## STRATUS®

Property	Use	App	proved En	titlements	Ownership %	Capital Structure as of 12/31/2016 (\$MMs)									Value (\$MMs)								
							vestment		Project Debt					Appraisals (B)									
		Lots	Units	Square Feet		Contributed Land	Additional Capital Funded	Additional Capital To Be Funded	Total	Funded	To Be Funded		otal apital Car	rrying Value <sup>(A)</sup>	As Is <sup>(C)</sup> As Stabiliz	Gross Va	ue	NAV <sup>(D)</sup>	Percent of Total NAV	Tax Basis <sup>(E)</sup>	Built-In Gain <sup>(F)</sup>	35% Corporate Tax	NAV After To
Property Held for Future Use																							
Barton Creek Village: Phase II Land (C)(G)	MU	_	_	16,000	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	0.9	N/A \$	- \$	1.0 \$	0.7	0.2%	\$ 0.8	\$ 0.3	\$ (0.1)	) \$
Fazio Canyons 18th Green Lot	SF	1	_	-	100%	-	-	-	Ť -	· -	· -	- *	- *	0.5		-	1.0	0.7	0.2%	0.5			
Barton Creek Blvd./ SW Pkwy Residential	SF	1	_	_	100%	-	_	_	_	_	_	_	_	1.6		_	0.6	0.4	0.1%	1.7			•
Barton Creek Blvd./ Bee Cave Road Entry Lot	MU	_	_	5,000	100%	-	_	_	_	_	_	_	_	0.6		_	0.8	0.5	0.1%	0.4	•		
Barton Creek: Amarra	MU	_	170		100%	_	_	_	_	_	_	_	_	5.8	13.7	_	13.7	9.8	2.7%	5.9			•
Lantana Office: Tract G04/G07	0	-	-	160,000	100%	-	-	-	-	-	-	-	_	0.4	5.3	-	5.3	3.8		0.7		, ,	,
Property Held for Future Use		2	170	264,081		-	-	-			-		-	9.8	21.3	-	22.3	16.0	4.3%	10.0	12.3	(4.3)	) 1
Property Currently Undergoing Active Planning																							
Barton Creek: Residential Sections K, L, and O	SF	154	_	_	100%	-	_	_	_	_	_	_	_	9.7	36.6	_	36.6	26.3	7.1%	15.5	21.0	(7.4)	) 1
Oaks at Lakeway Back Land <sup>(B)</sup>	R	100	_	_	90%	_	_	_	_	_	_	_	_	5.4	4.8	_	4.3	4.3	1.2%	5.4			
Lantana Retail: Tract GR1 (H)	P	-	_	325,000	100%	_		_	_	_		_	_	6.3		_	12.7	9.1	2.5%	6.2	•		
Magnolia TX (Houston) HEB (C)(I)	D.			351,000	100%									4.7		-	4.7	3.4	0.9%	4.6			
Circle C: Tract 114	K D	-	-	37,857	100%	-	-	-	-	-	-	-	-	0.6	1.	-	3.9	2.8	0.7%	0.5			,
Barton Creek: Section N	MU	-	1.412		100%	-	-	-	-	-	-	-	-	44.2		-	55.3	39.7	10.7%	51.1	4.2		,
	MF	-	212		100%	-	-	-	-	-	-	-	-	3.5		-	4.7	39.7	0.9%	3.4			•
(C)(I)		-	212			-	-	-	-	-	-	-	-									, ,	
	MF	-	- 6	-	100%	-			-	-	-	-	-	1.1	. ,, , ,	-	1.1	8.0					
Property Currently Undergoing Active Planning		254	1,630	2,274,667		-	-	-	•	-	-	•	-	75.6	117.9	- 1	23.2	89.8	24.2%	87.6	35.6	(12.5)	) 7:
Property Under Construction																							
Killeen TX HEB <sup>(B)(H)</sup>	R	-	-	44,567	100%	-	5.4	(0.1)	5.4	-	9.9	9.9	15.3	5.4	7.2	-	7.2	7.2	1.9%	4.1	3.1	(1.1)	)
Barton Creek: Amarra Villas <sup>(B)(H)</sup>	MF	-	20	-	100%	-	-	-	-	-	-	-	-	10.0	13.6	-	13.6	9.7	2.6%	8.2	5.5	(1.9)	)
Property Under Construction		-	20	44,567		-	5.4	(0.1)	5.4	-	9.9	9.9	15.3	15.4	20.8	-	20.8	16.9	4.6%	12.2	8.6	(3.0)	) 1:
Completed Single-Family Homesites for Sale																							
Barton Creek: Amarra Homesites	SF	61	-	-	100%	-	-	-	-	-	-	-	-	17.1	32.6	-	32.6	23.5	6.3%	18.5	14.1	(4.9)	
Circle C: Meridian	SF	12	-	-	100%	-	-	-	-	-	-	-	-	1.8	3.0	-	3.0	2.2	0.6%	2.0	1.0	(0.4)	)
W Austin Condominiums (C)(J)	SF	2	-	-	100%	-	-	-	-	-	-	-	-	2.2	N/A	-	3.8	2.7	0.7%	2.2	1.5	(0.5)	)
Completed Single-Family Homesites for Sale		75	-	-		•	-	-	-	-	-	-	-	21.2	35.6	-	39.4	28.3	7.6%	22.7	16.7	(5.8)	) 2:
Commercial and Multi-Family Land for Sale																							
Circle C: Tract 101	MF	-	240	-	100%	-	-	-	-	-	-	-	-	2.6	4.6	-	4.6	3.3	0.9%	2.1	2.5	(0.9)	)
Circle C: Tract 102	MF	-	56		100%	-	-	-	-	-	-	-	-	0.5	2.1	-	2.1	1.5	0.4%	0.6	1.5	(0.5)	)
Circle C: Tract 110	0	-	-	655,000	100%	-	-	-	-	-	-	-	-	5.2	17.2	-	17.2	12.4	3.3%	6.0	11.2	(3.9)	)
Crestview Station Pad <sup>(C)(K)</sup>	R	1	-	-	50%	-	-	-	-	-	-	-	-	0.2	N/A	-	0.5	0.3	0.1%	0.2	0.2	(0.1)	)
Commercial and Multi-Family Land for Sale		1	296	655,000		•	•	-	-	-	-	-	-	8.5	23.9	•	24.4	17.5	4.7%	9.0	15.4	(5.4)	) 1:
Total		332	2,116	3,238,315		\$ -	\$ 5.4	S (0.1)	S 5.4	٠.	\$ 9.9 \$	00 5	153 \$	130.4	\$ 219.6 \$	- \$ 2	30.1 \$	168.5	45.5%	\$ 141.5	\$ 88.6	\$ (31.0)	) \$ 13

Property	Use		Approved Entitlements				Ownership %	Occupancy % <sup>(A)</sup>	Projected 2017 Net Operating Income (\$MMs)		ing	Cap Rate			Value (\$MMs)										
																Gross Value									
	Lo	ts	Units	Square Feet	Rooms	Seats				ue Expen	enses NOI	OI	High	Low	Total Carrying Value (Prorata) <sup>(A)</sup>	Low	High		Average of gh/Low Value	NAV <sup>(D)</sup>	Percent of Total NAV	Tax Basis <sup>(M)</sup>	Built-In Gain <sup>(N)</sup>	35% Corporate Tax	NAV After Ta
5 Stabilized Commercial Property																									
Barton Creek Village (G)	MU -	-	-	25,451	-	-	100%	100%	5 \$ 1.	1 \$	0.4 \$	0.7	8.00%	6.00%	\$ 4.4	\$ 8.2	\$ 1	10.9 \$	9.6	4.0	1.1%	5.0	4.6	(1.6	) 2
7 Oaks at Lakeway HEB <sup>(L)</sup>	R -		-	236,739	-	-	98%	87%	5 \$ 7.9	9 \$	1.8 \$	6.1	5.36%	5.36%	\$ 66.8	\$ 111.5	\$ 11	11.5 \$	111.5	43.7	11.8%	76.2	35.3	(12.3	) 31
Barton Creek: Santal Phase I (M)	MF -		236	-	-	-	100%	68%	5 \$ 4.7	7 \$	2.0 \$	2.7	5.75%	4.75%	\$ 37.0	\$ 46.5	\$ 5	56.3 \$	51.0	20.5	5.5%	37.2	13.8	(4.8	) 15.
9 Block 21 <sup>(B)</sup>	MU -	-	-	57,690	251	2,750	100%		61.	1	46.7 1	4.3			144.6	234.0	23	34.0	234.0	85.7	23.1%	170.2	63.8	(22.3	) 63
Total Stabilized Commercial Property			236	319,880	251	2,750									252.9	400.1	41	12.7	406.0	153.9	41.5%	288.7	117.4	(41.1)	) 112.
Other Assets																									
2 Barton Creek: MUD Reimbursables							100%								8.0	24.5	2	24.5	24.5	17.6	4.7%	8.1	16.4	(5.7)	) 11.
3 Cash															-	13.6	1	13.6	13.6	9.8	2.6%	13.6	-	-	9
14 Total Other <sup>(N)</sup>															-	29.1	2	29.1	29.1	20.9	5.6%	29.1	-	-	20
Total Other Assets	-		-	-	-	-									8.0	67.2	6	57.2	67.2	48.3	13.0%	50.8	16.4	(5.7)	) 42.
Total	-		236	319,880	251	2,750									\$ 260.8	\$ 467.3	\$ 47	79.9 \$	473.2 \$	202.2	54.5%	\$ 339.5	\$ 133.8	\$ (46.8)	) \$ 155.
7 Grand Total	3	32	2,352	3,558,195	251	2,750									\$ 391.3			\$	703.4 \$	370.7	100.0%	\$ 480.9	\$ 222.4	\$ (77.9)	) \$ 292.
8 Shares Outstanding (Diluted) (O)															8.235										
9 Total Per Share															\$ 47.51			\$	85.41 \$	45.02		\$ 58.40	\$ 27.01	\$ (9.45)	) \$ 35.5

SF=Single-Family MF=Multi-Family O=Office R=Retail MU=Mixed Use

- (A) Carrying values and occupancy percentages as of December 31, 2016
- (B) All appraisals dated between 2/9/17 and 4/14/17 except those for Block 21, dated 12/31/16, Killeen TX HEB, dated 6/1/16, Barton Creek: Amarra Villas, dated 3/10/16, and Barton Creek: Santal Phase II, dated 11/13/14. The Barton Creek: Santal Phase II appraisal was determined to still be a reasonable reflection of market value at approximately \$22,000 per unit. All appraisals except Block 21 and Oaks at Lakeway Back Land were commissioned by third party lenders.
- (C) Marked N/A if no appraisal obtained
- (D) See "Cautionary Statement and Regulation G Disclosure." To calculate NAV, general liabilities were allocated ratably to all assets that did not have project debt.
- (E) Tax basis represents preliminary carrying values for income tax purposes as of September 30, 2016, and are subject to change until the 2016 federal tax return is filed
- (F) Built-in gain represents the excess of Gross Value over the Tax Basis for each asset
- (G) Barton Creek Village: Phase II Land and a 3,085 sf bank building in Barton Creek Village were sold in February 2017. The contract price was used to value these assets.
- (H) Stabilized appraisal value less cost to complete used to value Lantana Retail: Tract GR1, Killeen TX HEB and Barton Creek: Amarra Villas
- (I) Waller/Flores and Magnolia TX (Houston) HEB carrying values used to calculate total gross estimated value
- (J) Condominium values determined by current list price
- (K) Crestview Station estimated value based on 50% share of target price
- (L) Oaks at Lakeway (HEB) valuation reflects \$114 million of gross proceeds from sale in February 2017 less transaction costs, costs to complete and master lease costs. Listed square footage excludes pad sites. Ownership percentage reflects HEB profit participation. NOI is shown at the projected stabilized value.
- (M) Barton Creek: Santal Phase I valuation reflects stabilized NOI in the second half of 2017 annualized divided by an average cap rate of 5.25%.
- (N) Includes restricted cash and deferred tax assets
- (O) Includes 8.098 million shares of Stratus common stock outstanding and 0.137 million outstanding stock options and restricted stock units as of December 31, 2016. Additional RSUs granted in March 2017 are not included.