

VANTAGE at CONVERSE APARTMENTS

CONVERSE 'WORK FORCE' APARTMENTS – 224 Units

9205 FM (Highway) 78

Converse, Texas

Eleven Apartment Buildings of 224 Apartments with Supporting Club House, Central Community Laundry-Fitness Facility and Outdoor Swimming Pool



Project: This 256,127 GSF / 224 Unit Apartment project consists of eleven three story apartment buildings located along the I-35 highway corridor between San Antonio and Austin, Texas. Property is 15.2 acres and apartments consist of a mix of one, two and three bedroom flat layouts and all apartments feature an exterior balcony which also provides access to the private laundry closet. Property provides 424 parking spaces with some covered parking (Car Ports) for tenant use, apartment buildings have stone veneer and all apartments are fully protected by a residential sprinkler fire protection system.

Project Status: The Vantage at Converse Apartments project was completed in 2008 and is now fully leased.



View of Property Entrance Monument Sign



View of a Typical Converse Apartment Building (Three Story)



Project Consists of Eleven Apartment Buildings



All Apartments Feature Vinyl Wood Veneer Floors in the Kitchen, Living-Dining & Bathrooms



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View of Typical Bathroom Finishes



All Apartments Feature Vinyl Wood Veneer Floors in the Kitchen, Living-Dining & Bathrooms – View Towards Living Room French Doors & Outdoor Balcony



View of Club House Interior / Southwestern Design Decor



Club House Interior Millwork & Property Leasing Map



Club House Tenant Kitchen



Club House – Exterior Porch Adjacent to Swimming Pool



View of Club House Outdoor Swimming Pool



Two Bedroom Sales Model – Master Bedroom



Sales Model – 2nd Bedroom



Sales Model - Kitchen



Sales Model - Bathroom



Sales Model – Bedroom to Bathroom – Note: Built-in Desk

Harley-Services: GDHarley & Associates represented the equity investor – Arsenal Real Estate Funds providing due diligence services and review of the proposed architectural designs prior to the loan closing; during following construction phase we provided 'Owner's Representative' services including monthly construction inspections by our Local Texas Regional Inspector, from Concord we provided review of all construction testing reports, all monthly DRAW Packages and project close-out document submittals.

Project Design-Construction-Credits:

Developer:	American Opportunity for Housing
Owner:	AOH-Converse, LLC
Equity Partner:	Arsenal Real Estate Funds
Lender:	Regions Bank
Contractor:	Converse Heights Builders, LLC - Wood Partners
Architect:	B & A Architects. Inc.
Geotechnical Engineer:	The Murillo Company
Structural Engineer:	Sterling Engineering
MEP Engineer:	A.A. Gonzales Engineering, Inc.
Civil Engineers:	BMacina-Bose-Copeland & Associates, Inc.
Landscape Architect:	Peter B. Olfers & Associates

Owner's Materials Arias & Associates
Testing Consultant:
Owner's Life Safety Schirmer Engineering, Inc.
Consultant:

Brief Project Technical Description:

- Surface parking of 424 spaces / 7 carports @ 45 spaces
- Club House @ 2,870 SF; All apartments @ 196,668 SF, total project @ 256,127 SF, 14.71 units/acre
- Apartment HVAC system uses electric heating & cooling
- All apartment bedrooms feature ceiling fans
- Footings are continuous linear perimeter and interior beam cast-in-place concrete footings in combination with post-tensioned concrete slabs
- Superstructure framework is of dimensional wood framing, exterior facades have some thin stone veneer & painted cement fiber siding and wood trim
- Roof Framing consist of wood trusses with ½" plywood deck, top cords of roof trusses are sloped to provide positive drainage, Club House and Laundry-Fitness Buildings have standing metal seam roofs
- Apartment roofs are pitched with asphalt shingles
- Windows consists of single-hung aluminum framed thermally broken frames & insulated glazing
- Open 'Breeze-way' walk-up entrance stairs give access to all apartments
- Fire protection system engineered in Apartments to NFPA 13R standards
- Window sun protection – one-inch horizontal mini-blinds