steel refrigerators, microwaves, dishwashers, and flat-top ranges with oven, granite counter tops, nine- and ten-foot ceilings, computer library with built-in desks and shelving, ceiling fans, oversized walk-in closets, and custom entry door with viewer. This project was completed July 2008 and sold in October 2010.

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DEVELOPMENT HIGHLIGHTS

THE REMINGTON

Apartment Homes is a high-end, 344-unit, Class "A" apartment community located near the intersection of Parmer Lane and FM 620 in Austin. The property is fully gated with a grand entry. Amenities include a 7,865 square foot luxury clubhouse with game room and billiard table, extensive exercise facility, internet café with coffee bar, swimming pool and poolside cabana featuring wireless internet, and attached garages. Unit features include gourmet kitchens, custom cabinetry and pantries, granite counter tops, nine- and ten-foot ceilings, ceiling fans, oversized walk-in closets, and custom entry door with viewer. The modern style architecture includes a stone and stucco exterior. This project was completed in February 2008.



The Remington
Austin, Texas

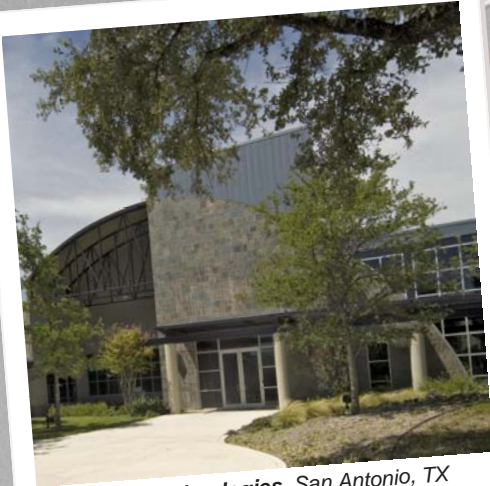


THE RETREAT AT CHELSEA PARK

Apartment Homes is located off IH35 in Selma, Texas. The project is a 280-unit Class "A" multifamily development on 15.6 acres. The project is fully gated with a grand private boulevard entry. A 4,500 square foot clubhouse is situated toward the main access point of the project overlooking a well-landscaped courtyard with resort-style swimming pool and a poolside cabana featuring wireless internet. Common area amenities include a residents room appointed with a designer kitchen, gaming center and shuffle board table, fitness center, business center, landscaped barbeque and picnic areas, and a laundry facility. The ranch modern style architecture includes stone and masonry exterior as well as elegant steel arches. The project was completed in October 2007.



The Retreat at Chelsea Park
Selma, Texas



Karta Technologies, San Antonio, TX
Office Building Addition—Tiltwall Construction
60,000 sf - Completion Date: June 2007



The Broadway Sales Center, San Antonio, TX
Condo Sales Office
2,300 sf - Completion Date: July 2007



Austin Regional Clinic, Round Rock, TX
Medical Office Building
24,000 sf - Completion Date: August 2007



Park Central, Austin, TX
Office Building—Tiltwall Construction
188,000 sf - Completion Date: March 2008



Universal Toyota, San Antonio, TX
New State-of-the-Art Automotive Dealership
91,000 sf - Completion Date: April 2008



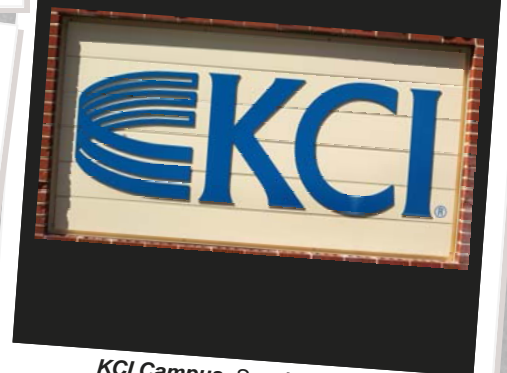
Westpointe Corporate Center, San Antonio, TX
Office / Retail Building
114,000 sf - Completion Date: November 2008



Mission Chrysler, San Antonio, TX
3rd Party—Automotive Dealership
8,400 sf - Completion Date: January 2009



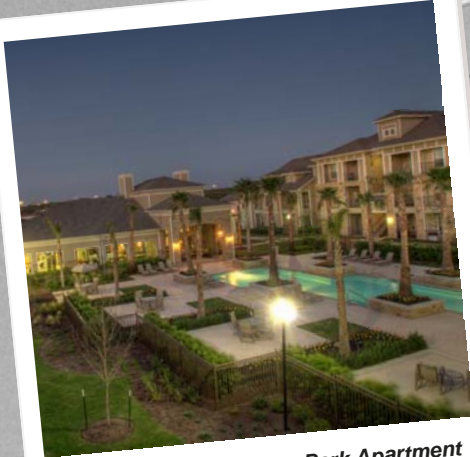
Kronkosky Place, Boerne, TX
Senior Activity Center
28,241 sf - Completion Date: May 2010



KCI Campus, San Antonio, TX
Bldg. VII—Tenant Improvement, 57,325 sf - March 2008
Bldg. V—R&D Remodel Phase III—Research Lab/Office Remodel, 7,888 sf - December 2008

CONSTRUCTION HIGHLIGHTS

COMPLETED PROJECTS, CONTO.



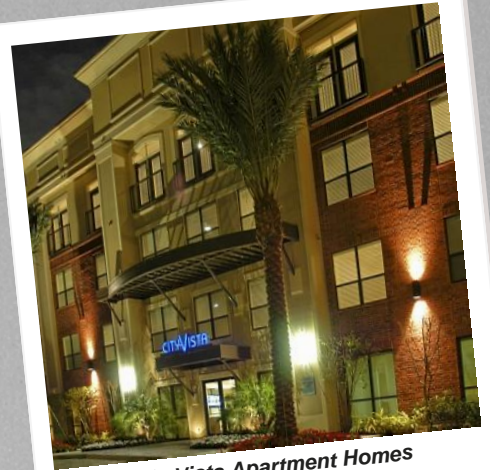
The Retreat at Chelsea Park Apartment Homes — Selma, TX

Multifamily - Completion Date: October 2007



The Remington Apartment Homes
Austin, TX

Multifamily - Completion Date: February 2008



CityVista Apartment Homes
Houston, TX

Multifamily - Completion Date: July 2008



Palomino Apartment Homes
San Antonio, TX

Multifamily - Completion Date: December 2009



Floresville North Elementary School
Floresville, TX

New Elementary School—127,128 sf
Completion Date: December 2010



Floresville High School
Floresville, TX

New High School—279,080 sf
Completion Date: December 2010

PROJECTS IN PROGRESS

City Base West Phase I & II

San Antonio, TX
Retail
50 acres

Projected Completion Date: Sept. 2011

Randolph-Brooks FCU

San Antonio, TX
Bank
113,700 sf

Projected Completion Date: Jan. 2012

Vida Y Salud

Crystal City, TX
Medical
6,995 sf

Projected Completion Date: Mar. 2011



Army Residence Community (ARC)

San Antonio, TX
Retirement Center
190,300 sf

Projected Completion Date: Jun. 2011

THE WAIT IS OVER

WELCOME TO THE BROADWAY SAN ANTONIO

The Broadway, San Antonio's newest exclusively residential high-rise, is now complete. The award-winning luxury condominium project began welcoming residents in the fall of 2010.

Bringing an iconic new architectural dimension to San Antonio, the curved, stone-clad high-rise features a timeless design. The 20-story building incorporates soft earth tones complemented by stainless steel and aluminum accents to achieve the design inspiration of strength, elegance and timelessness. Featuring large, deep-set windows, generous covered terraces, resort-style amenities and services, The Broadway represents a significant move forward in the city's high-rise offerings.

"We are thrilled to begin welcoming homeowners to The Broadway San Antonio," said Bart Koontz, President and CEO, for Koontz McCombs. "Throughout this endeavor, we have maintained that every element of this project, from the location and building materials to the appearance and approach, would reflect a new standard for fine living in San Antonio. We wanted to create a building that reflects the new San Antonio on the horizon, while honoring the roots of the city we all love."

The Broadway features 90 homes ranging from 1,262 to 5,839 square feet and one to three bedrooms with 24-hour access to outstanding services and amenities. Homeowner benefits include concierge, dedicated valet services, porter services, underground parking, a resort-style outdoor heated pool and spa with lush landscaping, a private state-of-the-art fitness center with a separate yoga/Pilates studio, executive conference room, media lounge, catering kitchen, climate controlled storage spaces, and two overnight guest suites. Residents will also enjoy à la carte access to housekeeping, pet services, meal and grocery delivery and much more.

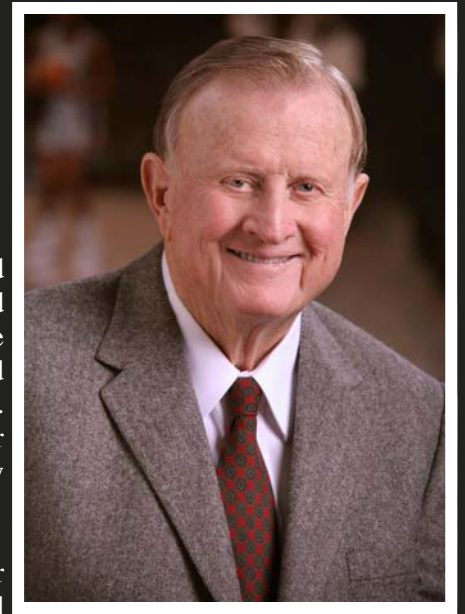
With convenient access and panoramic views of both downtown and the hill country, homeowners are only a stone's throw from San Antonio's most desirable venues, including the Central Business District, San Antonio International Airport, Convention Center, the Museum District, San Antonio Country Club, Brackenridge Park, San Antonio Zoo, Central Market and the city's finest shopping and dining.

For additional information or to schedule a private tour, contact The Broadway sales center at 210-930-4242.



Red McCombs Honored as Boss of the Plains

Red McCombs was honored on May 15, 2009, for his professional success and support of the National Ranching Heritage Center. San Antonio businessman Red McCombs was selected to receive the 2009 Boss of the Plains Award from the Ranching Heritage Association, based in Lubbock. It was presented during an award dinner at the Lubbock Country Club. The award was presented by former Texas Gov. Dolph Briscoe with opening remarks by Texas Tech University Chancellor and former U.S. Congressman Kent Hance. The annual award recognized McCombs' generosity to the National Ranching Heritage Center (NRHC) museum and historical park.



Created in 1999, the Boss of the Plains Award is presented annually and reserved for individuals who are highly regarded in their professions and who have provided noteworthy support for the NRHC. A charter member of the RHA's National Advisory Board, McCombs has provided financial support toward several of the Heritage Campaign projects, including making possible the impressive Red McCombs Main Gallery in the museum's new north addition. The Boss of the Plains comes from the Stetson Hat Co., whose founder, John B. Stetson, created the first true hat of the American West. The hat and its name were the first registered by Stetson in its long and colorful history. Stetson, recognizing the significance of the Boss of the Plains Award, authorized its use and its name to honor those who lead the way in supporting the National Ranching Heritage Center.



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