

## VANTAGE at SHERTZ APARTMENTS

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SHERTZ 'WORK FORCE' APARTMENTS – 288 Units

501 FM (Highway) 3009

Shertz, Texas

Fourteen Apartment Buildings of 288 Apartments with Supporting Club House, Central Community Laundry-Fitness Facility and Outdoor Swimming Pool

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*Project:* This 329,315 GSF / 288 Unit Apartment project consists of fourteen three story apartment buildings located along the I-35 highway corridor between San Antonio and Austin, Texas. Property is 13.2 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 503 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.



View of Property Entrance Monument Sign



View of Club House-Leasing center from Entrance to Property



View of Club House Interior – Tenant Lounge & Fireplace



View of Club House Interior Towards outdoor Swimming Pool



View of Outdoor Swimming Pool During Construction & Landscaping

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



View of Typical Building Façade with Stone Veneer Accent



View of Car Ports Using Steel Frames & Stretched-Color Fast Vinyl Canvas Covers



View of Typical Apartment Balcony, Landscaping & Car Ports



View of Typical Apartment Balcony, Landscaping & Car Ports



View of Typical Apartment Balcony, Facades, and Breezeway entrances to Buildings & Landscaping



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



View of Typical Bathroom Floor Finish

**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.

### **Project Design-Construction-Credits:**

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|------------------------|----------------------------------|
| Developer:             | American Opportunity for Housing |
| Owner:                 | AOH – Vantage at Shertz, 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:       | Carter Burgess, Inc.             |

Landscape Architect: Peter B. Olfers & Associates  
Owner's Materials: Arias & Associates  
Testing Consultant:

Brief Project Technical Description:

- Surface parking of 503 spaces / 15 carports @ 123 spaces
- Club House @ 4,290 SF; All apartments @ 258,240 SF, total project @ 329,315 SF, 21.82 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