

VANTAGE at PRUE ROAD APARTMENTS

PRUE ROAD 'WORK FORCE' APARTMENTS – 246 Units

6674 Prue Road

San Antonio, Texas

Eleven Apartment Buildings of 246 Apartments with Supporting Club House, Central Community Laundry-Fitness Facility and Outdoor Swimming Pool



Project: This 279,926 GSF / 246 Unit Apartment project consists of eleven three story apartment buildings located in northwest San Antonio near the Medical Center. Property is 11.2 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 416 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 Prue Road Apartments project was completed in 2008 and is now fully leased.



View on Property Entrance Monument Sign



View of Typical Building Facades



View of a Typical Prue Road Apartment Building (Three Story) with Stone Accent



View of Typical Building Facades



View of Typical Building Facades, Landscaping & Carport



View of Existing Heritage Trees That Were Saved and Used in Development



View of Entrance to Club House



View of Club House Interior and Finishes



View of Club House Tenant Business Center



View of Club House Leasing Area



View of Club House Seating Area with Fireplace & Flat-screen TV



View of Outdoor club House Porch Facing Swimming Pool



View of Outdoor Swimming Pool



View of Club House & Pool Covered Porch



All Apartments Feature an Outdoor Balcony



Property Includes Covered Car port Tenant Parking



All Apartments Feature Vinyl Wood Floors in Kitchen, Living-Dine Rooms



All Bathrooms Features Vinyl Wood Flooring

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 & inspections.



View of Sales-Leasing Model – Living Room



View of Sales-Leasing Model – Kitchen – Note Built-in Desk



View of Sales-Leasing Model – Master Bathroom



View of Sales-Leasing Model – Kitchen

Project Design-Construction-Credits:

Developer:	American Opportunity for Housing
Owner:	AOH – Medical Center, LLC
Equity Partner:	Arsenal Real Estate Funds
Lender:	West Texas National Bank
Contractor:	Crane Contracting Group, LLC
Architect:	B & A Architects. Inc.
Geotechnical Engineer:	The Murillo Company
Structural Engineer:	Sterling Engineering
MEP Engineer:	A.A. Gonzales Engineering, Inc.
Civil Engineers:	Briones Consulting & Engineering, LTD
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 416 spaces / 7 carports @ 60 spaces

- Club House @ 4,246 SF; All apartments @ 213,636 SF, total project @ 279,926 SF, 21.96 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