

Quick Summary of [Leland South Congress](#):

- 265 units coming to South Congress and Live Oak summer of 2027
- Put your name on the list now to be the first to pick out units for \$1,000 fully refundable
- Sales start this June and requires a 10% holding fee
- Take advantage of the unique investment of pre-construction sales



The benefits of buying into this project:

- There is very limited opportunity to own real estate along South Congress
- Buying during the pre-construction phase is a unique investment strategy. You get the financial benefits of owning real estate for 3 years without the costs of owning a condo.

Sales start this summer and anticipate move-ins summer of 2027 (in 3 years). To secure a unit this summer, it requires a 10% holding fee. They typically start pricing at a cheaper rate than today's market value to encourage sales and help pay off the construction loans. You buy in today's market by paying a 10% holding fee and earn appreciation on the condo value over the next 3 years while not paying property taxes, insurance, HOA, mortgage interest or principal!

You can of course move-into the unit once completed, sale it off immediately, or rent it out.

This is still in early phases but they are accepting Letters of Interest at the moment, meaning you are the first to be able to select the units once sale start. The letter of interest is a fully refundable \$1,000 and can be done today. There are over 120 LOI as of last week.

More info below on what they are willing to provide. The project goes live this week and more renderings to follow. We can also set up time to have the virtual tour where they are providing a lot more photos and floor plans! It's gorgeous!!

Let me know if you want to discuss further or know anyone that could be of interest!

----- More info from the seller -----

Hi Jacob,

Thank you so much for our chat today on [Leland on South Congress](#), Intracorp's next extraordinary community in Austin, TX, the first of its kind with all interiors and common spaces carefully curated by Michael Hsu Office of Architecture.

Below is a recap of high-level details for your review. Please feel free to pass this along to any interested clients or friends:

- Location: Leland's address will be 2121 South Congress (NE corner of Congress and Live Oak).
- Residence profile - 265 single-level residences, featuring Studios – 4BD PH estates, with prices ranging from \$400K – 3M+. HOA dues are estimated at \$0.60/sf+/-.
- Building design: The building will sit at one of the highest points of South Congress and reach over 80' in height with seven total stories. The 7th floor will feature 21 unique PH estates known as our Lady Bird Collection.
- Retail: The first floor will feature over 20,000sf of retail & restaurant space and over 6,000sf of outdoor dining that connects to a central paseo for resident circulation.
- Amenities: The building will offer more amenities than any other mid-rise in South Austin (and most downtown high-rises!), spanning three levels and over

30,000sf.

- Amenities on the 1st floor will feature a staffed arrival lobby with adjacent lounge and conference space, along with extensive storage and package delivery.
- 2nd floor amenities will be health & wellness focused with a full-scale fitness facility, infrared sauna, treatment rooms and quiet meditation space. The indoor amenities lead out to a central courtyard totaling nearly 0.25 acres featuring native Texas landscaping and an elegant reflection pool.
- 3rd floor amenities are centered around both work & play with private meeting and co-working space, social lounges, cocktail bar and club room. These spaces lead out to an expansive pool deck featuring skyline views, outdoor dining and entertainment zones.
- Timing / Process: We are now taking reservations for early adopters. This is the only way to reserve your spot in line for first contract appointments. All reservations are coupled with a refundable deposit that secures your priority position. Contract conversions are expected this summer, with delivery in 2027.

[Here](#) is a recent Leland press that includes renderings for you to reference.

I've also attached an LOI form for you to review. I'll look to getting our next meetings scheduled!